



March 2024

# CULTURAL RESOURCE ASSESSMENT SURVEY

I-95/State Road (SR) 9 Project Development and Environment (PD&E) Study  
From South of SR 860/Miami Gardens Drive to North of Broward County Line  
Miami-Dade County, Florida

Financial Management Number: 414964-1-22-01  
Federal Aid Project Number: N/A  
Efficient Transportation Decision Making (ETDM): 14419

**DISTRICT VI**



*The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT.*

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Miami-Dade County, Florida

## **Cultural Resources Assessment Survey**

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Florida Department of Transportation

District 6

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March 2024

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- Appendix A FMSF Forms
- Appendix B Existing Field Conditions Maps
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## Executive Summary

The Florida Department of Transportation (FDOT) District Six is conducting a Project Development and Environment (PD&E) Study for State Road [SR] 9/Interstate (I)-95 from south of SR 860 (Miami Gardens Drive) to north of the Broward County line (Financial Management [FM] No. 414964-1-22-01), in accordance with the National Environmental Policy Act (NEPA). to assess corridor improvements that will add highway and interchange capacity, improve local roadway intersections, provide relief from traffic congestion, and enhance traffic safety. The No Build Alternative and three viable Build Alternatives are being considered as part of this PD&E Study.

FDOT engaged Janus Research, in coordination with AECOM, to conduct this Cultural Resources Assessment Survey (CRAS) to identify archaeological sites and historic resources within the project area of potential effect (APE) and to assess their eligibility for inclusion in the National Register of Historic Places (National Register) according to the criteria set forth in 36 CFR Section 60.4. The project is in the City of North Miami Beach and the Census Designated Places (CDPs) of Ojus and Ives Estates in Miami-Dade County, unincorporated Miami-Dade County, and the Town of Pembroke Park and City of Hallandale Beach in Broward County, Florida. The project is in Section 12 of Township 52 South, Range 41 East, Sections 5–7 of Township 52 South, Range 42 East, and Sections 28, 32, and 33 of Township 51 South, Range 42 East on the North Miami (1994) United States Geological Survey (USGS) quadrangle map.

This assessment complies with Section 106 of the National Historic Preservation Act (NHPA) of 1966 (Public Law 89-665, as amended), as implemented by 36 CFR 800 -- Protection of Historic Properties (incorporating amendments effective August 5, 2004); Stipulation VII of the Programmatic Agreement among the Federal Highway Administration (FHWA), the FDOT, the Advisory Council on Historic Preservation (ACHP), and the State Historic Preservation Officer (SHPO) Regarding Implementation of the Federal-Aid Highway Program in Florida (Section 106 Programmatic Agreement, effective September 27, 2023); Section 102 of NEPA, as amended (42 USC 4321 et seq.), as implemented by the regulations of the Council on Environmental Quality (CEQ) (40 CFR Parts 1500–1508); Section 4(f) of the Department of Transportation Act of 1966, as amended (49 USC 303 and 23 USC 138); the revised Chapters 267 and 373, Florida Statutes (F.S.); and the standards embodied in the Florida Division of Historical Resources (FDHR)'s Cultural Resource Management Standards and Operational Manual (February 2003), and Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. In addition, this report was prepared in conformity with standards set forth in Part 2, Chapter 8 (Archaeological and Historical Resources) of the FDOT PD&E Manual (effective July 1, 2023). All work also conforms to professional guidelines set forth in the Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716, as amended and annotated). Historic linear resource evaluation was conducted in accordance with the FDOT Historic Linear Resource Guide. Principal Investigators meet the Secretary of the Interior's Professional Qualification Standards (48 FR 44716, as amended and annotated) in archaeology, history, architecture, architectural history, or historic architecture.



This roadway project entails providing additional capacity on I-95 and implementing interchange improvements at Miami Gardens Drive and County Road (CR) 854/Ives Dairy Road (Ives Dairy Road) within Miami-Dade and Broward County.

No previously recorded archaeological sites or locally designated archaeological sites or zones were identified within the archaeological APE. No evidence of archaeological resources was identified within the archaeological APE during the pedestrian survey. Due to the presence of pavement, berms and drainage features, hardscape, landscaping, and numerous underground utilities and drainage systems within the archaeological APE, no subsurface testing was possible. Due to the extent of the disturbance, past environmental conditions, and past survey work in the area, the potential for intact archaeological sites to be present within the APE is considered low.

The historic resources field survey and research resulted in the identification of 216 historic resources within the APE, consisting of 57 previously recorded resources and 159 newly recorded resources. Of the 216 total resources, there are three linear resources (8BD4649, 8DA6530, 8DA10753), six resource groups, and 207 structures. Two of the previously recorded resources have been determined eligible for listing on the National Register: the Seaboard Air Line (CSX) Railroad (8BD4649) and the CSX Railroad (8DA10753). These two resources are the same rail line, but they have been recorded under different names in the Florida Master Site File (FMSF) within their respective counties. The other 214 historic resources have been determined ineligible or are considered ineligible for listing on the National Register. Historical research and field survey did not reveal any significant associations with the resources, they exhibit typical architecture found in South Florida, and many have alterations.

Historical research, field survey, and reconnaissance survey of the immediately adjacent area outside of the APE did not reveal any potential historic districts that would include resources found within the APE. FMSF forms were completed for all newly identified resources. FMSF forms were not updated for previously recorded resources because they did not exhibit physical changes or changes in eligibility since they were last recorded.

**Table 1** shows the previously identified historic resources organized by type. **Table 2** shows the site file numbers and names of the previously recorded resources organized by resource type. **Table 3** shows the newly identified historic resources organized by type. All newly identified resources have FMSF forms completed (**Appendix A**). **Table 4** provides the FMSF numbers and other information on the newly identified resources organized by resource type.

**Table 1: Summary of Previously Recorded Historic Resources**

Resource Type	Number of Resources Identified	Number of Resources Determined National Register Eligible*
Resource Groups	3	2
Structures	54	0
Total Number of Resources	57	2

\*The determination of eligibility is based on the current FMSF data. These evaluations may change.

**Table 2: Previously Recorded Historic Resources Within the Historic Resources APE**

FMSF No.	Resource Name / Address	Year Built	Resource Type/ Style	SHPO National Register Evaluation*
<b>Resource Groups</b>				
8BD4649	Seaboard Air Line (CSX) Railroad	c. 1925	Linear Resource	Determined Eligible
8DA6530	Snake Creek Canal	c. 1924	Linear Resource	Determined Ineligible
8DA10753	CSX Railroad	c. 1925	Linear Resource	Determined Eligible
<b>Structures</b>				
8DA14221	120 East Drive	c. 1960	Masonry Vernacular	Determined Ineligible
8DA14222	130 East Drive	c. 1960	Masonry Vernacular	Determined Ineligible
8DA14223	150 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14224	170 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14225	180 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14226	190 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14227	200 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14228	220 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14229	230 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14230	240 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14231	250 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14232	260 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14233	270 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14234	280 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14235	300 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14236	310 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible

FMSF No.	Resource Name / Address	Year Built	Resource Type/ Style	SHPO National Register Evaluation*
8DA14237	320 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14238	330 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14239	340 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14240	350 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14241	360 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14242	370 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14243	380 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14244	400 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14245	410 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14246	420 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14247	430 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14248	440 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14249	450 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14250	460 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14251	470 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14252	480 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14253	490 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14254	500 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14255	510 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14256	520 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14257	530 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible

FMSF No.	Resource Name / Address	Year Built	Resource Type/ Style	SHPO National Register Evaluation*
8DA14258	540 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14259	550 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14263	Ed Helms Electrical Contracting (17850 State Road 9)	c. 1961	Masonry Vernacular	Determined Ineligible
8DA14264	Tui Life Style (18000 State Road 9)	c. 1962	Masonry Vernacular	Determined Ineligible
8DA14266	Florida Plantation Cold Storage (501 NE 183 <sup>rd</sup> Street)	c. 1953	Masonry Vernacular	Determined Ineligible
8DA14267	18280 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14268	18300 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA14269	18320 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14270	18340 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14271	18360 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14272	18400 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14273	18430 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA14274	18460 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14278	90 East Drive	c. 1956	Masonry Vernacular	Determined Ineligible
8DA14279	18480 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA19659	111 NE 175 <sup>th</sup> Street	c. 1967	Masonry Vernacular	Not Evaluated by SHPO
8DA19660	140 East Drive	c. 1970	Masonry Vernacular	Not Evaluated by SHPO

**Table 3: Summary of Newly Identified Historic Resources**

Resource Type	Number of Resources Identified	Number of Resources Recommended National Register Eligible
Resource Groups	6	0
Structures	153	0
Total Number of Resources	159	0

**Table 4: Newly Identified Historic Resources Within the Historic Resources APE**

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
<b>Resource Groups</b>				
8BD8611	Rolen Lake Gardens (714-1000 SW 11 <sup>th</sup> Avenue)	c. 1963	Resource Group/Building Complex	Considered Ineligible
8DA21540	Riviera Condo Apartments (1170 NE 191 <sup>st</sup> Street)	c. 1966	Resource Group/Building Complex	Considered Ineligible
8DA21541	Rolling Green Condo H (1101 NE 191 <sup>st</sup> Street)	c. 1970	Resource Group/Building Complex	Considered Ineligible
8DA21542	Diplomat Presidential Golf Course (19600 NE Presidential Way)	c. 1962	Resource Group/Golf Course	Considered Ineligible
8DA21543	Ronson Industrial Park (1640 NE 205 <sup>th</sup> Terrace)	c. 1973	Resource Group/Building Complex	Considered Ineligible
8DA21544	FDOT North Dade Maintenance Yard (1773 NE 205 <sup>th</sup> Street)	c. 1968	Resource Group/Building Complex	Considered Ineligible
<b>Structures</b>				
8BD8581	650 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8582	640 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8583	630 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8584	620 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8585	610 SW 11 <sup>th</sup> Avenue	c. 1963	Ranch	Considered Ineligible
8BD8586	600 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8BD8587	540 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8588	530 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8589	520 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8590	510 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8591	500 SW 11 <sup>th</sup> Avenue	c. 1960	Ranch	Considered Ineligible
8BD8592	440 SW 11 <sup>th</sup> Avenue	c. 1972	Ranch	Considered Ineligible
8BD8593	430-434 SW 11 <sup>th</sup> Avenue	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8594	420-422 SW 11 <sup>th</sup> Avenue	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8595	410-412 SW 11 <sup>th</sup> Avenue	Pre-1968	Masonry Vernacular	Considered Ineligible
8BD8596	400 SW 11 <sup>th</sup> Avenue	c. 1961	Masonry Vernacular	Considered Ineligible
8BD8597	340 SW 11 <sup>th</sup> Avenue	c. 1961	Masonry Vernacular	Considered Ineligible
8BD8598	330-332 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8599	320-322 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8600	310-312 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8601	300-302 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8605	Rolen Lake Gardens E (1000 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8606	Rolen Lake Gardens D (920 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8607	Rolen Lake Gardens C (900 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8608	Rolen Lake Gardens B (820 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8609	Rolen Lake Gardens A (800 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8BD8610	Rolen Lake Gardens Office (714 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8DA21385	561 NE 180 <sup>th</sup> Drive	c. 1957	Split-Level	Considered Ineligible
8DA21386	571 NE 180 <sup>th</sup> Drive	c. 1957	Contemporary	Considered Ineligible
8DA21387	581 NE 180 <sup>th</sup> Drive	c. 1957	Ranch	Considered Ineligible
8DA21388	591 NE 180 <sup>th</sup> Drive	c. 1957	Split-Level	Considered Ineligible
8DA21389	695 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21390	701 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21391	711 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21392	721 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21393	731 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21394	741 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21395	600 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21396	610 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21397	620 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21398	630 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21399	640 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21400	650 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21401	660 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21402	680 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21403	700 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8DA21404	710 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21405	720 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21406	730 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21407	740 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21408	750 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21409	760 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21410	770 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21411	800 NE 181 <sup>st</sup> Street	c. 1955	Masonry Vernacular	Considered Ineligible
8DA21412	820 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21413	830 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21414	840 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21415	850 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21416	860 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21417	870 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21418	880 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21419	900 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21420	920 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21421	18091 NE 9 <sup>th</sup> Court	c. 1957	Contemporary	Considered Ineligible
8DA21422	951 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21423	290 NE 183 <sup>rd</sup> Street	c. 1963	Masonry Vernacular	Considered Ineligible
8DA21424	100 NE 183 <sup>rd</sup> Street	c. 1962	Masonry Vernacular	Considered Ineligible



FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8DA21425	18400 NE 5 <sup>th</sup> Avenue	c. 1969	Masonry Vernacular	Considered Ineligible
8DA21426	18151 NE 9 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21427	890 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21428	880 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21429	870 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21430	860 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21431	840 NE 182 <sup>nd</sup> Street	c. 1961	Ranch	Considered Ineligible
8DA21432	830 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21433	820 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21434	810 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21435	800 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21436	780 NE 182 <sup>nd</sup> Street	c. 1962	Contemporary	Considered Ineligible
8DA21437	760 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21438	740 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21439	720 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21440	18200 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21441	18220 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21442	18240 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21443	18260 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21444	18520 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21445	18540 NE 7 <sup>th</sup> Court	c. 1964	Contemporary	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8DA21446	18560 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21447	18600 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21448	18620 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21449	18541 NE 7 <sup>th</sup> Court	c. 1962	Mid-Century Modern	Considered Ineligible
8DA21454	18281 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21455	18261 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21456	18241 NE 7 <sup>th</sup> Court	c. 1962	Contemporary	Considered Ineligible
8DA21457	18221 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21458	18201 NE 7 <sup>th</sup> Court	c. 1962	Contemporary	Considered Ineligible
8DA21459	18200 NE 8 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8DA21460	18500 NE 5 <sup>th</sup> Avenue	c. 1971	Mid-Century Modern	Considered Ineligible
8DA21461	Miami Dade Fire Rescue Station #63 (1655 NE 205 <sup>th</sup> Street)	c. 1968	Masonry Vernacular	Considered Ineligible
8DA21462	1575 NE 205 <sup>th</sup> Street	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21463	20510 NE 15 <sup>th</sup> Court	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21464	1551 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21465	1541 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21466	1531 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21467	1521 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21468	1511 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21469	1505 NE 205 <sup>th</sup> Terrace	c. 1955	Masonry Vernacular	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8DA21470	1510 NE 205 <sup>th</sup> Street	c. 1959	Masonry Vernacular	Considered Ineligible
8DA21471	1560 NE 205 <sup>th</sup> Street	c. 1974	Masonry Vernacular	Considered Ineligible
8DA21472	2070 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21473	2060 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21474	2050 NE 203 <sup>rd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21475	2040 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21476	2030 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21477	2020 NE 203 <sup>rd</sup> Street	c. 1965	Ranch	Considered Ineligible
8DA21478	2010 NE 203 <sup>rd</sup> Street	c. 1966	Ranch	Considered Ineligible
8DA21479	20235 Highland Lakes Boulevard	c. 1965	Ranch	Considered Ineligible
8DA21480	20230 Highland Lakes Boulevard	c. 1974	Ranch	Considered Ineligible
8DA21481	20310 Highland Lakes Boulevard	c. 1962	Ranch	Considered Ineligible
8DA21482	20315 Highland Lakes Boulevard	c. 1961	Contemporary	Considered Ineligible
8DA21483	20310 NE 20 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21484	20315 NE 20 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21485	20330 NE 20 <sup>th</sup> Place	c. 1971	Ranch	Considered Ineligible
8DA21486	2060 NE 203 <sup>rd</sup> Terrace	c. 1973	Ranch	Considered Ineligible
8DA21487	2070 NE 203 <sup>rd</sup> Terrace	c. 1971	Ranch	Considered Ineligible
8DA21488	2080 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21489	2100 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21490	2110 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible

FMSF No.	Site Name/Address	Year Built	Resource Type/Style	Recommended National Register Eligibility
8DA21491	2120 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21492	2130 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21493	2140 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21494	2150 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21495	2160 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21496	2200 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21497	20520 NE 19 <sup>th</sup> Avenue	c. 1975	Ranch	Considered Ineligible
8DA21498	1860 NE 206 <sup>th</sup> Terrace	c. 1975	Ranch	Considered Ineligible
8DA21499	1851 NE 206 <sup>th</sup> Terrace	c. 1971	Ranch	Considered Ineligible
8DA21500	1850 NE 207 <sup>th</sup> Street	c. 1967	Ranch	Considered Ineligible
8DA21501	1865 NE 207 <sup>th</sup> Street	c. 1962	Ranch	Considered Ineligible
8DA21502	1870 NE 208 <sup>th</sup> Terrace	c. 1963	Ranch	Considered Ineligible
8DA21503	1865 NE 208 <sup>th</sup> Terrace	c. 1973	Ranch	Considered Ineligible
8DA21504	21000 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21505	21020 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21506	21040 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21507	21060 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21508	21100 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21509	21120 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21510	21130 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21511	1860 NE 211 <sup>th</sup> Terrace	c. 1974	Ranch	Considered Ineligible

<b>FMSF No.</b>	<b>Site Name/Address</b>	<b>Year Built</b>	<b>Resource Type/Style</b>	<b>Recommended National Register Eligibility</b>
8DA21513	18071 NE 9 <sup>th</sup> Court	c. 1956	Ranch	Considered Ineligible
8DA21514	1860 NE 211 <sup>th</sup> Street	c. 1971	Ranch	Considered Ineligible
8DA21515	1861 NE 211 <sup>th</sup> Street	c. 1971	Ranch	Considered Ineligible

# 1.0 Project Overview

## 1.1 Project Description and Location

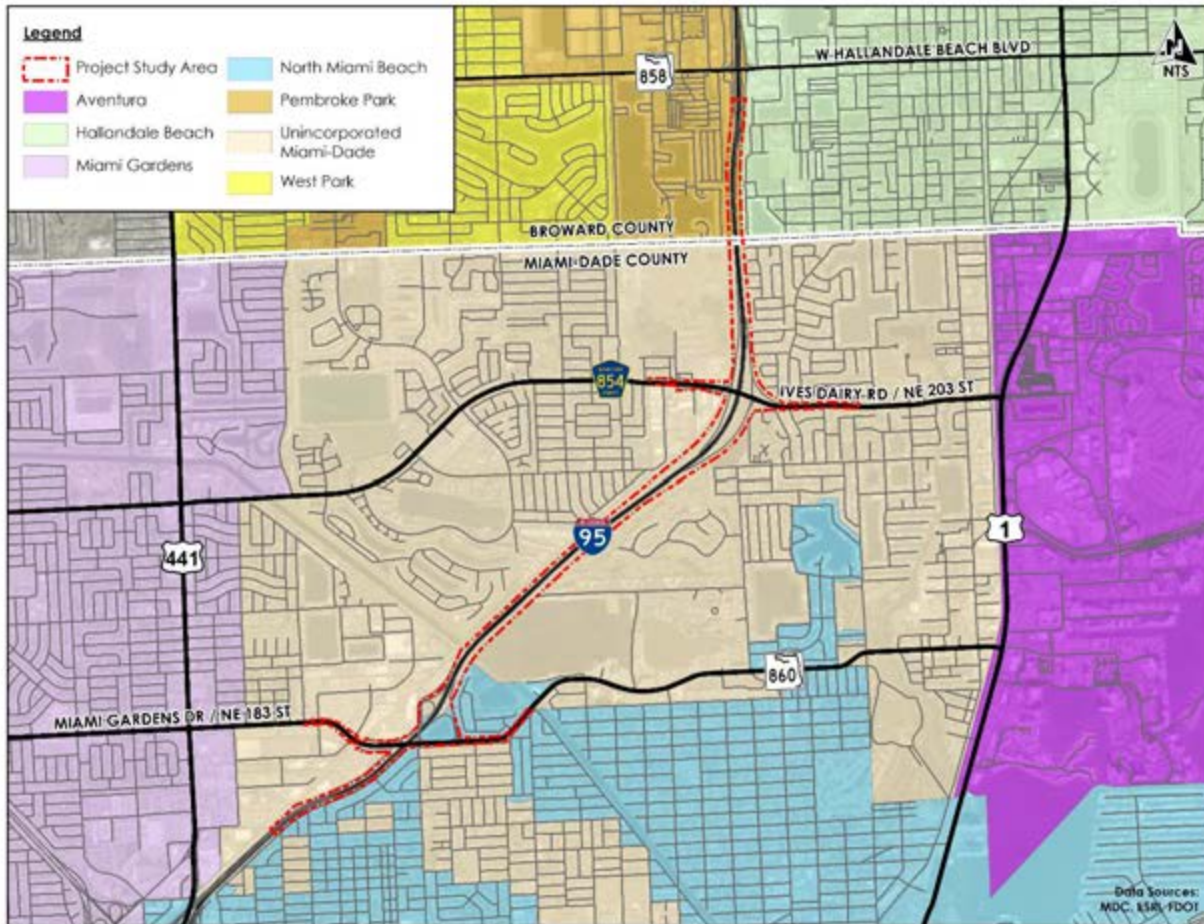
The FDOT, District Six, is performing a PD&E Study for the SR 9/I-95 from south of Miami Gardens Drive to north of the Broward County Line. This roadway project entails providing additional express and/or general-use lanes on I-95 and implementing interchange improvements at Miami Gardens Drive and Ives Dairy Road within Miami-Dade and Broward County. The project study area is shown on the project location map (see **Figure 1-1**). The study area consists of existing transportation right of way (ROW) and ROW proposed for acquisition as required by the engineering build alternatives.

I-95 is the primary north-south interstate facility that links all major cities along the Atlantic Seaboard and is one of the most important transportation systems in southeast Florida. I-95 is one of the two major expressways, Florida's Turnpike being the other, that connects major employment centers and residential areas within the South Florida tri-county area. I-95 is part of the State's Strategic Intermodal System (SIS), the National Highway System (NHS) and is designated as an evacuation route along the east coast of Florida. The corridor traverses dense urban areas with predominantly commercial and residential uses, including downtown Miami.

Within the project limits, I-95 is classified as 'Urban Principal Arterial Interstate' and consists of six to eight general use lanes and two to four express lanes; the typical section varies throughout the project. The improvements proposed stem from the Refined Build Concept that was developed as part of the Interstate 95 Corridor Planning Study, conducted by the FDOT in May 2019. It assessed enhancements along the length of the I-95 corridor within Miami-Dade County from US 1/SR 5 (Mile Post [MP] 0.000) to the Broward County Line (MP 17.199). As such, this project is part of a larger effort to improve the I-95 corridor within Miami-Dade County and, regionally, within Broward and Palm Beach Counties.

This particular section of the corridor is located north of the Golden Glades Interchange (GGI) in northern Miami-Dade County and traverses five U.S. CDPs, including North Miami Beach, Ojus, Ives Estates, Pembroke Park, and Hallandale Beach. It connects to Miami Gardens Drive, an important east-west facility within northern Miami-Dade County. Existing ROW along the project segment ranges from approximately 300 feet to over 1,000 feet in width.

Overall, the project will offer enhanced mobility options for motorists and transit users as it will provide additional capacity along the I-95 corridor throughout northern Miami-Dade County. Consistent with the existing managed lanes system on I-95, the additional express lanes are anticipated to operate using variable toll pricing based on congestion to optimize traffic flow.



**Figure 1 - 1: Project Location Map**

## 1.2 Purpose and Need

The following supports the Purpose and Need for this study, which was screened through the FDOT's Efficient Transportation Decision Making (ETDM) Programming tool:

1. Address the deficient operational capacity and relieve existing/future congestion along the I-95/SR 9 corridor.
2. Preserve the operational integrity and regional functionality of I-95 (and, therefore, the regional transportation network) by complementing similar corridor improvements throughout Miami-Dade, Broward, and Palm Beach Counties.
3. Enhance emergency evacuation and response times.

The need for the project is based on the following criteria:

### **Capacity/Transportation Demand**

I-95 in Miami-Dade County is one of the most heavily traveled sections of urban interstate in the nation. According to data extracted from the FDOT 2018 Florida Traffic Online database and the Southeast Regional Planning Model (SERPM), the existing and future traffic conditions for the I-95 project segment are as follows:

1. The 2018 Annual Average Daily Traffic (AADT) volume is projected to grow from 216,500-249,000 vehicles per day (vpd) to 228,300-297,800 vpd in 2045.
2. The 2018 Annual Average Daily Truck Traffic (AADTT) volume is projected to increase from 7,145-8,217 truck trips per day to 7,534-9,827 truck trips per day in 2045 (assuming the percentage of trucks on the road remains the same as the base year percentage (3.30%)).

Accordingly, growth projected for Miami-Dade County, as identified in the Miami-Dade Transportation Planning Organization (TPO) 2040 Long Range Transportation Plan (LRTP), is as follows:

1. The population of the county is forecasted to increase from 2.5 million in 2010 to 3.3 million in 2040.
2. Employment within the county is projected to grow from 1.4 million in 2010 to 2 million in 2040.

Based on the traffic operations analysis for the *Interstate 95 Corridor Planning Study* conducted by the FDOT in May 2019, sections of this I-95 project segment operate at Level of Service (LOS) F in the peak periods of travel. It is important to note that the existing managed lanes along much of the corridor are also operating near capacity, negatively impacting their ability to provide time savings to vehicles on I-95. As a result of the corridor being over capacity, travel demand is shifting vehicles onto less appropriate facilities. This increased use of other facilities, in turn, is reducing safety and increasing trip travel time.

The regional roadway system is also close to build-out and the ability to add more traffic lanes is limited. Without improvements, the project corridor will continue to experience high delays and operate at LOS F in 2045; driving conditions for residents and commuters will also deteriorate well below acceptable LOS standards. The project is anticipated to meet the mobility needs of the area by alleviating current and future congestion on the corridor and surrounding roadway network. The additional capacity will allow I-95 to continue to serve as an important arterial in facilitating the north-south movement of traffic in northern Miami-Dade County, thus improving access between the communities of Miami-Dade, Broward, and Palm Beach counties.

### **System Linkage**

I-95 is the primary interstate route along the east coast of the United States extending from Maine to Florida and serving some of the most populated urban areas in the country. As part of Florida's SIS highway network, I-95 plays a significant role in facilitating commuter and freight traffic within the state. Within the project limits, I-95 connects to Miami Gardens Drive, which links I-95 to both I-



75 (an additional SIS facility) to the west and US 1/SR 5 to the east. Further, I-75 and Florida's Turnpike (both SIS facilities) run parallel to the I-95 project corridor.

The proposed project improvements are part of a larger, regional effort to provide additional express lane capacity/continuous managed lanes along the I-95 corridor, both within Miami-Dade County and to the north in Broward and Palm Beach counties. The intent is to collectively improve the overall reliability and performance of the interstate system in moving high volumes of goods and people at efficient speeds. Reduced congestion will serve to maintain and improve viable access to the major transportation facilities and businesses of the area (including connectors to freight activity centers/local distribution facilities or between the regional freight corridors) and create an opportunity to provide efficient and reliable transit service within the corridor. As such, these improvements are critical to enhancing regional mobility. They are also key in preserving the operational integrity and regional functionality of the I-95 corridor as a whole.

### **Project Status**

The project is identified as partially funded in the Miami-Dade TPO's 2045 LRTP for PD&E and Design; and with funding allocated for the PD&E, Preliminary Engineering, and Railroad and Utilities phases in the TPO's Fiscal Year (FY) 2024-2028 Transportation Improvement Program (TIP). The same three phases are identified as funded in the FDOT's FY 2023/2024–FY 2026/2027 State Transportation Improvement Program (STIP).

The project is also included within the FDOT FY 2023/2024–FY 2027/2028 SIS First Five-Year Plan where it is funded for the PD&E phase in 2024. Additionally, the project is identified as funded for the design phase in the FDOT FY 2029–FY 2045 SIS Long Range Cost Feasible Plan.

### **Emergency Evacuation**

I-95 serves as part of the emergency evacuation route network designated by the Florida Division of Emergency Management. Also designated as a Miami-Dade County evacuation facility, I-95 is critical in facilitating traffic during emergency evacuation periods as it connects other major arterials and highways of the state evacuation route network (i.e., I-195, I-395 and Florida's Turnpike). While this project section of I-95 does not directly connect to other designated evacuation routes, it runs parallel to important corridors of the state evacuation route network, including I-75, Florida's Turnpike, and US 1/SR 5. The project is anticipated to:

- Improve emergency evacuation capabilities by enhancing accessibility to other major arterials designated on the state evacuation route network.
- Increase the capacity of traffic that can be evacuated during an emergency event.
- Allow for enhanced emergency access and incident response times.

## 2.0 Existing Conditions

### 2.1 I-95 Mainline and Express Lanes

**I-95 Mainline and Express Lanes** – The I-95 mainline contains one to two express lanes in each direction within the project limits. The following are the express lanes ingress and egress points within the project limits:

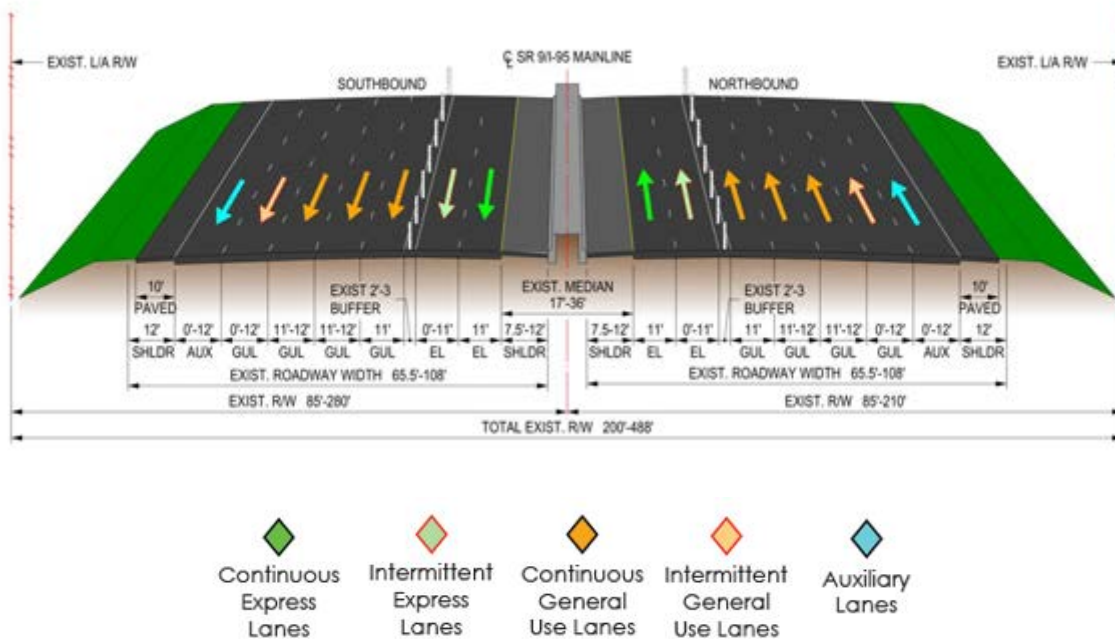
**Northbound Direction:**

- Ingress just south of Miami Gardens Drive
- Egress between Miami Gardens Drive and Ives Dairy Road

**Southbound Direction:**

- Egress just south of Miami Gardens Drive
- Ingress between Miami Gardens Drive and Ives Dairy Road

The existing typical section on I-95 (**Figure 2-1**) within the project limits has one to two express lanes in each direction and the general-purpose lanes vary in each direction between three to four lanes. The buffer with the plastic delineators that separates the express lanes from the general-purpose lanes varies in width between two to three feet. The express lanes are 11 feet wide, and the general-purpose lanes vary in width between 11 to 12 feet wide.



**Figure 2 - 1: Existing Typical Section – SR 9/I-95 Mainline and Express Lanes**

There are two express lane ingress points, one in the northbound direction at MP 14.368, in the middle of the Miami Gardens Drive interchange, and the other in the southbound direction at MP 15.438, north of Snake Creek Canal. There are two express lane egress points, one in the southbound direction at MP 14.221, south of Miami Gardens Drive providing access to the SR 826/Palmetto Expressway, and the other in the northbound direction at MP 15.139, north of Snake Creek Canal providing access to Ives Dairy Road and southern Broward County.

The outside shoulders are 12 feet wide with 10 feet paved. The inside shoulders widths along the express lanes vary from seven and a half feet to 12 feet wide. The northbound and southbound directions are separated by a concrete barrier wall. The existing median (which includes inside shoulders and barrier wall area) varies between 17 and 36 feet wide.

## 2.2 Interchanges

There are two interchanges within the segment of I-95 under consideration in this study:

- Miami Gardens Drive – MP 14.321
- Ives Dairy Road – MP 16.502

**SR 860/Miami Gardens Drive** – The interchange at Miami Gardens Drive is a 2-quadrant cloverleaf interchange with two signalized ramp terminals (see **Figure 2-2**). The ramp terminal intersection at Miami Gardens Drive and NE 6<sup>th</sup> Avenue provides on- and off-ramp access for I-95 southbound traffic, while the ramp terminal intersection approximately 900 feet to the east provides on- and off-ramp access to I-95 northbound. From the ramp terminal intersections along Miami Gardens Drive, signal spacing to the east is approximately 1,800 feet and to the west is 2,400 feet. The South Florida Rail Corridor (SFRC) is located just west of I-95.

The existing typical section on Miami Gardens Drive (**Figure 2-3**) varies within the project limits. In the vicinity of the I-95 interchange on- and off-ramps, the typical section generally consists of two lanes in each direction, ranging from 10.5 feet wide to 14.5 feet wide, with left and right turn lanes. Curbs and gutters are provided on the outside edges of the roadway and along both sides of the median. From the east end of the project (the signalized intersection at NE 10<sup>th</sup> Avenue) to the I-95 interchange, the width of the existing grassed median varies up to a maximum of 17 feet wide. NE 181<sup>st</sup> Street is a two-lane undivided local road that serves as a frontage road parallel to the south side of Miami Gardens Drive; the local neighborhood and road are separated from Miami Gardens Drive by an existing chain-link fence. The only existing sidewalk in the vicinity of the project is along the south side of NE 181<sup>st</sup> Street.

The eastern on- and off-ramps form a signalized Turbo (T)-intersection with Miami Gardens Drive; eastbound traffic going to I-95 northbound has a dual left turn lane condition. SR 915/NE 6<sup>th</sup> Avenue forms a signalized intersection with the western on- and off-ramps. Miami Gardens Drive generally consists of three lanes in each direction from the I-95 overpass bridge, west to the end of the project limits at the signalized intersection with NE 2<sup>nd</sup> Avenue. A bridge carries Miami Gardens Drive over the SFRC, which is located parallel to and to the west of I-95.



Figure 2 - 2: Interchange at SR 860/Miami Gardens Drive

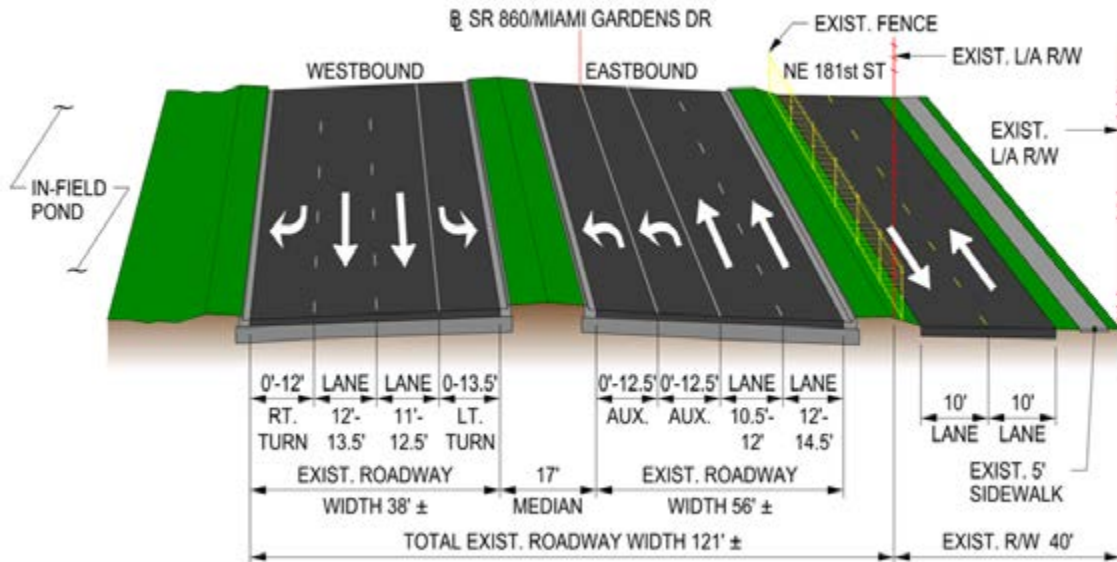


Figure 2 - 3: Existing Typical Section – SR 860/Miami Gardens Drive



There are a total of four signalized intersections along the study limits of Miami Gardens Drive:

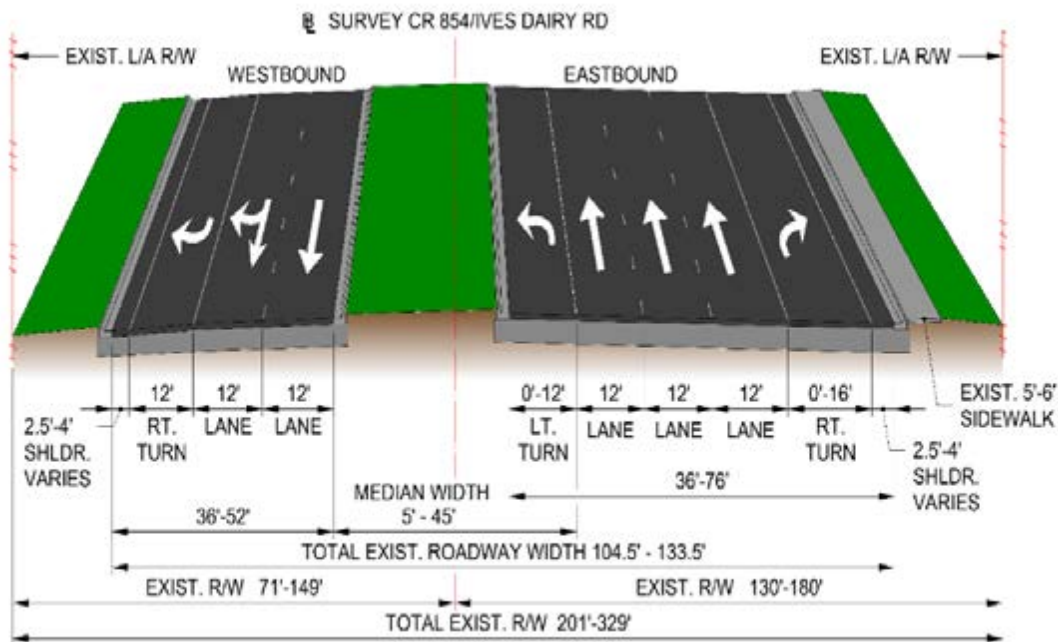
- Miami Gardens Drive and NE 2<sup>nd</sup> Court
- I-95 and Miami Gardens Drive southbound ramp terminal
- I-95 and Miami Gardens Drive northbound ramp terminal
- Miami Gardens Drive and NE 10<sup>th</sup> Avenue

**CR 854/Ives Dairy Road** – The interchange at Ives Dairy Road has a diamond configuration with the southbound on- and off-ramps tightly located close to the mainline as depicted in **Figure 2-4**. Ives Dairy Road is under Miami-Dade County ROW jurisdiction. There are two signalized ramp terminal intersections which serve the on- and off-ramp traffic on both sides of the interchange. From the ramp terminal intersections, signal spacing to the east is approximately 900 feet and to the west is 1,200 feet. Similar to the interchange at Miami Gardens Drive, the SFRC is located just west of the I-95 segment.



**Figure 2 - 4: Interchange of CR 854/Ives Dairy Road**

The existing typical section on Ives Dairy Road (**Figure 2-5**) varies within the project limits. In the vicinity of the I-95 interchange, it generally consists of two 12-foot lanes in the westbound direction and three 12-foot lanes in the eastbound direction, with left and right turn lanes. Curbs and gutters are provided on the outside edges of the roadway and along both sides of the median. An existing grassed median exists on either side of the bridge carrying Ives Dairy Road over I-95. On the bridge between the two signalized intersections at the on- and off-ramps to and from I-95, the paved median includes dual left turn lanes in both directions. The median varies from five feet wide to 45 feet wide. The bridge also carries Ives Dairy Road over the SFRC. A continuous five- to six-foot-wide existing sidewalk is located along the eastbound lanes through the interchange area.



**Figure 2 - 5: Existing Typical Section – CR 854/Ives Dairy Road**

From the signalized intersection at Highland Lakes Boulevard on the east side of the interchange to the eastern end of the project, Ives Dairy Road is three lanes in each direction with a variable-width sidewalk located along the north side of the road. From the signalized intersection at NE 16<sup>th</sup> Avenue on the west side of the interchange, Ives Dairy Road is three lanes in each direction with left and right turn lanes and intermittent sidewalks on both sides of the road to the western end of the project at the signalized intersection with NE 15<sup>th</sup> Court.

There are a total of five signalized intersections along the study limits of Ives Dairy Road:

- Ives Dairy Road and NE 15<sup>th</sup> Court
- Ives Dairy Road and NE 16<sup>th</sup> Avenue
- I-95 and Ives Dairy Road southbound ramp terminal

- I-95 and Ives Dairy Road northbound ramp terminal
- Ives Dairy Road and Highland Lakes Boulevard

## 2.3 Right of Way (ROW)

The existing limited access ROW varies within the study limits as it accommodates entrance and exit ramps. Existing ROW along the project segment ranges from approximately 200 feet to over 1,000 feet in width.

## 2.4 Design Speed and Posted Speeds

The design speeds for the roadways within the project limits are as follows:

**Table 2 - 1: Design Speeds**

Roadway	Speed (MPH)
SR 9/I-95	60
SR 860/Miami Gardens Drive	40
CR 854/Ives Dairy Road	45

The posted speed limits for the roadways within the project limits are as follows:

**Table 2 - 2: Design Speeds**

Roadway	Speed (MPH)
SR 9/I-95	55
SR 860/Miami Gardens Drive	40
CR 854/Ives Dairy Road	40

## 2.5 Bicycle and Pedestrian Facilities

**SR 9/I-95 Mainline and Express Lanes** - There are no designated bicycle or pedestrian facilities along I-95, as they are not permitted on limited access highways.

**SR 860/Miami Gardens Drive** - There are no existing designated bicycle lanes present on Miami Gardens Drive within the project limits. There are some areas along the arterial that include a five- to six-foot-wide sidewalk. The sidewalk adjacent to the westbound lane of the arterial connects to the existing Snake Creek Trail near the eastern project limit at the intersection of Miami Gardens Drive and NE 10<sup>th</sup> Avenue. The Snake Creek Trail continues along the Snake Creek Canal and travels underneath the existing I-95 mainline within the project limits. Designated pedestrian crossings exist at all the corridor intersections.

**CR 854/Ives Dairy Road** - There are no existing designated bicycle lanes present on Ives Dairy Road within the project limits. There are some areas along the arterial that include a five- to six-foot-wide sidewalk on both sides of the I-95 mainline. Designated pedestrian crossings exist at all the corridor intersections.

## 2.6 Drainage

The project is within the jurisdictional boundary of the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Regulatory and Economic Resources, Environmental Resources Management (DERM).

SFWMD and DERM have established several criteria for water quality, depending on the proposed type of stormwater treatment facility. The existing I-95 facilities provide water quality treatment and attenuation of roadway runoff via dry and wet detention/retention ponds. All proposed stormwater management facilities will provide the necessary water quality treatment volume and limit the post-development peak discharge rate into the Biscayne Canal (C-8), Snake Creek Canal (C-9), the Oleta River, and the Intracoastal Waterway (ICWW) to the pre-development peak discharge rate. Water quality treatment and discharge attenuation will be provided via existing and proposed dry and wet detention/retention ponds, French drains, and EcoVault structures. EcoVault structures are required to supplement the provided water quality treatment due to the limited ROW within the project limits available for retention areas, and any areas of poor soil infiltration rates for any proposed French drains.

Based on the conceptual drainage design evaluation for the proposed improvements, the stormwater management facilities (including swales, detention/retention areas and ponds, French drains, and EcoVault structures) will meet FDOT drainage criteria as well as SFWMD and DERM regulatory criteria for permitting. The improvements will have no negative drainage impacts to the surrounding areas and the proposed stormwater management facilities will have the capacity to adequately treat and attenuate roadway runoff within the project limits. Therefore, water quality impacts to downstream receiving waters are not anticipated to occur.

Please refer to the Preliminary Engineering Report (PER) for additional details of the existing and proposed drainage system for this study.

## 2.6 Existing Land Use

The project corridor is in a developed urban area within the City of North Miami, Ives Estates, and Ojus in Miami-Dade County. A total of nine land use classifications were identified within the project study area consisting of primarily residential, industrial, and commercial/retail/office with public/semi-public space and a Planned Unit Development. There is one healthcare facility, one fire station, and five religious facilities located within project study area. There are also several parks located within the project study area. **Table 2-3** lists the acreage and percentage of each land use type within the project study area. A map depicting the generalized Florida Land Use, Cover and Forms Classification System (FLUCFCS) boundaries of existing land uses within the project study area is included as **Figures 2-6 and 2-7**.



**Table 2 - 1: Existing Land Use/Vegetative Cover within the Project Study Area**

FLUCFCS Classification	FLUCFCS Description	Acres	Percent
120	Residential, Medium Density (Two-Five Dwelling Units Per Acre)	14.58	6.36%
130	Residential, High Density (Six Or More Dwelling Units Per Acre)	1.40	0.61%
140	Commercial and Services	0.12	0.05%
150	Industrial	9.36	4.08%
180	Recreational	2.91	1.27%
420	Upland Hardwood Forests	0.61	0.27%
510	Streams and Waterways	0.64	0.28%
530	Reservoirs	3.44	1.50%
810	Transportation	196.30	85.59%
Total Land Use/Vegetative Cover		229.35	100.00%

<sup>1</sup> FDOT, FLUCFCS (Third edition), 1999.



**Figure 2 - 6: Existing Land Use**

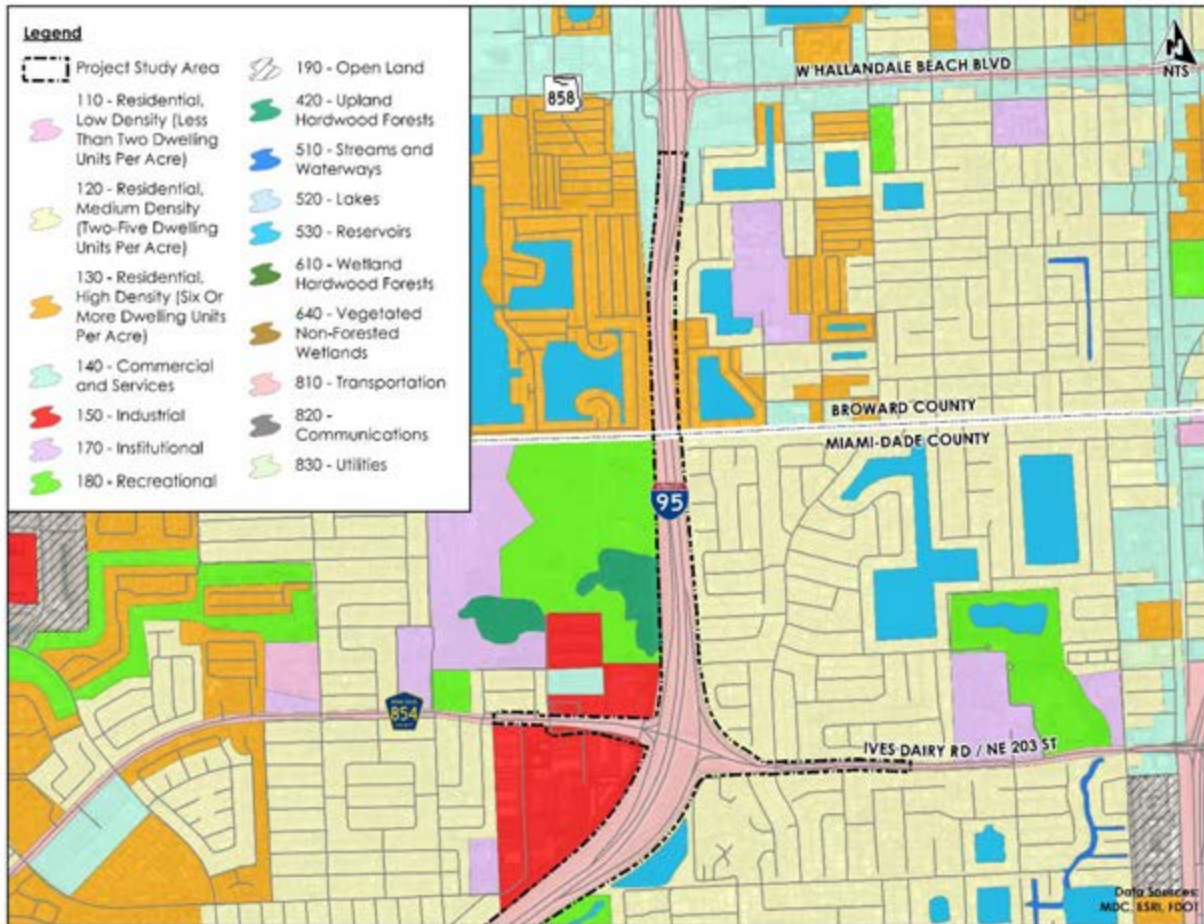


Figure 2 - 7: Existing Land Use

## **3.0 Project Alternatives**

### **3.1 No Build Alternative**

The No-Build Alternative maintains the existing corridor as it is today with no future major improvements other than routine maintenance. Planned and approved adjacent projects in the area (both to the south at GGI and to the north in Broward County) are considered, without any proposed changes within the limits of this project. No traffic capacity, operation, safety, mobility, or evacuation improvements would be implemented to the I-95 mainline, the express lanes, or the two major arterials within the study area. The effect of the No-Build Alternative includes the continuation of existing delays and congested traffic conditions. Also, since travel demand and truck traffic are projected to increase over the next 20 years, given the continued growth expected in this area of Miami-Dade County, under this alternative, congestion and delays will worsen; levels of service on the arterials will deteriorate; and no related environmental impacts, such as traffic noise levels, will be addressed. The No-Build Alternative will not require any acquisition of ROW, and it will not impact any natural resources, parks, or trail access. This Alternative is considered to be a viable Alternative to serve as a baseline comparison against the proposed Build Alternatives.

### **3.2 Build Alternatives**

The objective of this PD&E Study is to evaluate alternatives that will address existing and projected operating deficiencies along this section of I-95. To keep up with the growing traffic demand within the study area, multiple alternatives have been considered, including a No-Build Alternative that maintains the existing roadway configuration and any other planned improvements along the corridor. The PD&E Study will identify reasonable corridor and interchange improvements to support the optimal operations of the express lanes system. Please reference the PER for additional information relating to the project alternatives.

### **3.3 Park and Ride Analysis**

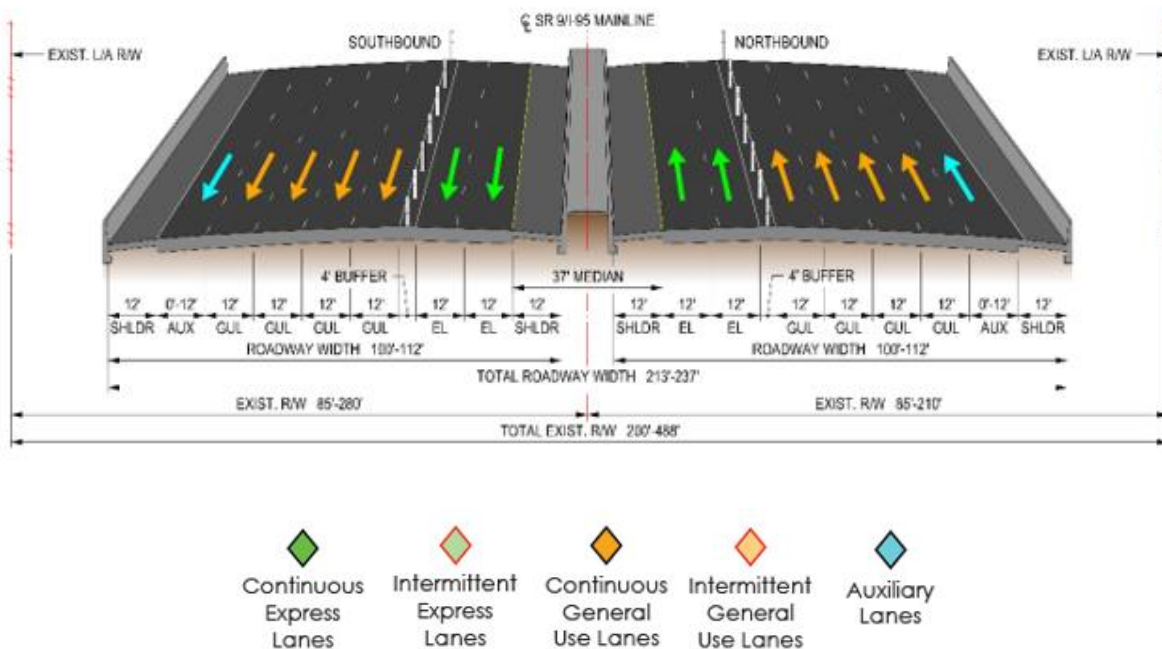
In June 2020, FDOT District 6 published the *I-95 Integrated Mobility Study*, which assessed possible new integrated mobility options to potentially reduce demand as a means of returning operations of the I-95 express lanes to an acceptable LOS. *The I-95 Integrated Mobility Study* identified a potential new Park and Ride location at the Ives Dairy Road interchange with I-95 in Miami-Dade County. As part of this PD&E Study, the project team analyzed the feasibility of the potential Park and Ride site. Based upon an initial analysis of potential impacts and regulatory requirements, the construction of a Park and Ride facility at the Ives Dairy Road interchange with I-95 is not feasible.

### **3.4 Alternative 1**

Alternative 1 is based on the FDOT District Six I-95 Corridor Planning Study (FM 414964-6-22-01), which evaluated a series of concepts and ultimately refined the study from 45 initial alternatives to two corridor-wide concept alternatives referred as Build Concept 1 and Build Concept 2. Based on the results of the evaluation of Build Concepts 1 and 2 and input from FDOT District Six staff, a

refined or final concept referred to as Refined Build Concept was developed, which was further evaluated as Alternative 1 for this PD&E Study. Approximately 25,970 square feet of additional ROW will be necessary to accommodate the proposed improvements for Alternative 1 (please reference the PER for additional information on ROW impacts). No relocations will be necessary for Alternative 1.

**SR 9/I-95 Mainline and Express Lanes** - Alternative 1 proposes a typical section consisting of two continuous express lanes, four general-purpose lanes, and one auxiliary lane in each direction from north of GGI to the Broward County line. **Figure 3-1** depicts a rendering of the proposed mainline typical section for Alternative 1. Design parameters include minimum 11-foot travel lane widths, 12-foot-wide inside shoulders, and 4-foot-wide buffers with express lane markers between the express lanes and general-purpose lanes. Twelve-foot-wide travel lanes are provided in segments with more extensive reconstruction/widening, whereas 11-foot-wide travel lanes are only provided in areas where modifications are less extensive or to match the existing/programmed/planned geometry.



**Figure 3 - 1: Proposed Typical Section - Alternative 1 - SR 9/I-95 Mainline and Express Lanes**

Within the project limits, for Alternative 1, there will continue to be two express lane ingress points. One will be located in the northbound direction between the northbound off- and on-ramps of the Miami Gardens Drive interchange and the other will be located in the southbound direction north of Snake Creek Canal.

There will also continue to be two express lane egress points. One will be located in the southbound direction, south of Miami Gardens Drive providing access to GGI; and the other in the



northbound direction, north of Snake Creek Canal, providing access to Ives Dairy Road and southern Broward County.

**SR 860/Miami Gardens Drive** - The proposed improvements at Miami Gardens Drive (**Figure 3-2**) consist of consolidating the ramp terminal to one location for both northbound and southbound on- and off-ramps. This single ramp terminal intersection would be located at the existing ramp terminal intersection on the east side of the I-95 corridor with an expanded T-intersection. The existing signalization conditions will remain in place. The eastbound dual left turn lanes are proposed to remain at-grade similar to existing conditions. Bicycle lanes and sidewalks are provided, fulfilling the project's Purpose and Need to enhance multi-modal transportation options and access to transit within the project area. **Figure 3-3** depicts the proposed Miami Gardens Drive typical section for Alternative 1.

**CR 854/Ives Dairy Road** - Improvements at the Ives Dairy Road interchange consist of reconfiguring the interchange to a Diverging Diamond Interchange (DDI) as depicted in **Figure 3-4**. An additional eastbound through-lane is provided to help reduce the congestion of traffic in the area. This Alternative provides sidewalks on the south side of the road, ranging from five to six feet wide. There will be an addition of bicycle lanes along the arterial, fulfilling the project's Purpose and Need to enhance multi-modal transportation options and access to transit within the project area. **Figure 3-5** depicts the proposed Ives Dairy Road typical section for Alternative 1.



**Figure 3 - 2: Proposed Configuration - Alternative 1 – SR 860/Miami Gardens Drive**



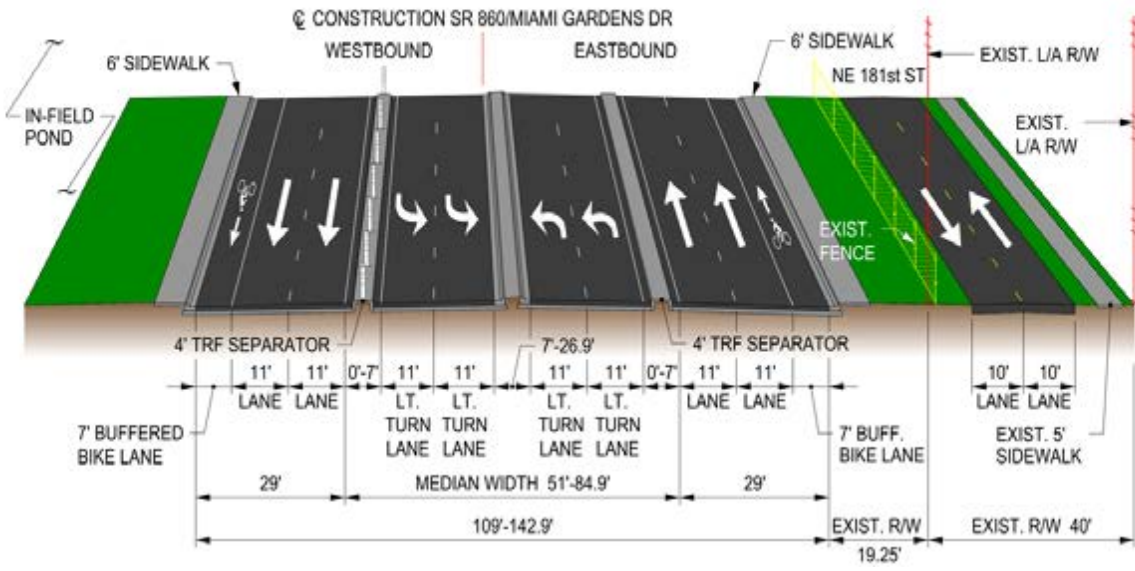


Figure 3 - 3: Proposed Typical Section - Alternative 1 – SR 860/Miami Gardens Drive

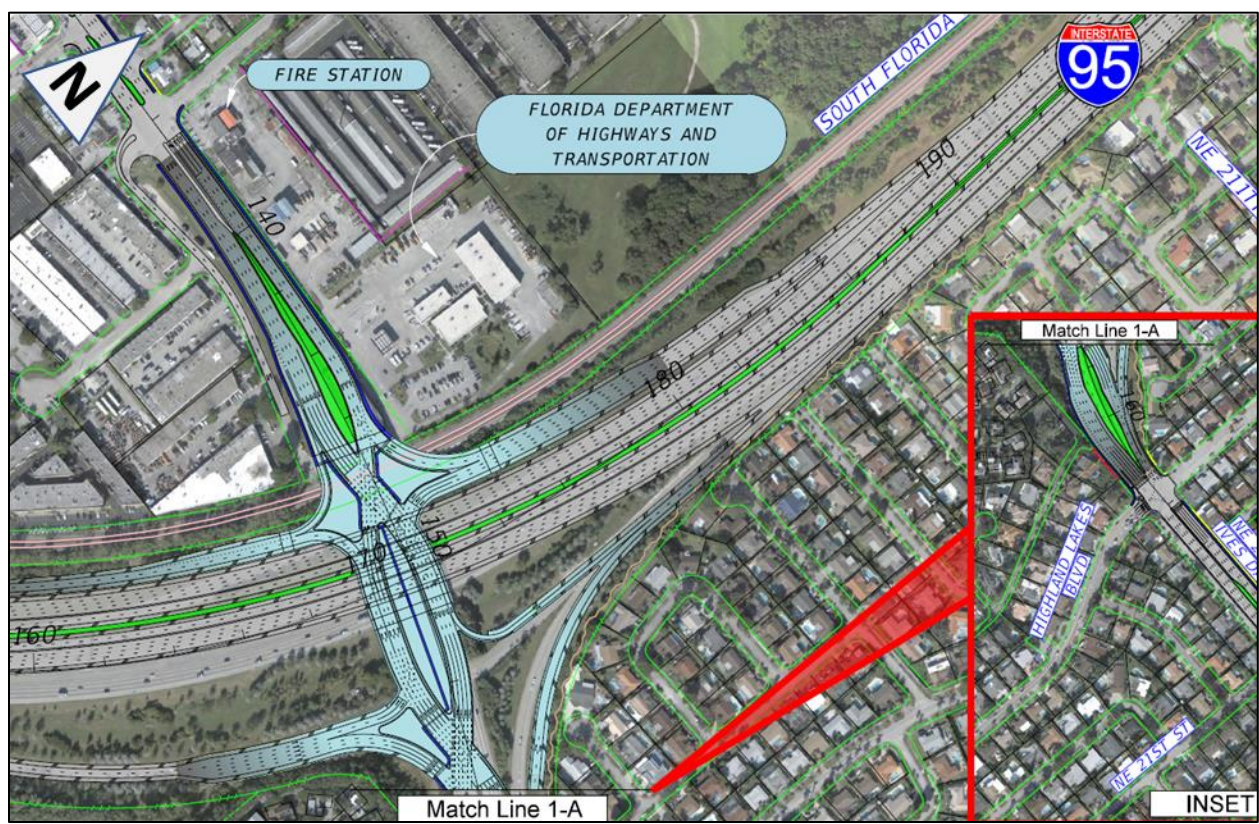
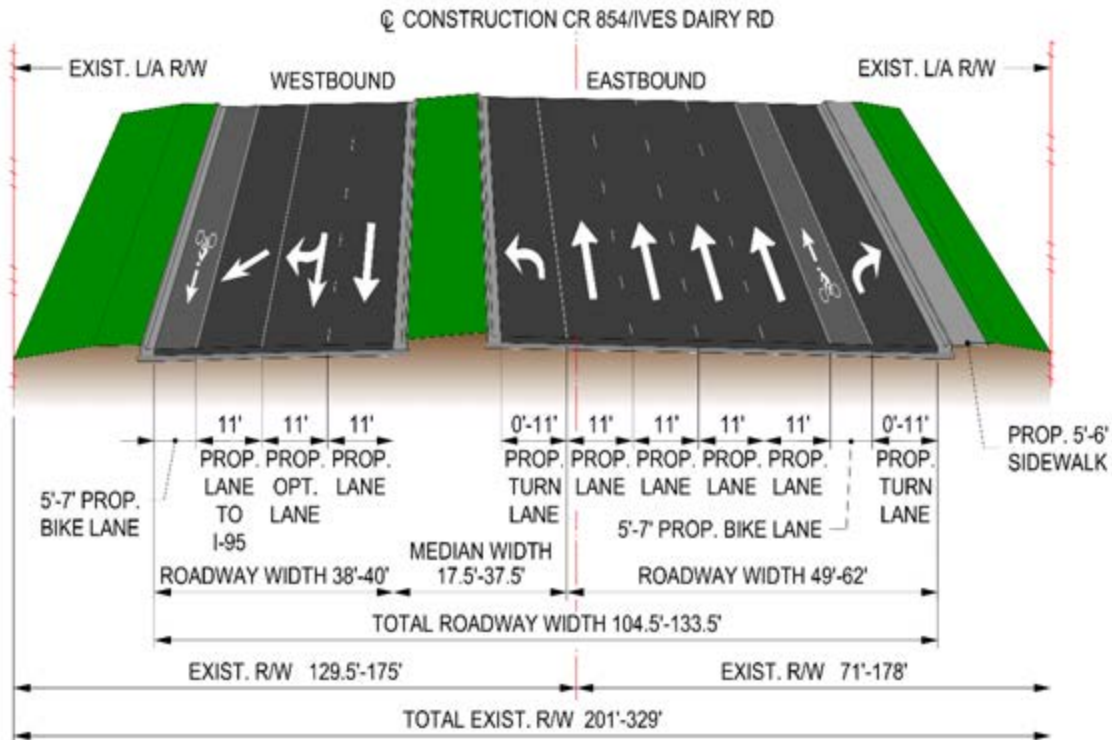


Figure 3 - 4: Proposed Configuration - Alternative 1 – CR 854/Ives Dairy Road

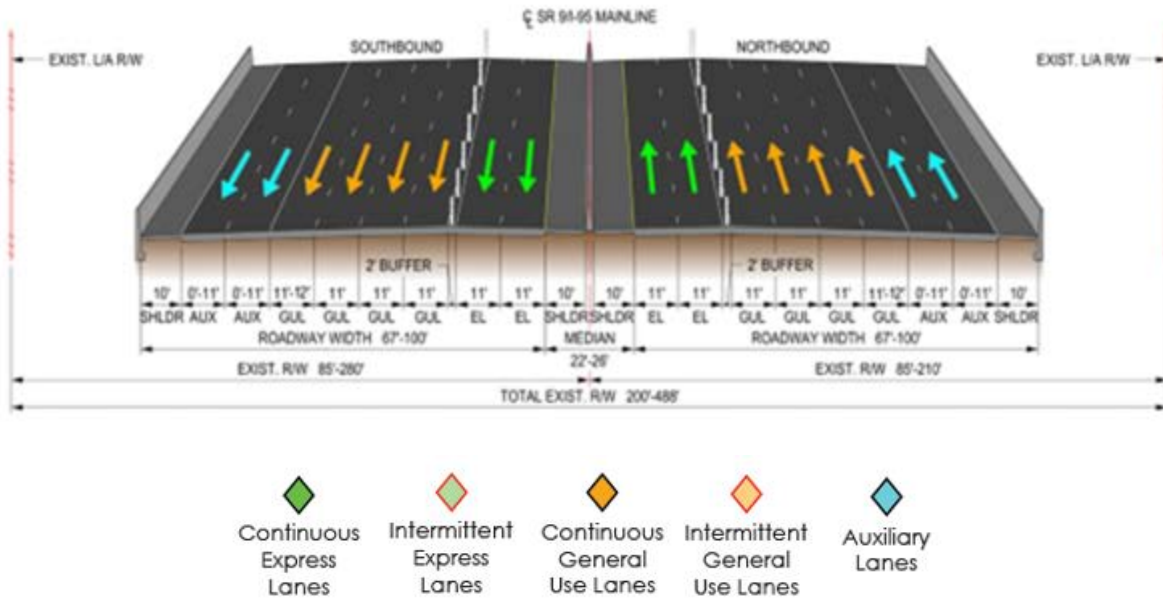


**Figure 3 - 5: Proposed Typical Section - Alternative 1 – CR 854/Ives Dairy Road**

### 3.5 Alternative 2

Alternative 2 is based on the FDOT District Four I-95 (SR 9) Planning Study from south of the Golden Glades Interchange to north of the I-95/I-595 Interchange (FM 436903-1-22-02) in Broward County. This FDOT District Four Planning Study overlaps the project limits of this PD&E Study. From this Planning Study, two alternatives (Alternative 1 and Alternative 3) were recommended to be considered in this PD&E Study which were further evaluated as Alternative 2 for this PD&E Study. Approximately 45,998 square feet of additional ROW will be necessary to accommodate the proposed improvements for Alternative 2 (please reference the PER for additional information on ROW impacts). No relocations will be necessary for Alternative 2.

**SR 9/I-95 Mainline and Express Lanes** - Similar to Alternative 1, Alternative 2 proposes a typical section consisting of two continuous express lanes throughout the entire project corridor and four general-purpose lanes along the majority of the mainline. **Figure 3-6** depicts a rendering of the proposed mainline typical section for Alternative 2. A significant difference between Alternative 1 and Alternative 2 is that a series of braided movements are proposed for the express lanes access points, and two auxiliary lanes are provided in each direction for Alternative 2, rather than one auxiliary lane in each direction. In conjunction with the braided ramps, the second auxiliary lane eliminates the need to weave across the general-purpose lanes to access the express lanes.



**Figure 3 - 6: Proposed Typical Section - Alternative 2 – SR 9/I-95 Mainline and Express Lanes**

The following is a description of the proposed northbound express lane access points within the project limits:

- Just north of the northbound off-ramp to Miami Gardens Drive, the northbound ingress is from the outside lane and braids over the general-purpose lanes and connects to the express lanes in the center of the facility.
- Just north of the Snake Creek Canal, the northbound egress shifts towards the median, braids over the express lanes and general-purpose lanes, and continues as a Collector-Distributor (CD) road system. The CD road system provides an exit to Ives Dairy Road and splits off a connection to the general-purpose lanes by braiding over the northbound off-ramp to Ives Dairy Road.
- As part of the DDI proposed at Ives Dairy Road, the northbound on-ramp splits one lane and braids over the general-purpose lanes and connects to the express lanes in the center of the facility. The braid system occurs within the vicinity of the Miami-Dade County/Broward County Line. (Express lane access from Miami Gardens Drive is assumed to continue to be provided in Broward County as it is under existing conditions.)

The following is a description of the proposed southbound express lane access points within the project limits:

- Just north of Ives Dairy Road, the southbound ingress is from the outside lane and braids over the general-purpose lanes and connects to the express lanes in the center of the facility.



- North of Miami Gardens Drive, the southbound egress braids over the express lanes and general-purpose lanes providing access to GGI.

**SR 860/Miami Gardens Drive** - The proposed improvements at Miami Gardens Drive consist of a grade-separated on-ramp as depicted in **Figure 3-7**. This configuration will allow for traffic to free flow onto the mainline, as opposed to Alternative 1, which provides at-grade traffic signal control. **Figure 3-8** depicts a rendering of the proposed Miami Gardens Drive typical section for Alternative 2.

**CR 854/Ives Dairy Road**- Improvements at the Ives Dairy Road interchange consist of reconfiguring the diamond interchange to a Single Point Urban Interchange (SPUI) as depicted in **Figure 3-9**. Similar to Alternative 1, an additional eastbound lane and bicycle lanes are provided along the arterial. The proposed SPUI configuration allows for an additional sidewalk along the arterial, as opposed to Alternative 1. **Figure 3-10** depicts a rendering of the proposed Ives Dairy Road typical section for Alternative 2.



**Figure 3 - 7: Proposed Configuration - Alternative 2 – SR 860/Miami Gardens Drive**



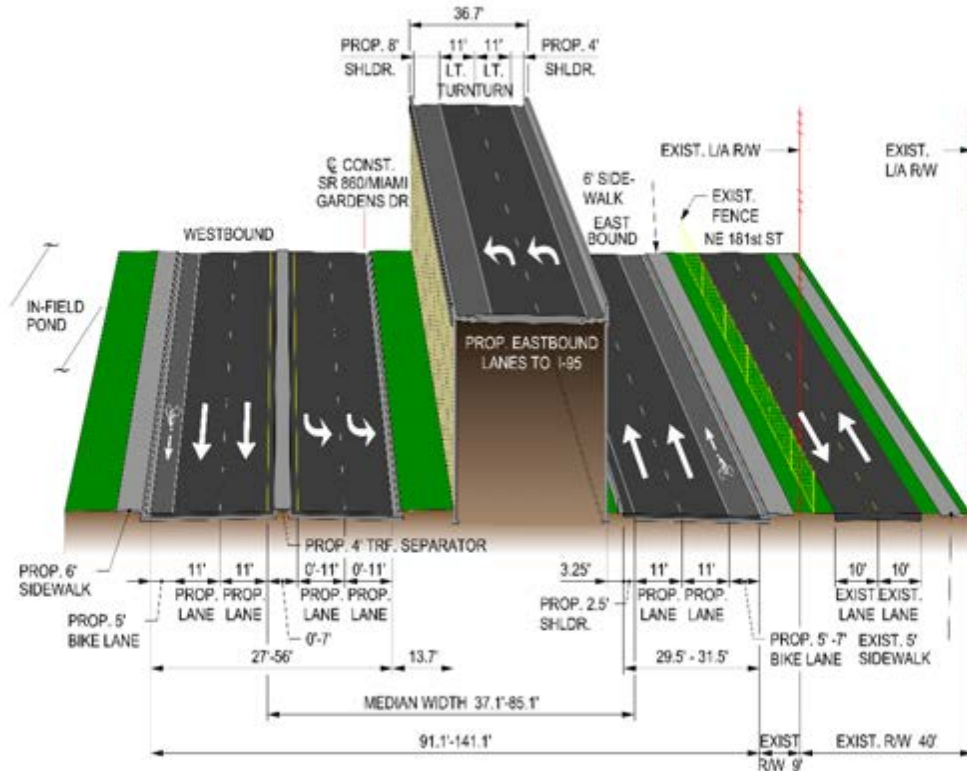


Figure 3 - 8: Proposed Typical Section - Alternative 2 – SR 860/Miami Gardens Drive

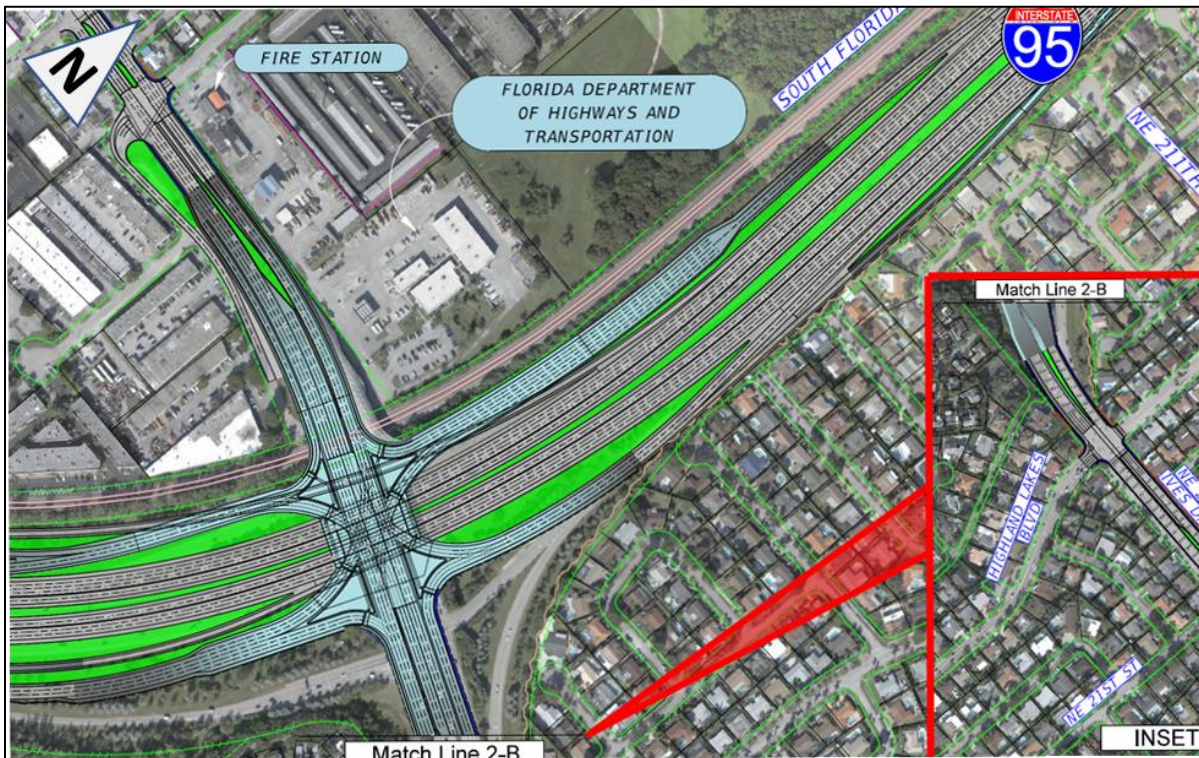
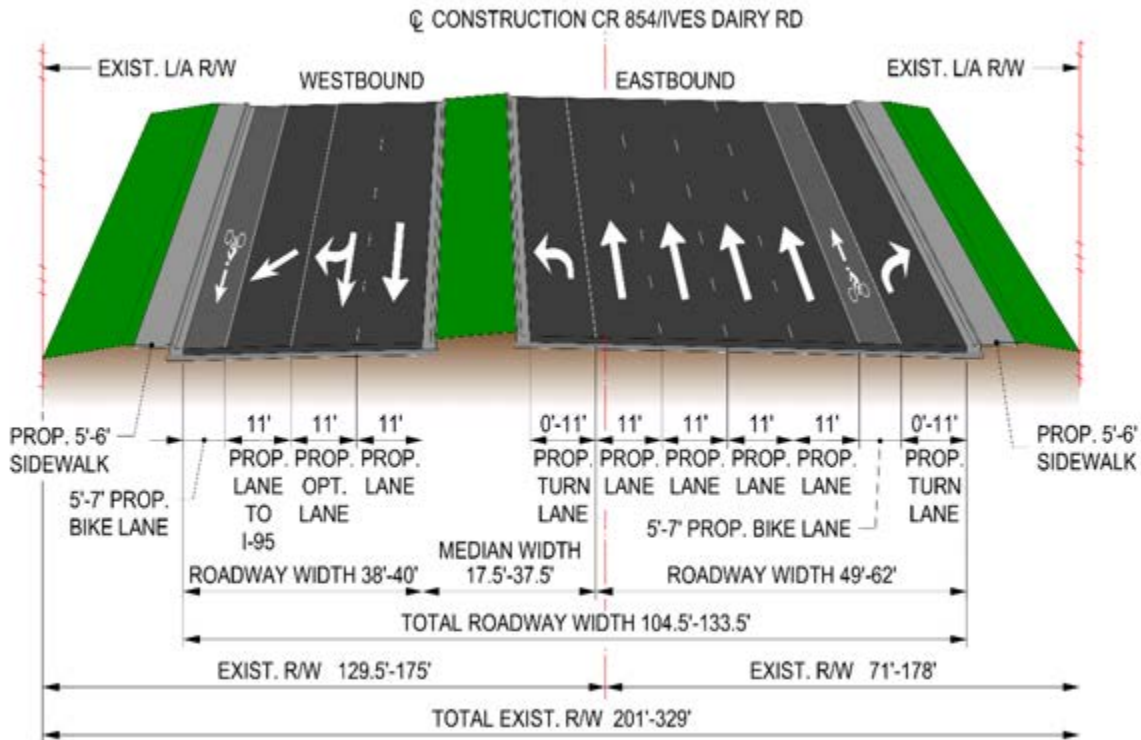


Figure 3 - 9: Proposed Configuration - Alternative 2 – CR 854/Ives Dairy Road



**Figure 3 - 10: Proposed Typical Section - Alternative 2 – CR 854/Ives Dairy Road**

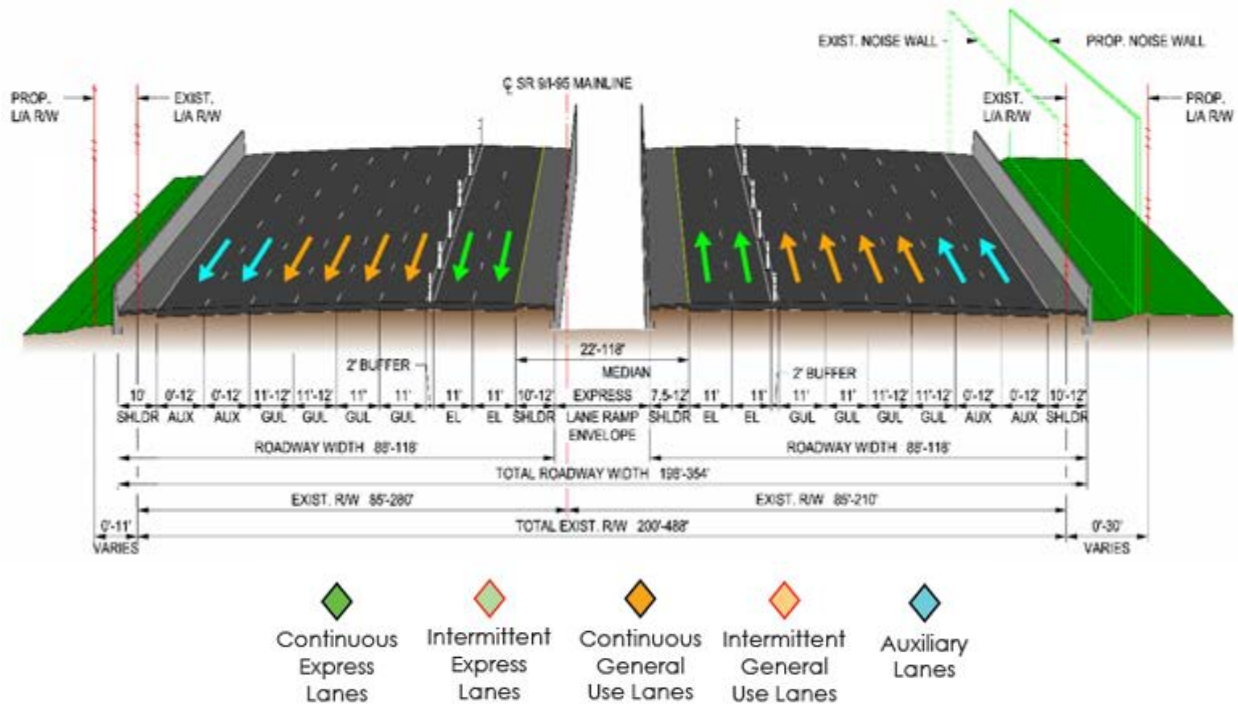
### 3.6. Alternative 3

Approximately 105,027 square feet of additional ROW will be necessary to accommodate the proposed improvements for Alternative 3 (please reference the PER for additional information on ROW impacts). No relocations will be necessary for Alternative 3.

**I-95/SR 9 Mainline and Express Lanes** – Based on feedback from the Public Alternatives Workshop, Alternative 3 was developed based on a combination of Alternative 1 and Alternative 2, with refinements. Alternative 3 proposes a typical section consisting of two continuous express lanes and four general-purpose lanes throughout the entire project corridor. **Figure 3-11** depicts a rendering of the proposed mainline typical section for the Alternative 3. Improvements included in this alternative are: 12-foot-wide travel lanes in reconstruction areas, at least one 12-foot-wide travel lane provided along the mainline throughout the entire corridor, and 11-foot-wide lanes for the express lanes. The shoulders vary from 10 feet to 12 feet wide, and a 2-foot-wide buffer with express lane markers is provided between the express lanes and the general-purpose lanes.

The same as in Alternative 2, the braided ramps and additional auxiliary lanes eliminate the need to weave across the general-purpose lanes to access the express lanes.





**Figure 3 - 11: Proposed Typical Section - Alternative 3 – SR 9/I-95 Mainline and Express Lanes**

The following is a description of the proposed northbound express lane access points within the project limits for Alternative 3:

- Just north of the northbound off-ramp to Miami Gardens Drive, the northbound ingress is from the outside lane. It braids over the general-purpose lanes and connects to the express lanes in the center of the facility.
- Just south of Ives Dairy Road, the northbound egress shifts towards the median, braids over the express lanes and general-purpose lanes, and continues as a CD road system. The CD road system provides an exit to Ives Dairy Road and splits off a connection to the general-purpose lanes by braiding over the northbound off-ramp to Ives Dairy Road.
- As part of the DDI proposed at Ives Dairy Road, the northbound on-ramp splits one lane, braids over the general-purpose lanes, and connects to the express lanes in the center of the facility. The braid system occurs within the vicinity of the Miami-Dade County/Broward County Line. Express lane access from Miami Gardens Drive will merge with the traffic from Ives Dairy Road. (It is assumed the existing express lane ingress, just north of the project limits, will be replaced by this proposed ingress.)

The following is a description of the proposed southbound express lane access points within the project limits for Alternative 3:

- Just south of Ives Dairy Road, the southbound ingress is from the outside lane, braids over the general-purpose lanes, and connects to the express lanes in the center of the facility.

- North of Miami Gardens Drive, the southbound egress braids over the express lanes and general-purpose lanes providing access to GGI.

**SR 860/Miami Gardens Drive** – The same as in Alternative 2, the proposed improvements at Miami Gardens Drive consist of a grade-separated on-ramp as depicted in **Figure 3-12**. This configuration will allow for traffic to free flow onto the mainline. **Figure 3-13** depicts a rendering of the proposed Miami Gardens Drive typical section for the Alternative 3. In addition, the northbound and southbound off-ramps will connect at a signalized intersection in advance of the end of the ramp at Miami Gardens Drive. The purpose for this new signal-controlled intersection is to eliminate the weaving friction on the ramp segment between the two intersections.

**CR 854/Ives Dairy Road** – The same as in Alternative 1, improvements at the Ives Dairy Road interchange consist of reconfiguring the interchange to a DDI as depicted in **Figure 3-14**. An additional eastbound through-lane is provided to help reduce the congestion of traffic in the area. This Alternative provides sidewalks on the south side of the road, ranging from five to six feet wide. There will be an addition of bicycle lanes along the arterial, fulfilling the project's Purpose and Need to enhance multi-modal transportation options and access to transit within the project area. **Figure 3-15** depicts a rendering of the proposed Ives Dairy Road typical section for this Alternative.



**Figure 3 - 12: Proposed Configuration - Alternative 3 – SR 860/Miami Gardens Drive**

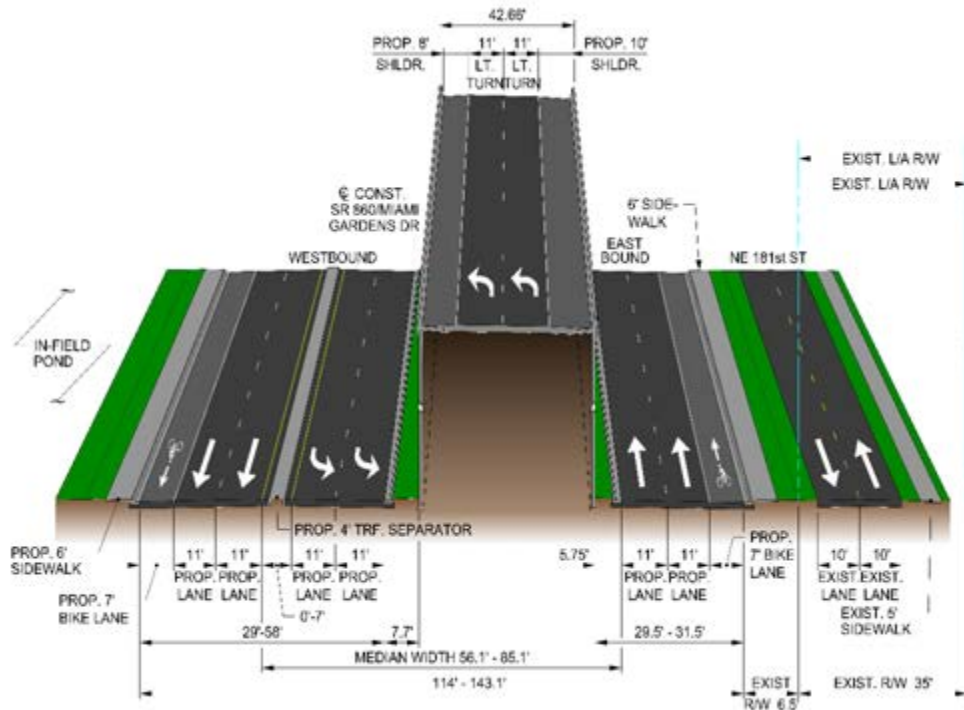


Figure 3 - 13: Proposed Typical Section - Alternative 3 – SR 860/Miami Gardens Drive

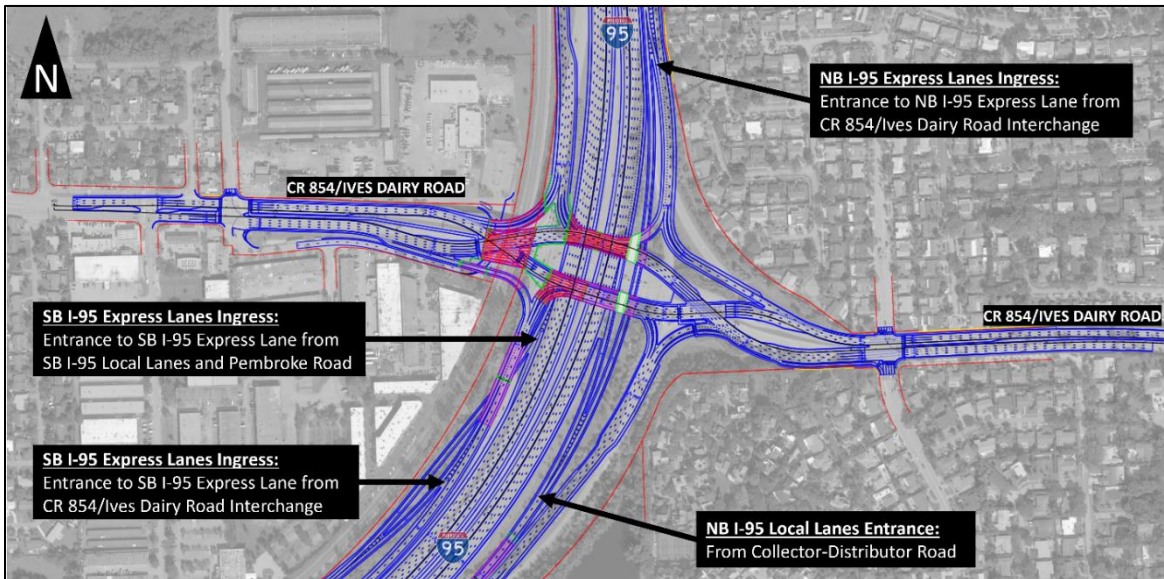


Figure 3 - 14: Proposed Configuration - Alternative 3 – CR 854/Ives Dairy Road

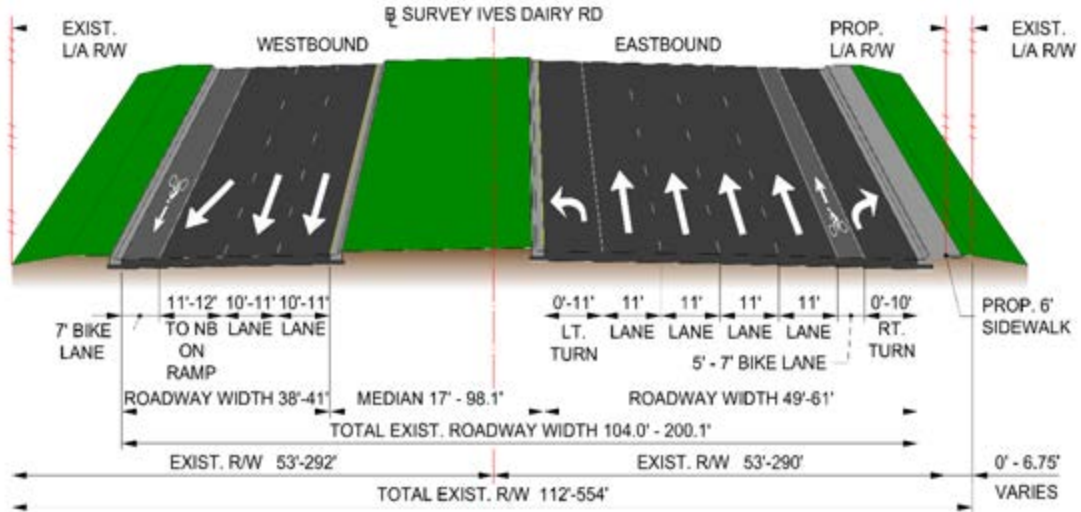


Figure 3 - 15: Proposed Typical Section - Alternative 3 – CR 854/Ives Dairy Road



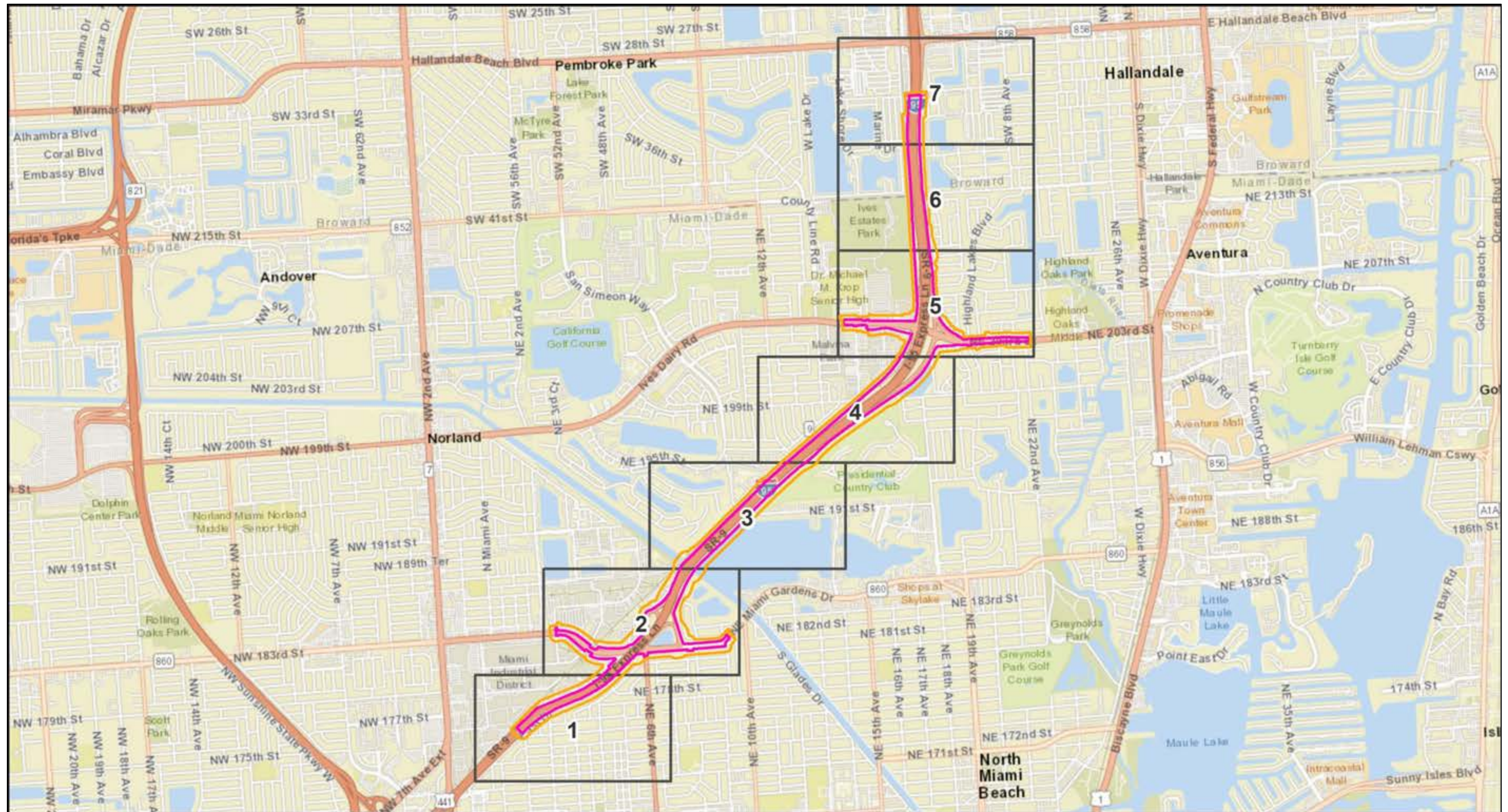
## 4.0 Area of Potential Effect

According to 36 CFR 800.16(d), the APE is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist. The APE is influenced by the scale and nature of the undertaking as well as its geographical setting. For this CRAS, the APE was determined by considering the type of improvements being proposed and the potential effects these improvements could have on cultural resources.

The survey for archaeological sites typically focuses on identifying and evaluating cultural resources within the geographic limits of the preferred alternative and its associated ground disturbing activities. Therefore, the archaeological APE was limited to the footprint of the proposed subsurface improvements and the footprint of the proposed ROW acquisition (**Figures 4-1a** through **4-1h**).

The historic resources APE typically focuses on the area of the proposed improvements, while also considering the potential for visual effects and the potential for effects resulting from noise, traffic, light, and vibration. Based on the improvements contained in Alternative 3, the Preferred Alternative, the APE for historic resources included the parcels adjacent to the proposed at-grade improvements and proposed ROW, as well as the area within 250 feet of proposed elevated improvements. Where the existing rail corridor is present within the APE, the APE did not extend beyond that rail corridor (**Figures 4-1a** through **4-1h**).




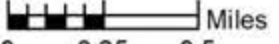


**Figure 4 - 1a: Area of Potential Effect (APE) (Overview Map)**

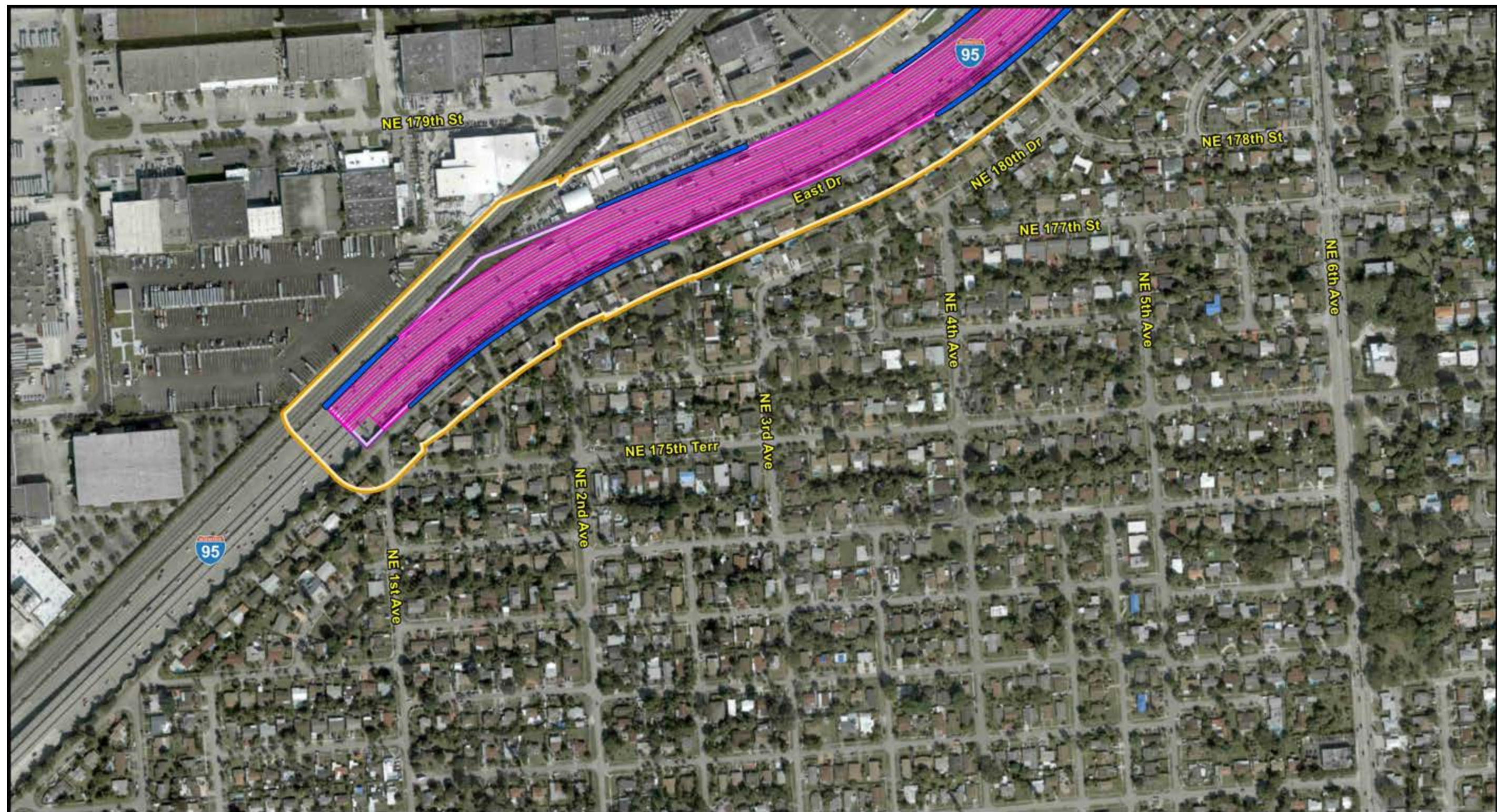
SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line  
 PD&E (414964-1-22-01)

	Historic Resources APE		Mapping Frame
	Archaeological APE		

**Miami-Dade and Broward Counties**

  Miles  
 0 0.25 0.5




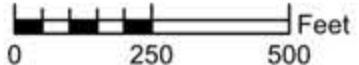


**Figure 4 - 1b:**  
**Area of Potential Effect (APE)**  
 (Map 1 of 7)

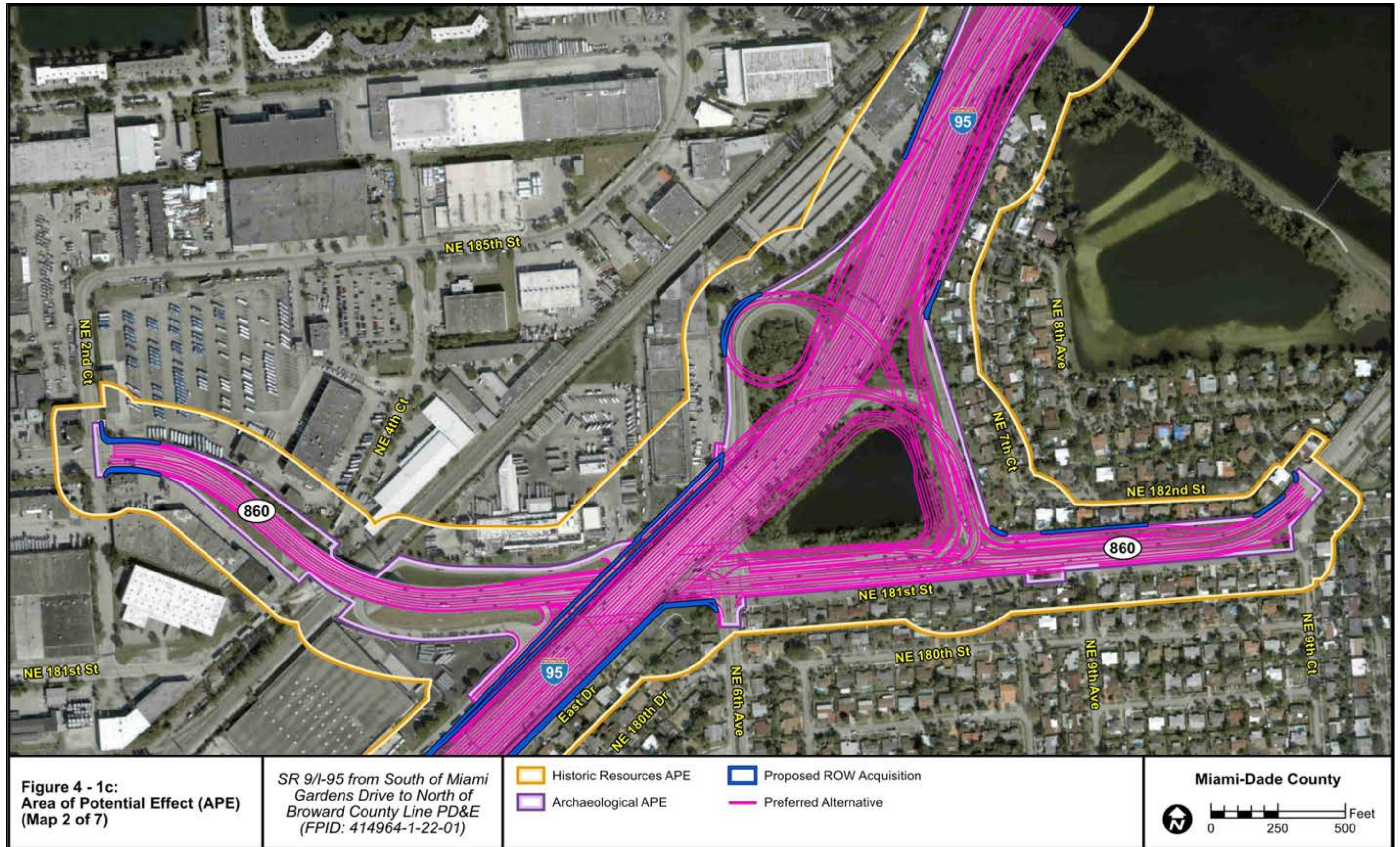
SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- |  |  |
|--|--|
|  Historic Resources APE |  Proposed ROW Acquisition |
|  Archaeological APE     |  Preferred Alternative    |

**Miami-Dade County**





**Figure 4 - 1c:**  
**Area of Potential Effect (APE)**  
 (Map 2 of 7)

SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- Historic Resources APE
- Archaeological APE
- Proposed ROW Acquisition
- Preferred Alternative

**Miami-Dade County**

N

 Feet  
 0      250      500




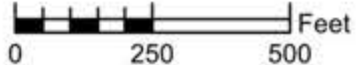


**Figure 4 - 1d:**  
**Area of Potential Effect (APE)**  
 (Map 3 of 7)

SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- |  |  |
|--|--|
|  Historic Resources APE |  Proposed ROW Acquisition |
|  Archaeological APE     |  Preferred Alternative    |

**Miami-Dade County**

  Feet




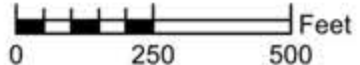


**Figure 4 - 1e:**  
**Area of Potential Effect (APE)**  
 (Map 4 of 7)

SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- |  |  |
|--|--|
|  Historic Resources APE |  Proposed ROW Acquisition |
|  Archaeological APE     |  Preferred Alternative    |

**Miami-Dade County**




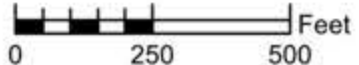


**Figure 4 - 1f:**  
**Area of Potential Effect (APE)**  
 (Map 5 of 7)

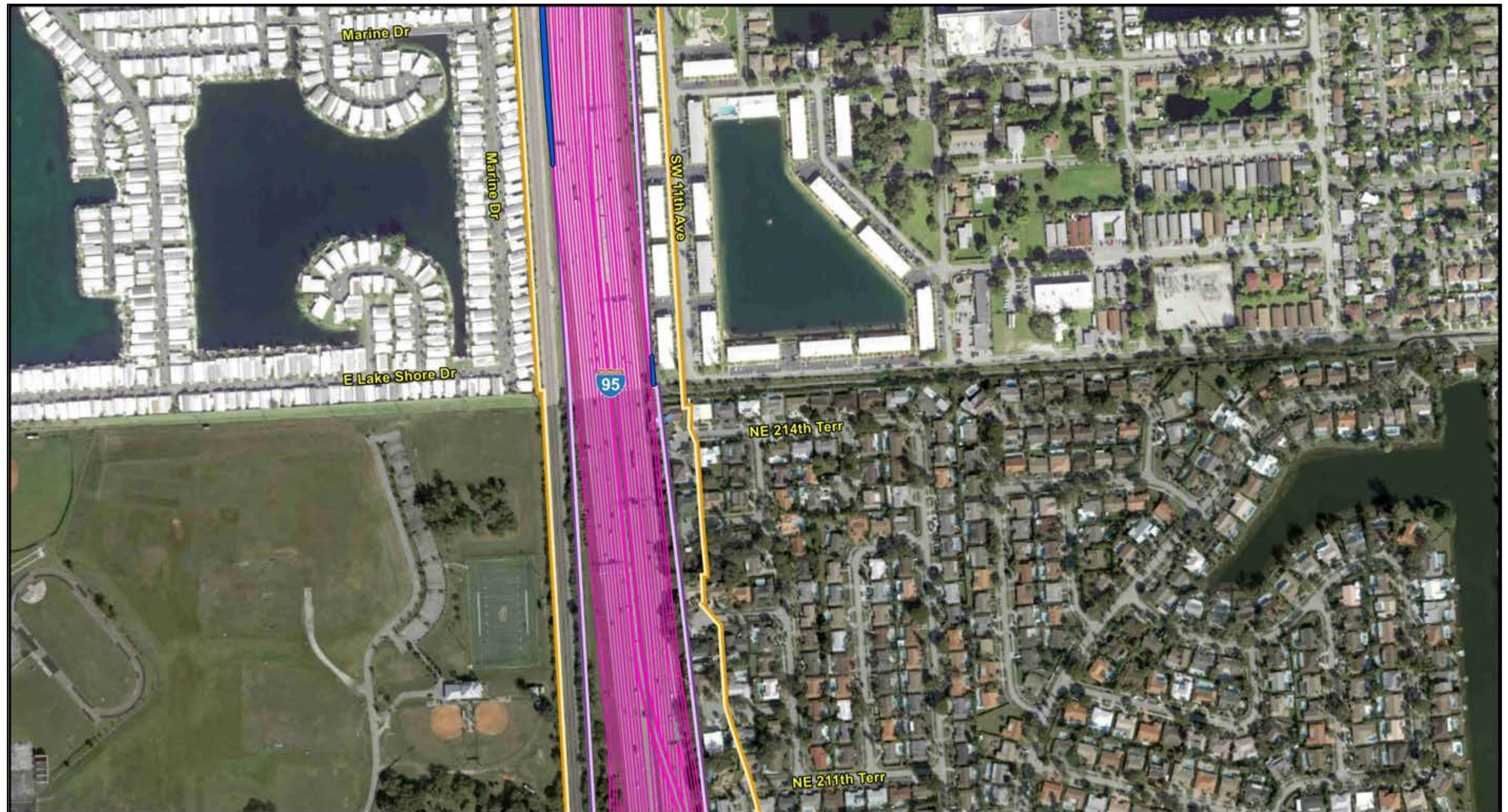
SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- |  |  |
|--|--|
|  Historic Resources APE |  Proposed ROW Acquisition |
|  Archaeological APE     |  Preferred Alternative    |

**Miami-Dade County**

  Feet




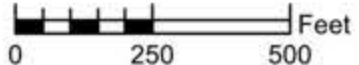


**Figure 4 - 1g:**  
**Area of Potential Effect (APE)**  
 (Map 6 of 7)

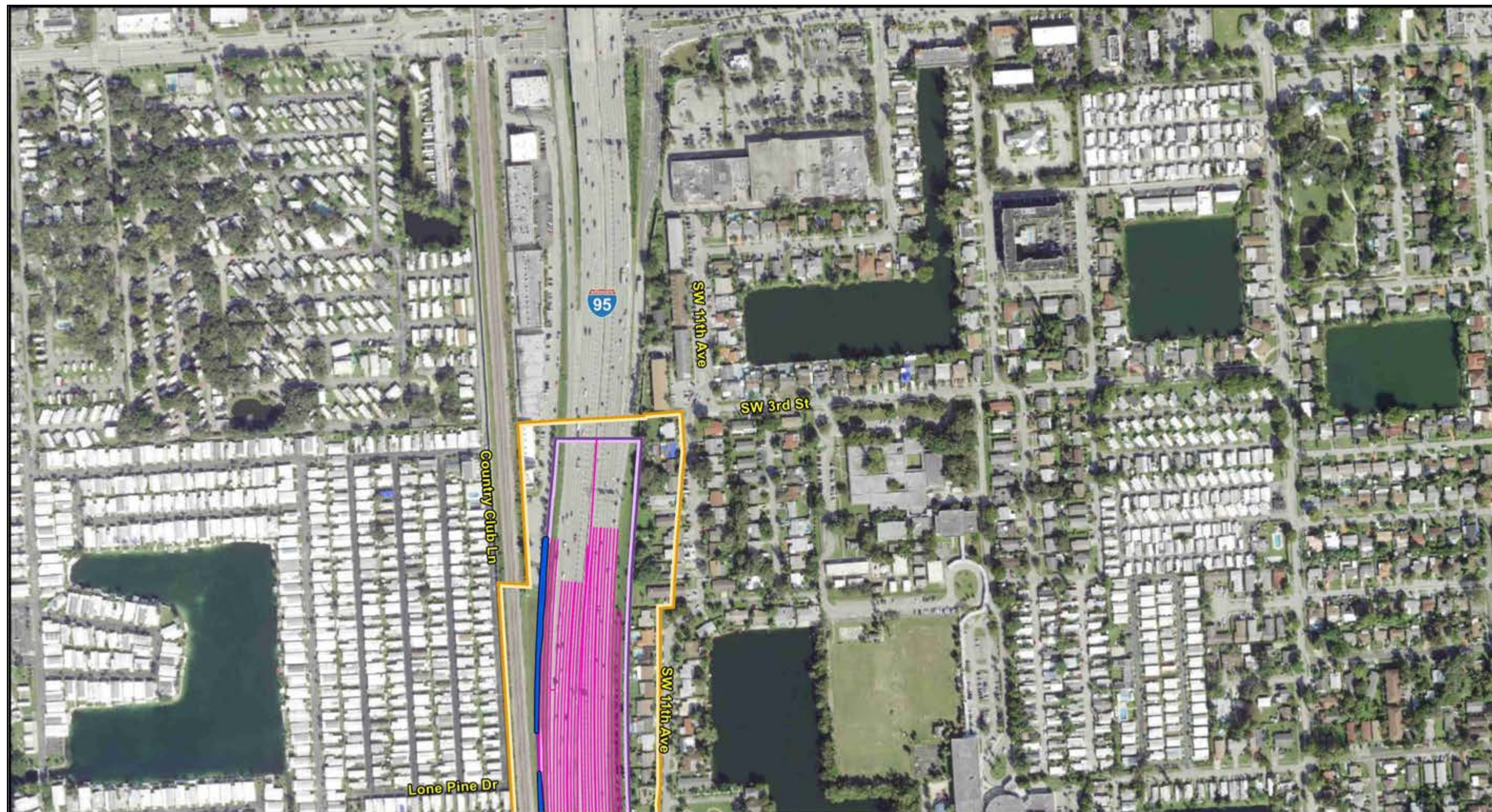
SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)

- |  |  |
|--|--|
|  Historic Resources APE |  Proposed ROW Acquisition |
|  Archaeological APE     |  Preferred Alternative    |

**Miami-Dade and  
 Broward Counties**

  Feet





**Figure 4 - 1h:**  
**Area of Potential Effect (APE)**  
 (Map 7 of 7)

*SR 9/I-95 from South of Miami  
 Gardens Drive to North of  
 Broward County Line PD&E  
 (FPID: 414964-1-22-01)*

- Historic Resources APE
- Archaeological APE
- Proposed ROW Acquisition
- Preferred Alternative

**Broward County**



## 5.0 Environmental Setting

Environmental and ecological factors through time have had a direct influence on the choice of occupation sites by precontact populations and early historic settlers. Therefore, factors such as geologic, hydrologic, and meteorological processes that may have affected the project corridor and its biotic resources are important elements in the formulation of a settlement/subsistence model for precontact and early historic peoples.

### 5.1 Paleo-Environment and Macro-Vegetational Change

Since the termination of the Pleistocene Epoch at the end of the Wisconsin glaciation, roughly 11,550 BC, Florida has undergone significant climatic and environmental change. Notable changes in climate and subsequently in flora and fauna required human groups to adapt to their surroundings. These adaptations resulted in cultural changes in hunting/foraging strategies and seasonal migration patterns. In the archaeological record, these changes can be seen in different settlement patterns, midden composition, refuse disposal patterns, and the kinds of stone tools or pottery made.

Although Florida was not glaciated, the glacial conditions associated with the Laurentide ice sheet to the north affected the paleoclimates of Florida. During the late Pleistocene, sea levels were more than 70 meters lower than they are today, and the coastline of Florida extended many miles beyond its current location (Hines et al. 2017:475). During the Pleistocene-Holocene transition, sea levels rose dramatically as the continental ice sheets retreated and melted. The vegetational community in western Florida mostly consisted of oak, hickory, and southern pine forests, with mixed hardwood forests along major drainages from the Appalachian highlands toward the Gulf of Mexico. By the early Holocene, (approximately 11,550 BC) the climate became warmer and wetter as sea levels rose, and precipitation increased, contributing to rising groundwater tables and the filling of shallow lakes (Hines et al. 2017:457,477).

The Holocene Climatic Optimum (also referred to as the Hypsithermal Interval), a time of warmer and drier environmental conditions, occurred during the Archaic period (Anderson et al. 1996:3-7). Pine species replaced oak as the dominant forest element (Watts 1975; Delcourt and Delcourt 1981, 1983, 1985, 1987). This implies that the availability of acorns and the animals that fed on those acorns would have been more restricted. Water was more plentiful, but only in rivers and springs fed by the Floridan Aquifer or at sinkholes. By Late Archaic times, the environment of the region approached present conditions and water was no longer the limiting factor to site and resource location. Sea levels were still fluctuating but were within one meter of current levels (Widmer 1983). After 3050 BC, the environment in Florida began to take on a more modern appearance. Large stands of slash pine (*Pinus elliotii*) became established, probably at the expense of oak in the wetter, low-lying areas. Rainfall increased and the sea level rose, creating wetter conditions. Increased rainfall resulted in the formation of Lake Okeechobee, the Everglades, and other modern ecosystems (Watts and Stuiver 1980; Brooks 1984:38; Gleason et al. 1984:311).

## 5.2 Regional Environment

The project APE is within the Atlantic Coastal Ridge physiographic province (White 1970: Plate 1-C). Within Miami-Dade County, the Atlantic Coastal Ridge is known as the Miami Ridge. The Ridge consists of a narrow, gently sloping limestone ridge that extends from Hollywood south to Homestead. Features associated with the Miami Ridge include the Atlantic Ocean to the east, the Everglades to the west, and the Southern Slope to the south. A portion of the southern slope extends northeastward along the western shore of Biscayne Bay, terminating across from Key Biscayne. Elevation along the Atlantic Coastal Ridge averages approximately 10 to 15 feet (3 to 4.5 meters) above sea level (asl).

Beginning about 2000 BC, a series of lakes were formed along the interface of the sandy sediments of the central peninsula and the bare limestone bedrock of the distal end of the peninsula. Fibrous peat, deposited from sawgrass and other plant growth, accreted and formed a rising dike that slowed the drainage of water. This widened the area of the Everglades Trough by the erosion of sand deposits, and dissolution of limestone bedrock along the perimeter of these peat marshes. The accretion of fibrous peat continued throughout the area that would become the Everglades, raising the water level in the peripheral lakes. Lake Okeechobee, in the extreme northeast of the Everglades Trough, was one of these peripheral lakes. The rising dike of fibrous peat allowed Okeechobee's shallow waters to expand over the surrounding lowlands (White 1970:79).

Limestone and dolostone dominate the sediments of Miami-Dade County. This formation is a soft, oolitic limestone that is generally less than 40 feet thick (Puri and Vernon 1964). It characteristically contains large quantities of ooliths, which are small, spherical particles formed when calcite or aragonite was deposited in concentric layers around a nucleus of some type (United States Department of Agriculture [USDA] 1996:3-4). Outcrops of silicified limestone, or chert, which was often sought out by precontact peoples as raw material sources for the manufacture of stone tools do not occur in this area (Lane 1980). The closest known outcrops lie to the west along the Peace River in the central part of the state (Scott 1978; Upchurch et al. 1982). Shell was the material of choice for the manufacture of precontact tools, and large univalve and bivalve shells occur in abundance along nearby Biscayne Bay.

Water resources consist of both ground and surface water. The surficial aquifer, known as the Biscayne Aquifer, consists of sediments from the Anastasia formation, Miami and Key Largo limestone, and the Fort Thompson formation (Scott 1992:53). The surficial aquifer is recharged through local rainfall. Because of low hydraulic gradients, movement of water within this zone is very slow. Water is discharged from the aquifer through lateral seepage into streams or lakes, or through evapotranspiration. Drainage ditches have allowed for more rapid drainage of inland areas. The ground water aquifer in southern Florida, known as the Floridian Aquifer, underlies the surficial Biscayne Aquifer. The Floridian Aquifer is presently non-potable due to saltwater intrusion caused by excessive pumping. Based on the review of historic maps and aerials, Little Snake Creek, Big Snake Creek, their respective backswamps, and other isolated wet prairies or savannahs would have been sources of fresh water prior to urban development and stream channelization in the area.

### 5.3 Physical Environment of the Project APE

A review of the General Land Office (GLO) historic plat maps and surveyor's notes was conducted to examine past environmental conditions in the vicinity of the archaeological APE. The GLO maps showing the archaeological APE are shown in **Figure 5-1**. The GLO map (Florida Department of Environmental Protection [FDEP] 1870a) for Township 52 South, Range 41 East and the surveyor's notes for Township 52 South, Range 42 East (FDEP 1845; 1870b) describe the southern end of the APE, including I-95 southwest of the intersection with SR 860/Miami Gardens Drive and the part of Miami Gardens Drive west of I-95 as flat and rocky land with pine and palmetto vegetation. Based on the GLO map of Township 52 South, Range 42 East (FDEP 1870c) the project corridor between the modern-day intersection of I-95 and SR 860/Miami Gardens Drive and approximately NE 199<sup>th</sup> Street was within the backswamps and river channels of two waterways: Little Snake Creek on the south and Big Snake Creek on the north. The GLO map indicates that this was the "Principal Passage to the Everglades." The surveyor's notes (FDEP 1870b) describe the area as marsh and savannah. Within the GLO map for Township 51 South, Range 42 East (FDEP 1870d), the map shows a wet area between approximately Ives Dairy Road and NE 212<sup>th</sup> Street that would have been partly within the archaeological APE. The surveyor's notes (FDEP 1870e) note pine trees in the surrounding area. Ives Dairy Road east of modern-day Highland Lakes Boulevard was within the backswamp of Snake Creek. The map and surveyor's notes identify a hammock within the current project APE just south of the former "Waters of Snake Creek" at the northern end of the APE. The hammock is approximately between today's SW 7<sup>th</sup> and SW 5<sup>th</sup> Streets in Hallandale. Immediately north of the hammock to the northern limit of the APE was Snake Creek and its marshes.



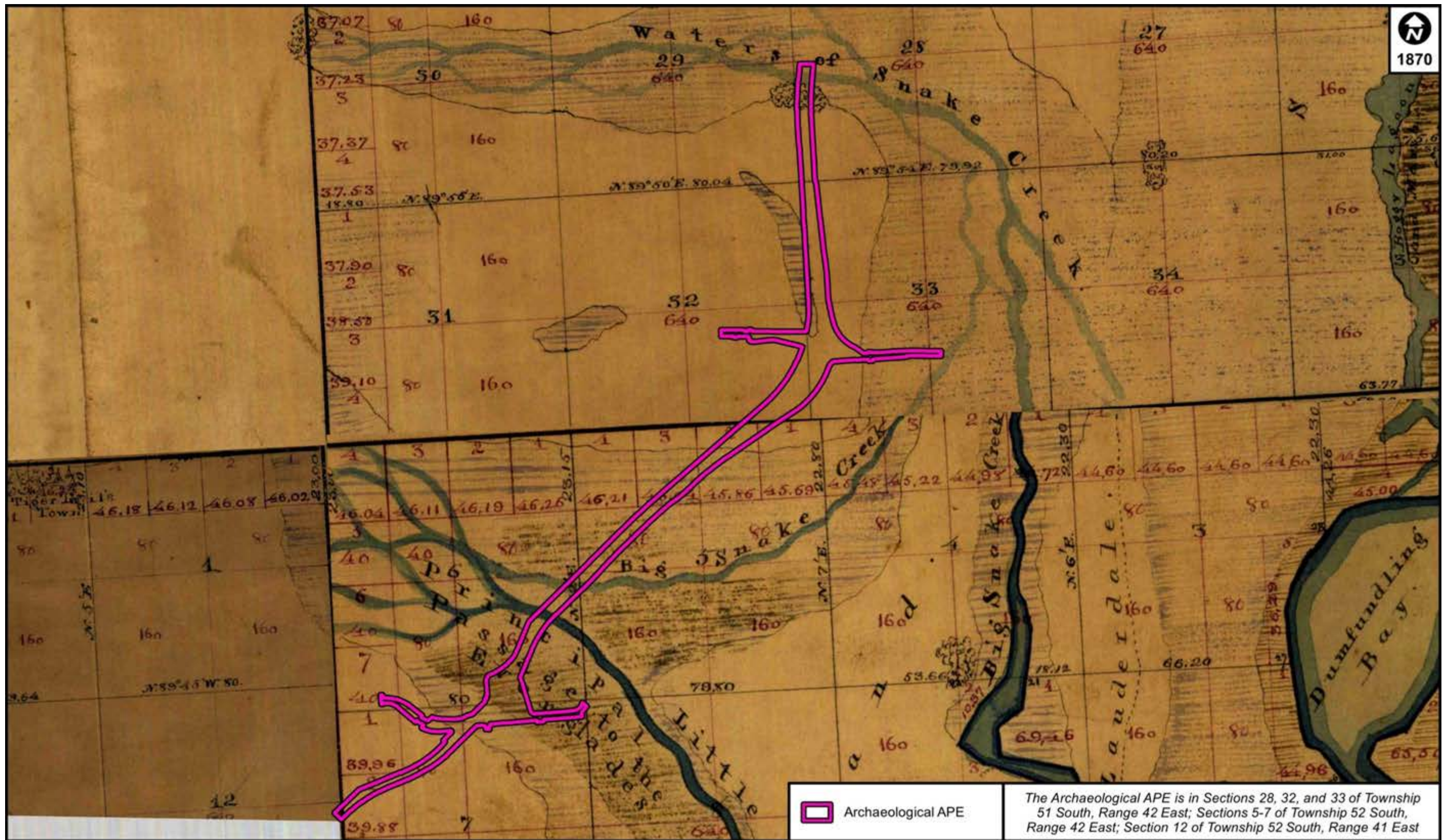


Figure 5- 1: Archaeological APE on GLO Plat Maps (FDEP 1870a; FDEP 1870c; FDEP 1870d)



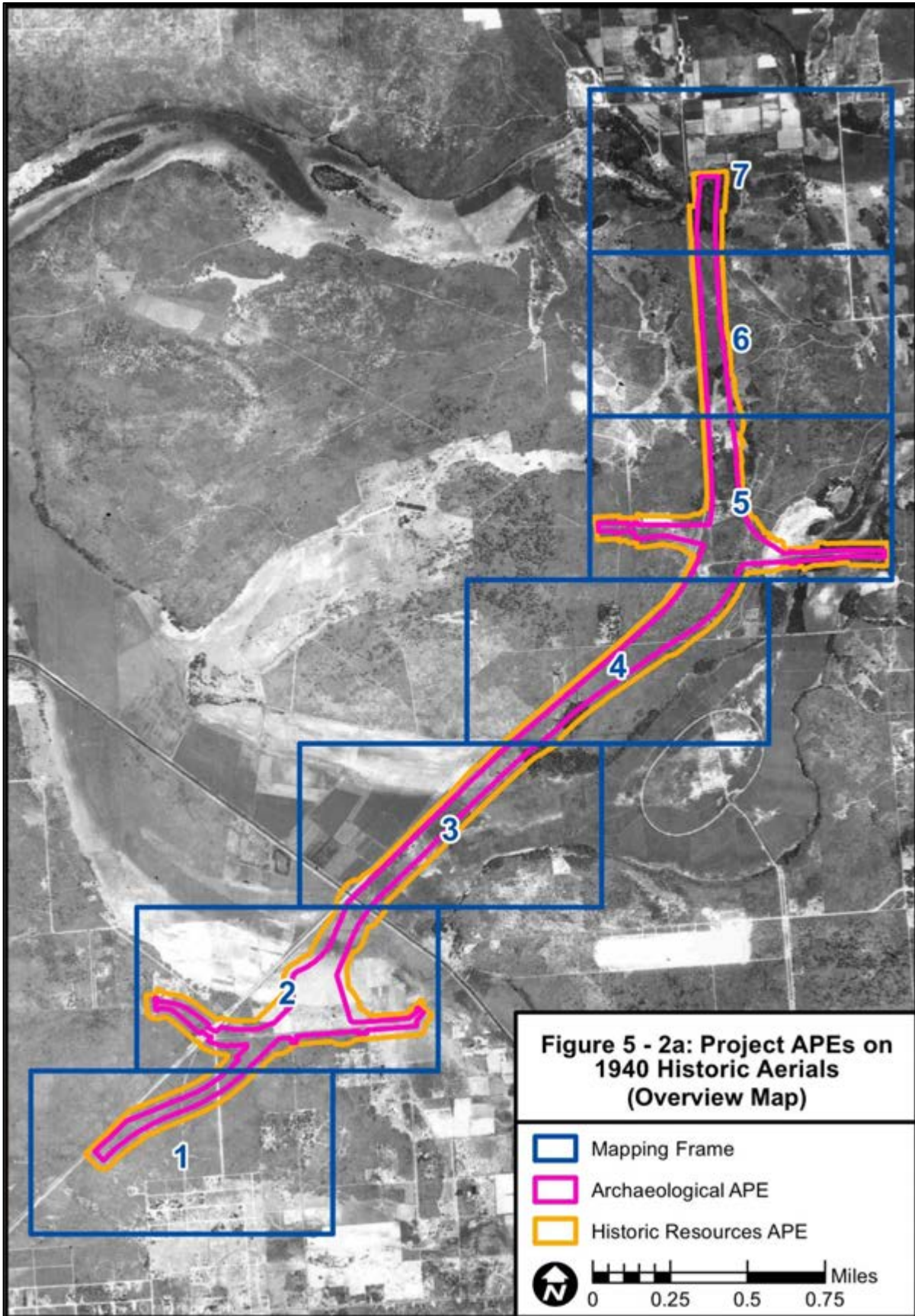
Aerial photographs from 1940, 1947, 1957, 1958, and 1971 (FDOT Office of Surveying and Mapping 1996-2022; University of Florida, George A. Smathers Libraries 2022) were reviewed to examine land use within the vicinity of the APE, and to identify environmental features regarded as having an increased probability for archaeological resources.

The 1940 aerial (**Figures 5-2a** through **5-2-h**) shows the railroad to the west of the current I-95 alignment. Little Snake Creek and Big Snake Creek had been channelized into a canal (near the top of **Figure 5-2c** and the bottom of **Figure 5-2d**). SR 860/Miami Gardens Drive is visible, but the alignment west of modern-day I-95 differs from the current roadway alignment. Several buildings appear within the archaeological APE where the Miami Gardens Drive interchange exists today. Much like the earlier GLO maps, the area surrounding the now-channelized Little Snake Creek and Big Snake Creek appears to be wet, but some agricultural fields are present in the vicinity. A few wooded areas appear within the archaeological APE adjacent to a current golf course south of NE 199<sup>th</sup> Street (near the top of **Figure 5-2d** and the bottom of **Figure 5-2e**). Ives Dairy Road appears on the 1940 aerial, including across the wet Snake Creek area (on the right side of **Figure 5-2f**). The area shown as a marsh/savannah on the GLO map remained present north of Ives Dairy Road on **Figure 5-2f** and south of SW 11<sup>th</sup> Street on **Figure 5-2g**. A small, wooded area appears at the north end of the marshy area. Several dirt roads snaked around the areas between the wetlands on **Figures 5-2f, 5-2g, and 5-2h**. The hammock on the southern edge of Big Snake Creek remains visible on the aerial near the north end of the APE on **Figure 5-2h**. Agricultural fields were present immediately north of the northern project limits. The area was mostly undeveloped in 1940, although some transportation routes and a few residences were present in the area.

The archaeological APE had not changed greatly by 1947, but cultivated fields and a farm house appear within the APE on the aerial south of SR 860/Miami Gardens Drive and east of the railroad. Velda Dairy on the northeast corner of the railroad and SR 860/Miami Gardens Drive appears to be under construction at the time the aerial was taken. Some channelization of Snake Creek where it crosses NE 203<sup>rd</sup> Street had begun. Additional wooded areas were present surrounding the houses between approximately Ives Dairy Road and NE 213<sup>th</sup> Lane. The hammock near the northern end of the project area remained, but development to its south appears to have been underway.

By the time of the 1957 and 1958 aerials (**Figures 5-3a** through **5-3-h**), the archaeological APE and surrounding areas were vastly different than they were ten years prior. I-95 had been constructed, and SR 860/Miami Gardens Drive shifted in alignment to accommodate the interstate and interchange. Additionally, single family developments and industrial or commercial properties sprang up along the corridor. Snake Creek Canal is wider, and a large retention pond is present north of the canal and east of the interstate. The wooded area near the current golf course had been mostly removed and converted to cleared I-95 ROW. The hammock on the north end of the APE was no longer visible. In some areas, such as the major interchanges, the interstate ROW was not nearly as wide as it is today, and some pre-interstate homes remained during the mid-1950s.

The 1971 aerials (**Figures 5-4a** through **5-4-h**) show the project area as highly developed, nearly to the same degree as the modern-day project corridor. The northern end of I-95 was not yet as wide as today's highway. Some redevelopment has occurred over the past fifty years, but the density of development has remained.








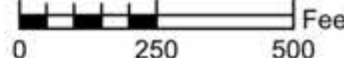
**Figure 5 - 2b: Project APEs on 1940 Historic Aerials (Map 1 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

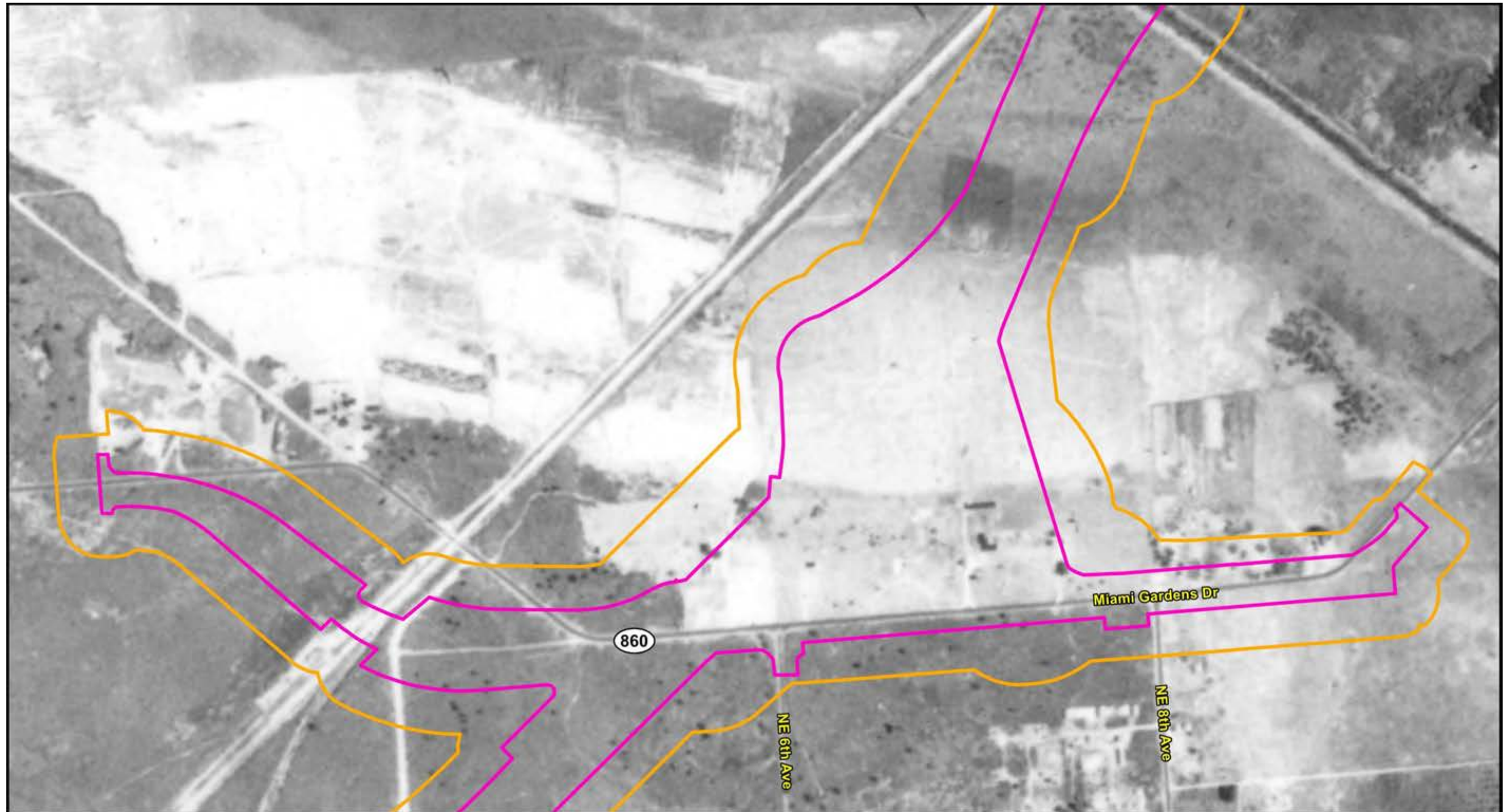
- Historic Resources APE
- Archaeological APE

**Miami-Dade County**









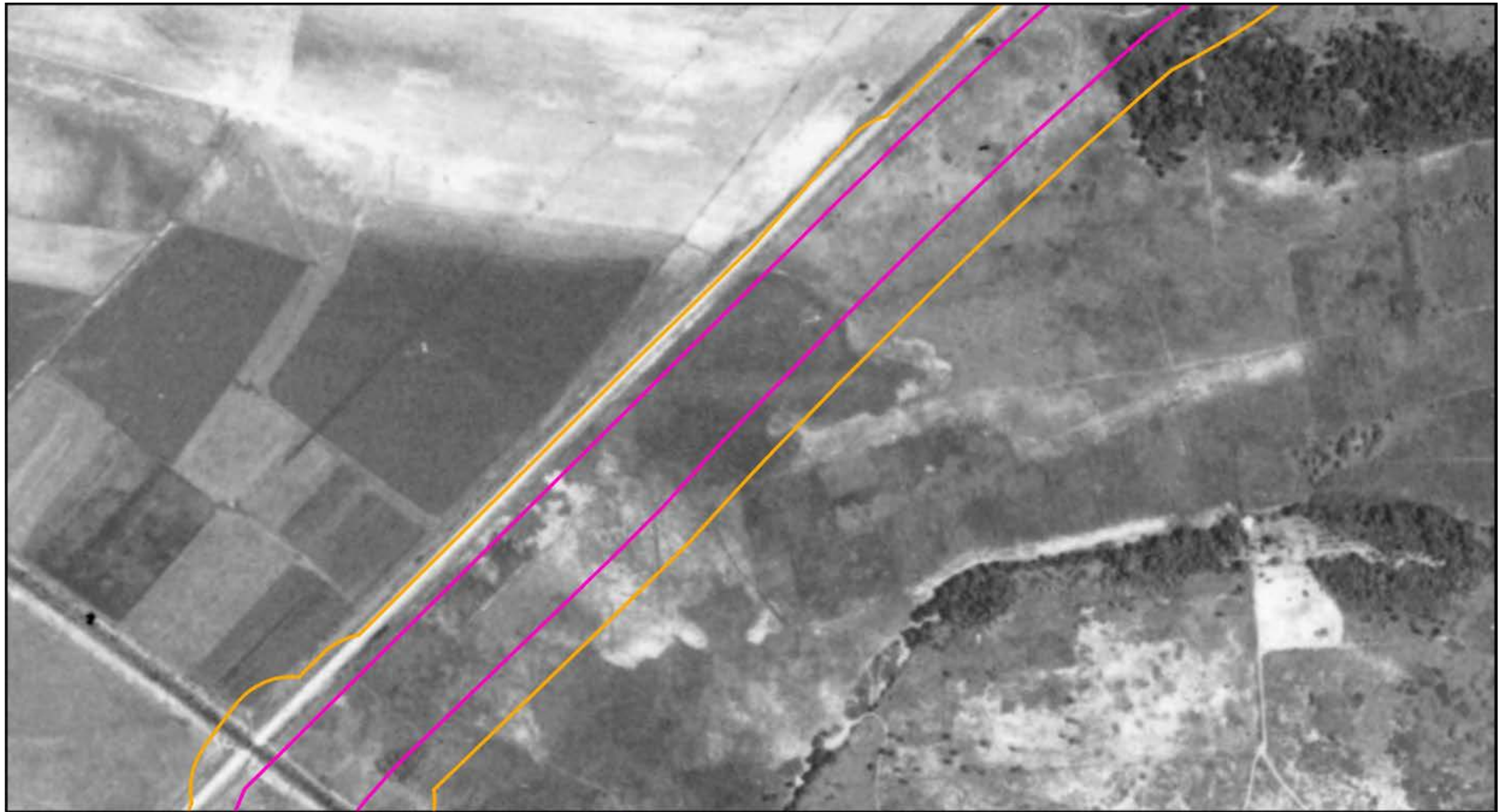
**Figure 5 - 2c: Project APEs on 1940 Historic Aerials (Map 2 of 7)**



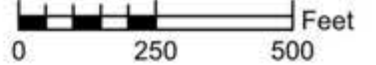
*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

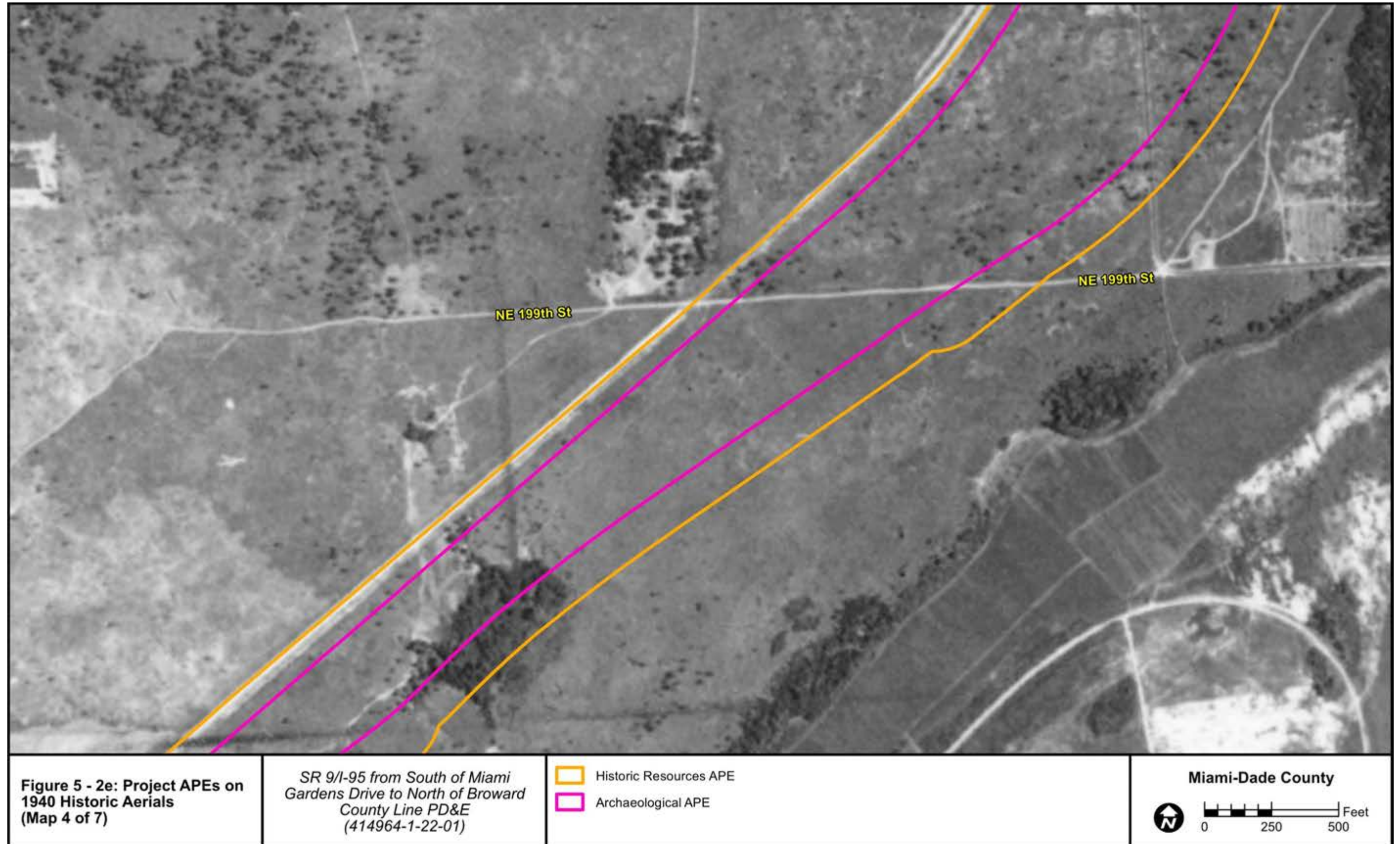
**Miami-Dade County**





<p><b>Figure 5 - 2d: Project APES on 1940 Historic Aerials (Map 3 of 7)</b></p>	<p><i>SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&amp;E (414964-1-22-01)</i></p>	<p>  Historic Resources APE   Archaeological APE         </p>	<p><b>Miami-Dade County</b></p> <p>   </p>
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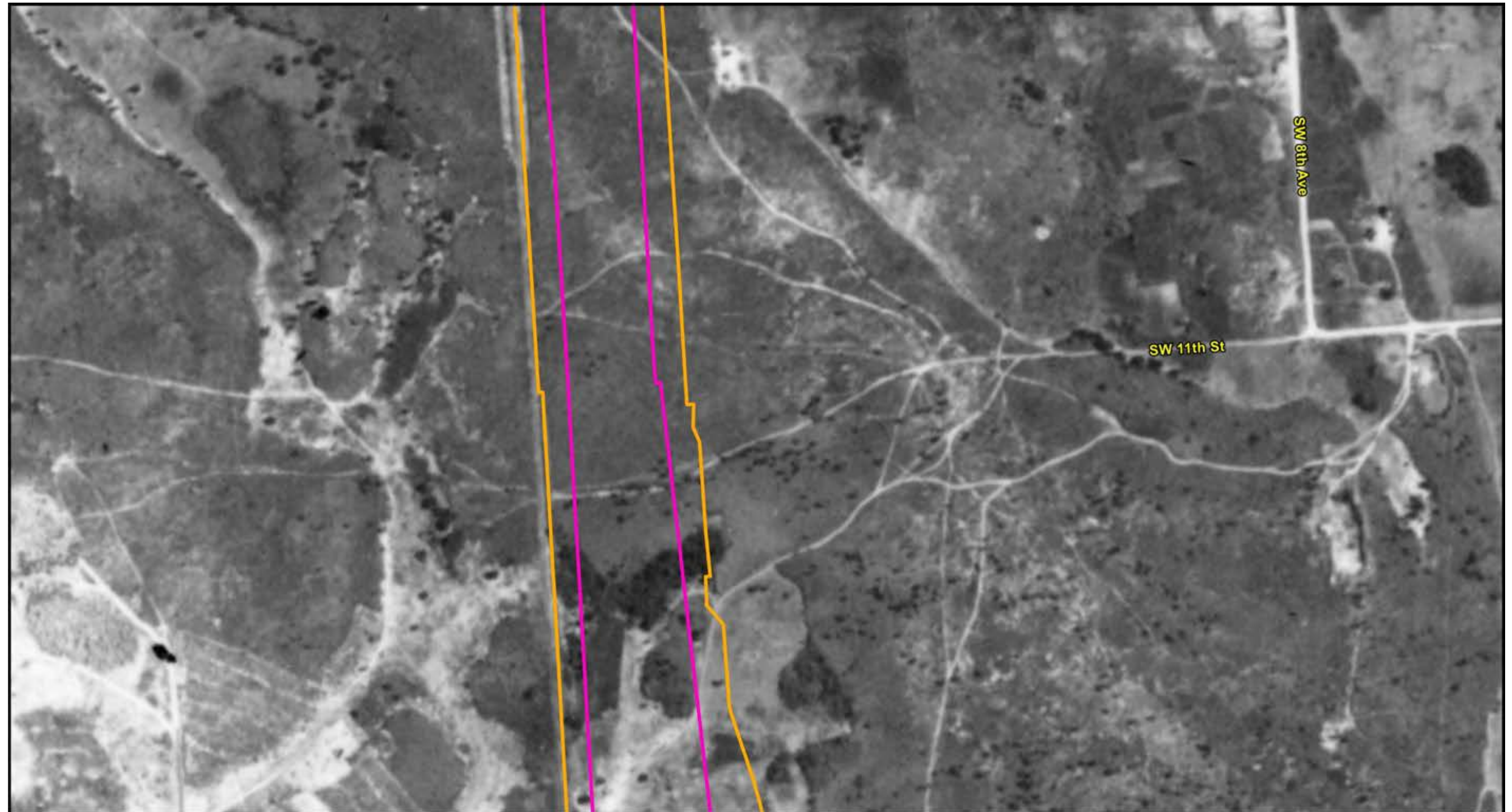














**Figure 5 - 2g: Project APEs on 1940 Historic Aerials (Map 6 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*


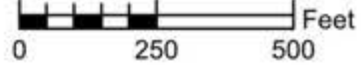
- Historic Resources APE
- Archaeological APE

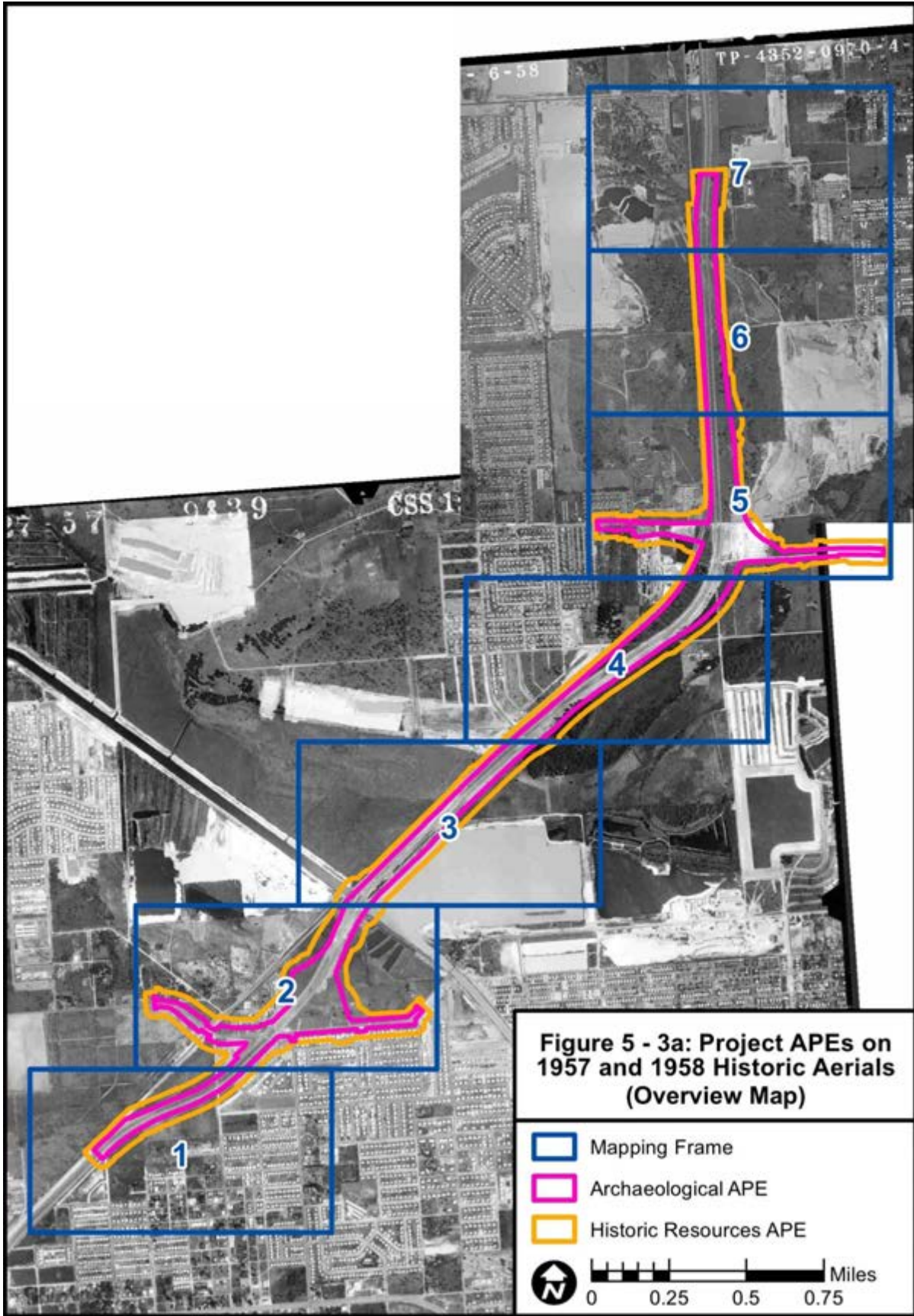
**Miami-Dade County**

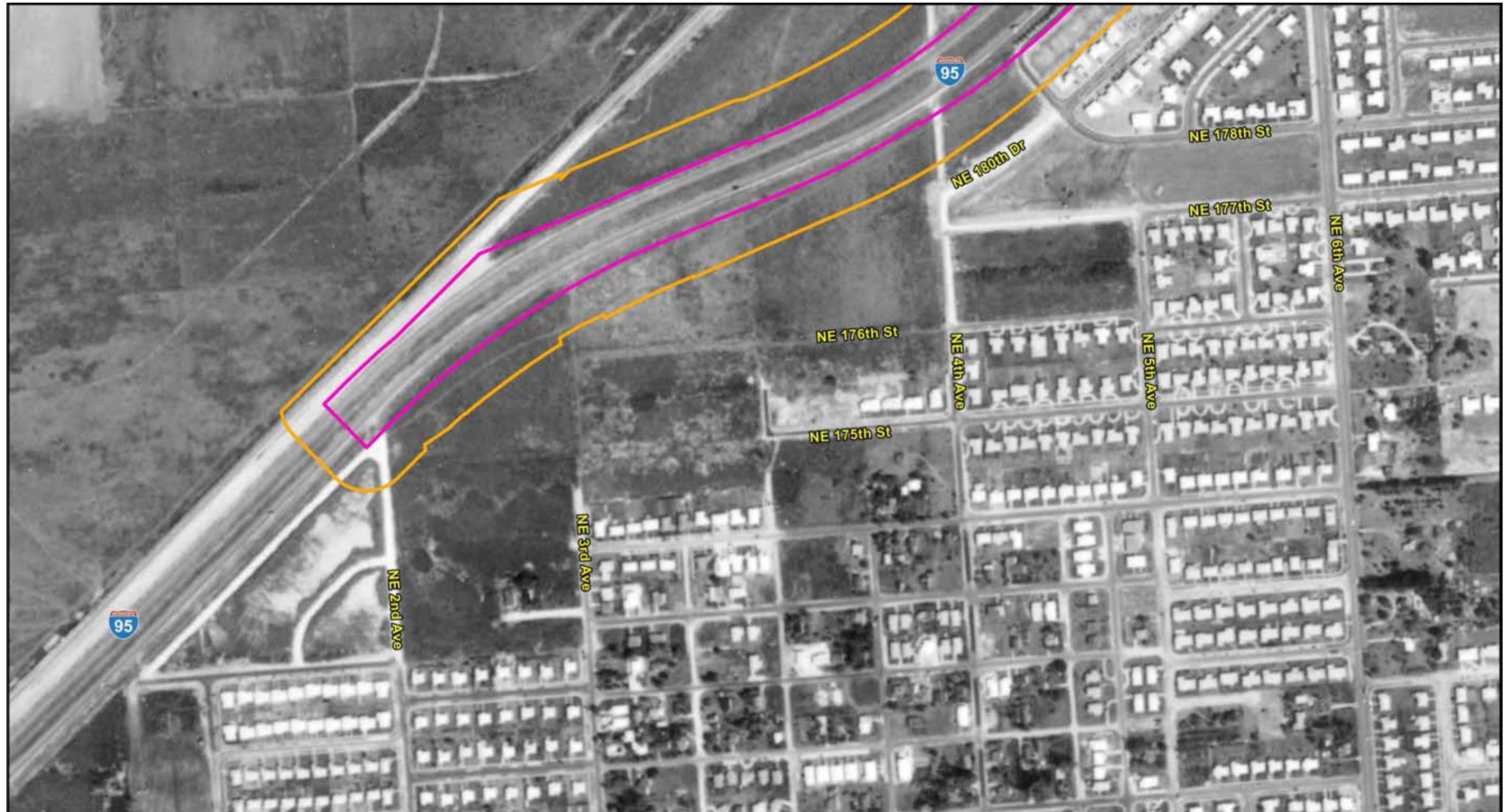




<p><b>Figure 5 - 2h: Project APES on 1940 Historic Aerials (Map 7 of 7)</b></p>	<p><i>SR 9/1-95 from South of Miami Gardens Drive to North of Broward County Line PD&amp;E (414964-1-22-01)</i></p>	<ul style="list-style-type: none"> <li><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Historic Resources APE</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Archaeological APE</li> </ul>	<p style="text-align: center;"><b>Miami-Dade County</b></p> <p style="text-align: center;">   </p>
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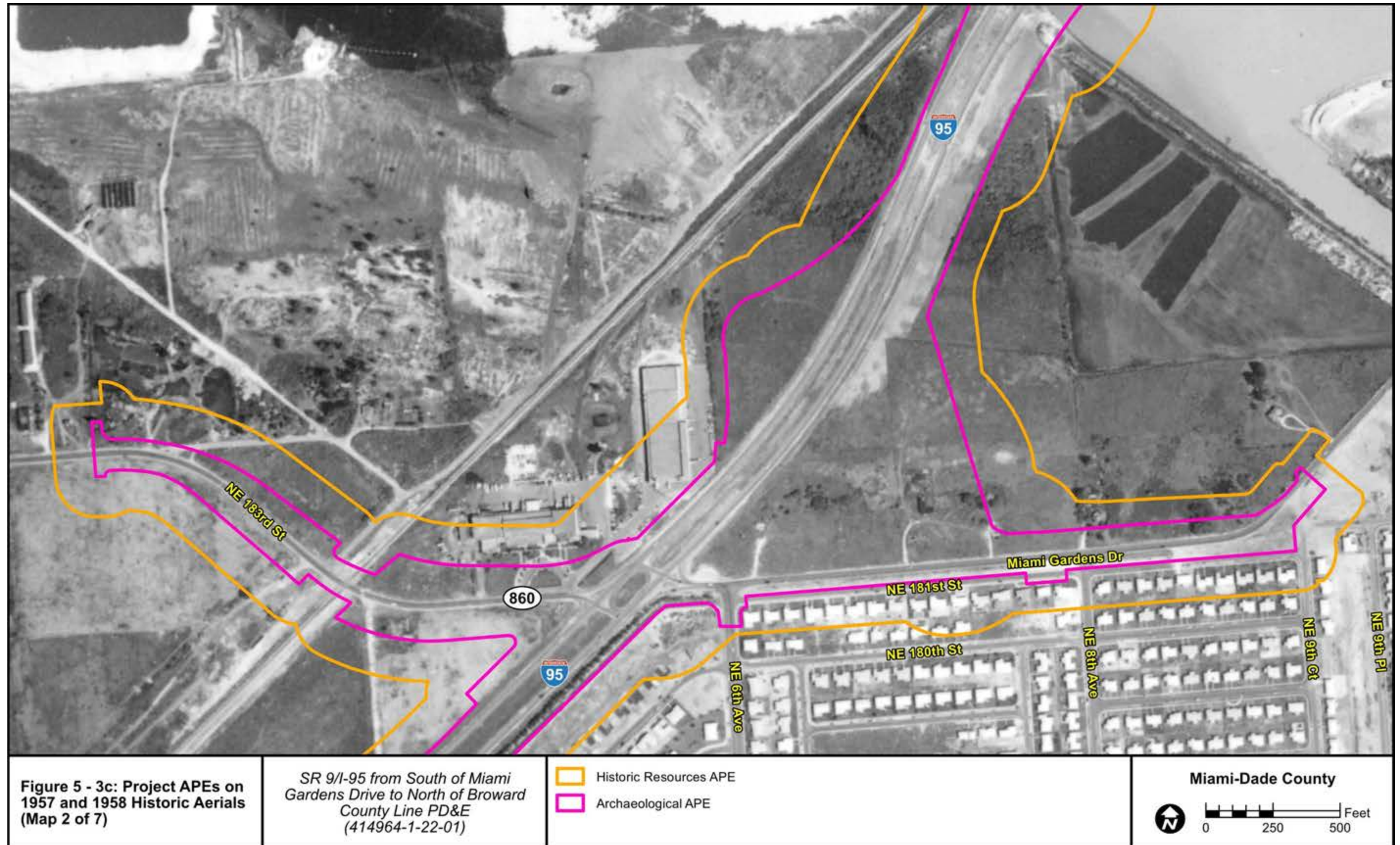
**Figure 5 - 3b: Project APEs on 1957 and 1958 Historic Aerials (Map 1 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

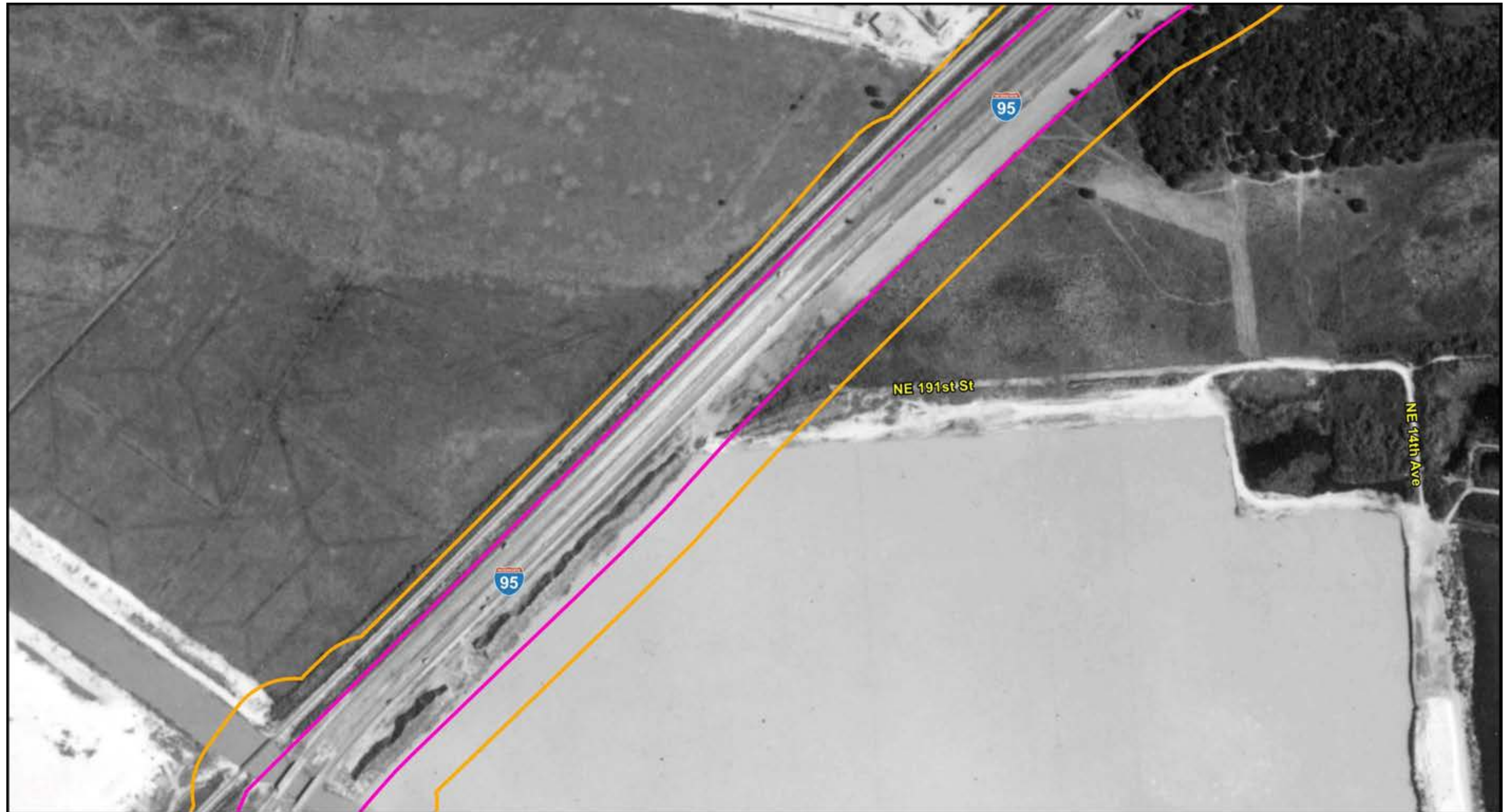
- Historic Resources APE
- Archaeological APE

**Miami-Dade County**









**Figure 5 - 3d: Project APes on 1957 and 1958 Historic Aerials (Map 3 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**





**Figure 5 - 3e: Project APEs on 1957 and 1958 Historic Aerials (Map 4 of 7)**

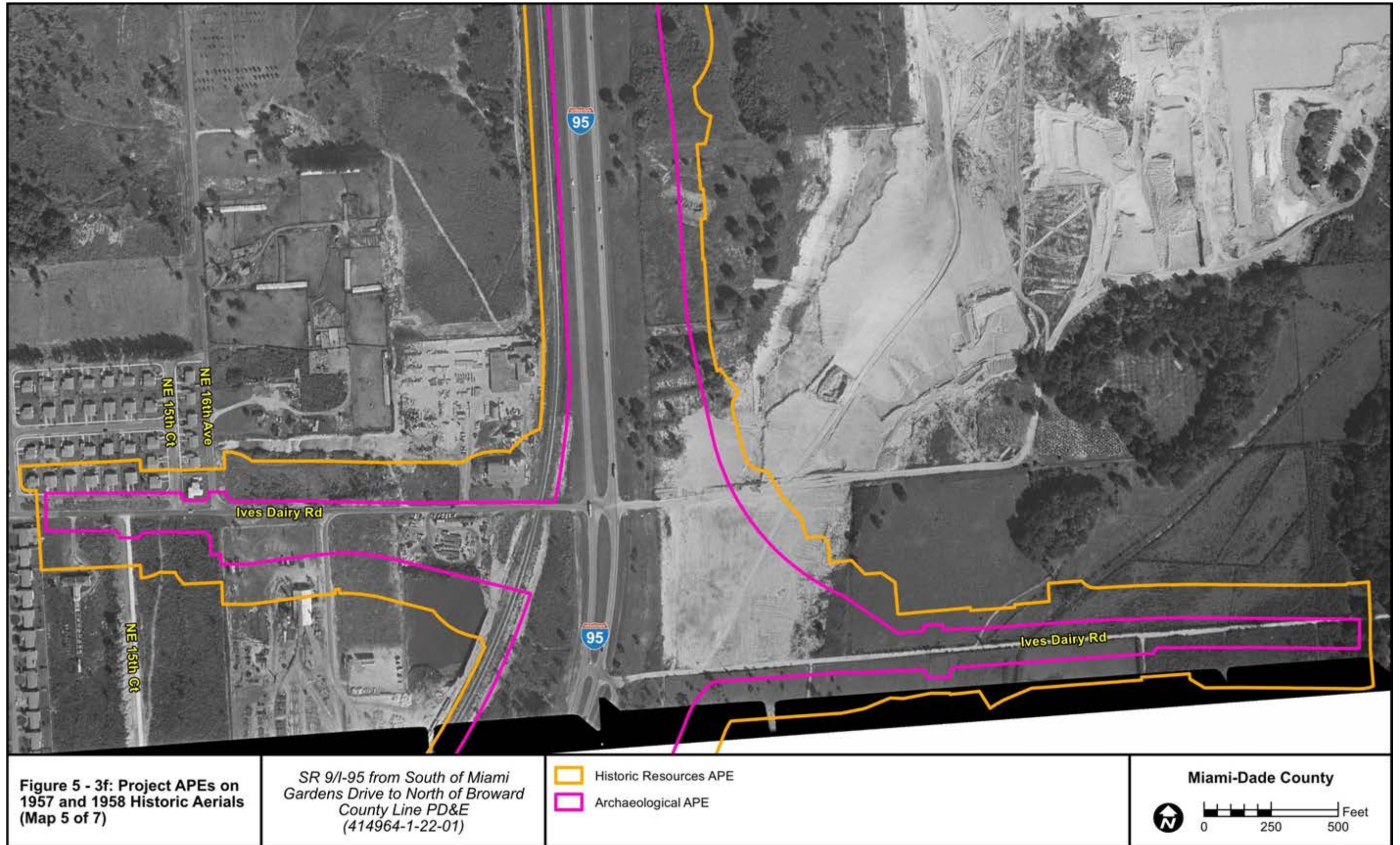
*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**

Feet  
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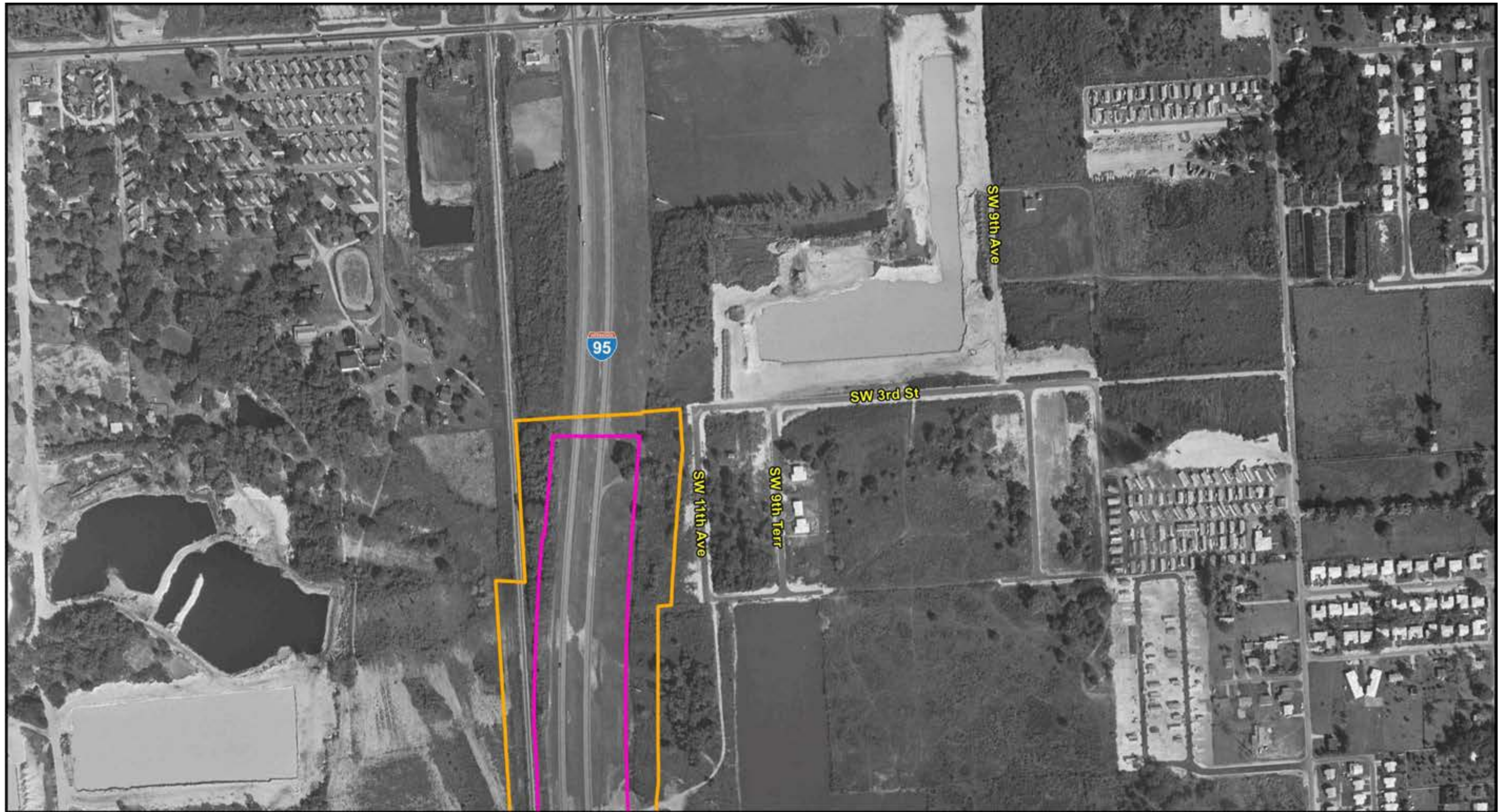
**Figure 5 - 3g: Project APes on 1957 and 1958 Historic Aerials (Map 6 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**





**Figure 5 - 3h: Project APEs on 1957 and 1958 Historic Aerials (Map 7 of 7)**

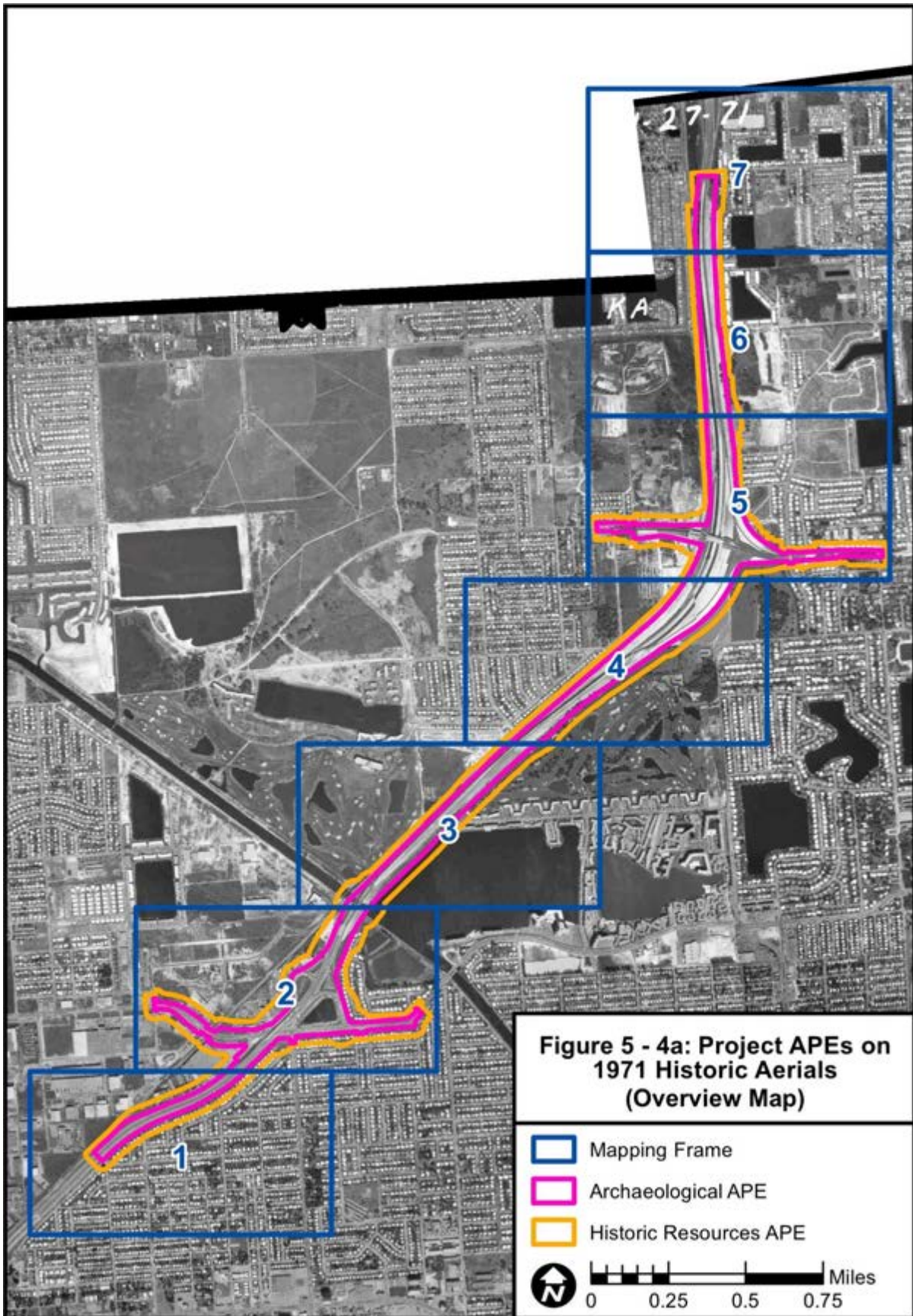
*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**

Feet  
 0      250      500









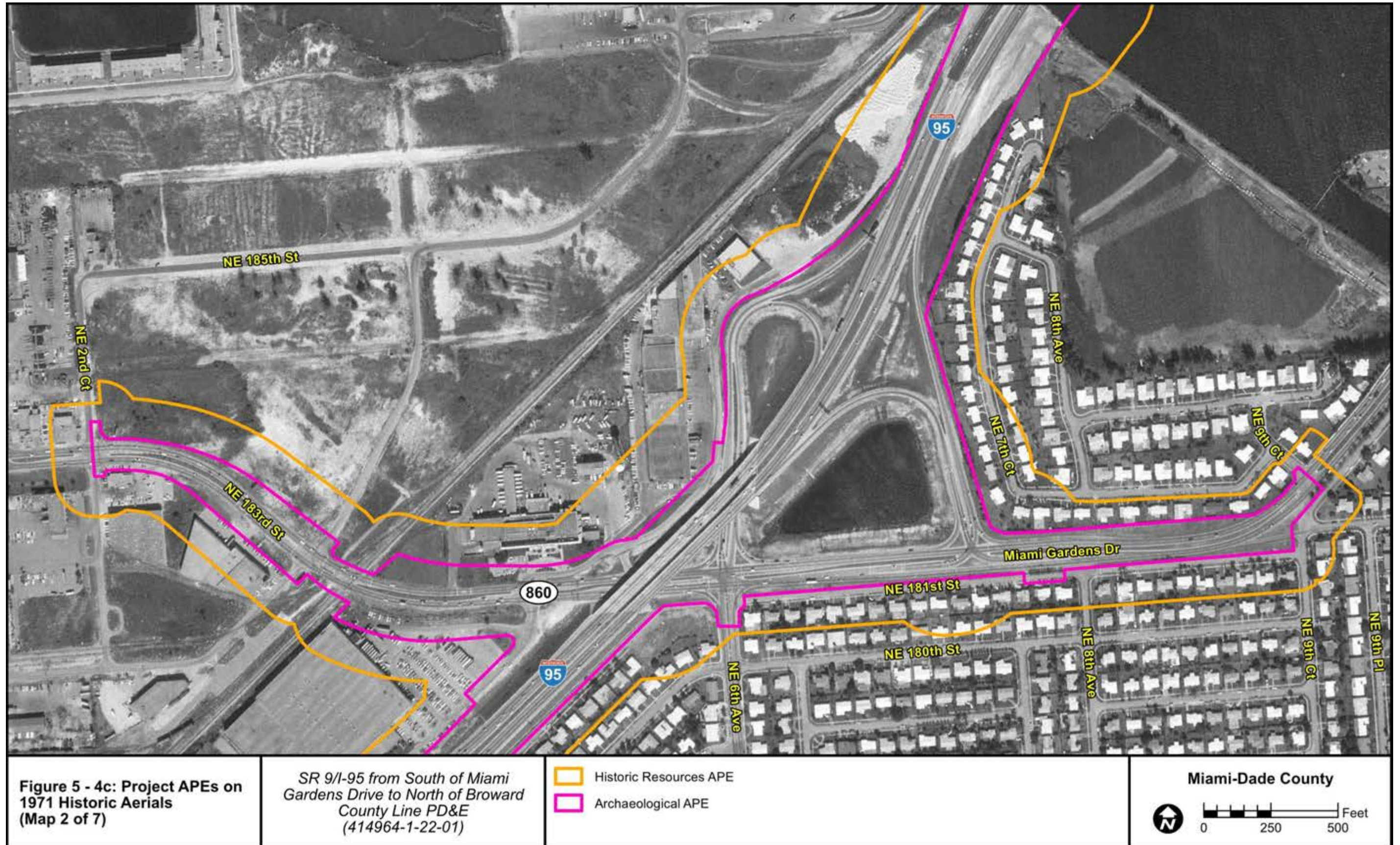
**Figure 5 - 4b: Project APEs on 1971 Historic Aerials (Map 1 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**





**Figure 5 - 4c: Project APEs on 1971 Historic Aerials (Map 2 of 7)**

SR 9/1-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)

- Historic Resources APE
- Archaeological APE

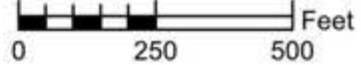
**Miami-Dade County**

N

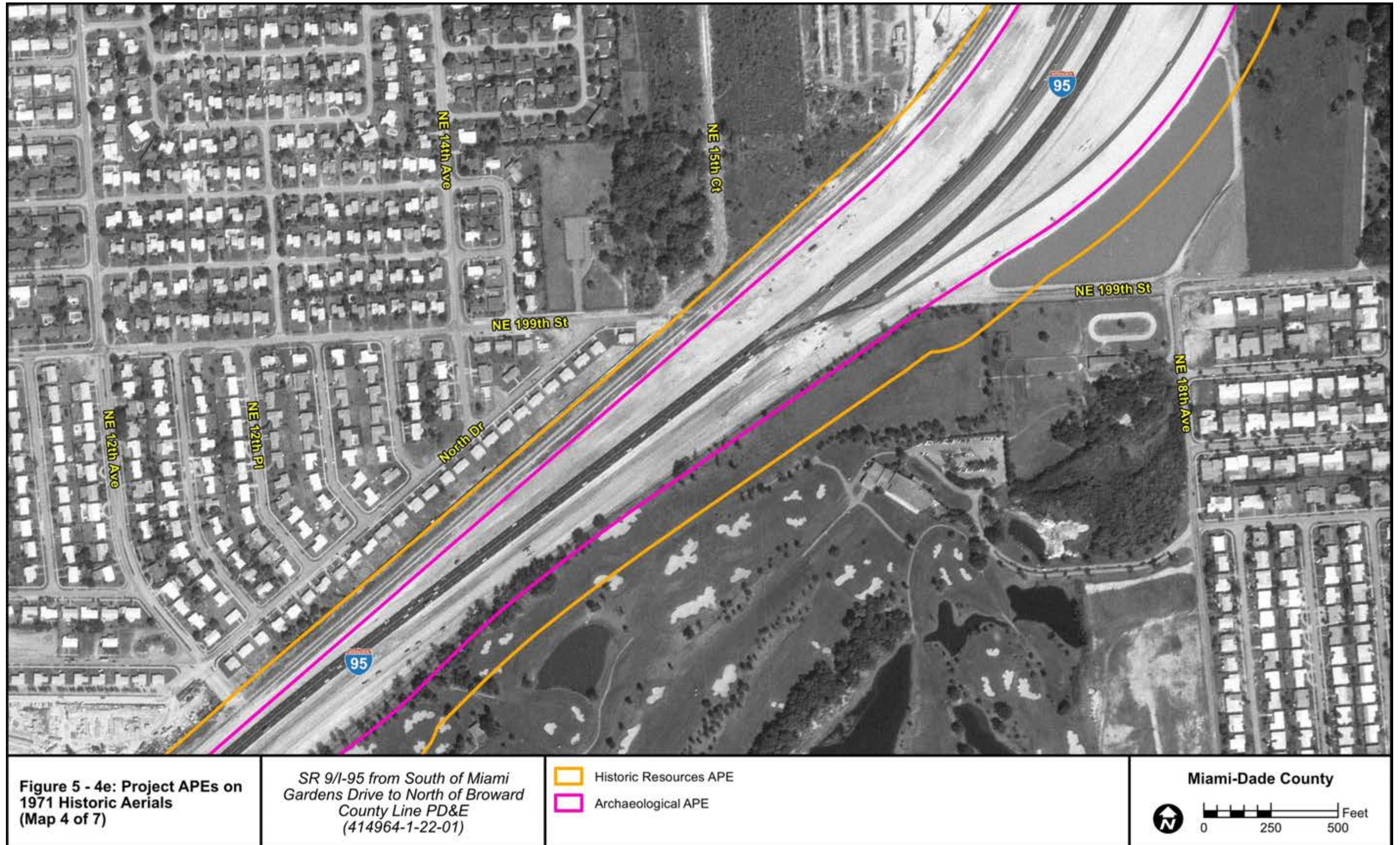
 Feet  
 0      250      500





<p><b>Figure 5 - 4d: Project APEs on 1971 Historic Aerials (Map 3 of 7)</b></p>	<p><i>SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&amp;E (414964-1-22-01)</i></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid yellow; margin-right: 5px;"></span> Historic Resources APE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid pink; margin-right: 5px;"></span> Archaeological APE</li> </ul>	<p style="text-align: center;"><b>Miami-Dade County</b></p> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div> <div style="flex-grow: 1;">  </div> </div>
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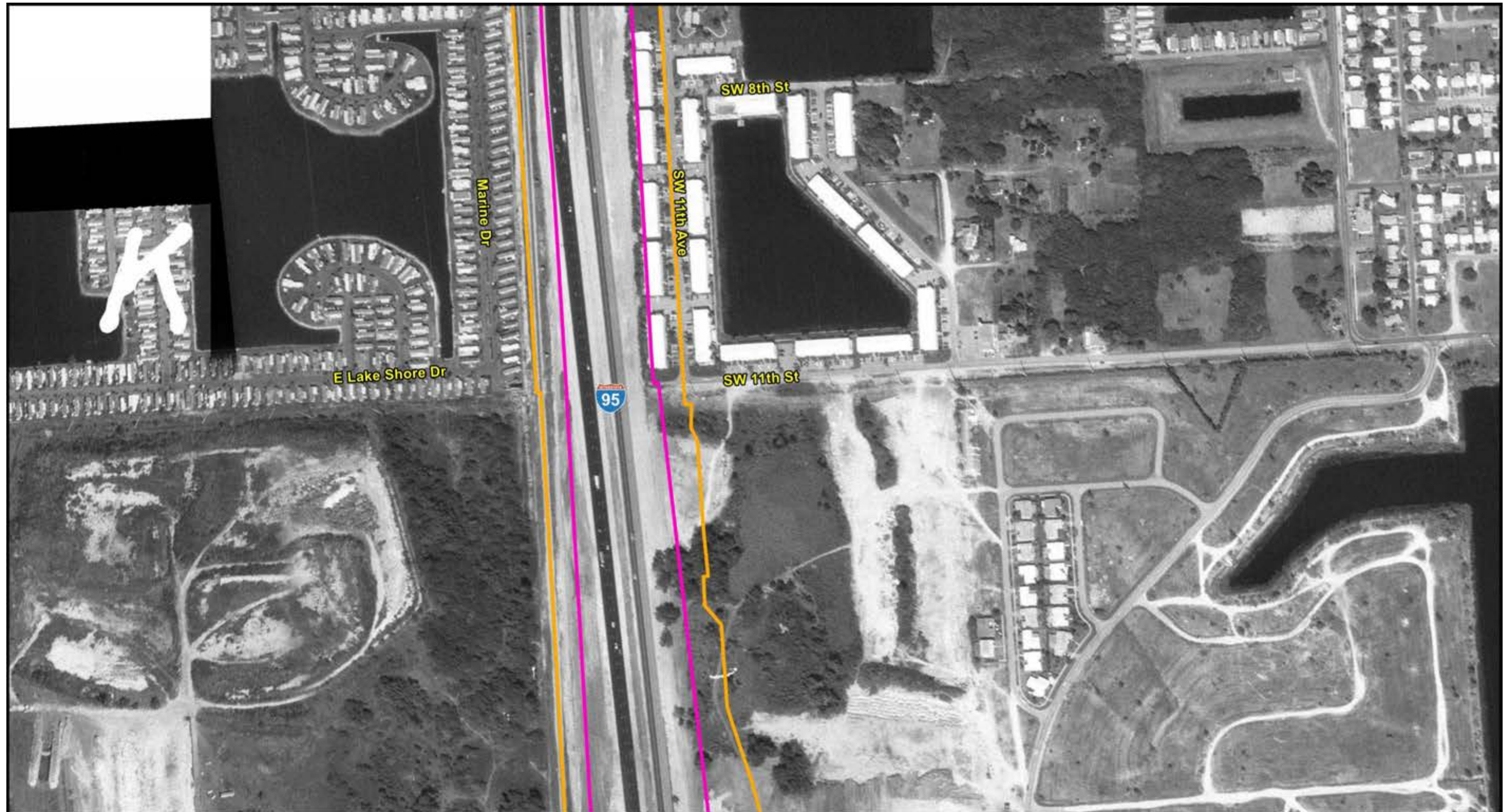
**Figure 5 - 4f: Project APEs on 1971 Historic Aerials (Map 5 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**





**Figure 5 - 4g: Project APEs on 1971 Historic Aerials (Map 6 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**





**Figure 5 - 4h: Project APEs on 1971 Historic Aerials (Map 7 of 7)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (414964-1-22-01)*

- Historic Resources APE
- Archaeological APE

**Miami-Dade County**



Miami-Dade County (USDA 1958, 1996) and Broward County (1984) soil surveys were reviewed to help determine the environment, assess the level of land modification, and identify natural features within the project APE indicative of increased archaeological site potential. **Table 5-1** lists the detailed soil types identified within the archaeological APE. The Soil Survey of Miami Dade County, which was primarily conducted in 1947 and published in 1958, identified five soil types within APE (**Figure 5-5**). Dade fine sand covered the southern end of the project area from the southern limits to approximately SR 860/Miami Gardens Drive and the northern end of the project area from approximately NE 12<sup>th</sup> Avenue to the Broward County Line. Davie mucky fine sand crossed part of the APE on NE 203<sup>rd</sup> Street east of I-95. The Everglades peats flanked the current canal, and Davie fine sands and Perrine marls were found between the peats and Dade fine sand. A review of the 1996 Soil Survey of Miami-Dade County (USDA 1996) and the Soil Survey of Broward County, Florida, Eastern Part (USDA 1984; **Figure 5-6**) identified previously disturbed soil types within the highly developed archaeological APE. However, if Dade fine sand was the pre-development soil type, then the northern extent of the project area was likely once well-drained.

**Table 5 – 1: Soil Types within the Project APE**

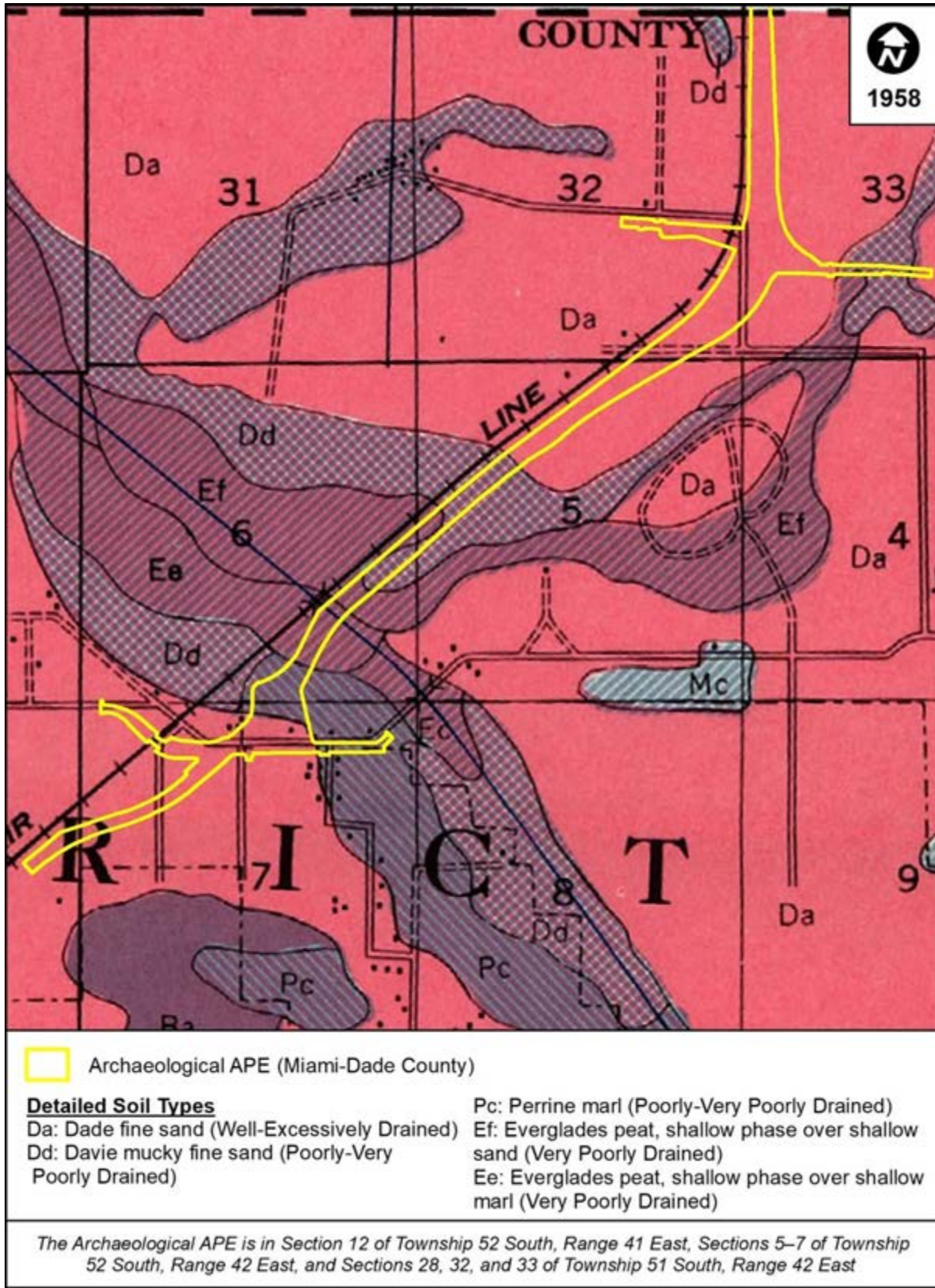
Drainage	Name	Environmental Association
<b>1958 Miami-Dade County Soil Survey</b>		
Well Drained to Excessively Drained	Dade fine sand (Da)	Found on sandy pine lands with slash pine, saw palmetto, low cycads or coonties, and grasses. Isolated hammocks with live oak, cabbage palmetto, gumbo-limbo, and other hardwood trees are also found within this soil type.
Poorly to Very Poorly Drained	Davie mucky fine sand (Dd)	Located on margins of sandy prairies bordering the Everglades and supporting sawgrass prior to drainage.
	Perrine marl (Pc)	Nearly flat soils within the marl glades east of rocky pine-covered land. They supported sedges, switchgrass, reedgrass, needlegrass, and sawgrass prior to drainage.
Very Poorly Drained	Everglades peat, shallow phase over shallow sand (Ef)	Found at the eastern edges of the Everglades in areas where peat from the native sawgrass, lily, sedge, and myrtle vegetation overlies sand.
	Everglades peat, shallow phase over shallow marl (Ee)	Found at the eastern edges of the Everglades in areas where peat from the native sawgrass, lily, sedge, and myrtle vegetation overlies marl.
<b>1984 Broward County Soil Survey</b>		
Well Drained	Dade-Urban land complex	Mostly level soils typically found on upland flatlands with pine and palmetto vegetation, and approximately 30-50% covered by pavement, buildings, transportation facilities, or other hardscape. Natural areas with Dade fine sands typically support slash pine, scrub oak, laurel oak, saw palmetto, coontie, gopher apples, and pineland threeawn.
Moderately Well Drained to Poorly Drained	Arents-Urban land complex	Areas containing fill and approximately 30-50% covered by buildings, transportation facilities, or other hardscape.

Drainage	Name	Environmental Association
Other	Udorthents, shaped	Mixed soils that have been moved and shaped for the construction of golf courses or major highways.
1996 Miami-Dade County Soil Survey		
Moderately Well Drained	Udorthents, limestone substratum, 0-5% slopes	Areas covered with fill and typically used as golf course sites. No natural soil or vegetation remains.
Other	Urban Land	Areas over 85% covered with buildings, transportation facilities, or other hardscape and lacking any visible natural soil.
	Water	Excavated ponds or canals.

USDA 1984:16, 21-23, 47-48; USDA 1996:21-22, 33; USDA 1958:15-19, 24, 25

Based on the statewide digital elevation model (DEM) from the FGDL, the variation in elevations along the project corridor is mostly a result of the built environment. However, it appears that most of the surrounding area has roughly average elevations for the Atlantic Coastal Ridge. Near the canal and in the area northeast of I-95 and NE 203<sup>rd</sup> Street, the elevations appear lower than average for the Atlantic Coastal Ridge at approximately 4-6 feet or 1-2 m asl. The earliest available USGS *North Miami* topographic map (1947) shows the project corridor within areas with 5-foot or 10-foot elevations, although a few depressional areas are also shown (**Figure 5-7**).





**Figure 5 – 5: Soils in the Archaeological APE per the 1958 Dade County Soil Survey**



**Figure 5 – 6: Soils in the Archaeological APE per the 1984 Broward County Soil Survey**



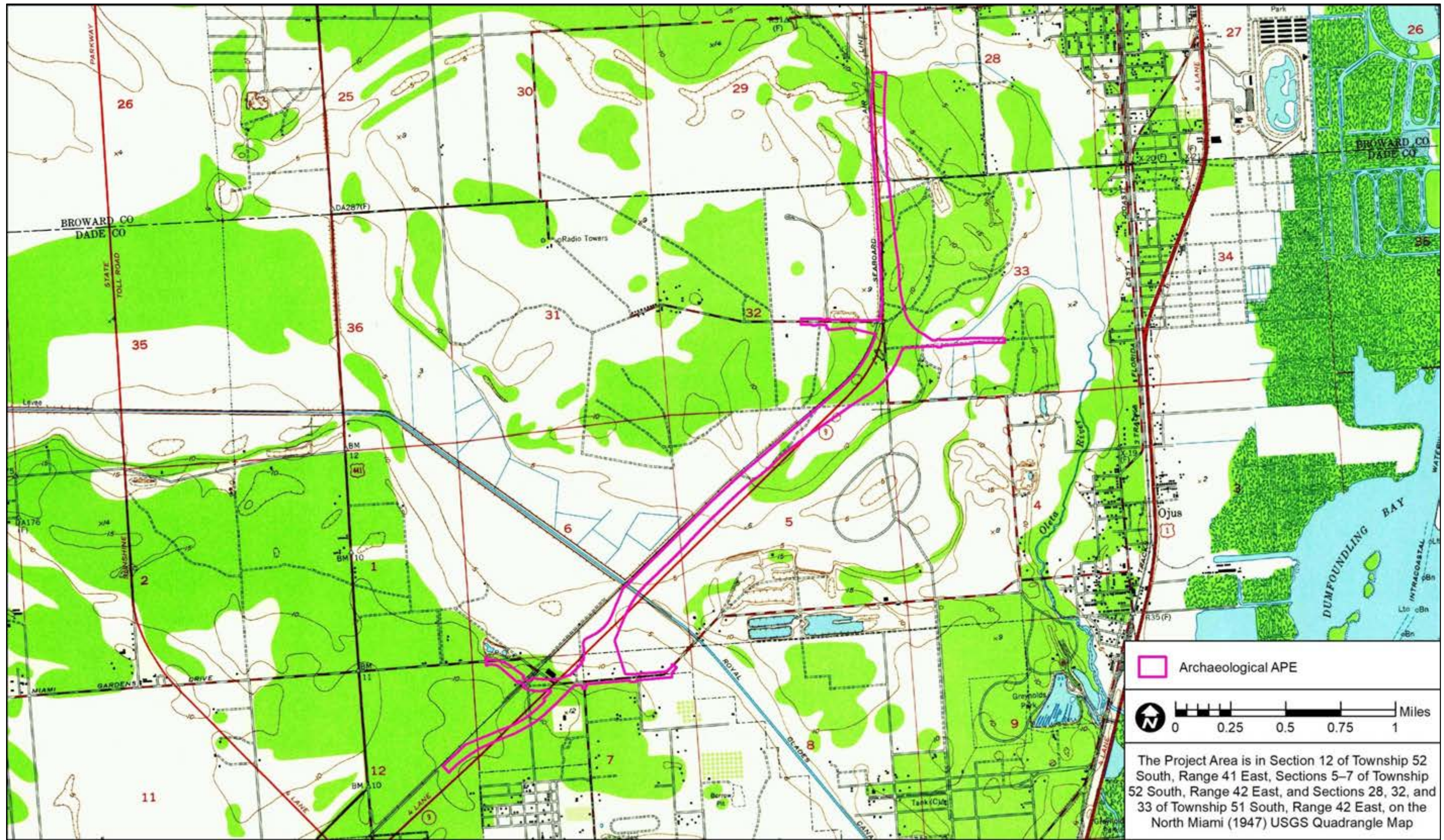


Figure 5 – 7: 1947 USGS Topographic Quadrangle Map Showing the Archaeological APE



## 6.0 Precontact Overview

Native peoples have inhabited Florida for at least 14,000 years. The earliest cultural stages are pan-Florida in extent, while later cultures exhibited unique cultural traits. The following discussion of the precontact period of the general project area is included to provide a framework within which the local archaeological record can be understood.

### 6.1 Paleoindian Period (c. 12,000 – 7,500 BC)

Human occupation of Florida began toward the end of the last glacial epoch of the Pleistocene. In southern Florida, the earliest evidence of human occupation comes from the Little Salt Spring site in Sarasota County, where dates between 12,000 and 13,000 years ago have been determined (Clausen et al. 1979; Griffin 2002:144). The earliest inhabitants of Florida are known archaeologically as "Paleoindians," who are usually described as highly mobile hunter-gatherers that traveled in small family bands. The greatest density of known Paleoindian sites in Florida is associated with the rivers of northern and north-central Florida where distinctive lanceolate projectile points and bone pins have been found in abundance in and along the Santa Fe, Silver, and Oklawaha Rivers (Dunbar and Waller 1983). The Floridan aquifer and chert-bearing limestone are both near the surface in these karst river basins (Dunbar 2016:46). Many of these Paleoindian artifacts have been found at shallow fords and river crossings where Native Americans presumably hunted Pleistocene mammals. The bones of extinct species such as mammoth, mastodon, and sloth are commonly found preserved in the highly mineralized waters of the area's springs and rivers. Despite early claims to the contrary, there is now sufficient evidence to confirm the contemporaneity of Paleoindians and these extinct mammals (Dunbar 2016; Marrinan and Peres 2019).

During Paleoindian times, the Florida peninsula was more than twice as wide as it is today with sea levels as much as 160 feet lower than present levels (Milanich 1994). The climate was windy, cool, and arid (Kutbach and Wright 1985:178–180; Wright 1981:121, 123). Modern hydrological features such as the Everglades, Lake Okeechobee, and the familiar swamps of southern Florida had not yet begun to form. However, the presence of small numbers of aquatic species, such as alligators, fish, and turtles from fossil records indicate that a few streams and water bodies did exist, although they may have been located primarily on the coast. Many sites are likely to be present on the formerly exposed continental shelf that is now submerged due to higher sea levels, particularly in paleochannels or sinkholes within Tampa Bay and the Gulf of Mexico (Thulman 2019a; Faught 2019). Evidence of coastal adaptations by Paleoindians has not yet been identified, and such data would need to come from currently submerged sites because all terrestrial sites would have been well inland during the time of Paleoindian occupation (Anderson et al. 2015:12; Dunbar 2016:25; Dunbar et al. 1988; Goodyear et al. 1980; Goodyear and Warren 1972; Halligan 2019; Ruppe 1980). Therefore, it is difficult to determine the dependence of Paleoindian groups on estuarine and littoral resources.

The prevailing view of the Paleoindian culture, a view based on the uniformity of the known tool assemblage and the small size of most of the known sites, is that of a nomadic hunting and gathering existence, in which now-extinct Pleistocene megafauna were exploited. Settlement



patterns were restricted by availability of freshwater and access to high-quality stone from which the specialized Paleoindian tool assemblages were made. Waller and Dunbar (1977) and Dunbar and Waller (1983), from their studies of the distribution of known Paleoindian sites and artifact occurrences, have shown that most sites of this time period are found near karst sinkholes or spring caverns. The Oasis Model suggested that in the cooler and drier Pleistocene environment, the presence of potable water was much more restricted, and sites were located near oases, such as large artesian springs, where water, prey, and plant resources would have been available (Neill 1964). Thulman's (2009) analysis supported the Oasis Model by concluding that freshwater availability, using proxy data from recent drought years, most strongly correlated with reported Paleoindian point distributions.

Most Paleoindian sites in Florida consist of surface finds, often identified by collectors, especially divers (Dunbar 2016:46; Anderson et al. 2015:15; Thulman 2009:243). Four main Paleoindian spear points have generally been recognized for the region, including the Clovis, Dalton, Simpson, and Suwannee point types (Bullen 1975). Recent reevaluations of point typology have suggested revisions to Bullen's (1975) initial classifications based mainly on statistical analysis of basal morphology rather than generalized verbal descriptions (Thulman 2007; Thulman 2012; Dunbar 2016). Other point types suggested for the region include the Page-Ladson point, lozenge-shaped Miller type points, and the Harney point/knife. The most widely recognized Paleoindian tool in Florida is the Suwannee point, which has several forms that can be used as sub-classifications (Dunbar 2016).

The only Florida site to yield diagnostic Paleoindian artifacts in direct association with extinct megafauna came from the Clovis component at Sloth Hole (8JE121), an inundated site on the Aucilla River. There, a carved mastodon ivory tool fragment yielded a radiocarbon date of 11,050 ±50 14C BP (Hemmings 2004) and has been considered one of the three oldest Clovis sites in the Americas (Dunbar 2007:7). Although diagnostic artifacts were also recovered from other Florida sites, such as Page-Ladson, only Sloth Hole has yielded diagnostic Clovis artifacts from an undisturbed, primary context (Dunbar 2006, 2007). The Southeast may have been a warm thermal enclave where megafauna survived past their extinction in other parts of the country (Dunbar and Thulman 2019:107). Conversely, Suwannee points may predate Clovis or be contemporaneous with them (Dunbar 2016:36, 155, 164). The distribution of Simpson and Suwannee points corresponds to the likely limits of the Southeastern warm thermal enclave, and so those points may represent a technological adaptation suited to the particularly diverse plant and animal species available in that biome (Dunbar 2016:193; Dunbar and Thulman 2019:108). No sites with distinct Simpson, Suwannee, and Clovis strata have been found to illuminate relative dating of these point types (Dunbar 2016:35; Halligan 2019).

Other Paleoindian stone tools are known from the Harney Flats site (Daniel and Wisenbaker 1987:41–97), the Paradise Park site in Marion County (Neill 1958), and other northern Florida sites (Purdy 1981:8–32). These Paleoindian tools tend to be unifacial and plano-convex, with steeply flaked, worked edges (Purdy and Beach 1980:114–118; Purdy 1981). Bifacial and “hump-backed” unifacial scrapers, blade tools, and retouched flakes, including spokeshaves, have been found at these sites (Daniel and Wisenbaker 1987:62–81, 86–87; Purdy 1981). However, some tools are little more than flakes or blades that were struck from cores, used, and discarded (Milanich 1994:51). In addition to the stone artifacts, Paleoindian assemblages have contained ivory shafts and

foreshafts. Some lanceolate projectile points would have been hafted to these shafts and then to a wooden spear shaft (Milanich 1994:48-49). Organic material culture found at Paleoindian sites includes bone, stone, and ivory beads; bone and ivory projectile points and an ivory harpoon; as well as bone pins and barbs, including from mid-sized animals such as deer (Dunbar 2016:210-228). A full understanding of Paleoindian material culture is impeded by the limits of preservation.

By the end of the Paleoindian period, the climate had become warmer and wetter, and it is possible that the modern wetlands of southern Florida began to emerge. Sea levels began a rapid rise, shrinking the available land mass through coastal inundation. These dramatic climate changes, and possible pressure from Paleoindian hunters, led to the extinction of the Pleistocene megafauna and other species.

## **6.2 Archaic Period (c. 7,500–500 BC)**

During the Archaic period, climate and sea levels gradually stabilized and southern Florida began to take on its current appearance. The Archaic period is known for the adaptations made by Florida's earliest inhabitants to the modernizing climate and landscape. At the beginning of the Archaic, lifeways in Florida were quite similar to those of the preceding Paleoindian period. However, by the end of the Archaic, Florida's natives had developed more sedentary lifestyles, made many technological innovations, the most important of which was the invention of pottery, and began to differentiate themselves into distinct regional subcultures. Florida's Archaic is divided into an Early, Middle, and Late sub-periods, each of which have recognized horizons that are limited to restricted geographic areas and/or times.

### **6.2.1 Early Archaic (c. 7,500 – 5,000 BC)**

By the beginning of the Early Archaic sub-period, Pleistocene megafauna had become extinct. A rising sea level and mesic conditions spread throughout Florida, and Lake Okeechobee did not yet exist (Griffin 2002:145). The settlement patterns and tools of Early Archaic people in Florida were initially similar to those of the preceding Paleoindian period (Daniel and Wisenbaker 1987:33–34; Faught and Waggoner 2012). As the Early Archaic progressed, more wetland habitats within southern Florida began to emerge. Beginning about 7500 BC, lanceolate Paleoindian points and knives were replaced first by side-and corner-notched forms, and later by stemmed tools such as the Kirk, Wacissa, Hamilton, and Arredondo types (Milanich 1994:63). Point makers seem to have applied notching, thought to improve durability and use-life of point, as well as other modifications to their own regional Late Paleoindian/Dalton point varieties (Thulman 2019b:122-136; Goodwin et al. 2013:63-65; Carter and Dunbar 2006). Projectile points such as Greenbriar, Union, and Hardaway may represent transitional forms between Paleoindian points and Bolen points, an Early Archaic diagnostic type (Farr 2006:109; Faught and Pevny 2019).

Other Early Archaic lithic tools include the Edgefield and Hendrix scrapers, Waller knives, Aucilla adzes, Dalton-like adzes, small, triangular spokeshaves or endscrapers with hafting capabilities, limestone dimpled stones, hammerstones, and more rarely, groundstone for plant resource processing (Dunbar 2016:180-181; Faught and Pevny 2019:81-83; Goodwin et al. 2013). This larger toolkit had specific tools for different functions, rather than fewer multi-use tools. At the Alexsuk site



(8HE426) in Hernando County, likely an Early Archaic base camp, bifacial tools, hafted endscrapers, and diverse multifunctional flake-based tools appear to have been used for processing game and other organic materials (Janus Research 2022a). The increased diversity of this assemblage implies expanded subsistence strategies and the use of new raw materials and technologies suited to a changing environment (Faught and Pevny 2019; Goodwin et al. 2013; Carter and Dunbar 2006).

Paleoindian and Early Archaic components are often found at the same sites, largely restricted to natural springs and the extensive perched water sources of northern Florida. Perched water availability may have increased through the Early Archaic as the climate became wetter, but the transition between the Paleoindian and Early Archaic period was characterized by drought and lower water tables than later periods. The Little Salt Spring (8SO18) and Warm Mineral Springs (8SO19) sites have Paleoindian and Early Archaic components submerged on underwater ledges that would have been available for occupation during lower water levels (Dunbar 2016:24; Faught and Pevny 2019). Many Early Archaic sites are also submerged on the present-day continental shelf.

However, Early Archaic artifacts are more widely distributed than Paleoindian materials, such as at upland sites in northern Florida which lack Paleoindian materials (Neill 1964; Janus Research 1999a:58–61). A recent sea level rise curve prepared for offshore archaeological research (Joy 2018) suggests that almost 65,500 square km of land would have been newly submerged by an influx of meltwater over the approximately 800 years surrounding the transition between Paleoindian and Early Archaic times (Faught and Pevny 2019). The increase in terrestrial Early Archaic diagnostic finds and sites over Paleoindian ones is not wholly due to the loss of habitable land, but likely to denser populations and potentially greater social organization (Anderson and Sassaman 2012). The later makers of the Kirk Serrated points seem to have had an even broader range, helped by the expanded availability of wetlands across the landscape (Dunbar 2016; Thulman 2019a:17).

Much of what is known about Early Archaic subsistence comes from highly preserved materials recovered from the anaerobic muck of the Windover Pond site (8BR246) in Brevard County. The Windover analysis (Andrews et al. 2002) indicates that Early Archaic peoples utilized the fibers of sabal palm, saw palmetto, and other plants in the weaving of baskets and textiles. Palaeobotanical evidence suggests bottle gourd use, fruit consumption, and potentially medicinal plant use (Doran 2002:20). Windover also illustrates that at least some Early Archaic populations had developed an intensive exploitation strategy focused on inland aquatic resources supplemented by terrestrial game (Dickel and Doran 2002:54). Additionally, blood residue analysis of Early Archaic diagnostic tools from north Florida site positively identified large and mid-sized animal proteins from bear, bovine (most likely bison), and deer, as well as antigens from smaller species such as rabbits, pigeons or doves, and waterfowl (Faught and Pevny 2019; Goodwin et al. 2013:64, 219, 224).

Organic material culture found at Early Archaic sites include wooden stakes, tool handles, and points made from deer antlers, deer bone pins, a possible drinking vessel made from a deer skull found at the Page-Ladson Site (8JE591), and a wooden boomerang, wooden mortar, and incised deer antler from the Little Salt Spring Site (8SO18; Thulman 2019a:19; Faught and Pevny 2019:83;

Moore and Schmidt 2009:68). At Warm Mineral Springs (8SO19), a bone tool and debitage, modified shark's teeth tools, and an antler wrench or atlatl weight were identified (Moore and Schmidt 2009:68). During the Early Archaic, the first clear evidence of woodworking of the type required for building watercraft was found: adzes and wedge-like tools found in association with chopped and worked wood at the Early Archaic/Bolen component of the Page-Ladson (8JE591) site (Dunbar 2016:40, 180-181, 234; Faught and Pevny 2019:81-82).

By the end of the Early Archaic, local environments were apparently becoming more subtropical, and within southern Florida, sites dating to this period are extremely rare. For instance, evidence from the Cutler Fossil Site (8DA2001) in the Deering Estate, Miami-Dade County, suggests a forested environment surrounded by open, savannah-like grasslands and open marshes and wetlands (Emslie and Morgan 1995:81). Additionally, interior ponds had begun to form (Carr 2002:194–195; Wheeler 2004:7). Sea levels throughout the Early Archaic were also still lower than modern levels. Other possible Early Archaic sites in southern Florida include Sunset Lakes (8BD3176), Blue Cow (8BD2150), and Silver Lakes (8BD1873) (Carr et al. 1991; Carr and Davis 1993).

With the wetter conditions that began about 8000 BC and the extinction of some of the Pleistocene animal species, Paleoindian subsistence strategies were no longer efficiently adapted to the Florida environment. As environmental conditions changed, surface water levels throughout the state increased and new locales became suitable for occupation. Early Archaic peoples might be viewed as a population changing from the nomadic Paleoindian subsistence pattern to the more sedentary coastal- and riverine-associated subsistence strategies of the Middle Archaic period. Artifacts typical of the Early Florida Archaic are extremely rare in southern Florida. It is unclear if this is because there was little use of southern Florida during the Early Archaic or if there was a unique southern Florida toolkit for the Early Archaic that has yet to be defined.

## **6.2.2 Middle Archaic Period (c. 5,000–3,000 BC)**

The Middle Archaic can be seen as an environmental and cultural bridge between the Early Archaic and the Late Archaic. However, others have posited a distinct divide between the Early and Middle Archaic, when Florida was unoccupied or sparsely occupied and before a replacement population arrived (Faught and Waggoner 2012). During the Middle Archaic, the environment of southern Florida approached that of modern times, becoming increasingly moist, and thereby supporting a much broader range of animal and plant resources. Broad wetlands, lakes and rivers began to develop, and sea levels, as well as the climate, began to stabilize (Dixon 1999; Littman 2000). Within the interior, peat formation became widespread toward the end of this period. The human populations in turn began to develop more distinct regional adaptations to the changing environmental conditions. For the first time, such distinct regional adaptations and cultures appeared across all of Florida, including the southern portion of the peninsula.

The Middle Archaic period was characterized by larger populations and a gradual shift toward shellfish, fish, and other food resources from freshwater and coastal wetlands as a significant part of their subsistence strategies (Watts and Hansen 1988:310; Milanich 1994:75–84). Although some Middle Archaic sites are now submerged, the first evidence of true coastal adaptations dates to this period. This is likely due to sea levels approaching, albeit not yet at modern levels (Anderson and Sassaman 2012, Saunders and Russo 2011). The oldest dugout canoe recovered in Florida,



from the DeLeon Springs (8VO30) Site, dates to the Middle Archaic (Archaeological Consultants, Inc. (ACI) /Janus Research 2001; Wheeler et al. 2003). Shellfishing, and in many cases intensive shellfishing of snails, mussels, oysters, conchs, clams, and other freshwater and coastal species, occurred in coastal southwest, northeast, and northwest Florida, and in the St. Johns River basin in northeastern Florida (Randall 2015; Saunders and Russo 2011). Terrestrial and wetland vertebrates, as well as wild plant resources, also contributed to Middle Archaic subsistence (Randall 2015).

Along the southwest coast, populations developed year-round adaptations to the developing estuaries, constructing large coastal shell middens and mounds (Russo 1991; Torrence 1996). In northeastern Florida, the Middle Archaic Mt. Taylor culture represents an adaptation to the freshwater resources provided by interior waterbodies and waterways, such as the St. Johns River and its tributaries (Randall 2015). Within southern Florida, Middle Archaic populations began to adapt to the developing Everglades ecosystem as well as the more dispersed wetland resources to the north of what is now Lake Okeechobee. The unique adaptation to the interior marshlands of southern Florida that can be seen developing during the Middle Archaic has been labeled the Glades or Everglades Archaic (Pepe 2000:32; Pepe and Jester 1995:19; Wheeler 2004; Wheeler et al. 2002:143–144) and is discussed in more detail in the following description of the Late Archaic Period.

The Middle Archaic artifact assemblage is characterized by several varieties of stemmed, broad-blade projectile points, including the Newnan point and the less common Alachua, Levy, Marion, Putnam, Culbreath, and Thonotosassa points, sometimes generically referred to as Florida Archaic Stemmed (FAS) points (Bullen et al. 1968; Milanich 1994; Austin 2006). Aside from Newnan points, most of these types are crudely made, but their thick stems may have been important for hafting in sockets secured by mastic (Farr 2006; Faught and Waggoner 2012:162). In addition to stemmed points, cores, true blades, modified and unmodified flakes, ovate blanks, hammerstones, "hump-backed" unifacial scrapers, and sandstone "honing" stones are also associated with this period (Purdy 1981; Clausen et al. 1975). Microlithic technology, as well as increased use of thermal alteration in lithic manufacturing are other markers of the Middle Archaic period (Austin 2006; ACI/Janus Research 2001). Thonotosassa points have been found in southern Florida at sites dating to the Middle Archaic, especially on the west coast near Tampa Bay (David Dickel, personal communication with James Pepe 2007; Farr 2006:91). Within southern Florida, an example of this point was noted at Ryder Pond (8LL1850).

Wooden artifacts known from the Middle Archaic include dugout canoes and a variety of wooden stakes and other tools recovered from wet sites. Finally, although a variety of shell tool types are known from Middle Archaic sites, the main shell tool type known for southern Florida during this time is the *Strombus* celt (Wheeler 1994).

Several Middle Archaic sites have been identified on sandy ridges along the eastern edge of the Everglades. Sites such as Ranch Ridge (8BD1119) and Hiatus #2 (8BD3283) consist of scatters of lithic artifacts, including Middle Archaic point types and lithic debitage (Carr et al. 1991; Carr et al. 2010). Other probable Middle Archaic sites located in the Everglades itself, such as Bass Creek/Blockbuster #1 (8BD2878) and Cheetum (8DA1058), may represent early manifestations of the Glades Archaic culture. All are/were hammock tree island sites surrounded by what would have been marshlands before modern drainage and other disturbances. Bass Creek is a dense

aceramic faunal bone midden (Carr et al. 1994). During shovel testing there, a Florida Archaic Stemmed Point was recovered near the base of the midden. It is unclear how much of the overlying midden dates to the Middle Archaic, but it seems clear that at least some of it does. At Cheetum, a Middle Archaic cemetery was identified in the concretion layer at the base of a dense Glades period midden. Radiocarbon analysis dates this cemetery to the end of the Middle Archaic or beginning of the Early Archaic (Newman 1993).

Due to rising sea levels since the Middle Archaic, many sites dating to this period are now submerged beneath the waters of the Gulf of Mexico and Atlantic Ocean. One such site in St. Lucie County may be the Douglass Beach Midden (8SL17), from which artifacts predating the Late Archaic have been recovered (Murphy and Cummings 1990).

### **6.2.3 Late Archaic Period (c. 3,000–500 BC)**

By the beginning of the Late Archaic the modern physiographic regions and ecosystems of southern Florida were present in essentially their modern forms. This includes the entire Kissimmee-Lake Okeechobee-Everglades drainage system. Although the environment of southern Florida had achieved some sense of stability, the archaeological record of this period is much more dynamic. Different ideas and perhaps, human populations, were moving into the area during this time. As a result, there is a great deal of variability among Late Archaic sites in southern Florida.

Greater regionalization of cultures increased through the Late Archaic period, but there was also a general shift toward greater use of wetland and marine resources, both coastal and riverine (Bense 1994). Dugout canoe making was a well-established and widespread industry by this time (Wheeler et al. 2003; Duggins 2019). The construction of large and sometimes complex shell rings in the coastal regions across Florida may represent population centers used for feasting and ceremonial activities during the Late Archaic, although they likely had multiple uses and meanings, as well as configurations. The Horr's Island complex in southwest Florida (8CR37–8CR42 and 8CR206–8CR211) contains a shell ring, linear middens, and small associated mounds, as well as evidence of domiciles and hearths. The Joseph Reed shell ring (8MT13) represents this site type during the latter part of the Late Archaic in southeastern Florida. These communal shell ring building projects continued or intensified into the ceramic Archaic in some areas but ceased after the Archaic period (Saunders and Russo 2011; Sassaman 2008).

At the beginning of the Late Archaic, pottery had not yet been invented. How long this aceramic state persisted, what the earliest pottery types are and how they vary over space and time is a matter for considerable conjecture. For many years, variations of Bullen's chronology for the Late Archaic Orange culture in northeastern Florida were generally used for the Late Archaic in southern Florida. Using this scheme, fiber-tempered pottery, the earliest pottery type known for North America, was considered to be a marker for the pottery portion of the Late Archaic. The generally accepted chronological sequence for the Late Archaic was expressly unilineal, with plain (undecorated) fiber-tempered pottery, followed by decorated fiber-tempered pottery, replaced finally by plain pottery that was not tempered with fibers (Bullen 1954, 1955, 1972). It was also understood that sand was eventually added as a tempering agent to fiber-tempered pottery. As the Late Archaic progressed, the amount of sand temper was supposed to have increased while the amount of fiber temper decreased. Orange pottery tempered with both fiber and sand



is sometimes referred to as "semi-fiber tempered." The application of this chronology to southern Florida seemed to indicate that most of the area, especially the Everglades, was sparsely settled during the Late Archaic due to the general absence of Orange pottery at sites (Griffin 2002:146–149; Widmer 1988:201–201).

The use of the "standard" fiber-tempered sequence for the Late Archaic in southern Florida eventually came into question by several researchers, even before Sassaman (2003) and others disproved Bullen's (1955, 1972) Orange period chronology, finding that variations in ceramic pastes, forms, potting technologies, and decorations do not represent temporal changes within the Orange Period (Russo and Heide 2002, Cordell 2004, Jenks 2006, Endonino 2013). Based on his research in southwestern Florida, Widmer (1988:68) hypothesized that the earliest sites there "include untempered chalky pottery and limestone-tempered pottery as well as the usual fiber-tempered Orange pottery." Austin (1997:136) states that the "identification of a true Orange Horizon in south Florida is debatable." He points out that, in the Kissimmee River Valley, pure fiber-tempered components are rare. Instead, what is more common is the presence of "semi-fiber tempered" pottery in the basal levels of middens, "often in association with thick St. Johns Plain or Sand-tempered Plain sherds, and overlying either culturally sterile sands, or sparse scatters of lithic artifacts" (Austin 1996, 1997:136). Both Widmer and Austin agree that semi-fiber tempered components at sites throughout southern Florida are "ephemeral" and soon replaced in the archaeological record by components consisting of exclusively sand-tempered pottery (Austin 1997:136; Widmer 1988:72–73). Furthermore, data from sites in northeastern Florida suggest a revised Orange period chronology (Sassaman 2003:5-14). Sassaman (2003:9) indicates that "...the four major subperiods of Bullen's (1955, 1972) sequence (i.e., Orange 1-4) collapse down into one (Orange 1)." This revised chronology suggests that variations in Orange period ceramic paste, form, and decoration do not represent temporal changes.

Calibrated radiocarbon dates from samples taken during investigations of the Joseph Reed Shell Ring (8MT13) on Jupiter Island indicate that the site was constructed sometime between 1577–796 BC (Russo and Heide 2002:73), confirming its Late Archaic period association. Excavations yielded no fiber-tempered pottery but recovered only chalky (possible early St. Johns Plain) and plain sand-tempered pottery. This is an earlier appearance for these types of pottery than previously predicted for eastern Florida. Calibrated radiocarbon dates indicate that the chalky pottery appears at the Joseph Reed Shell Ring between 1550 and 1350 BC whereas sand-tempered pottery is hypothesized to appear around 1330 BC. Based on the evidence obtained from excavations at the Joseph Reed Shell Ring, Russo and Heide (2002) tentatively propose a new chronology for the Late Archaic in southeastern Florida. A period labeled Late Archaic I is proposed that is marked by fiber-tempered and/or semi-fiber tempered plain pottery. During the next proposed period, Late Archaic II, only chalky ware pottery, possibly early St. Johns Plain, is predicted to occur. This is based on the earliest pottery-bearing levels from the Joseph Reed Shell Ring. The next proposed period, Late Archaic III, is distinguished by the presence of plain sand-tempered pottery along with the chalky pottery. This period is based on the latest levels from the Joseph Reed Shell Ring. Russo and Heide (2002) point out that this chronology is closest in resemblance to the chronology proposed by Widmer (1988) for southwestern Florida, suggesting, among other things, that non-fiber-tempered pottery was developed earlier in southern Florida than elsewhere in the state.

All these researchers mention the presence of St. Johns Plain, or plain “chalky ware” pottery in their Late Archaic chronologies. Specimens of this type are usually described as “thick” or “thick walled.” The same phenomenon has been mentioned for Late Archaic sites in the Everglades (see Mowers and Williams 1972, for example). Often, this pottery is described in reports as “early St. Johns Plain.”

Of perhaps equal interest to the reported early manifestations of St. Johns Plain are the early reports of Sand-tempered Plain pottery from some sites in southern Florida. In addition to the early examples of Sand-tempered Plain sherds from the Joseph Reed Shell Mound, early examples of this type are also reported from southwestern Florida. At the Mulberry Midden (8CR697), Sand-tempered Plain pottery was dated at about 1440 and 1480 BC (Lee et al. 1993:46; dates recalibrated by Russo and Heide 2002). Calibrated dates for Sand-tempered Plain from Heineken Hammock (8CR231) are even earlier, ranging from 2050 to 2550 BC (Lee et al. 1998; dates recalibrated by Russo and Heide 2002). Again, using the standard fiber-tempered sequence for southern Florida, Sand-tempered Plain pottery should not be present at such early dates, only fiber-tempered pottery.

Importantly, it is now becoming clear that many of the ubiquitous faunal bone middens located in the interior wetlands of southern Florida date to Late Archaic times, even though many of them lack pottery of any kind. These sites are notoriously difficult to date because, not only do they often lack chronologically diagnostic artifacts, but most of the faunal bone at the sites lacks collagen, the datable material in bone samples sent to radiocarbon labs. Nevertheless, many sites clearly have aceramic components that underlie pottery-bearing strata, logically indicating that these aceramic components most likely date at least as far back as Late Archaic times. Indeed, a few radiocarbon dates have been obtained from some of these components, mostly from shell artifacts or ecofacts. For instance, Taylor’s Head (8BD74) yielded a radiocarbon date of 2890 +/- 210 BC from an aceramic stratum that lay beneath pottery-bearing strata, although no fiber-tempered pottery was identified (Masson et al. 1988:346). Additionally, calibrated radiocarbon dates from the lower, aceramic stratum at the Francis Groves Midden/Muhley site (8BD2911) are reported as ranging from 2010–1680 BC (Pepe and Elgart 2006), even though fiber-tempered pottery is known during this time elsewhere in Florida (Russo and Heide 2002).

Research by the National Park Service in the Big Cypress National Preserve and Everglades National Park has also yielded dense aceramic faunal bone middens yielding radiocarbon dates between 2850 and 1550 BC (Michael Russo, personal communication with James Pepe 2007; Schwadron 2006).

To explain this dichotomy between Late Archaic Everglades area sites that lack fiber-tempered pottery and large, coastal shell mounds that have abundant examples of early pottery, Pepe and Jester (1995:19) propose that there are two, distinct Archaic traditions in southeastern Florida. In this model, the fiber-tempered pottery tradition is largely a coastal phenomenon associated with shell mound building, while the aceramic Archaic or “Glades Archaic” is a more widespread tradition, perhaps giving rise to the distinctive regional culture of the Tequesta and their ancestors (Pepe 2000:29–32; Russo and Heide 2002:80; Wheeler et al. 2002:143–144).



Additionally, Austin (1997:138) suggests that the presence of “semi-fiber-tempered” pottery at sites in southern Florida may not actually date to the Late Archaic, but instead may signify the beginning of the subsequent post-Archaic Tradition. In other words, Austin holds out the possibility that the ephemeral “semi-fiber-tempered” components in the basal levels of middens in southern Florida may better be incorporated into the initial periods of post-Archaic chronologies (i.e. Glades I Early, Okeechobee Basin I, etc.).

The preceding discussion illustrates that a lack of fiber-tempered pottery at a site in southern Florida does not necessarily mean that the site does not date to the Late Archaic. In fact, recent research indicates that, at some sites or in some areas, the earliest pottery present may be Sand-tempered Plain or thick, chalky (St. Johns?) wares. Finally, Austin (1997) holds out the possibility that fiber-tempered pottery in southern Florida may not date to the Late Archaic at all, but instead, may be markers of the earliest post-Archaic expressions in the region.

### **6.3 Formative Period (500 BC – AD 1513)**

The Formative Period represents a time when changes in pottery and technology occurred throughout Florida. The changes in pottery used by archaeologists to mark the beginning of this period include the replacement of fiber-tempered pottery with sand-tempered, limestone-tempered, and chalky-paste ceramics. Three different projectile point styles (basally-notched, corner-notched, and stemmed) also occur in some areas in contexts contemporaneous with these new ceramic types. This profusion of ceramic and tool traditions suggests population movement and social interaction between culture areas. The earliest known major occupations of southern Florida date to this period (Bullen et al. 1968; Sears 1982).

The regional diversity that marked this period has been primarily attributed to local adaptation to varied ecological conditions within the state. Traditionally, it has been described archaeologically in terms of cultural periods based on variations in ceramic types. The ceramic tradition for southern Florida, characterized by sand-tempered bowls with incurvate rims, is known as the Glades or Everglades cultural tradition. The project APE is in the Glades Region as defined by Milanich (1994:298). The Glades cultural region includes “most of St. Lucie County, the Everglades, the Big Cypress Swamp west of the Everglades in Collier County; and extensive saltwater marshes and mangrove forests once found along both coasts, now almost destroyed in Broward and Dade counties.”

#### **6.3.1 Glades Culture**

Environmentally, the interior portions of the Glades archaeological area are dominated by inundated or formerly inundated humic or peat soils which are drained by massive sheet-flow instead of river channeling. The Atlantic coast, which has developed from beach dune deposition, has a few rivers cutting through the Atlantic Coastal Ridge and a coast-parallel lagoon system.

John Goggin established a ceramic sequence for the Glades region based on work he conducted from the 1930s to early 1950s (Goggin n.d.). Subsequent research has only served to refine his basic chronological framework. The most recent revision was presented by John Griffin

(1988), who based his research on a series of radiocarbon dates from the Granada site in Miami-Dade County (Griffin et al. 1982) and research he conducted on the Bear Lake site in Everglades National Park. In presenting his revisions, Griffin makes a point to emphasize that the Glades sequence represents a chronology of stylistic and technological changes in ceramics to which other cultural traits have been added.

**Table 6-1** is based on Griffin's 1988 work and presents the most thorough chronological framework for southern Florida. Summaries of the ceramic markers associated with each period are provided, as well. It is important to note that the information provided in this table is most applicable to the heartland of the Glades archaeological area: the Big Cypress Swamp, Everglades, and coastal portions of southern Florida to south of Lake Okeechobee.

**Table 6 - 1: Glades Cultural Sequence**

Period	Dates	Distinguishing Characteristics
Glades I early	500 BC–AD 500	First appearance of sand-tempered pottery; no decoration
Glades I late	AD 500–750	First appearance of decorated pottery: Fort Drum Incised, Fort Drum Punctated, Cane Patch Incised, Gordon's Pass Incised, Opa Locka Incised, Sanibel Incised; sand-tempered plain persists
Glades IIa	AD 750–900	Appearance of Key Largo Incised and Miami Incised; sand-tempered plain and Opa Locka Incised persist; none of the earlier decorated types are present
Glades IIb	AD 900–1100	Sand-tempered plain and Key Largo Incised persist; Matecumbe Incised appears; none of the earlier decorated types are present; certain rim modifications (incised lip arcs and lip crimping and grooving) also appear for the first time
Glades IIc	AD 1100–1200	Almost no decorated ceramics; some grooved lips but no more lip arcs or crimped rims; Plantation Pinched appears
Glades IIIa	AD 1200–1400	Plantation Pinched is no longer present; Sand-tempered plain and grooved lips persist; appearance of Surfside Incised and St. Johns Check Stamped
Glades IIIb	AD 1400–1513	Glades Tooled, sand-tempered plain and St. Johns Check Stamped are present, Surfside Incised and grooved lips are not present
Glades IIIc	AD 1513–1700	Same as previous period with the addition of historic artifacts

Griffin 1988:124-142

Glades period sites include those at Gordon's Pass (Goggin 1939), Goodland Point (Goggin 1950), Marco Island (Van Beck and Van Beck 1965), Useppa Island (Milanich et al. 1984), Horr's Island (McMichael 1982), Sanibel Island (Fradkin 1976), and the Turner River site (Sears 1956). An interesting feature of these large coastal sites is the progressive movement of habitation areas toward the water (Cushing 1896; Goggin 1950; Sears 1956), and indications are that dwellings may have been built to extend out over the water. Inland sites consist of shell and dirt middens along major watercourses (Laxson 1966) and small dirt middens containing animal bone and ceramic sherds in oak/palm hammocks or palm islands associated with freshwater marshes. The coastal Glades subsistence pattern is typified by the exploitation of fish and shellfish, wild plant food, and



inland game, while Glades sites in the Big Cypress Swamp show a greater, if not exclusive, reliance on interior resources.

Large mound centers, often including mounds, middens, and other earthworks, as well as various water features are found across south Florida. In the Glades region, they tend to be located along the Atlantic Coast, especially where major rivers empty into bays, estuaries, or the ocean. Mound complexes also occur along rivers and streams, along the western side of the Atlantic Coastal Ridge, as well as on islands and keys. Smaller camps and habitations can be found along the coast, on barrier islands, and on tree islands and keys (Carr 2012a:67). The complex along both banks of the Miami River, the Granada (8DA11) and Miami Circle (8DA12) sites, was one of the largest complexes during the Glades period and into the historic Tequesta period that followed. It contained multiple cemeteries, at least five mounds, a large shell and black dirt midden, and has yielded evidence of large circular structures. It appears that its inhabitants abandoned the south bank of the river sometime around AD 1000-1200, although the reasons for this shift are unclear (Carr and Ricisak 2000:274; Carr 2012a:68-69).

In the lithic-poor Glades areas, shell was used to manufacture tools, including celts, adzes, hammers, picks, knives, awls, gouges, ladles, dippers, cups, awls, scrapers, as well as ornaments – beads, gorgets, pendants, and disks. Shark teeth were cutting implements, and various bone and antler handles, points, pins, awls, and other tools were also part of Glades material culture (Griffin 2002; Carr 2012b). Exotic artifacts, such as stone celts, galena, and pottery from other regions, recovered from sites as early as the Glades I early period indicate that southern Florida was involved in long-distance trade networks throughout the formative period (Carr 2012a; Wheeler 2000). Bone, wood, and shell carvings, particularly containing zoomorphic forms and designs, are also hallmarks of Glades culture, especially the Glades II and III periods (Carr 2012a; Wheeler and Carr 2014).

Little is known about the terminus of the Glades culture and the early period of contact between the Native Americans and the European immigrants. The later precontact Glades groups appear to have been actively trading with other cultures to the north, as evidenced by the occurrence of exotic raw materials and ceramic designs similar to those seen farther north. Few ethnohistoric accounts exist for South Florida, and only one is widely publicized: Fontaneda's seventeenth century account of the Native Americans who lived near Lake Okeechobee (Smith and True 1945). Many historic Glades sites contain European artifacts and Native American artifacts created from European-derived raw materials such as silver, iron, and gold (Carr 2012a). These materials were probably salvaged from Spanish ships that sank or ran aground off the Straits of Florida.

## 7.0 Historic Overview

The following overview traces the historical development of the general study area from the beginning of the twentieth century through the modern era. The intent of this overview is to serve as a guide to field investigations by identifying the possible locations of any historic cultural resources within the project area and to provide expectations regarding the potential historic significance of any such sites. It also provides a context with which to interpret any resources encountered during the study.

The APE intersects the National Register–eligible CSX Railroad (8DA10753/8BD4649), which was constructed circa 1925. The adjacent historic buildings have Actual Year Built (AYRB) dates primarily dating to the 1950s and 1960s. For this reason, the historical overview begins in the 1920s based on the period in which the railroad within the project APE was developed, and including the eras in which all other resources within and immediately adjacent to the project APE were constructed. **Table 7-1** illustrates the earliest land transactions in and adjacent to the project area, which were primarily apportioned in the late 1800s.

**Table 7 - 1: Land Apportionment as Recorded in the Tract Book Records**

Township 52 South, Range 41 East			
Section	Portion Owned	Owner	Date of Deed or Sale
12	All	Florida Coast Line Canal & Trans. Co.	December 1, 1906
Township 52 South, Range 42 East			
Section	Portion Owned	Owner	Date of Deed or Sale
5	All	Florida Coast Line Canal & Trans. Co.	September 25, 1890
6	All	Florida Coast Line Canal & Trans. Co.	September 25, 1890
7	All	Florida Coast Line Canal & Trans. Co.	September 25, 1890
Township 51 South, Range 42 East			
Section	Portion Owned	Owner	Date of Deed or Sale
28	Lots 1-6	P.W. White	April 28, 1893
	Lot 7; SW ¼	Florida Coast Line Canal & Trans. Co.	September 24, 1890
32	E ½ of NE ¼; E ½ of SE ¼	Hampton N. Harris	July 6, 1908
	W ½ of NE ¼; W ½ of SE ¼	Lewis Toms	July 27, 1904
	E ½ of NE ¼; E ½ of SW ¼	Jess D. Lee	June 3, 1913
33	W ½ of NW ¼; W ½ of SW ¼	James W. Ives	December 7, 1917
	All	Florida Coast Line Canal & Trans. Co.	September 24, 1890

### 7.1 Florida Boom Period (1920–1930)

After World War I, Florida experienced unprecedented growth. Many people relocated to Florida during the war to work in wartime industries or were stationed in the state as soldiers. Bank deposits

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increased, real estate companies opened in many cities, and state and county road systems expanded quickly. Earlier land reclamation projects created thousands of new acres of land to be developed. A majority of the APE was originally owned by one of the land reclamation drainage companies, the Florida Coast Line Canal & Transportation Company (**Table 7-1**). Real estate activity increased steadily after the war's end and drove up property values. Prices on lots were inflated to appear more enticing to out-of-state buyers. Every city and town in Florida had new subdivisions platted and lots were selling and reselling for quick profits. Southeastern Florida, including cities such as Miami and Palm Beach, experienced the most activity, although the boom affected most communities in central and South Florida (Weaver et al. 1996:3).

Road building became a statewide concern as it shifted from a local to a state function. These roads made even remote areas of the state accessible and allowed the boom to spread. On a daily basis up to 20,000 people were arriving in the state. Besides the inexpensive property, Florida's legislative prohibition on income and inheritance taxes also encouraged more people to move into the state.

In the late 1910s and early 1920s Fort Lauderdale was used as a setting for movies. Real estate sales increased as swamps were dredged and "finger islands," narrow strips of fill alternating with channels of water, were developed. Building included exclusive and moderately priced homes, as well as hotels and commercial structures downtown. These activities in Florida's southeastern "Gold Coast" represented the highest intensity of Florida's land boom. By 1925, Fort Lauderdale's population reached 16,000 people (Historic Property Associates 1995:51–54). Other cities in Broward County were incorporated during the Land Boom period including Hollywood, Deerfield, Davie, and Floranada (McGoun 1978:20). The City of Hallandale incorporated as a town in 1927 (Broward County 2011). At the time, it had 1,500 residents and electricity.

In 1918, Ives Dairy was established, for which Ives Dairy Road within the APE and the unincorporated area of Ives Estates are named. At the time, the area was known as Ojus, a Seminole word meaning "plenty," for its bountiful land (City of North Miami Beach, n.d.). The dairy was founded by Mrs. Madie Cason Ives of Arkansas and was the first in the state to produce "certified" milk meeting safety regulations (The Miami Herald 1922; The Miami Herald 1945). Mrs. Ives had moved to Florida to teach in Ojus and established the 1,500 acre dairy with her brother, Fred W. Cason. The dairy produced milk, cream, butter, cottage cheese, and chocolate milk for the Miami market.

In the early 1920s, the real estate boom hit Miami-Dade County. Prior to this, the Miami operated primarily as a resort town with a "season" that began in December and ended in early April. During the "season" most of the social and commercial life centered around the Royal Palm Hotel (Sessa 1950:20). The real estate boom was created in part by the desirable sub-tropical climate of the area, the abundance of available land created by the draining of the Everglades, and the visions and schemes of promoters and developers (Parks 1991:107). The majority of growth took place on a narrow strip of land approximately 70 miles in length, which stretched from Palm Beach to Miami (Sessa 1950:1).

Between 1920 and 1923, the population of Miami-Dade County doubled and large-scale massive efforts were underway to replace the buildings constructed during Miami's pioneer days with

“modern” ones. During this period, the City demolished the old docks in order to create new land for a bayfront park and wide boulevards. Several small communities developed throughout Miami-Dade County as new land was acquired and former agricultural areas gave way to subdivisions. Opa-Locka, Miami Springs, Hialeah, Buena Vista, Shore Crest, Allapattah, and Flagami were just a few of the new place names in Miami-Dade County. In 1925, the City annexed Buena Vista, Lemon City, Allapattah, Little River, Silver Bluff, and Coconut Grove thereby creating Greater Miami (Parks 1991:118).

During the 1920s, traffic problems in downtown Miami combined with the lack of a direct north-south route proved to be a dilemma for Hugh Anderson, one of Miami's most successful and active developers. In the early 1920s, Hugh Anderson and his partner, Roy C. Wright, were responsible for the development of the Venetian Islands and also erected the Venetian Causeway in 1924 (Eaton 1987:9). One of their next endeavors was the construction of Miami Shores, north of the City of Miami. Although Miami Shores was quickly growing and following just behind Coral Gables in terms of sales, they desired greater success for their suburban development, and a well-built road from the center of Miami to Miami Shores would facilitate its expansion. At this time, Anderson was also planning another ambitious development, north of Miami Shores, called Shoreland (Thompson 1956).

Consequently, Anderson developed the idea of a grand boulevard linking downtown with his northern subdivisions. However, there were several obstacles slowing the construction of Anderson's road, such as having to cut through residential areas and the dense tropical foliage of the original Charles Deering estate. The Deering estate consisted of 212 acres north of the Buena Vista area and extended from NE 2<sup>nd</sup> Avenue to Biscayne Bay. By mid-1925, Anderson and Wright purchased the Deering estate for a record-breaking \$6.5 million or \$30,600 an acre (Ballinger 1936:73). With the help of a multi-million dollar loan from the prominent Phipps family of Palm Beach and Pittsburgh, the developers financed the purchase of the rest of the ROW needed, as well as the property on both sides of the proposed boulevard. The city assisted Anderson and Wright by condemning many properties and also providing \$1.8 million in bonds for paving (Ballinger 1936:144–145). Anderson and Wright are often credited with greatly influencing the real estate boom occurring at the time. After July of 1925, a profusion of real estate transactions were taking place and each week \$1 million worth of property was being sold (Eaton 1987:10).

The construction of Biscayne Boulevard and Anderson's Shoreland development generated real estate development interest in the area north of Miami. The Krames-Corlett Company, a real estate company led by Edward S. Corlett and William H. Krames, was responsible for platting Shore Crest and North Shore Crest, two subdivisions south of Miami Shores. On opening day, 41 Shore Crest lots sold for \$132,750 (Ballinger 1936:33). Soon after the opening of the Shore Crest subdivision, the Krames-Corlett Company began platting the North Shore Crest subdivision in the fall of 1924 (Krames n.d.:78). The area's accessibility looked increasingly promising as construction of the North Bay Causeway, currently the 79<sup>th</sup> Street Causeway, began which would connect northeast Miami to North Bay Village and Miami Beach.

The City of North Miami Beach began as a 557-acre development called Fulford By-the-Sea, and lots became available in 1922 (City of North Miami Beach, n.d.). The nearby town of Ojus was absorbed into Fulford. The development was founded by Lafe Allen, who envisioned it as a



“perfect city” with 80-foot-wide residential streets and 125-foot-wide business thoroughfares. The original Fulford By-the-Sea street grid remains partially intact in present-day North Miami Beach. In 1925, one of South Florida's first radio stations began broadcasting from Fulford's Central Park. The same year, Carl Fisher constructed the Fulford-Miami Speedway, a 1.25 mile wooden, oval race track. The first and only race held at the track was in 1926 and had 20,000 spectators.

In 1926, Glenn Curtiss, famous aviator and founder of Hialeah and Miami Springs, established the Moorish Revival themed City of Opa-Locka, located north of Miami. In 1927, Curtiss designed a private airfield adjacent to Opa-Locka and used it for charter flights, training, aerial photography, and aerial exhibitions. Called the Florida Aviation Camp, Curtiss gave the airport to the United States Navy in the late-1920s. Upon donating the land to the Navy, Curtiss requested that it would be used as a Naval Reserve Base to provide Opa-Locka residents with work (Fitzgerald Bush 1976:25).

By the end of 1925, over-speculation and over-development threatened Miami's vigorous and unprecedented growth. Housing was scarce, more lots were for sale than could be sold, more acreage was available than could be portioned into subdivisions, and prices were out of proportion to the value (Parks 1991:118; Sessa 1950:353). Then, in August of 1925, the Florida East Coast (F.E.C.) Railroad announced an embargo on all carload freight except fuel, petroleum, livestock and perishable goods (Sessa 1950:264–265). Soon after, steamship companies followed suit and refused to bring in any additional goods until buyers cleared out the backlog of goods that existed in warehouses, freight cars, and steamships in Miami. This embargo threatened the economy of the area by delaying or cutting off the arrival of supplies for building contractors and forcing them to lay off workers. Compounding the problems posed by the embargo was an active anti-Florida campaign in the northern states. Major magazines did exposés on the often-unscrupulous practices of Florida developers and warned of the dangers of speculating in Florida real estate. Finally, the capsizing of the Prinz Valdemar, a World War I era brigantine undergoing renovations, in the middle of the shipping channel in January 1925 prevented the use of the Miami Harbor for 25 days (Parks 1991:120).

Another blow to the boom came with the hurricane in 1926. Despite the warnings that the area was extremely vulnerable to tropical storms and hurricanes, development of Miami, Miami Beach and the newly created islands in Biscayne Bay continued uninterrupted until the hurricane of September 19, 1926. Because there had not been a major storm in Miami-Dade County for 16 years, the 1926 hurricane took the area completely by surprise (Tebeau 1980:387). Following the hurricane, the City of Miami lay in ruins. The Fulford radio station and Fulford-Miami Speedway were demolished by the hurricane (City of North Miami Beach).

By the time the stock market collapsed in 1929, Florida was suffering from an economic depression. Construction activity had halted and industry dramatically declined. Subdivisions platted several years earlier remained empty and buildings stood on lots partially-finished and vacant (Weaver et al. 1996). The 1929 Mediterranean fruit fly infestation that devastated citrus groves throughout the state only worsened the recession (Weaver et al. 1996).

## 7.2 Depression and New Deal Period (1930–1940)

During the Great Depression, Florida suffered significantly. Between 1929 and 1933, 148 state and national banks collapsed, more than half of the state's teachers were owed back pay, and a quarter of the residents were receiving public relief (Miller 1990). Subdivisions platted during the Boom were halted, and many took decades to reach their forecasted success.

During the Great Depression, the Miami region fared better than many areas, as tourism helped keep the area alive. However, Miami did not regain its vigor until the 1930s when it was rebuilt through the policies of Roosevelt's New Deal (Sessa 1950:350). Federal Emergency Relief Agency (FERA) funds were released to the unemployed, and Civilian Conservation Camps (CCC) were started to build parks, such as Matheson Hammock and Greynolds Park, which became the nucleus of Miami's future park system. By 1935, the Works Progress Administration (WPA) was in the Miami area and new public buildings, such as the Miami Beach Post Office, the Coral Gables Fire Station, and the Miami Shores Golf Club, were constructed. These WPA projects gave jobs to construction workers and built Liberty Square, Florida's first public housing project, which opened in 1937. The WPA also hired unemployed artists, writers and teachers to teach art to the disadvantaged children, prepare guidebooks to Miami, and develop theater and music projects. The government also sent World War I veterans to the Florida Keys to assist in building the Overseas Highway.

When the Navy acquired the former Opa-Locka airport, they disassembled the blimp hangar which had been used at a Key West installation and erected it on the base. In 1938, the small naval base, known as the United States Naval Reserve Aviation Base, was enlarged to a full-fledged Naval Air Station to accommodate more military personnel and planes. Called Mainside, the base absorbed Opa-Locka's golf course, archery range, riding academy, and 60 acres set aside for a park (Fitzgerald Bush 1976:25).

A slow recovery began as the thirties progressed in Broward County (Historic Property Associates 1995:58). In the mid-1930s, Federal loans were secured for several projects in Broward County, including the construction of U.S. 1, from south Dania to the Dade/Broward County line, and the construction of a water softening system at the municipal water plant in 1935 (Kemper 1981:49). Tourism and the hotel business were making a comeback. Additionally, Port Everglades was evolving into one of Florida's premier ports; it was ranked seventh in the state in imports and exports. At the end of 1934, the port's export commerce increased from 1,850 tons to 10,859 tons in one year (Burghard 1982:74).

The City of Fulford was renamed to the City of North Miami Beach in 1931 (City of North Miami Beach). The city hoped to capitalize on the nationwide advertising of Miami Beach. A city council with five members and a mayor was formed in 1933. The conversion of the old Fulford By-the-Sea power plant into the City of North Miami Beach City Hall was a WPA project.



### 7.3 World War II and the Post-War Period (1941–1949)

From the end of the Great Depression until after the close of the post-war era, Florida's history was inextricably bound with World War II and its aftermath. It became one of the nation's major training grounds for the various military branches including the Army, Navy, and Air Force. Prior to this time, tourism had been the state's major industry and it was brought to a halt as tourist and civilian facilities, such as hotels and private homes, were placed into wartime service. The influx of thousands of servicemen and their families increased industrial and agricultural production in Florida, and also introduced these new residents to the warm weather and tropical beauty of Florida. Railroads once again profited, since servicemen, military goods and materials needed to be transported. However, airplanes were now becoming the new form of transportation, and Florida became a major airline destination. The highway system was also being expanded at this time. The State Road Department constructed 1,560 miles of highway during the war era (Miller 1990).

Following the outbreak of World War II, Miami and Miami Beach became a war camp and major training center for the Armed Forces. By the end of 1942, many of the area's once empty hotels had become barracks for the Army Air Force Officers Candidate School, an Officers Training School, and a basic training center. Other hotels were turned into hospitals, golf courses were transformed into drill fields, fancy restaurants and clubs became mess halls, and churches and synagogues were used for classrooms. As training activity was reaching its peak, the military installations in the Opa-Locka area became increasingly significant to Florida's participation in the war effort. Master Field was developed on the site of the former Opa-Locka city airfield during the 1930s. The base was the location of Master Field and Mainside Naval Base which was actively used by the Navy and later the Marine Corps. The new residents and subsequent housing increased the geographic size and population of Opa-Locka and greatly contributed to the City's economy. Several developments were built at this time, including the Opa-Locka Housing Development which was built in the 1940s to house military families near Mainside Naval Base.

Wartime activities brought an economic boom to Broward County (Shepard Associates 1981:I-51). Fort Lauderdale felt the conflict in December 1939 when the British cruiser *Orion* drove the German freighter *Arauca* into Port Everglades, which opened in 1928. The *Arauca* remained there for over a year. The 1942 attack of Allied shipping by German U-boats was visible from the shoreline. The area lent itself to military training, and the influx of military personnel brought business to Broward County (Historic Property Associates 1995:58–60). Two military training centers were opened in Hollywood, the United States Naval Air Gunners School and the United States Naval Indoctrination and Training School. Soldiers trained in the schools and on Hollywood's beaches. The Navy also maintained a station in Fort Lauderdale where naval aviators were trained, and the site of the current Broward County Community College was used for military training during the war.

War agencies tripled the income of the entire state and added about 25 percent to the population. After the war, there was a huge influx of cash from federal agencies. The Federal Security Administration built roads, bridges and public improvements. The Veterans Administration began to disburse millions of dollars in benefits to ex-GIs. The Federal Housing Authority

guaranteed the financing of 15,000 new homes each year (*Barrons National Business and Financial Weekly* 1950: 15).

By 1944, tourists started returning to Miami as the war economy put an end to the Great Depression. The end of the war brought an influx of new people to the area, as former soldiers who had trained in Miami decided to settle there. Consequently, Miami experienced a postwar boom. Between 1940 and 1950, the population nearly doubled, and new subdivisions of small concrete block homes dotted what had once been the outskirts of Miami (Parks 1991:168–170). Hallandale reincorporated from a town into a city in 1947.

Hollywood's population, which had stagnated after the 1926 bust, now exploded. In 1930, Hollywood had a population of 2,689; in 1940, the population was at 6,239. In 1950 Hollywood's population was up to 14,351, and it was up by more than 10,000 people over that figure in 1955. By 1955, the yearly influx of tourists added more than 10,000 more temporary residents to the base population (Kemper 1981:50, TenEick 1989:407).

In 1947, a pineapple processing facility, which would later be known as Velda Farms, was constructed within the current APE (Janus Research 2014). The main façade of the building was Miami Modern in style. The processing plant was one of many investments in South Florida made by Arthur Vining Davis. Davis began his career in aluminum manufacturing in Pittsburgh in 1907 but after World War II began investing in Florida. He invested in real estate, farms, banks, airlines, and shipping. The Velda Farms plant was intended to process pineapples that Davis would grow locally. However, the Florida pineapple market could not compete with Hawaii's, so the plant was restructured to freeze pineapples and make ice cream. It eventually became the largest ice cream plant in the southeast United States (Dawson 1976). Milk processing was added to the plant at a later date.

The areas north of Opa-Locka began to see development in the 1950s, with former agricultural land being subdivided and developed as housing for African American families. One notable north Miami-Dade County development was Bunche Park, which consisted of over 1,000 houses. Another development, Biscayne River Gardens, was built directly south of Bunche Park and used FHA loans to encourage African American homeownership.

Aerial photographs taken in 1940 (**Figures 5-2a** through **5-2-h**) show the railroad to the west of the current I-95 alignment. The Snake Creek Canal can be seen in its present alignment (near the top of **Figure 5-2c** and the bottom of **Figure 5-2d**). Both SR 860/Miami Gardens Drive and Ives Dairy Road are visible, but their alignments differ from the current roadway alignments. The buildings that appear in the photographs, near where the Miami Gardens Drive interchange exists today, are non-extant. The area was mostly undeveloped and agricultural in 1940, although some transportation routes and a few residences were present in the area.

## **7.4 Modern Period (1950–present)**

By 1950, the population of the City of Miami had reached 172,000 residents. The population of the county was 495,000 people. During the 1950s, the incorporation of several municipalities in Miami-



Dade County signaled that the population was indeed swelling. By 1955, the county population was up to 715,000 residents.

Broward County's greatest area of growth in the 1940s, 1950s and 1960s took place in the newly incorporated communities outside Fort Lauderdale and other Broward County cities (Historic Property Associates 1995:61–62). As Broward County's population soared towards one million in the two decades between 1950 and 1970, several developers became overextended or came under criticism because of the close ties between their firms and the cities which they had created. Also, a growing number of newcomers feared that too-rapid growth would create problems. In 1950, the population of Hollywood had swelled to approximately 20,000 people.

The Town of Pembroke Park, which had once been a part of Hallandale, was incorporated in December 1957. Pembroke Park had been known before its incorporation as a place where rock quarries and mobile home parks were located. The town, with a total area of only 1.6 square miles, began to attract more businesses after its incorporation, such as office parks and commercial warehouses like those found within the APE.

Road building in Miami-Dade County had been an endeavor since the turn-of-the-century. Road systems like the Tamiami Trail, the Overseas Highway (current US 1), Biscayne Boulevard, and even the series of Causeways connecting to Miami Beach helped catapult Miami into a metropolitan center by allowing an influx of people into the area. This trend continued in the 1950s when the Dwight D. Eisenhower System of Interstate and National Defense Highways was started under President Eisenhower in 1956. Commonly known as the Interstate Highway System, it is a system of highways that connects the United States that was fashioned after the German autobahn system. This immense transportation construction endeavor transformed the American landscape.

The Velda Farms facility was listed for sale in 1960, but the dairy industry in Florida was declining. Velda Farms manager Charles S. Coble said in a 1960 *Sarasota Herald-Tribune* article that he believed the instability was due to Governor LeRoy Collins' removal of price controls, which lowered milk quality (*Sarasota Herald-Tribune* 1960). In 1962, Arthur Vining Davis passed away, and the Velda Farms ice cream facility was sold to the Southland Corporation (Gernert 2009). It underwent modernization in 1976 and was sold multiple times before being demolished in 2022.

Miami experienced a substantial impact in the 1960s when construction of Interstate 95 (I-95) began in 1967 as part of the Interstate system. I-95 remains a major transportation artery servicing Miami, greater Miami, Miami-Dade and Broward Counties and continuing north. Although beneficial to national security and transportation, highway systems often impacted communities and areas traversed by the new construction (Janus Research 2007).

Miami-Dade County was heavily settled by immigrants. At the time of the 1960 census, over 40 percent of Florida's foreign-born population resided in Dade County. The most dramatic impact came from the periods shortly before and after the fall of the Cuban Batista in 1959. Fidel Castro's rise to power in Cuba led to the exodus of over 800,000 Cubans in a thirty-five-year span. Many of these immigrants came to Florida, particularly Miami. This wave of immigration made Miami one of the nation's largest immigration ports in the latter half of the twentieth century. The Cuban Refugee Program and Refugee Emergency Center were established in 1960 by the federal

government in cooperation with social service organizations and religious groups, notably the Catholic Archdiocese of Miami. Many thousands of these immigrants were resettled elsewhere in the United States but many returned to Miami.

Growth decreased in 1974, but not as a result of municipal actions. South Florida was hit by the recession sweeping the nation. Unsold properties were a major problem at this time, and at one point, there were an estimated 50,000 unsold condominium apartments in the area (McGoun 1978). By 1976, the building industry witnessed a revival. However, there were still concerns that the uncontrolled growth of the past would be repeated. A new county charter gave the Broward County government broad powers to monitor and improve the quality of life and the environment. The passage of the 1977 Land Use Plan was a major step toward limiting urban sprawl and ensuring that the area's natural, economic, and social resources would be put to their best use (McGoun 1978).

Many neighborhoods within the APE were platted and constructed at this time. These developments include Highland Manor by Northern Homes, Inc. in 1955, Windward Heights in 1955, Murray Homes in 1955, Pickwick Lake Estates in 1960, Highland Lakes in 1960, Highland Ranch Estates in 1968, and Highland Gardens in 1971.

By the time of the 1957 and 1958 aerials (**Figures 5-3a through 5-3-h**), the APE and surrounding areas were vastly different than in 1940. I-95 had been constructed, and SR 860/Miami Gardens Drive and Ives Dairy Road had shifted to their present alignments. In some areas, such as the major interchanges, the interstate ROW was not nearly as wide as it is today, and some pre-interstate homes remained during the mid-1950s. Single family developments and industrial or commercial properties had begun to be constructed along the corridor. The neighborhoods were primarily concentrated to the southeast and west of the current APE. Within the APE, small portions of the Highland Manor subdivision in the southeast section of the APE (**Figure 5-3c**) and the Murray Homes subdivision along Ives Dairy Road (**Figure 5-3f**) can be seen on these aerials.

By the 1971 aerials (**Figures 5-4a through 5-4-h**), the project area was densely developed, nearly to the same degree as the modern-day project corridor. The northern end of I-95 was not yet as wide as today's highway. By this aerial, the remaining historic subdivisions can be seen in **Figure 5-4f**, some of which were still under construction. The 1971 aerials also show the Riviera Condo Apartments, the Rolling Green Condominiums, the Diplomat Presidential Golf Course (**Figure 5-4d**) the FDOT North Dade Maintenance Yard (**Figure 5-4f**), and the Rolen Lake Gardens apartment complex (**Figure 5-4g**). Some redevelopment has occurred over the past fifty years, but the density of development has remained.



## 8.0 Florida Master Site File Search and Literature Review

An archaeological and historical literature and background information search pertinent to the project APE was conducted to determine the types, chronological placement, and location patterning of cultural resources within the project APE. A review of FMSF data, previous surveys, property appraiser records, and historical research material was conducted to determine the potential for cultural resources within the project APE that are listed, eligible, or considered eligible for listing in the National Register, or that have potential or confirmed human remains. The FMSF is an important planning tool that assists in identifying potential cultural resources issues and resources that may warrant further investigation and protection. It can be used as a guide but should not be used to determine the official position of the FDHR/SHPO regarding the significance of a resource.

### 8.1 Previously Conducted Cultural Resource Surveys

A search of the FMSF and in-house records identified 52 cultural resource surveys previously conducted within one mile of the project APE. Seventeen (17) of these surveys (bolded in **Table 8 - 1**) included the APE (FMSF Manuscript Nos. 340, 602, 1581, 2127, 4075, 4931, 5844, 7372, 10295, 14000, 14376, 18128, 21735, 25712, 27617, 28249, and one survey that has not yet been assigned an FMSF manuscript number). Several of the surveys within the project APE (FMSF Manuscript Nos. 340, 602, 2127, and 4075) were county-wide surveys and inventories which did not comprehensively survey the project APE for archaeological or historic resources. One survey is an FDOT project review from the 1980s that does not meet current standards. Two surveys (FMSF Manuscript Nos. 7372 and 10295) were conducted for telecommunications towers and are limited in their scopes. Three surveys related to transit only slightly overlap with the project APE (FMSF Manuscript Nos. 4931, 5844, and 14000). Two surveys conducted for the GGI PD&E project overlap with part of the current project APE (FMSF Manuscript Nos. 21735 and Janus Research's 2022 CRAS Addendum). Three surveys were specifically conducted for work on segments of I-95 (FMSF Manuscript Nos. 14376, 25712, and 27617). Two additional surveys only intersect with a small part of the current APE (FMSF Manuscript Nos. 18128 and 28249).

Recent survey work has been conducted at the northern and southern ends of the current project's APE. However, the central part of the current project APE has not been comprehensively surveyed. Survey work within this area has been limited to early county-wide surveys, a reconnaissance survey and desktop analysis, and a telecommunication tower form.

**Table 8 - 1: Previous Surveys Conducted within One Mile of the Project APE**

Survey No.	Report Title	Author(s)	Publication Date
340	Dade County Archaeological Survey Interim Report	Metropolitan Dade County Historic Preservation Division (MDHPD)	1980

602	Dade County Historic Survey	MDHPD	1981
714	Broward County Historical and Architectural Windshield Survey	Shepard Associates	1979
730	Broward County Comprehensive Survey, Phase I	Carr, Robert S., Marlyn Kemper, and Hershall Shepard	1981
1581	Proposed Functional Improvements to the Golden Glades Interchange, as well as Construction of High Occupancy Vehicle Lane, in Dade County, Florida	Browning, William D.	1988
2127	Dade County Historic Survey, Phase II: Final Report	MDHPD	1989
3090	Cultural Resources Assessment of: Upgrading SR-860 (Miami Gardens Drive) from a Four Lane to a Six Lane Facility	Irwin, C.L.	1992
3154	Historic Properties Survey of Hallandale, Florida	Historic Property Associates	1992
4075	An Archaeological Survey of Southeast Broward County, Florida: Phase 3	Carr, Robert S., Willard S. Steele, and Jorge Zamanillo	1995
4147	A CRAS of SR 860 (NW 183 <sup>rd</sup> Street/Miami Gardens Drive) from NW 57 <sup>th</sup> Avenue (SR 823/Red Road) to NW 2 <sup>nd</sup> Avenue (SR 7/US 441) Dade County, Florida	Janus Research	1994
4931	Cultural Resource Assessment, A Proposed Line Addition of the South Florida Rail Corridor Phase II and Phase III, Dade, Broward, Palm Beach Counties	Lewis, Scott P., and Karen Webster	1996
5844	Tri-County Commuter Rail Authority Double Track Corridor Improvement Program for Segment 5	Janus Research	1999
7272	An Archaeological and Historical Survey of the Proposed Submarine Tower Location in Miami-Dade County, Florida	Sims, Cynthia L.	2002
7311	An Archaeological and Historical Survey of the Proposed Oaklander Tower Location in Miami-Dade County, Florida	Sims, Cynthia L.	2002
7332	An Archaeological and Historical Survey of the Proposed Temple Sinai Tower Location in Miami-Dade County, Florida	Sims, Cynthia L.	2002
7372	An Archaeological and Historical Survey of the Proposed Lone Pine-Hallandale Tower Location in Broward County, Florida	Kennedy, Audrey	2001
7509	An Archaeological and Historical Survey of the Proposed West Hallandale Tower Location in Broward County, Florida	Ambrosino, Meghan L. and Paul L. Jones	2001
7615	An Archaeological and Historical Survey of the Proposed Friedel Tower Location in Miami-Dade County, Florida	Cynthia L. Sims	2003



8026	An Archaeological and Historical Survey of the Proposed EGNL Tower Location in Miami-Dade County, Florida	Ambrosino, Meghan L.	2001
9934	An Archaeological and Historical Survey of the Proposed Golden Beach Tower Location in Miami-Dade County, Florida	Driscoll, Kelly A.	2004
10203	A CRAS of the Golden Glades Multimodal Transportation Facility Interchange PD&E Study, Miami-Dade County, FL	Janus Research	2004
10295	An Archaeological and Historical Assessment for the Existing NE 16 <sup>th</sup> Avenue Cellular Tower, Dade County, Florida	Groff, Amanda	2004
14000	Cultural Resources Reconnaissance Study South Florida East Coast Corridor Transit Analysis Miami-Dade, Broward, and Palm Beach Counties	Janus Research	2006
14345	City of Miami Gardens Miami Modern Architectural Survey and Planning Project, County: Miami-Dade	Brockington and Associates, Inc.	2007
14376	Historic Resources Reconnaissance Survey and Archaeological Desktop Analysis I-95 Managed Lanes Pilot Project: 95 Express from: I-395 (Miami-Dade County) To: I-595 (Broward County)	Janus Research	2007
16826	FCC Form 620 New Tower ("NT") Submission Packet: MD1460F FPL Ives Substation Tower, Miami-Dade County, Florida	Florida History, LLC	2009
18128	Desktop Analysis and Field Review for SR 915/NE 6 <sup>th</sup> Avenue from NE 145 <sup>th</sup> Street to SR 860/NE 183 <sup>rd</sup> Street (Financial Project ID 422620-1-52-01) Dade County, Florida	Janus Research	2010
19480	Cultural Resource Assessment Report for the All Aboard Florida Passenger Rail Project from West Palm Beach to Miami, West Palm Beach, Broward, and Miami-Dade Counties	Janus Research	2012
19700	CRAS for the Golden Glades Interchange (GGI) PD&E Study	Janus Research	2012
20493	Technical Memorandum: Cultural Resource Assessment of the Historic Structure at 325 Ansin Boulevard, Broward County, Florida	VanDyke, Ryan M.	2013
20933	Section 106 Evaluation and Determination of Effects for the GGI PD&E Study	Janus Research	2014
21076	CRAS for the SR 826/Palmetto Expressway PD&E Study from I-75 to GGI, Miami-Dade County, Florida	Janus Research	2014
21449	A Cultural Resource Assessment of the City of Wilton Manors North Dixie Highway Lighting Project, Broward County, Florida	Berriault, John G., Robert S. Carr, and Timothy A. Harrington	2014

21735	Addendum to the CRAS of the GGI PD&E Study for Improvements Associated with the CRAS for the SR 826/Palmetto Expressway PD&E Study from I-75 to GGI	Janus Research	2014
22253	CRAS of NE 203 <sup>rd</sup> Street & NE 215 <sup>th</sup> Street Intersection Improvements PD&E Study, Miami-Dade	Janus Research	2015
23557	Proposed 120-Foot Overall Height Pole Structure Within a 10-Foot by 10-Foot Lease Area	Environmental Corp. of America	2017
23641	FCC Demolition of Building and Construction of New 110 Foot Stealth Tower, Equity One Banco Popular, 1550 NE Miami Gardens Drive, N Miami Beach, Miami-Dade County, Florida	Larocque, Mark and Louis Bubb	2016
23769	Federal Communications Commission/TCNS ID #144785, Proposed 123-Foot-Tall Overall Height Pole Structure Within a 10-Foot by 10-Foot Area, 9FLX000805 / MI90XC221A, NE 6 <sup>th</sup> Avenue & NE 189 <sup>th</sup> Street, Miami, Miami-Dade County, Florida	Environmental Corp. of America	2017
23911	CRAS of the Widening Florida's Turnpike (SR 91) from North of the GGI to Miramar Parkway and Turnpike Extension (SR 821) from East of NW 57 <sup>th</sup> Avenue to Miramar Parkway PD&E Study, Broward and Miami-Dade Counties, Florida	Janus Research	2017
23976	Cultural Resources Desktop Analysis and Field Review for SR 860/Miami Gardens Drive over Snake Creek (C-9) Canal, FDOT Bridge No. 870624, Miami-Dade County, Florida	Janus Research	2017
24631	CRAS of NE 183 <sup>rd</sup> Street from NE 11 <sup>th</sup> Avenue to NE 19 <sup>th</sup> Avenue, Miami-Dade County, Florida	Bray, Matthew, Frank Keel, and Rebecca Spain Schwarz	2017
25495	Phase I and Phase II Archaeological Assessments of Greynold's Park Project Areas and Site 8DA1027, Miami-Dade County, Florida	Berault, John G., Robert S. Carr, and Alan M. Noe	2018
25712	CRAS for I-95/SR 9 PD&E Study	Janus Research	2018
26259	Broward County Municipal Services District Historic Resources Survey: Broadview Park, Central County, and the City of West Park	DeFelice, Matthew A.	2019
26662	CRAS Reevaluation for the NE 203 <sup>rd</sup> Street Intersection Improvements Between SR 5/US 1 and West Dixie Highway in the City of Aventura and the Census-Designated Place of Ojus, Miami-Dade County, Florida	Janus Research	2019
27477	Cultural Resources Desktop Analysis and Field Review for SR 826/NE 163 <sup>rd</sup> Street Signalized Intersection Lighting from NW 2 <sup>nd</sup> Avenue to NE 35 <sup>th</sup> Avenue (FPID No. 440281-1-52-01), Miami-Dade County, Florida	Janus Research	2020



27617	CRAS Addendum I-95/SR 9 PD&E Study from South of Hallandale Beach Boulevard (SR 858) to North of Hollywood Boulevard (SR 820), Broward County, Mileposts 0.0-3.1	Janus Research	2020
28061	CRAS Addendum for the I-95/SR 9 PD&E Study from South of Hallandale Beach Boulevard to North of Hollywood Boulevard, Broward County, Florida (FPID 436903-1)	Janus Research	2021
28151	Phase I CRAS Report Florida Gas Transmission Company LLC Turnpike Palmetto Road Relocation Project, Broward and Miami-Dade Counties, Florida	Azevedo, Lillian and Mikel Travisano	2019
28249	Cultural Resources Desktop Analysis and Field Review for US 1, Interstate I-195, and I-95 Intelligent Transportation Systems (ITS) Device Replacement, Contract E6M90 in Broward and Miami-Dade Counties, Florida	Janus Research	2021
28278	Cultural Resources Desktop Analysis and Field Review for the ITS Device Replacement, Contract E6017 in Miami-Dade County, Florida	Janus Research	2022
N/A	CRAS Addendum for the GGI PD&E Study, Miami-Dade County	Janus Research	2022

The area surveyed during the *Cultural Resource Assessment, A Proposed Line Addition of the South Florida Rail Corridor Phase II and Phase III, Dade, Broward, Palm Beach Counties* (Lewis and Webster 1996; FMSF Manuscript No. 4931) overlaps with part of the current historic resources APE and is immediately adjacent to the archaeological APE for the current project. One target subjected to archaeological survey was on the eastern side of the existing Seaboard Air Line Railroad ROW immediately west of I-95 where a hammock is visible on aerial images from the 1940s. Based on the testing in this area, only a shallow lens of soil remained on top of limestone bedrock in most areas, and the only area where deeper excavation was possible contained fill. No evidence of an archaeological site was identified. Three other target areas on the western edge of the railroad corridor were also negative for cultural resources. No historic resources within the current project APE were documented during this survey. The SHPO concurred with its results on November 4, 1996.

The *Tri-County Commuter Rail Authority Double Track Corridor Improvement Program for Segment 5 Cultural Resource Assessment Survey* (Janus Research 1999b; FMSF Manuscript No. 5844) also surveyed part of the Seaboard Air Line railroad corridor west of I-95 that overlaps with part of the current historic resources APE. No archaeological testing could be conducted due to access limitations. Janus Research identified the National Register-eligible Snake Creek Canal (8DA6530) during this survey. The SHPO concurred with the findings on December 20, 1999.

The *Historic Resources Reconnaissance Survey and Archaeological Desktop Analysis, I-95 Managed Lanes Pilot Project: 95 Express from: I-395 (Miami-Dade County) To: I-595 (Broward County)* (Janus Research 2007; FMSF No. 14376) was conducted within the current APE on I-95. Consistent with the earlier survey of the rail corridor, the only resource identified within the current APE was the National Register-eligible Snake Creek Canal (8DA6530). The archaeological site

potential of the surveyed area was evaluated as low based on its disturbed nature. The SHPO concurred with these findings on July 6, 2007.

Janus Research surveyed part of the current project APE from the southern project limit to the Snake Creek Canal during the *Addendum to the CRAS of the GGI PD&E Study for Improvements Associated with the CRAS for the SR 826/Palmetto Expressway PD&E Study from I-75 to GGI* (Janus Research 2014; FMSF Manuscript No. 21735). The surveyed area was evaluated as having low archaeological site potential. The segment of the Seaboard Air Line (CSX) Railroad (8DA10753) within the survey limits was determined National Register-eligible. Fifty-six (56) historic buildings (8DA14221, 8DA14221–8DA14259, 8DA14262–8DA14264, and 8DA14266–8DA14279) as well as the Snake Creek Canal (8DA6530) were determined National Register-ineligible. Velda Farms (8DA14265) was also determined National Register-eligible during this survey, but it is no longer extant. The SHPO concurred with these eligibility determinations on December 12, 2014.

The area surveyed during *CRAS of I-95/SR 9 PD&E Study from South of Hallandale Beach Boulevard (SR 858) to North of Hollywood Boulevard (SR 820), Broward County* (Janus Research 2018; FMSF Manuscript No. 25712) and its CRAS Addendum (Janus Research 2020; FMSF Manuscript No. 27617) included part of the current project APE north of NE 206<sup>th</sup> Terrace. Only a single shovel test, which was archaeologically sterile, could be excavated within the current project APE due to berms, ditches, the interstate, and utilities. The segments of the Seaboard Air Line (CSX) Railroad (8BD4649/8DA10753) within the surveyed limits were evaluated as National Register-eligible. No other historic resources were identified within the current project APE. The SHPO concurred with the determinations contained in the CRAS on August 29, 2018, and with the results of the CRAS Addendum on January 7, 2021.

Janus Research (2022b) conducted a *CRAS Addendum for the GGI PD&E Study* in Miami-Dade County that included part of the current project APE. No archaeological testing was possible within the project APE based on the current level of development. In addition to the National Register-eligible CSX Railroad (8DA10753), forty-seven (47) National Register-ineligible historic buildings were recorded within the current project APE during this effort (8DA14221–8DA14259, 8DA14262–8DA14264, 8DA14271, 8DA14272, 8DA14278, 8DA19659, and 8DA19660). The SHPO concurred with the determinations contained in this CRAS Addendum on August 17, 2022.

## **8.2 Previously Recorded Archaeological Sites**

The search of the FMSF data identified six previously recorded archaeological sites within one mile of the project area (**Table 8-2**). None of the sites are located within the archaeological APE. The previously recorded sites within one mile are mostly pre-contact middens, and most of them have not been visited since the initial Miami-Dade County-wide archaeological survey that was conducted during the 1980s (MDHPD 1981; FMSF Manuscript No. 602). The SHPO has not definitively evaluated any of these sites for National Register eligibility.

In addition to the previously recorded sites, the Miami-Dade County-designated Oleta River Archaeological Zone and Long Hammock Archaeological Zone are located within one mile of the project area. These archaeological zones are not within the archaeological APE. No



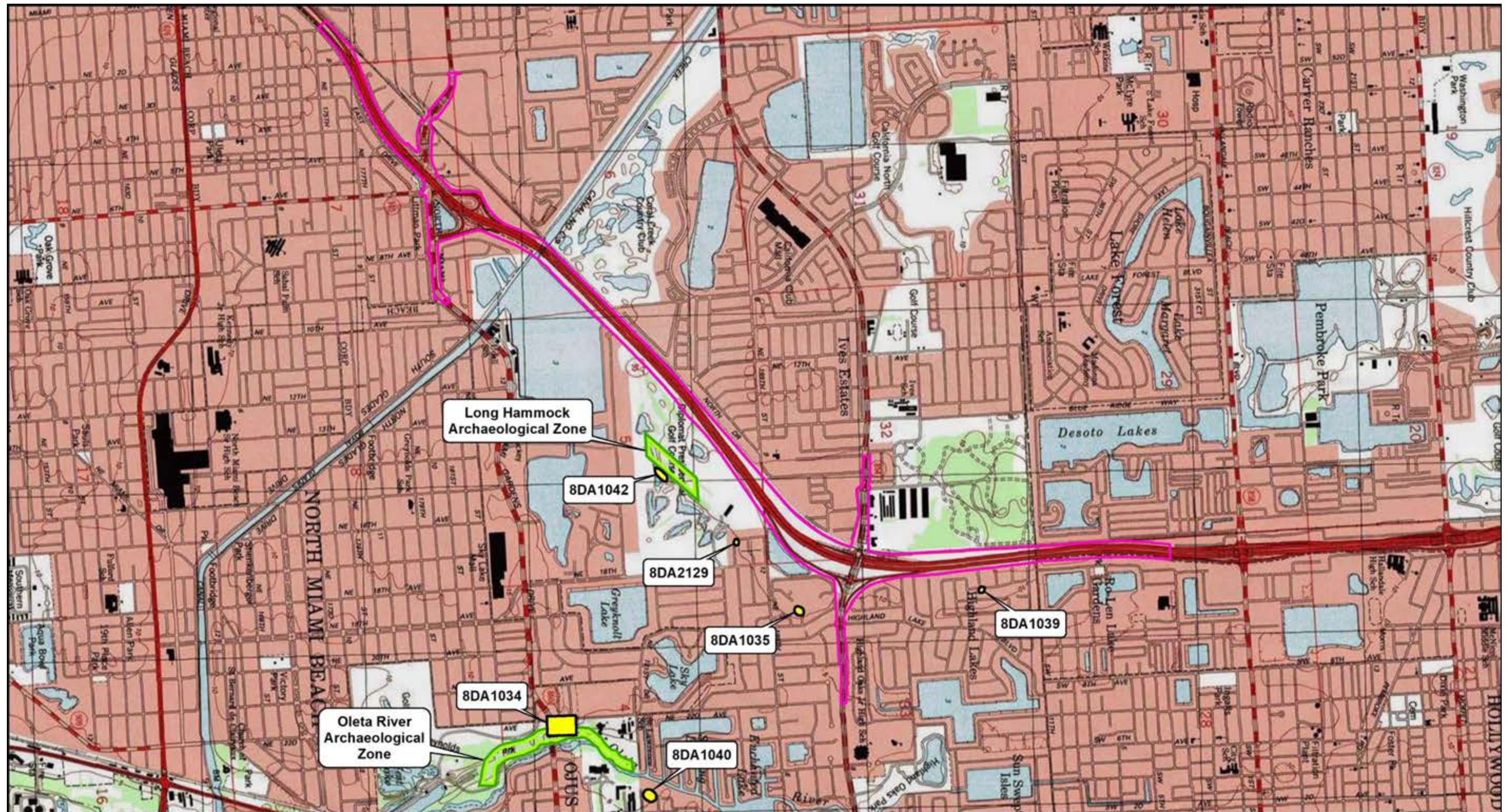
archaeological zones designated by Broward County are within one mile of the project APE. The locations of previously recorded archaeological sites and archaeological zones designated by Miami-Dade County are shown in **Figure 8-1**.

**Table 8 - 2: Previous Recorded Archaeological Sites within One Mile of the Archaeological APE**

FMSF No.	Site Name	Site Type	SHPO National Register Evaluation*
8DA1034	Sutton	Glades II-III period black dirt and oyster shell midden	Not evaluated by SHPO
8DA1035	San Juan	Glades period midden	Not evaluated by SHPO
8DA1039	Highland Lakes	Precontact midden with 20 <sup>th</sup> century component	Not evaluated by SHPO
8DA1040	Reems	Redeposited Glades period midden	Not evaluated by SHPO
8DA1042	Long Hammock	Glades period midden	Not evaluated by SHPO
8DA2129	Mid Long Island	Glades period artifact scatter	Not evaluated by SHPO

\* As recorded in the FMSF; may require re-evaluation





**Figure 8-1: Archaeological Sites and Zones within One Mile of the Archaeological APE**

*I-95 PD&E from S of Miami Gardens Dr to N of Broward County Line (414964-1-22-01)*

- Archaeological APE
- Archaeological Site
- Archaeological Zone Designated by Miami-Dade County

**Miami-Dade and Broward Counties**



### 8.3 Previously Recorded and Potential Historic Resources

A search of the FMSF identified 57 extant previously recorded historic resources within the APE. The 57 extant previously recorded historic resources consist of 54 historic buildings, one canal, and two historic railroad segments. The two segments are the same rail line, but they have been recorded under different names in the FMSF within their respective counties. They have been counted separately for the numerical totals within this report. The two railroad segments have been determined National Register-eligible by the SHPO. The SHPO has not evaluated two of the previously recorded historic buildings for National Register eligibility. The canal and the remaining 52 previously recorded buildings have been determined ineligible for the National Register by the SHPO. A table of the extant previously recorded resources is located in the *Results* section of this report (**Table 11-1**).

Upon field verification, it was determined that two (2) previously recorded resources were demolished. The demolished resources are listed in **Table 8-3** and the FMSF will be notified. Velda Farms (8DA14265) had been determined eligible for the National Register before it was demolished.

**Table 8 - 3: Historic Resources within the Historic Resources APE which are No Longer Extant**

FMSF No.	Site Name/Address	Year Built	SHPO National Register Evaluation
8DA14262	King of Diamonds Gentleman's Club	c.1958	Determined Ineligible
8DA14265	Velda Farms	c.1957	Determined Eligible

The extant previously recorded resources are included in the *Historic Resource Survey Results* section of the current document. The locations of all identified historic resources relative to the project APE are depicted on **Figures 11-9a through 11-9l**.

A review of the Miami-Dade County and Broward County Property Appraiser data revealed the potential for unrecorded historic resources within the project APE on 155 parcels which have Actual Year Built Dates (AYRB) of 1975 or older. Of the identified parcels, 153 contained historic buildings within or intersecting the current APE. Background research did not reveal any potential unrecorded cemeteries or other historic linear resources such as railroads, canals, bridges, or roadways within the historic resources APE.

## 9.0 Project Research Design and Site Location Model

The background research and literature review, in conjunction with pertinent environmental variables, contributed to the formulation of project-specific field methods. Four environmental factors are typically used to help predict site locations: distance to fresh (potable) water, distance to hardwood hammocks, soil type (soil drainage) and topography.

Fresh water is an important resource, as the need for water is universal. This variable would have been of greater importance during the Paleoindian and Early Archaic periods (12,000–5000 BC) when the perched water system was more restricted. Access to water during these early periods would have been from sinkholes and aquifer-fed rivers. Before Snake Creek Canal was excavated, Big Snake Creek and Little Snake Creek, both of which had broad backswamps, traversed the current project corridor. Additionally, isolated wet prairies marshes and prairies were present. The creeks, the surrounding swamps, and the isolated wetlands within the project corridor would have provided fresh water prior to development. Furthermore, the GLO map of Township 52 South, Range 42 East (FDEP 1870c; see **Figure 5-1**) labeled Little Snake Creek as the “Principal Passage to the Everglades,” suggesting that it was not only a source of freshwater, but also a travel route to the interior wetlands of the Everglades.

In South Florida, the presence of hardwood hammocks is a well-documented indicator of archaeological sites. Mesic hardwood hammocks contain cabbage palms and other plants that produce edible foodstuffs. Other mesic hardwood species, such as ash and elm, are woods that are known to have been used for specific purposes, i.e., bows, canoes, mortars, and dart shafts (Newsom and Purdy 1983). Natural vegetative communities are no longer present within the project limits, but the historic plat maps and surveyors' notes (FDEP 1845, 1870a-e) depicted a large area as swamp or associated with the waters of Little Snake Creek or Big Snake Creek. Other parts of the corridor were flat and rocky with pine and palmetto vegetation, especially at the southern end of the current project APE. The plat map and surveyor's notes for Township 51 South, Range 42 East (FDEP 1870d) describe a hammock near the northern end of the APE, just south of where Big Snake Creek crossed the current northern project limit. The hammock would have been between approximately SW 7<sup>th</sup> Street and SW 5<sup>th</sup> Street today. The review of the 1940 aerial photograph suggests that former hammocks may also have been present within the APE where it runs adjacent to the current Presidential Golf Course. These hammocks appear to have been near the northern end of the Big Snake Creek floodplain. A precontact archaeological site and the Miami-Dade County–designated Long Hammock Archaeological Zone are recorded within similar wooded areas approximately 400 m to the east.

The characteristics of soils have been used successfully by several researchers in the formulation of predictive models for precontact site location. Prior to urban development, the soils within the archaeological APE had drainage characteristics ranging from very poorly drained to excessively drained (USDA 1958). Uplands plotted as Dade fine sand were known to support scattered hardwood hammocks. The potential hammocks visible on the 1940 aerial were located in areas plotted as Dade fine sand directly north of an area with wetter Davie mucky fine sands. The soils to the south of the Snake Creek Canal were even wetter, and likely were covered in sawgrass prior to development. Although the excessively to well drained Dade fine sand soils suggest higher



archaeological site potential, by the time of the 1996 soil survey, the entire APE was within urban land or fill soil types. These soils indicate that the level of development lowered the potential for intact sites to be present. A soil survey of Broward County that predates urban development is not available. The soil survey from 1984 indicates that the entire APE in Broward County was within urban land complexes or other types of heavily disturbed soils, therefore lowering the potential for intact sites to be present. The 1984 survey is of limited utility in establishing archaeological site potential beyond the levels of disturbance, but if the Dade-Urban land complex soil type was Dade fine sand prior to development, then the northern end of the APE may have had well drained soils.

Elevations within the archaeological APE are generally low to average for the Atlantic Coastal Ridge. The earliest available topographic map shows the area as mostly within 5-foot (1.5-m) or 10-foot (3-m) elevations, but some depressional areas are also present. These elevations are lower than average for the ridge. In general, elevations are lower in areas that were formerly part of the Little Snake River or Big Snake River and their backswamps. Elevations also tend to be lower east of I-95 and north of Ives Dairy Road. The southeastern side of the Ives Dairy Road and I-95 interchange has slightly higher elevations of 10-12 feet (3-3.7 m). Other areas of higher ground appear to be a result of fill for development or elevated bridges and ramps.

Several areas within the archaeological APE had pre-development environmental factors suggesting elevated archaeological potential, in particular those areas with hammocks adjacent to waterways. A former hammock located south of Big Snake Creek in Broward County was mentioned on the historic plat map, surveyor's notes, and seen on the 1940 aerial. However, the review of historic and modern aeriels from 1957 and later, as well as more recent soil surveys indicates that the area has been heavily disturbed by historic and modern land use. Furthermore, no sites were found during previous archaeological testing in this area. The area along part of the archaeological APE adjacent to the Presidential Golf Course contained well-drained soils, apparent hammock vegetation, proximity to Big Snake Creek, and is located west of a previously recorded pre-contact archaeological site exhibiting similar environmental conditions. However, the construction of the interstate and golf course both required intensive ground disturbance, reducing the potential that intact archaeological sites could remain. However, this area has not been subjected to prior archaeological survey and is therefore considered to have moderate archaeological site potential. The area southeast of Ives Dairy Road and I-95 is also considered to have low to moderate potential due to its elevation and proximity to Big Snake Creek. However, the construction of the interstate, interchanges, berms, canals, ponds and other drainage facilities, residential, commercial, industrial, and recreational (golf course) development, and the installation of numerous underground utilities suggests that despite pre-development environmental conditions, it is unlikely that sufficient natural soil remains within the APE to preserve any archaeological resources, were they once present.

Historic sites frequently co-occur with pre-contact archaeological sites. This is often the result of environmental conditions found desirable by both groups: well-drained or better-drained upland knolls near transportation routes (i.e., historic trails, military roads, major rivers, and coastal zones). Based on the review of the historic plat maps and surveyor's notes (FDEP 1870a-e), no military forts, roads, encampments, battlefields, homesteads, or historic Native American villages or trails were noted within the archaeological APE. Some residential and agricultural development had

occurred by the mid-twentieth century, especially in the vicinity of Miami Gardens Drive and Ives Dairy Road. These areas have since been developed as a major interstate and interchanges with berms, ramps, excavated canals and drainage ponds, and dense residential, commercial, or industrial development.

The zones of archaeological site potential as defined during background research, as well as the current field conditions, are illustrated on aerial images in Appendix B. After field survey, the current level of disturbance within the archaeological APE suggests that the entire area has low potential to contain intact archaeological sites.



## **10.0 Methods**

### **10.1 Archaeological Survey Methods**

The field survey consisted of a pedestrian survey with visual inspection of exposed ground to look for evidence of artifacts, archaeological sites, or environmental features, such as topographic rises or hardwood hammocks, indicative of increased archaeological potential. The pedestrian survey was also intended to identify areas where subsurface testing could be conducted safely. However, due to the presence of existing hardscape and underground drainage systems and utilities including fiber optic cable, water, storm and sanitary sewers, electric, lighting, signalization, and ITS and toll facility infrastructure, no locations suitable for subsurface testing were identified. The project corridor is urbanized and highly disturbed.

Archaeological testing is not feasible within or near utility corridors for several reasons: the area has been disturbed by the excavation and burial of the utility, concern for the safety of archaeological field teams, potential for substantial fines and the disruption of essential services if a utility is damaged. Additionally, as noted in the Sunshine 811 Learning Center, "almost every job site includes some type of privately-owned underground facility" and it is not uncommon to find such facilities in ROWs (Sunshine 811 n.d.). The locations of such facilities are not included in a database and are unknown. Based on the field conditions, subsurface testing could not safely be conducted within the APE. Therefore, field archaeologists conducted photo documentation of the archaeological APE and recorded existing conditions on field maps.

### **10.2 Historic Resources Survey Methods**

Architectural historians conducted a historic resources survey in order to ensure that resources built during or before 1975 within the historic resources APE were identified, properly mapped, and photographed. The historic resources survey used standard field methods to identify and record historic resources. In addition, the previous studies of the project area were consulted. Resources within the APE received a preliminary visual reconnaissance. Resources with features indicative of 1975 or earlier construction materials, building methods, or architectural styles were noted on aerial photographs.

For each newly identified historic resource, FMSF forms were filled out with field data, including notes from site observations and research findings. FMSF forms were also updated for previously recorded historic resources where the resources exhibited modifications since they were last recorded, the current study disagreed with the previous surveyors' evaluation of significance, or a historic resource had obtained historic significance since it was last recorded. The estimated date of construction, distinctive features, and architectural style were noted. Photographs were taken with a high resolution digital camera. A log was kept to record the building's physical location and compass direction of each photograph.

In addition to a search of the FMSF, Miami-Dade County and Broward County Property Appraiser information was also used to approximate building construction dates within the project area. Together, the GIS Data Sets and property appraiser information usually yield the dates of the

majority of the historic resources located within the project area. The project architectural historian identifies any resource not accounted for by this information in the field based on the aforementioned methods.

Each resource's individual significance was then evaluated for its potential eligibility for listing in the National Register. Historic physical integrity was determined from site observations, field data, and photographic documentation. Local information was consulted to assist in the research for known significant historical associations.

Concentrations of historic resources within the APE for the project were noted in terms of the potential for inclusion in a historic district. Each resource's present condition, location relative to other resources, and distinguishing neighborhood characteristics were noted and photographed for accurate assessment of National Register Historic District eligibility.

### **10.3 Local Informants and Certified Local Government Consultation**

Miami-Dade County and Broward County are listed on the May 1, 2023, Master List of Certified Local Governments (CLG) available through the FDHR's website (FDHR 2023). On July 26, 2023, Janus Research contacted Sarah Cody, Miami-Dade County Historic Preservation Chief, Jeff Ransom, Miami-Dade County Archaeologist, and Rick Ferrer, Broward County Historic Preservation Officer via email regarding the proposed project. On August 7, 2023, Brad Lanning, an archaeological consultant to Broward County, responded to confirm that no archaeological sites or zones, and no locally designated resources are present within or adjacent to the project area. He also noted the presence of the Seaboard Air Line (CSX) Railroad (8BD4649) and the CSX Railroad (8DA10753) within the historic resources APE. As of the date of this report, Miami-Dade County has not responded to this request for information.



# 11.0 Results

## 11.1 Archaeological Results

The archaeological APE is in an urban area with an existing expressway. The paved expressway and local roadways, land shaping to create berms, ditches, and retention areas, sidewalks and other hardscape, mature landscaping, and fences are present in various areas of the APE. Buried utilities including fiber optic cable, water, storm and sanitary sewers, electric, lighting, signalization, and ITS and toll facility infrastructure are present throughout the archaeological APE. In addition to the underwater utilities, subsurface drainage systems are also present in the archaeological APE. Most of the vegetation consists of landscaping plantings, including manicured palms and palmettos, Australian pines, cypress, firebush, yellow poinciana, cocoplum, and sea grape, rather than naturally occurring vegetation.

Most of the archaeological APE was considered to have low archaeological site potential based on the results of previous survey work in the area, past environmental conditions, or the extent of previous disturbance that resulted from interstate construction, surrounding development, and utility and drainage system installation. One area along Ives Dairy Road that was considered to have slightly higher archaeological site potential due to its former location on the Big Snake Creek bank could not be tested due to the extent of hardscape and underground utilities in the area (Figure 11-1).



**Figure 11 – 1: NE 203<sup>rd</sup> Street and NE 20<sup>th</sup> Avenue Hardscape and Buried Utilities within the Archaeological APE, Facing Southeast**

The area considered to have the highest potential for undiscovered archaeological sites is adjacent to the former Presidential Golf Course (**Figures 11-2** and **11-3**). Historic aerial images suggest that this area west of a designated archaeological zone had hammock vegetation prior to development and was located on a former creek bank. Furthermore, adjacent native vegetation includes native hammock species such as live oak and gumbo limbo. However, the current conditions in the APE include a steep slope down to a drainage ditch, an existing fence between the ROW and the former golf course, and fiber optic cable lines. Due to the presence of the underground utilities and other obstructions, no subsurface testing was possible.



**Figure 11 – 2: Fiber Optic Cable Marked Between the Seagrape Barrier and Manicured Palm Trees on the Eastern Limited Access ROW of I-95 in the Moderate Probability Zone of the Archaeological APE, Facing North**

The pedestrian survey did not identify any areas within the archaeological APE where subsurface testing could be conducted. The existing conditions within the project APE are illustrated on aerial maps in **Appendix B** and representative photographs of the APE are included in **Figures 11-1** through **11-8**.





**Figure 11 – 3: Elevated Berm in the Moderate Probability Area within the Archaeological APE, Facing Southwest**



**Figure 11 – 4: Berms and Ditches within the Archaeological APE on the Eastern I-95 ROW near the NE 203<sup>rd</sup> Street Interchange, Facing Northeast**





**Figure 11 – 5: Buried Lighting Utilities and Fence within the Archaeological APE along Miami Gardens Drive East of I-95, Facing East**



**Figure 11 – 6: Berm, Ditch, Utilities, and Exposed Road Fill in the Archaeological APE on the Western I-95 ROW near the north end of the APE, Facing Northwest**





**Figure 11 – 7: Buried Utilities within the Archaeological APE south of Ives Dairy Road Approaching I-95, Facing East**



**Figure 11 – 8: Buried Utilities and Exposed Road Fill in the Archaeological APE on the Western I-95 ROW across from the Moderate Probability Area, Facing Southwest**

## 11.2 Historic Resources Survey Results

The historic resources field survey and research resulted in the identification of 216 historic resources within the APE, consisting of 57 previously recorded resources and 159 newly recorded resources. Of the 216 total resources, there are three linear resources (8BD4649, 8DA6530, 8DA10753), six resource groups, and 207 structures. Two of the previously recorded resources have been determined eligible for listing on the National Register: the Seaboard Air Line (CSX) Railroad (8BD4649) and the CSX Railroad (8DA10753). The resources are the same rail line, but they have been recorded under different names in the FMSF within their respective counties. They have been counted separately for the numerical totals within this report. The other 214 historic resources have been determined ineligible or are considered ineligible for listing on the National Register. Historical research and field survey did not reveal any significant associations with the resources, they exhibit typical architecture found in South Florida, and many have alterations.

The resource groups recorded within the APE include condominium/apartment complexes, a golf course, and industrial properties. Historical research, field survey, and reconnaissance survey of the surrounding areas outside of the APE did not reveal any potential historic districts. **Table 11-1** includes information on all previously recorded resources with the two resources determined National Register-eligible highlighted in yellow. **Table 11-2** includes information on the newly identified resources documented as part of this survey. The tables are sorted in ascending order by FMSF number beginning with resources in Miami-Dade County followed by resources located in Broward County.

The locations of the 216 identified historic resources relative to the APE are illustrated on aerial photographs in Identified Historic Resources within the Historic Resources APE Maps in **Figures 11-9a** through **11-9l** of this report. The one updated form and 159 original FMSF forms are attached in **Appendix A**. FMSF forms were not updated for previously recorded resources that did not exhibit physical changes or changes in eligibility since they were last recorded. Photographs of all resources and narratives for select resources are included below (**Figures 11-10** through **11-257**).

While the project corridor is located within an area with a high concentration of historic structures, no historic district was identified within the project APE. The buildings within the project APE were constructed in decades between the 1950s and 1970s, with no cohesive and distinct visual, temporal, or design identity being shared between groupings of nearby buildings within the APE. The APE corridor contains only a small section of each neighborhood relative to their total size. It is outside of the scope of this project to evaluate the eligibility of these neighborhoods as a whole, but preliminary research using historic plats and newspaper searches for each did not reveal significant features or associations.

**Table 11-1: Previously Recorded Historic Resources Within the Historic Resources APE**

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA6530	Snake Creek Canal	c. 1924	Linear Resource	Determined Ineligible



FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA10753	CSX Railroad	c. 1925	Linear Resource	Determined Eligible
8DA14221	120 East Drive	c. 1960	Masonry Vernacular	Determined Ineligible
8DA14222	130 East Drive	c. 1960	Masonry Vernacular	Determined Ineligible
8DA14223	150 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14224	170 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14225	180 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14226	190 East Drive	c. 1958	Masonry Vernacular	Determined Ineligible
8DA14227	200 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14228	220 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14229	230 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14230	240 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14231	250 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14232	260 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14233	270 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14234	280 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14235	300 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14236	310 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14237	320 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14238	330 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14239	340 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14240	350 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA14241	360 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14242	370 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14243	380 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14244	400 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14245	410 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14246	420 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14247	430 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14248	440 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14249	450 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14250	460 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14251	470 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14252	480 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14253	490 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14254	500 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14255	510 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14256	520 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14257	530 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14258	540 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14259	550 East Drive	c. 1957	Masonry Vernacular	Determined Ineligible
8DA14263	Ed Helms Electrical Contracting (17850 State Road 9)	c. 1961	Masonry Vernacular	Determined Ineligible



FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA14264	Tui Life Style (18000 State Road 9)	c. 1962	Masonry Vernacular	Determined Ineligible
8DA14266	Florida Plantation Cold Storage (501 NE 183 <sup>rd</sup> Street)	c. 1953	Masonry Vernacular	Determined Ineligible
8DA14267	18280 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14268	18300 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA14269	18320 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14270	18340 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14271	18360 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14272	18400 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14273	18430 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA14274	18460 NE 7 <sup>th</sup> Court	c. 1964	Masonry Vernacular	Determined Ineligible
8DA14278	90 East Drive	c. 1956	Masonry Vernacular	Determined Ineligible
8DA14279	18480 NE 7 <sup>th</sup> Court	c. 1963	Masonry Vernacular	Determined Ineligible
8DA19659	111 NE 175 <sup>th</sup> Street	c. 1967	Masonry Vernacular	Not Evaluated by SHPO, Considered Ineligible
8DA19660	140 East Drive	c. 1970	Masonry Vernacular	Not Evaluated by SHPO, Considered Ineligible
8BD4649	Seaboard Air Line (CSX) Railroad	c. 1925	Linear Resource	Determined Eligible

**Table 11-2: Newly Recorded Historic Resources Within the Historic Resources APE**

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21385	561 NE 180 <sup>th</sup> Drive	c. 1957	Split-Level	Considered Ineligible
8DA21386	571 NE 180 <sup>th</sup> Drive	c. 1957	Contemporary	Considered Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21387	581 NE 180 <sup>th</sup> Drive	c. 1957	Ranch	Considered Ineligible
8DA21388	591 NE 180 <sup>th</sup> Drive	c. 1957	Split-Level	Considered Ineligible
8DA21389	695 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21390	701 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21391	711 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21392	721 NE 180 <sup>th</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21393	731 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21394	741 NE 180 <sup>th</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21395	600 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21396	610 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21397	620 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21398	630 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21399	640 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21400	650 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21401	660 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21402	680 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21403	700 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21404	710 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21405	720 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21406	730 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21407	740 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible



FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21408	750 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21409	760 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21410	770 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21411	800 NE 181 <sup>st</sup> Street	c. 1955	Masonry Vernacular	Considered Ineligible
8DA21412	820 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21413	830 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21414	840 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21415	850 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21416	860 NE 181 <sup>st</sup> Street	c. 1955	Ranch	Considered Ineligible
8DA21417	870 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21418	880 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21419	900 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21420	920 NE 181 <sup>st</sup> Street	c. 1956	Ranch	Considered Ineligible
8DA21421	18091 NE 9 <sup>th</sup> Court	c. 1957	Contemporary	Considered Ineligible
8DA21422	951 NE 181 <sup>st</sup> Street	c. 1957	Ranch	Considered Ineligible
8DA21423	290 NE 183 <sup>rd</sup> Street	c. 1963	Masonry Vernacular	Considered Ineligible
8DA21424	100 NE 183 <sup>rd</sup> Street	c. 1962	Masonry Vernacular	Considered Ineligible
8DA21425	18400 NE 5 <sup>th</sup> Avenue	c. 1969	Masonry Vernacular	Considered Ineligible
8DA21426	18151 NE 9 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21427	890 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21428	880 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21429	870 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21430	860 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21431	840 NE 182 <sup>nd</sup> Street	c. 1961	Ranch	Considered Ineligible
8DA21432	830 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21433	820 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21434	810 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21435	800 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21436	780 NE 182 <sup>nd</sup> Street	c. 1962	Contemporary	Considered Ineligible
8DA21437	760 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21438	740 NE 182 <sup>nd</sup> Street	c. 1963	Ranch	Considered Ineligible
8DA21439	720 NE 182 <sup>nd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21440	18200 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21441	18220 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21442	18240 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21443	18260 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21444	18520 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21445	18540 NE 7 <sup>th</sup> Court	c. 1964	Contemporary	Considered Ineligible
8DA21446	18560 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21447	18600 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21448	18620 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21449	18541 NE 7 <sup>th</sup> Court	c. 1962	Mid-Century Modern	Considered Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21454	18281 NE 7 <sup>th</sup> Court	c. 1963	Ranch	Considered Ineligible
8DA21455	18261 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21456	18241 NE 7 <sup>th</sup> Court	c. 1962	Contemporary	Considered Ineligible
8DA21457	18221 NE 7 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21458	18201 NE 7 <sup>th</sup> Court	c. 1962	Contemporary	Considered Ineligible
8DA21459	18200 NE 8 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8DA21460	18500 NE 5 <sup>th</sup> Avenue	c. 1971	Mid-Century Modern	Considered Ineligible
8DA21461	Miami Dade Fire Rescue Station #63 (1655 NE 205 <sup>th</sup> Street)	c. 1968	Masonry Vernacular	Considered Ineligible
8DA21462	1575 NE 205 <sup>th</sup> Street	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21463	20510 NE 15 <sup>th</sup> Court	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21464	1551 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21465	1541 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21466	1531 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21467	1521 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21468	1511 NE 205 <sup>th</sup> Terrace	c. 1956	Masonry Vernacular	Considered Ineligible
8DA21469	1505 NE 205 <sup>th</sup> Terrace	c. 1955	Masonry Vernacular	Considered Ineligible
8DA21470	1510 NE 205 <sup>th</sup> Street	c. 1959	Masonry Vernacular	Considered Ineligible
8DA21471	1560 NE 205 <sup>th</sup> Street	c. 1974	Masonry Vernacular	Considered Ineligible
8DA21472	2070 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21473	2060 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible



FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21474	2050 NE 203 <sup>rd</sup> Street	c. 1964	Ranch	Considered Ineligible
8DA21475	2040 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21476	2030 NE 203 <sup>rd</sup> Street	c. 1968	Ranch	Considered Ineligible
8DA21477	2020 NE 203 <sup>rd</sup> Street	c. 1965	Ranch	Considered Ineligible
8DA21478	2010 NE 203 <sup>rd</sup> Street	c. 1966	Ranch	Considered Ineligible
8DA21479	20235 Highland Lakes Boulevard	c. 1965	Ranch	Considered Ineligible
8DA21480	20230 Highland Lakes Boulevard	c. 1974	Ranch	Considered Ineligible
8DA21481	20310 Highland Lakes Boulevard	c. 1962	Ranch	Considered Ineligible
8DA21482	20315 Highland Lakes Boulevard	c. 1961	Contemporary	Considered Ineligible
8DA21483	20310 NE 20 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21484	20315 NE 20 <sup>th</sup> Court	c. 1964	Ranch	Considered Ineligible
8DA21485	20330 NE 20 <sup>th</sup> Place	c. 1971	Ranch	Considered Ineligible
8DA21486	2060 NE 203 <sup>rd</sup> Terrace	c. 1973	Ranch	Considered Ineligible
8DA21487	2070 NE 203 <sup>rd</sup> Terrace	c. 1971	Ranch	Considered Ineligible
8DA21488	2080 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21489	2100 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21490	2110 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21491	2120 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21492	2130 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21493	2140 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible
8DA21494	2150 NE 203 <sup>rd</sup> Terrace	c. 1970	Ranch	Considered Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21495	2160 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21496	2200 NE 203 <sup>rd</sup> Terrace	c. 1972	Ranch	Considered Ineligible
8DA21497	20520 NE 19 <sup>th</sup> Avenue	c. 1975	Ranch	Considered Ineligible
8DA21498	1860 NE 206 <sup>th</sup> Terrace	c. 1975	Ranch	Considered Ineligible
8DA21499	1851 NE 206 <sup>th</sup> Terrace	c. 1971	Ranch	Considered Ineligible
8DA21500	1850 NE 207 <sup>th</sup> Street	c. 1967	Ranch	Considered Ineligible
8DA21501	1865 NE 207 <sup>th</sup> Street	c. 1962	Ranch	Considered Ineligible
8DA21502	1870 NE 208 <sup>th</sup> Terrace	c. 1963	Ranch	Considered Ineligible
8DA21503	1865 NE 208 <sup>th</sup> Terrace	c. 1973	Ranch	Considered Ineligible
8DA21504	21000 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21505	21020 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21506	21040 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21507	21060 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21508	21100 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21509	21120 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21510	21130 NE 18 <sup>th</sup> Court	c. 1972	Ranch	Considered Ineligible
8DA21511	1860 NE 211 <sup>th</sup> Terrace	c. 1974	Ranch	Considered Ineligible
8DA21513	18071 NE 9 <sup>th</sup> Court	c. 1956	Ranch	Considered Ineligible
8DA21514	1860 NE 211 <sup>th</sup> Street	c. 1971	Ranch	Considered Ineligible
8DA21515	1861 NE 211 <sup>th</sup> Street	c. 1971	Ranch	Considered Ineligible
8DA21540	Riviera Condo Apartments (1170 NE 191 <sup>st</sup> Street)	c. 1966	Masonry Vernacular	Considered Ineligible

FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8DA21541	Rolling Green Condo H (1101 NE 191 <sup>st</sup> Street)	c. 1970	Masonry Vernacular	Considered Ineligible
8DA21542	Diplomat Presidential Golf Course (19600 NE Presidential Way)	c. 1962	Resource Group	Considered Ineligible
8DA21543	Ronson Industrial Park (1640 NE 205 <sup>th</sup> Terrace)	c. 1973	Resource Group	Considered Ineligible
8DA21544	FDOT North Dade Maintenance Yard (1773 NE 205 <sup>th</sup> Street)	c. 1968	Resource Group	Considered Ineligible
8BD8581	650 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8582	640 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8583	630 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8584	620 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8585	610 SW 11 <sup>th</sup> Avenue	c. 1963	Ranch	Considered Ineligible
8BD8586	600 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8587	540 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8588	530 SW 11 <sup>th</sup> Avenue	c. 1962	Ranch	Considered Ineligible
8BD8589	520 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8590	510 SW 11 <sup>th</sup> Avenue	c. 1961	Ranch	Considered Ineligible
8BD8591	500 SW 11 <sup>th</sup> Avenue	c. 1960	Ranch	Considered Ineligible
8BD8592	440 SW 11 <sup>th</sup> Avenue	c. 1972	Ranch	Considered Ineligible
8BD8593	430-434 SW 11 <sup>th</sup> Avenue	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8594	420-422 SW 11 <sup>th</sup> Avenue	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8595	410-412 SW 11 <sup>th</sup> Avenue	Pre-1968	Masonry Vernacular	Considered Ineligible
8BD8596	400 SW 11 <sup>th</sup> Avenue	c. 1961	Masonry Vernacular	Considered Ineligible



FMSF No.	Resource Name/Address	Year Built	Resource Type/Style	SHPO National Register Evaluation*
8BD8597	340 SW 11 <sup>th</sup> Avenue	c. 1961	Masonry Vernacular	Considered Ineligible
8BD8598	330-332 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8599	320-322 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8600	310-312 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8601	300-302 SW 11 <sup>th</sup> Avenue	c. 1962	Masonry Vernacular	Considered Ineligible
8BD8605	Rolen Lake Gardens E (1000 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8606	Rolen Lake Gardens D (920 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8607	Rolen Lake Gardens C (900 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8608	Rolen Lake Gardens B (820 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8609	Rolen Lake Gardens A (800 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8610	Rolen Lake Gardens Office (714 SW 11 <sup>th</sup> Avenue)	c. 1963	Masonry Vernacular	Considered Ineligible
8BD8611	Rolen Lake Gardens	c. 1963	Resource Group	Considered Ineligible





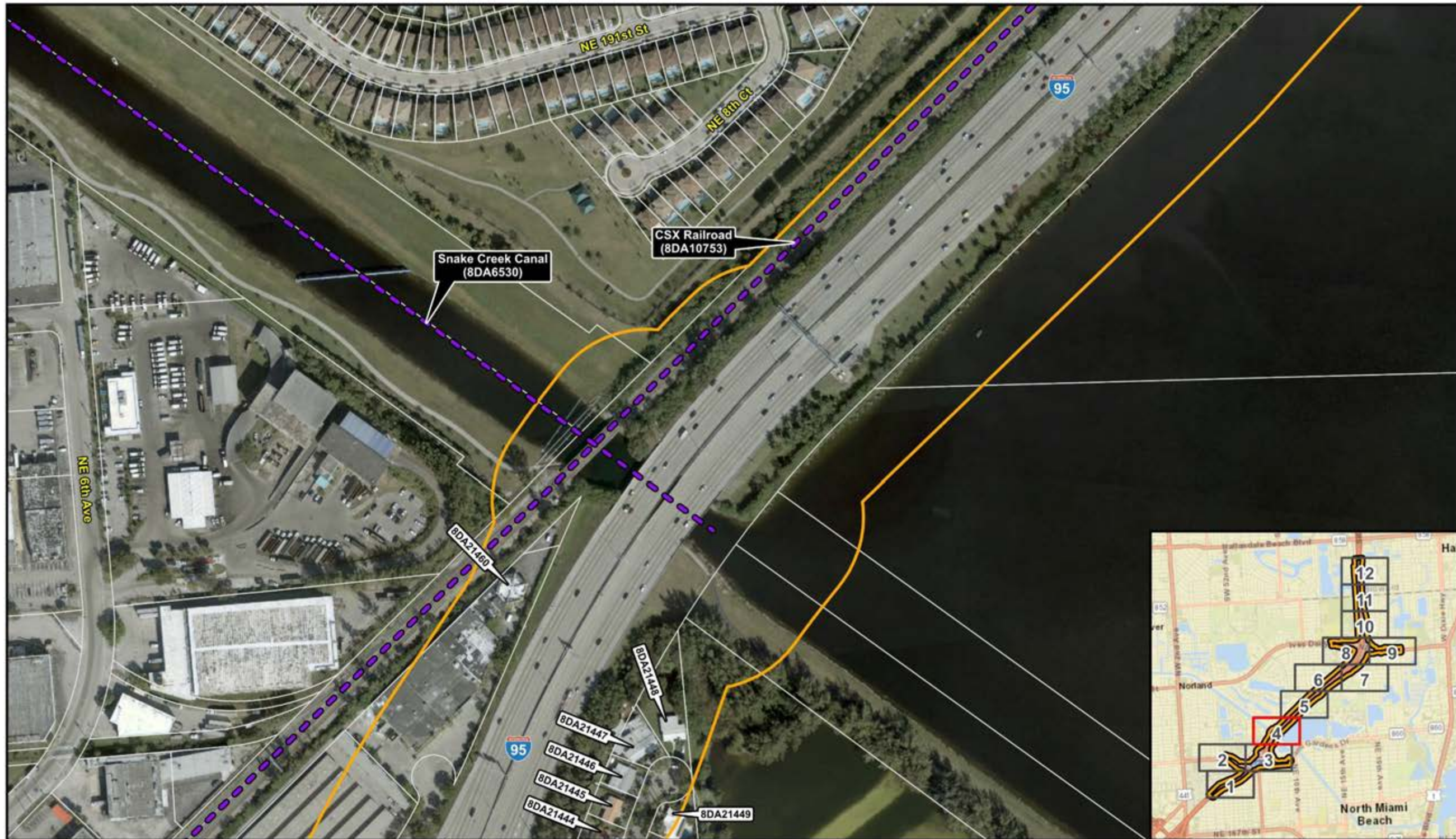












**Figure 11 - 9d: Identified Historic Resources Within the Historic Resources APE (Map 4 of 12)**

SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (FPID: 414964-1-22-01)

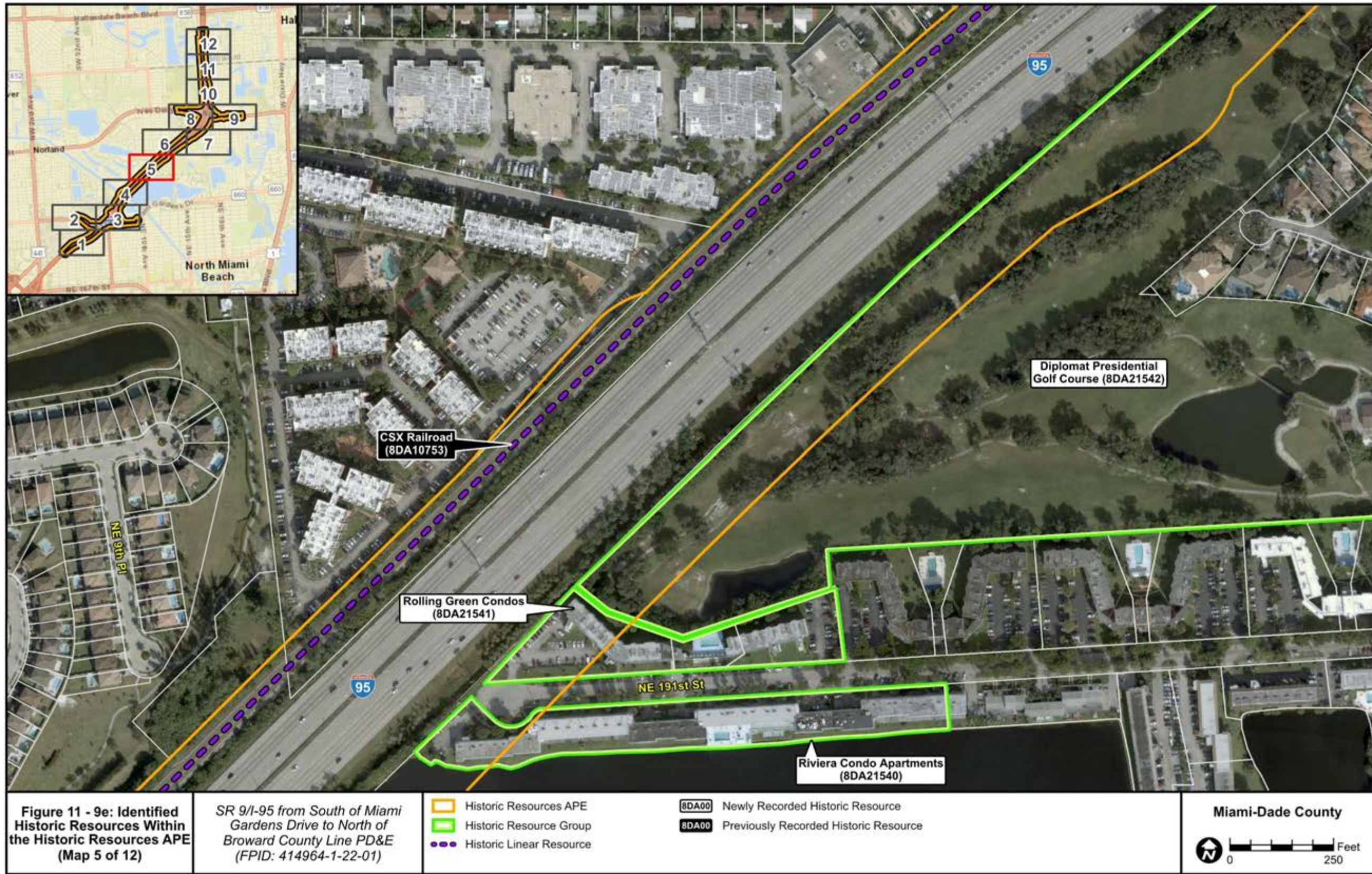
- Historic Resources APE
- Historic Resource Group
- Historic Linear Resource

- 8DA00 Newly Recorded Historic Resource
- 8DA00 Previously Recorded Historic Resource

**Miami-Dade County**

0 250 Feet

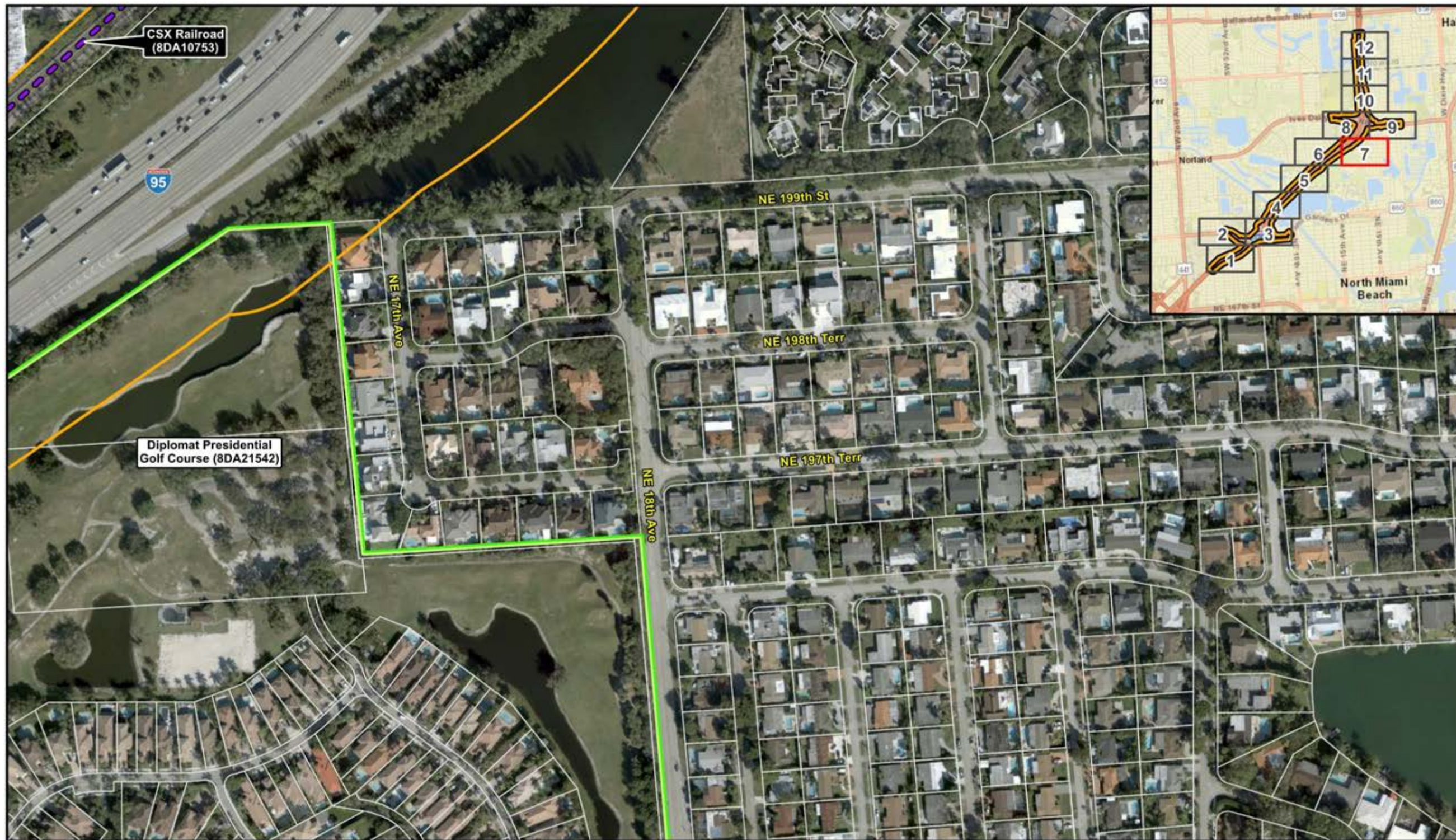













**Figure 11 - 9g: Identified Historic Resources Within the Historic Resources APE (Map 7 of 12)**

*SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E (FPID: 414964-1-22-01)*

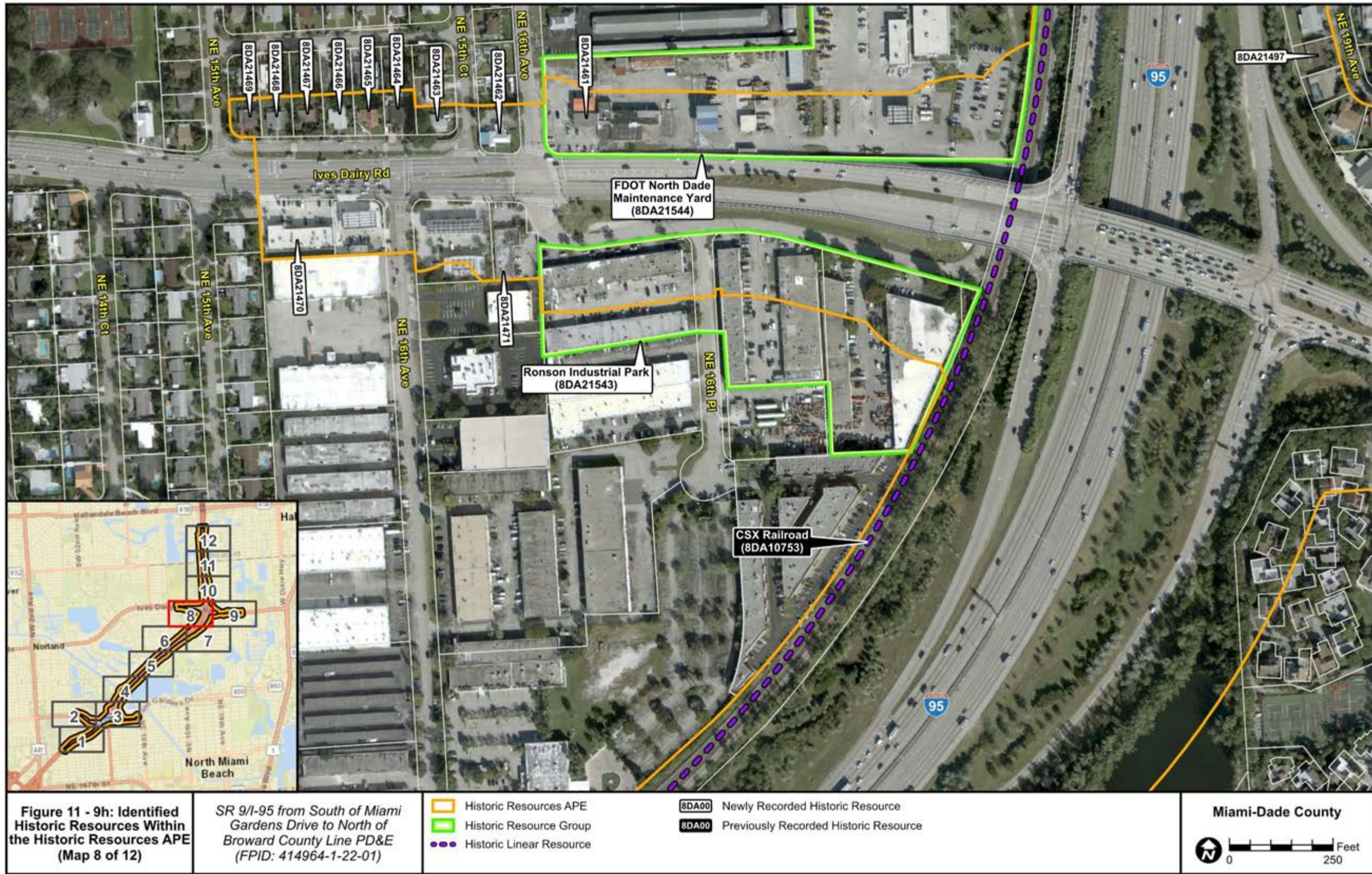
- Historic Resources APE
- Historic Resource Group
- Historic Linear Resource

- 8DA00 Newly Recorded Historic Resource
- 8DA00 Previously Recorded Historic Resource

**Miami-Dade County**

0  250 Feet























### 11.2.1 Previously Recorded Historic Resources



**Figure 11 – 10: Snake Creek Canal (8DA6530) Within APE, Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 11: Snake Creek Canal (8DA6530) Within APE, Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 12: CSX Railroad (8DA10753) Within APE, Determined National Register-Eligible, facing Northeast**



**Figure 11 – 13: CSX Railroad (8DA10753) Within APE, Determined National Register-Eligible, facing Southwest**



**Figure 11 – 14: CSX Railroad (8DA10753) over Snake Creek Canal, Determined National Register-Eligible, facing Southwest**



**Figure 11 – 15: CSX Railroad (8DA10753) over Snake Creek Canal, Bridge Substructure, Determined National Register-Eligible, facing South**



## **8DA10753**                      **CSX Railroad**

The segments of the CSX Railroad within the APE are located in Section 12 of Township 52 South, Range 41 East, Sections 5-7 of Township 52 South, Range 42 East, and Sections 32 and 33 of Township 51 South, Range 42 East of the North Miami (1988) USGS quadrangle map, in the City of Miami, Miami-Dade County, Florida. The Miami-Dade County portion of the Seaboard Air Line (CSX) Railroad within the current APE extends from the county line of Miami-Dade County and Broward County to north of Northeast 1<sup>st</sup> Avenue in North Miami Beach. The railroad continues into Broward County (8BD4649) within the APE, and the photographs and narrative of that segment have been included separately in the *Results*. The CSX Railroad (8DA10753) falls within the APE for a total of approximately 2.6 miles at various points along the project corridor in Miami-Dade County. It continues to the southwest and to the north. It exhibits two standard tracks aligned northeast/southwest and then curves north/south approaching Broward County (**Figures 11–12** through **11–15**).

The Seaboard Air Line Railroad was started in the 1880s and consisted of numerous branches in Florida, Georgia, and North Carolina. In 1923, the President of Seaboard Air Line Railroads, Mr. S. Davies Warfield, initiated a move to extend a line from the existing Coleman station in Sumter County, Florida to West Palm Beach, with the ultimate goal of connecting the line to Miami. After Warfield organized the quick purchase of over 160,000 acres of ROW, construction began on the West Palm Beach branch in the summer of 1924. Over two hundred four miles of nearly straight track from Coleman to West Palm Beach were completed the following fall of 1925. Immediately following this expeditious construction, work on the line connecting West Palm Beach and Miami was initiated, and by the end of the year the line was extended from Miami to Homestead. The segment of the railroad in the project APE appears to be a portion of the main line of track from Miami to Homestead which was constructed circa 1925.

In 1967, the Seaboard Air Line Railroad was merged with its competitor, the Atlantic Coast Line Railroad, to form the Seaboard Coast Line Railroad. In 1971, the Seaboard Coast Line Railroad merged with Louisville & Nashville Railroad to become the Seaboard System Railroad. These two railroads had been in common ownership by the Seaboard Coast Line Industries, whose entire railroad subsidiaries were known as the Family Lines System. Eventually, Seaboard Coast Line Industries merged with the Chessie System, creating the CSX Corporation which combined the Family Lines System and the Seaboard System Railroad. In 1980, the Chessie units were merged into the Seaboard System Railroad creating CSX Transportation.

This intact portion of rail within the current APE in Miami-Dade County is one of many that comprise the overall Seaboard Air Line (CSX) system. According to historic aerials, the portions of the CSX Railroad located within the APE still follow its historic route. The portions of the railroad within the APE have been previously recorded and were determined to be National Register-eligible within Miami-Dade County by the SHPO in 2013 and 2018 due to its contributions to the patterns of Community Planning & Development and Transportation in Florida under Criterion A. An updated form was prepared to record historic spurs located within the APE.



**Figure 11 – 16: 120 East Drive (8DA14221), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 17: 130 East Drive (8DA14222), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 18: 150 East Drive (8DA14223), Determined National Register-Ineligible, facing South**



**Figure 11 – 19: 170 East Drive (8DA14224), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 20: 180 East Drive (8DA14225), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 21: 190 East Drive (8DA14226), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 22: 200 East Drive (8DA14227), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 23: 220 East Drive (8DA14228), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 24: 230 East Drive (8DA14229), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 25: 240 East Drive (8DA14230), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 26: 250 East Drive (8DA14231), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 27: 260 East Drive (8DA14232), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 28: 270 East Drive (8DA14233), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 29: 280 East Drive (8DA14234), Determined National Register-Ineligible, facing South-southeast**





**Figure 11 – 30: 300 East Drive (8DA14235), Determined National Register-Ineligible, facing South-southeast**



**Figure 11 – 31: 310 East Drive (8DA14236), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 32: 320 East Drive (8DA14237), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 33: 330 East Drive (8DA14238), Determined National Register-Ineligible, facing South**





**Figure 11 – 34: 340 East Drive (8DA14239), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 35: 350 East Drive (8DA14240), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 36: 360 East Drive (8DA14241), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 37: 370 East Drive (8DA14242), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 38: 380 East Drive (8DA14243), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 39: 400 East Drive (8DA14244), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 40: 410 East Drive (8DA14245), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 41: 420 East Drive (8DA14246), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 42: 430 East Drive (8DA14247), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 43: 440 East Drive (8DA14248), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 44: 450 East Drive (8DA14249), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 45: 460 East Drive (8DA14250), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 46: 470 East Drive (8DA14251), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 47: 480 East Drive (8DA14252), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 48: 490 East Drive (8DA14253), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 49: 500 East Drive (8DA14254), Determined National Register-Ineligible, facing Southeast**





**Figure 11 – 50: 510 East Drive (8DA14255), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 51: 520 East Drive (8DA14256), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 52: 530 East Drive (8DA14257), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 53: 540 East Drive (8DA14258), Determined National Register-Ineligible, facing East**





**Figure 11 – 54: 550 East Drive (8DA14259), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 55: Ed Helms Electrical Contracting (17850 State Road 9) (8DA14263) Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 56: Tui Life Style (18000 State Road 9) (8DA14264), Determined National Register-Ineligible, facing West**



**Figure 11 – 57: Florida Plantation Cold Storage (501 NE 183<sup>rd</sup> Street) (8DA14266), c. 1952, Determined National Register-Ineligible, facing Northeast**





**Figure 11 – 58: 18280 NE 7<sup>th</sup> Court (8DA14267), Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 59: 18300 NE 7<sup>th</sup> Court (8DA14268), Determined National Register-Ineligible, facing West**



**Figure 11 – 60: 18320 NE 7<sup>th</sup> Court (8DA14269), Determined National Register-Ineligible, facing West**



**Figure 11 – 61: 18340 NE 7<sup>th</sup> Court (8DA14270), Determined National Register-Ineligible, facing West**





**Figure 11 – 62: 18360 NE 7<sup>th</sup> Court (8DA14271), Determined National Register-Ineligible, facing West**



**Figure 11 – 63: 18400 NE 7<sup>th</sup> Court (8DA14272), Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 64: 18430 NE 7<sup>th</sup> Court (8DA14273), Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 65: 18460 NE 7<sup>th</sup> Court (8DA14274), Determined National Register-Ineligible, facing Northwest**





**Figure 11 – 66: 90 East Drive (8DA14278), Determined National Register-Ineligible, facing Southeast**



**Figure 11 – 67: 18480 NE 7<sup>th</sup> Court (8DA14279), Determined National Register-Ineligible, facing Northwest**



**Figure 11 – 68: 111 NE 175<sup>th</sup> St. (8DA19659), Not Evaluated by the SHPO, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 69: 140 East Drive (8DA19660), Not Evaluated by the SHPO, Considered National Register-Ineligible, facing Southeast**





**Figure 11 – 70: Seaboard Air Line (CSX) Railroad (8BD4649) Within the APE, Determined National Register-Eligible, facing South**



**Figure 11 – 71: Seaboard Air Line (CSX) Railroad (8BD4649) Within the APE, Determined National Register-Eligible, facing North**

## **8BD4649                      Seaboard Airline (CSX) Railroad**

The segment of the Seaboard Air Line (CSX) Railroad within the APE is located in Section 28 of Township 51 South, Range 42 East on the North Miami (1988) USGS quadrangle map in Broward County, Florida. The portion of the Seaboard Air Line (CSX) Railroad within the current APE in Broward County extends from the county line of Miami-Dade County and Broward County to north of SW 5<sup>th</sup> Street in Hallandale Beach, Florida. The railroad falls within the APE for a total of approximately 0.4 miles. It exhibits two standard tracks aligned north/south (**Figures 11-70 and 11-71**). The railroad continues into Miami-Dade County (8DA10753) within the APE, and the photographs and narrative of that segment have been included separately in the *Results*.

Refer to the 8DA10753 narrative for the history of the railroad. This intact portion of rail within the current APE in Broward County is one of many that comprise the overall Seaboard Air Line (CSX) system. According to historic aerials, the portion of the Seaboard Air Line (CSX) Railroad located within the APE still follows its historic route. The portion of the railroad within the APE has been previously recorded and was determined to be National Register-eligible by the SHPO in 2018 due to its contributions to the patterns of Community Planning & Development and Transportation in Florida under Criterion A. An updated form was not prepared as there has been no change in eligibility since it was last recorded.

### **11.2.2 Newly Recorded Historic Resources**



**Figure 11 – 72: 561 NE 180<sup>th</sup> Drive (8DA21385), c. 1957, Considered National Register-Ineligible, facing Northwest**





**Figure 11 – 73: 571 NE 180<sup>th</sup> Drive (8DA21386), c. 1957, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 74: 581 NE 180<sup>th</sup> Drive (8DA21387), c. 1957, Considered National Register-Ineligible, facing North**



**Figure 11 – 75: 591 NE 180<sup>th</sup> Drive (8DA21388), c. 1957, Considered National Register-Ineligible, facing North**



**Figure 11 – 76: 695 NE 180<sup>th</sup> Street (8DA21389), c. 1956, Considered National Register-Ineligible, facing North**





**Figure 11 – 77: 701 NE 180<sup>th</sup> Street (8DA21390), c. 1956, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 78: 711 NE 180<sup>th</sup> Street (8DA21391), c. 1957, Considered National Register-Ineligible, facing North**



**Figure 11 – 79: 721 NE 180<sup>th</sup> Street (8DA21392), c. 1956, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 80: 731 NE 180<sup>th</sup> Street (8DA21393), c. 1957, Considered National Register-Ineligible, facing North**





**Figure 11 – 81: 741 NE 180<sup>th</sup> Street (8DA21394), c. 1957, Considered National Register-Ineligible, facing North**



**Figure 11 – 82: 600 NE 181<sup>st</sup> Street (8DA21395), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 83: 610 NE 181<sup>st</sup> Street (8DA21396), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 84: 620 NE 181<sup>st</sup> Street (8DA21397), c. 1956, Considered National Register-Ineligible, facing South**





**Figure 11 – 85: 630 NE 181<sup>st</sup> Street (8DA21398), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 86: 640 NE 181<sup>st</sup> Street (8DA21399), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 87: 650 NE 181<sup>st</sup> Street (8DA21400), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 88: 660 NE 181<sup>st</sup> Street (8DA21401), c. 1956, Considered National Register-Ineligible, facing Southeast**





**Figure 11 – 89: 680 NE 181<sup>st</sup> Street (8DA21402), c. 1956, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 90: 700 NE 181<sup>st</sup> Street (8DA21403), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 91: 710 NE 181<sup>st</sup> Street (8DA21404), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 92: 720 NE 181<sup>st</sup> Street (8DA21405), c. 1956, Considered National Register-Ineligible, facing South**





**Figure 11 – 93: 730 NE 181<sup>st</sup> Street (8DA21406), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 94: 740 NE 181<sup>st</sup> Street (8DA21407), c. 1956, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 95: 750 NE 181<sup>st</sup> Street (8DA21408), c. 1957, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 96: 760 NE 181<sup>st</sup> Street (8DA21409), c. 1955, Considered National Register-Ineligible, facing South**





**Figure 11 – 97: 770 NE 181<sup>st</sup> Street (8DA21410), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 98: 800 NE 181<sup>st</sup> Street (8DA21411), c. 1955, Considered National Register-Ineligible, facing South**



**Figure 11 – 99: 820 NE 181<sup>st</sup> Street (8DA21412), c. 1955, Considered National Register-Ineligible, facing South**



**Figure 11 – 100: 830 NE 181<sup>st</sup> Street (8DA21413), c. 1955, Considered National Register-Ineligible, facing South**





**Figure 11 – 101: 840 NE 181<sup>st</sup> Street (8DA21414), c. 1955, Considered National Register-Ineligible, facing South**



**Figure 11 – 102: 850 NE 181<sup>st</sup> Street (8DA21415), c. 1957, Considered National Register-Ineligible, facing South**



**Figure 11 – 103: 860 NE 181<sup>st</sup> Street (8DA21416), c. 1955, Considered National Register-Ineligible, facing South**



**Figure 11 – 104: 870 NE 181<sup>st</sup> Street (8DA21417), c. 1956, Considered National Register-Ineligible, facing South**





**Figure 11 – 105: 880 NE 181<sup>st</sup> Street (8DA21418), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 106: 900 NE 181<sup>st</sup> Street (8DA21419), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 107: 920 NE 181<sup>st</sup> Street (8DA21420), c. 1956, Considered National Register-Ineligible, facing South**



**Figure 11 – 108: 18091 NE 9<sup>th</sup> Court (8DA21421), c. 1957, Considered National Register-Ineligible, facing Southeast**





**Figure 11 – 109: 951 NE 181<sup>st</sup> Street (8DA21422), c. 1957, Considered National Register-Ineligible, facing North**



**Figure 11 – 110: 290 NE 183<sup>rd</sup> Street (8DA21423), c. 1963, Considered National Register-Ineligible, facing Northeast**



**Figure 11 – 111: 290 NE 183<sup>rd</sup> Street (8DA21423), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 112: 290 NE 183<sup>rd</sup> Street (8DA21423) Outparcel Building, c. 1966, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 113: 100 NE 183<sup>rd</sup> Street (8DA21424), c. 1962, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 114: 18400 NE 5<sup>th</sup> Avenue (8DA21425), c. 1969, Considered National Register-Ineligible, facing North**



**Figure 11 – 115: 18400 NE 5<sup>th</sup> Avenue (8DA21425), c. 1969, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 116: 18151 NE 9<sup>th</sup> Court (8DA21426), c. 1963, Considered National Register-Ineligible, facing Northeast**





**Figure 11 – 117: 890 NE 182<sup>nd</sup> Street (8DA21427), c. 1963, Considered National Register-Ineligible, facing East**



**Figure 11 – 118: 880 NE 182<sup>nd</sup> Street (8DA21428), c. 1964, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 119: 870 NE 182<sup>nd</sup> Street (8DA21429), c. 1964, Considered National Register-Ineligible, facing South**



**Figure 11 – 120: 860 NE 182<sup>nd</sup> Street (8DA21430), c. 1964, Considered National Register-Ineligible, facing South**





**Figure 11 – 121: 840 NE 182<sup>nd</sup> Street (8DA21431), c. 1961, Considered National Register-Ineligible, facing South**



**Figure 11 – 122: 830 NE 182<sup>nd</sup> Street (8DA21432), c. 1964, Considered National Register-Ineligible, facing South**



**Figure 11 – 123: 820 NE 182<sup>nd</sup> Street (8DA21433), c. 1964, Considered National Register-Ineligible, facing South**



**Figure 11 – 124: 810 NE 182<sup>nd</sup> Street (8DA21434), c. 1964, Considered National Register-Ineligible, facing Southeast**





**Figure 11 – 125: 800 NE 182<sup>nd</sup> Street (8DA21435), c. 1963, Considered National Register-Ineligible, facing South**



**Figure 11 – 126: 780 NE 182<sup>nd</sup> Street (8DA21436), c. 1962, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 127: 760 NE 182<sup>nd</sup> Street (8DA21437), c. 1963, Considered National Register-Ineligible, facing South**



**Figure 11 – 128: 740 NE 182<sup>nd</sup> Street (8DA21438), c. 1963, Considered National Register-Ineligible, facing South**





**Figure 11 – 129: 720 NE 182<sup>nd</sup> Street (8DA21439), c. 1964, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 130: 18200 NE 7<sup>th</sup> Court (8DA21440), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 131: 18220 NE 7<sup>th</sup> Court (8DA21441), c. 1963, Considered National Register-Ineligible, facing West-southwest**



**Figure 11 – 132: 18240 NE 7<sup>th</sup> Court (8DA21442), c. 1963, Considered National Register-Ineligible, facing West-southwest**





**Figure 11 – 133: 18260 NE 7<sup>th</sup> Court (8DA21443), c. 1963, Considered National Register-Ineligible, facing West-southwest**



**Figure 11 – 134: 18520 NE 7<sup>th</sup> Court (8DA21444), c. 1963, Considered National Register-Ineligible, facing North**



**Figure 11 – 135: 18540 NE 7<sup>th</sup> Court (8DA21445), c. 1964, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 136: 18560 NE 7<sup>th</sup> Court (8DA21446), c. 1963, Considered National Register-Ineligible, facing Northwest**





**Figure 11 – 137: 18600 NE 7<sup>th</sup> Court (8DA21447), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 138: 18620 NE 7<sup>th</sup> Court (8DA21448), c. 1964, Considered National Register-Ineligible, facing North**



**Figure 11 – 139: 18541 NE 7<sup>th</sup> Court (8DA21449), c. 1962, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 140: 18541 NE 7<sup>th</sup> Court (8DA21449), c. 1962, Considered National Register-Ineligible, facing Southeast**





**Figure 11 – 141: 18281 NE 7<sup>th</sup> Court (8DA21454), c. 1963, Considered National Register-Ineligible, facing East**



**Figure 11 – 142: 18261 NE 7<sup>th</sup> Court (8DA21455), c. 1964, Considered National Register-Ineligible, facing East**



**Figure 11 – 143: 18261 NE 7<sup>th</sup> Court (8DA21455), c. 1964, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 144: 18241 NE 7<sup>th</sup> Court (8DA21456), c. 1962, Considered National Register-Ineligible, facing East**





**Figure 11 – 145: 18221 NE 7<sup>th</sup> Court (8DA21457), c. 1964, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 146: 18201 NE 7<sup>th</sup> Court (8DA21458), c. 1962, Considered National Register-Ineligible, facing East**



**Figure 11 – 147: 18200 NE 8<sup>th</sup> Avenue (8DA21459), c. 1962, Considered National Register-Ineligible, facing Northeast**



**Figure 11 – 148: 18500 NE 5<sup>th</sup> Avenue (8DA21460), c. 1971, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 149: 18500 NE 5<sup>th</sup> Avenue (8DA21460), c. 1971, Considered National Register-Ineligible, facing North**



**Figure 11 – 150: 18500 NE 5<sup>th</sup> Avenue (8DA21460), c. 1971, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 151: 18500 NE 5<sup>th</sup> Avenue (8DA21460), c. 1971, Considered National Register-Ineligible, facing West**



**Figure 11 – 152: 18500 NE 5<sup>th</sup> Avenue (8DA21460), c. 1971, Considered National Register-Ineligible, facing North**





**Figure 11 – 153: Miami Dade Fire Rescue Station #63 (1655 NE 205<sup>th</sup> Street) (8DA21461), c. 1968, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 154: Miami Dade Fire Rescue Station #63 (1655 NE 205<sup>th</sup> Street) (8DA21461), c. 1968, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 155: 1575 NE 205<sup>th</sup> Street (8DA21462), c. 1956, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 156: 20510 NE 15<sup>th</sup> Court (8DA21463), c. 1956, Considered National Register-Ineligible, facing West**





**Figure 11 – 157: 1551 NE 205<sup>th</sup> Terrace (8DA21464), c. 1956, Considered National Register-Ineligible, facing North**



**Figure 11 – 158: 1541 NE 205<sup>th</sup> Terrace (8DA21465), c. 1956, Considered National Register-Ineligible, facing North**



**Figure 11 – 159: 1531 NE 205<sup>th</sup> Terrace (8DA21466), c. 1956, Considered National Register-Ineligible, facing Northeast**



**Figure 11 – 160: 1521 NE 205<sup>th</sup> Terrace (8DA21467), c. 1956, Considered National Register-Ineligible, facing North**





**Figure 11 – 161: 1511 NE 205<sup>th</sup> Terrace (8DA21468), c. 1956, Considered National Register-Ineligible, facing North**



**Figure 11 – 162: 1505 NE 205<sup>th</sup> Terrace (8DA21469), c. 1955, Considered National Register-Ineligible, facing North**



**Figure 11 – 163: 1510 NE 205<sup>th</sup> Street (8DA21470), c. 1959, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 164: 1560 NE 205<sup>th</sup> Street (8DA21471), c. 1974, Considered National Register-Ineligible, facing South**





**Figure 11 – 165: 1560 NE 205<sup>th</sup> Street (8DA21471), c. 1974, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 166: 2070 NE 203<sup>rd</sup> Street (8DA21472), c. 1968, Considered National Register-Ineligible, facing South**



**Figure 11 – 167: 2060 NE 203<sup>rd</sup> Street (8DA21473), c. 1968, Considered National Register-Ineligible, facing South**



**Figure 11 – 168: 2050 NE 203<sup>rd</sup> Street (8DA21474), c. 1964, Considered National Register-Ineligible, facing South**





**Figure 11 – 169: 2040 NE 203<sup>rd</sup> Street (8DA21475), c. 1968, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 170: 2030 NE 203<sup>rd</sup> Street (8DA21476), c. 1968, Considered National Register-Ineligible, facing South**



**Figure 11 – 171: 2020 NE 203<sup>rd</sup> Street (8DA21477), c. 1965, Considered National Register-Ineligible, facing South**



**Figure 11 – 172: 2010 NE 203<sup>rd</sup> Street (8DA21478), c. 1966, Considered National Register-Ineligible, facing South-southeast**





**Figure 11 – 173: 20235 Highland Lakes Boulevard (8DA21479), c. 1965, Considered National Register-Ineligible, facing South-southwest**



**Figure 11 – 174: 20230 Highland Lakes Boulevard (8DA21480), c. 1974, Considered National Register-Ineligible, facing West**



**Figure 11 – 175: 20310 Highland Lakes Boulevard (8DA21481), c. 1962, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 176: 20315 Highland Lakes Boulevard (8DA21482), c. 1961, Considered National Register-Ineligible, facing East**





**Figure 11 – 177: 20315 Highland Lakes Boulevard (8DA21482), c. 1961, Considered National Register-Ineligible, facing Northeast**



**Figure 11 – 178: 20310 NE 20<sup>th</sup> Court (8DA21483), c. 1964, Considered National Register-Ineligible, facing West**



**Figure 11 – 179: 20315 NE 20<sup>th</sup> Court (8DA21484), c. 1964, Considered National Register-Ineligible, facing East**



**Figure 11 – 180: 20330 NE 20<sup>th</sup> Place (8DA21485), c. 1971, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 181: 2060 NE 203<sup>rd</sup> Terrace (8DA21486), c. 1973, Considered National Register-Ineligible, facing South**



**Figure 11 – 182: 2070 NE 203<sup>rd</sup> Terrace (8DA21487), c. 1971, Considered National Register-Ineligible, facing South**



**Figure 11 – 183: 2080 NE 203<sup>rd</sup> Terrace (8DA21488), c. 1972, Considered National Register-Ineligible, facing South**



**Figure 11 – 184: 2100 NE 203<sup>rd</sup> Terrace (8DA21489), c. 1970, Considered National Register-Ineligible, facing South**





**Figure 11 – 185: 2110 NE 203<sup>rd</sup> Terrace (8DA21490), c. 1970, Considered National Register-Ineligible, facing South**



**Figure 11 – 186: 2120 NE 203<sup>rd</sup> Terrace (8DA21491), c. 1970, Considered National Register-Ineligible, facing South**



**Figure 11 – 187: 2130 NE 203<sup>rd</sup> Terrace (8DA21492), c. 1970, Considered National Register-Ineligible, facing South**



**Figure 11 – 188: 2140 NE 203<sup>rd</sup> Terrace (8DA21493), c. 1970, Considered National Register-Ineligible, facing South**





**Figure 11 – 189: 2150 NE 203<sup>rd</sup> Terrace (8DA21494), c. 1970, Considered National Register-Ineligible, facing South**



**Figure 11 – 190: 2160 NE 203<sup>rd</sup> Terrace (8DA21495), c. 1972, Considered National Register-Ineligible, facing South**



**Figure 11 – 191: 2200 NE 203<sup>rd</sup> Terrace (8DA21496), c. 1972, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 192: 20520 NE 19<sup>th</sup> Avenue (8DA21497), c. 1975, Considered National Register-Ineligible, facing Northeast**





**Figure 11 – 193: 1860 NE 206<sup>th</sup> Terrace (8DA21498), c. 1975, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 194: 1851 NE 206<sup>th</sup> Terrace (8DA21499), c. 1971, Considered National Register-Ineligible, facing North**



**Figure 11 – 195: 1850 NE 207<sup>th</sup> Street (8DA21500), c. 1967, Considered National Register-Ineligible, facing South**



**Figure 11 – 196: 1865 NE 207<sup>th</sup> Street (8DA21501), c. 1962, Considered National Register-Ineligible, facing North**





**Figure 11 – 197: 1870 NE 208<sup>th</sup> Terrace (8DA21502), c. 1963, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 198: 1865 NE 208<sup>th</sup> Terrace (8DA21503), c. 1973, Considered National Register-Ineligible, facing North**



**Figure 11 – 199: 21000 NE 18<sup>th</sup> Court (8DA21504), c. 1972, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 200: 21020 NE 18<sup>th</sup> Court (8DA21505), c. 1972, Considered National Register-Ineligible, facing West**





**Figure 11 – 201: 21040 NE 18<sup>th</sup> Court (8DA21506), c. 1972, Considered National Register-Ineligible, facing West**



**Figure 11 – 202: 21060 NE 18<sup>th</sup> Court (8DA21507), c. 1972, Considered National Register-Ineligible, facing West**



**Figure 11 – 203: 21100 NE 18<sup>th</sup> Court (8DA21508), c. 1972, Considered National Register-Ineligible, facing West**



**Figure 11 – 204: 21120 NE 18<sup>th</sup> Court (8DA21509), c. 1972, Considered National Register-Ineligible, facing West**





**Figure 11 – 205: 21130 NE 18<sup>th</sup> Court (8DA21510), c. 1972, Considered National Register-Ineligible, facing West**



**Figure 11 – 206: 1860 NE 211<sup>th</sup> Terrace (8DA21511), c. 1974, Considered National Register-Ineligible, facing South**



**Figure 11 – 207: 18071 NE 9<sup>th</sup> Court (8DA21513), c. 1957, Considered National Register-Ineligible, facing East**



**Figure 11 – 208: 1860 NE 211<sup>th</sup> Street (8DA21514), c. 1971, Considered National Register-Ineligible, facing South**





**Figure 11 – 209: 1861 NE 211<sup>th</sup> Street (8DA21515), c. 1971, Considered National Register-Ineligible, facing North**



**Figure 11 – 210: Riviera Condo Apartments (1170 NE 191<sup>st</sup> Street) (8DA21540), c. 1966, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 211: Riviera Condo Apartments (1170 NE 191<sup>st</sup> Street) (8DA21540), c. 1966, Considered National Register-Ineligible, facing East**



**Figure 11 – 212: Riviera Condo Apartments (1170 NE 191<sup>st</sup> Street) (8DA21540), c. 1966, Considered National Register-Ineligible, facing East**





**Figure 11 – 213: Rolling Green Condo H (1101 NE 191<sup>st</sup> Street) (8DA21541), c. 1970, Considered National Register-Ineligible, facing Northeast**



**Figure 11 – 214: Rolling Green Condo H (1101 NE 191<sup>st</sup> Street) (8DA21541), c. 1970, Considered National Register-Ineligible, facing East**



**Figure 11 – 215: Rolling Green Condo H (1101 NE 191<sup>st</sup> Street) (8DA21541), c. 1970,  
Considered National Register-Ineligible, facing East**





**Figure 11 – 216: Diplomat Presidential Golf Course (19600 NE Presidential Way) (8DA21542) on Modern Aerial, c. 1962, Considered National Register-Ineligible**





Figure 11 – 217: Diplomat Presidential Golf Course (8DA21542) on 1968 Aerial, c. 1962, Considered National Register-Ineligible



The Diplomat Presidential Golf Course within the project APE is located at 19600 Presidential Way in Section 5 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map, in the City of North Miami Beach, Miami-Dade County, Florida (**Figure 11-216**). The golf course was constructed in 1962 as part of the Diplomat Hotel and Country Club and was designed by Mark Mahannah (Florida Golf Course Seeker 2015). Originally the country club had two golf courses, but only one falls within the current project APE. The other course located on the west side of I-95 has since been developed into a residential neighborhood. The remaining course, located within the APE, is permanently closed and unmaintained.

Mark Mahannah, Sr. designed many golf courses in Florida in the 1950s through the 1970s (ASGCA, n.d.) He grew up in Fort Lauderdale and attended the University of Florida. After working on the construction of hotel courses in Boca Raton, he became head greenkeeper at the Miami Biltmore Country Club. After serving in World War II, he redesigned one of the Miami Biltmore's courses, which led into full-time work as a golf course architect. He was elected to the American Society of Golf Course Architects in 1961 and became a Fellow of the organization in 1976.

**Figure 11-217** is an aerial of the golf courses (east and a portion of the west) in 1968, showing the original layout designed by Mahannah. In 1998, the golf course was sold and redesigned by Tommy Fazio. The new design incorporated a residential neighborhood at the center of the course. It reopened in 1999. In 2009, the golf course was permanently closed after the owner declared bankruptcy.

The Diplomat Presidential Golf Course is not on the FDHR's *Historic Golf Trail*. Its original design by Mark Mahannah has been altered after being redesigned and modernized in 1998. In addition, the golf course is no longer being used or maintained, further impacting the integrity of the resource. Therefore, the current study considers the Diplomat Presidential Golf Course ineligible for the National Register.



**Figure 11 – 218: Ronson Industrial Park (8DA21543), c. 1973, Considered National Register-Ineligible, facing South**



**Figure 11 – 219: Ronson Industrial Park (1640 NE 205<sup>th</sup> Terrace) (8DA21543), c. 1973, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 220: Ronson Industrial Park (1640 NE 205<sup>th</sup> Terrace) (8DA21543), c. 1973, Considered National Register-Ineligible, facing Southeast**



**Figure 11 – 221: FDOT North Dade Maintenance Yard (1773 NE 205<sup>th</sup> Street) (8DA21544), c. 1968, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 222: FDOT North Dade Maintenance Yard (1773 NE 205<sup>th</sup> Street) (8DA21544), c. 1968, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 223: Rolen Lake Gardens E (1000 SW 11<sup>th</sup> Avenue) (8BD8605), c. 1963, Considered National Register-Ineligible, facing West**





**Figure 11 – 224: Rolen Lakes Gardens E (1000 SW 11<sup>th</sup> Avenue) (8BD8605), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 225: Rolen Lakes Gardens E (1000 SW 11<sup>th</sup> Avenue) (8BD8605), c. 1963, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 226: Rolan Lakes Gardens D (920 SW 11<sup>th</sup> Avenue) (8BD8606), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 227: Rolan Lakes Gardens D (920 SW 11<sup>th</sup> Avenue) (8BD8606), c. 1963, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 228: Rolen Lakes Gardens C (900 SW 11<sup>th</sup> Avenue) (8BD8607), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 229: Rolen Lakes Gardens C (900 SW 11<sup>th</sup> Avenue) (8BD8607), c. 1963, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 230: Rolan Lakes Gardens B (820 SW 11<sup>th</sup> Avenue) (8BD8608), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 231: Rolan Lakes Gardens B (820 SW 11<sup>th</sup> Avenue) (8BD8608), c. 1963, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 232: Rolen Lakes Gardens A (800 SW 11<sup>th</sup> Avenue) (8BD8609), c. 1963, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 233: Rolen Lakes Gardens A (800 SW 11<sup>th</sup> Avenue) (8BD8609), c. 1963, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 234: Rolen Lakes Gardens Office (714 SW 11<sup>th</sup> Avenue) (8BD8610), c. 1963, Considered National Register-Ineligible, facing West**



**Figure 11 – 235: Rolen Lakes Gardens Office Signboard (714 SW 11<sup>th</sup> Avenue) (8BD8610), c. 1963, Considered National Register-Ineligible, facing Southwest**





**Figure 11 – 236: 650 SW 11<sup>th</sup> Avenue (8BD8581), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 237: 640 SW 11<sup>th</sup> Avenue (8BD8582), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 238: 630 SW 11<sup>th</sup> Avenue (8BD8583), c. 1962, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 239: 620 SW 11<sup>th</sup> Avenue (8BD8584), c. 1962, Considered National Register-Ineligible, facing West**





**Figure 11 – 240: 610 SW 11<sup>th</sup> Avenue (8BD8585), c. 1963, Considered National Register-Ineligible, facing West**



**Figure 11 – 241: 600 SW 11<sup>th</sup> Avenue (8BD8586), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 242: 540 SW 11<sup>th</sup> Avenue (8BD8587), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 243: 530 SW 11<sup>th</sup> Avenue (8BD8588), c. 1962, Considered National Register-Ineligible, facing West**





**Figure 11 – 244: 520 SW 11<sup>th</sup> Avenue (8BD8589), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 245: 510 SW 11<sup>th</sup> Avenue (8BD8590), c. 1961, Considered National Register-Ineligible, facing West**



**Figure 11 – 246: 500 SW 11<sup>th</sup> Avenue (8BD891), c. 1960, Considered National Register-Ineligible, facing West**



**Figure 11 – 247: 440 SW 11<sup>th</sup> Avenue (8BD8592), c. 1972, Considered National Register-Ineligible, facing West**





**Figure 11 – 248: 440 SW 11<sup>th</sup> Avenue (8BD8592), c. 1972, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 249: 430-434 SW 11<sup>th</sup> Avenue (8BD8593), c. 1963, Considered National Register-Ineligible, facing West**



**Figure 11 – 250: 420-422 SW 11<sup>th</sup> Avenue (8BD8594), c. 1963, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 251: 410-412 SW 11<sup>th</sup> Avenue (8BD8595), Pre-1968, Considered National Register-Ineligible, facing West**





**Figure 11 – 252: 400 SW 11<sup>th</sup> Avenue (8BD8596), c. 1961, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 253: 340 SW 11<sup>th</sup> Avenue (8BD8597), c. 1961, Considered National Register-Ineligible, facing Northwest**



**Figure 11 – 254: 330-332 SW 11<sup>th</sup> Avenue (8BD8598), c. 1962, Considered National Register-Ineligible, facing Southwest**



**Figure 11 – 255: 320-322 SW 11<sup>th</sup> Avenue (8BD8599), c. 1962, Considered National Register-Ineligible, facing West**





**Figure 11 – 256: 310-312 SW 11<sup>th</sup> Avenue (8BD8600), c. 1962, Considered National Register-Ineligible, facing West**



**Figure 11 – 257: 300-302 SW 11<sup>th</sup> Avenue (8BD8601), c. 1962, Considered National Register-Ineligible, facing West-northwest**

## 13.0 Conclusions

The FDOT is conducting a PD&E Study for I-95/SR 9 from south of SR 860/Miami Gardens Drive to north of the Broward County line (FM No. 414964-1-22-01), in accordance with NEPA, to assess corridor improvements that will add highway and interchange capacity, improve local roadway intersections, provide relief from traffic congestion, and enhance traffic safety. The No Build Alternative and three viable Build Alternatives are being considered as part of this PD&E Study. FDOT engaged Janus Research, in coordination with AECOM, to conduct this CRAS to identify archaeological sites and historic resources within the project APE and to assess their eligibility for inclusion in the National Register according to the criteria set forth in 36 CFR Section 60.4.

No previously recorded archaeological sites or locally designated archaeological sites or zones were identified within the archaeological APE. No evidence of archaeological resources was identified within the archaeological APE during the pedestrian survey. Due to the presence of pavement, berms and drainage features, hardscape, landscaping, and numerous underground utilities and drainage systems within the archaeological APE, no subsurface testing was possible. Due to the extent of the disturbance, past environmental conditions, and past survey work in the area, the potential for intact archaeological sites to be present within the APE is considered low.

The historic resources field survey and research resulted in the identification of 216 historic resources within the APE, consisting of 57 previously recorded resources and 159 newly recorded resources. Of the 216 total resources, there are three linear resources (8BD4649, 8DA6530, 8DA10753), six resource groups, and 207 structures. Two of the previously recorded resources have been determined eligible for listing on the National Register: the Seaboard Air Line (CSX) Railroad (8BD4649) and the CSX Railroad (8DA10753). These two resources are the same rail line, but they have been recorded under different names in the FMSF within their respective counties. The other 214 historic resources have been determined ineligible or are considered ineligible for listing on the National Register. Historical research and field survey did not reveal any significant associations with the resources, they exhibit typical architecture found in South Florida, and many have alterations.

Historical research, field survey, and reconnaissance survey of the immediately adjacent area outside of the APE did not reveal any potential historic districts that would include resources found within the APE. FMSF forms were completed for all newly identified resources. FMSF forms were not updated for previously recorded resources because they did not exhibit physical changes or changes in eligibility since they were last recorded.

### 13.1 Unanticipated Finds

Should construction activities uncover any archaeological remains, it is recommended that activity in the immediate area of the remains be stopped while a professional archaeologist evaluates the remains. In the event that human remains are found during construction or maintenance activities, Chapter 872.05 of the *Florida Statutes* will apply, and the treatment of human remains will conform to Chapter 3 of the *FDOT CRM Handbook*, Section 7-1.6 of the FDOT's Standard Specifications for Road and Bridge Construction, and Stipulation X of the Section 106



Programmatic Agreement, which require that work cease immediately in the area of the human remains. Chapter 872.05 states that, when human remains are encountered, all activity that might disturb the remains shall cease and may not resume until authorized by the District Medical Examiner or the State Archaeologist. The District Medical Examiner has jurisdiction if the remains are less than 75 years old or if the remains are involved in a criminal investigation. The State Archaeologist may assume jurisdiction if the remains are 75 years of age or more.

If previously unidentified historic properties are discovered before construction, or if the potential to affect historic properties changes after the Section 106 review has been completed but before construction, then the consultation process outlined in Stipulation VII of the Section 106 Programmatic Agreement will be followed. If previously unidentified historic resources are discovered during construction, or if unanticipated impacts to known or previously unidentified historic properties occur during construction, the procedures outlined in Stipulation IX of the Section 106 Programmatic Agreement will be followed in accordance with 36 CFR 800.13.

## **13.2 Curation**

A copy of this report, the FMSF forms (Appendix A), and a Survey Log (Appendix B) are curated at the FMSF in Tallahassee. Field notes and other pertinent project records are temporarily stored at Janus Research until their transfer to the FDOT storage facilities.

## 14.0 References

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**Appendix A:**

**FMSF Forms**



RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site #8 DA10753
Field Date 2-7-2023
Form Date 7-5-2023
Recorder#

Original
Update

Consult the Guide to the Resource Group Form for additional instructions

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. Do not use this form for National Register multiple property submissions (MPSs).

Check ONE box that best describes the Resource Group:

- Historic district
Archaeological district
Mixed district
Building complex
Designed historic landscape
Rural historic landscape
Linear resource

Resource Group Name CSX Railroad
Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category
Linear Resource Type
Ownership

LOCATION & MAPPING

Address:
City/Town (within 3 miles) Miami
County or Counties (do not abbreviate) Miami-Dade
Name of Public Tract (e.g., park)
1) Township 52S Range 42E Section 07
USGS 7.5' Map(s) 1) Name NORTH MIAMI
Plat, Aerial, or Other Map
Landgrant
Verbal Description of Boundaries

The rail spurs begin in a northeast/southwest direction off the main line and curve to a northwest/southeast direction between the buildings located at 255 NE 181st St and 290 NE 183rd St. Within the APE, the spurs extend approximately 500 feet,

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Rows include NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, KEEPER - Determined eligible, and NR Criteria for Evaluation.



HISTORY & DESCRIPTION

Construction Year: 1963 [ ] approximately [x] year listed or earlier [ ] year listed or later

Architect/Designer: Builder:

Total number of individual resources included in this Resource Group: # of contributing # of non-contributing

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3.
2. 4.

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

The spurs within the APE consist of one set of tracks. Moving away from the mainline, they become overgrown before disappearing under the pavement of NE 181st Street. The spurs resume on the other side of the roadway and continue outside of the APE.

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (specify)

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ] yes [x] no [ ] insufficient information

Potentially eligible as contributor to a National Register district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

The spurs were most likely constructed c. 1963 when the adjacent building was constructed. They appear on a 1970 aerial but not a 1957 aerial. The spurs do not contribute to the significance of the older, c.1925 NR-eligible mainline.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 3. 5.
2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field maps Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION



Recorder Name Janus Research Affiliation Janus Research

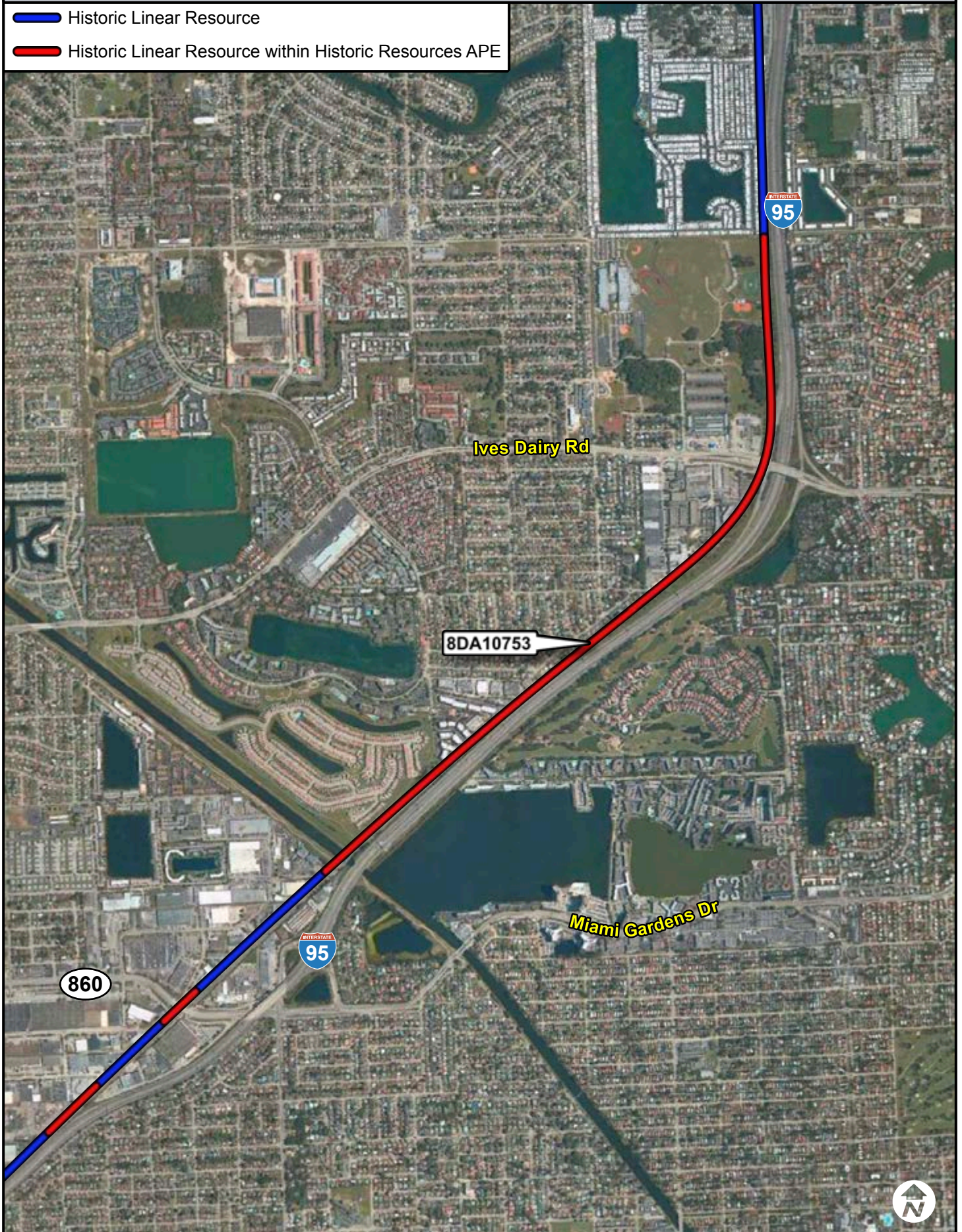
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



-  Historic Linear Resource
-  Historic Linear Resource within Historic Resources APE





PHOTOGRAPH

8DA10753



PHOTOGRAPH

8DA10753





PHOTOGRAPH

8DA10753



PHOTOGRAPH

8DA10753





PHOTOGRAPH

8DA10753



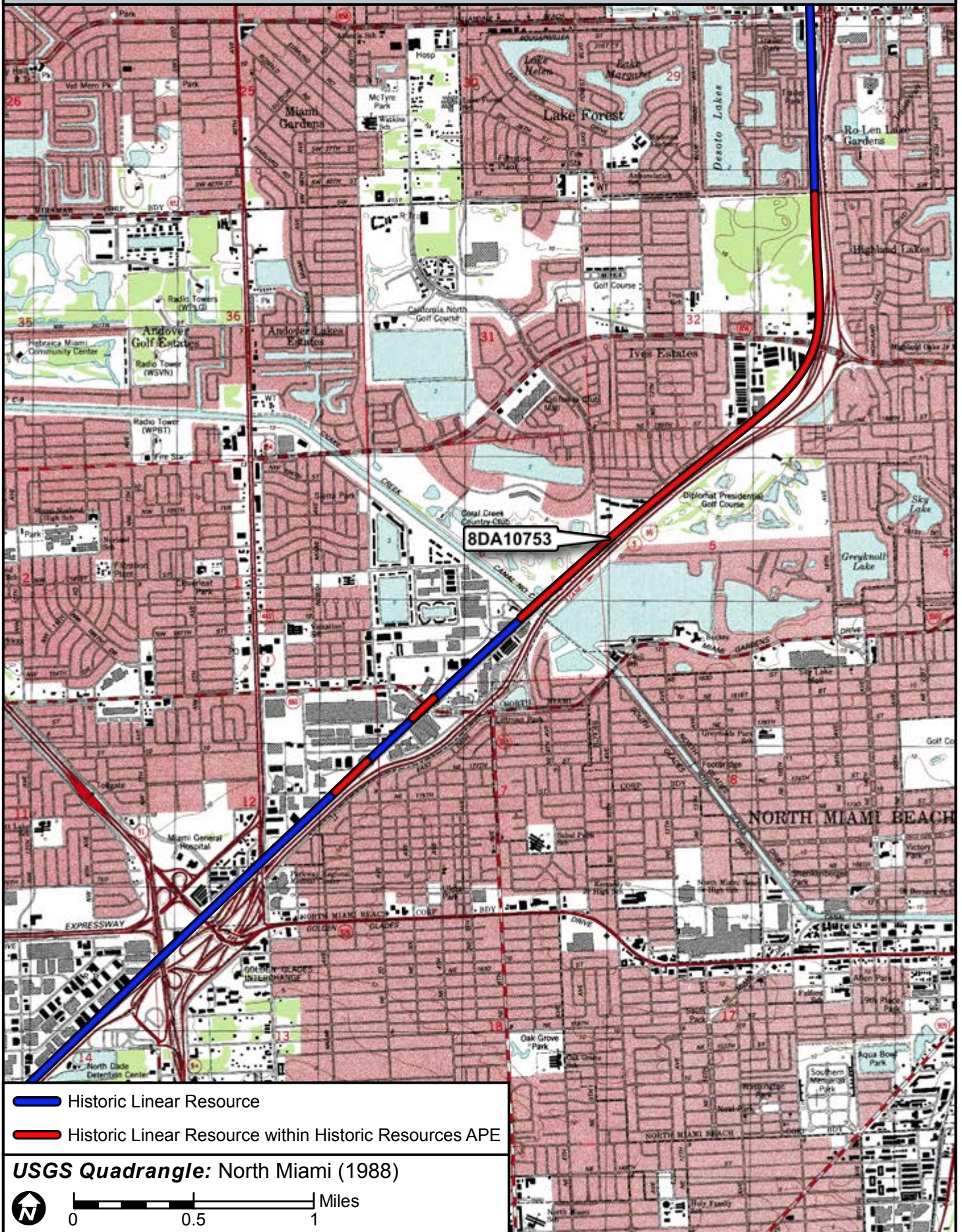
PHOTOGRAPH

8DA10753



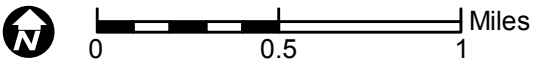






- Historic Linear Resource
- Historic Linear Resource within Historic Resources APE

USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21385
Field Date 2-1-2023
Form Date 2-9-2023
Recorder # 1

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 561 NE 180th Drive Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 561 NE 180th Drive
Cross Streets (nearest / between) Between NE 178th St and NE 6th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-031-0360 Landgrant
Subdivision Name Highland Manor Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581139 Northing 2869334
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Window and door replacement c. 2018
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Split Level Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Random Ashlar 3. Wood panels
Roof Type(s) 1. Cross-gabled 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl sliding, replaced c. 2018; two lights in front doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding even with windows, random ashlar pattern; stone planter; wood paneling; scored stucco; double door.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Concrete, Generic 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; double door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Open entry porch is sheltered by side-gabled roof; accessible at grade.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story, "U"-shaped Split-Level house has a side-gabled roof crossed by a front-gabled roof and a flat roof; exterior is stucco with horizontal scoring on lower facade and stone cladding along windows; matching stone planter along main facade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Split-Level house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

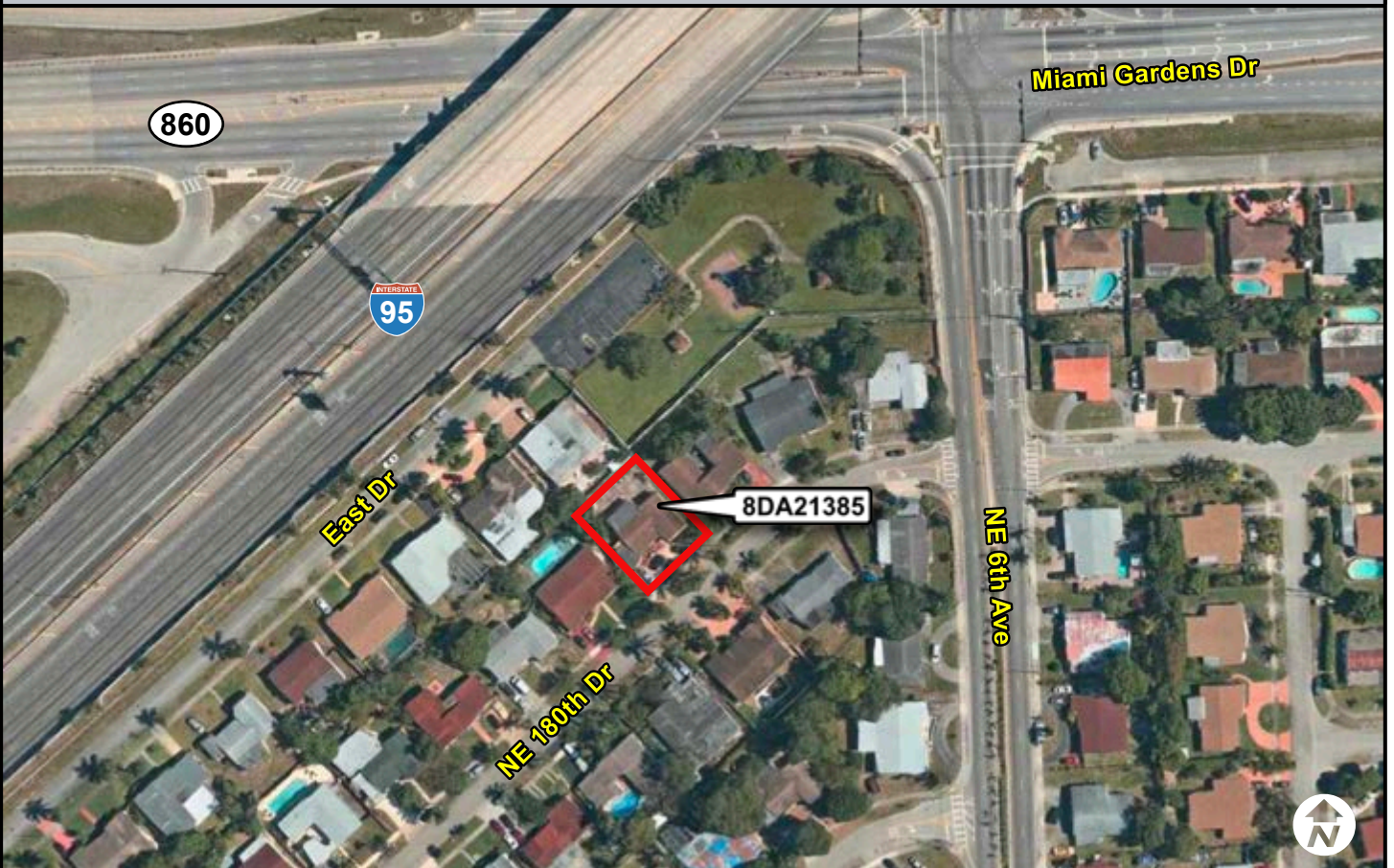
DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21386
Field Date 2-1-2023
Form Date 2-9-2023
Recorder # 2

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 571 NE 180th Drive
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 571 NE 180th Drive
Cross Streets (nearest / between) Between NE 178th St and NE 6th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-031-0370 Landgrant
Subdivision Name Highland Manor Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811157 Northing 2869345
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Window replacement, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, 1974.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
6/6 SHS; glass blocks; one light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched, front-gabled roof; large door surround with sidelight and keystone motif; circular gable vent; enclosed garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO status, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located right of center on building's main facade; accessible through recessed open entry porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open entry porch is recessed under main roof; door surround includes scored pilasters, a lintel with keystone motif, and a sidelight of glass blocks; porch is accessible at grade.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**  
 The one-story Contemporary-style house has a front-gabled roof; exterior is stucco; gable has circular vent; garage has been enclosed; trim at one-story height and above garage enclosure.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection            | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)               | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____                |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Contemporary style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21387
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 3

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 581 NE 180th Drive Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 581 NE 180th Drive
Cross Streets (nearest / between) Between NE 178th St and NE 6th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-031-0380 Landgrant
Subdivision Name Highland Manor Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811175 Northing 2869364
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding between windows and "shutters"; metal grilles; brick planter; circle gable ornament.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO status, Keeper status, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; metal grille over door; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Entry porch is sheltered by extension of main side-gabled roof, which also shelters walkway to carport; carport is sheltered by further extension of main roof, supported by three concrete block columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding flanking one window and between two windows; metal grilles cover one window and door; brick planter adjacent to carport.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [ ] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

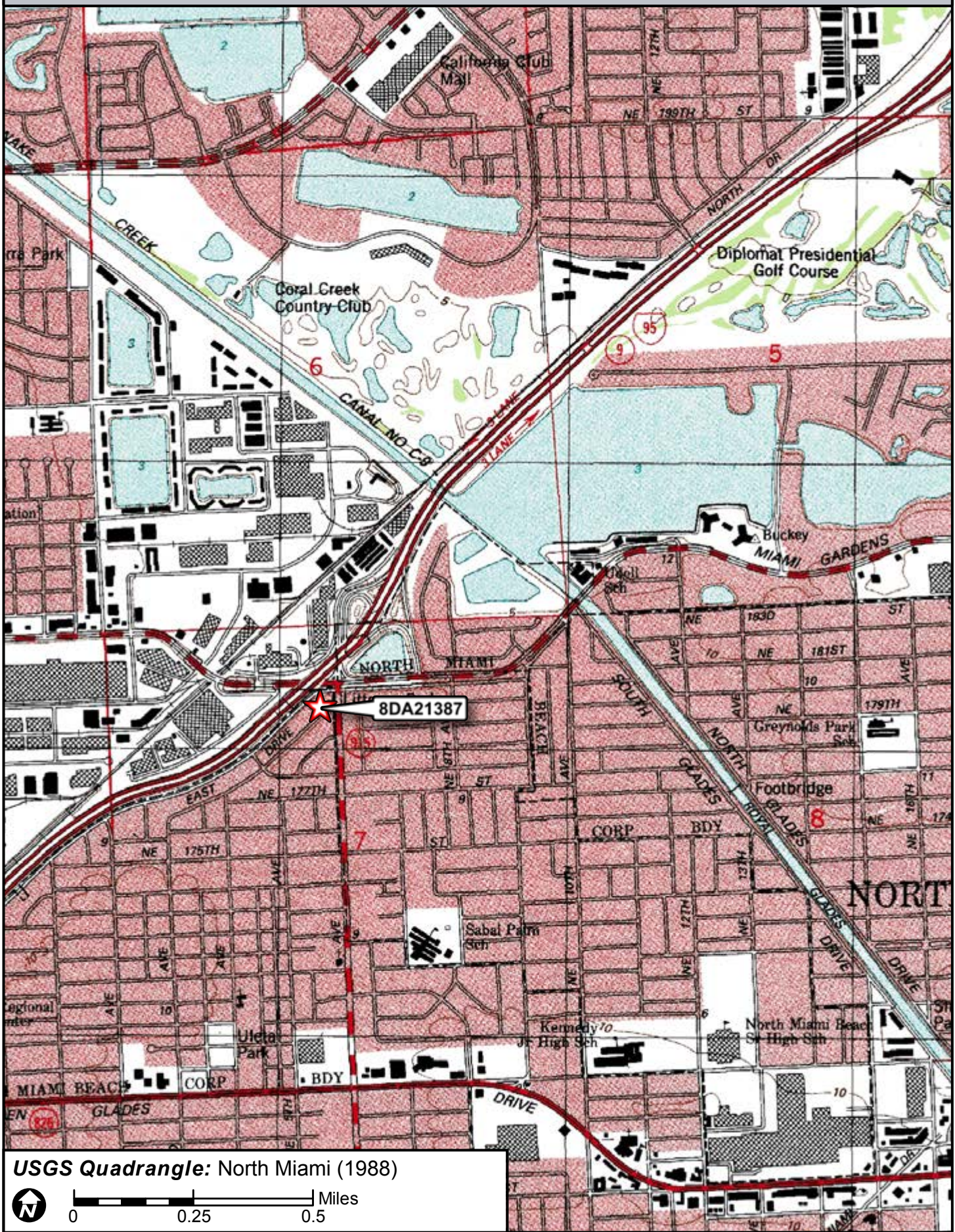
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

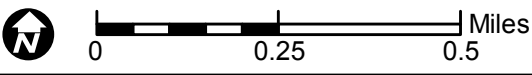
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21388
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 4

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 591 NE 180th Drive
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 591 NE 180th Drive
Cross Streets (nearest / between) At NW corner of NE 178th St and NE 6th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-031-0390 Landgrant
Subdivision Name Highland Manor Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5812104 Northing 2869372
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Split Level Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. Flat 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; fanlights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Roman brick cladding even with windows; belt trim beneath windows; matching brick planter; double doors; metal awnings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located right of center on building's main facade; double door entry; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

The open porch is located between the side wings; partial-width; porch is sheltered by main side-gabled roof.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**

The one-story Split-Level house has a side-gabled roof crossed by a front-gabled roof and a flat roof; exterior is stucco with Roman brick cladding along windows; matching stone planter along main facade; metal awnings shade windows.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection            | <input type="checkbox"/> city directory   | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)               | <input type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____                |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Split-Level style house exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

PHOTOGRAPH

8DA21388

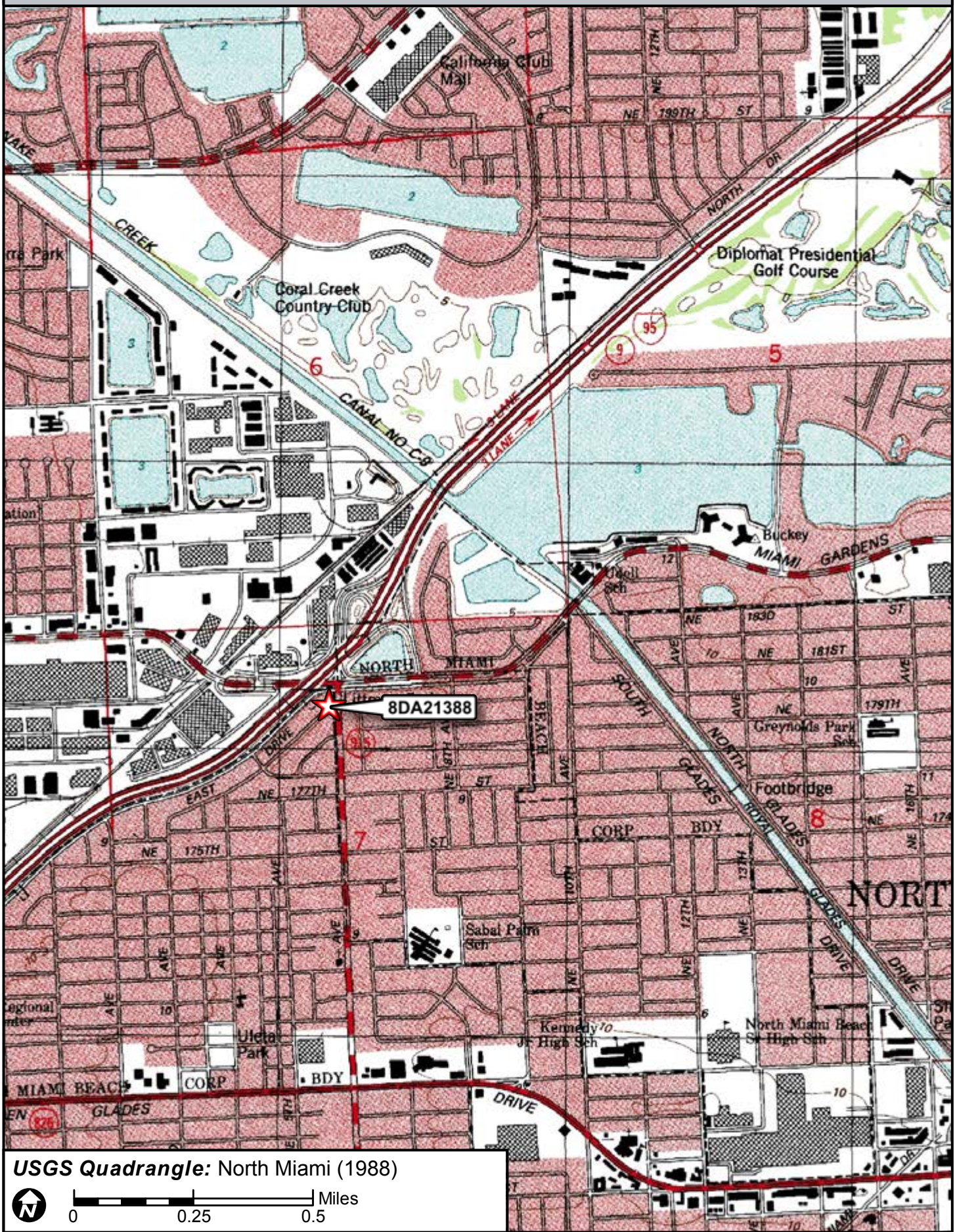


SKETCH MAP

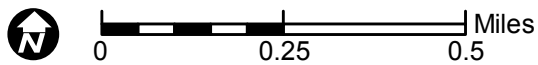
8DA21388







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21389
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 5

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 695 NE 180th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 695 NE 180th Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0250 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][1][4][2][1] Northing [2][8][6][9][3][8][2]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows replaced post-2020; door; garage
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, 1968.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick planter; carport enclosed at unknown date with vertical wood siding.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located right of center on building's main facade; accessible through open entry porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open entry porch is sheltered by an extension of main side-gabled roof; roof extension is centered on main facade.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof that extends over porch and garage; exterior is stucco; brick planter spans main facade; house exhibits numerous modifications including door and window replacement and enclosure of carport.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

PHOTOGRAPH

8DA21389



SKETCH MAP

8DA21389











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21390
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 6

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 701 NE 180th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 701 Direction NE Street Name 180th Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0240 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581444 Northing 2869385
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Fence partially-enclosing porch/carport
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Flat tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Jalousie.

Distinguishing Architectural Features (exterior or interior ornaments)
Screen block carport; ornamental metal roof supports; brick cladding between windows; brick planter; privacy fence added along porch and carport.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center of main facade; accessible through open porch; obscured by fence.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch is set into "L" of main house and carport; sheltered by continuation of carport roof; roof is supported by two ornamental metal roof supports; porch and carport area has been partially-enclosed by a privacy fence.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a side-gabled roof with a shed roof over the porch and carport; exterior is stucco with brick cladding between windows; carport has screen block; brick planter located on right side of facade.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

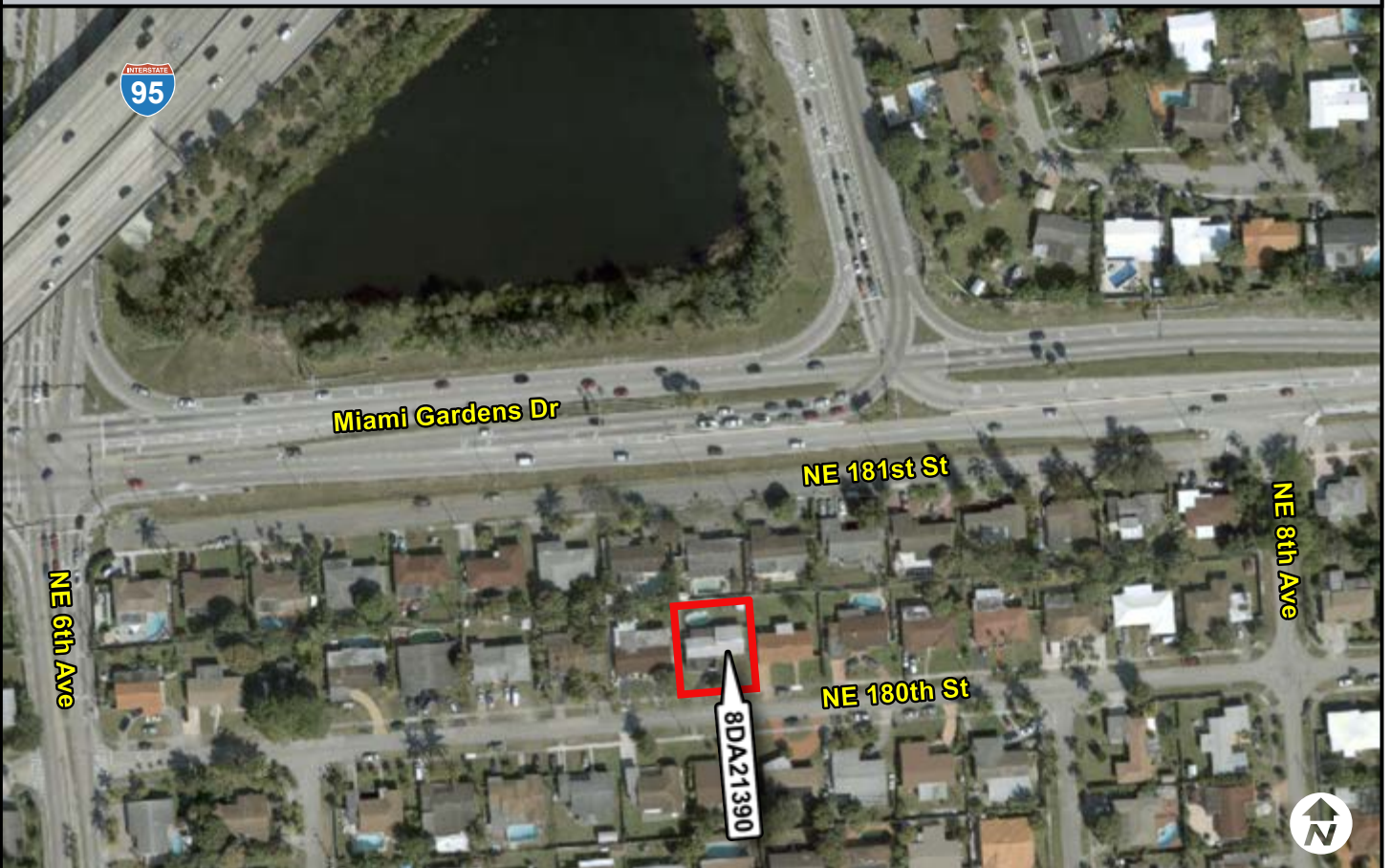
**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21391
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 7

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 711 NE 180th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 711 NE 180th Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0230 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581467 Northing 2869386
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Enclosed garage, windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6 SHS; 4/4 SHS flanking picture window; fanlight in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Ornamental metal roof supports; porch concrete has brick design.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO criteria, and evaluation results.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; paneled door with fanlight; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch spans majority of the facade; partial-width; center of porch is sheltered by extension of main side-gabled roof, front door is at far right of sheltered porch; roof is supported by three ornamental metal columns; brick design on edge of porch.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof that extends over the porch and enclosed garage; exterior is stucco; roof is supported by ornamental metal columns with geometric design; porch concrete has been scored to resemble brick.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

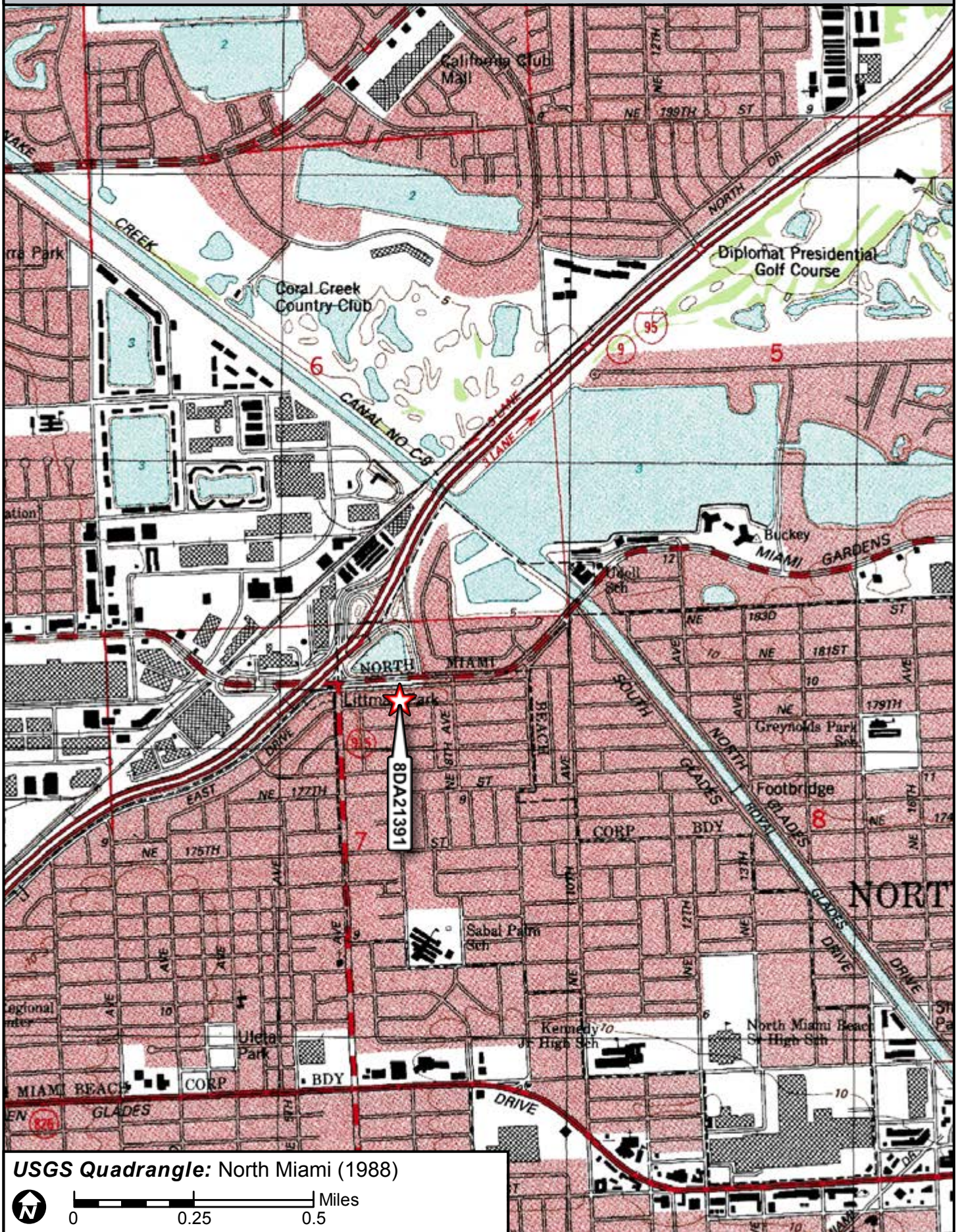
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

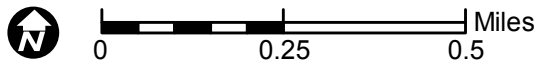
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21392**  
Field Date 2-1-2023  
Form Date 2-10-2023  
Recorder # 8

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 721 NE 180th Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 721 Direction NE Street Name 180th Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-021-0220 Landgrant \_\_\_\_\_  
Subdivision Name Highland Manor Sec 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581493 Northing 2869389  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Window replacement, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Flat 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.)  
Vinyl, sliding; picture; fanlight in door.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Quoins; ornamental metal roof supports; chimney; brick planter.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly right of center on building's main facade, on right side of porch; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two ornamental metal columns; partial-width.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof with a flat roof over front wing; exterior is stucco; porch has ornamental metal roof supports; brick planter to the right of porch; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21393
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 9

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 731 NE 180th Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 731 NE 180th Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0210 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581816 Northing 2869388
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Most windows replaced, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning, 3-lights per awning; 6/6 SHS; picture.

Distinguishing Architectural Features (exterior or interior ornaments)
Planters; panel door.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details) Located slightly right of center on building's main facade; paneled door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is located between forward-projecting side wings of house; sheltered by extension of primary hip roof; partial-width.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a hip roof crossed by two hip roofs over the side wings; exterior is stucco; built-in planters span most of main facade; majority of the windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

PHOTOGRAPH

8DA21393

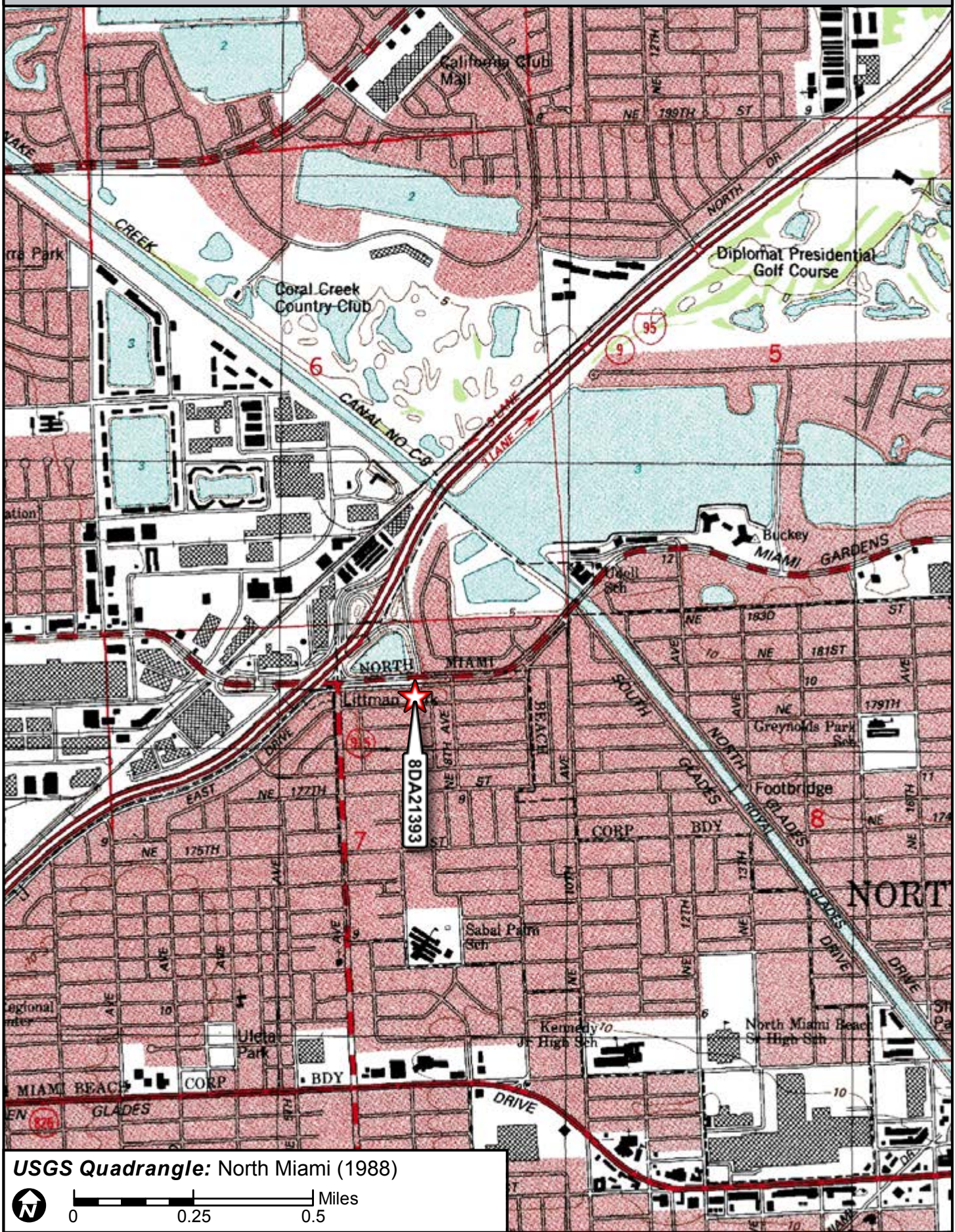


SKETCH MAP

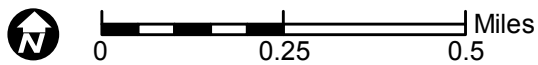
8DA21393







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21394
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 10

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 741 NE 180th Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 731 Direction NE Street Name 180th Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0200 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811539 Northing 2869391
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Shutters c.2019
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
6/6, 9/9 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Semi-circular knee wall planter and pillars form courtyard; accordion shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch and courtyard.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between side wings of house; sheltered by extension of primary hip roof; partial-width; porch is accessible through courtyard formed by curved knee walls with built-in planters, one pillar formerly supported a globe light.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a hip roof crossed by two hip roofs over the side wings; exterior is stucco; built-in planters along right facade and in courtyard walls; accordion shutters replaced decorative shutters c.2019.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21394

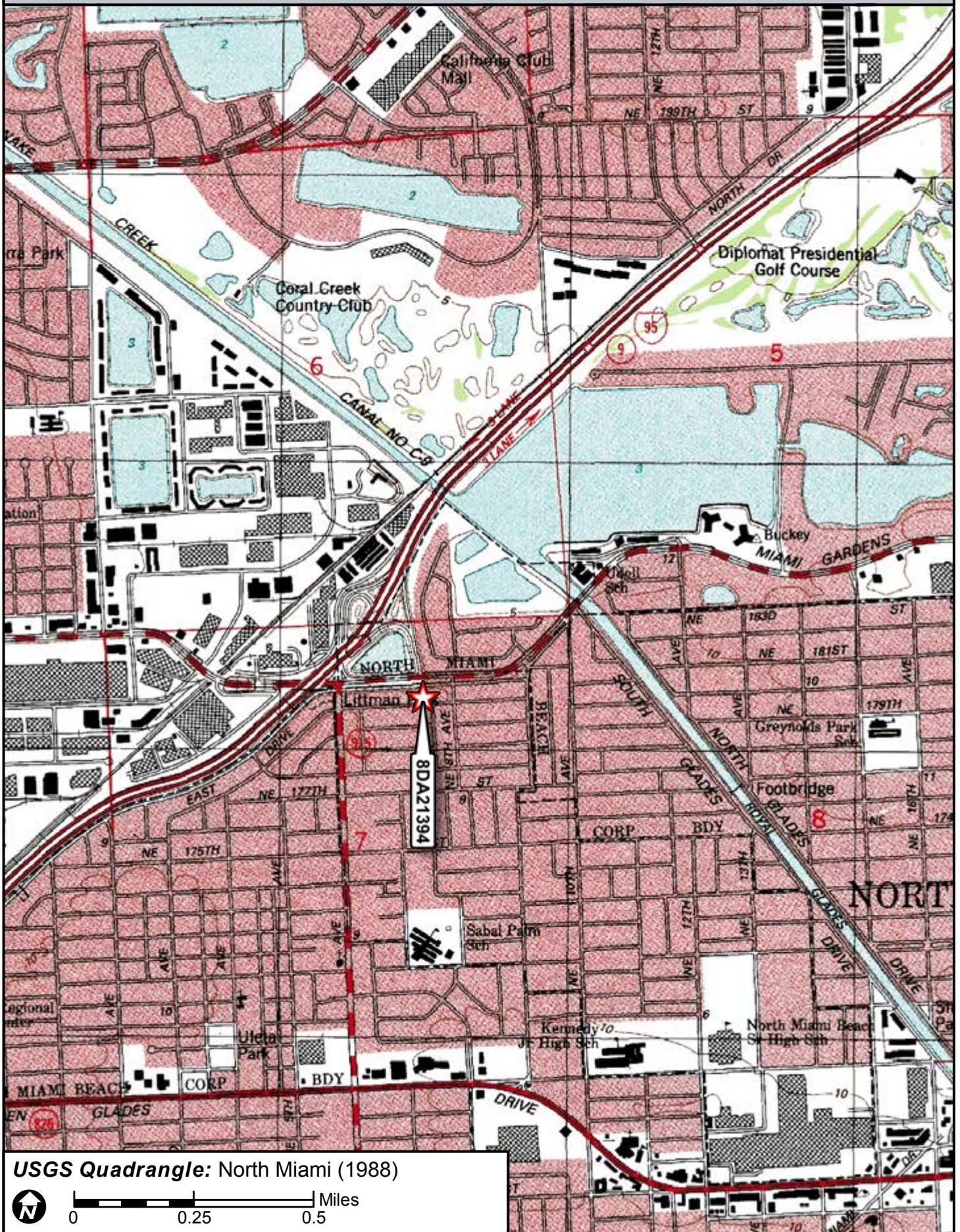


SKETCH MAP

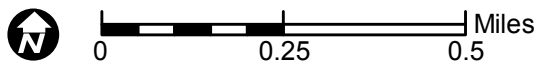
8DA21394







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21395
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 11

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 600 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 600 Direction NE Street Name 181st Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0010 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581253 Northing 2869407
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Accordion shutters, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Semi-circular knee wall planter and pillars form courtyard; coursed stone cladding on right facade; accordion shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO criteria, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch and courtyard.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between side wings of house; sheltered by extension of primary hip roof; partial-width; porch is accessible through courtyard formed by curved knee walls with built-in planters.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a hip roof crossed by two hip roofs over the side wings; exterior is stucco with stone cladding on right wing; built-in planters along left facade and in courtyard walls; accordion shutters flank windows.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

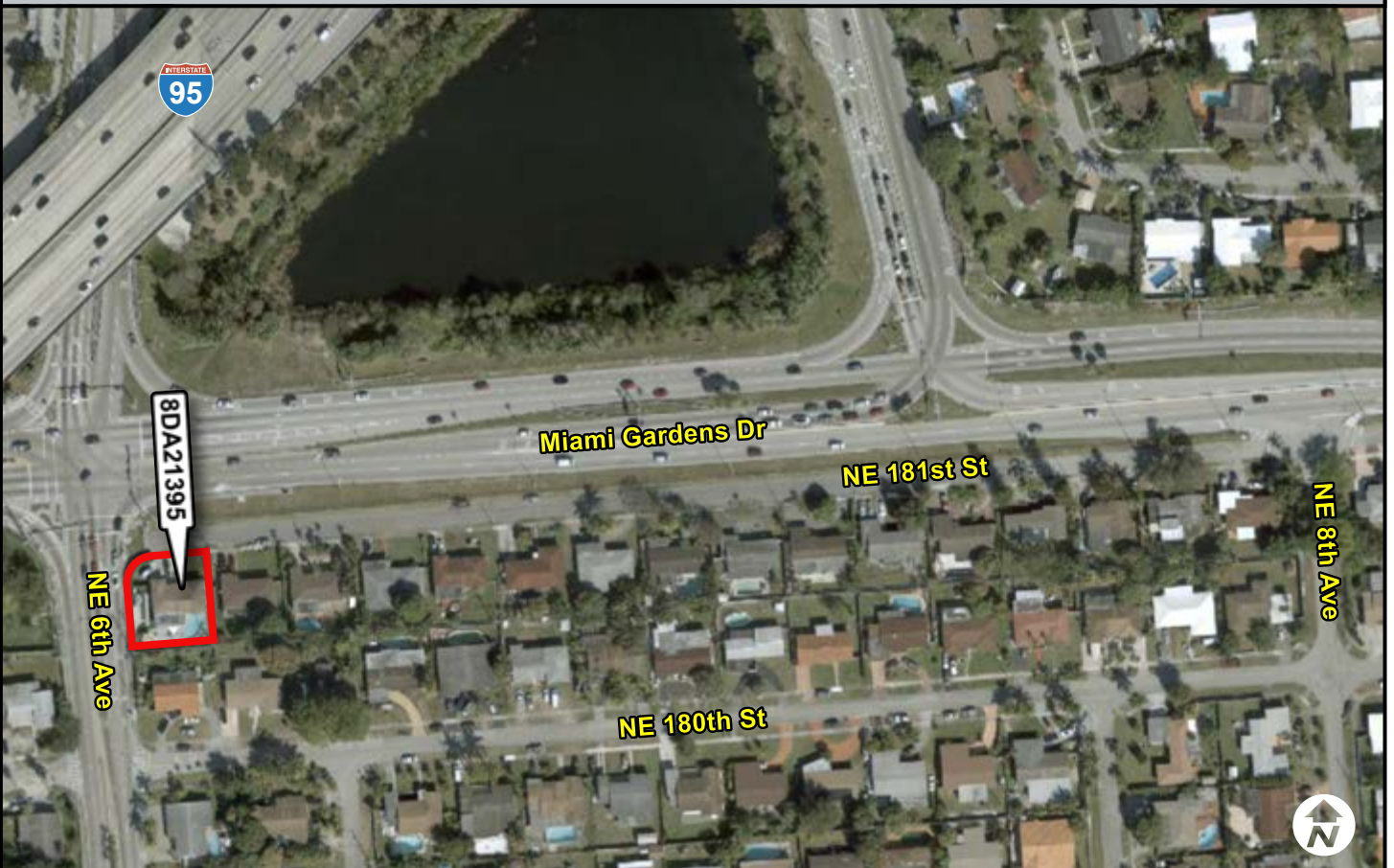
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21396
Field Date 2-1-2023
Form Date 2-10-2023
Recorder # 12

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 610 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 610 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0020 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581277 Northing 2869407
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, garage enclosed, c2008-2011
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Slats on porch wall; quoins; two built-in planters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Concrete, Generic 2. Foundation Material(s): 1. Concrete, Generic 2. Main Entrance (stylistic details)

Located on the right side of main facade; accessible through enclosed entry porch.

Porch Descriptions (types, locations, roof types, etc.) Entry porch is partially enclosed by a wall with wooden slats on upper half of wall; sheltered by extension of main hip roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a hip roof; exterior is stucco; quoins at corners; two stuccoed planters on main facade; main entry is obscured by wall with angled wooden slats; garage has been enclosed.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21396



SKETCH MAP

8DA21396











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21397
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 13

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 620 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 620 Direction NE Street Name 181st Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0030 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581299 Northing 2869408
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Fixed.

Distinguishing Architectural Features (exterior or interior ornaments)
Double door entry with awning.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; paneled doors; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by a semi-circular tarp awning; porch is composed of concentric semi-circular stairs; flanked by fixed sidelights; curved metal handrail.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a hip roof; exterior is stucco; front doors are paneled with squares; windows are fixed with accordion shutters.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[ ]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21397

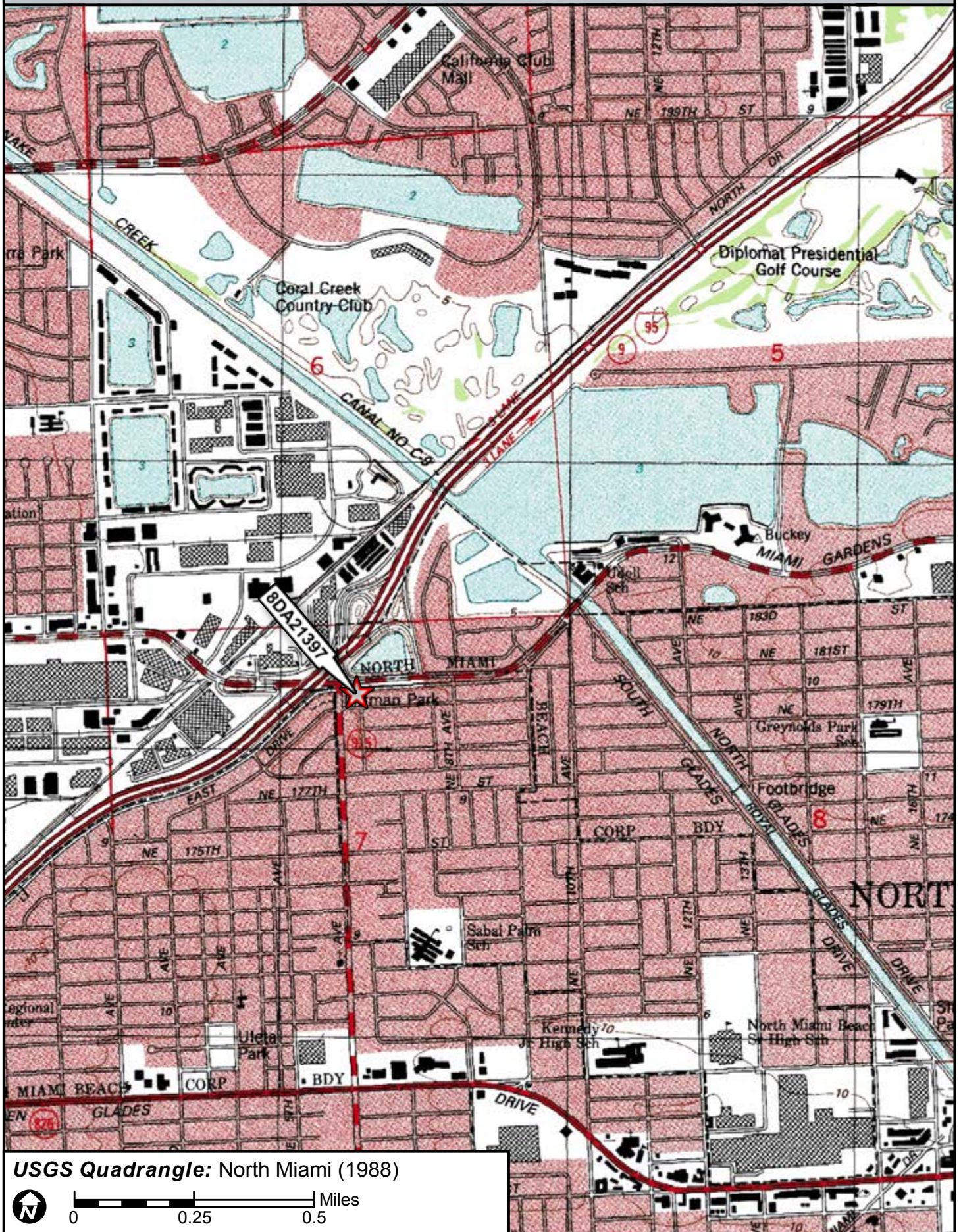


SKETCH MAP

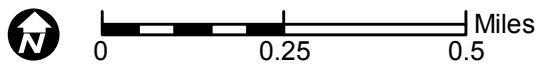
8DA21397







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21398
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 14

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 630 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 630 Direction NE Street Name 181st Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0040 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581324 Northing 2869410
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Front door, windows; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Hip 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; 2/2 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding on front wing.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located on the left side of the front wing; replacement door.

Porch Descriptions (types, locations, roof types, etc.) No porch; doorway is sheltered by roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a shingled hip roof with a flat roof over the front wing; exterior is stone cladding on front wing and stucco on remaining facades; some windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

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Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21399
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 15

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 640 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 640 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0050 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581347 Northing 2869412
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning; picture, flanked by small awning; fanlight in door.
Distinguishing Architectural Features (exterior or interior ornaments)
Built-in planter.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located left of center on building's main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Porch is located at center of main facade, set between the two side wings; sheltered by primary hipped roof.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a hipped roof crossed by two hipped wings; exterior is stucco; built-in planter along left side of facade; large picture window along porch is flanked by small awning windows.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

PHOTOGRAPH

8DA21399

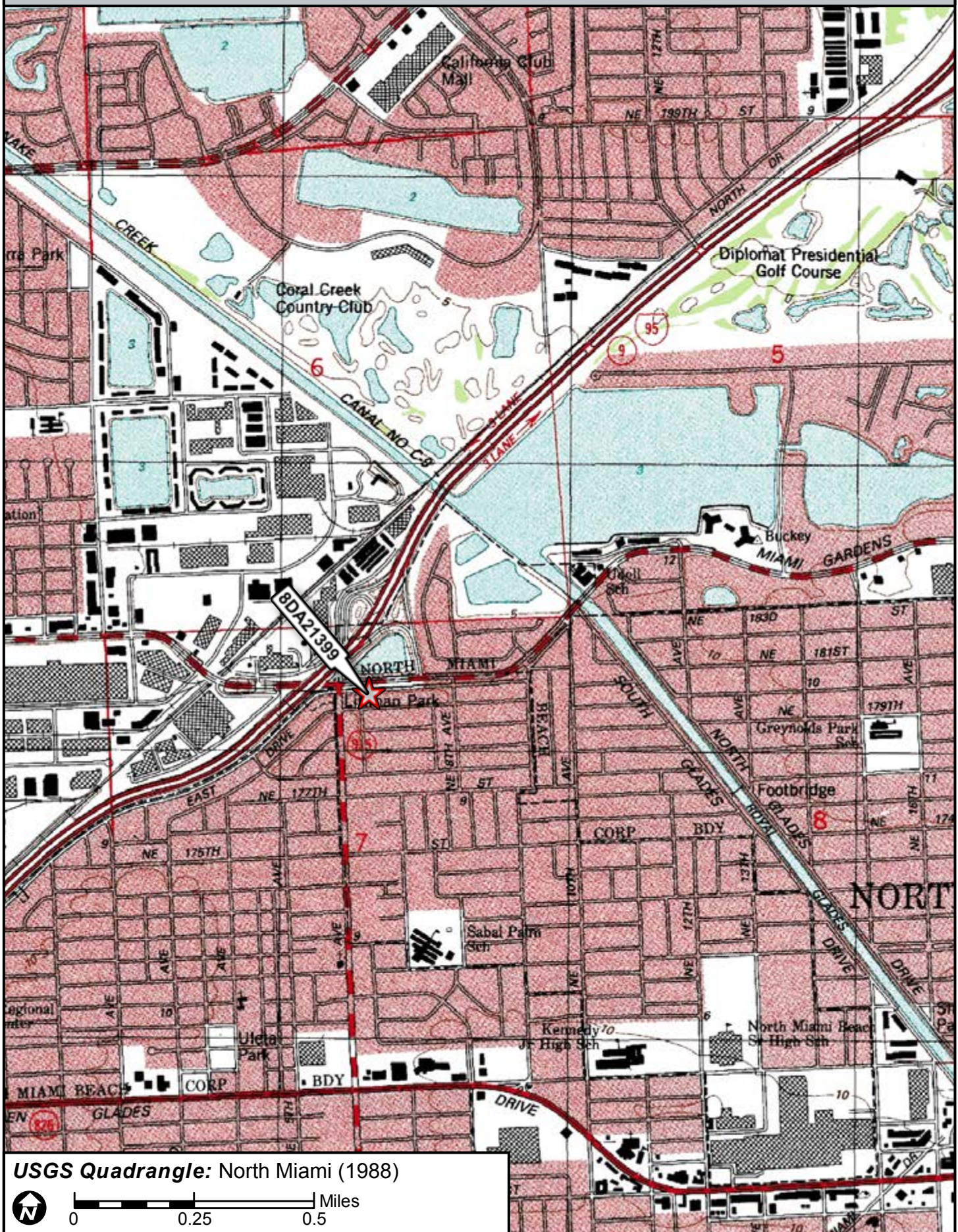


SKETCH MAP

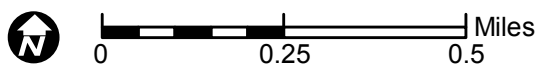
8DA21399







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21400
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 16

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 650 NE 181st Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 650 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0060 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581373 Northing 2869412
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Screen porch, c.2014-2018
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning, 3-light; glass blocks.

Distinguishing Architectural Features (exterior or interior ornaments)
Painted stone cladding on lower facade; built-in planter; window grilles; privacy wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located at center of main facade; accessible through screened porch.

Porch Descriptions (types, locations, roof types, etc.) Screened porch is located set into "L"; was added between 2014 and 2018.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a hipped roof crossed by a hipped roof over the front wing; exterior is stucco and painted stone cladding; planter spans right facade; windows covered by metal grilles.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21400



SKETCH MAP

8DA21400











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21401
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 17

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 660 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 660 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0070 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581395 Northing 2869412
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Hip 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding at corners, matches built-in planter; porch enclosed with metal grille.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Obscured; accessible through porch.

Porch Descriptions (types, locations, roof types, etc.) Porch is sheltered by shed roof; enclosed with metal grille.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a shallow-pitched hipped roof with a shed roof over the front wing and porch; exterior is stucco with stone cladding at corners; built-in planter located on left main facade; metal grille encloses porch.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21401



SKETCH MAP

8DA21401















HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21402
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 18

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 680 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 680 Direction NE Street Name 181st Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0080 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581419 Northing 2869415
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, pre-2002.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; picture.
Distinguishing Architectural Features (exterior or interior ornaments)
Slanted metal column roof supports.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located right of center on building's main facade; accessible through recessed open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Recessed open porch is sheltered by main side-gabled roof and shed roof extension; roof is supported by slanted metal columns atop a half-wall.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof with a shed roof over the porch; exterior is stucco; porch is partially enclosed by a half wall and is recessed; slanted columns support the porch roof.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

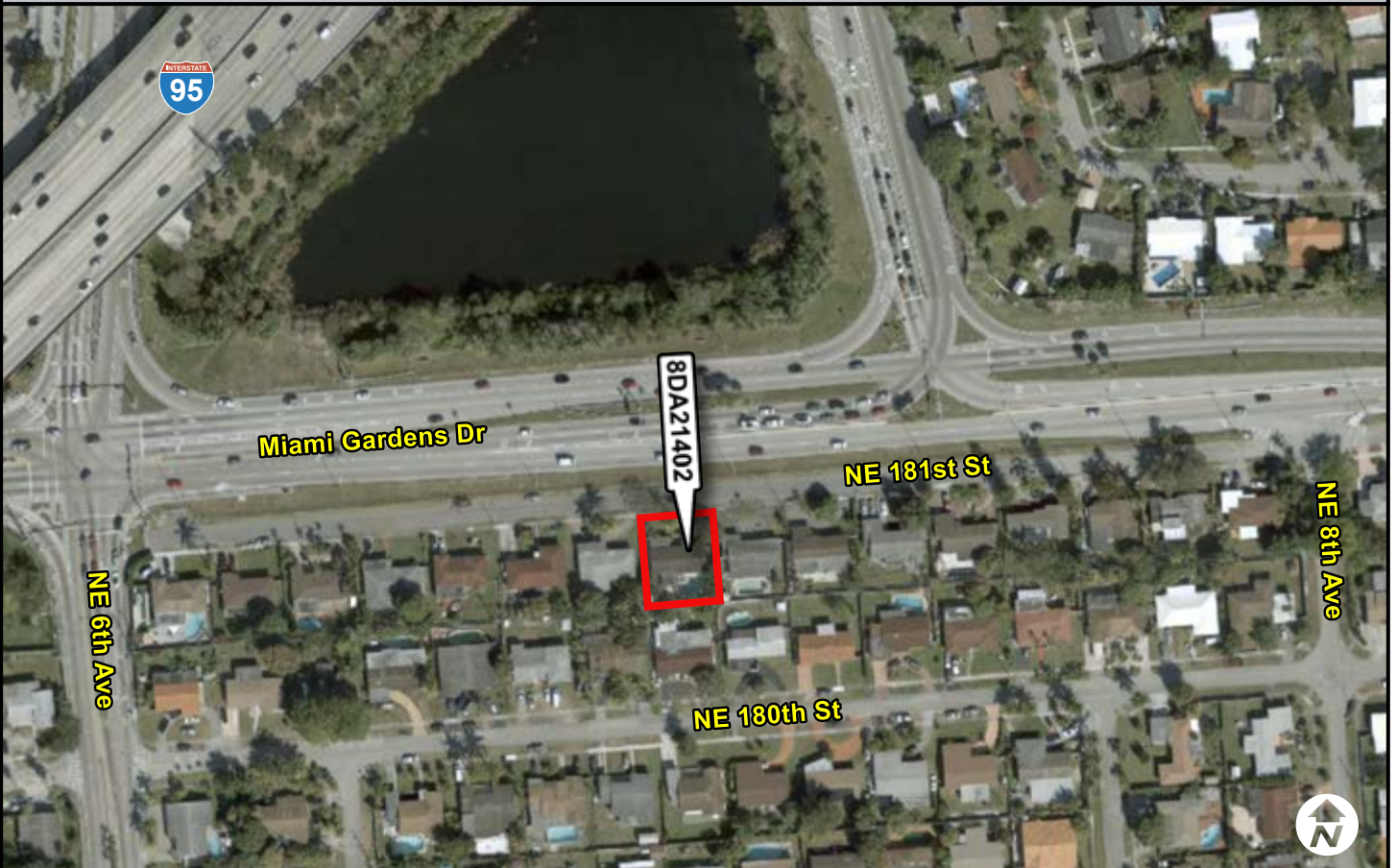
2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21403
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 19

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 700 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 700 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0090 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581444 Northing 2869416
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, c.2014-2018; roof; siding.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, 2015.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Vinyl 2. Stucco 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS; picture.

Distinguishing Architectural Features (exterior or interior ornaments)
Flat roof carport with slanted supports; vinyl siding on recessed facade; privacy wall flush with main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; accessible through recessed porch.

Porch Descriptions (types, locations, roof types, etc.) Recessed porch is sheltered by main side-gabled roof; continuous with carport, which has a flat roof supported by slanted metal columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof with a flat roof over the carport; exterior is vinyl and stucco; windows have been replaced as well as the siding and roof.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21404
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 20

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 710 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 710 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0100 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581466 Northing 2869417
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.2009
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; sidelights.
Distinguishing Architectural Features (exterior or interior ornaments)
Carport; built-in planter; ornamental metal roof support.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Open entry porch is sheltered by an extension of main side-gabled roof; roof is supported by one ornamental metal column; continuous with carport.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof which extends over the porch and carport; exterior is stucco; built-in planter spans width of carport; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

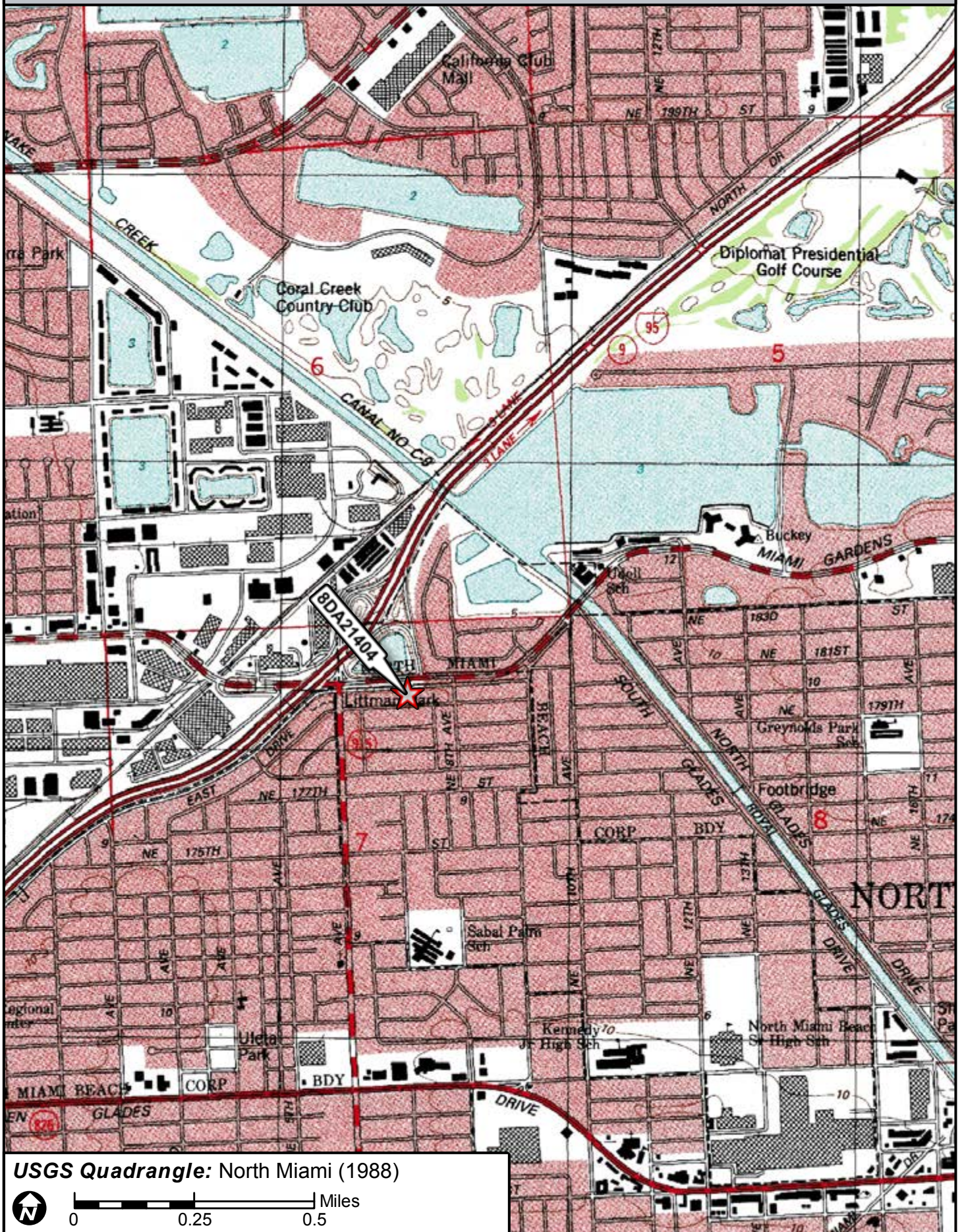
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

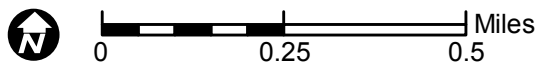








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21405**  
Field Date 2-1-2023  
Form Date 5-30-2023  
Recorder # 21

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 720 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 720 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-021-0110 Landgrant \_\_\_\_\_  
Subdivision Name Highland Manor Sec 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581491 Northing 2869418  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Garage enclosed, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, pre-1976.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.)  
Awning.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Grilles; enclosed garage.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	<input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____	
		KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
		NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located right of center on building's main facade; accessible through open recessed porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open porch is recessed at the center of the main facade; sheltered by main side-gabled roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof with a shed roof over the garage wing, which has been enclosed; exterior is stucco; metal grilles cover the windows.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

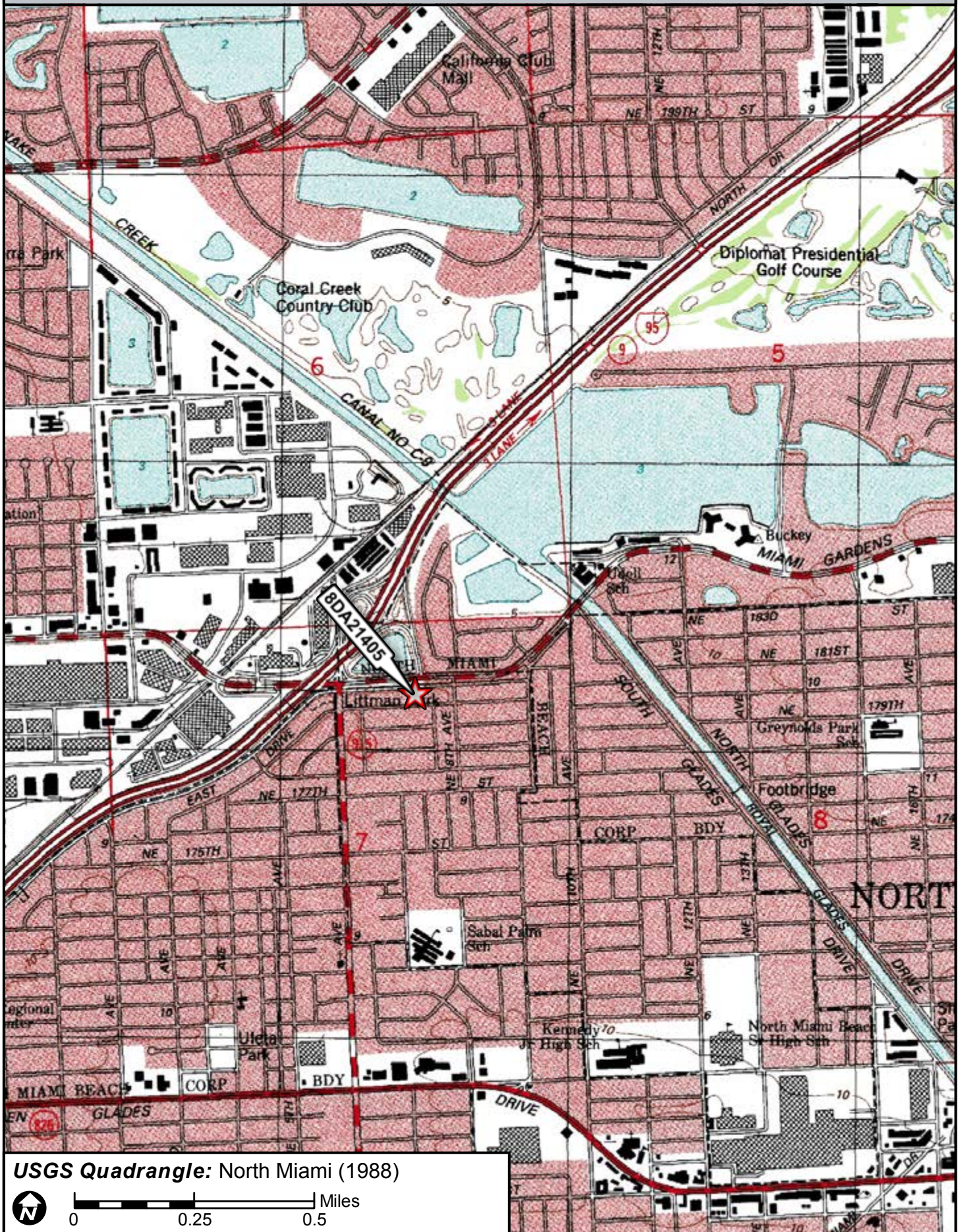
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

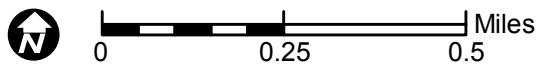








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21406**  
Field Date 2-1-2023  
Form Date 5-30-2023  
Recorder # 22

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 730 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 730 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-021-0120 Landgrant \_\_\_\_\_  
Subdivision Name Highland Manor Sec 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581514 Northing 2869419  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, unknown date.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)  
Grilles; metal awning; belt trim; matching metal fenced courtyard.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
Concrete block and stucco mailbox.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by a metal awning; porch is surrounded by metal fence that matches window grilles.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof with a shed roof over the front wing; exterior is stucco with a belt trim even with the bottom of the windows; door and windows are covered with metal grilles.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21406



SKETCH MAP

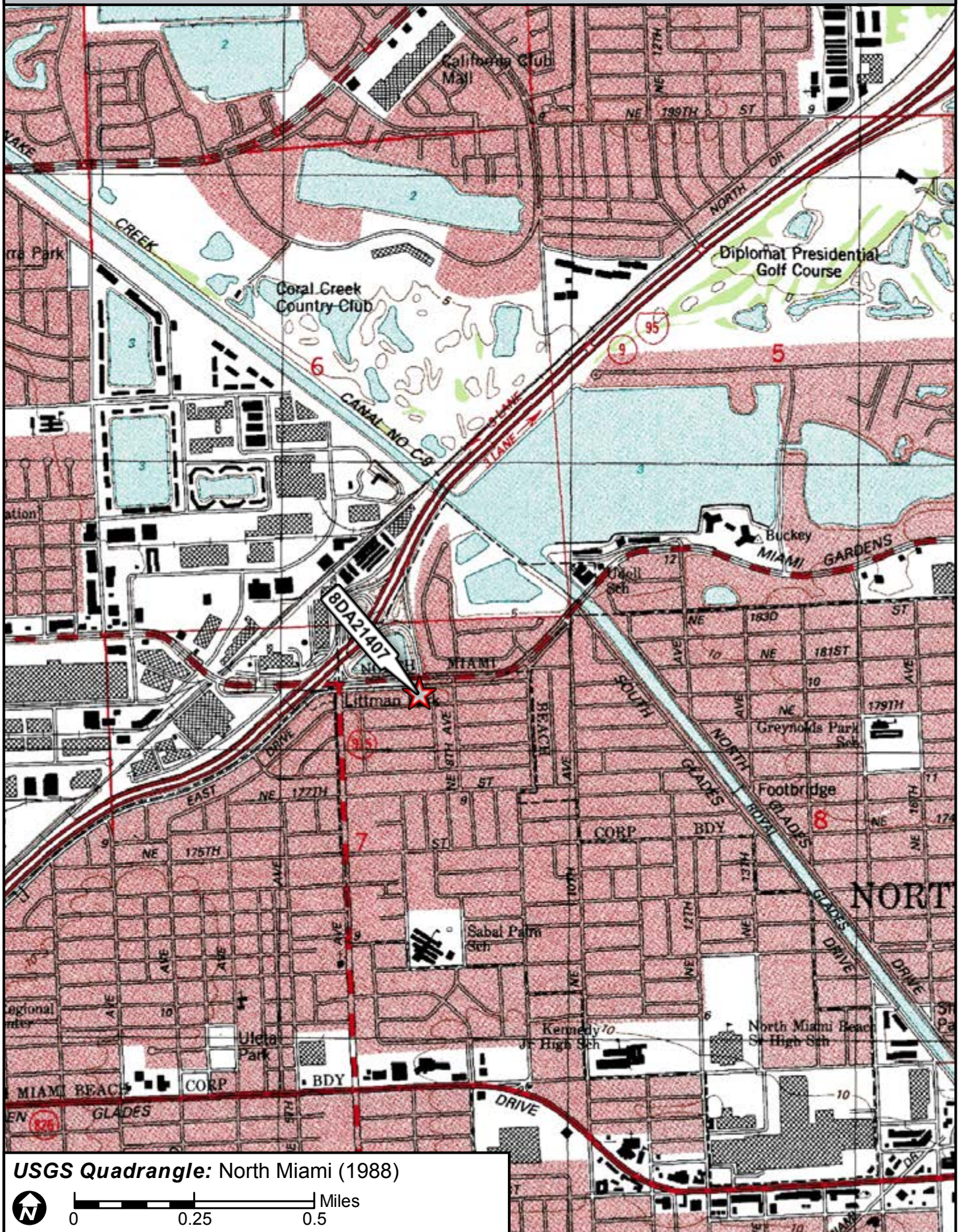
8DA21406















# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21407**  
Field Date 2-1-2023  
Form Date 5-30-2023  
Recorder # 23

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 740 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 740 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-021-0130 Landgrant \_\_\_\_\_  
Subdivision Name Highland Manor Sec 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 5811538 Northing 2869425  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Door and windows, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Cross-gabled 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Awning; fanlight in door.

Distinguishing Architectural Features (exterior or interior ornaments)  
Lattice ornamental roof support; belt trim above and below windows; exposed rafters in eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)					



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located left of center on building's main facade; set in corner of cross-gable; accessible through open entry porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open entry porch is sheltered by extension of main side-gabled roof; roof is supported by ornamental metal roof support with a lattice design.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The ones-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco; belt trims span main facade above and below windows; rafters are exposed in the eaves.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b> When submitting an image, it must be included in digital <u>AND</u> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21407



SKETCH MAP

8DA21407











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21408
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 24

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 750 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 750 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0140 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581562 Northing 2869426
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, 1994.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl 6/6 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Breezblock and metal grille porch enclosure; stone cladding.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through partially-enclosed porch.

Porch Descriptions (types, locations, roof types, etc.)

Porch is located at center of main facade; sheltered by extension of main side-gabled roof; partially-enclosed by a half wall of breezeblocks and metal grilles.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone cladding along the porch; porch is enclosed by a metal grille and breezeblock wall.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21408



SKETCH MAP

8DA21408















HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21409
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 25

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 760 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 760 NE 181st Street
Cross Streets (nearest / between) Between NE 6th Ave and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-021-0150 Landgrant
Subdivision Name Highland Manor Sec 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581586 Northing 2869428
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, c.2018.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, pre-1968.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Vinyl sliding.
Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; carport.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof with a flat roof over the carport; exterior is stucco with stone cladding along a portion of the facade; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21410**  
Field Date 2-1-2023  
Form Date 5-30-2023  
Recorder # 26

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 770 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 770 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) At SW corner of NE 181st St and NE 8th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-021-0160 Landgrant \_\_\_\_\_  
Subdivision Name Highland Manor Sec 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581610 Northing 2869426  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, c.2011-2014.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Stone 3.  
Roof Type(s) 1. Hip 2. Flat 3.  
Roof Material(s) 1. Composition shingles 2. 3.  
Roof secondary strucs. (dormers etc.) 1. 2.  
Windows (types, materials, etc.)  
Vinyl sliding; picture.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Wide eaves.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	<input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____	
		KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
		NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located right of center on building's main facade.

**Porch Descriptions (types, locations, roof types, etc.)**

No porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a hipped roof with a flat roof over the front wing; exterior is stucco; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21410



SKETCH MAP

8DA21410











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21411
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 27

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 800 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 800 NE 181st Street
Cross Streets (nearest / between) At SE corner of NE 181st St and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0400 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811654 Northing 2869429
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, c.2021-2022.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Clapboard 3.
Roof Type(s) 1. Hip 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl sliding; picture; 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Built-in planter.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by shed roof separate from main roof; accessible by three concrete steps with metal handrail.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Masonry Vernacular house has multiple hipped roofs and shed roofs over the side wing and front door; exterior is clapboard on the west facades and stucco on the east; a built-in planter is located along stuccoed facade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21412
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 28

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 820 NE 181st Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 820 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0390 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581677 Northing 2869431
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, c.2021-2022.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.1977.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; belt trim; decorative shutters; metal grille enclosing porch; built-in planter; ribbon driveway.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY OFFICIAL EVALUATION DHR USE ONLY
NR List Date SHPO - Appears to meet criteria for NR listing: [ ]yes [ ]no [ ]insufficient info Date Init.
KEEPER - Determined eligible: [ ]yes [ ]no Date
[ ]Owner Objection NR Criteria for Evaluation: [ ]a [ ]b [ ]c [ ]d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through partially-enclosed porch.

Porch Descriptions (types, locations, roof types, etc.)

Porch is sheltered under main side-gabled roof; partially enclosed by stone walls and metal grille.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone cladding adjacent to porch; belt trim runs beneath windows and decorative shutters; planter is located on left side of main facade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

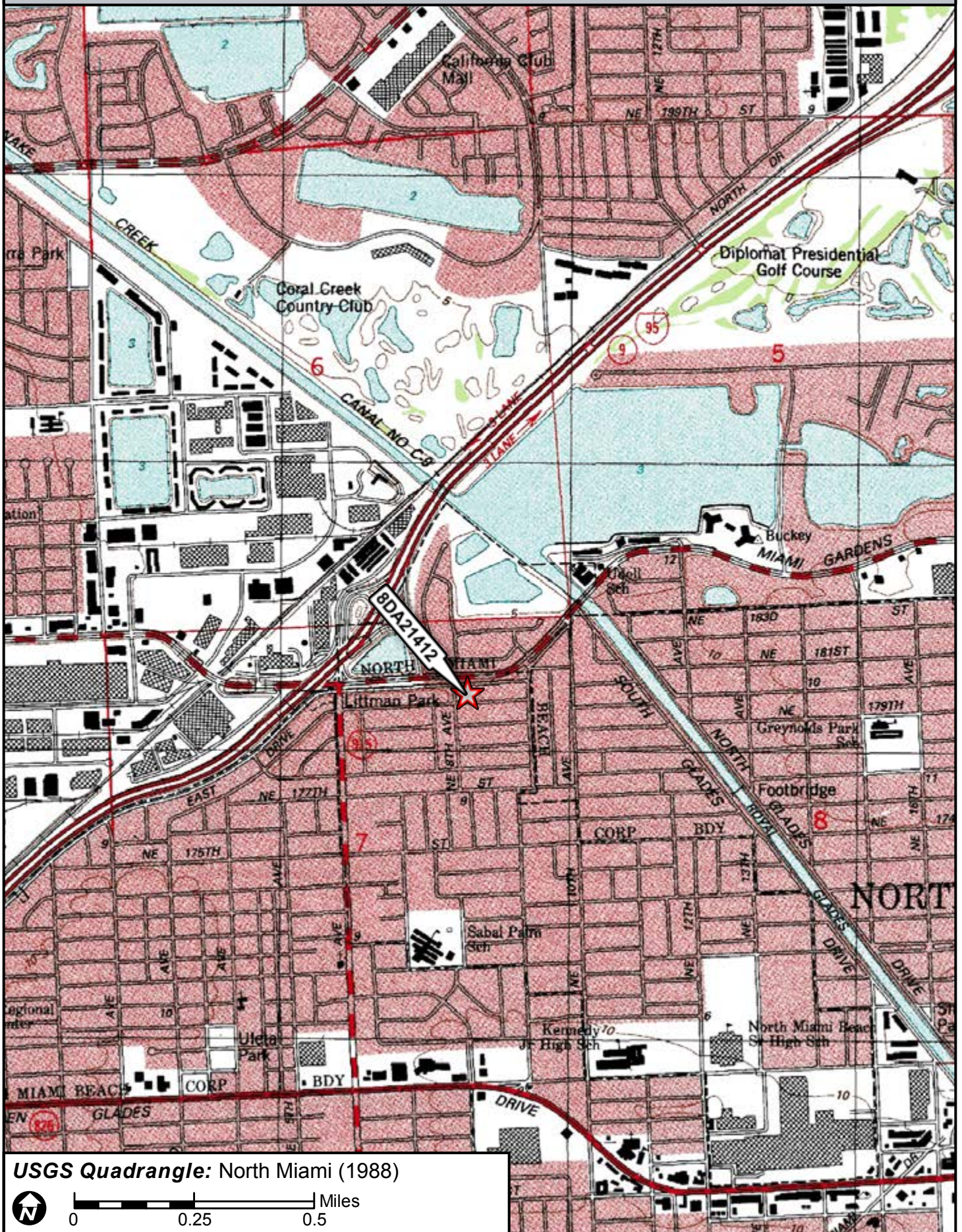
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

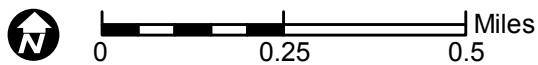








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21413
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 29

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 830 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 830 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0380 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581700 Northing 2869431
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.2003.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl sliding, picture.

Distinguishing Architectural Features (exterior or interior ornaments)
Large porch; two ribbon driveways.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center; paneled door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Large open porch is sheltered under hipped roof; roof ridge is supported by one square column.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a hipped roof with a shed roof over the front wing; exterior is stucco; large front porch; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21413



SKETCH MAP

8DA21413











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21414
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 30

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 840 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 840 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0370 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581723 Northing 2869432
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Porch c.2010.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Vinyl 6/6, 8/8 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Spiral columns; balustrade porch railings; decorative shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located right of center on building's main facade; accessible through open entry porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open entry porch is angled facing NE; sheltered by shed roof; roof is supported by two large spiral columns; porch additions to front facade have flat roofs and balustrade railings.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a hipped roof with a shed roof over the entry porch and a flat roof over the front porch addition; exterior is stucco; decorative elements include spiral columns and balustrade railings along porches.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21415
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 31

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 850 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 850 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0360 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581746 Northing 2869436
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date; garage enclosed.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6, 8/8 SHS; some obscured by storm shutters.

Distinguishing Architectural Features (exterior or interior ornaments)
Built-in planters; ornamental metal roof support.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of building's main facade; accessible through open recessed porch.

Porch Descriptions (types, locations, roof types, etc.)

Open recessed porch is located left of center; sheltered under main side-gabled roof; roof is supported by one ornamental metal support.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof with a shed roof over the side wing; exterior is stucco; built-in planters span most of main facade; garage has been enclosed.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21416**  
Field Date 2-1-2023  
Form Date 5-30-2023  
Recorder # 32

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 860 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 860 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2207-027-0350 Landgrant \_\_\_\_\_  
Subdivision Name Windward Heights No. 3 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 5811768 Northing 2869432  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1955  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Side addition, c2011-2014.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.)  
Sliding; 1/1 SHS; 4/4 SHS; glass blocks.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Bipartite stepped side-gabled roof; metal grille over door; built-in planter.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION	DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by the shorter side-gabled roof overhang; screened porch located on west side of house, which was added between 2011 and 2014.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof which is shorter on the west side of the house and a shed roof over the front wing and porch addition; exterior is stucco; built-in planter located near front door.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21416



SKETCH MAP

8DA21416











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21417
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 33

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 870 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 870 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0340 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811792 Northing 2869434
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. Flat 3.
Roof Material(s) 1. Barrel tile 2. Composition roll 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6, 9/6 SHS; windows grouped in four along porch.

Distinguishing Architectural Features (exterior or interior ornaments)
Balustrade encloses yard; brick planter on left facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_Foundation Type(s): 1. Slab 2. \_\_\_\_\_Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

## Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open porch.

## Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between house's two side wings; sheltered by primary hip roof; grouping of windows along porch wall.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

## Narrative Description of Resource

The one-story Ranch style house has a hipped roof crossed by a hipped roof and a flat roof over the side wings; exterior is stucco; yard is fenced by a concrete balustrade.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)              | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                         | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                            | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient informationAppears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- |                                     |  |
|-------------------------------------|--|
| 1) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |
| 2) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |

## RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus ResearchRecorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
(address / phone / fax / e-mail)

## Required Attachments

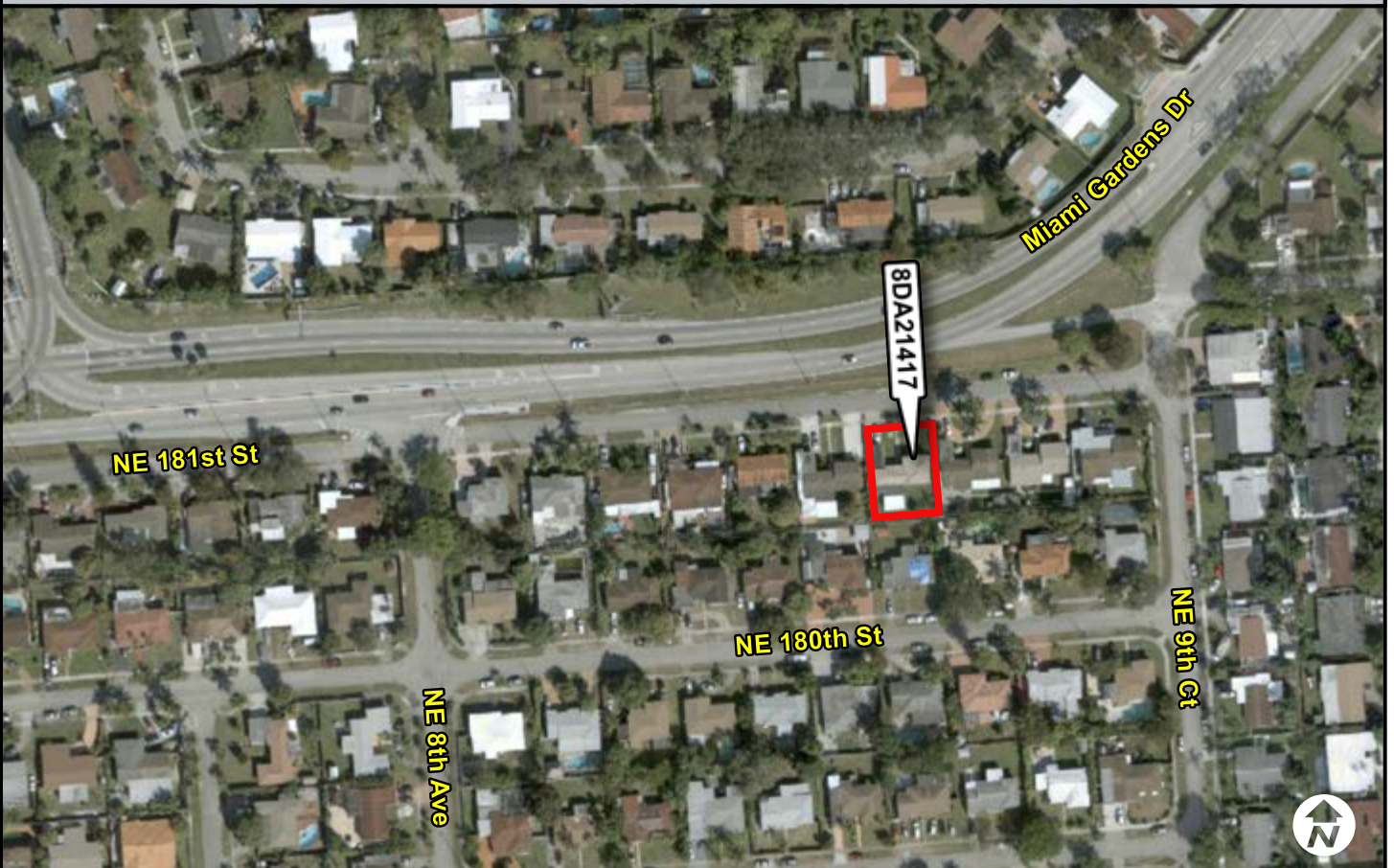
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

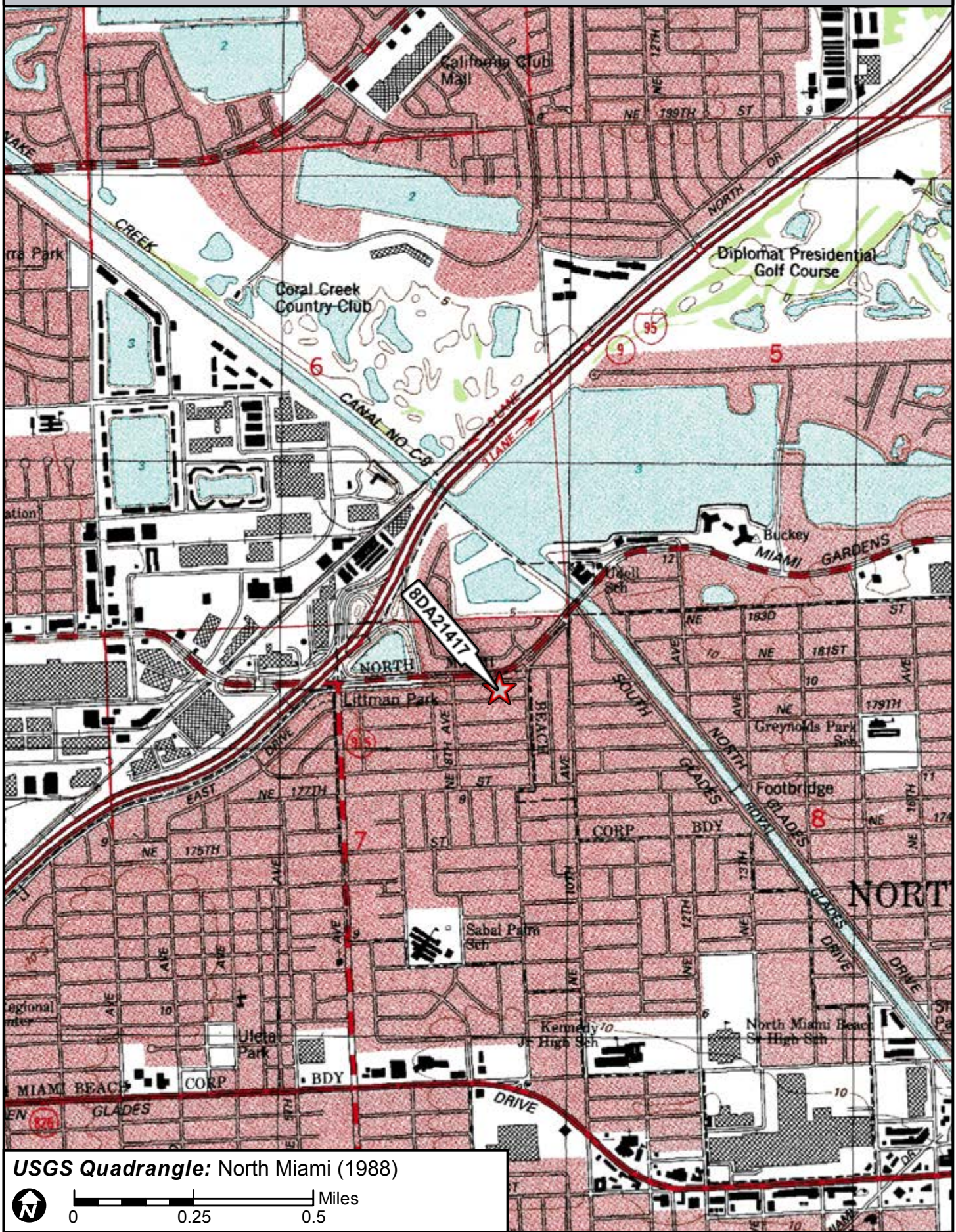
③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

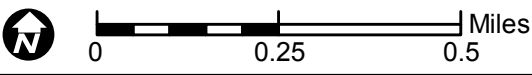








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21418
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 34

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 880 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 880 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0330 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581814 Northing 2869435
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, front door, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6 SHS; windows grouped in four along porch.

Distinguishing Architectural Features (exterior or interior ornaments)
Balustrade along porch; brick cladding between windows; decorative trim and fountain on front wing.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between house's two side wings; sheltered by shorter side-gabled roof; concrete balustrade railing; grouping of windows along porch wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a bipartite side-gabled roof crossed by a flat roof over the front wing; exterior is stucco with painted brick cladding between windows; porch railing is a concrete balustrade; decorative trims added to front wing.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21419
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 35

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 900 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 900 NE 181st Street
Cross Streets (nearest / between) Between NE 8th Ave and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0320 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581838 Northing 2869436
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, front door, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6 SHS; windows grouped in four along porch.

Distinguishing Architectural Features (exterior or interior ornaments)
Balustrade along porch; scored rectangular designs between windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details) Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is located between house's two side wings; sheltered by shorter side-gabled roof overhang; concrete balustrade railing; grouping of windows along porch wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a bipartite side-gabled roof crossed by a flat roof over the front wing; exterior is stucco with a scored design between windows; porch railing is a concrete balustrade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

DOCUMENTATION

- Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21420
Field Date 2-1-2023
Form Date 5-30-2023
Recorder # 36

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 920 NE 181st Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 920 NE 181st Street
Cross Streets (nearest / between) At SW corner of NE 181st St and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-027-0310 Landgrant
Subdivision Name Windward Heights No. 3 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581862 Northing 2869437
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Front and rear additions, carport, c1985
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. Composition roll 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
12-light fixed flanked by 6-light sliding; 6/6 SHS; awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Roman brick cladding between windows; metal awnings; quoins; accordion shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of main facade on the flat-roofed addition; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is partially sheltered by roof eaves; porch is flanked by pillars with sconces; shutters obscure front door.

Condition (overall resource condition): [ ] excellent [ ] good [x] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a gable roof with flat roofs over the front wing and front addition; exterior is stucco with quoins on front wing's corners; metal awnings shade windows; addition to front of house added circa 1985.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

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Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21421
Field Date 2-1-2023
Form Date 6-2-2023
Recorder # 37

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18091 NE 9th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 18091 NE 9th Court
Cross Streets (nearest / between) At SW corner of NE 181st St and NE 9th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 30-2207-035-0340 Landgrant
Subdivision Name Windward Heights No. 4 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5819104 Northing 2869470
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Enclosed carport, 2018.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Mid-Century Modern Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. Stucco 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Aluminum 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Herringbone wood siding; planters; grilles; wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO status, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of main facade; no porch.

Porch Descriptions (types, locations, roof types, etc.)

No porch, doorway is sheltered by wide eaves.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Contemporary style Mid-Century Modern house has a front-gabled roof; exterior is wood siding in a herringbone pattern with stucco where the carport was enclosed in 2018; planters along right facade and along sidewalks.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Contemporary style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21422**  
Field Date 2-1-2023  
Form Date 6-2-2023  
Recorder # 38

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 951 NE 181st Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 951 Direction NE Street Name 181st Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) NE corner of NE 181st St and NE Miami Gardens Dr  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Miami In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2208-020-0690 Landgrant \_\_\_\_\_  
Subdivision Name Windward Heights No. 4 Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581931 Northing 2869517  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1957  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1957 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, front doors, c2008-2011.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Stone 3. \_\_\_\_\_  
Roof Type(s) 1. Cross-gabled 2. Flat 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Vinyl sliding.

Distinguishing Architectural Features (exterior or interior ornaments)  
Stone cladding at corners and flanking windows; metal awning; double-doors; built-in planters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center; double-door entry, doors were replaced between 2008-2011; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between two front wings; sheltered by side-gabled roof eave.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled and a flat roofed wing; exterior is stucco with stone cladding at corners and between windows; metal awning shades one window; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21423
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 39

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 290 NE 183rd Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 290 NE 183rd Street
Cross Streets (nearest / between) At SE corner of NE 183rd St and NE 2nd Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 7 1/4 section: [X]NW [ ]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 34-2112-023-0010 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 580610 Northing 2869502
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Warehouse From (year): 1963 To (year):
Current Use Warehouse From (year): To (year): 2023
Other Use Lounge From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address:
Alterations: [ ]yes [X]no [ ]unknown Date: Nature:
Additions: [X]yes [ ]no [ ]unknown Date: Nature: Outparcel, c1966
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
None.

Distinguishing Architectural Features (exterior or interior ornaments)
Large advertising parapet at SE corner of building; outparcel lounge building has classical columns at entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Outparcel building, c. 1966, located at NW corner of parcel, used as a lounge.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO listing criteria, and Owner Objection.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

None, multiple loading bays and doors.

Porch Descriptions (types, locations, roof types, etc.)

Some bays are sheltered by overhangs; tarp awning supported by four classical columns at the lounge.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story, Masonry Vernacular warehouse building has a built-up roof and stucco exterior. An advertising parapet is located on the buildings SE corner.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [ ] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [ ] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [ ] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style warehouse exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





PHOTOGRAPH

8DA21423

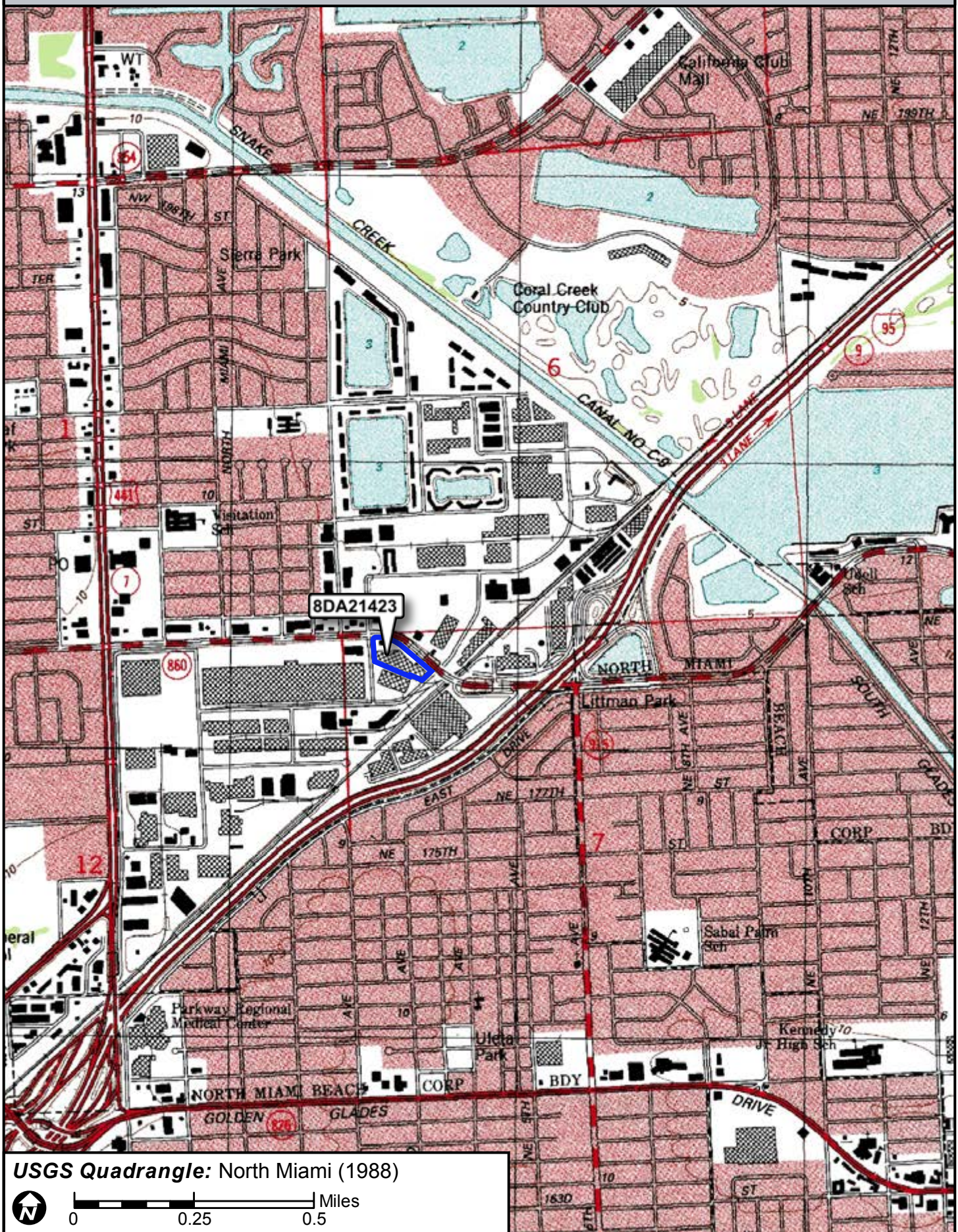


PHOTOGRAPH

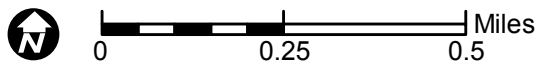
8DA21423







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21424
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 40

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 100 NE 183rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 100 NE 183rd Street
Cross Streets (nearest / between) Between NE 2nd Ct and NW Miami Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 52S Range 42E Section 7 1/4 section: [X]NW [ ]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 34-2112-023-0050 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 580449 Northing 2869558
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Warehouse From (year): 1962 To (year):
Current Use Warehouse From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature Expanded to west, pre-1976.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
None.

Distinguishing Architectural Features (exterior or interior ornaments)
Suspended roof over loading bay; tarp carport.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Larger rectangular warehouse building to the south on the same parcel, falls outside of APE.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

None, multiple loading bays and doors.

Porch Descriptions (types, locations, roof types, etc.)

Some bays are sheltered by overhangs; metal frame and tarp awning carport.

Condition (overall resource condition): [ ] excellent [ ] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story, "L"-shaped Masonry Vernacular warehouse building has a built-up roof and stucco exterior. A portion of the NE corner of the building is within the APE. Multiple expansions of the building have taken place.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [ ] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [ ] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [ ] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style warehouse exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 3. 5.
2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

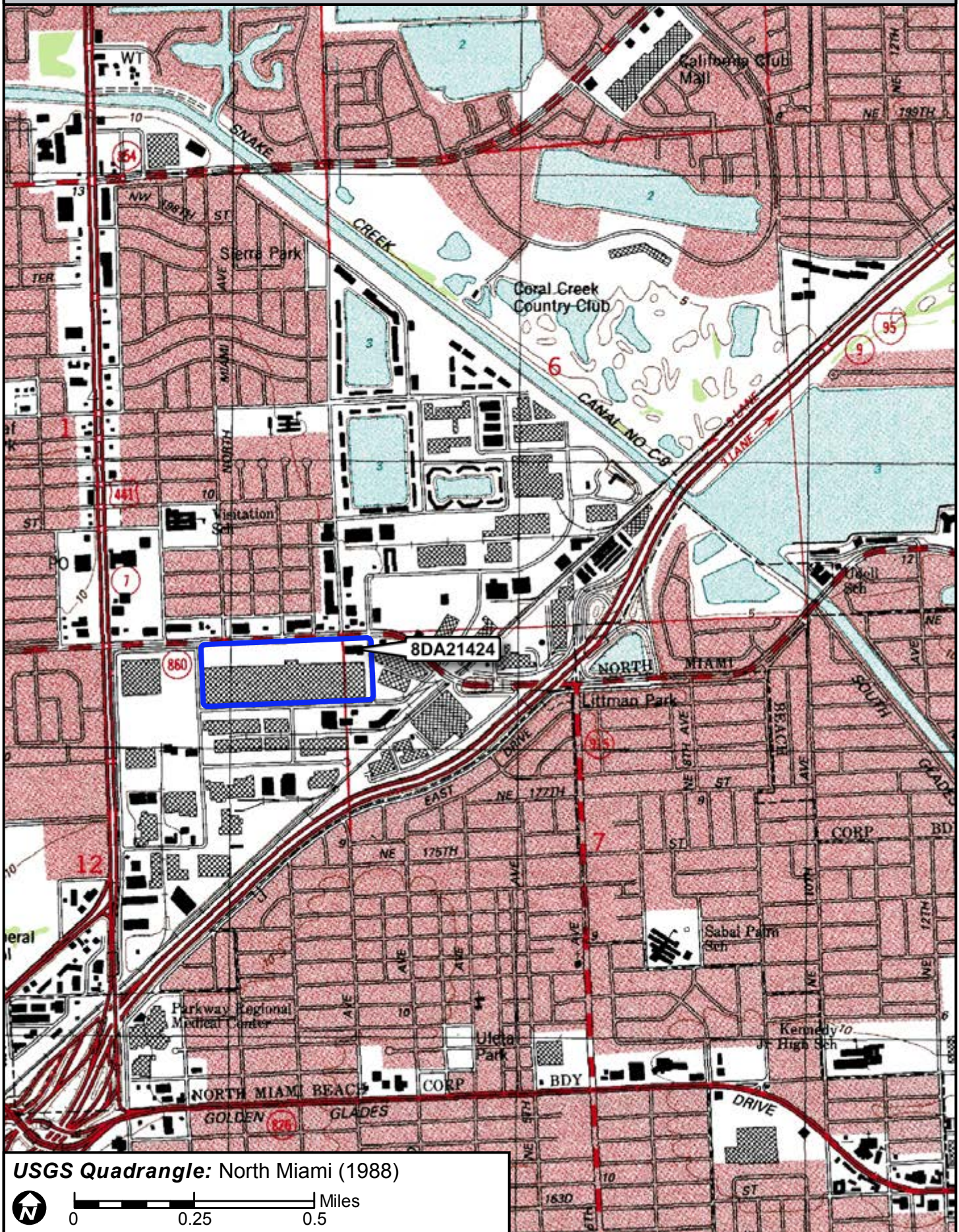
Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

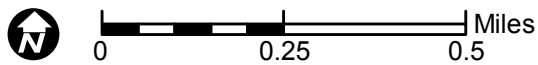
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21425
Field Date 2-1-2023
Form Date 5-11-2023
Recorder #

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18400 NE 5th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18400 NE 5th Avenue
Cross Streets (nearest / between) Near NE end of NE 5th Ave dead-end
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-2206-033-0010 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581243 Northing 2869818
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1969 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Communications-related From (year): 1969 To (year):
Current Use Communications-related From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)
SO BELL TEL & TEL CO TAX ADM OFFICE

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Brick 2. 3.
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
None; large ventilation slatted screens.

Distinguishing Architectural Features (exterior or interior ornaments)
Bands of projecting brick ornamentation at first-story and frieze; metal awnings over recessed doorways; AT&T signage on SE facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Two doorways located on southeast facade.

Porch Descriptions (types, locations, roof types, etc.)

Southernmost doorway is recessed; both have metal awnings.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Masonry Vernacular building has a flat built-up roof; exterior is brick with ornamental projections; slatted screens cover ventilation openings on walls of southwest wing; metal awnings shelter doorways.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [x] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [ ] historic photos [ ] interior inspection [ ] HABS/HAER record search
[ ] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular building exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.















HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21426
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 42

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18151 NE 9th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18151 NE 9th Court
Cross Streets (nearest / between) Between NE 182nd Ter and NE 183rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0250 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581885 Northing 2869583
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; garage; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, 2017.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning; replacement 1/1 SHS.
Distinguishing Architectural Features (exterior or interior ornaments)
Decorative shutters.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by four posts; porch is symmetrical with windows flanking door; simple porch railings.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; decorative shutters flank windows; some windows have been replaced and garage/carport has been enclosed.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

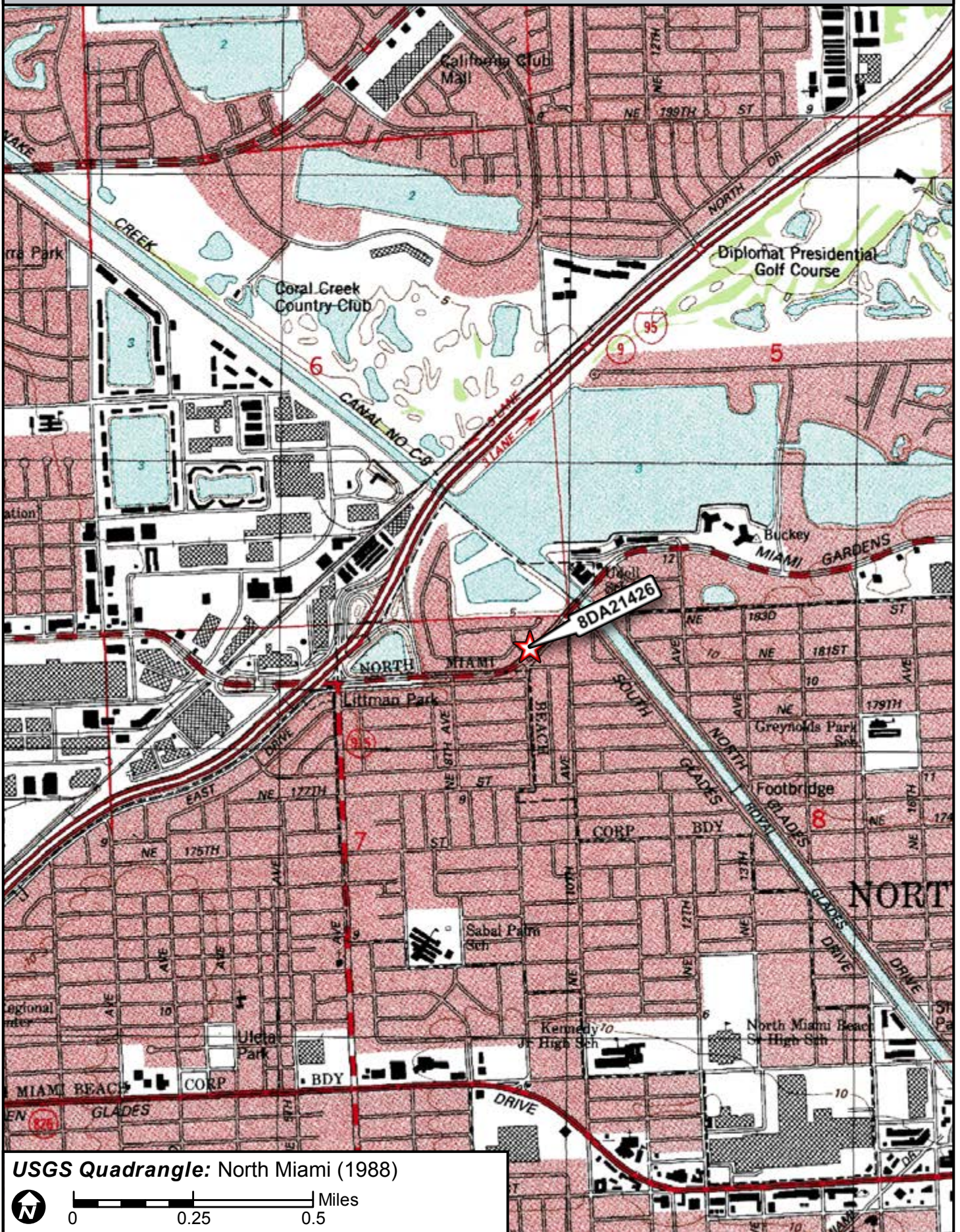
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

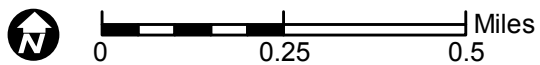








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21427
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 43

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 890 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 890 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0010 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5818154 Northing 2869553
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; doors; garage; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Balustrade porch railing; recessed wall with arched window recess; scored stucco; garage enclosed; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located left of center on building's main facade; double-door entry; accessible through open porch and courtyard.

Porch Descriptions (types, locations, roof types, etc.) Open porch is sheltered under front-gabled roof; roof is supported by large pillar with horizontal scoring in the stucco; courtyard is located between side wings of house and is enclosed by balustrade railing.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with a large decorative recess on main facade; central courtyard enclosed by balustrade; windows have been replaced and garage enclosed.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

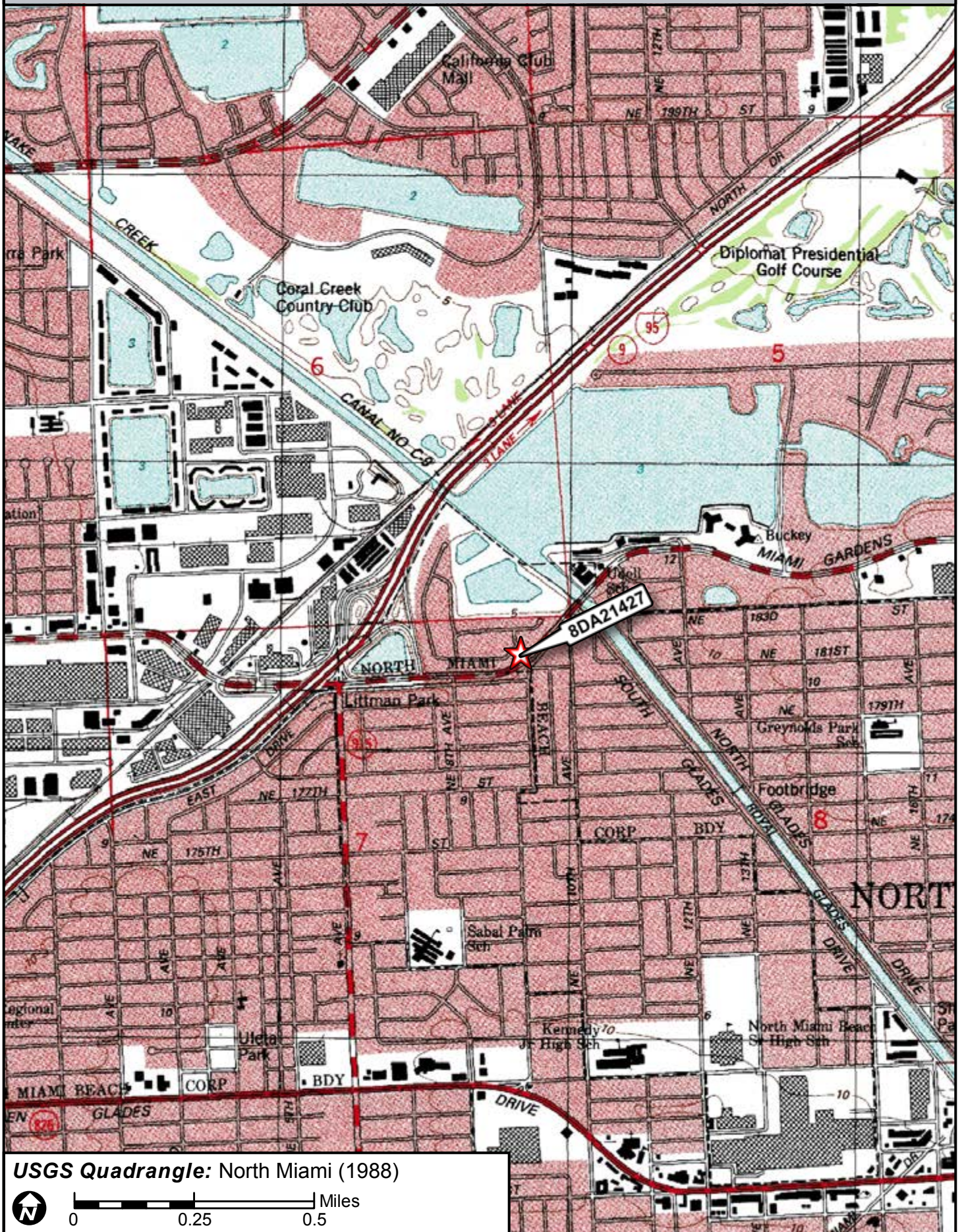
Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

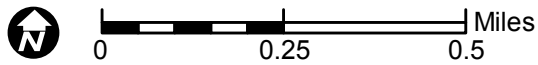








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21428
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 44

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 880 NE 182nd Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 880 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0020 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581837 Northing 2869536
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Classical columns; paneled door.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two classical columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; porch has classical columns; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

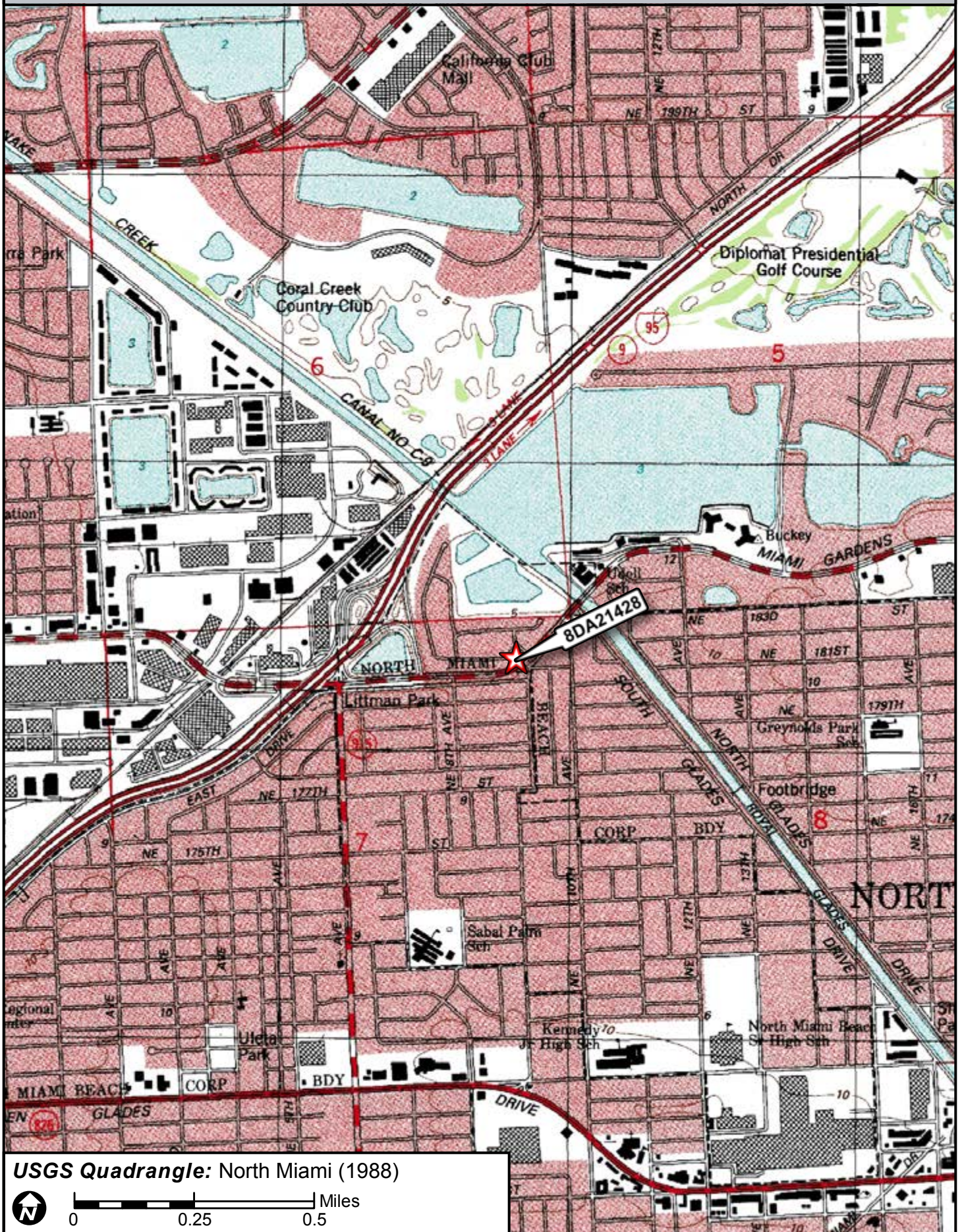
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

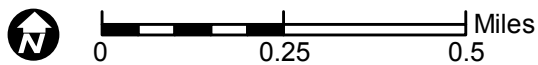








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21429
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 45

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 870 NE 182nd Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 870 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0030 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581812 Northing 2869520
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; garage; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Classical columns; double-door entry; decorative shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located left of center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is sheltered by extension of main side-gabled roof; roof is supported by four classical columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof; exterior is stucco; porch has classical columns; windows have been replaced and are flanked by decorative shutters; garage/carport has been enclosed with doors.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21430
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 46

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 860 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 860 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0040 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581782 Northing 2869520
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; siding; roofing; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition; 1984.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Classical columns; double-door entry; paneled doors; decorative shutters; modern stone cladding.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by three classical columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with modern stone cladding on lower facade; porch has classical columns; windows have been replaced and are flanked by decorative shutters.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21431
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 47

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 840 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 840 Direction NE Street Name 182nd Street Type Street Suffix Direction
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-055-0060 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581745 Northing 2869520
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; roofing; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement 8/8 SHS; glass blocks.
Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; metal grille.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)
Located right of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)
Open porch is sheltered by front-gabled roof; door is flanked by stone cladding.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource
The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone clad sections; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21432
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 48

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 830 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 830 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0010 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][1][7][1][9] Northing [2][8][6][9][5][1][7]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; doors; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; picture; lights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Ornamental metal roof supports; double-door entry; trim surrounding windows; carport.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two ornamental metal roof supports.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; porch roof is supported by ornamental metal roof supports; exterior is stucco; carport at far right is located under primary roof form; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
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Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21433
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 49

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 820 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 820 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0020 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581686 Northing 2869517
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Roof material; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c. 1970.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning; picture; glass block sidelight; one light in door.
Distinguishing Architectural Features (exterior or interior ornaments)
Belt trim.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located right of center on building's main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two posts.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a side-gabled roof; exterior is stucco with a belt trim; garage at far right of main facade is located under primary roof form.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

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Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <u>AND</u> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21434
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 50

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 810 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 810 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 8th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0030 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581658 Northing 2869516
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; door; siding; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c. 2006.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3. Brick
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; 6/6; grouped in four.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding flanking door and beneath windows; decorative brick shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details) Located right of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Open entry porch is sheltered by extension of main side-gabled roof; roof is supported by two posts.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof; exterior is stucco with modern stone cladding along porch and beneath window grouping; brick cladding flanking windows mimics shutters; windows and door have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21434



SKETCH MAP

8DA21434











# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21435**  
Field Date 2-1-2023  
Form Date 6-5-2023  
Recorder # 51

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 800 NE 182nd Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 800 Direction NE Street Name 182nd Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 9th Ct and NE 7th Ct  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 07-2206-004-0040 Landgrant \_\_\_\_\_  
Subdivision Name Pickwick Lake Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581631 Northing 2869516  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows; unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, c. 1989.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Wood siding 3. \_\_\_\_\_  
Roof Type(s) 1. Cross-gabled 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Barrel tile 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)  
Decorative shutters; metal grille over door; brick columns and porch; trim beneath windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located slightly right of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is sheltered by front-gabled roof; roof is supported by two brick columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof over the porch; exterior is stucco with wood siding in upper gable; decorative shutters flank windows; metal grille covers front door; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21435



SKETCH MAP

8DA21435











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21436
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 52

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 780 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 780 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 7th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0050 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581607 Northing 2869516
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; door; garage; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Stucco 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; picture; glass door.
Distinguishing Architectural Features (exterior or interior ornaments)
Bay window; recessed door; decorative shutters; enclosed garage.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; recessed door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by front-gabled roof; roof is supported by 6 brick columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof over the porch; exterior is brick with stucco in upper gable; decorative shutters flank windows; garage has been enclosed; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.















HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21437
Field Date 2-1-2023
Form Date 6-5-2023
Recorder # 53

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 760 NE 182nd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 760 NE 182nd Street
Cross Streets (nearest / between) Between NE 9th Ct and NE 7th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0060 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581585 Northing 2869518
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; siding; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.2008.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Vinyl 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding at corners and between windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO criteria, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located slightly right of center on building's main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two large square columns.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a side-gabled roof; exterior is vinyl with stone cladding in sections of the main facade; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21437

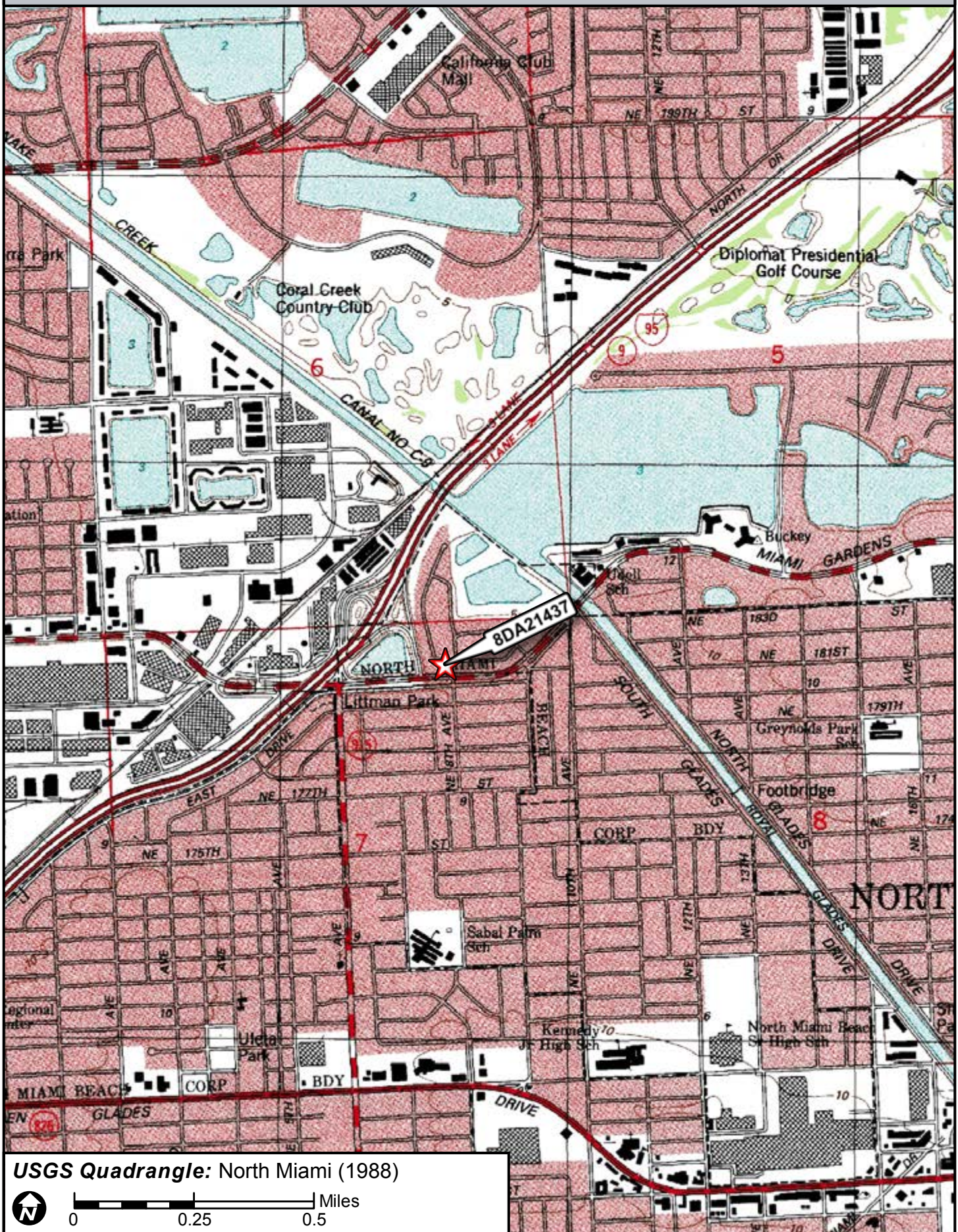


SKETCH MAP

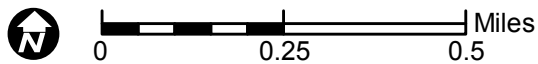
8DA21437







USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21438**  
Field Date 2-1-2023  
Form Date 6-7-2023  
Recorder # 54

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 740 NE 182nd Street Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 740 Direction NE Street Name 182nd Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 9th Ct and NE 7th Ct  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 07 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 07-2206-004-0070 Landgrant \_\_\_\_\_  
Subdivision Name Pickwick Lake Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581564 Northing 2869519  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows; unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, c.2013.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition roll 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Replacement sliding; picture.

Distinguishing Architectural Features (exterior or interior ornaments)  
Porch wall consists of wood slats atop brick knee wall; built-in planter; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)					



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade; double-door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported wall at left side of porch; wall is made of wood slats on a brick knee wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; porch is flanked by a wood slat and brick wall on one side and a built-in planter on the other; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

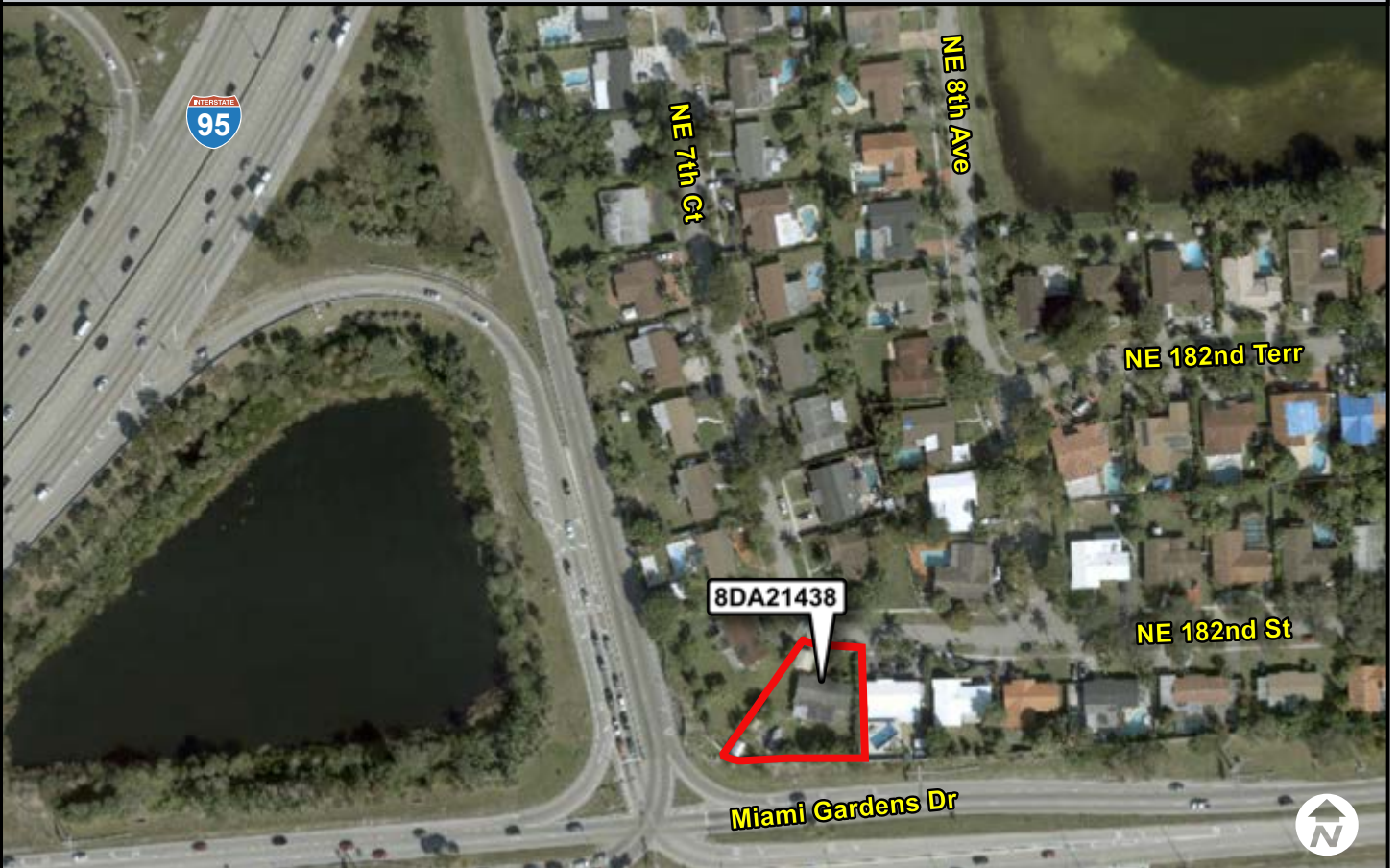
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

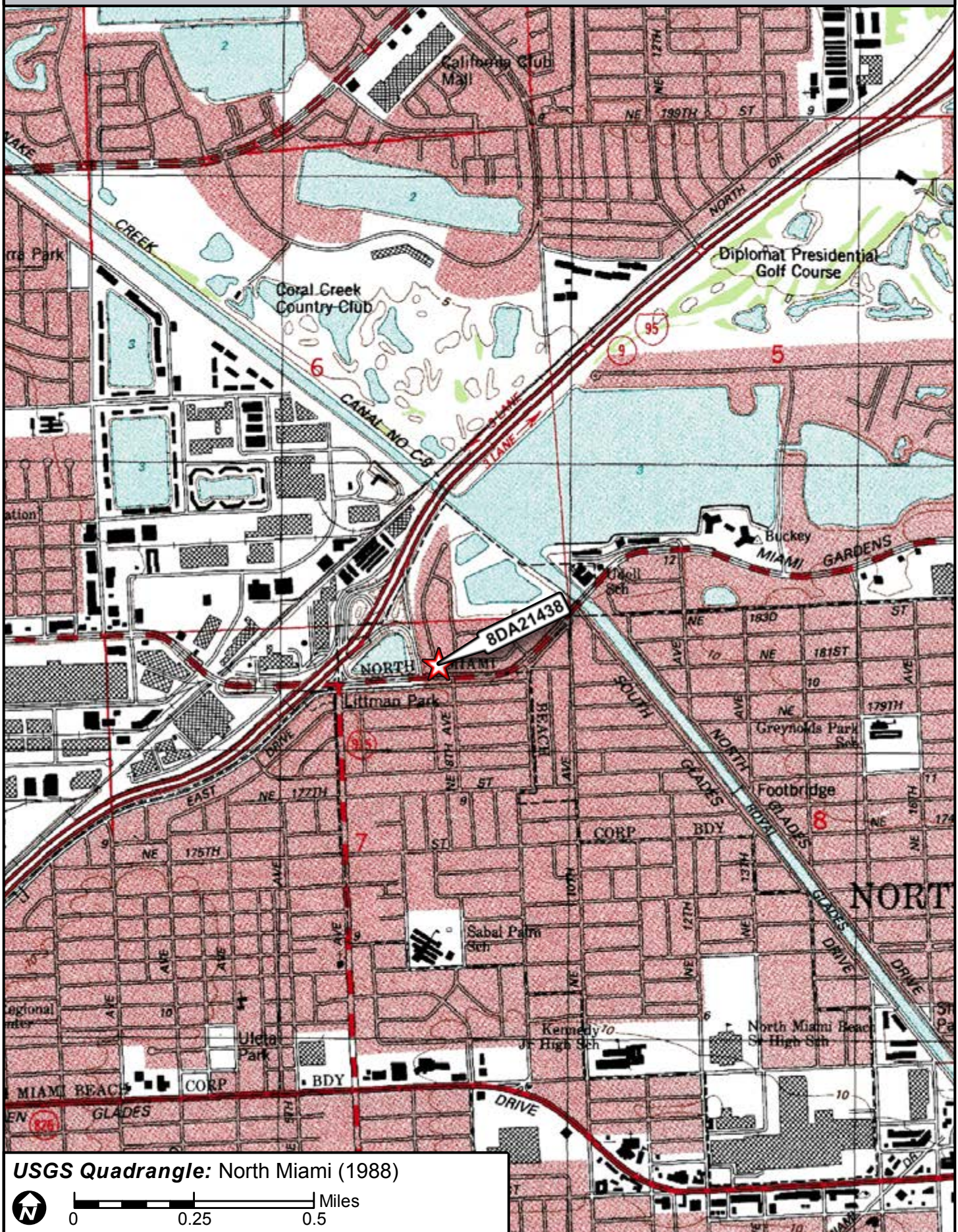
Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

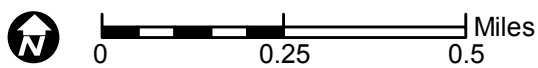
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21439
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 55

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 720 NE 182nd Street
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 720 NE 182nd Street
Cross Streets (nearest / between) West of curve at NE 182nd St and NE 7th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0080 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581537 Northing 2869538
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stone 2. Stucco 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; decorative shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade; paneled door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; partial-width.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stone on main facade and stucco on sides; decorative shutters flank awning windows.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21440
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 56

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18200 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number 18200 Direction NE Street Name 7th Street Type Court Suffix Direction
Address: 18200 NE 7th Court
Cross Streets (nearest / between) Between NE 182nd St and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0090 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581529 Northing 2869566
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Pool house c.2017.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement 6-light sliding; 8/8 SHS.
Distinguishing Architectural Features (exterior or interior ornaments)
Keystone trim over door and windows; half-hexagonal porch roof shape.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY OFFICIAL EVALUATION DHR USE ONLY
NR List Date SHPO - Appears to meet criteria for NR listing: [ ]yes [ ]no [ ]insufficient info Date Init.
KEEPER - Determined eligible: [ ]yes [ ]no Date
[ ]Owner Objection NR Criteria for Evaluation: [ ]a [ ]b [ ]c [ ]d (see National Register Bulletin 15, p. 2)



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located right of center on building's main facade; accessible through open porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open porch is sheltered by a half-hexagonal shaped roof; porch is accessible by ramp.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof with a half-hexagonal roof over the porch; exterior is stucco; decorative keystones in lintels of windows and door; windows and door have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<p><b>❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b></p> <p><b>❷ LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)</p> <p><b>❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b></p> <p>When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.</p>
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PHOTOGRAPH

8DA21440



SKETCH MAP

8DA21440











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21441
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 57

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18220 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18220 NE 7th Court
Cross Streets (nearest / between) Between NE 182nd St and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0100 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581524 Northing 2869587
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, siding; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass front doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Modern stone cladding on porch columns; modern sconce; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; roof is supported by two columns with modern stone cladding.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with modern stone cladding on porch columns; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21441



SKETCH MAP

8DA21441











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21442
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 58

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18240 NE 7th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 18240 Direction NE Street Name 7th Street Type Court Suffix Direction
Cross Streets (nearest / between) Between NE 182nd St and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0110 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581518 Northing 2869608
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; picture.

Distinguishing Architectural Features (exterior or interior ornaments)
Decorative shutters; paneled door with decorative carvings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY OFFICIAL EVALUATION DHR USE ONLY
NR List Date SHPO - Appears to meet criteria for NR listing: [ ]yes [ ]no [ ]insufficient info Date Init.
KEEPER - Determined eligible: [ ]yes [ ]no Date
[ ]Owner Objection NR Criteria for Evaluation: [ ]a [ ]b [ ]c [ ]d (see National Register Bulletin 15, p. 2)



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; paneled door with carvings; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; windows have been replaced and are flanked by decorative shutters.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21443
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 59

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18260 NE 7th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 18260 NE 7th Court
Cross Streets (nearest / between) Between NE 182nd St and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0120 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581513 Northing 2869631
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.1982.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 8/8 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Decorative shutters; accordion shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)
Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)
Open porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource
The one-story Ranch style house has a side-gabled roof; exterior is stucco; windows have been replaced and are flanked by decorative shutters.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

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Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21443

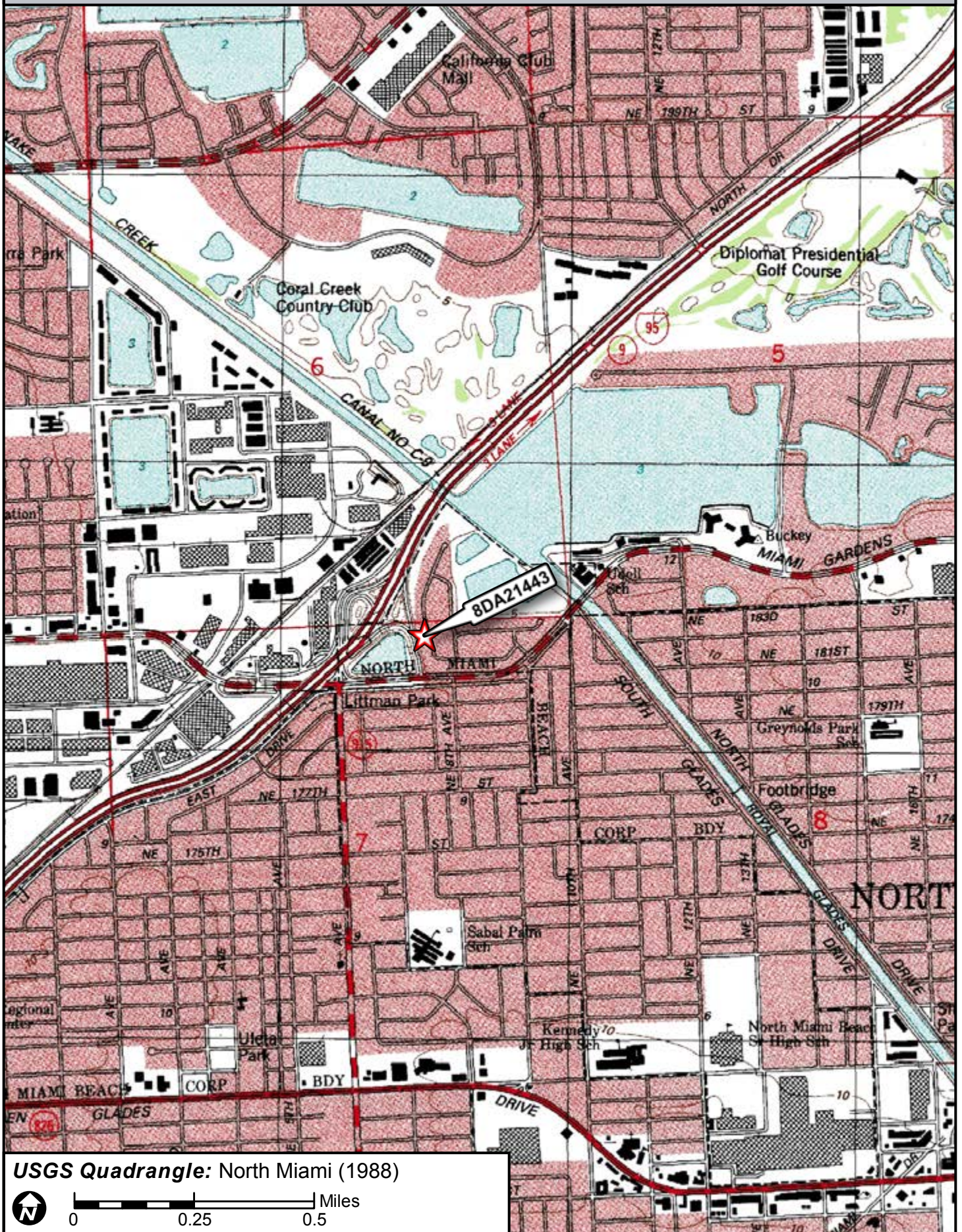


SKETCH MAP

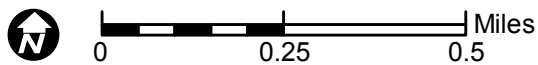
8DA21443







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21444
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 60

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18520 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18520 NE 7th Court
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0230 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 588153 Northing 2869884
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick arches around windows; porch arcade; elaborate door surround.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; elaborate door surround; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is sheltered by hexagonal flat roof extending from main side-gabled roof; porch roof is supported by a three-arch arcade.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof; exterior is stucco; carport located under main roof; porch features arcade; windows surrounded by brick arches; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

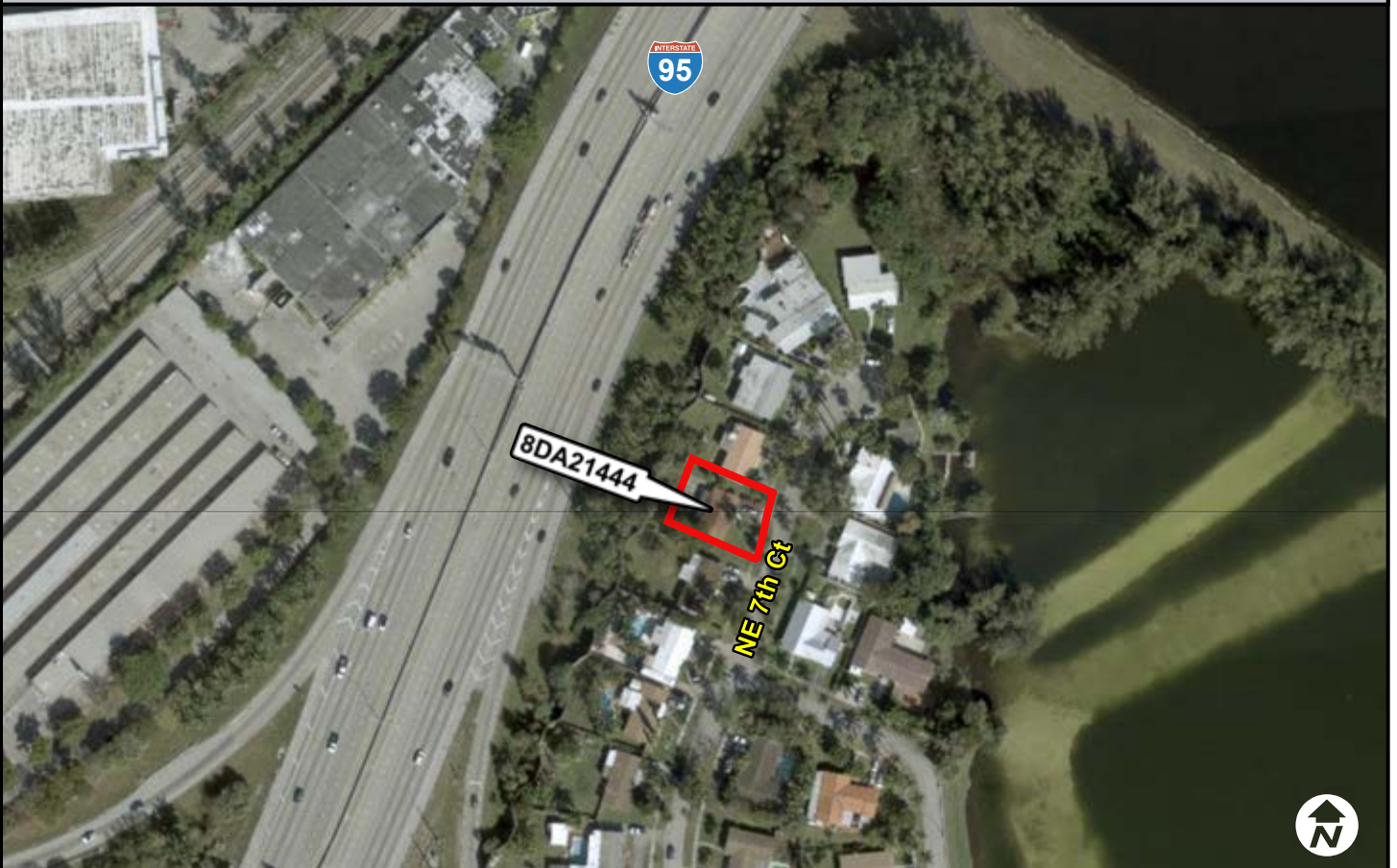
DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21445
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 61

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18540 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number 18540 Direction NE Street Name 7th Street Type Court Suffix Direction
Address:
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0240 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581546 Northing 2869905
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, roof, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding, picture; fanlights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding along porch and as decorative "shutters", double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; brick cladding along porch.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with brick cladding along porch and flanking windows, mimicking decorative shutters; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

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Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21446
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 62

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18560 NE 7th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 18560 NE 7th Court
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0250 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581554 Northing 2869926
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c1976.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6 and 15-light sliding, picture; rectangular lights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO listing criteria, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
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2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

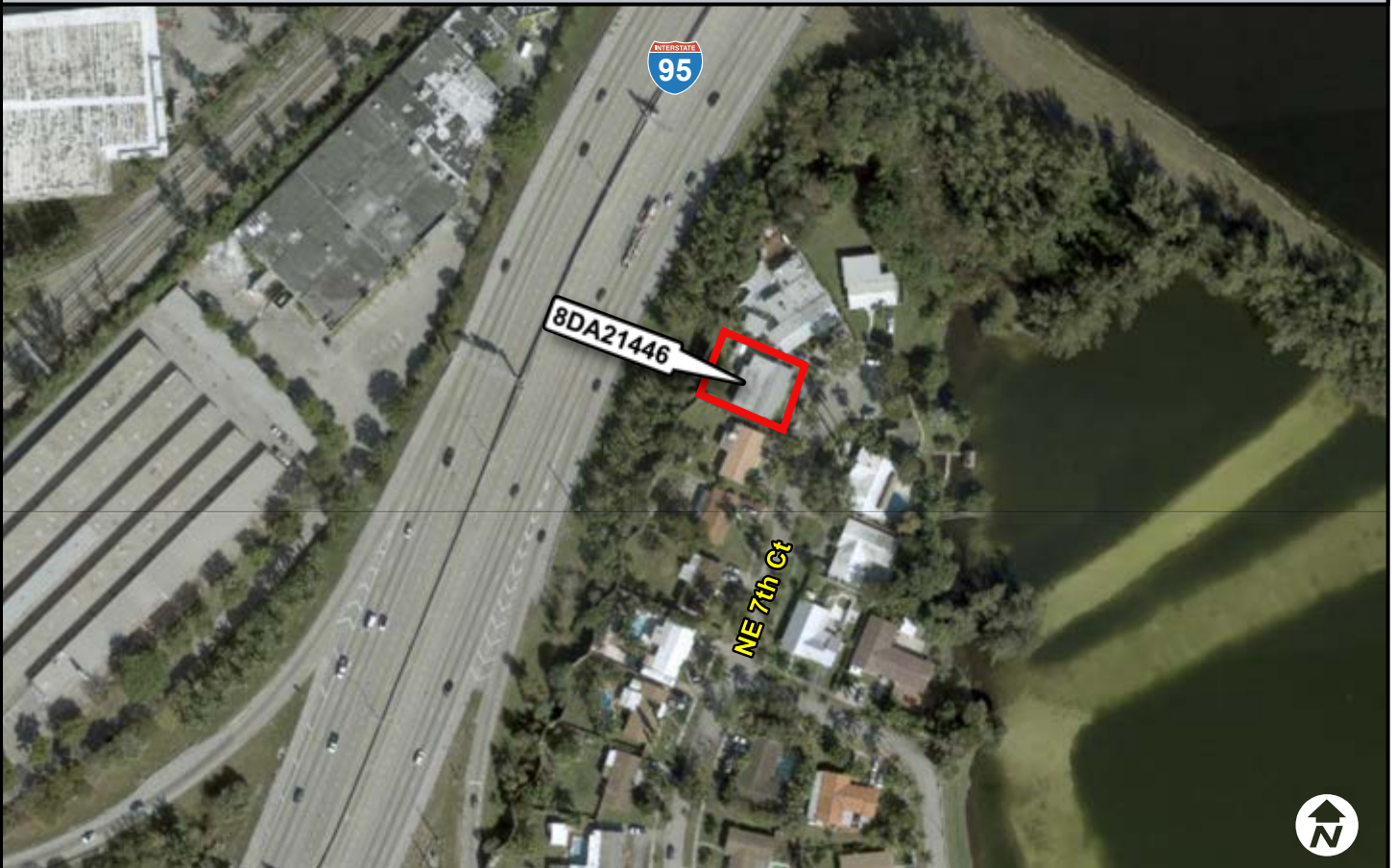
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Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

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2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

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HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21447
Field Date 2-1-2023
Form Date 6-7-2023
Recorder # 63

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18600 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18600 NE 7th Court
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0260 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581569 Northing 2869947
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Large rear addition, 2018.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 8/8 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Large porch pilasters; quoins; trim around windows; tripartite gable roof; paneled door.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details)

Located right of center on building's main facade; paneled door; accessible through recessed open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is recessed under taller section of tripartite side-gabled roof; porch is flanked by large pilasters.

Condition (overall resource condition): [X]good [ ]fair [ ]deteriorated [ ]ruinous

Narrative Description of Resource

The one-story Ranch style house has a tripartite side-gabled roof with the tallest section over the porch; exterior is stucco with quoins at corners; porch is flanked by pilasters; trim surrounds windows; garage located under main roof form.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [X]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps [ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps [X]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP) [ ]cultural resource survey (CRAS) [X]historic photos [ ]interior inspection [ ]HABS/HAER record search [X]other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ]yes [X]no [ ]insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21448**  
Field Date 2-1-2023  
Form Date 6-7-2023  
Recorder # 64

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 18620 NE 7th Court Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 18620 Direction NE Street Name 7th Street Type Court Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 06 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 07-2206-004-0270 Landgrant \_\_\_\_\_  
Subdivision Name Pickwick Lake Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581591 Northing 2869957  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1964  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, roof, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, c1971.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Sheet metal:standing seam 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.)  
Replacement sliding; picture.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Decorative shutters; paneled door.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade; paneled door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; decorative shutters flank windows; windows and roof have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

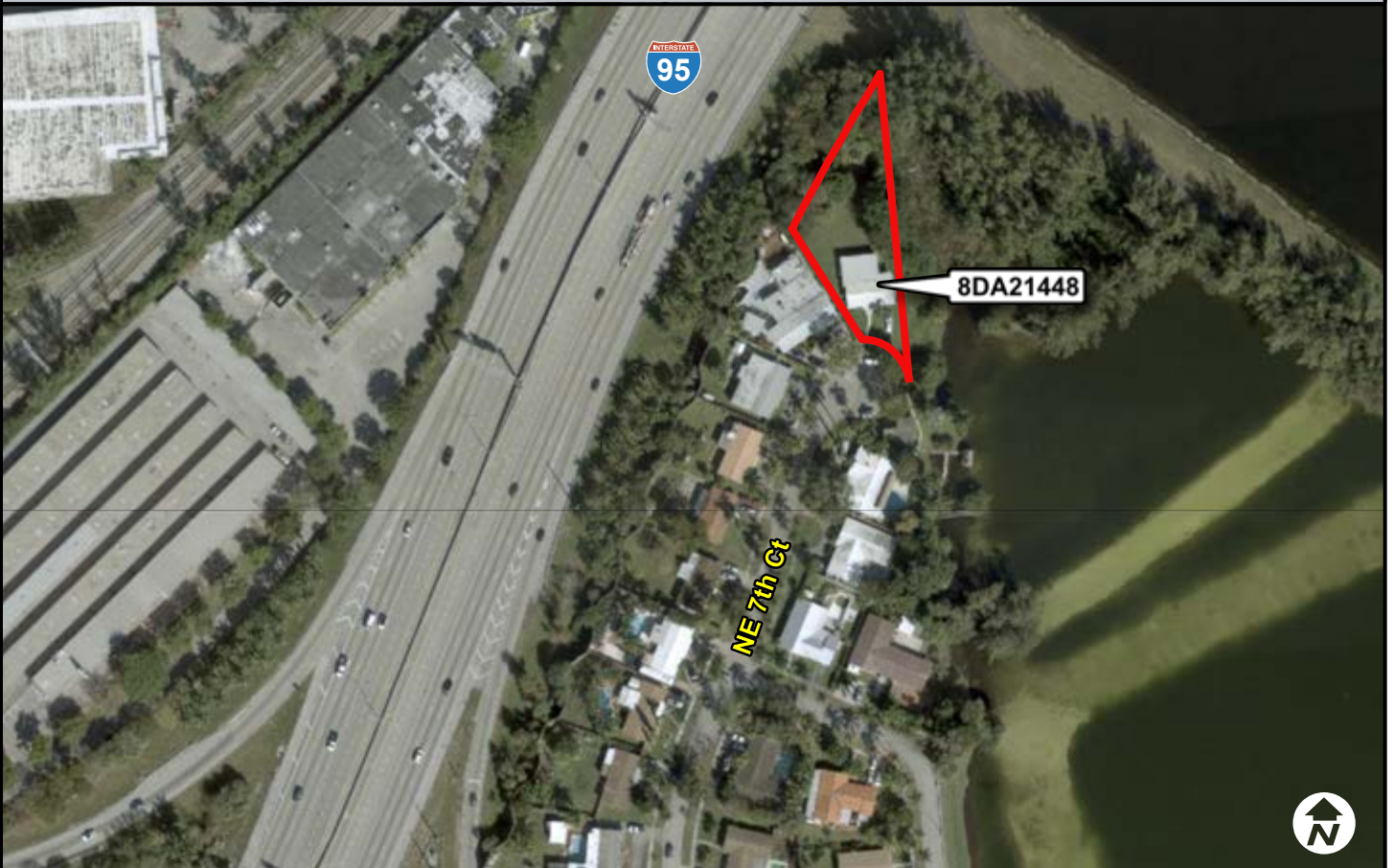
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21449**  
Field Date 2-1-2023  
Form Date 6-7-2023  
Recorder # 65

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 18541 NE 7th Court Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 18541 Direction NE Street Name 7th Street Type Court Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) N of intersection of NE 7th Ct and NE 184th Ter  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 06 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 07-2206-004-0280 Landgrant \_\_\_\_\_  
Subdivision Name Pickwick Lake Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581590 Northing 2869893  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1962  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Sliding doors; unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Garage addition, post-1981.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Block-concrete 2. Brick 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Flat 3. \_\_\_\_\_  
Roof Material(s) 1. Sheet metal:standing seam 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Sliding glass doors; glass blocks

Distinguishing Architectural Features (exterior or interior ornaments)  
Double gable, zig-zag roof; glass block transom windows on main facade; garage addition matches original garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)					



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade.

Porch Descriptions (types, locations, roof types, etc.)

No porch; doorway is sheltered by eave of roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Mid-Century Modern style house has a double gable zig-zag roof with a flat roof over the garages; exterior is painted block and brick; only windows on main facade is glass block transom; garage addition matches original garage.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Mid-Century Modern style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.















HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21454
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 70

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18281 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18281 NE 7th Court
Cross Streets (nearest / between) Between NE 184th Ter and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 06 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0380 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5811550 Northing 2869651
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c.1968.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; picture; 4 lights in each front door.
Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; pilasters flanking door.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; partial-width porch; projecting pilasters flank door.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco; double front doors and windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21454



SKETCH MAP

8DA21454











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21455
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 71

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18261 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18261 NE 7th Court
Cross Streets (nearest / between) Between NE 184th Ter and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 07-2206-004-0370 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5815155 Northing 2869629
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning, bay window; replacement 8/8 SHS.
Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding and brick sills; decorative shutters; double-door entry.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof; partial-width porch; brick cladding along porch.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco and brick cladding along porch; bay window with awning windows; double front doors and some windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8DA21455



SKETCH MAP

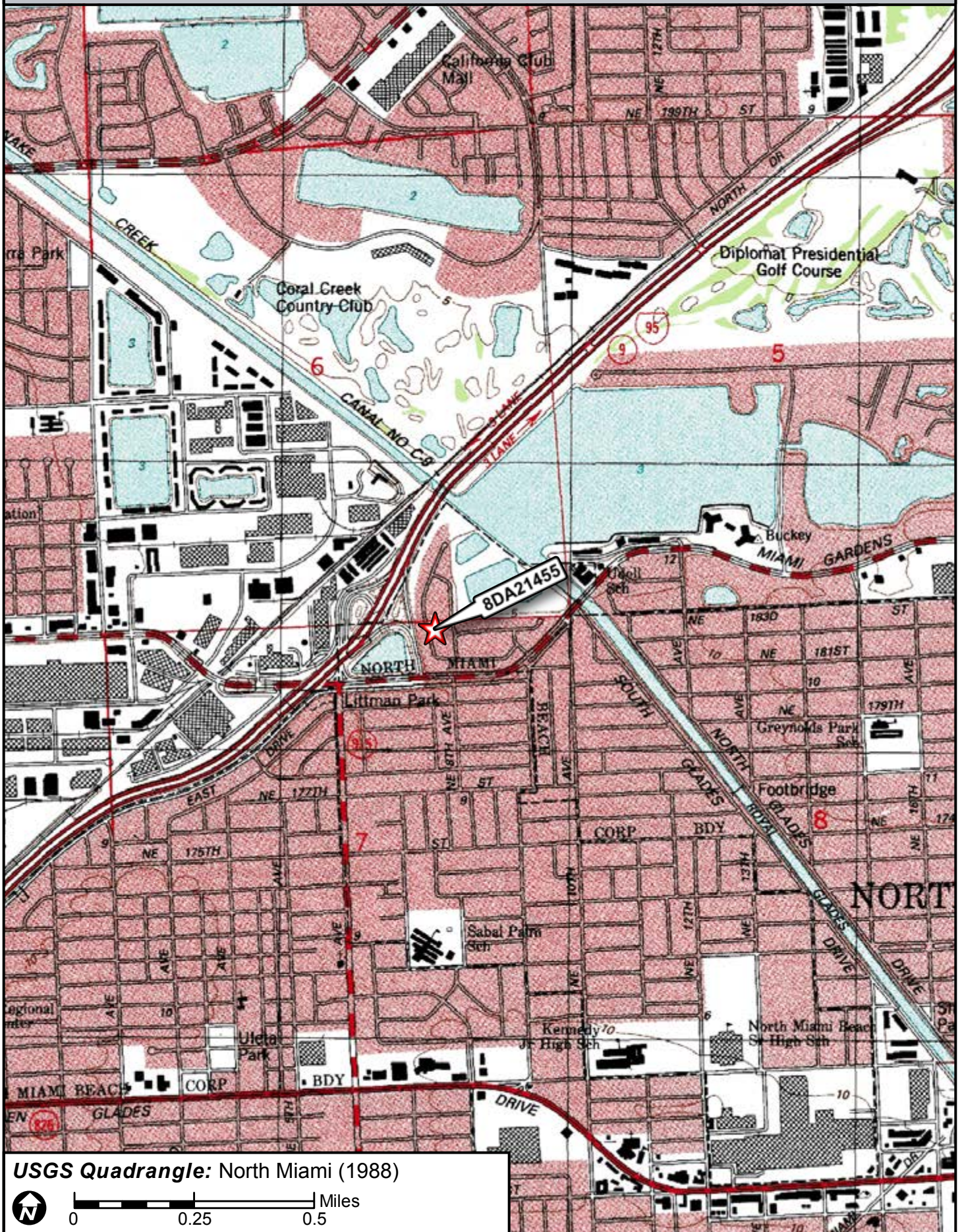
8DA21455



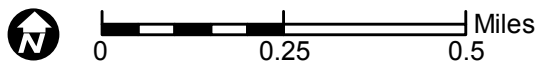








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21456
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 72

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18241 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18241 NE 7th Court
Cross Streets (nearest / between) Between NE 184th Ter and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0360 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581562 Northing 2869608
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, post-1981.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Block-concrete 3. Vinyl
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Clerestory; replacement 8/8 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched front-gabled roof extends over breezeblock wall.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located at center on building's main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch is sheltered by front-gabled roof; uncovered porch area is partially enclosed by breezeblock half wall; section of roof continues beyond porch, over the breezeblock wall, and is supported by two metal poles.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Contemporary style house has a side-gabled roof crossed by a front-gabled roof; narrow band of roof shelters breezeblock porch privacy wall; exterior is stucco and concrete block with vinyl in upper gable; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Contemporary style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21456



SKETCH MAP

8DA21456











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21457
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 73

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18221 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18221 NE 7th Court
Cross Streets (nearest / between) Between NE 184th Ter and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0350 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581570 Northing 2869585
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; facade; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Front addition, c2011-2013.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Other 2. Stucco 3. Tile
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS; sidelights flanking glass door.

Distinguishing Architectural Features (exterior or interior ornaments)
Entire facade has been remodeled to add porch; tile siding.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by a shed roof porch addition that was constructed c2011-2013; roof is supported by two square pillars with tile cladding.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof with a shed roof over the porch; exterior is tile on the main facade and stucco on remaining facades; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21457



SKETCH MAP

8DA21457











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21458
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 74

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18201 NE 7th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18201 NE 7th Court
Cross Streets (nearest / between) At NE corner of NE 7th Ct and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0340 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581574 Northing 2869564
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Concrete block 2. Stucco 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Clerestory; replacement 6/6 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched front-gabled roof extends over breezeblock wall; carport.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located slightly left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by front-gabled roof; uncovered porch area is partially enclosed by breezeblock half wall; section of roof continues beyond porch, over the breezeblock wall, and is supported by two metal poles.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Contemporary style house has a side-gabled roof crossed by a front-gabled roof; narrow band of roof shelters breezeblock porch privacy wall; exterior is stucco and concrete block with vinyl in upper gable; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Contemporary style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21458



SKETCH MAP

8DA21458











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21459
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 75

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18200 NE 8th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18200 NE 8th Avenue
Cross Streets (nearest / between) At NW corner of NE 8th Ave and NE 182nd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2206-004-0550 Landgrant
Subdivision Name Pickwick Lake Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581613 Northing 2869557
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; garage enclosed; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Stucco 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; picture; bay window; glass door.
Distinguishing Architectural Features (exterior or interior ornaments)
Bay window; decorative shutters; recessed doorway; belt course; soldier courses.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located left of center, at center of front-gabled porch; recessed doorway; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch is sheltered by front-gabled roof; roof is supported by six brick square columns, three at each side.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof over the porch; exterior is brick with stucco siding in upper gable; decorative shutters flank windows; windows and door have been replaced; garage has been enclosed.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	











# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21460**  
Field Date 2-1-2023  
Form Date 6-9-2023  
Recorder # 76

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 18500 NE 5th Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 18500 Direction NE Street Name 5th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) At N end of 5th Avenue, between I-95 and RR  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 52S Range 42E Section 06 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-2206-035-0010 Landgrant \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 581433 Northing 2870002  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1971  approximately  year listed or earlier  year listed or later  
Original Use Multiple important uses From (year): 1971 To (year): \_\_\_\_\_  
Current Use Multiple important uses From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 2  
Exterior Fabric(s) 1. Stucco 2. Stone 3. \_\_\_\_\_  
Roof Type(s) 1. Built-up 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Built-up 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Fixed; awning; coffin-shaped clerestory.

Distinguishing Architectural Features (exterior or interior ornaments)  
Hexagon shaped northern wing; pebble dash false mansard; fins extend above roofline; buttresses; external staircase.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details) Multiple; located on southwest and southeast facades.

Porch Descriptions (types, locations, roof types, etc.) None.

Condition (overall resource condition): [X] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The two-story building has a Mid-Century Modern hexagonal north wing w/ pebble dash and stucco exterior, mansard has coffin-shaped windows and fins above roofline, vacant, formerly a church; commercial southern wing has buttresses extending above roof.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [X] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [X] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [X] historic photos [ ] interior inspection [ ] HABS/HAER record search [X] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [X] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [X] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Mid-Century Modern style commercial building exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

DOCUMENTATION

- Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.









PHOTOGRAPH

8DA21460



PHOTOGRAPH

8DA21460











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21461
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 80

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Miami Dade Fire Rescue Station #63 Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [X]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1655 NE 205th Street
Cross Streets (nearest / between) At N end of 5th Avenue, between I-95 and RR
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-028-0010 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583116 Northing 2872072
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Firehouse From (year): 1968 To (year):
Current Use Firehouse From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature SE addition, post-1976.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
None.

Distinguishing Architectural Features (exterior or interior ornaments)
1 and 2-story sections; 1-story wing has multiple bays.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Large metal and tarp carport on north side.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Multiple.

**Porch Descriptions (types, locations, roof types, etc.)**

None.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The two-story Masonry Vernacular firehouse building has a built-up roof and stucco exterior; a large tarp carport is located on north side; one-story wing has multiple bays with metal garage doors.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe) Google Street View Imagery
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Masonry Vernacular style firehouse building exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

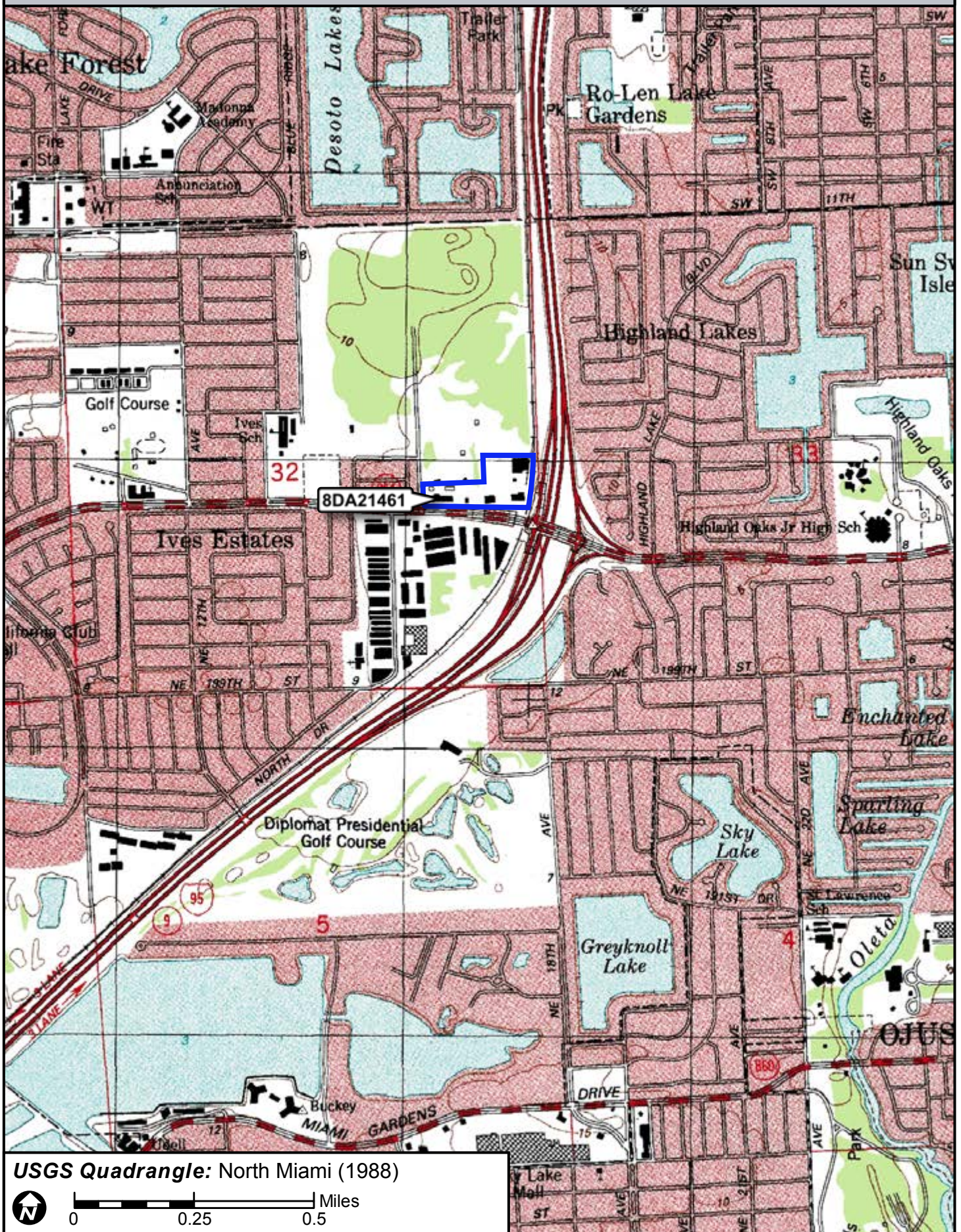
When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



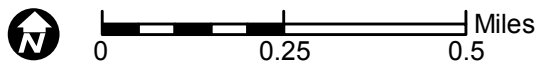








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21462
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 81

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1575 NE 205th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1575 NE 205th Street
Cross Streets (nearest / between) Between NE 16th Ave and NE 15th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-000-0241 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583049 Northing 2872060
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Commercial From (year): 1956 To (year): 2014
Current Use Day care From (year): 2014 To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Courtyard wall squares filled, c.2011
Additions: [X]yes [ ]no [ ]unknown Date: Nature W. tarp and metal carport, c2014-2016.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)
California Realty Office (Miami Herald 13 Oct 1988)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Sheet metal:3V crimp 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Front courtyard wall with square niche design; brick shutters; grille gate; water table belt.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Large metal and tarp carport on west side covers playground.

DHR USE ONLY OFFICIAL EVALUATION DHR USE ONLY
NR List Date SHPO - Appears to meet criteria for NR listing: [ ]yes [ ]no [ ]insufficient info Date Init.
KEEPER - Determined eligible: [ ]yes [ ]no Date
[ ]Owner Objection NR Criteria for Evaluation: [ ]a [ ]b [ ]c [ ]d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located on main, south facade; obscured by courtyard wall; accessible through enclosed courtyard.

Porch Descriptions (types, locations, roof types, etc.)

Courtyard spans majority of main, south facade; wall has square cutouts, which were filled circa 2011; courtyard accessible through metal gate; secondary entrance on west facade.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Masonry Vernacular commercial building has a hipped roof and stucco exterior with brick cladding flanking windows; courtyard with full height wall; awning carport added to west facade; currently used as daycare.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style commercial building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

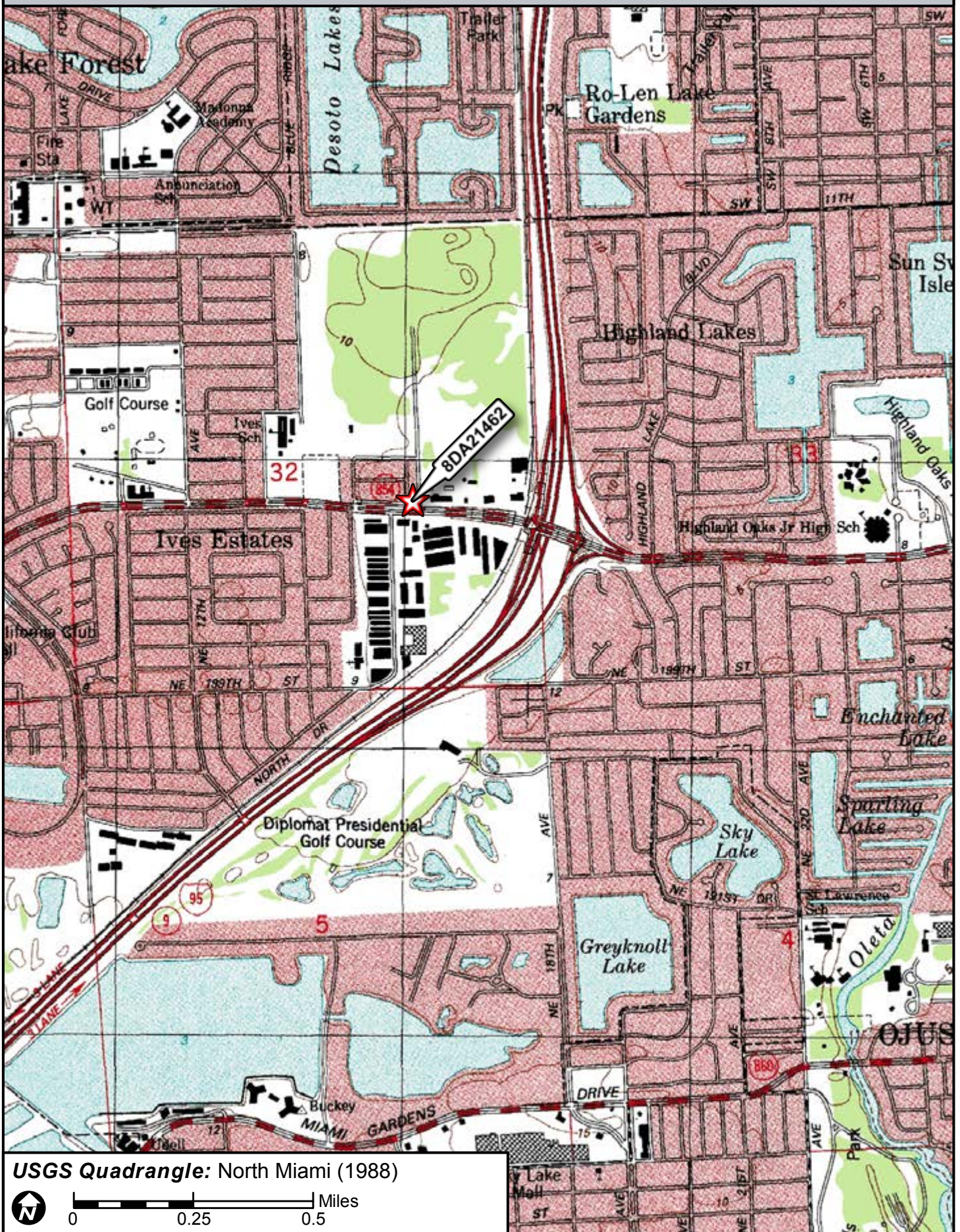
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

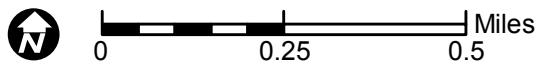








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21463
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 82

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20510 NE 15th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 20510 NE 15th Court
Cross Streets (nearest / between) Between NE 16th Ave and NE 15th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-004-0280 Landgrant
Subdivision Name Murray Homes Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583004 Northing 2872071
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Enclosed c.2016-2018. Windows, unknown.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement 1/1 SHS.
Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched gable roof.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Lampost in yard.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of front-gable center on main, east facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by two posts.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Masonry Vernacular residence has a front-gabled roof that extends over side wing and a front-gable over the porch; exterior is stucco; door on side wing has been enclosed and windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

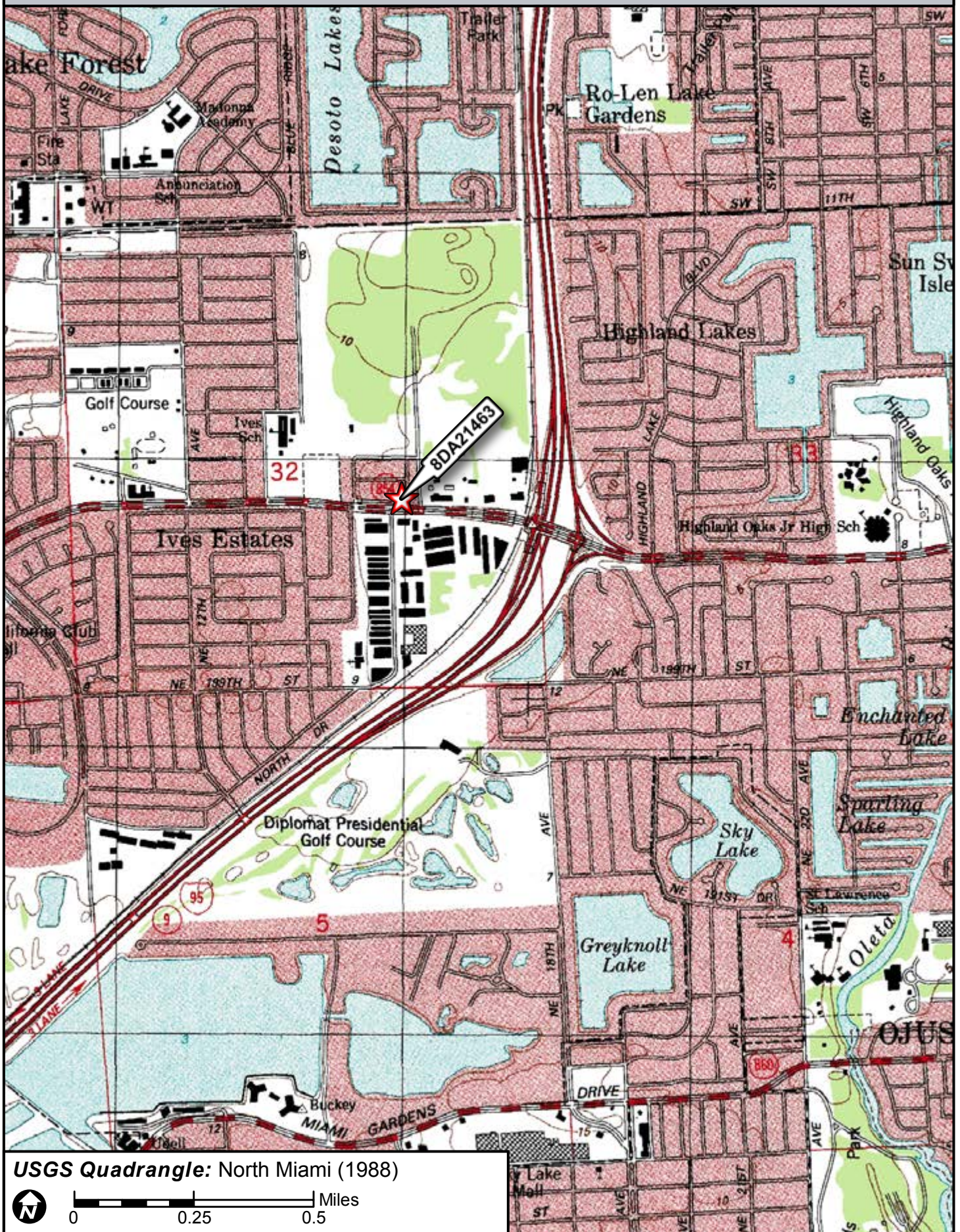
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

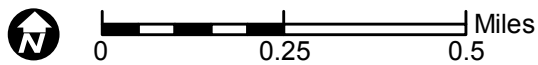








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21464
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 83

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1551 NE 205th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1551 NE 205th Terrace
Cross Streets (nearest / between) Between NE 15th Ct and NE 15th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-004-0290 Landgrant
Subdivision Name Murray Homes Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 582977 Northing 2872078
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; replacement 1/1 SHS, sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched gable roof; wood siding in upper gable; privacy half wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located left of front-gable center on main, south facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by four cylindrical columns.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Masonry Vernacular residence has a front-gabled roof, a shed roof over side wing, and a secondary front-gable over the porch; exterior is stucco with vertical wood siding in upper porch gable; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe) Google Street View Imagery
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

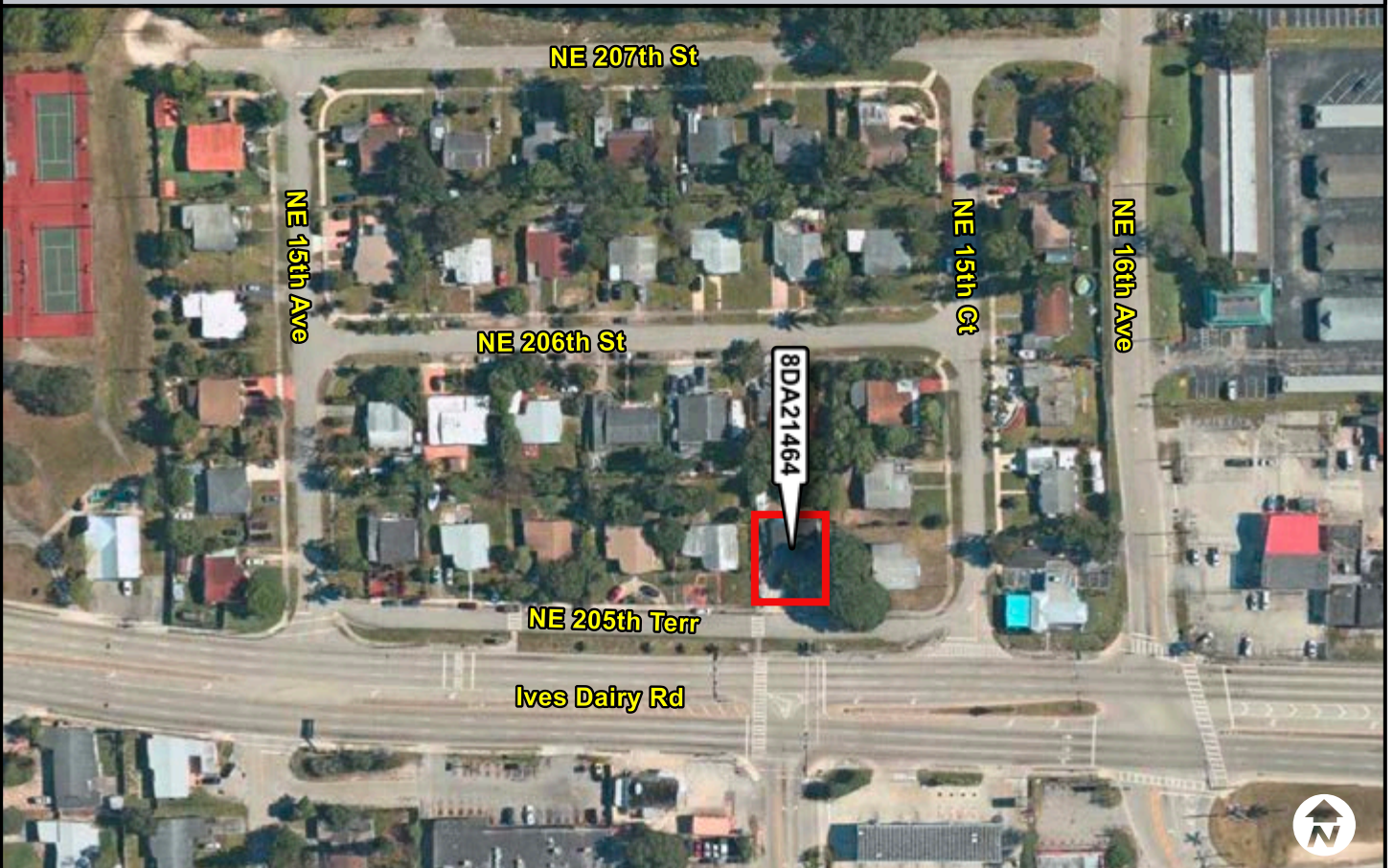
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

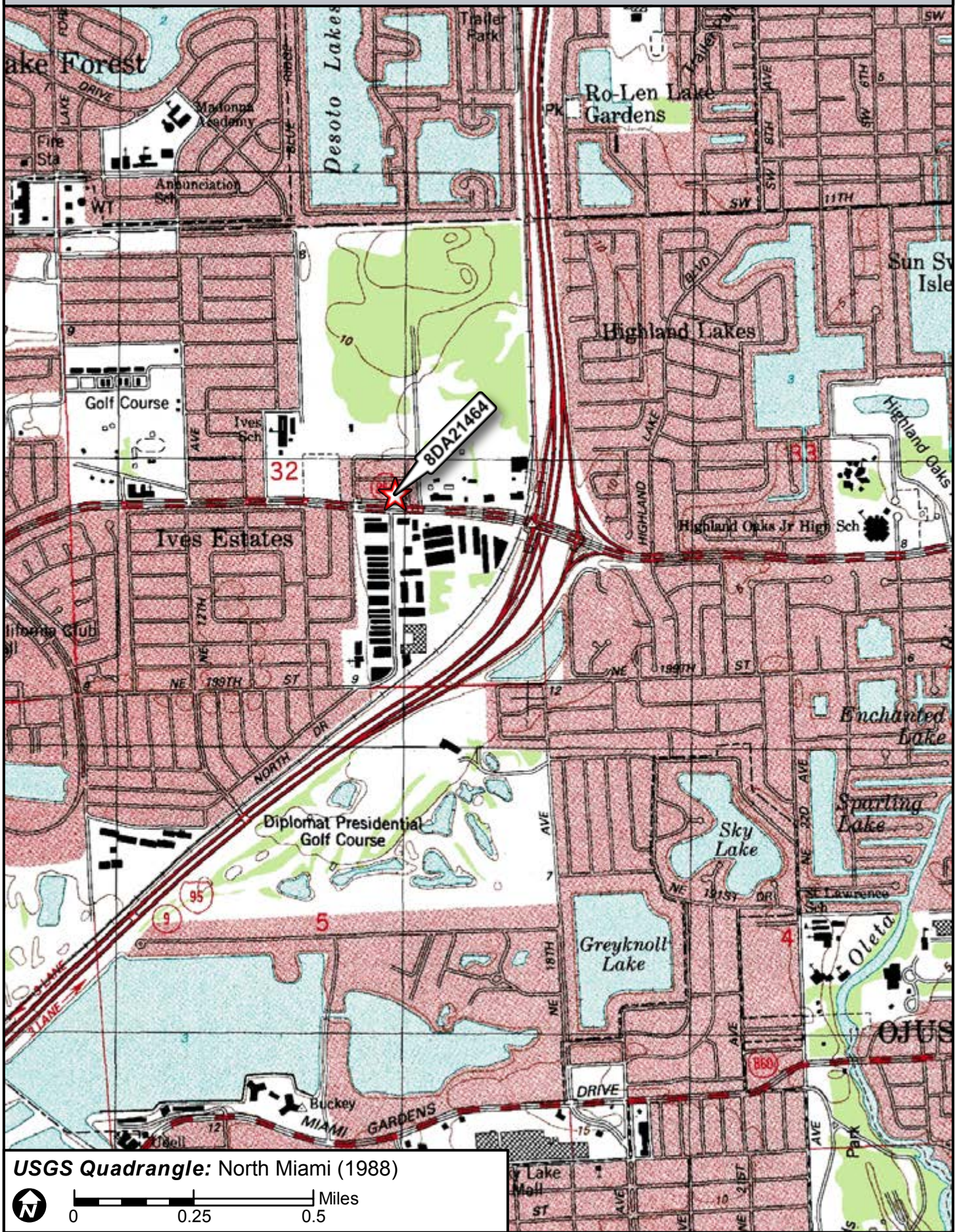
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

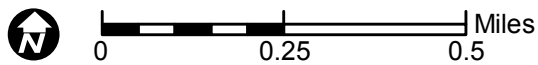








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21465**  
Field Date 2-1-2023  
Form Date 6-9-2023  
Recorder # 84

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1541 NE 205th Terrace Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1541 Direction NE Street Name 205th Street Type Terrace Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 15th Ct and NE 15th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 51S Range 42E Section 32 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-1232-004-0300 Landgrant \_\_\_\_\_  
Subdivision Name Murray Homes Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 582955 Northing 2872077  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Door, garage enclosed; unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature West addition, unknown date.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Wood siding 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Vinyl 6/6 SHS; fanlight in door; others obscured by accordion shutters

Distinguishing Architectural Features (exterior or interior ornaments)  
Low-pitched gable roof; ornamental metal roof supports; wood siding in porch upper gable; privacy half wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located left of front-gable center on main, south facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by two ornamental metal supports.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Masonry Vernacular residence has a front-gabled roof, a shed roof over enclosed garage wing, and a secondary front-gable over the porch; exterior is stucco with vertical wood siding in upper porch gable.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

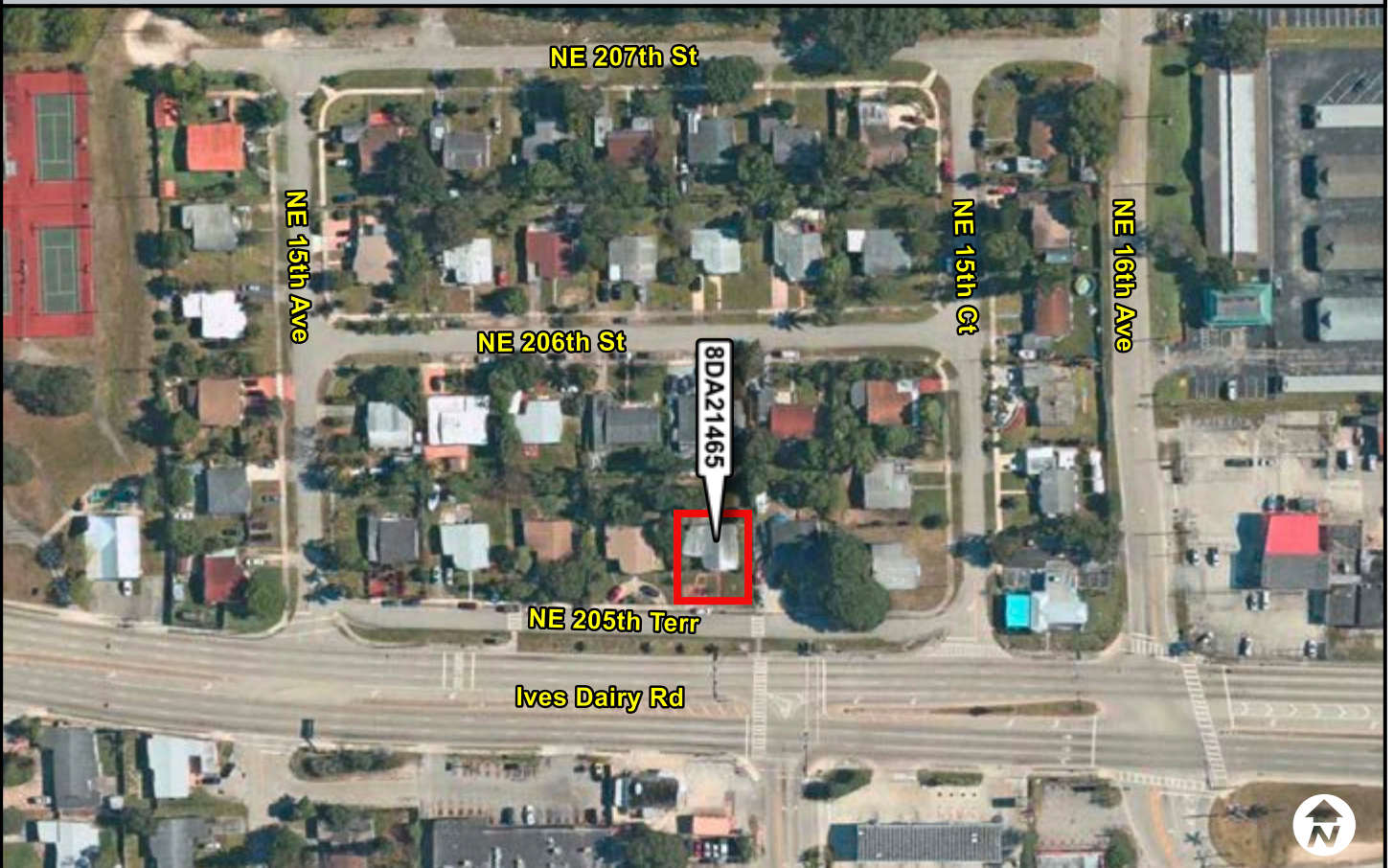
2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

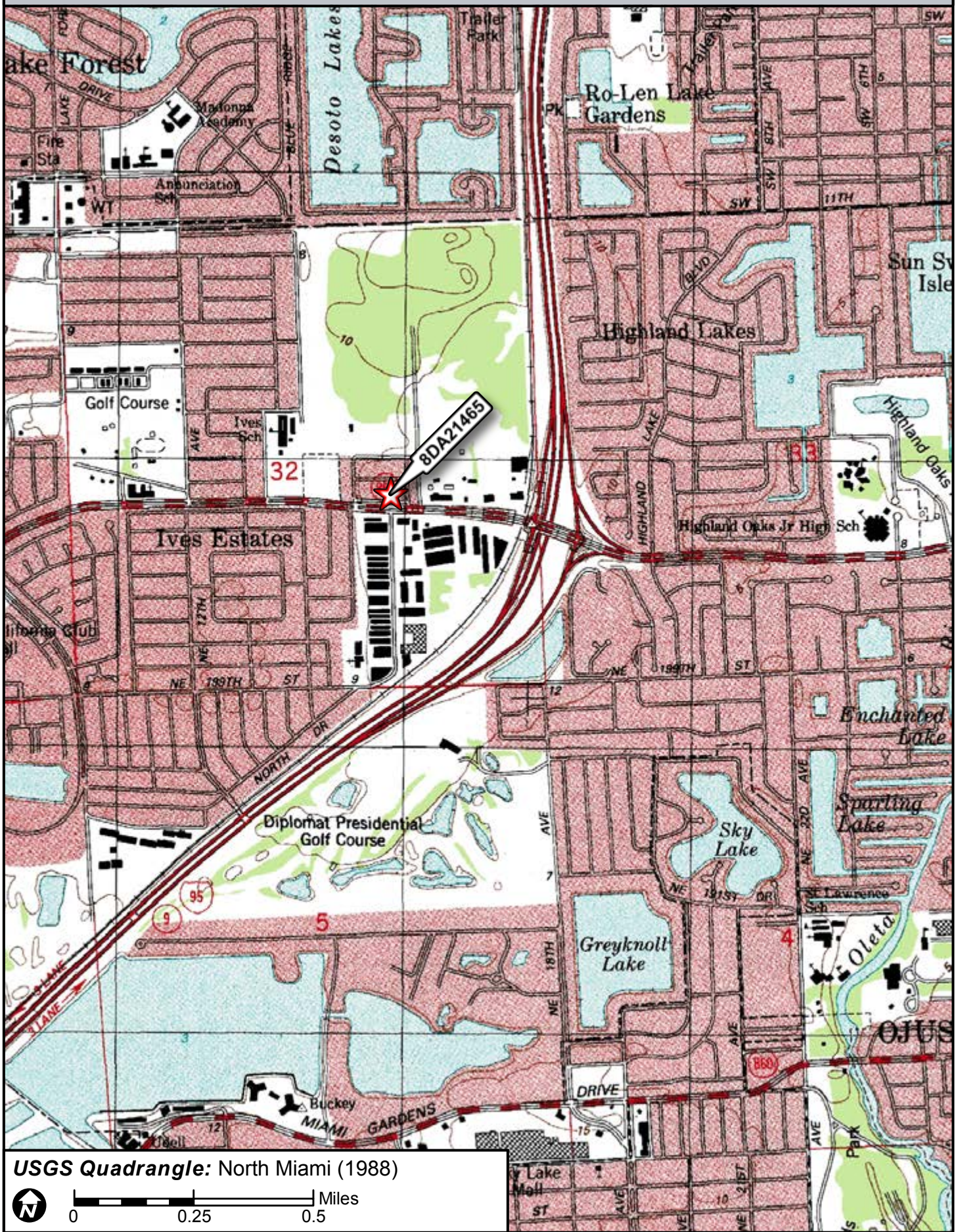
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <u>AND</u> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

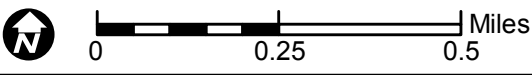








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21466
Field Date 2-1-2023
Form Date 6-9-2023
Recorder # 85

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1531 NE 205th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1531 NE 205th Terrace
Cross Streets (nearest / between) Between NE 15th Ct and NE 15th Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-004-0310 Landgrant
Subdivision Name Murray Homes Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 582933 Northing 2872077
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; garage enclosed; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear additions, unknown date.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding; light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Low-pitched gable roof; ornamental metal roof supports; wood siding in porch upper gable;
privacy half wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located left of front-gable center on main, south facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by two ornamental metal supports.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Masonry Vernacular residence has a front-gabled roof, a shed roof over enclosed garage wing, and a secondary front-gable over the porch; exterior is stucco with vertical wood siding in upper porch gable.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)
- library research
- building permits
- Sanborn maps
- FL State Archives/photo collection
- city directory
- occupant/owner interview
- plat maps
- property appraiser / tax records
- newspaper files
- neighbor interview
- Public Lands Survey (DEP)
- cultural resource survey (CRAS)
- historic photos
- interior inspection
- HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

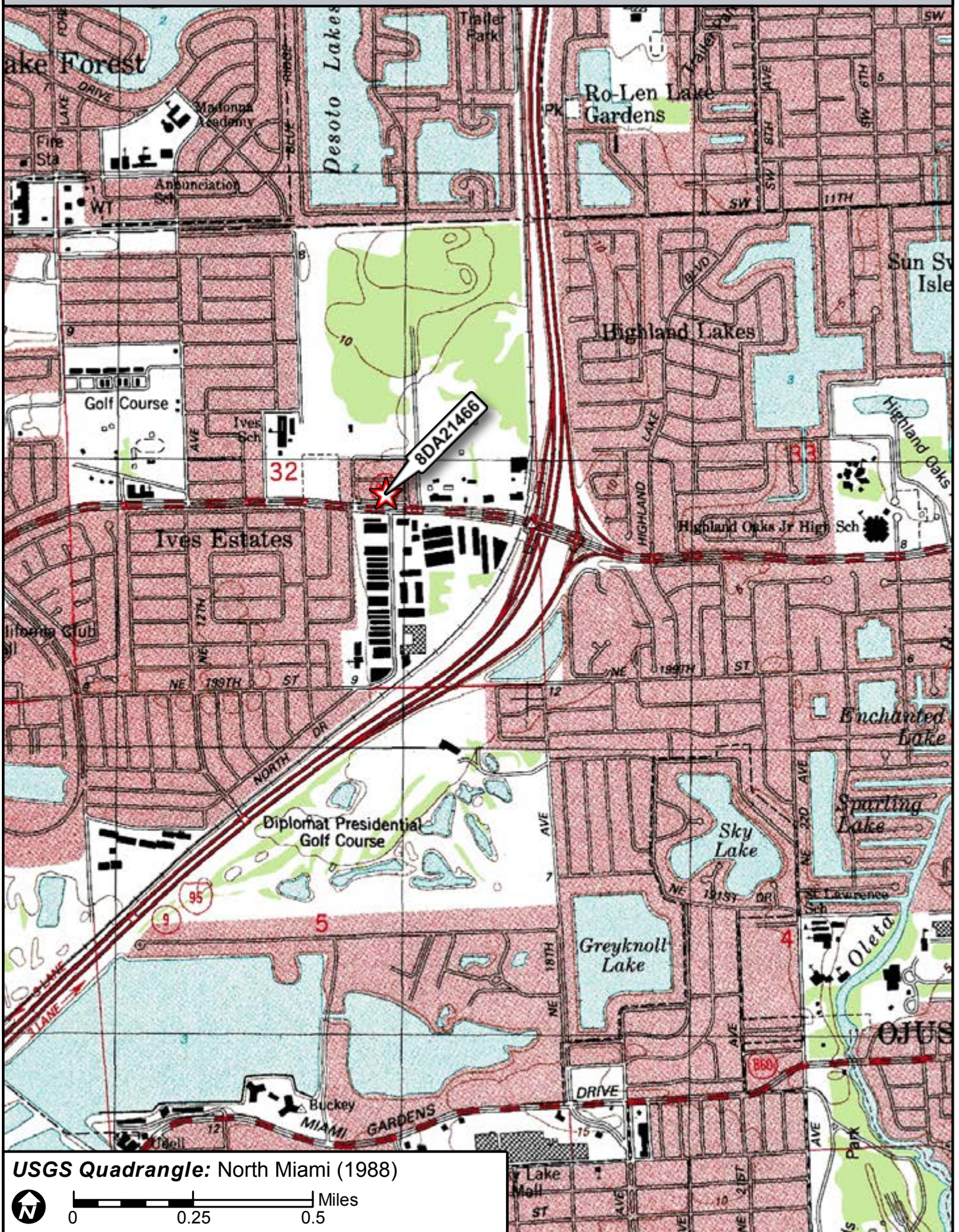
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

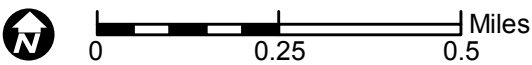








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21467**  
Field Date 2-1-2023  
Form Date 6-9-2023  
Recorder # 86

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1521 NE 205th Terrace Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1521 Direction NE Street Name 205th Street Type Terrace Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 15th Ct and NE 15th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 51S Range 42E Section 32 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-1232-004-0320 Landgrant \_\_\_\_\_  
Subdivision Name Murray Homes Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 582290 Northing 2872080  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows; unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature Rear addition, pre-2002.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Wood siding 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
8/8 SHS; light in door.

Distinguishing Architectural Features (exterior or interior ornaments)  
Low-pitched gable roof; ornamental metal roof supports; wood siding in porch upper gable.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located left of front-gable center on main, south facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by two ornamental metal supports.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Masonry Vernacular residence has a front-gabled roof, a shed roof over side wing, and a secondary front-gable over the porch; exterior is stucco with vertical wood siding in upper porch gable; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

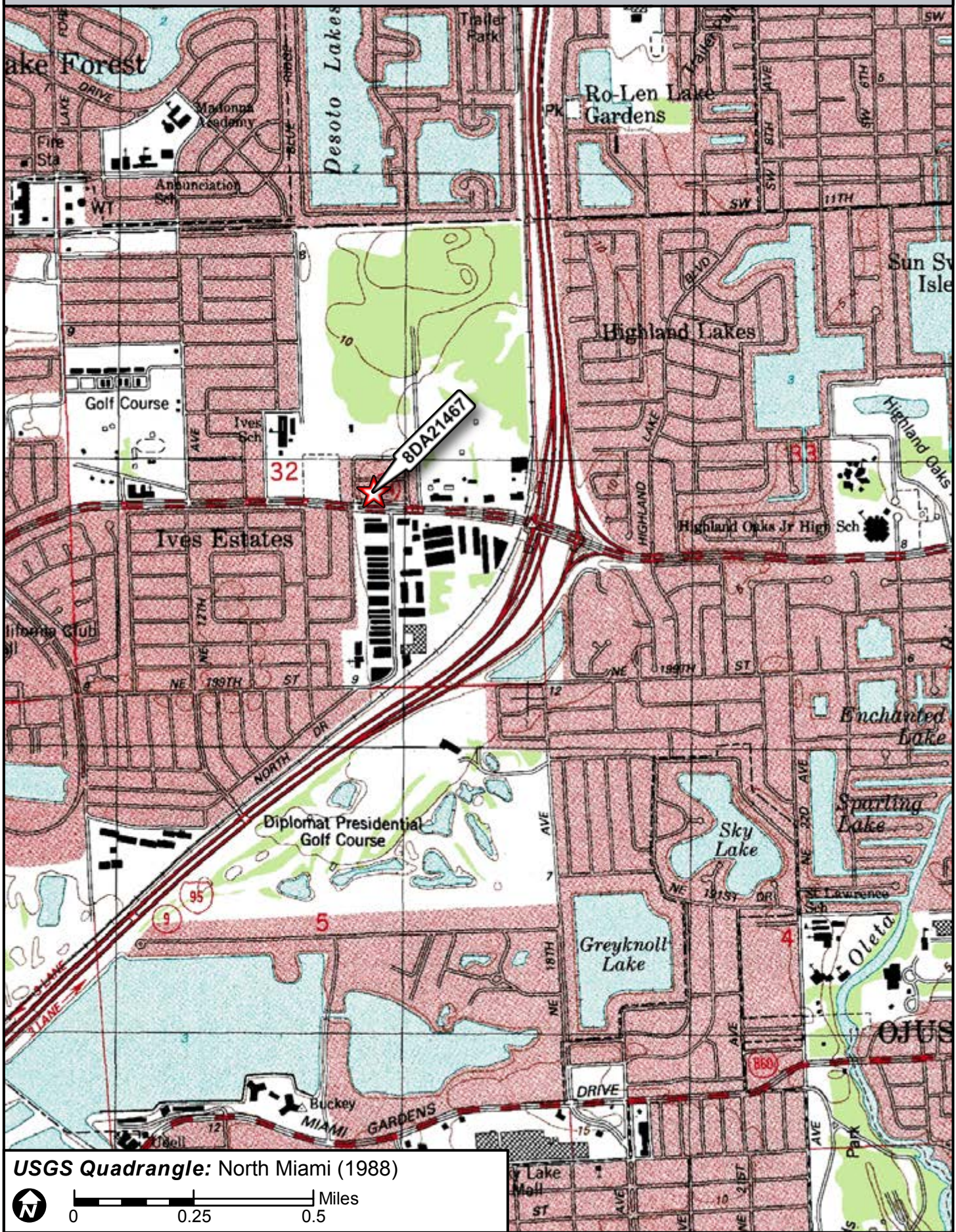
Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

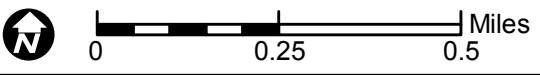








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21468**  
Field Date 2-1-2023  
Form Date 6-9-2023  
Recorder # 87

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1511 NE 205th Terrace Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1511 Direction NE Street Name 205th Street Type Terrace Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between NE 15th Ct and NE 15th Ave  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 51S Range 42E Section 32 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-1232-004-0330 Landgrant \_\_\_\_\_  
Subdivision Name Murray Homes Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 582886 Northing 2872076  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1956  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Door, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Wood siding 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Jalousie; 1/1 SHS; awning.

Distinguishing Architectural Features (exterior or interior ornaments)  
Low-pitched gable roof; ornamental metal roof supports; wood siding in porch upper gable.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located left of front-gable center on main, south facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is centered on front-gable; sheltered by secondary gable roof, lower in height than primary roof; roof is supported by two ornamental metal supports.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Masonry Vernacular residence has a front-gabled roof, a shed roof over side wing, and a secondary front-gable over the porch; exterior is stucco with vertical wood siding in upper porch gable; front door been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

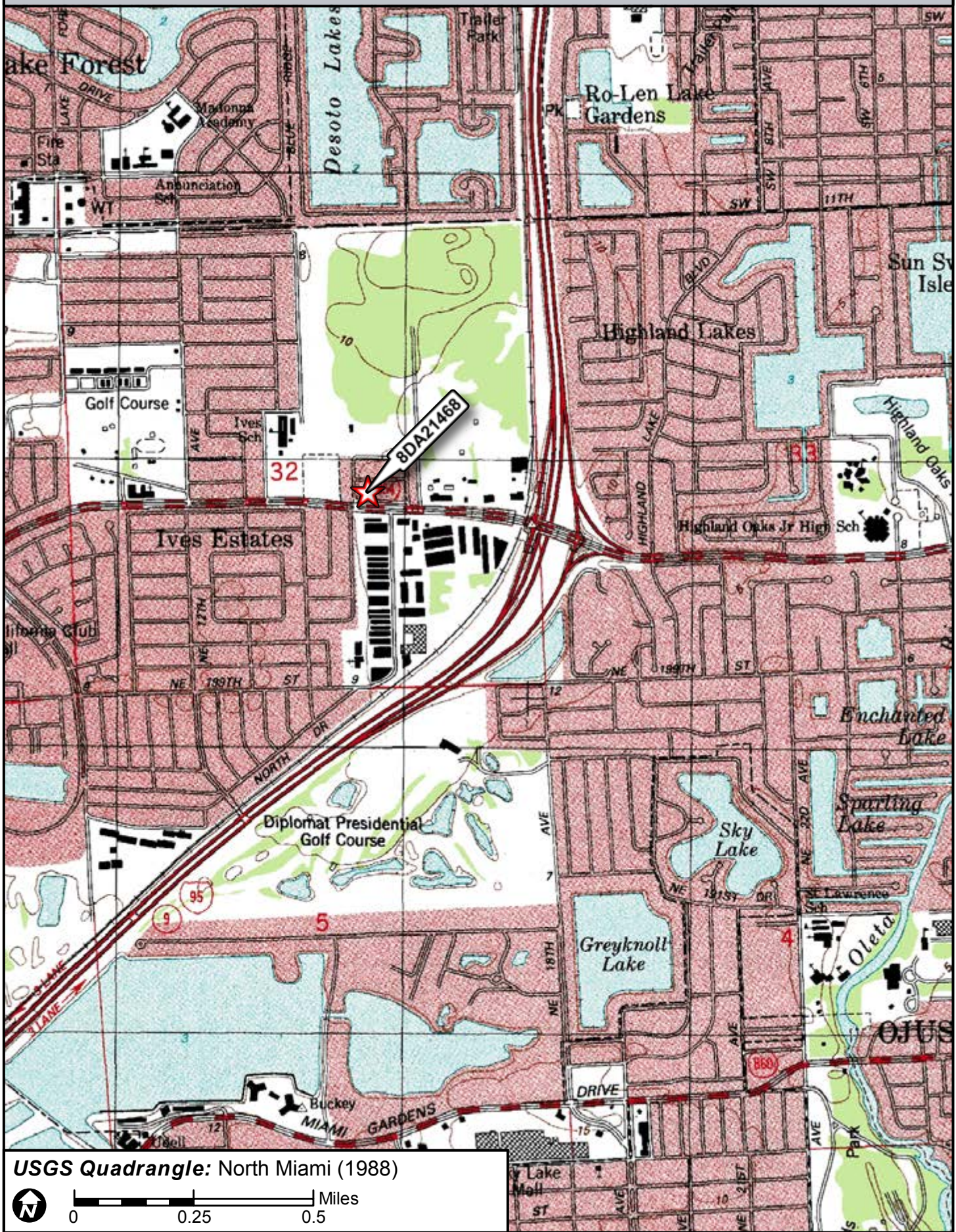
Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



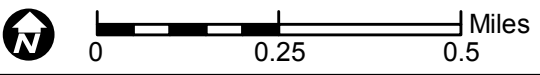






8DA21468

USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **DA21469**  
Field Date 2-1-2023  
Form Date 6-9-2023  
Recorder # 88

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1505 NE 205th Terrace Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1505 Direction NE Street Name 205th Street Type Terrace Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) At NE corner of NE 15th Ave and NE 205th Ter  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) North Miami Beach In City Limits?  yes  no  unknown County Dade  
Township 51S Range 42E Section 32 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 30-1232-004-0340 Landgrant \_\_\_\_\_  
Subdivision Name Murray Homes Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 5828167 Northing 2872077  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1955  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1955 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, door, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature NW addition, pre-1999.  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. Flat 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Windows (types, materials, etc.)  
Replacement 8/8 SHS; light in door.  
Distinguishing Architectural Features (exterior or interior ornaments)  
Decorative shutters.  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION	DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____			
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located slightly right of center on main, south facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch is centered on main facade; sheltered by extension of main side-gabled roof; roof is supported by three rectangular columns.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Masonry Vernacular residence has a side-gabled roof with a flat roof over the side wing; exterior is stucco; decorative shutters flank windows; metal awning shades window on west facade; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information

Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

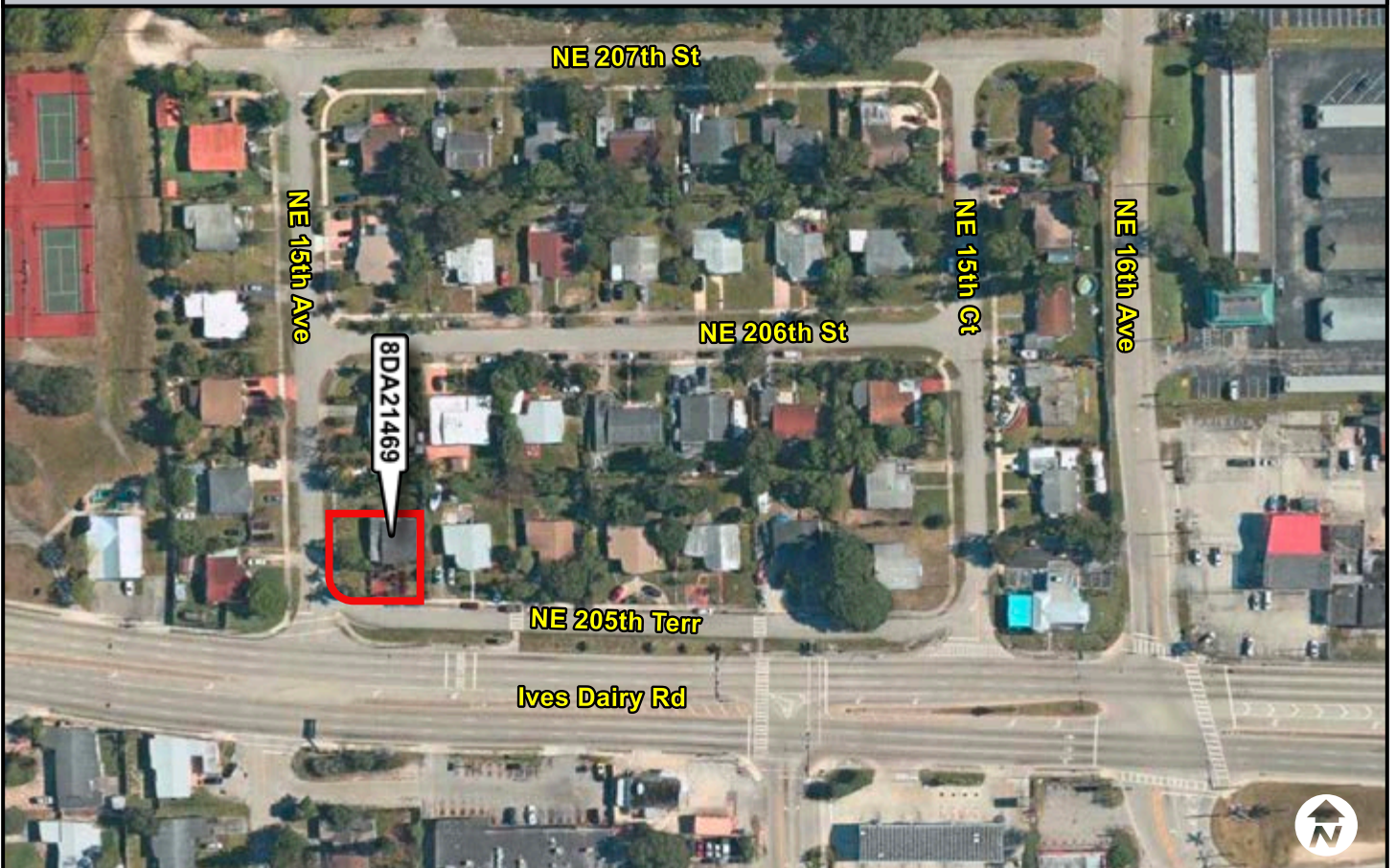
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

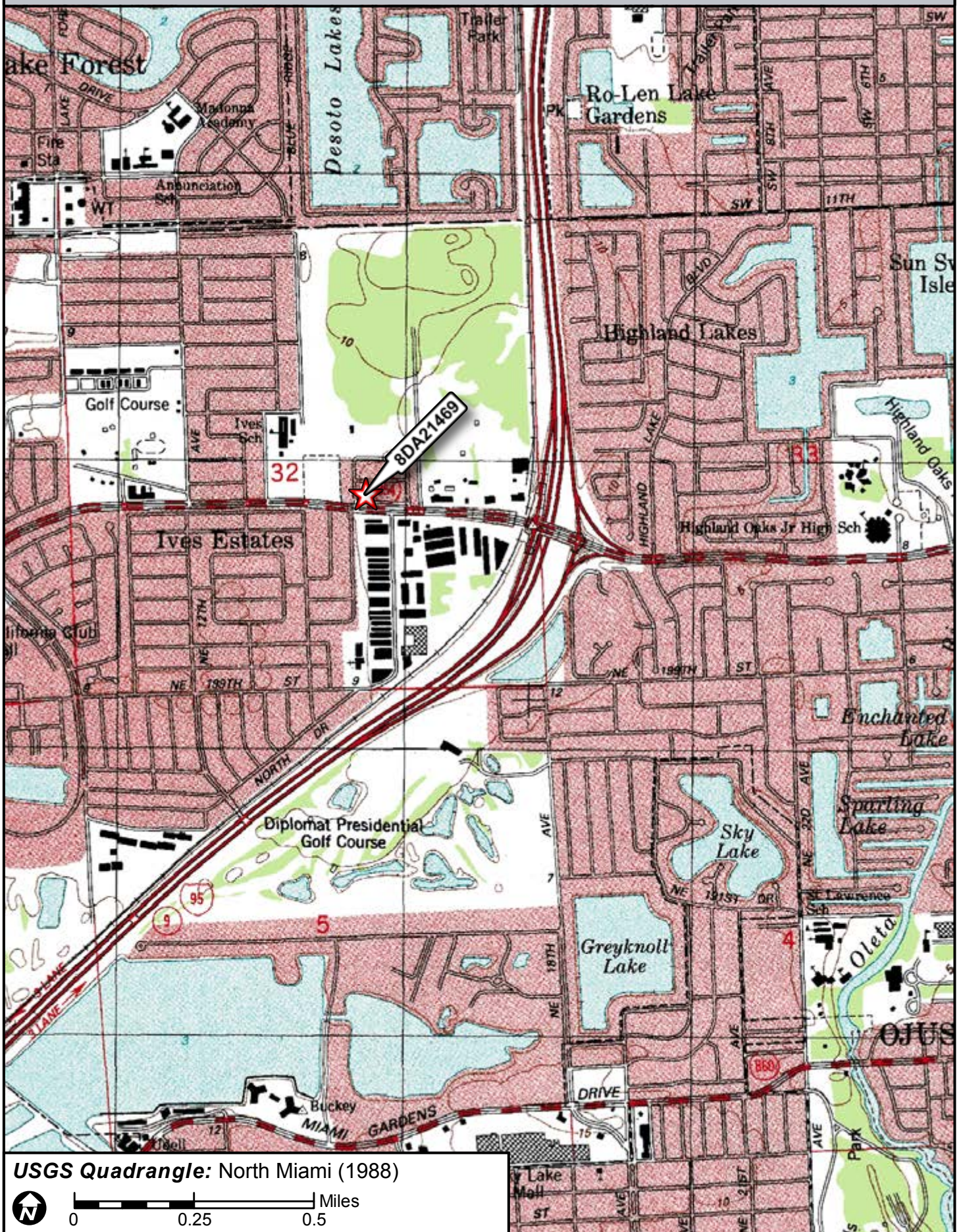
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

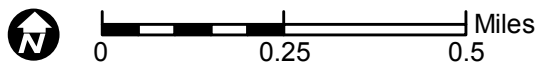








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21470
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 89

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1510 NE 205th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1510 NE 205th Street
Cross Streets (nearest / between) Between NE 15th Ave and NE 15th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-031-0010 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5829102 Northing 28711991
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1959 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Commercial From (year): 1959 To (year):
Current Use Commercial From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Built-up 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Fixed, storefront windows; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Angled storefront at NE corner; cantilevered overhang.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation criteria, and dates.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)  
 Multiple.

Porch Descriptions (types, locations, roof types, etc.)  
 Doorways are sheltered by cantilevered flat overhang along entire north and east facades.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource  
 The one-story Masonry Vernacular commercial strip has a built-up roof and stucco exterior; NE corner is clipped with a corner entrance; cantilevered overhang shelters all store entrances.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe) Google Street View Imagery
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)  
 The Masonry Vernacular style commercial building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

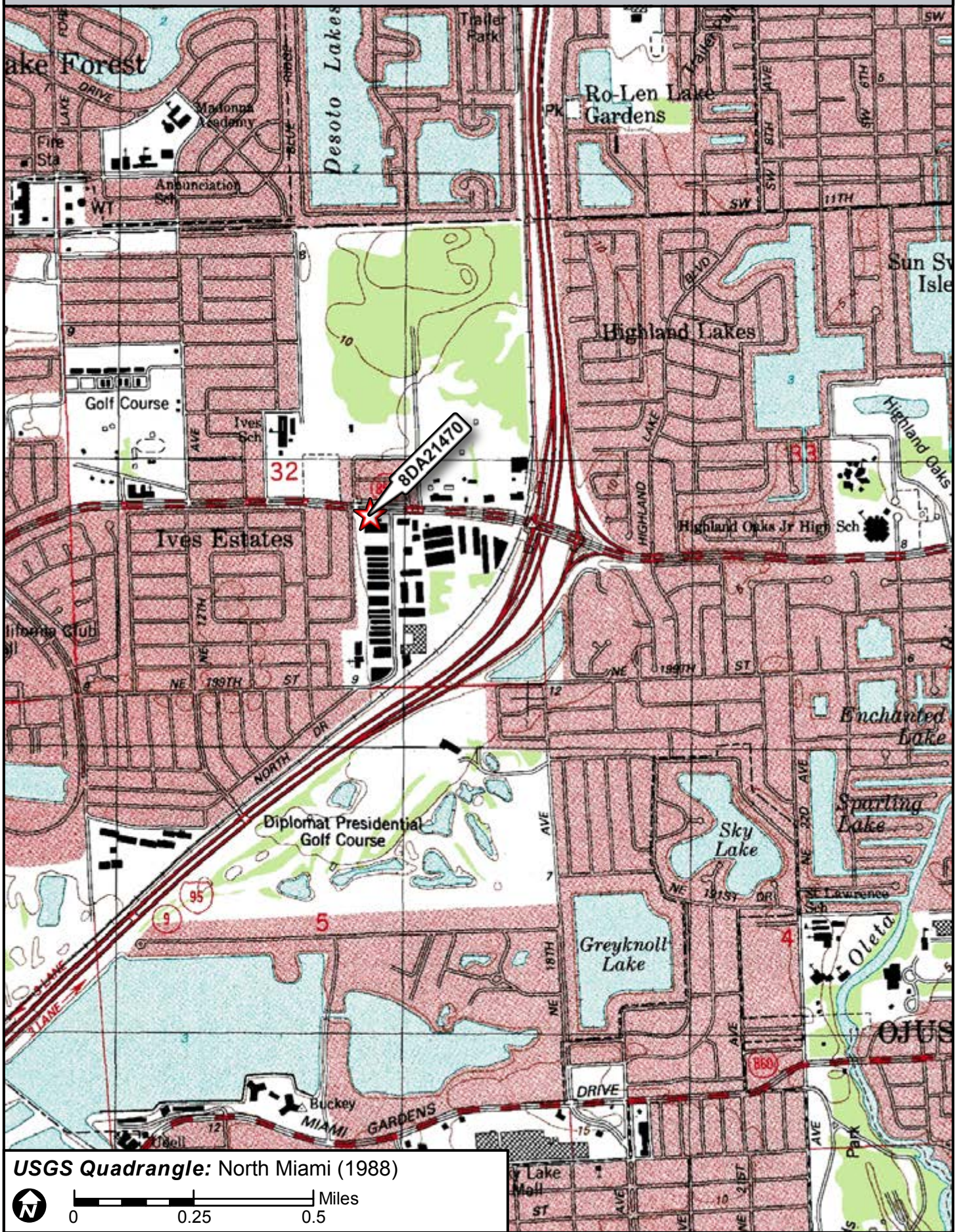
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

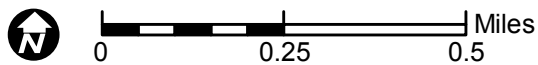








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21471
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 90

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1560 NE 205th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1560 NE 205th Street
Cross Streets (nearest / between) Between NE 15th Ave and NE 15th Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 32 1/4 section: [ ]NW [ ]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1232-012-0020 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583050 Northing 2871976
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1974 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Commercial From (year): 1974 To (year):
Current Use Commercial From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Wood slats; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Built-up 2. Mansard 3.
Roof Material(s) 1. Built-up 2. Sheet metal:3V crimp 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Fixed, storefront windows; glass doors; glass block clerestory.

Distinguishing Architectural Features (exterior or interior ornaments)
False mansard; slatted wood window screen.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Multiple.

Porch Descriptions (types, locations, roof types, etc.)

Doorways are sheltered by false mansard roof overhang along entire north and east facades.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Masonry Vernacular commercial strip has a built-up roof with a false mansard around north and east facades; exterior is stucco; slatted wood screen has been added to one storefront.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style commercial building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

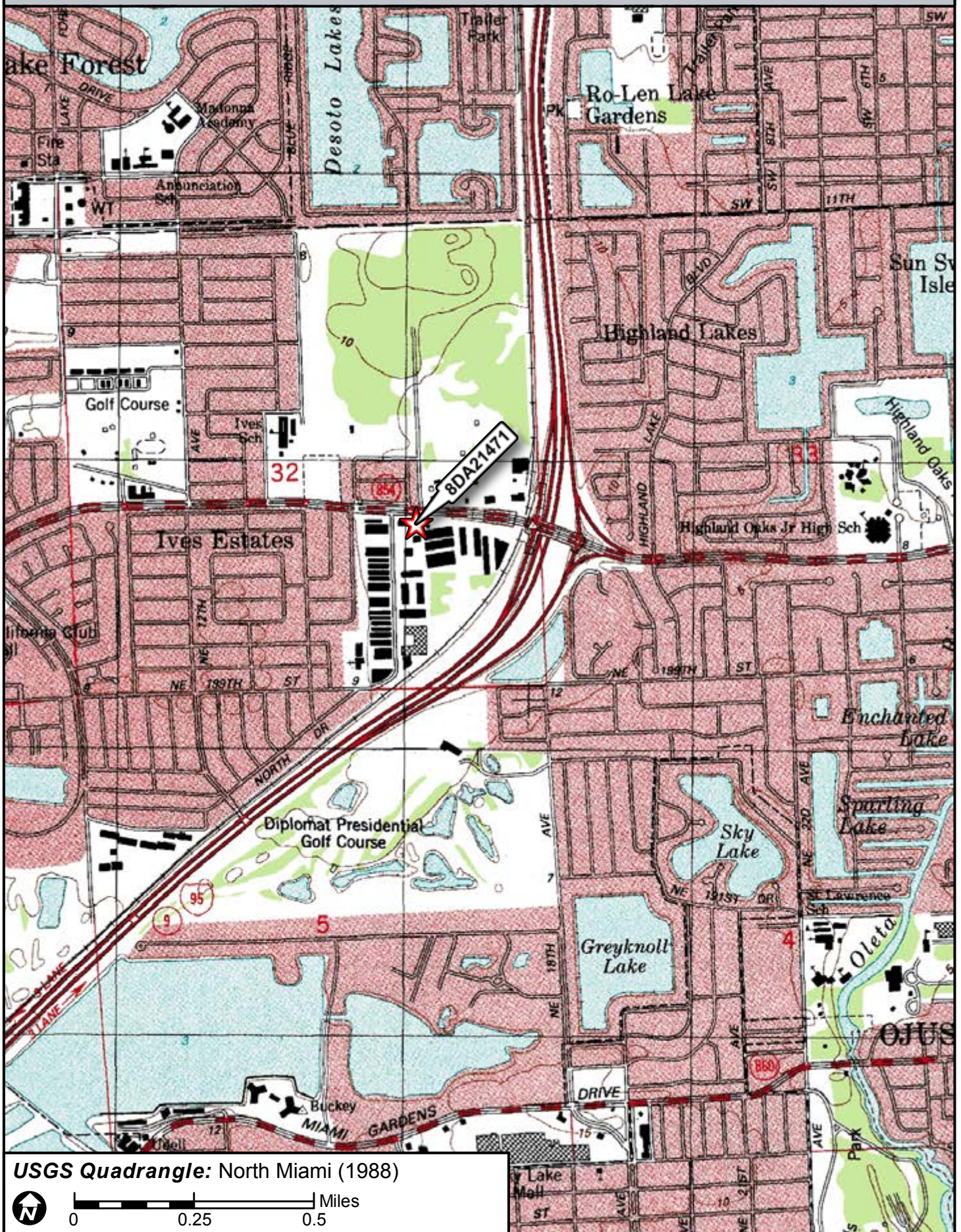
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



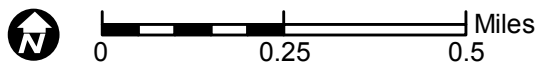








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21472
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 93

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2070 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2070 NE 203rd Street
Cross Streets (nearest / between) At SW corner of NE 21st Ave and NE 23rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0390 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5841102 Northing 28711834
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1968 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Siding, windows; c.2014-2020.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan I-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding.
Distinguishing Architectural Features (exterior or interior ornaments)
Built-in planters; porch piers.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located at center on building's main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch spans center of main facade between front-gabled wings; sheltered by primary roof overhang; entry to porch flanked by large square piers; porch flanked by angled planters.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; large mid-height planters connect to side wings; stone cladding was removed and windows replaced c.2014-2020.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

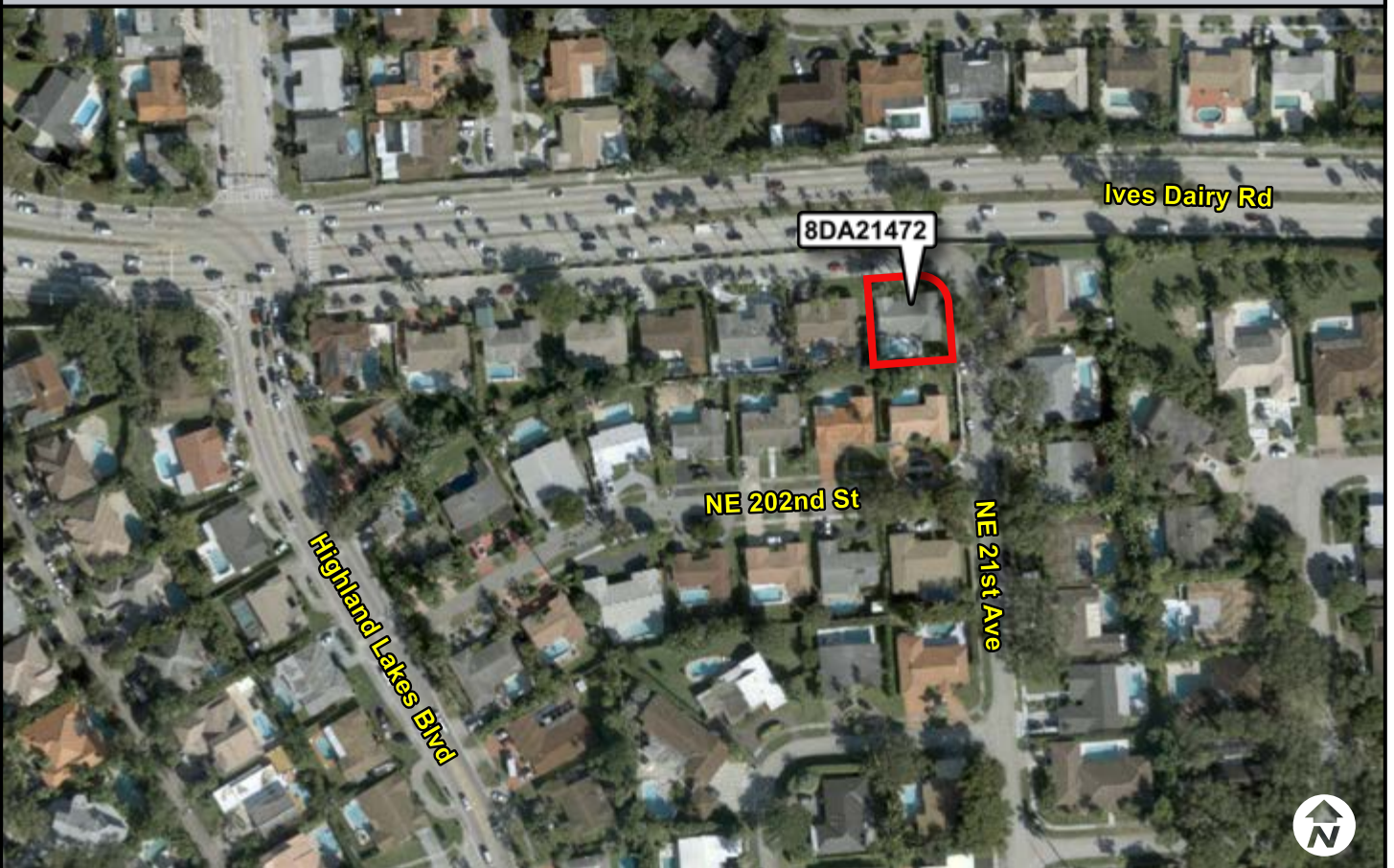
1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

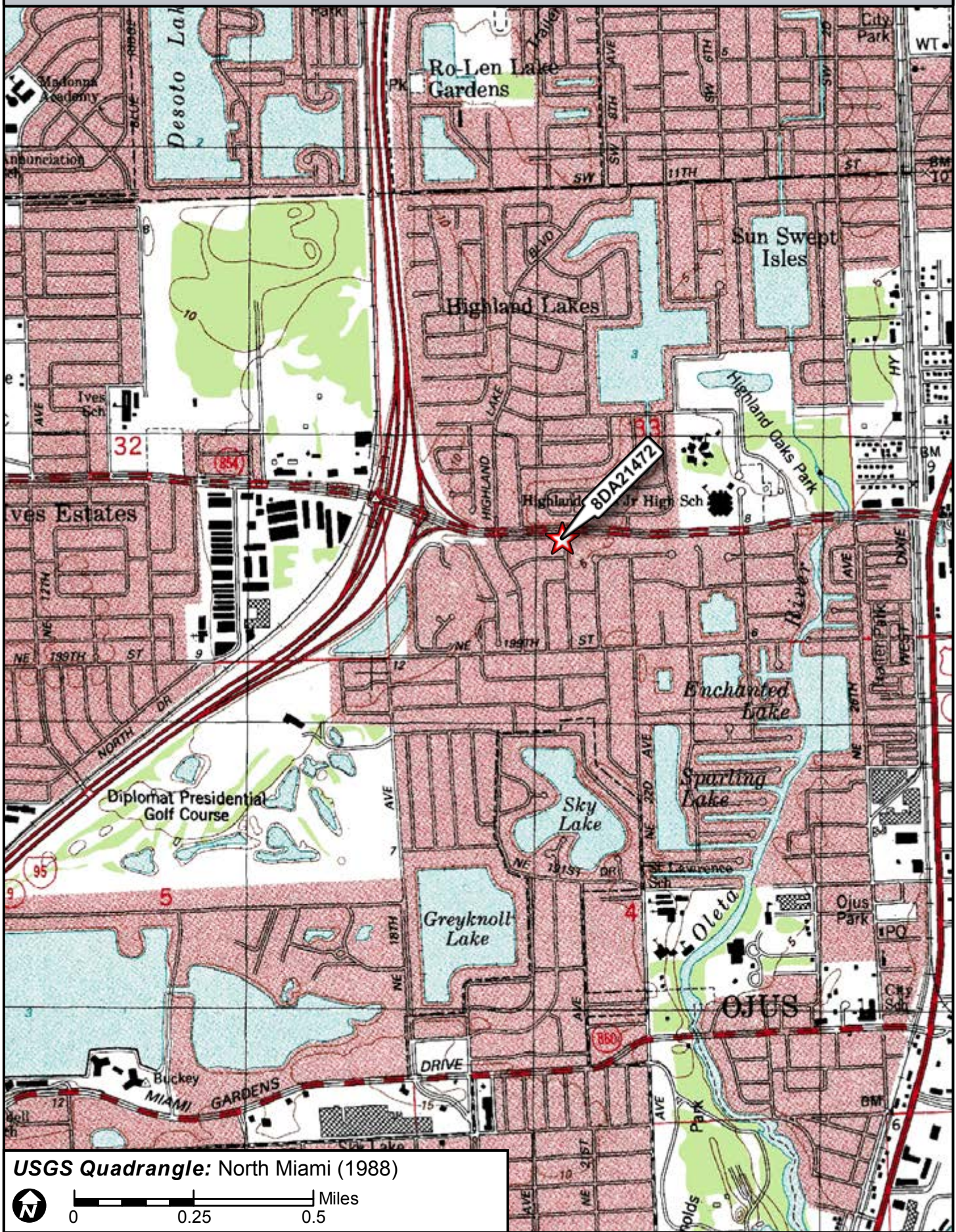
**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

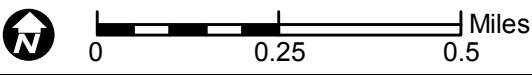
<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21473
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 94

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2060 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2060 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0380 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584075 Northing 2871832
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1968 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Shutters; windows, c.2014-2020.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Front porch roof added c.1985-1992
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Flat tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding.
Distinguishing Architectural Features (exterior or interior ornaments)
Quoins; awning shutters; belt trim; double-door.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang and front-gabled addition; addition was constructed between 1985 and 1992.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by three front-gabled wings; exterior is stucco; quoins at corners of front wings; louvered awning shutters shade windows, windows replaced c.2014-2020.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

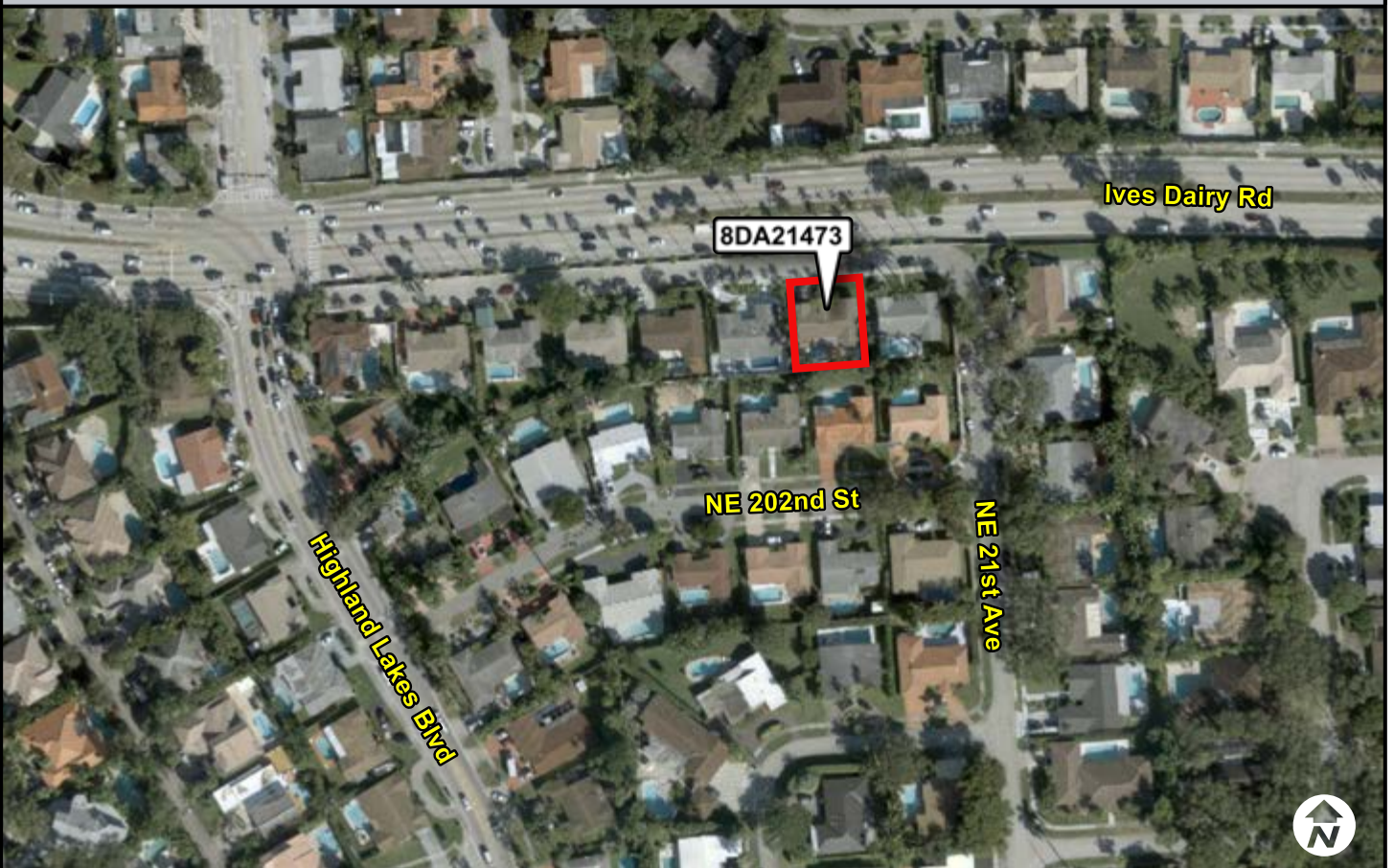
PHOTOGRAPH

8DA21473

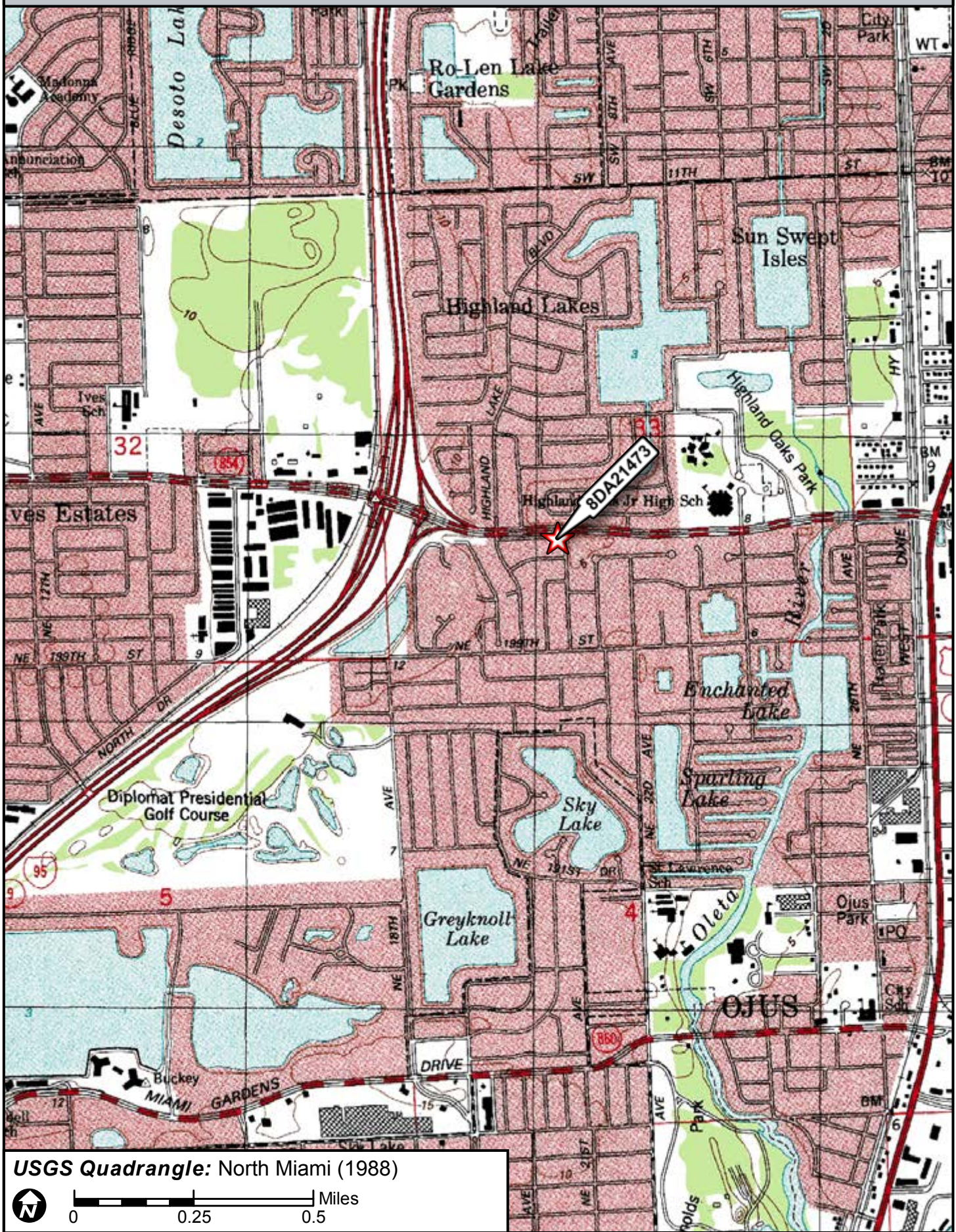


SKETCH MAP

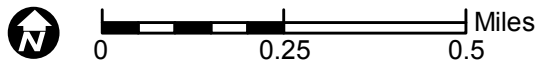
8DA21473







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21474
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 95

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2050 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2050 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0370 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584050 Northing 2871828
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Siding, windows, c.2014-2020.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding, fixed.

Distinguishing Architectural Features (exterior or interior ornaments)
Wood siding along porch.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang; wood siding was added along porch after 2020.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco and vertical wood siding; windows replaced c.2014-2020; stone cladding and planters were removed between 2014-2020.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

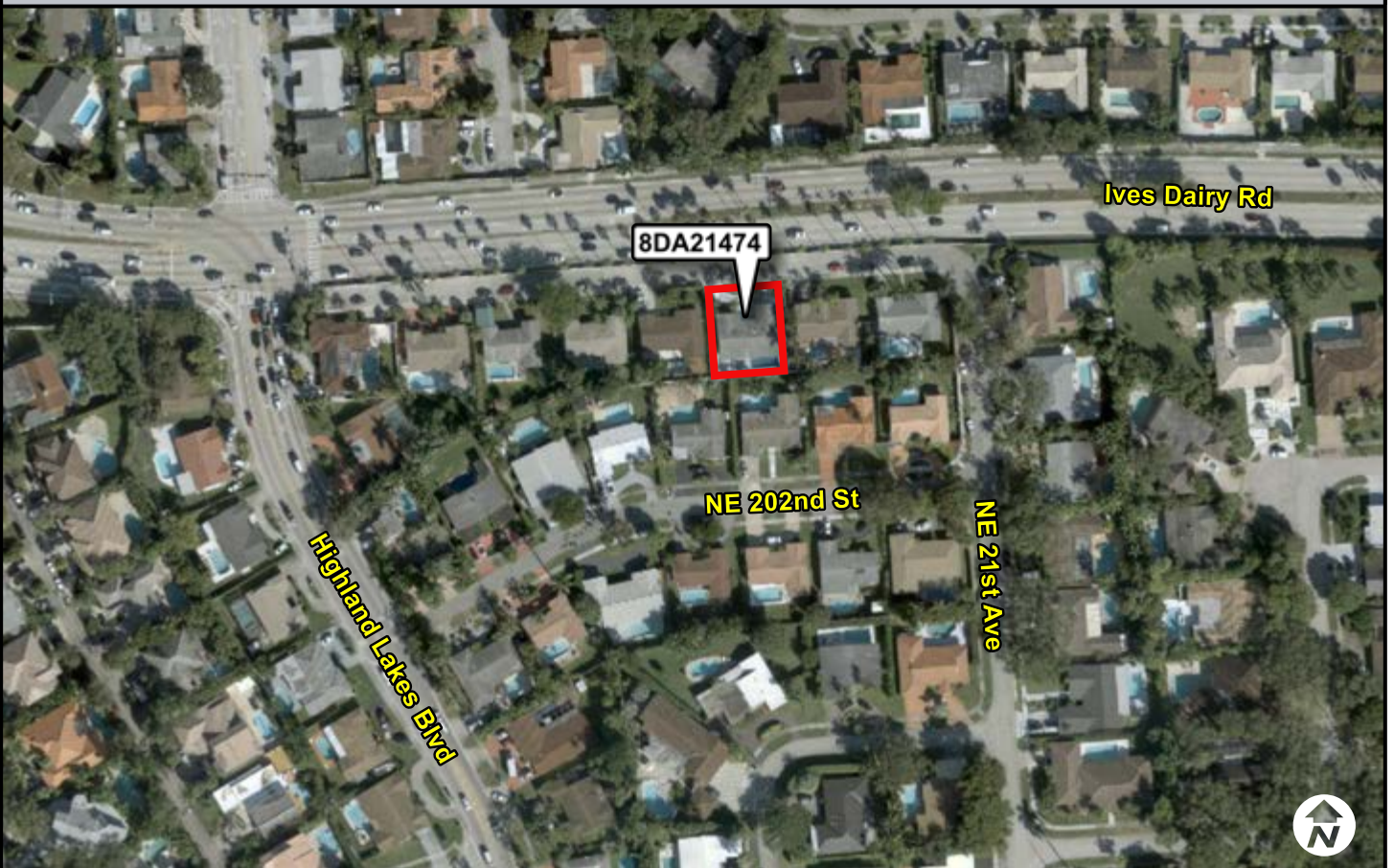
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

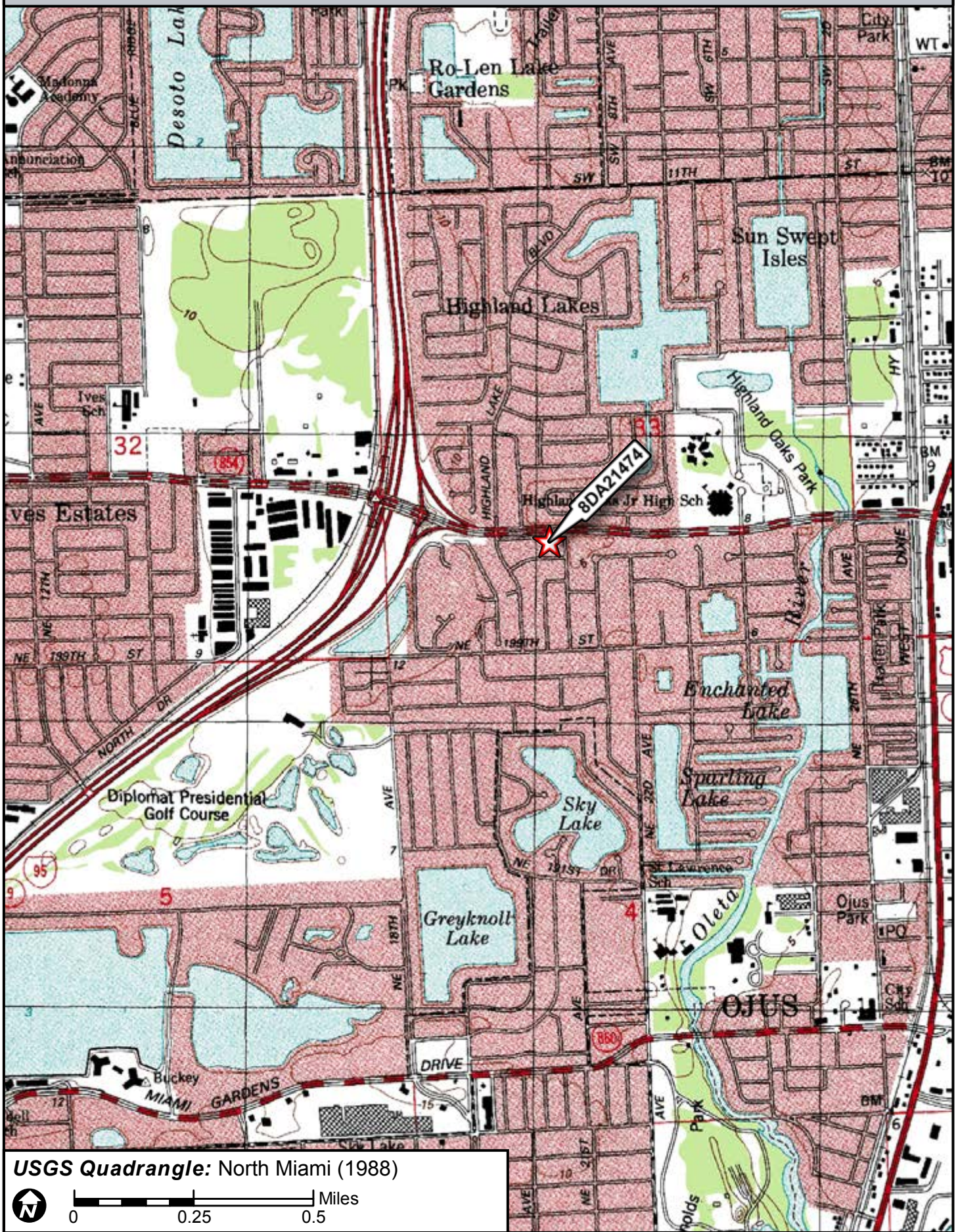
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

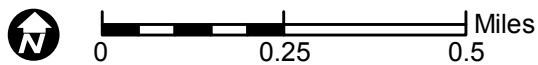
Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21475
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 96

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2040 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2040 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0360 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584024 Northing 2871830
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1968 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Siding, windows, c.2014-2020.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding, fixed.
Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows replaced c.2014-2020; stone cladding, planters, and breezeblock wall were removed between 2014-2020.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

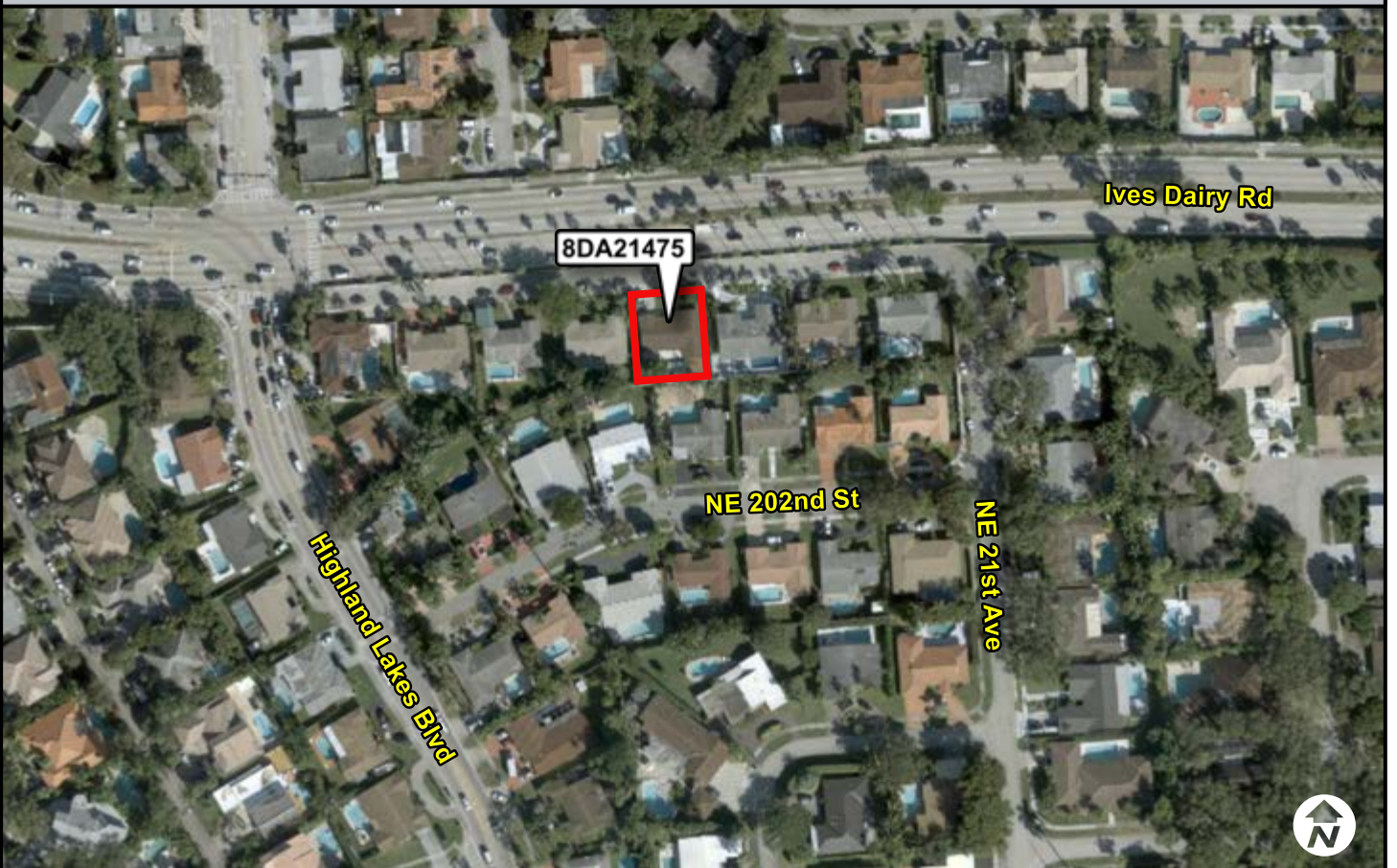
PHOTOGRAPH

8DA21475

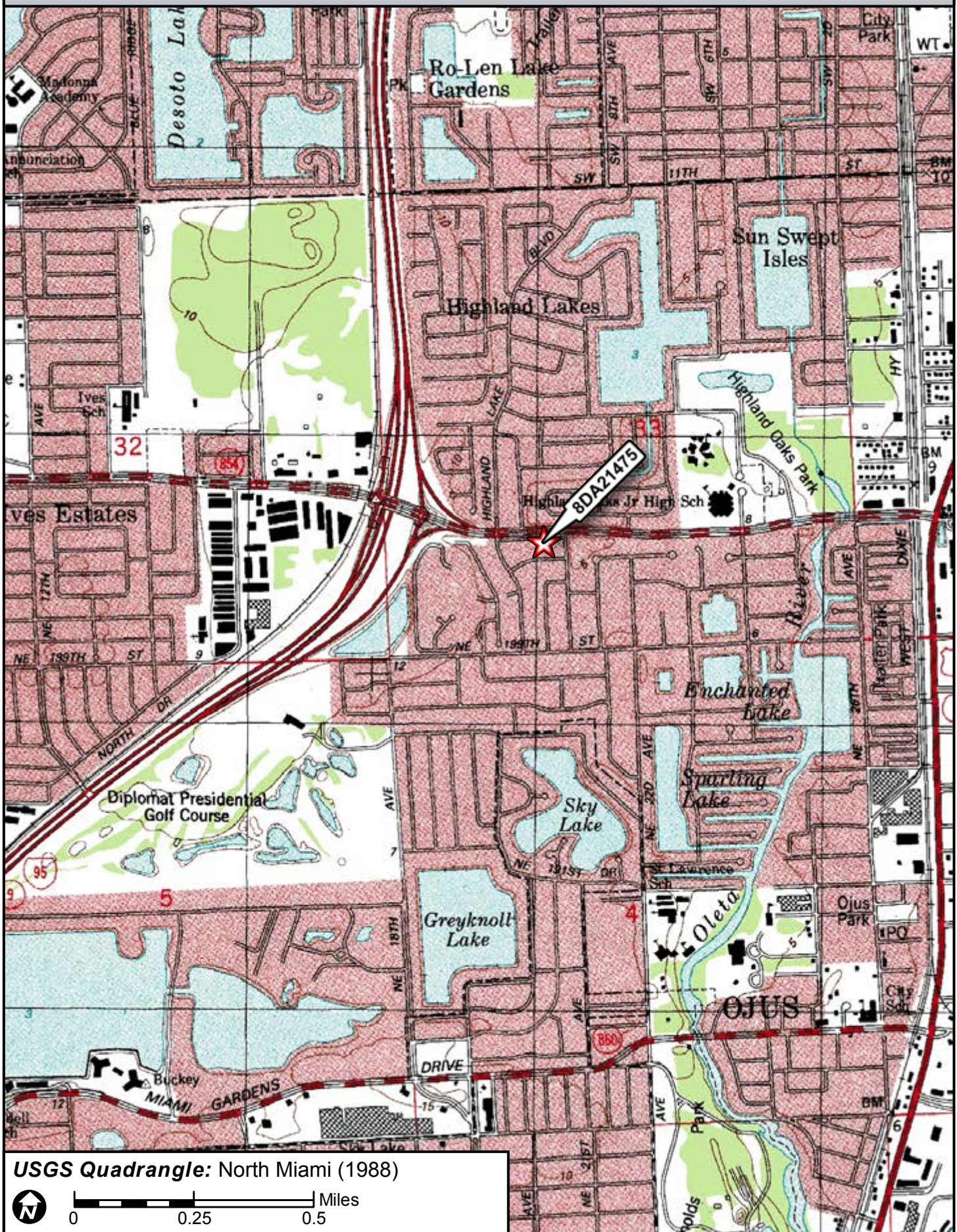


SKETCH MAP

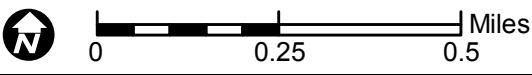
8DA21475







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21476
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 97

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2030 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2030 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0350 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583998 Northing 2871829
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1968 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; 3-light awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; metal grilles; quoins; ornamental metal roof supports.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located at center on building's main facade; double-door entry; accessible through open porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang; roof supported by ornamental metal roof supports; brick cladding along porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with brick cladding along porch; quoins at corners; metal grilles over windows.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

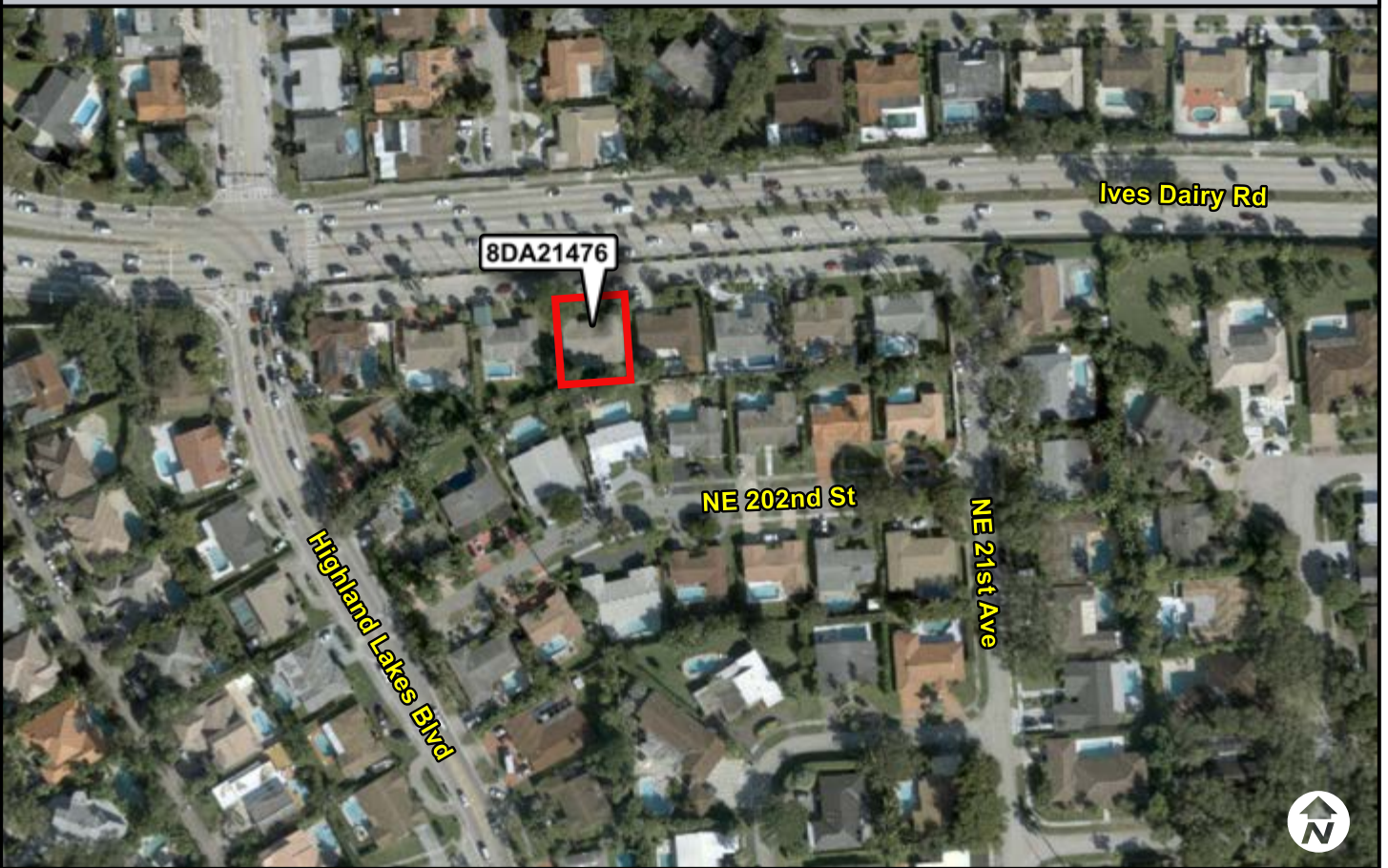
**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21477
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 98

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2020 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2020 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0340 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583970 Northing 2871827
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1965 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1965 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door; c2014-2020.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass door.

Distinguishing Architectural Features (exterior or interior ornaments)
None.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO status, Keeper status, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located left of center on building's main facade; accessible through open porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and door have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe) Google Street View Imagery
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

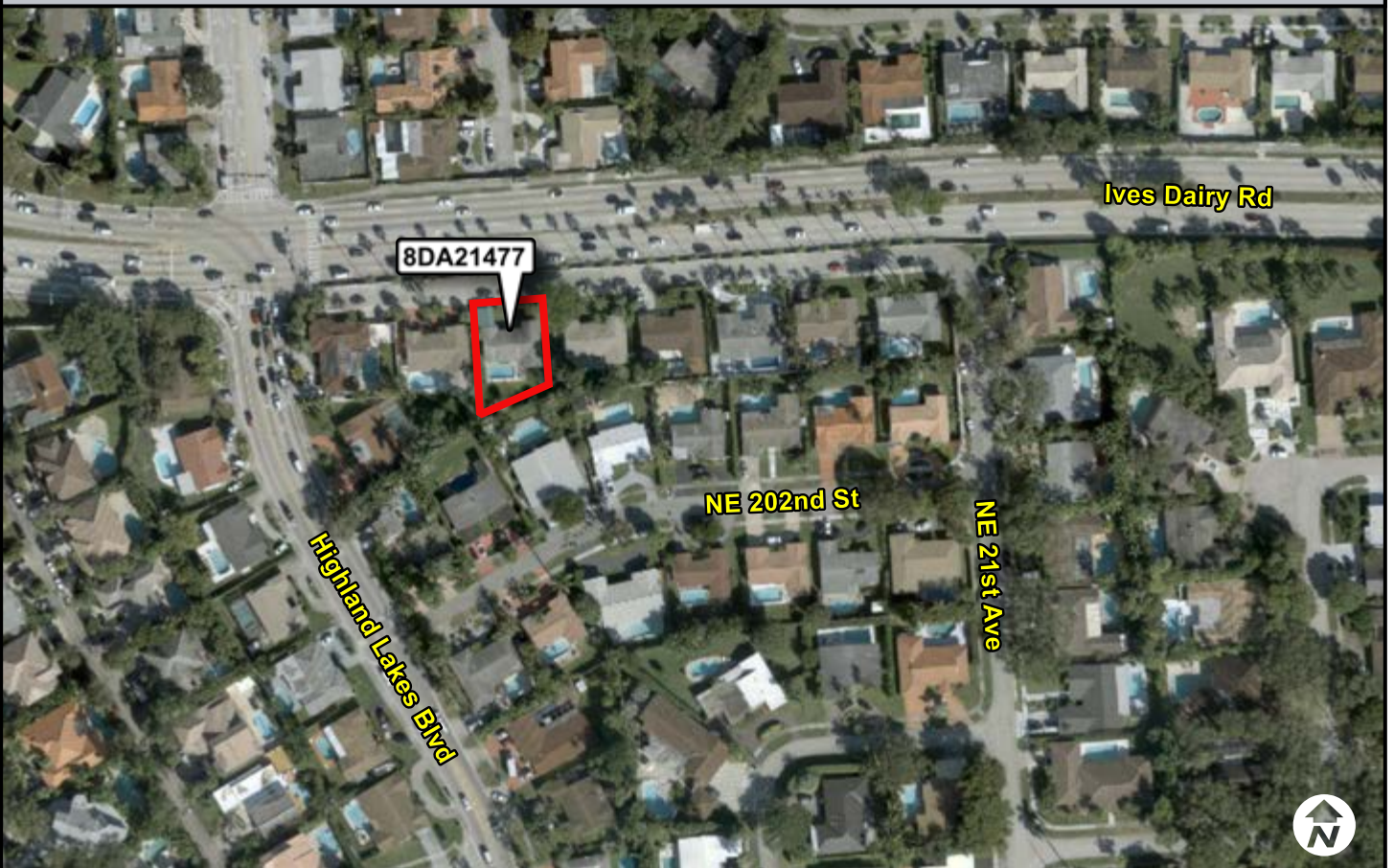
**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

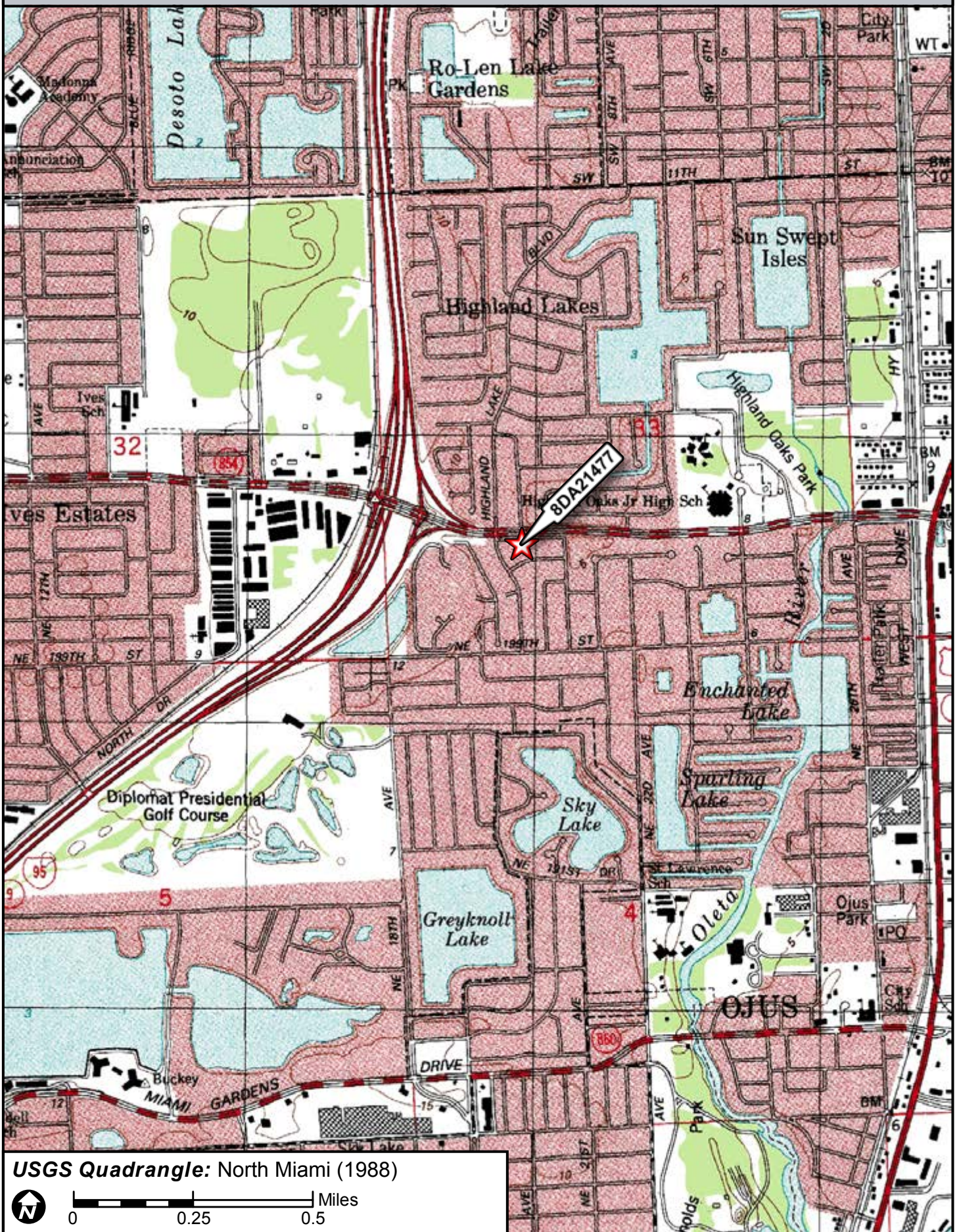
**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

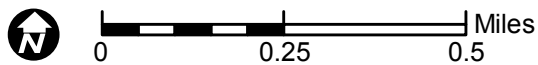
When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21478
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 99

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2010 NE 203rd Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2010 NE 203rd Street
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0330 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583946 Northing 2871827
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1966 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1966 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door; post-2020.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass door.

Distinguishing Architectural Features (exterior or interior ornaments)
Classical columns; double-door entry; symmetrical main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang; roof is supported by four classical columns.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and door have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

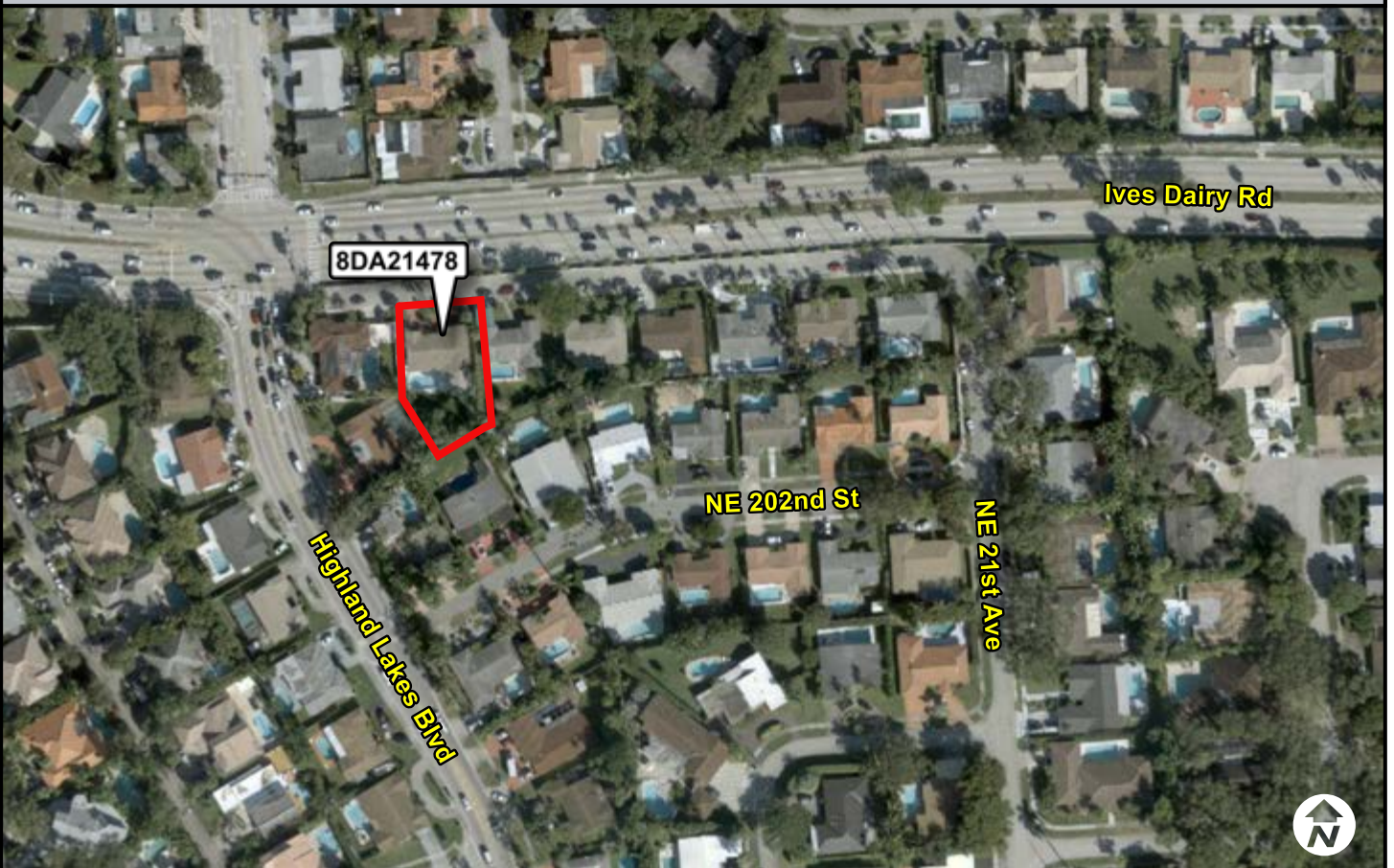
PHOTOGRAPH

8DA21478



SKETCH MAP

8DA21478











HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21479
Field Date 2-1-2023
Form Date 6-12-2023
Recorder # 100

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20235 Highland Lakes Boulevard Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 20235 Highland Lakes Boulevard
Cross Streets (nearest / between) Between NE 21st Ave and Highland Lakes Blvd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-320 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583914 Northing 2871828
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1965 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1965 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, roof; c2013..
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 15-light, 4/light sliding; glass door.

Distinguishing Architectural Features (exterior or interior ornaments)
Belt trim.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's north facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is located under extension of main hipped roof; roof is supported by one post; porch is partially enclosed by half wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has intersecting hipped roofs; exterior is stucco with a belt trim; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

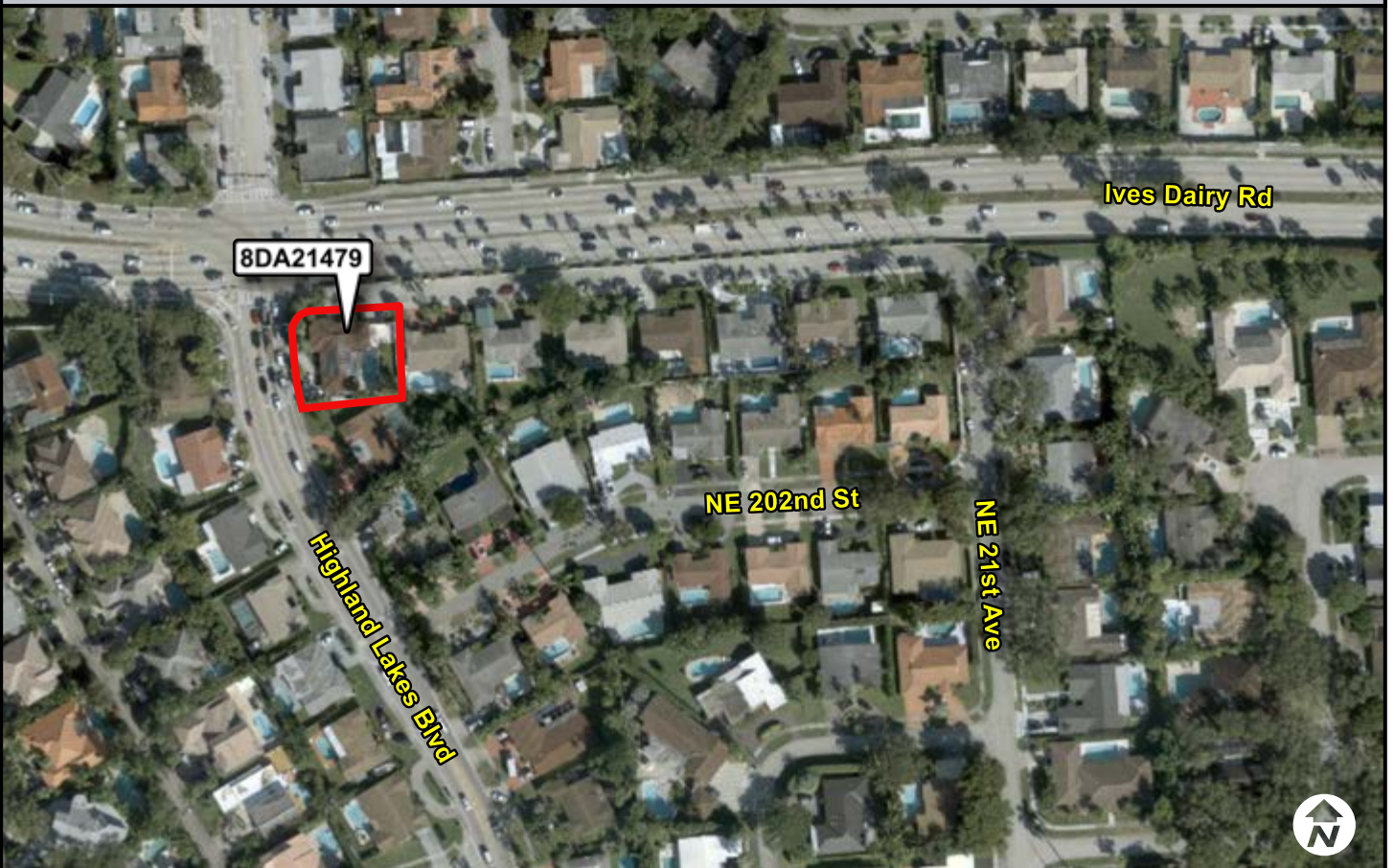
PHOTOGRAPH

8DA21479

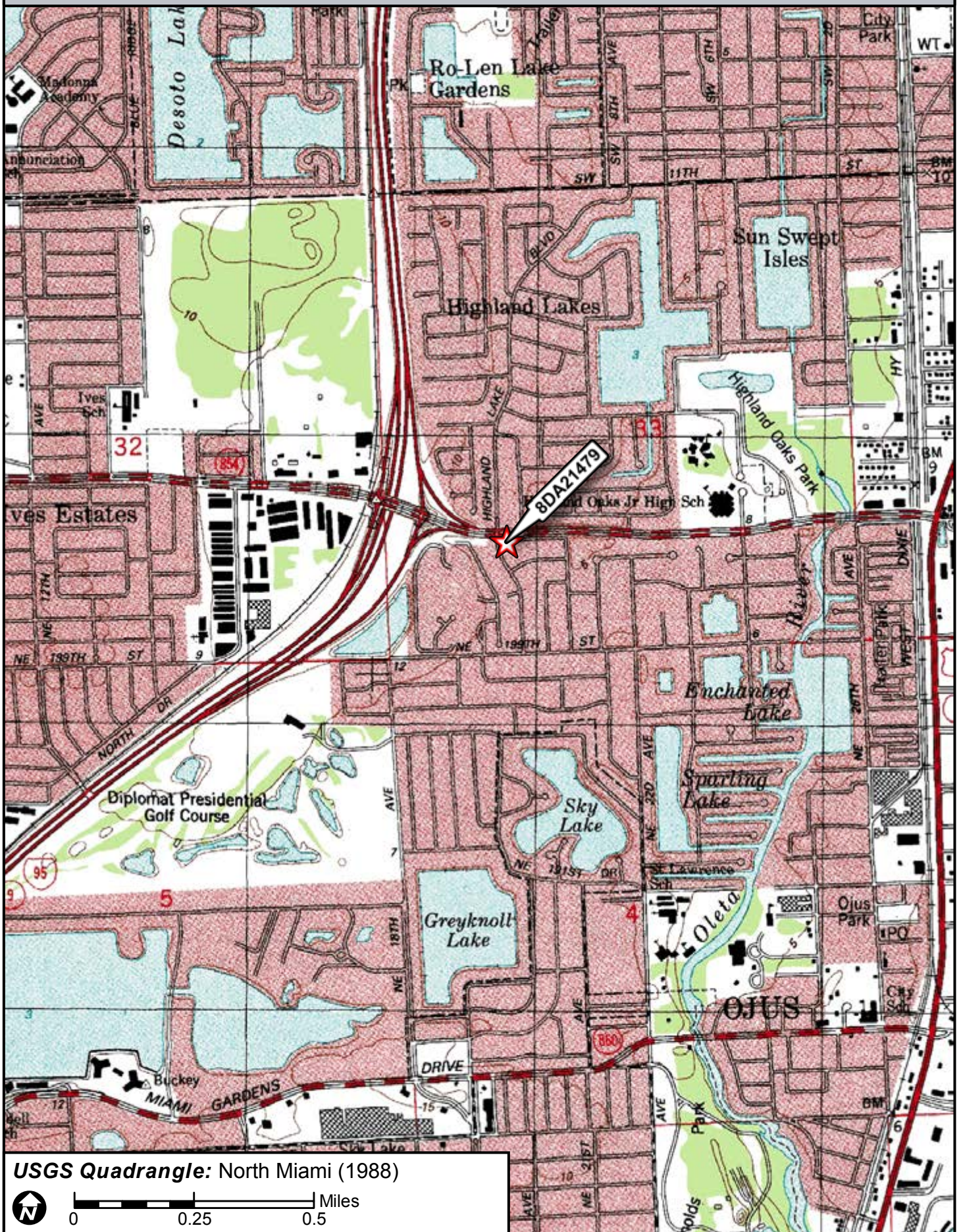


SKETCH MAP

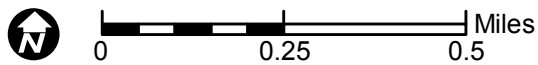
8DA21479







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21480
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 101

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20230 Highland Lakes Boulevard Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 20230 Highland Lakes Boulevard
Cross Streets (nearest / between) At SW corner of Highland Lakes Blvd and Ives Dairy
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0250 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5838162 Northing 28711818
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1974 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1974 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; sidelights.

Distinguishing Architectural Features (exterior or interior ornaments)
Projecting window trim; horizontal scoring in stucco; half wall extending from left side of main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's north facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by overhang of main side-gabled roof; door is flanked by sidelights.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by one front-gabled wing; exterior is stucco with horizontal scoring on the main facade; original windows sit recessed inside projecting box trims.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8DA21480

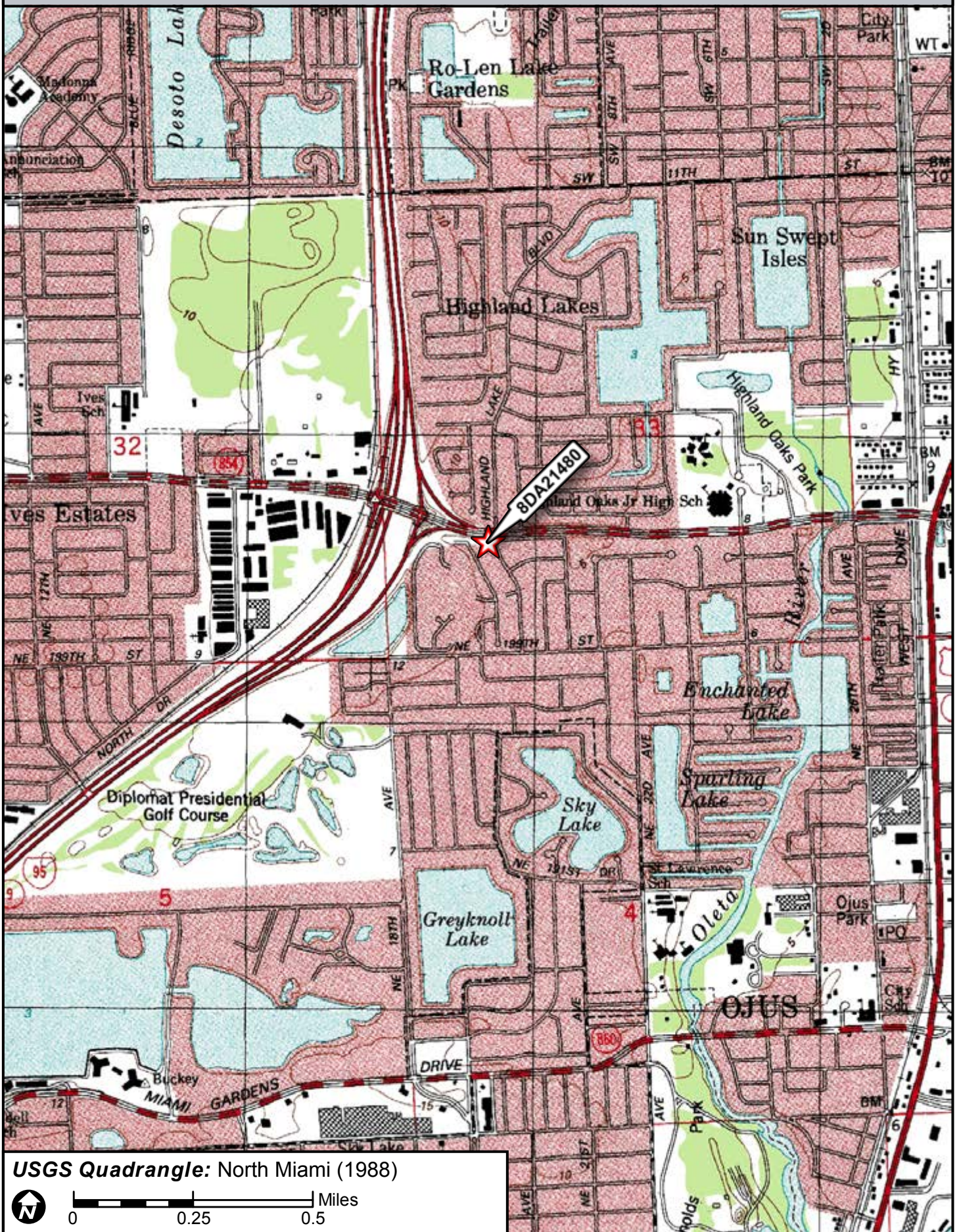


SKETCH MAP

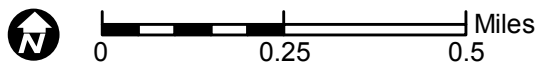
8DA21480







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21481
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 102

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20310 Highland Lakes Boulevard
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 20310 Highland Lakes Boulevard
Cross Streets (nearest / between) At NW corner of Highland Lakes Blvd and Ives Dairy
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0580 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583858 Northing 2871892
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding; picture.

Distinguishing Architectural Features (exterior or interior ornaments)
Breezblock privacy wall; vertical wood siding in upper gables.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Obscured, accessible through courtyard.

Porch Descriptions (types, locations, roof types, etc.) Courtyard and porch are obscured by breezeblock privacy wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof crossed by two front-gabled wings; privacy wall encloses courtyard between the wings; exterior is stucco with vertical wood siding in upper gables; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

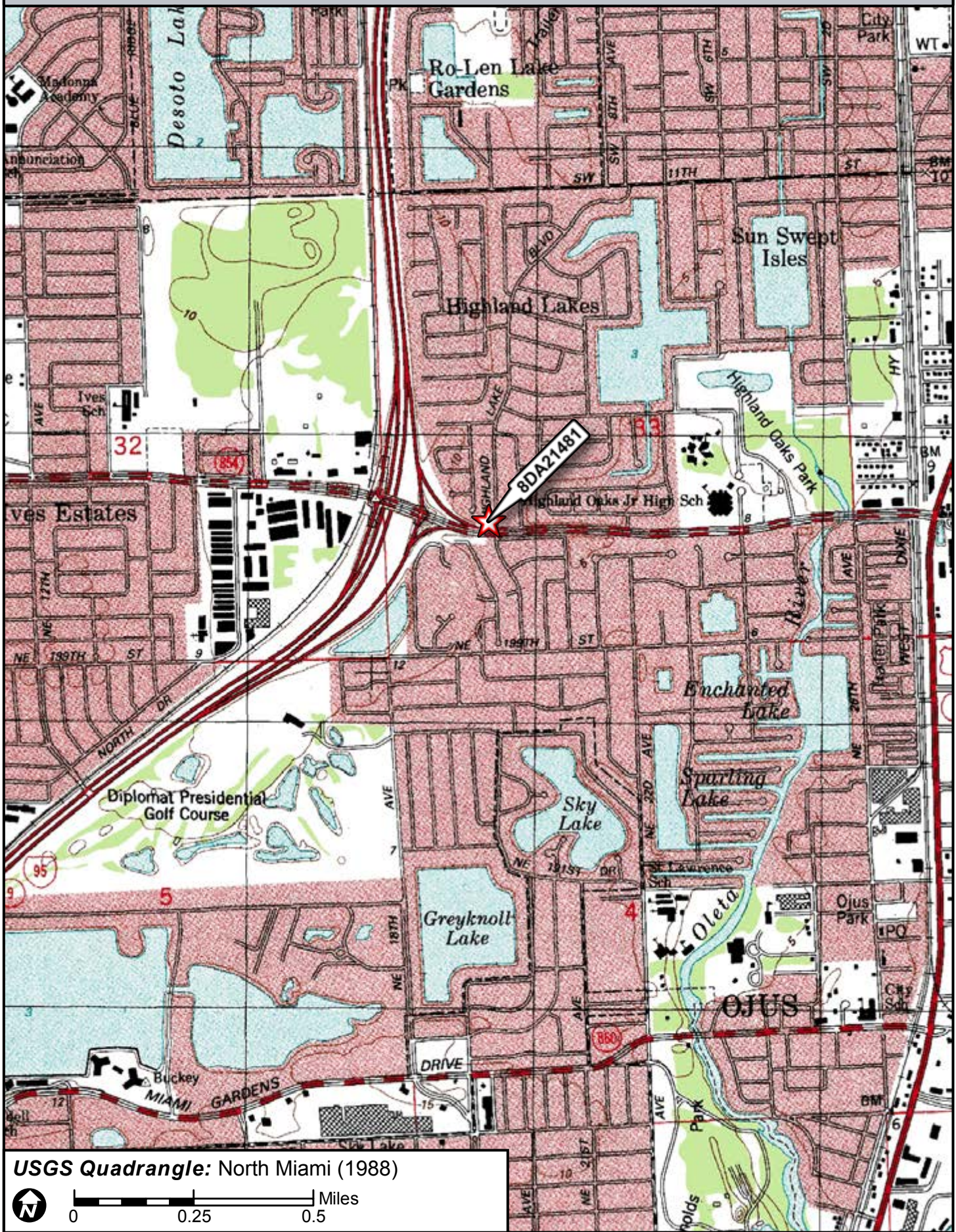
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

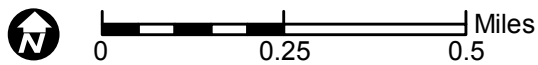
Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21482
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 103

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20315 Highland Lakes Boulevard
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 20315 Highland Lakes Boulevard
Cross Streets (nearest / between) At NE corner of Highland Lakes Blvd and Ives Dairy
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-010-0500 Landgrant
Subdivision Name Highland Lakes Sec 2 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][3][9][1][1] Northing [2][8][7][1][8][9][5]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, siding; c2011-2013.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; clerestory; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Shallow-pitched roof; beam spanning between two wings; horizontal wood siding on one wing; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open courtyard.

Porch Descriptions (types, locations, roof types, etc.)

Courtyard is located at center, between two wings; doorway is sheltered by roof overhang; courtyard previously had a breezeblock wall that was removed c.2011-2013.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Contemporary style house has a front-gabled roof that continues as shed roofs over the side wings; exterior is stucco with horizontal wood siding on wing; windows have been replaced and courtyard wall removed.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Contemporary style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

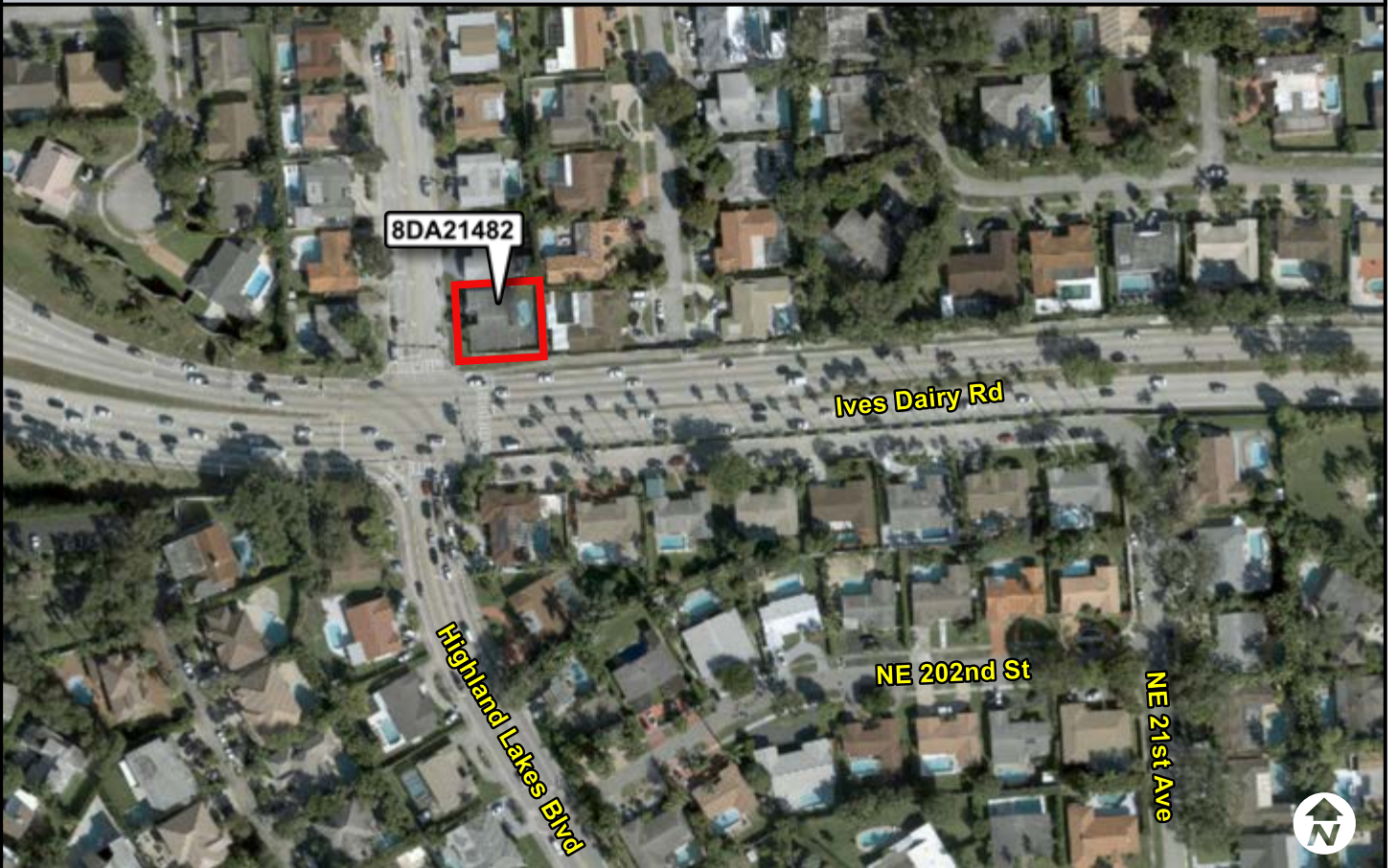
PHOTOGRAPH

8DA21482



SKETCH MAP

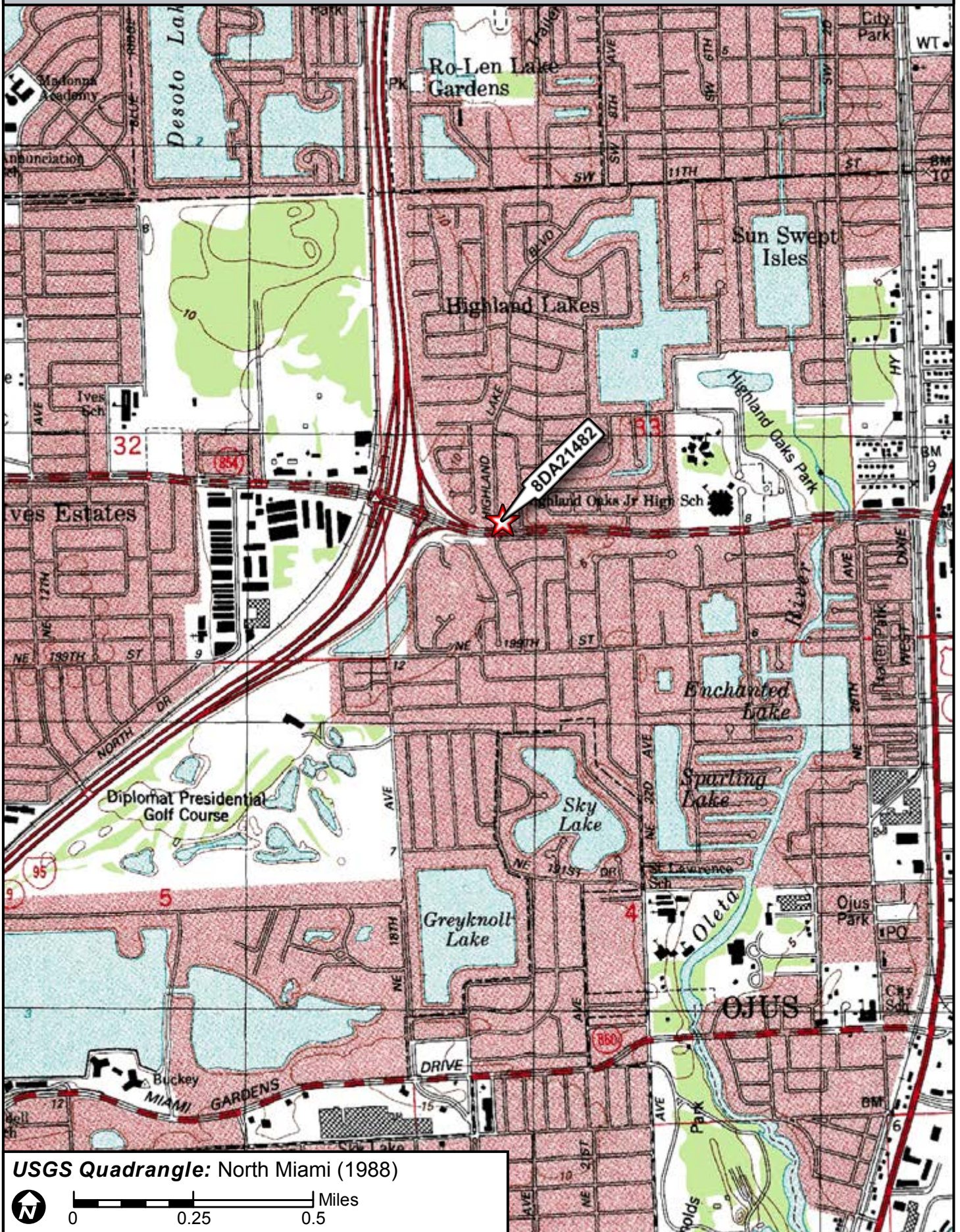
8DA21482



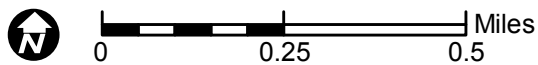








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21483
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 104

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20310 NE 20th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 20310 NE 20th Court
Cross Streets (nearest / between) Between NE 206th Ter and Ives Dairy Rd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-018-0070 Landgrant
Subdivision Name Highland Oaks 1st Addn Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583947 Northing 2871893
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, garage; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6/6 SHS; glass blocks; sidelights.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding on front wing; enclosed garage; slanted Dutch gable; wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details) Located left of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Open entry porch is sheltered by wide eaves of primary roof; door is flanked by sidelights.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has intersecting hipped roofs with a slanted Dutch gable; exterior is stucco with stone cladding on the enclosed garage wing; windows and door have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE



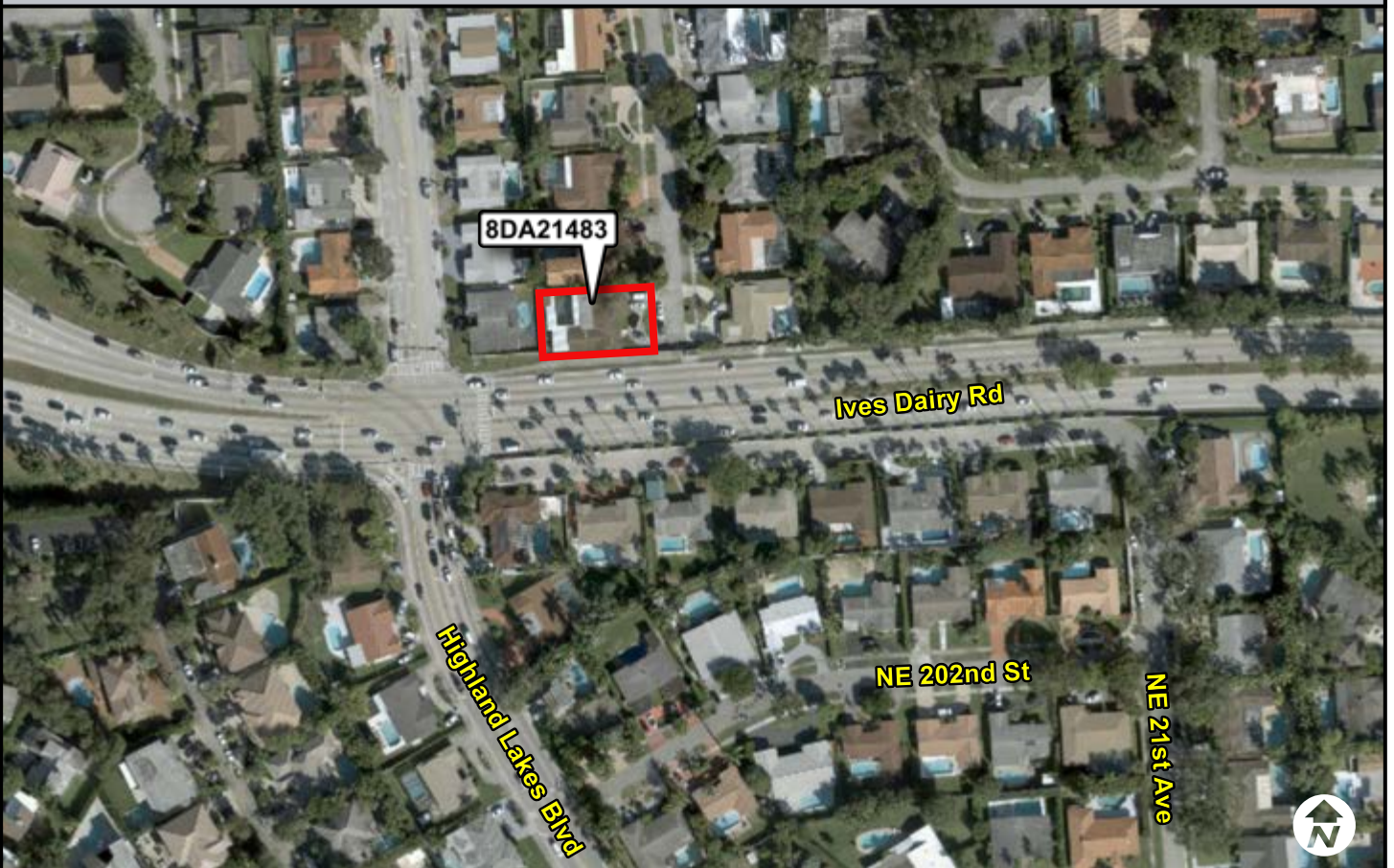
PHOTOGRAPH

8DA21483

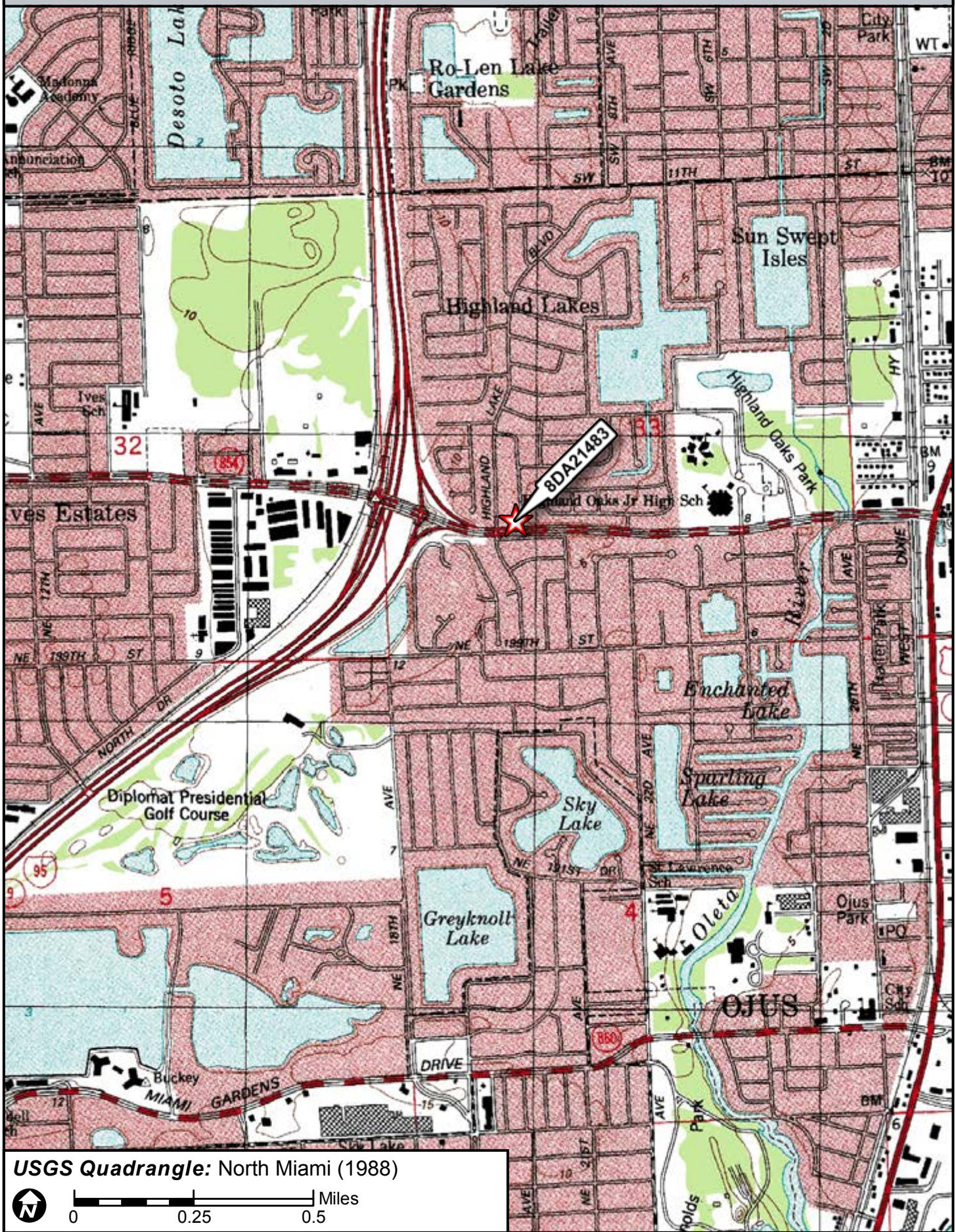


SKETCH MAP

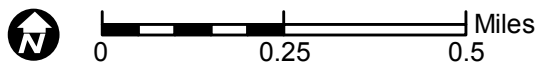
8DA21483







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21484
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 105

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20315 NE 20th Court
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 20315 NE 20th Court
Cross Streets (nearest / between) Between NE 206th Ter and Ives Dairy Rd
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-018-0100 Landgrant
Subdivision Name Highland Oaks 1st Addn Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583996 Northing 2871895
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1964 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1964 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, roof, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Front Wing; pre-1971.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 9/6 SHS; sliding, fixed.

Distinguishing Architectural Features (exterior or interior ornaments)
Grouped windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is recessed under main hipped roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story Ranch style house has intersecting hipped roofs; front wing addition was constructed pre-1971; exterior is stucco; windows and door have been replaced,

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

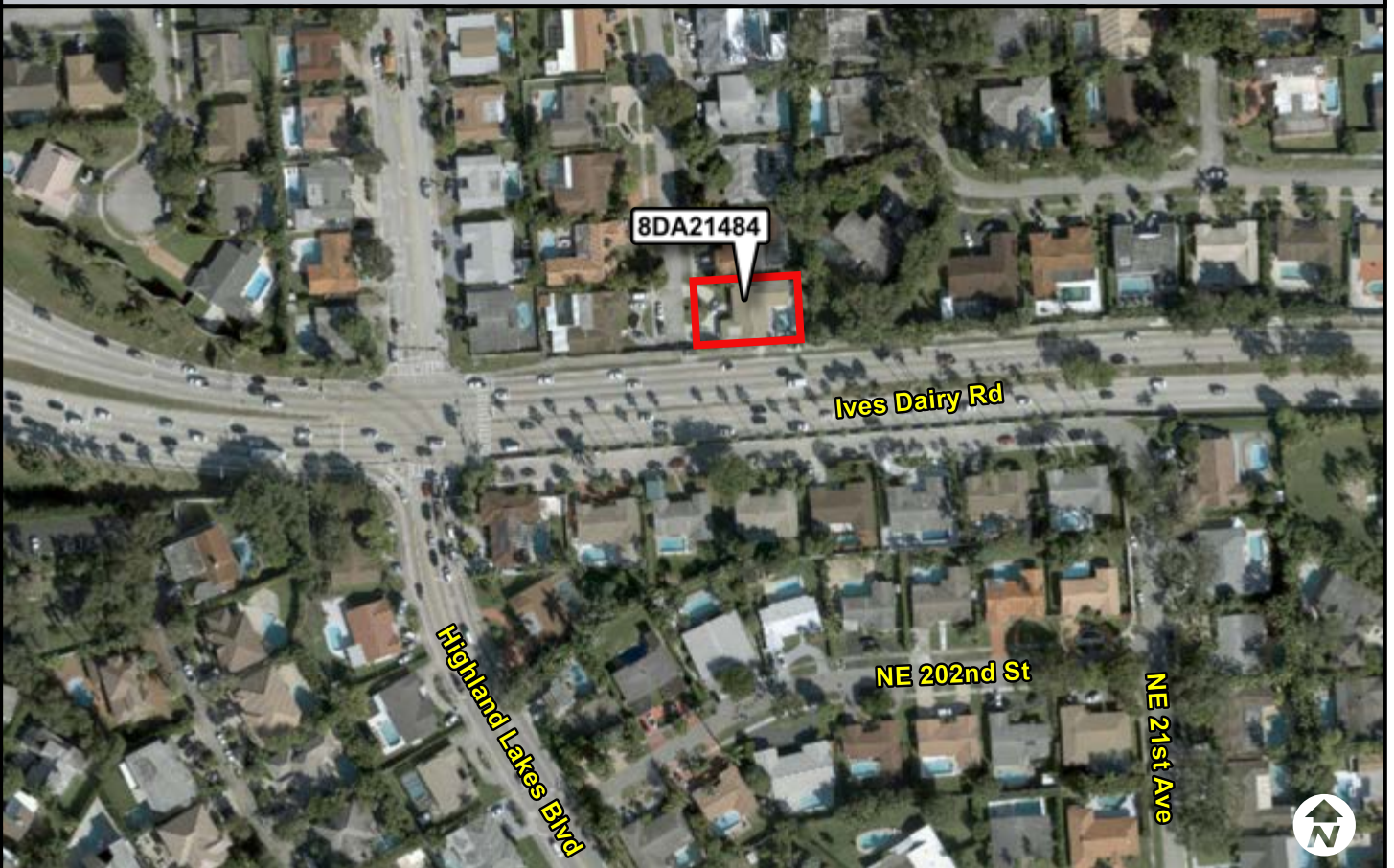
- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

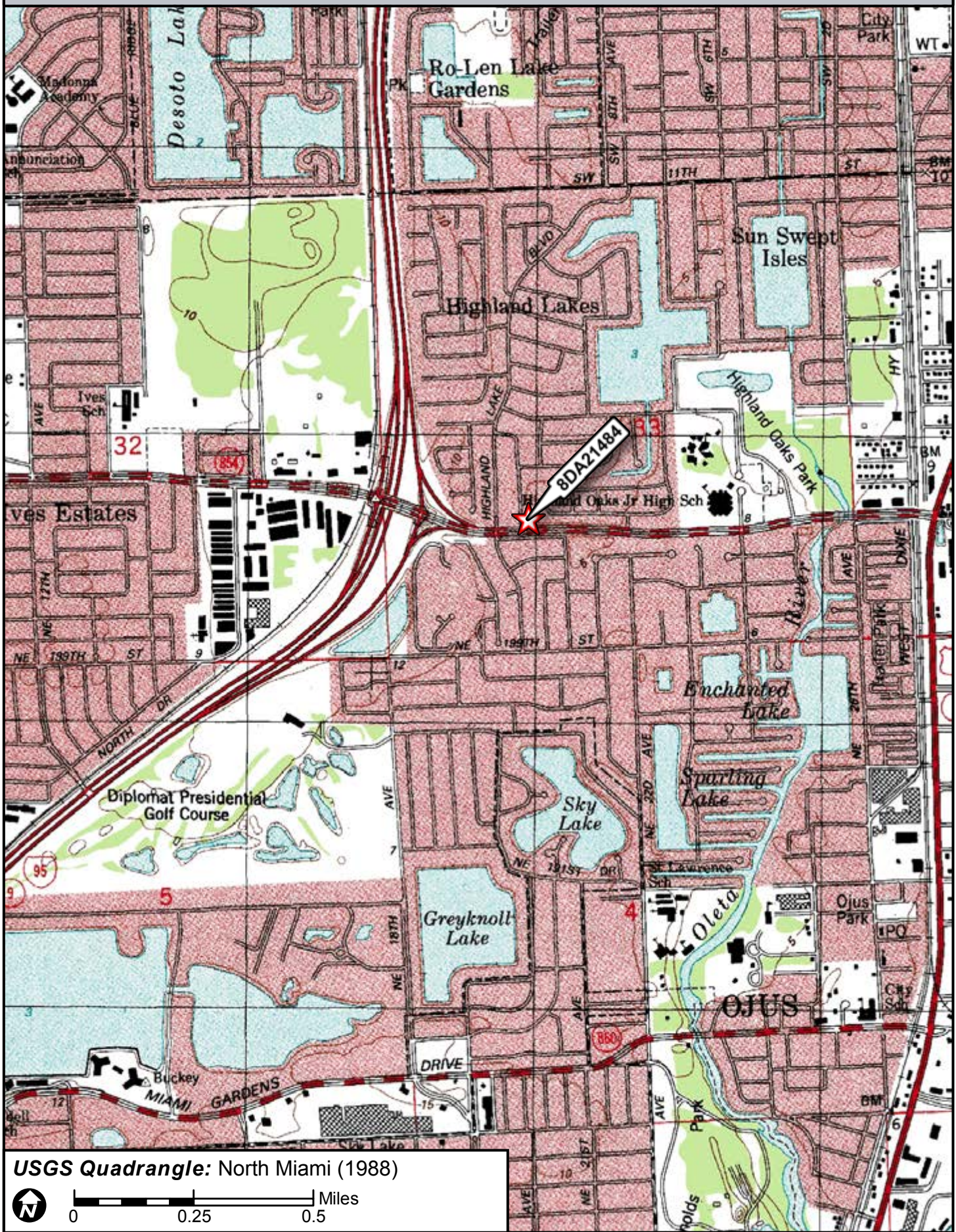
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

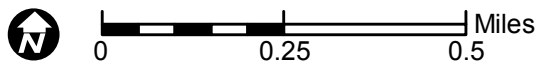








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21485
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 106

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20330 NE 20th Place Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 20330 NE 20th Place
Cross Streets (nearest / between) Between NE 203rd Ter and NE 204th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0170 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584035 Northing 2871917
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1971 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1971 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Mansard 2. 3.
Roof Material(s) 1. Built-up 2. Wood shingles 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
6/6 SHS; replacement 1/1 SHS; sidelights.

Distinguishing Architectural Features (exterior or interior ornaments)
Mansard roof; elaborated chimney; brick water table.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 1 Chimney Material(s): 1. Brick 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located right of center on building's main facade; accessible through open entry porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open entry porch is recessed under primary roof; roof is supported by three posts; brick cladding flanking door.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a mansard roof; exterior is stucco with brick cladding flanking the door and a brick water table; house has a broad, elaborated chimney on NW facade; windows on front wing have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

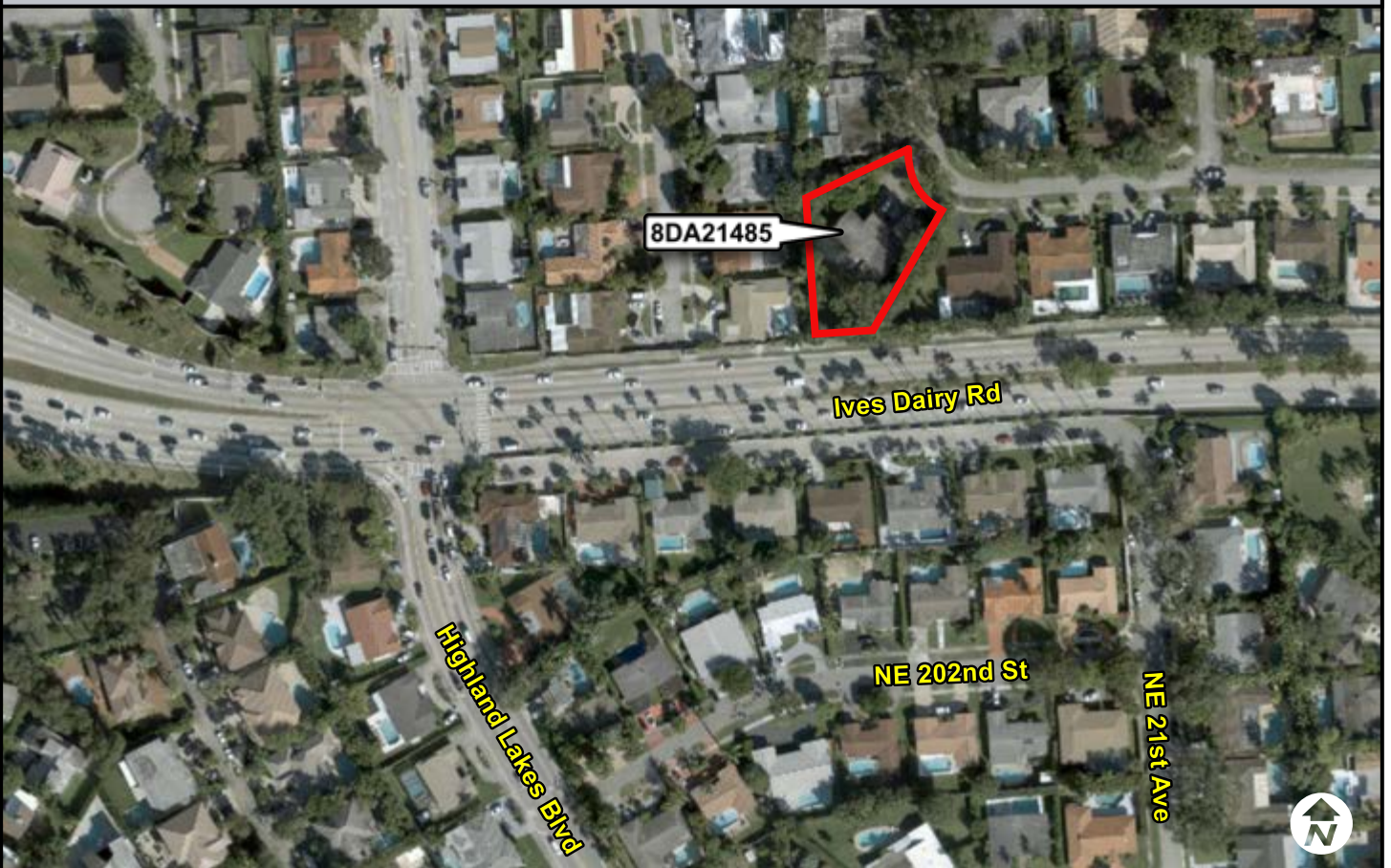
2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

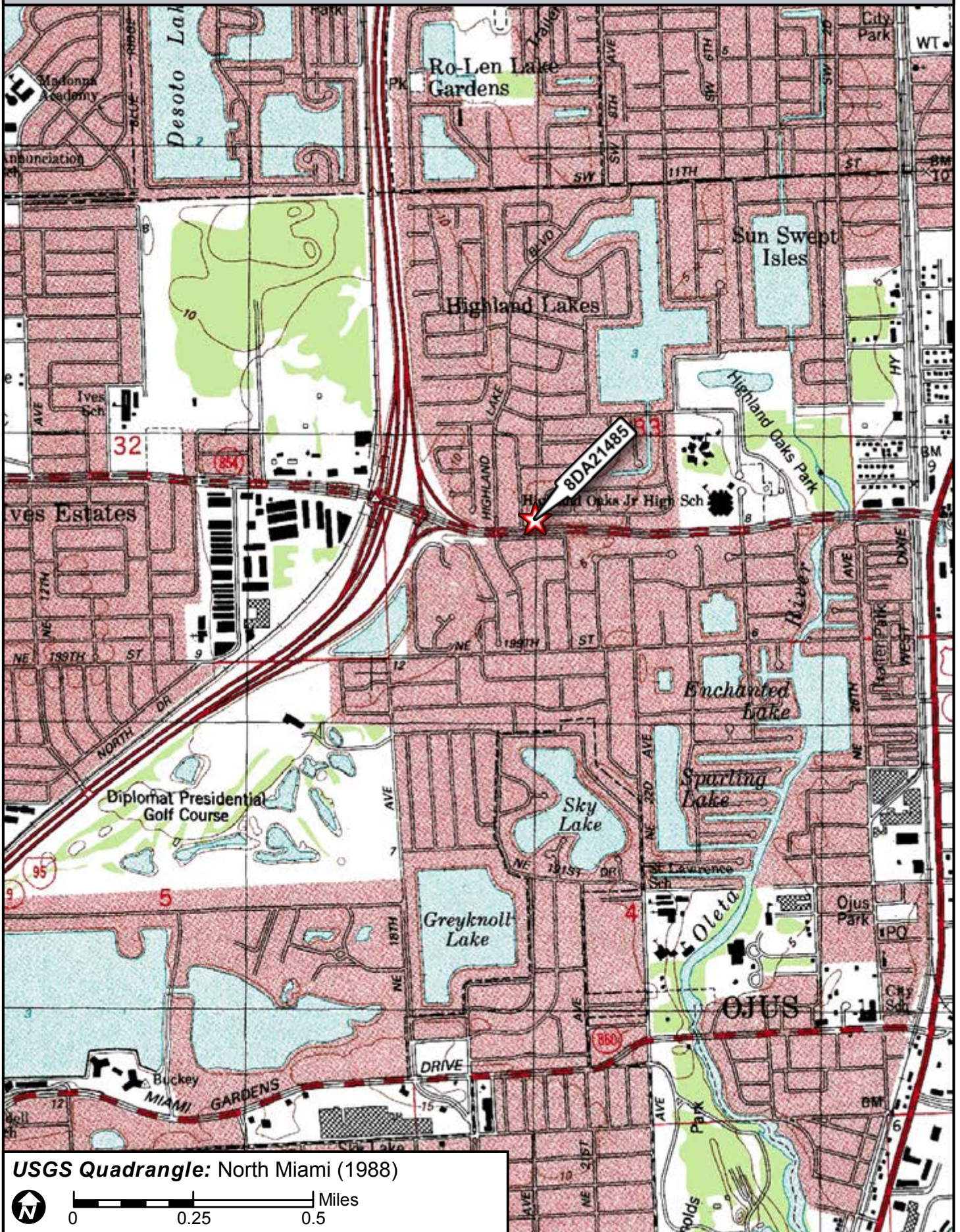
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>❷ LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

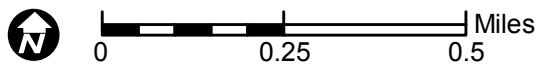








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21486
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 107

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2060 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2060 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 20th Pl and NE 21st Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0180 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584072 Northing 2871906
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1973 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1973 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Planters spanning most of main facade; recessed double-door entry; side-facing garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.) Open entry porch is recessed under primary side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof over the garage wing; exterior is stucco; built-in planters span majority of main facade; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

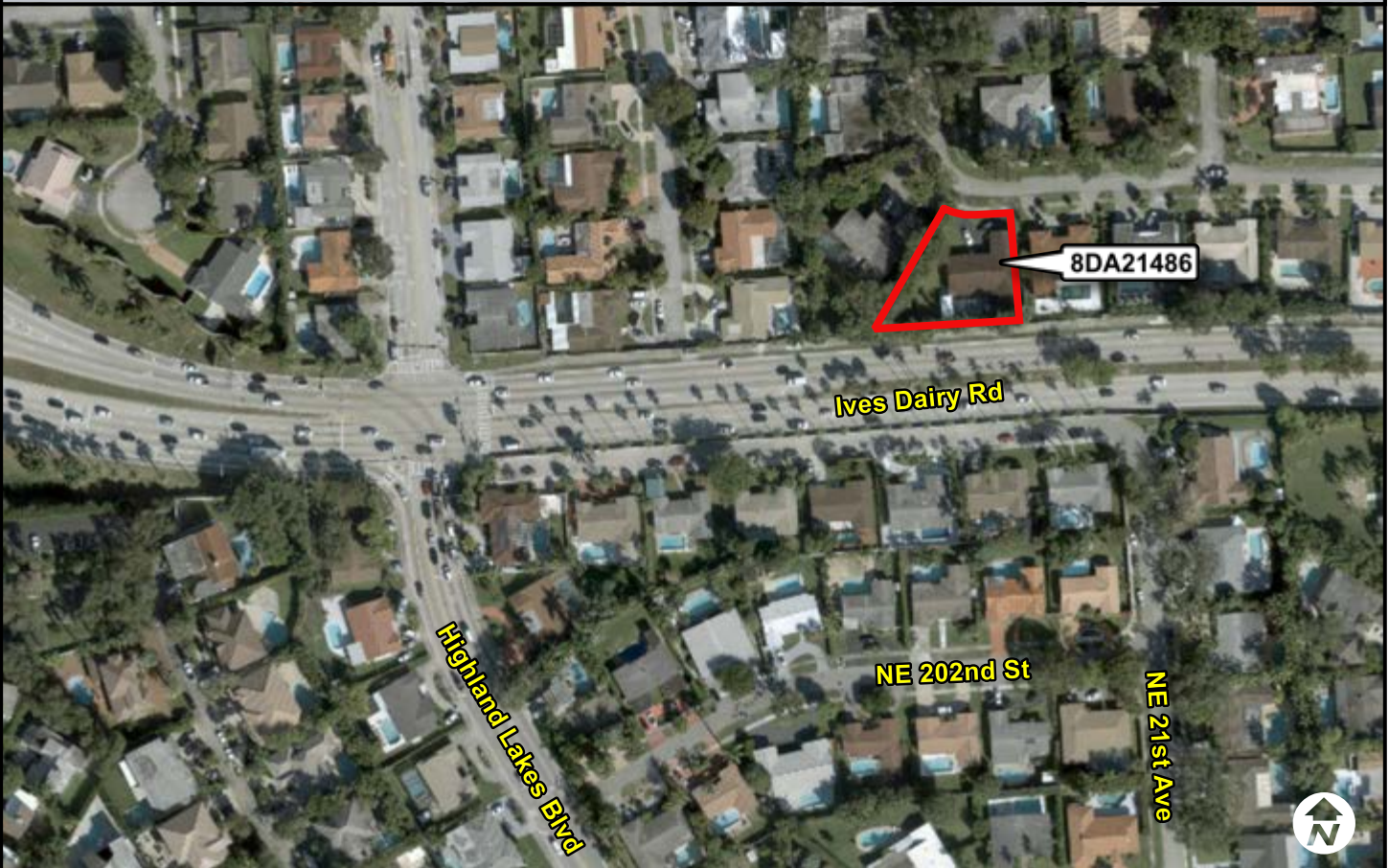
Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments

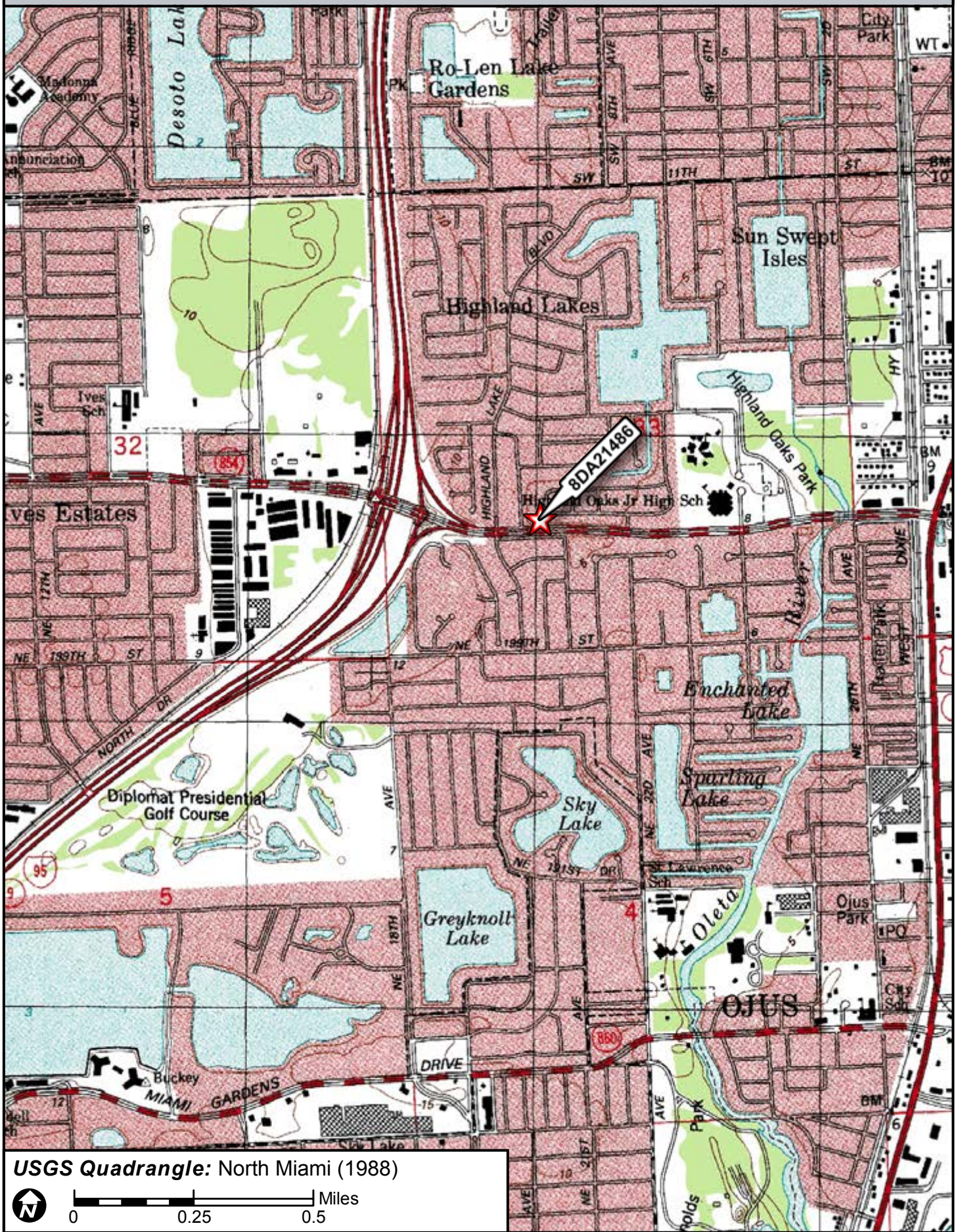
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

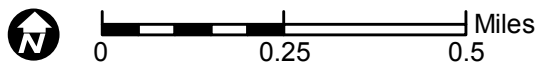








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21487
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 108

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2070 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2070 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 20th Pl and NE 21st Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0190 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584099 Northing 2871912
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1971 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1971 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Doors; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; fixed; lights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick planters; deeply recessed entry; double-door entry; brick knee wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located slightly right of center on building's main facade; double-door entry; accessible through open entry porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open entry porch is deeply recessed under primary side-gabled roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by two hipped wings; exterior is stucco with a brick knee wall extending from left side of main facade; brick planter spans right wing.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

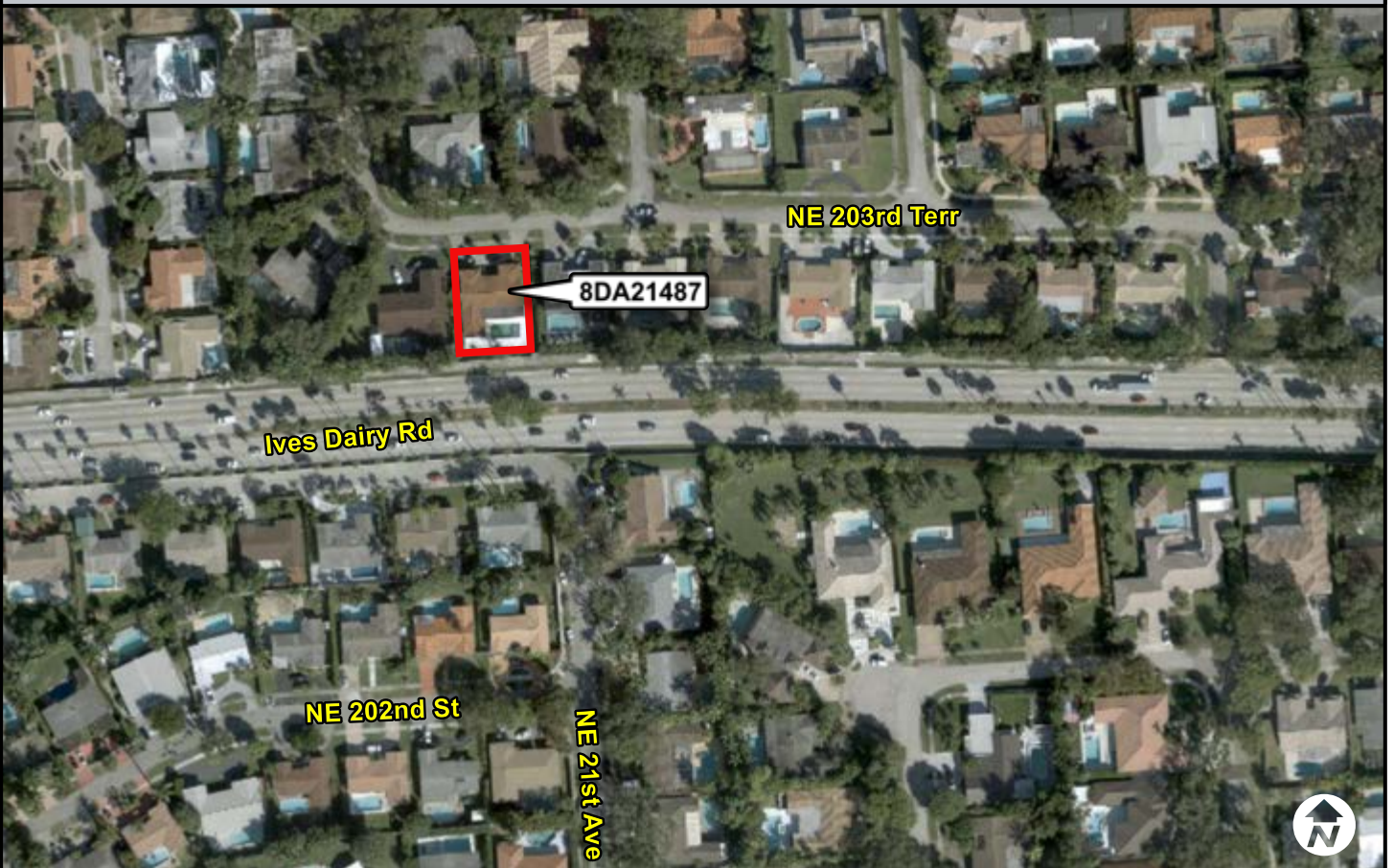
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

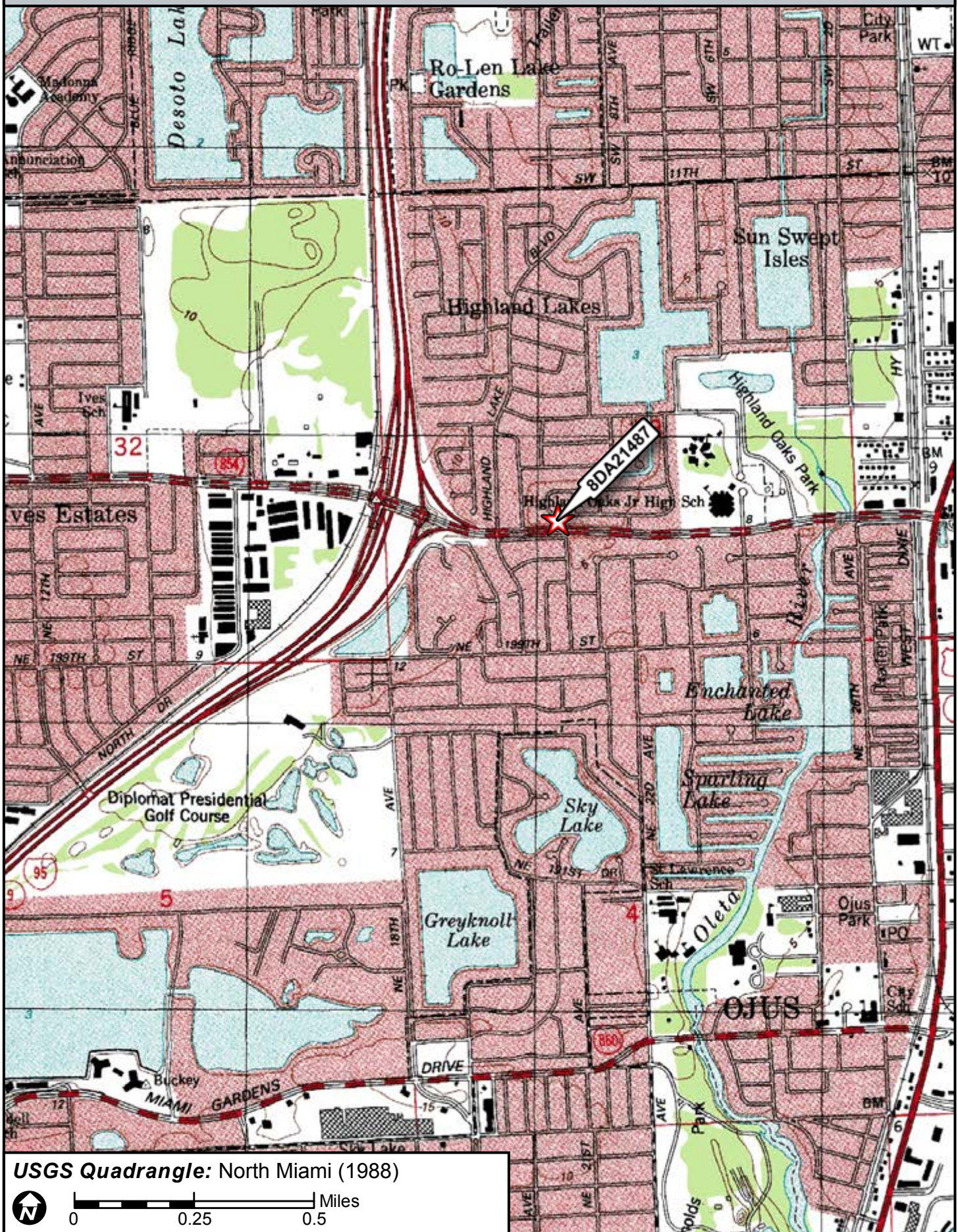
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

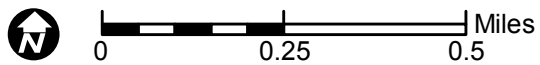








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21488
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 109

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2080 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2080 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 20th Pl and NE 21st Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0200 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5841127 Northing 2871912
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Doors; windows; unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Mansard 2. 3.
Roof Material(s) 1. Barrel tile 2. Built-up 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding; fixed; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Mansard roof; projections flanking fixed windows; symmetrical main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered under primary mansard roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The one-story, "U"-shaped Ranch style house has a mansard roof; exterior is stucco; wall projections flank the fixed courtyard windows; windows and front doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

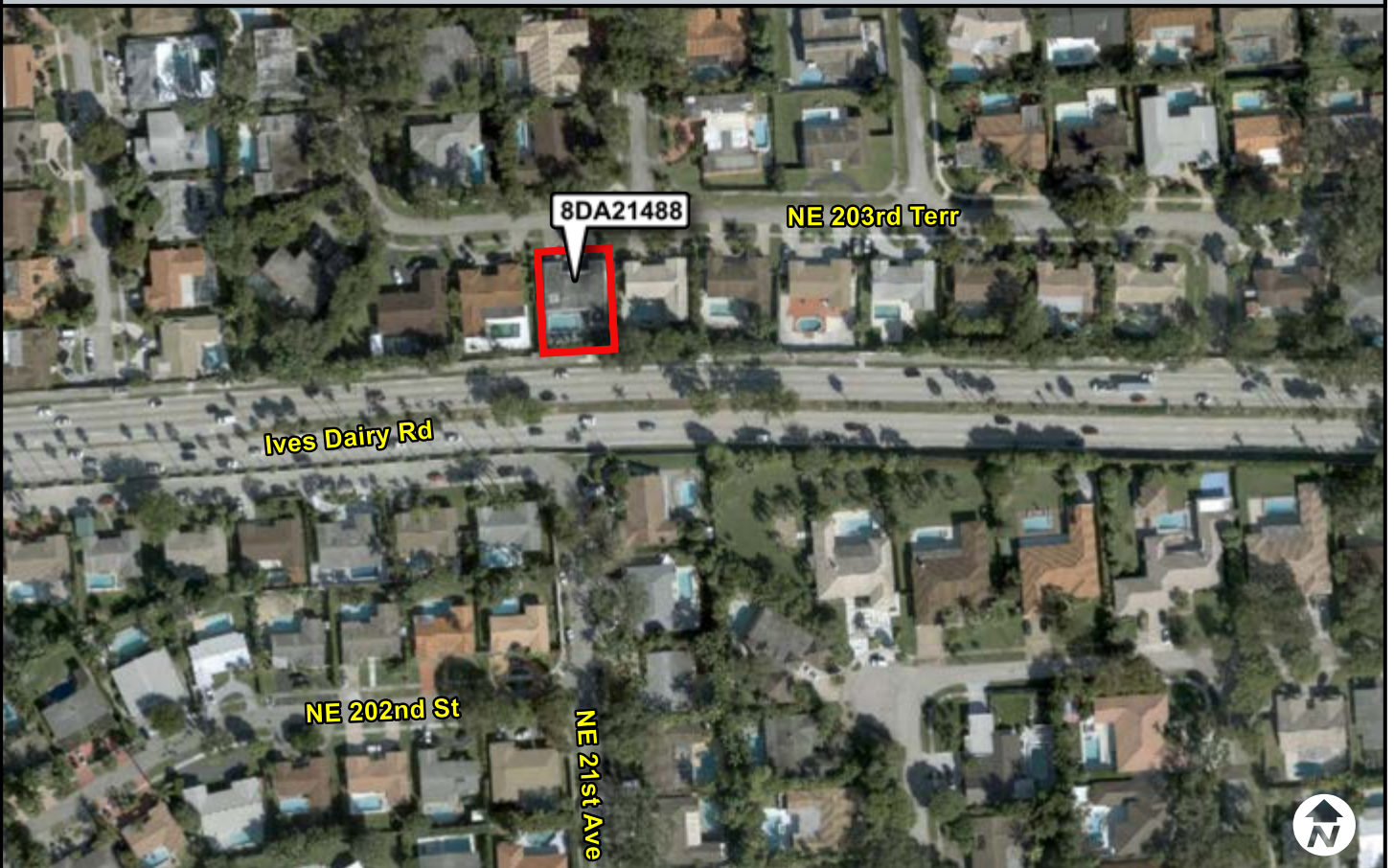
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2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

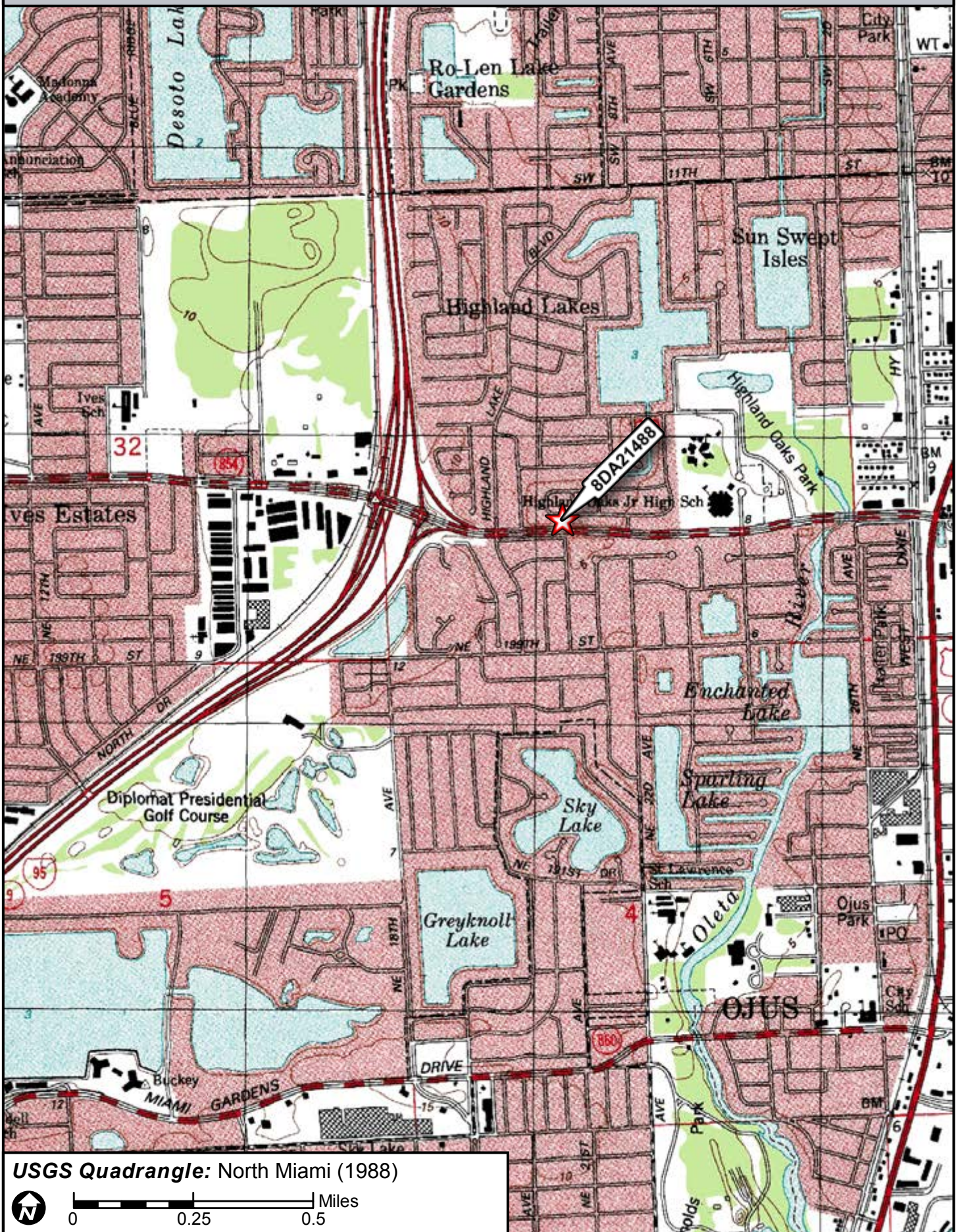
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

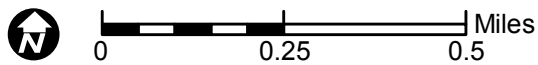








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21489
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 110

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2100 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2100 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ave and NE 21st Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0210 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5841152 Northing 28719113
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Entire facade; 2023.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Not applicable 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
None.

Distinguishing Architectural Features (exterior or interior ornaments)
None, house is being remodeled.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Obscured.

**Porch Descriptions (types, locations, roof types, etc.)**

None.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The house is currently being extensively remodeled so that features are indeterminable. Aerial photographs show that the house previously had a side-gabled roof crossed by two front-gabled wings.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

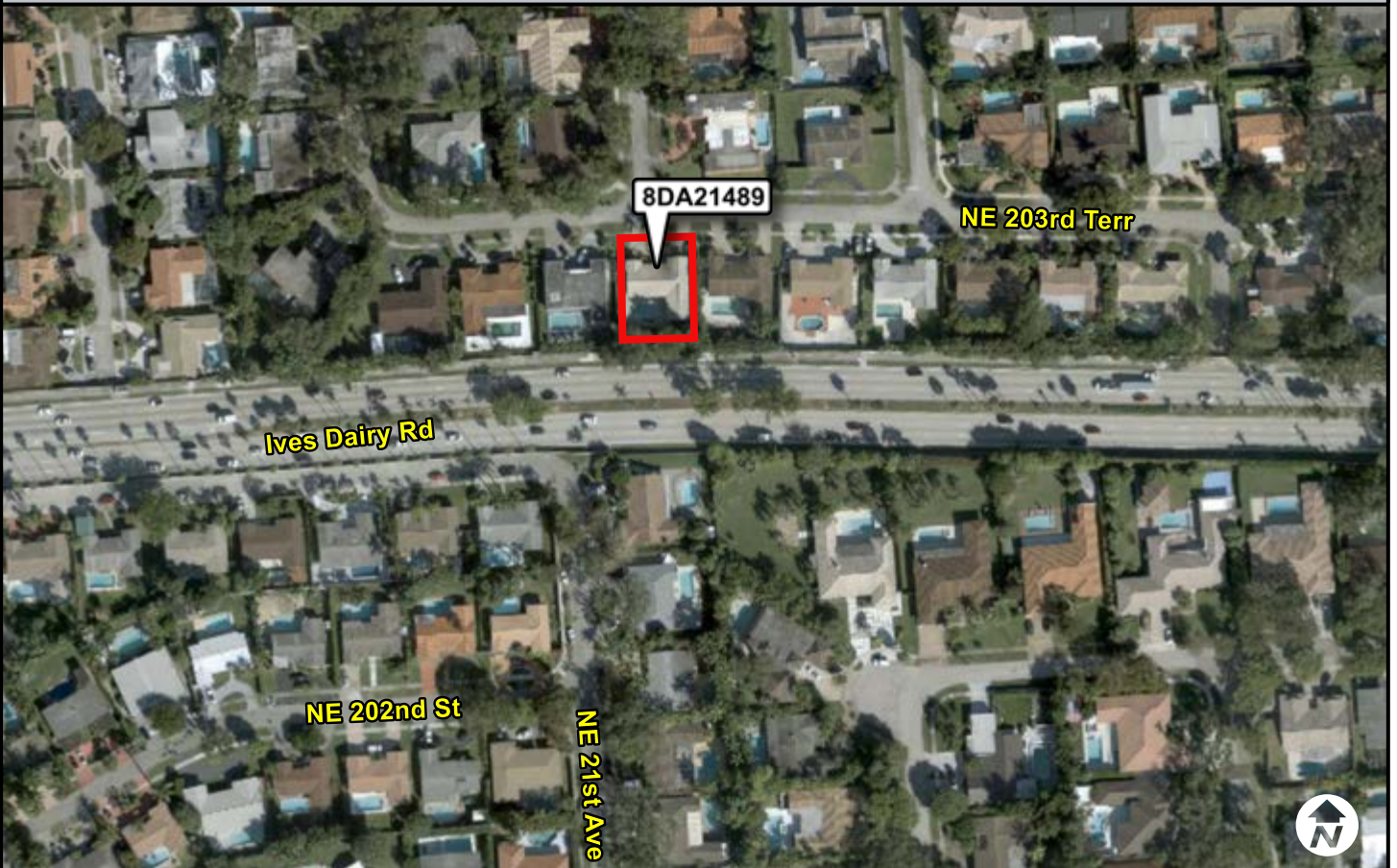
- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

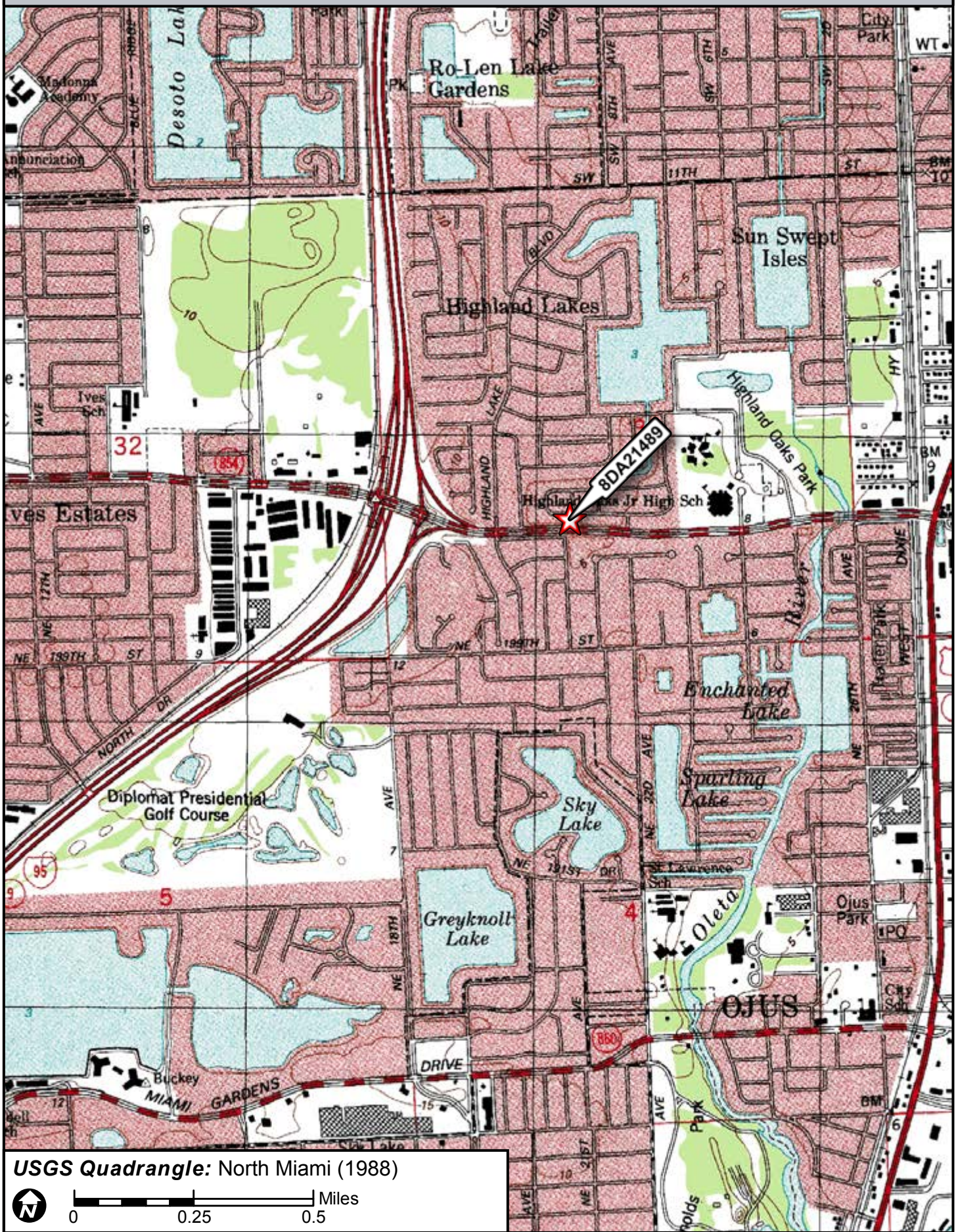
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<p><b>❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b></p> <p><b>❷ LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)</p> <p><b>❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b></p> <p>When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.</p>
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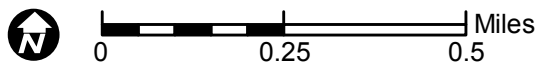








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21490
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 111

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2110 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2110 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ave and NE 21st Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-02200 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584179 Northing 2871914
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS; fixed; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; symmetrical main facade; wall projections from wings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)
Located at center of main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)
Open entry porch is sheltered by overhang of primary side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource
The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; wall projections from the wings frame central courtyard; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

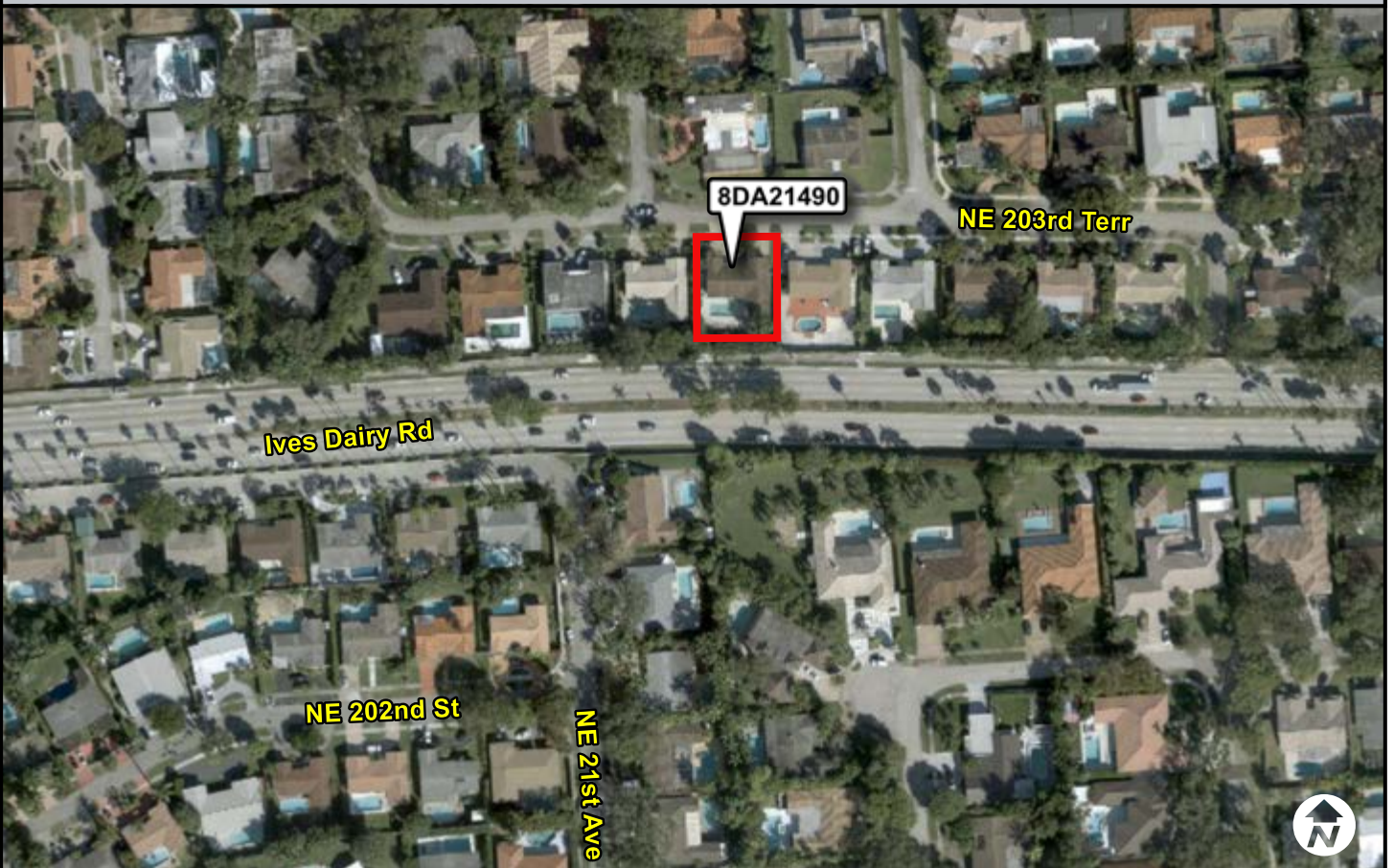
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

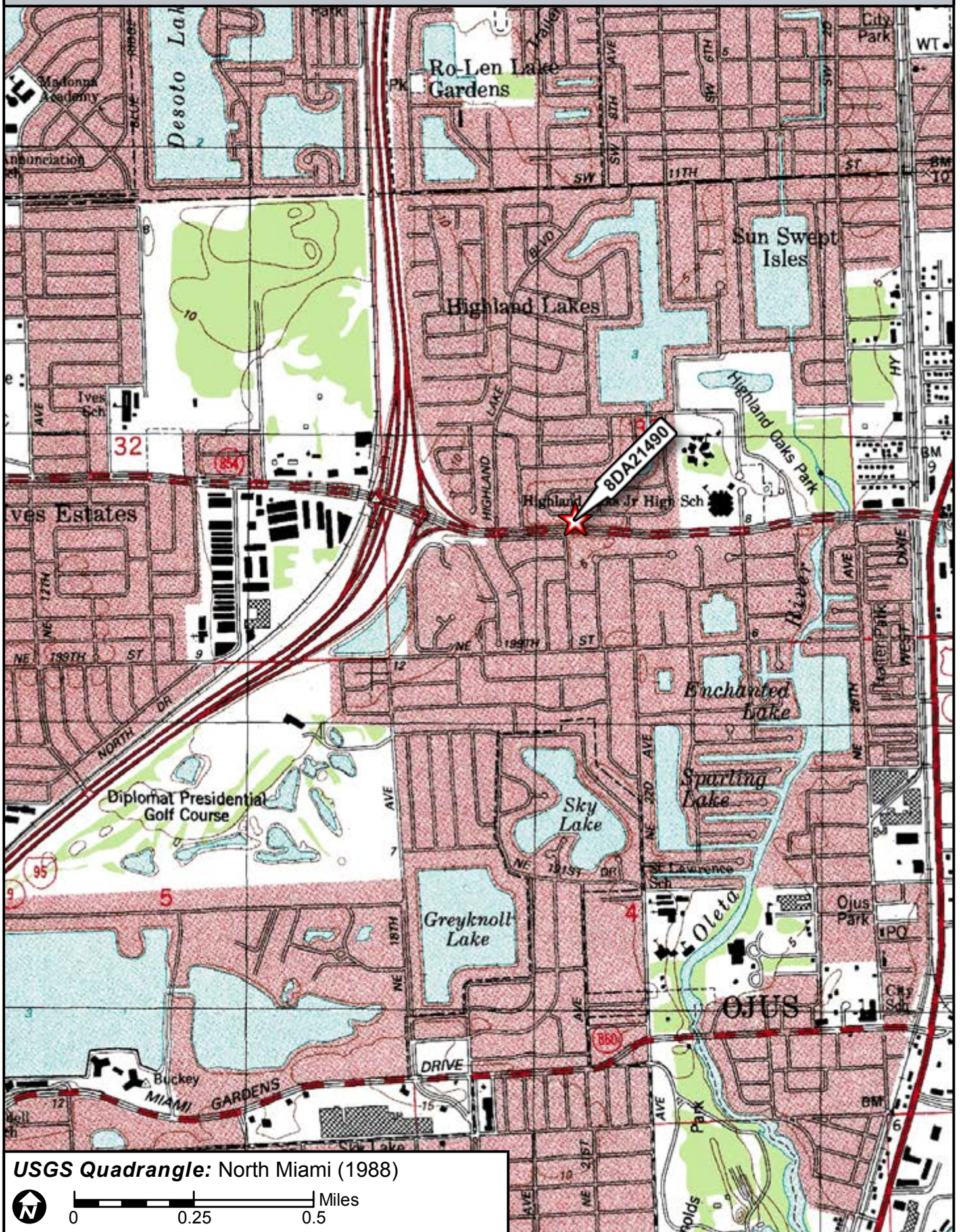
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

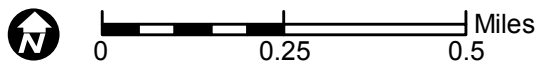








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21491
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 112

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2120 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2120 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ave and NE 21st Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0230 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5842108 Northing 28719112
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; front-facing garage, not centered on its wing; wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center of main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by overhang of primary side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

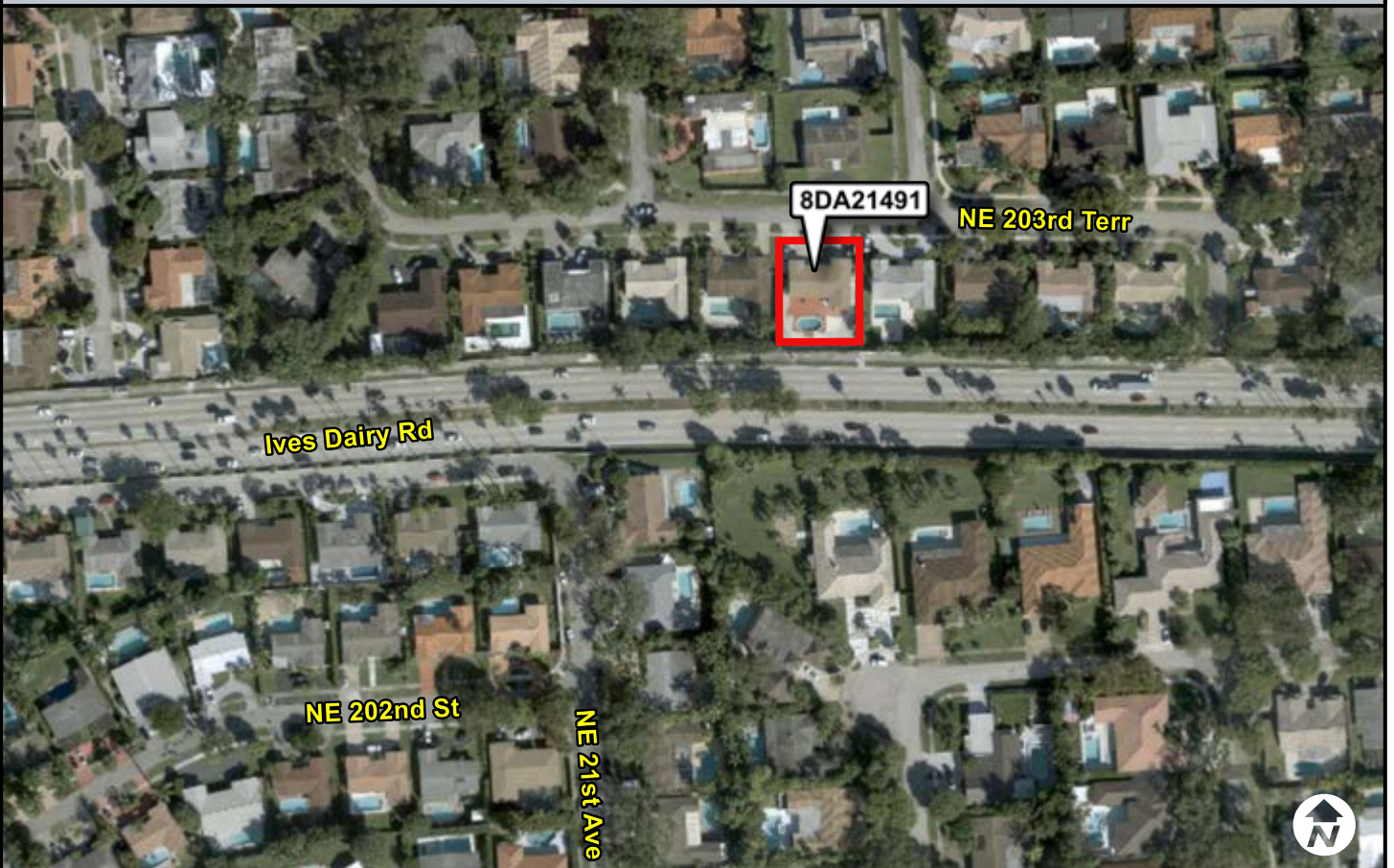
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

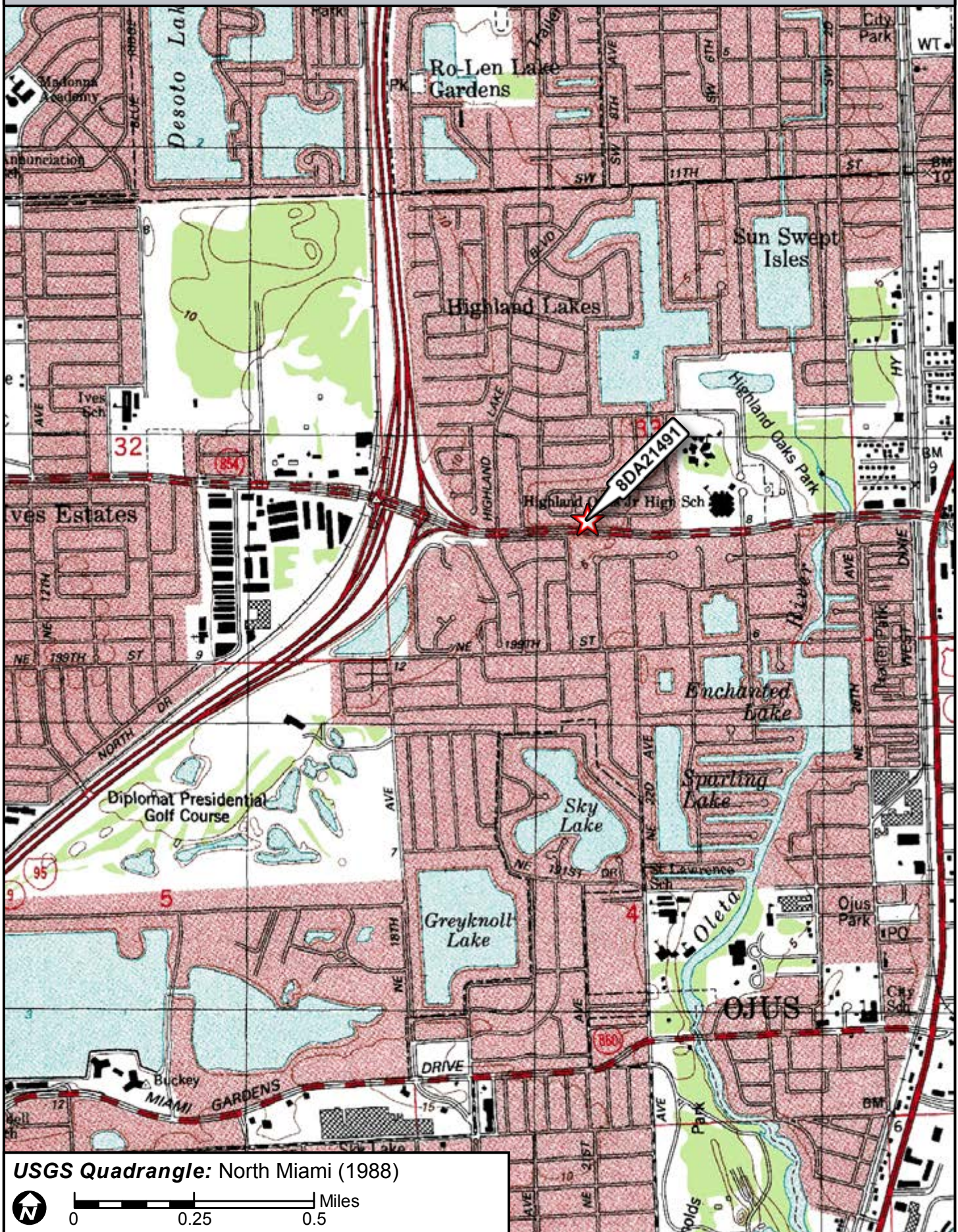
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

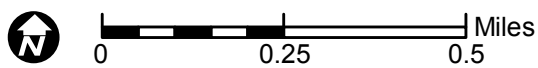








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21492
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 113

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2130 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2130 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ave and NE 21st Ct
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0240 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584235 Northing 2871910
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; brick cladding on outer portions of wings and along porch; knee wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is sheltered by overhangs of side-gabled and front-gabled roofs.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with brick cladding along porch and on outer sections of the wings; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

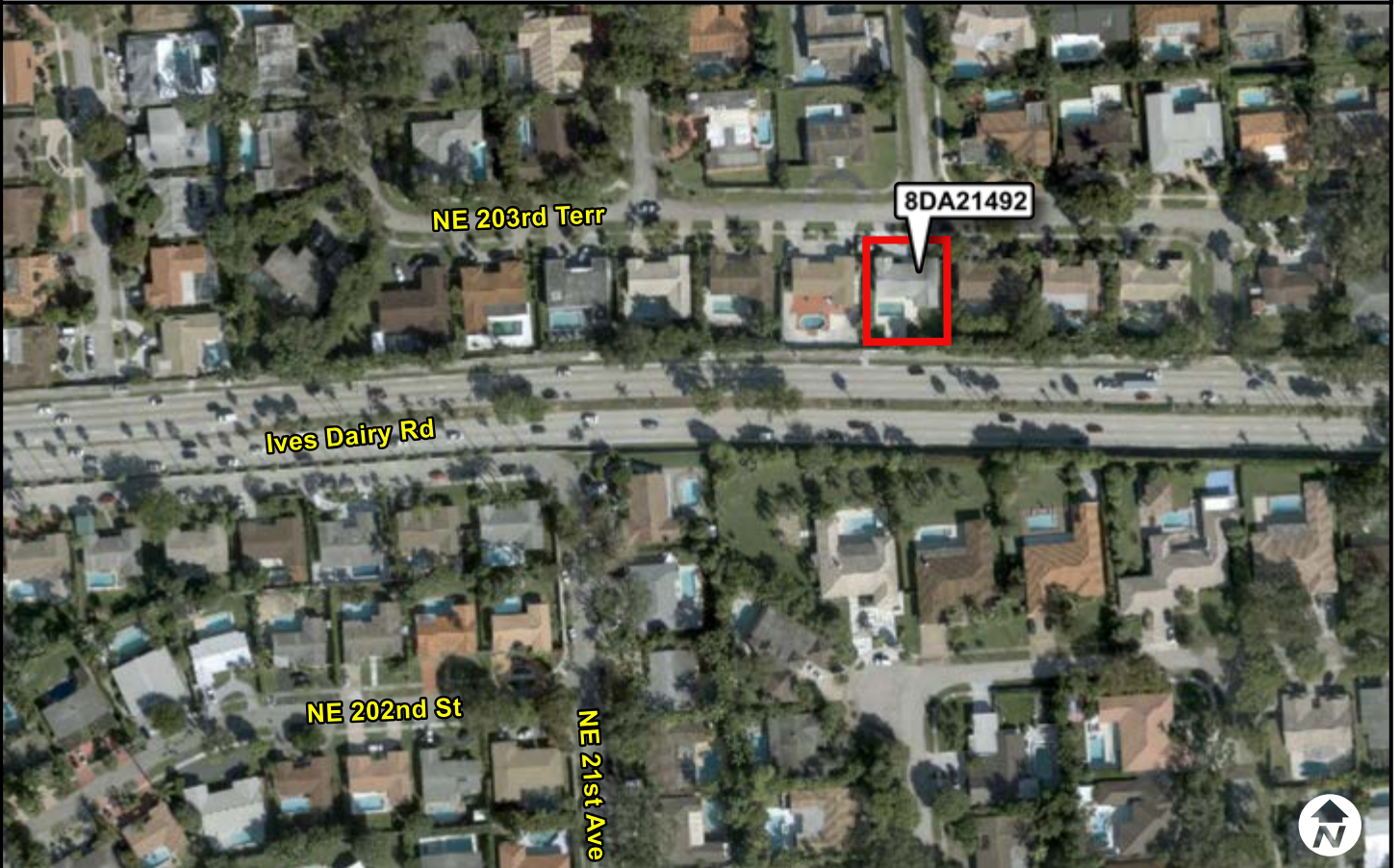
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

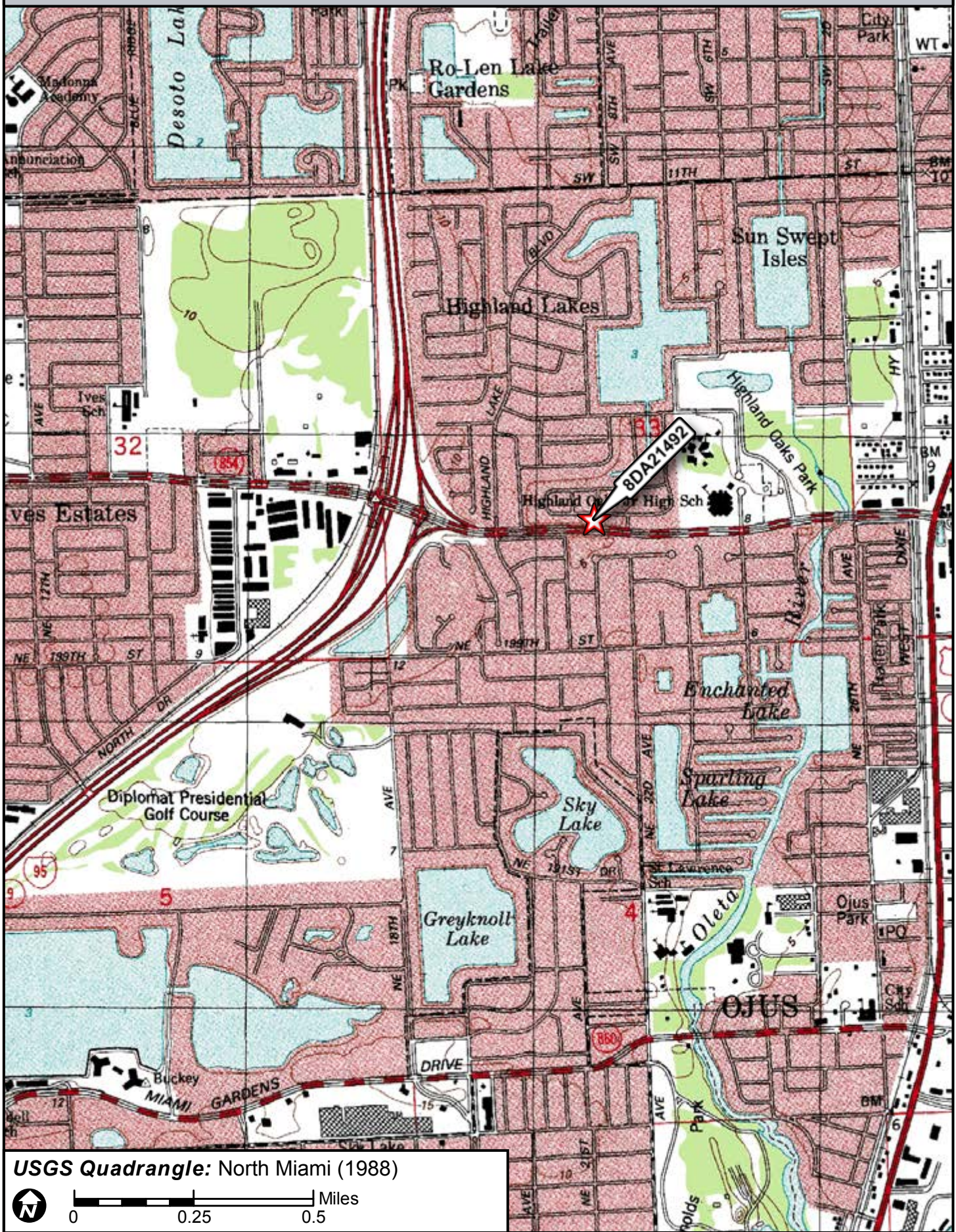
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

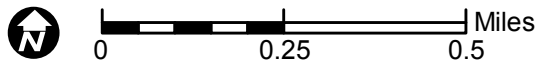








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21493
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 114

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2140 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2140 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ct and NE 22nd Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0250 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5842162 Northing 28719110
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 9-light sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; brick cladding along porch and lower facades; decorative shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center of building's main facade; double-door entry; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang; brick cladding along porch.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with brick cladding along porch and on lower facades; decorative shutters flank windows; windows and doors have been replaced.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

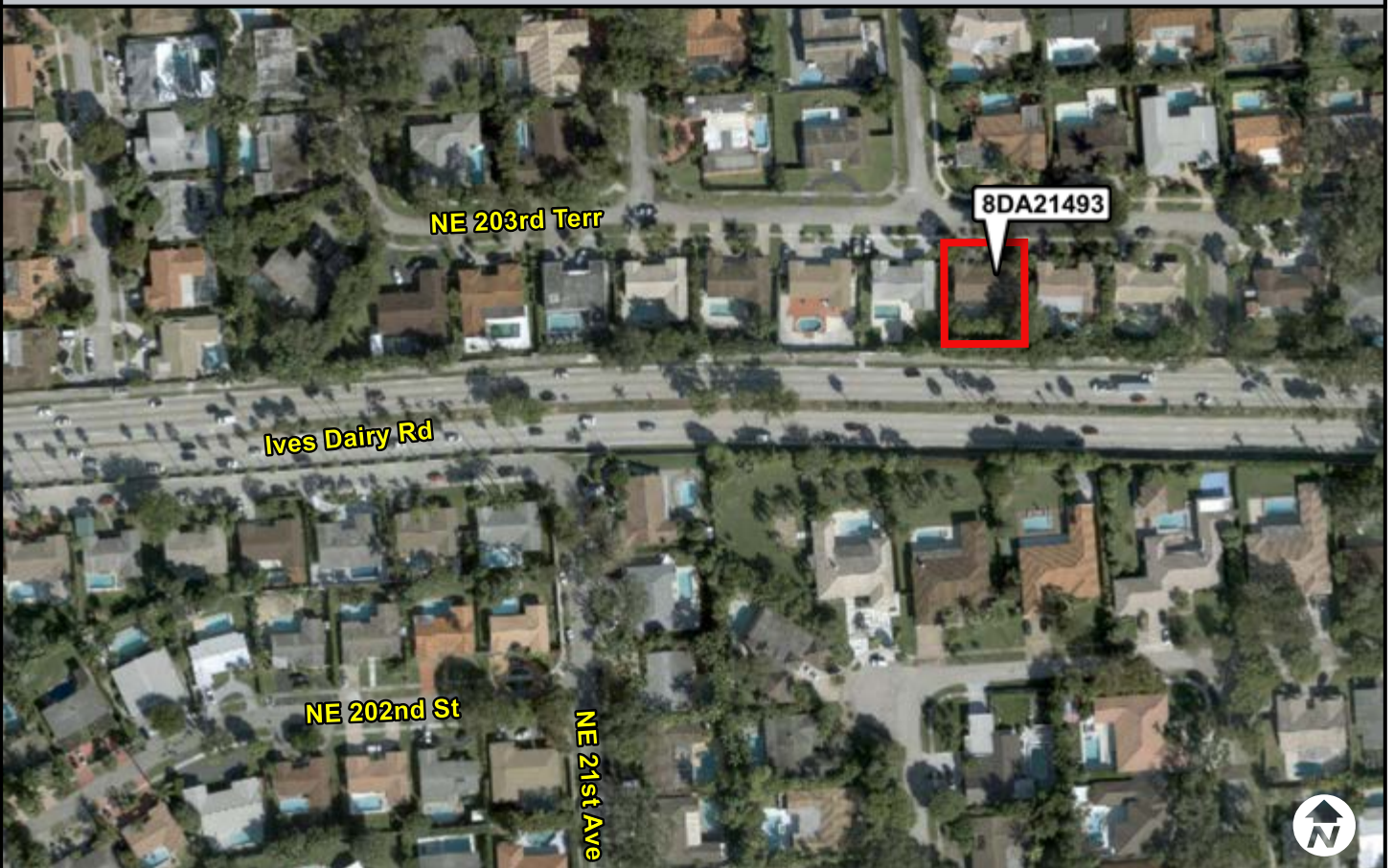
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

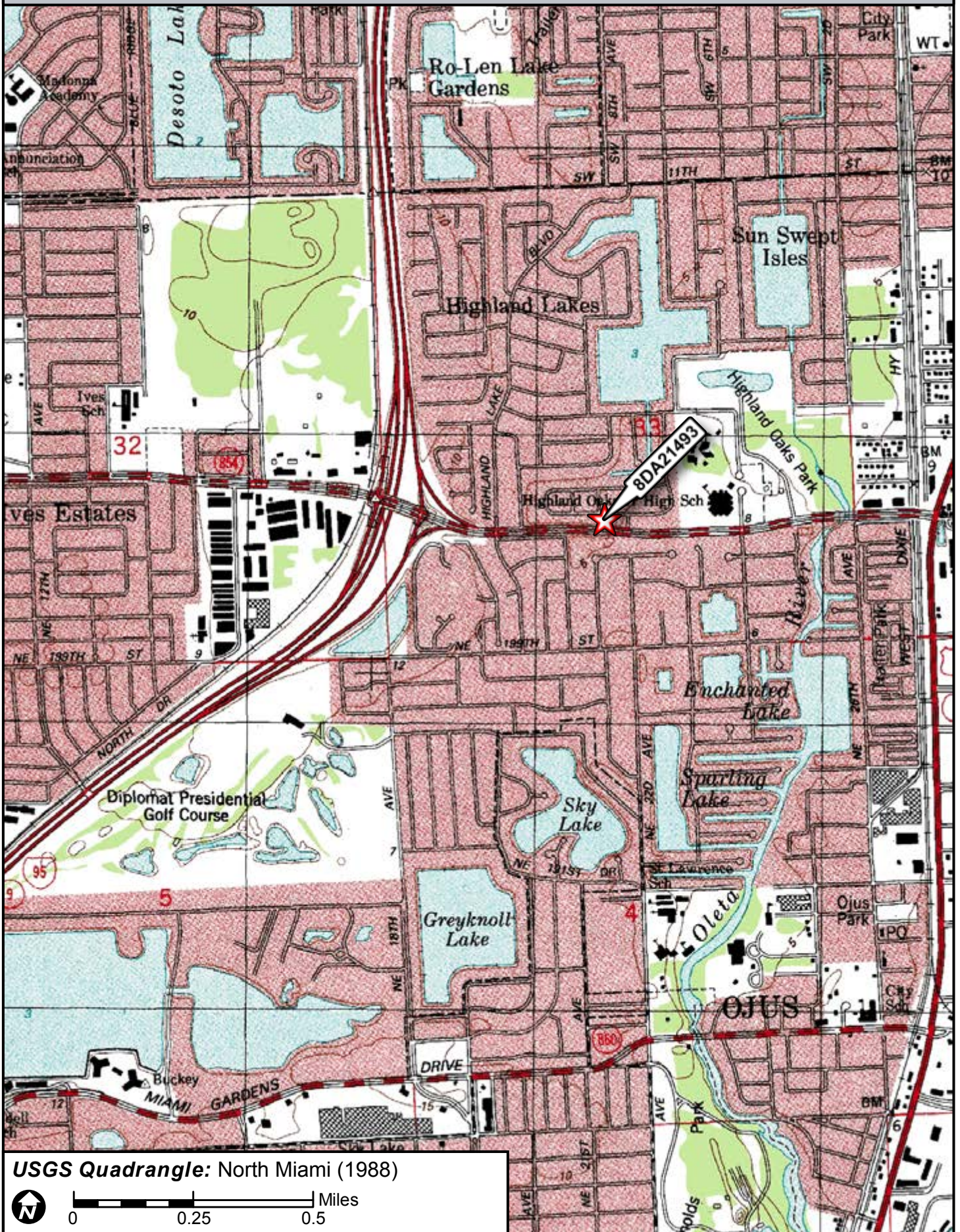
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

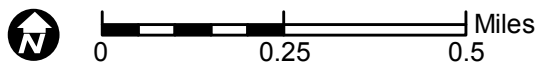








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21494
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 115

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2150 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2150 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ct and NE 22nd Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0260 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5842189 Northing 2871909
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1970 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1970 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c1977.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6/6 SHS; light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding along porch and outer portions of wings; half walls extending from wings form courtyard.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located on left side of building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans center of main facade between front-gabled wings; sheltered by primary side-gabled roof overhang; stone cladding along porch; accessible through central courtyard formed by wings and half walls.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with stone cladding along porch and on outer sides of wings; half walls partially enclose central courtyard; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

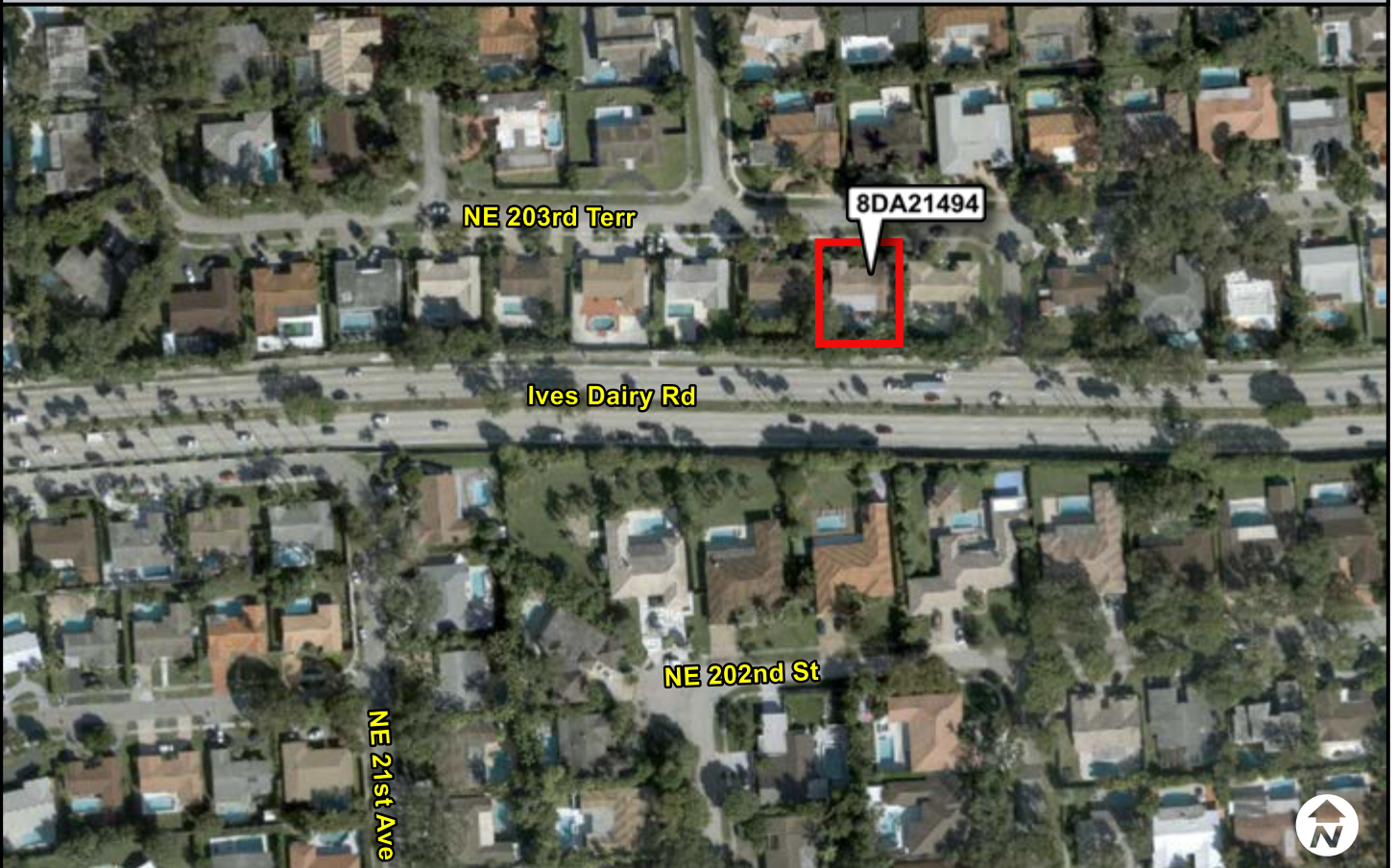
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

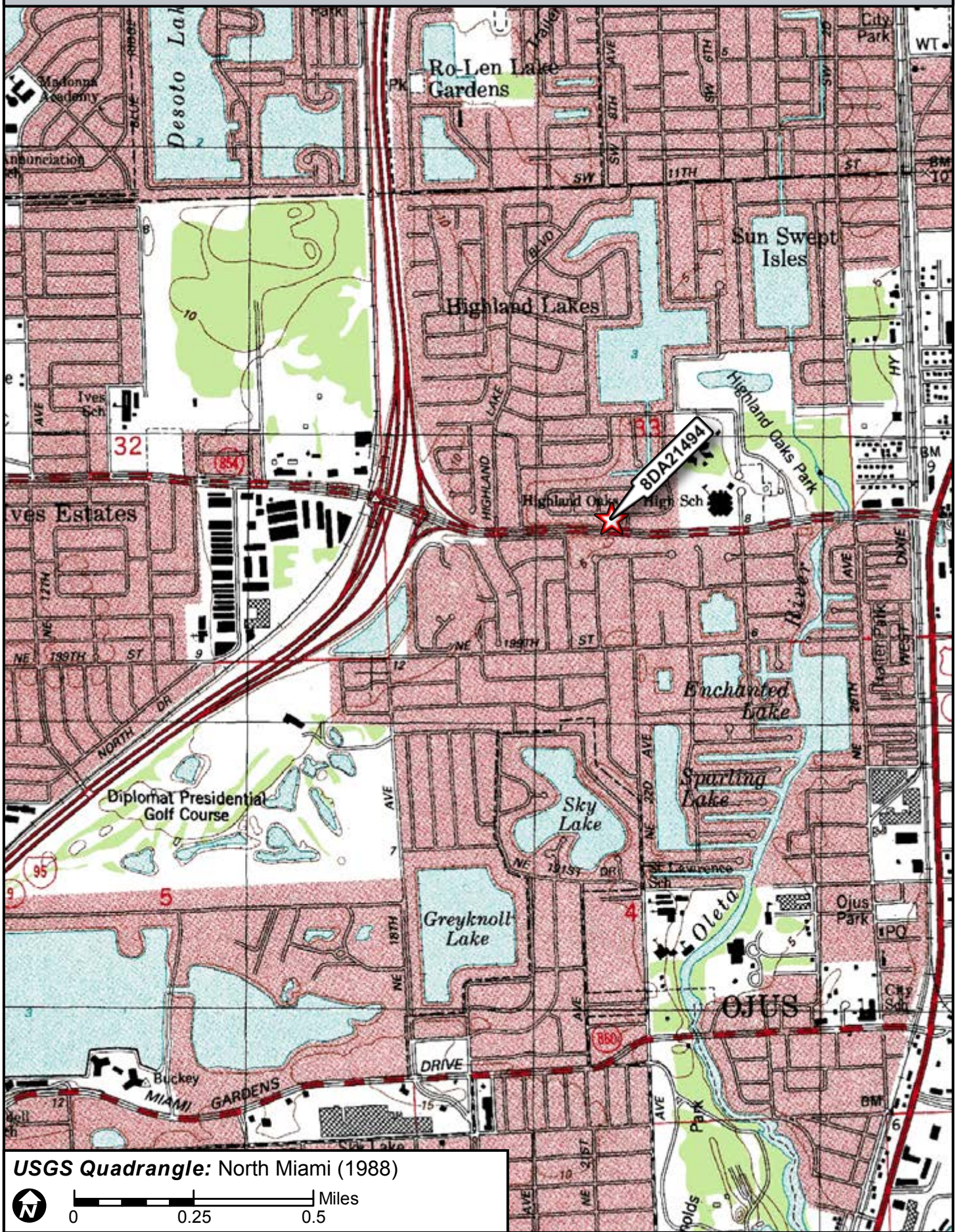
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

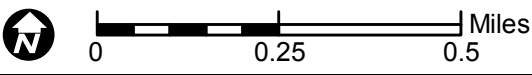








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21495
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 116

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2160 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2160 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 21st Ct and NE 22nd Ave
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0270 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][4][3][1][7] Northing [2][8][7][1][9][0][8]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6/6 SHS; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; central recessions on both front wing facades.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center on building's main facade; double-door entry; accessible through open entry porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open entry porch is located between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**

The Ranch style house has a side-gabled roof crossed by two hipped wings; exterior is stucco with recessed central areas on both wings; half wall extends from right side of main facade; windows have been replaced.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

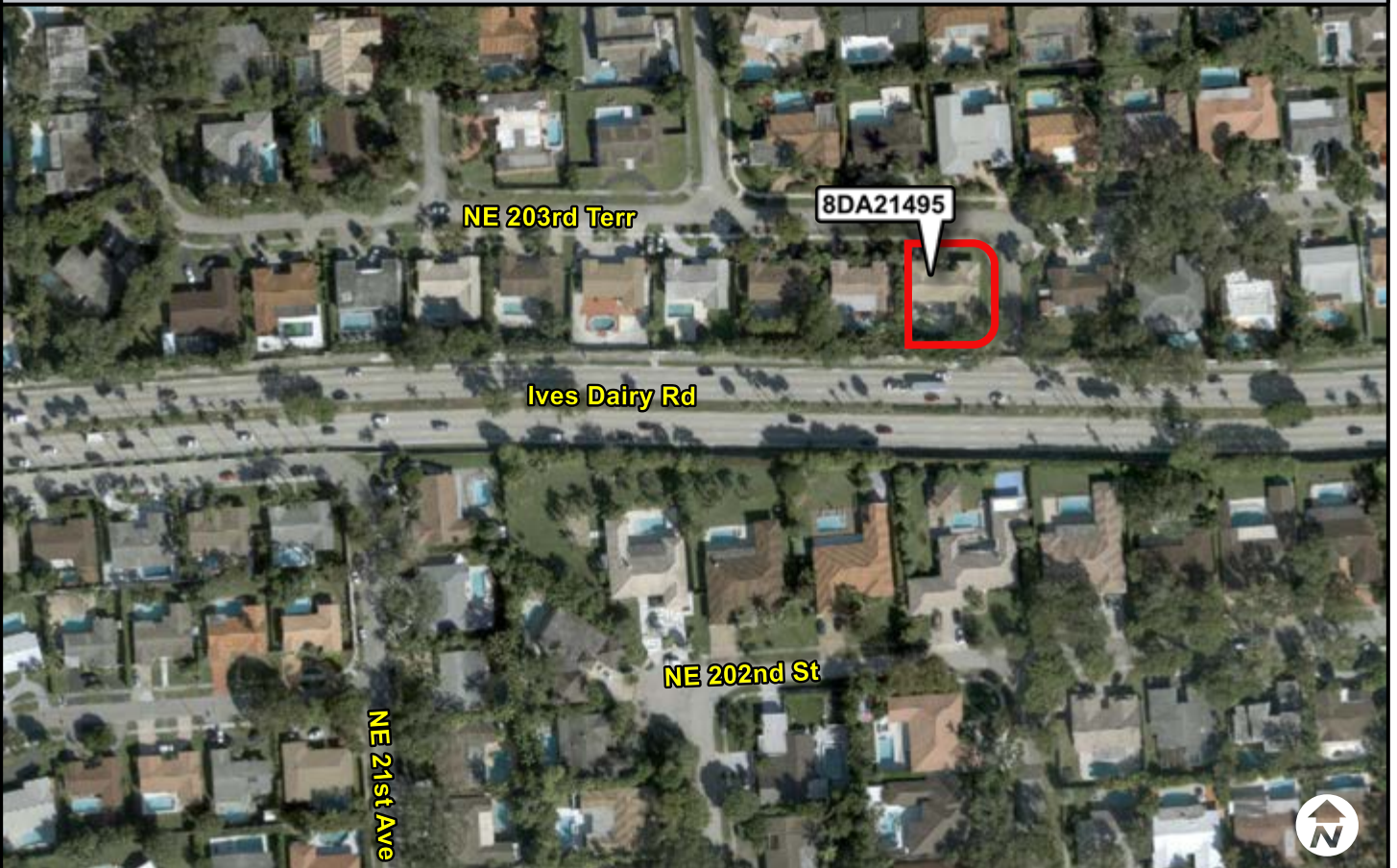
- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

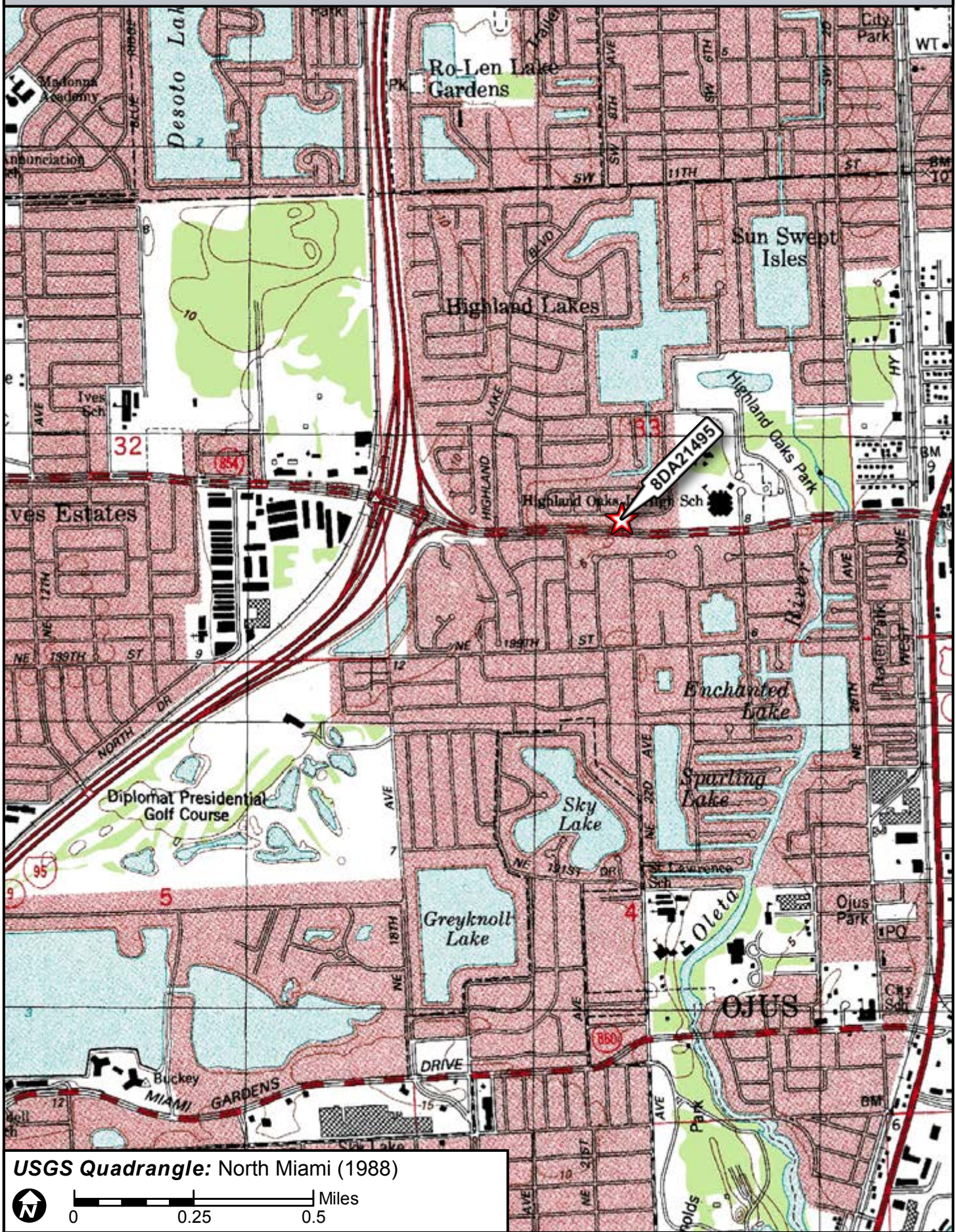
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

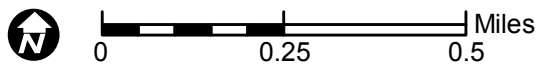








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21496
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 117

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 2200 NE 203rd Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 2200 NE 203rd Terrace
Cross Streets (nearest / between) Between NE 22nd Ave and NE 22nd Pl
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-028-0420 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 584436 Northing 2871906
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan U-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement 1/1 SHS; fixed; lights in doors.
Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; wide eaves.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; double-door entry; accessible through entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by front-gabled wings; exterior is stucco; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

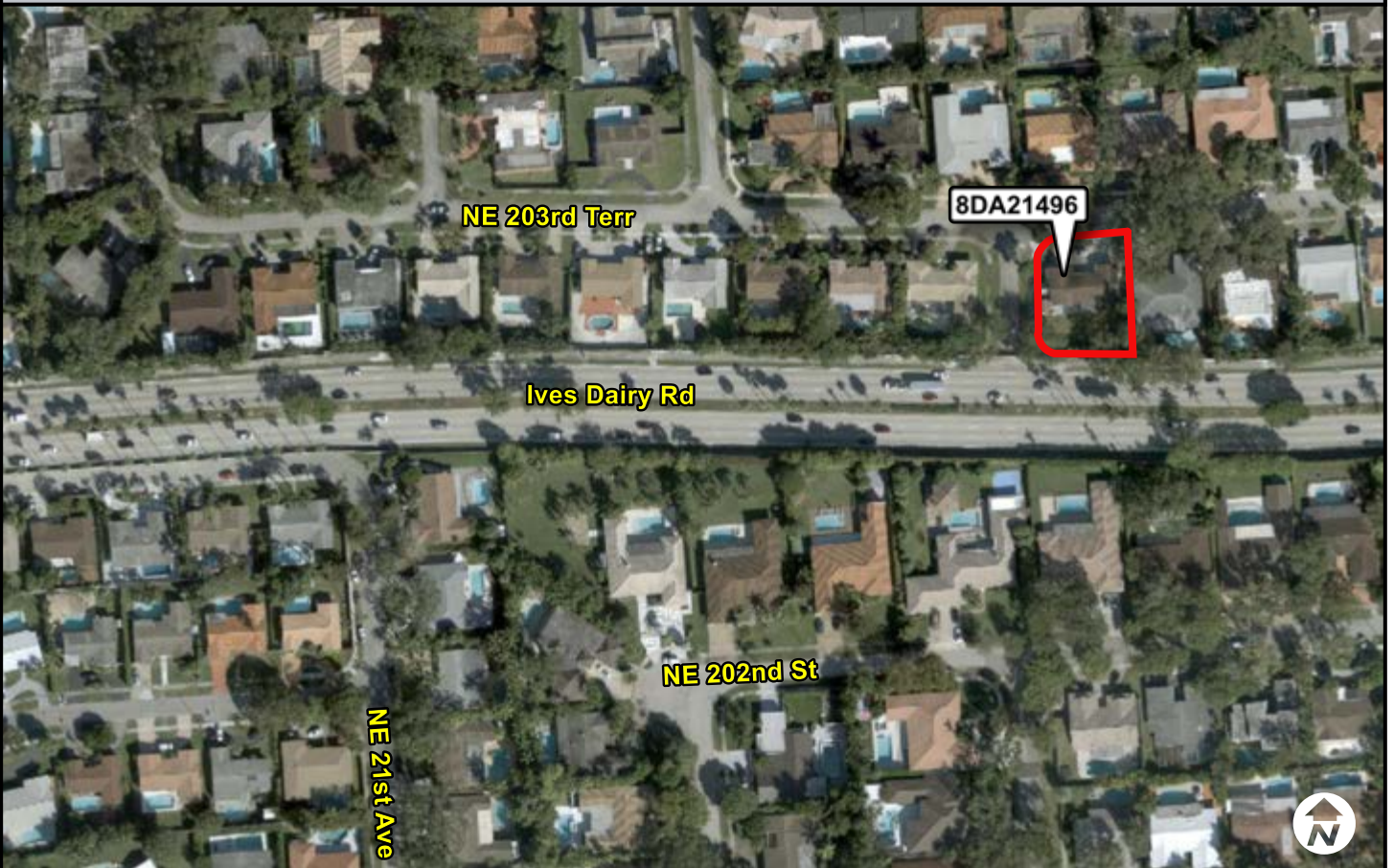
- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

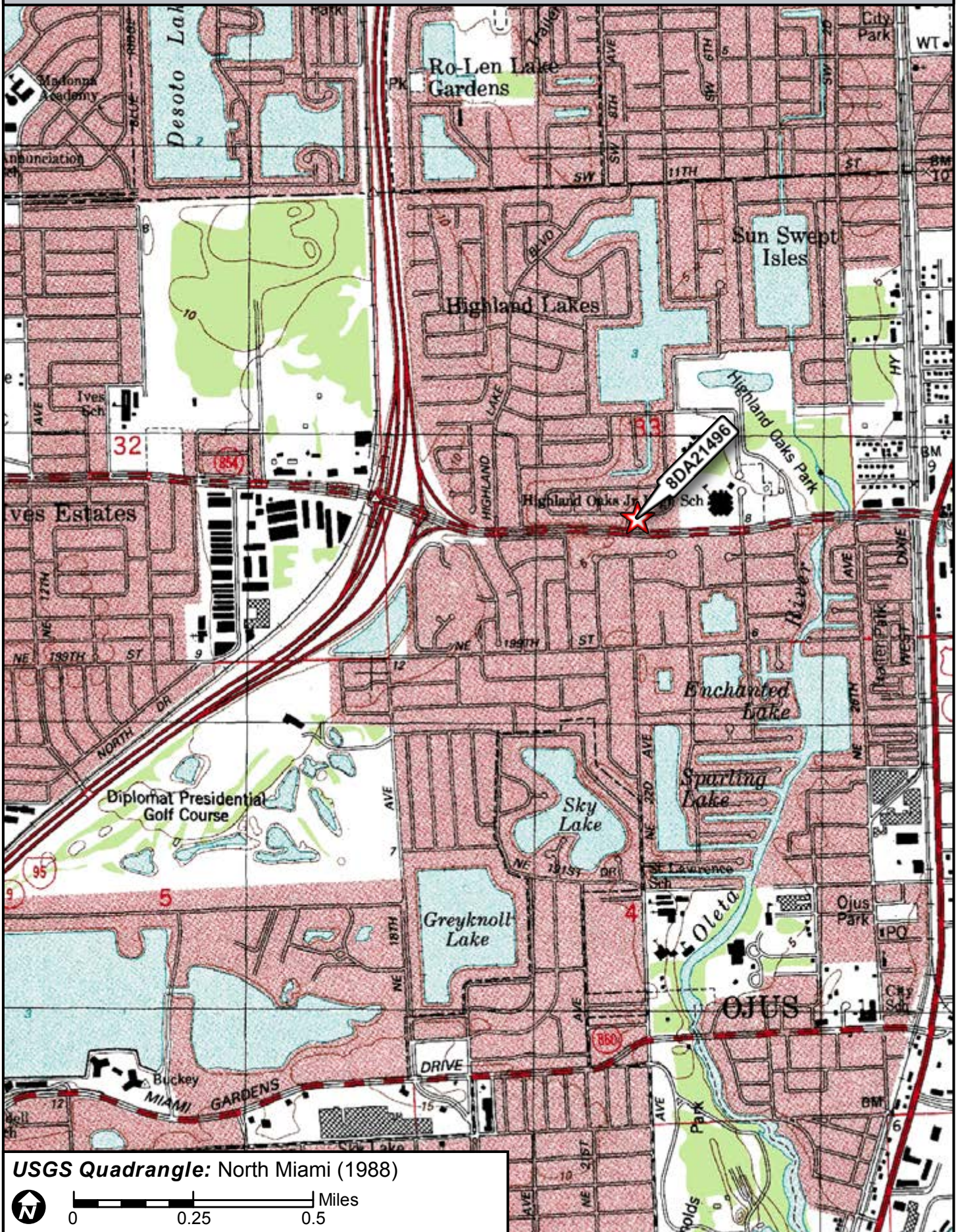
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

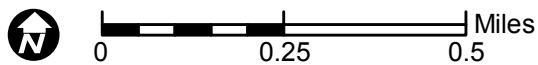








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21497
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 118

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 20520 NE 19th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 20520 NE 19th Avenue
Cross Streets (nearest / between) Between NE 206th St and NE 205th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [X]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-040-0060 Landgrant
Subdivision Name Highland Ranch Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583655 Northing 28721108
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1975 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1975 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c2006.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Fixed; sliding; light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding between windows; projections flanking windows; skirted false gable centered over garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Concrete, Generic

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between doorway and garage; sheltered by extension of primary side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by false gable over the garage; exterior is stucco with stone cladding between windows; windows are flanked by projecting walls.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information

Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com

Required Attachments: 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21498
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 119

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1860 NE 206th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1860 NE 206th Terrace
Cross Streets (nearest / between) On S. side of NE 206th Ter cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-038-0010 Landgrant
Subdivision Name Highland Lakes Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583632 Northing 28721197
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1975 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1975 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature SW rear addition, c1985.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS, 4 grouped as a bay window.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding along porch; decorative shutters; metal grilles; double-door entry; half wall extending from main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is recessed at center of main facade; sheltered by primary side-gabled roof; stone cladding and bay window along porch.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof; exterior is stucco with stone cladding along the porch; bay window on main facade; decorative shutters flank window covered by metal grille; half wall extends from main facade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

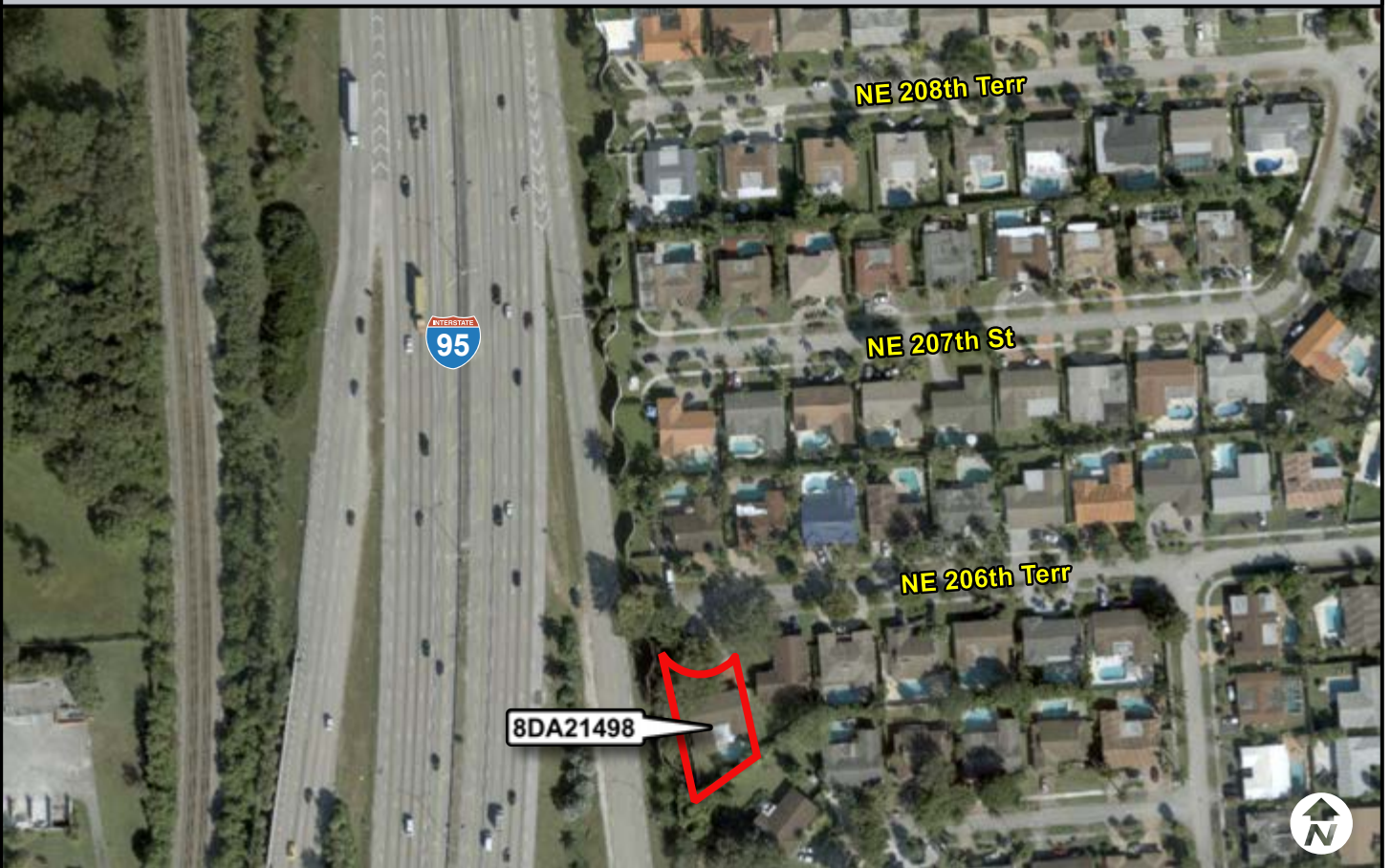
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

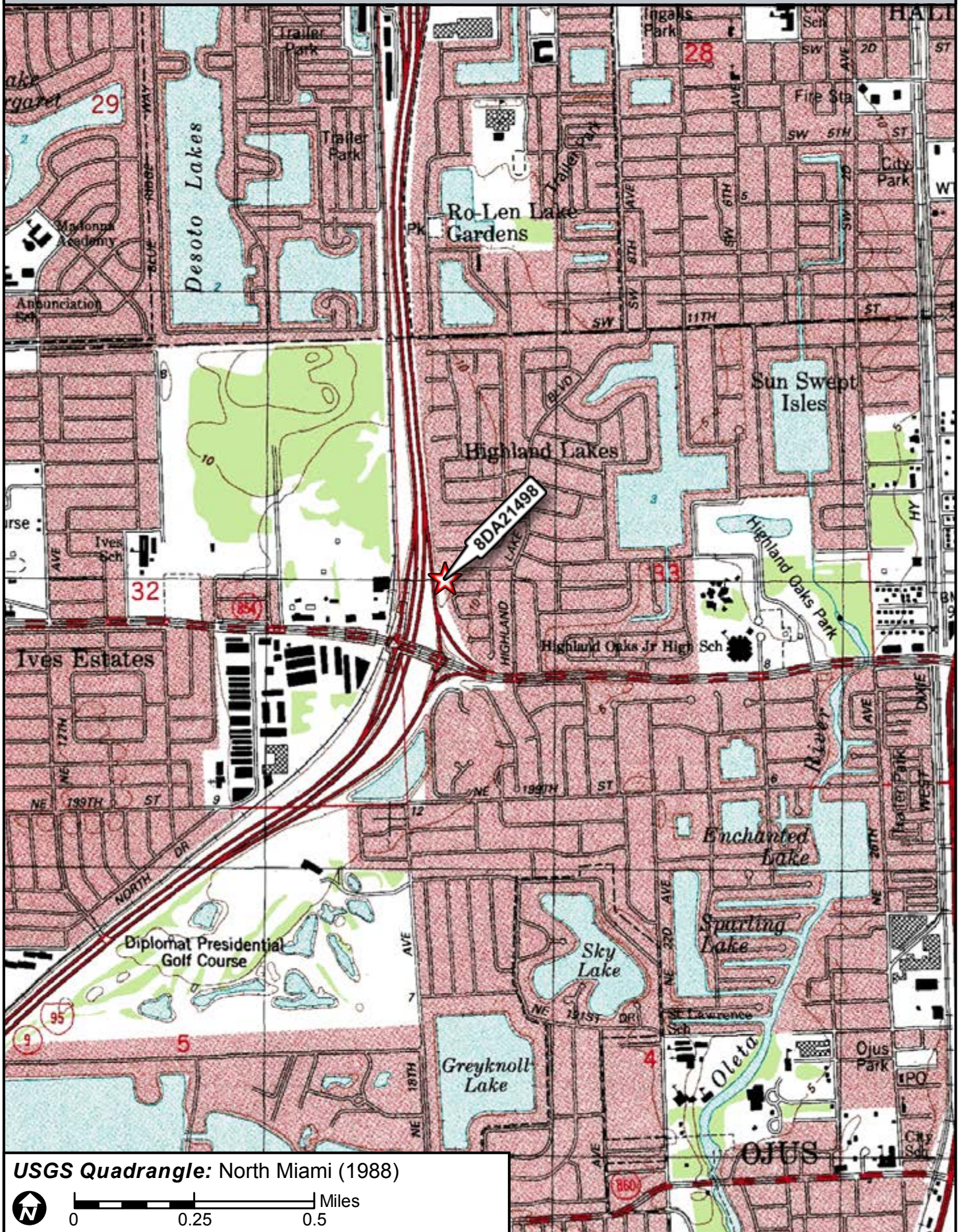
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

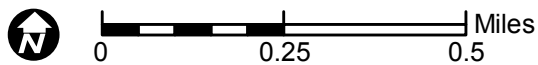








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21499
Field Date 2-1-2023
Form Date 6-13-2023
Recorder # 120

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1851 NE 206th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1851 NE 206th Terrace
Cross Streets (nearest / between) On N. side of NE 206th Ter cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-015-0100 Landgrant
Subdivision Name Highland Lakes Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583625 Northing 2872256
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1971 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1971 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stone 2. Stucco 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO criteria, and Evaluation criteria.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Located left of center on building's main facade; double-door entry; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The Ranch style house has a side-gabled roof crossed by front-gabled wings; exterior is stone cladding with stucco on outer section of wings; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

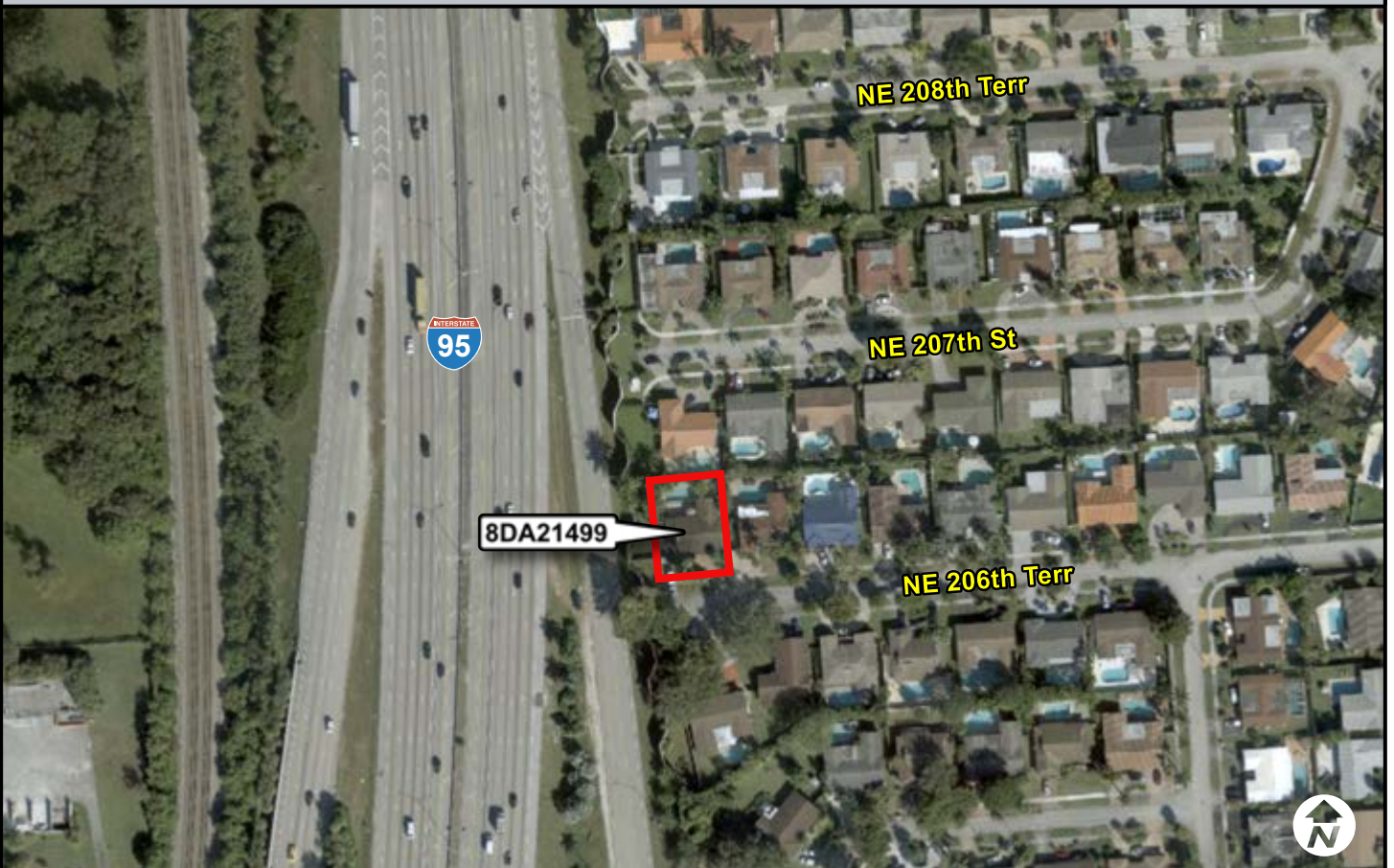
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

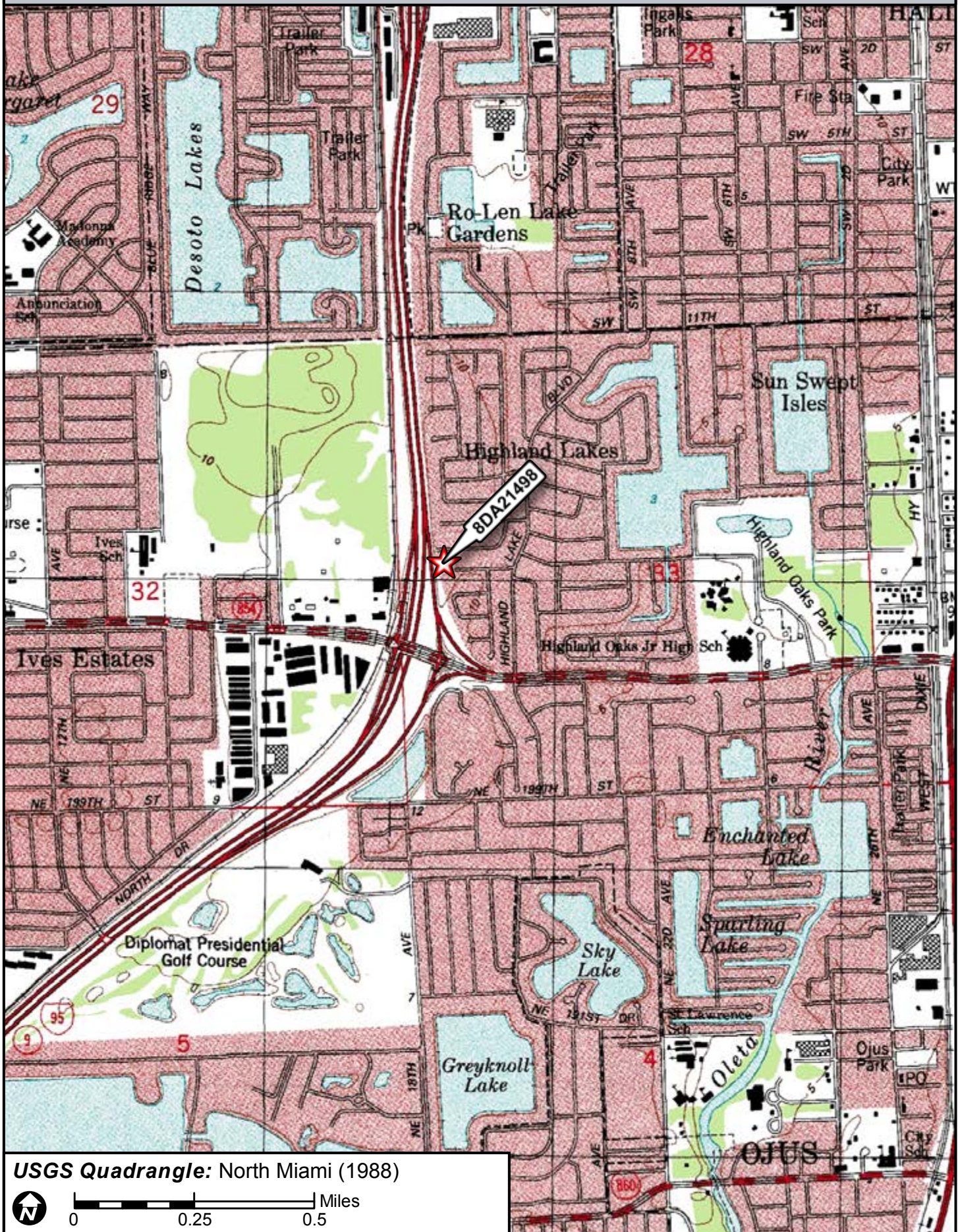
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

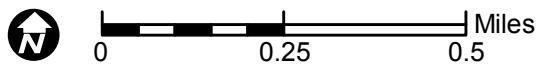








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21500
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 121

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1850 NE 207th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1850 NE 207th Street
Cross Streets (nearest / between) On S. side of NE 207th St cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-015-0110 Landgrant
Subdivision Name Highland Lakes Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583625 Northing 2872291
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1967 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1967 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS, three grouped in a bay window; sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Bay window; double-door entry; side-facing garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation criteria, and dates.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is slightly recessed; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by a hipped garage wing; exterior is stucco; windows have been replaced; a large bay window is located on the left side of main facade.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

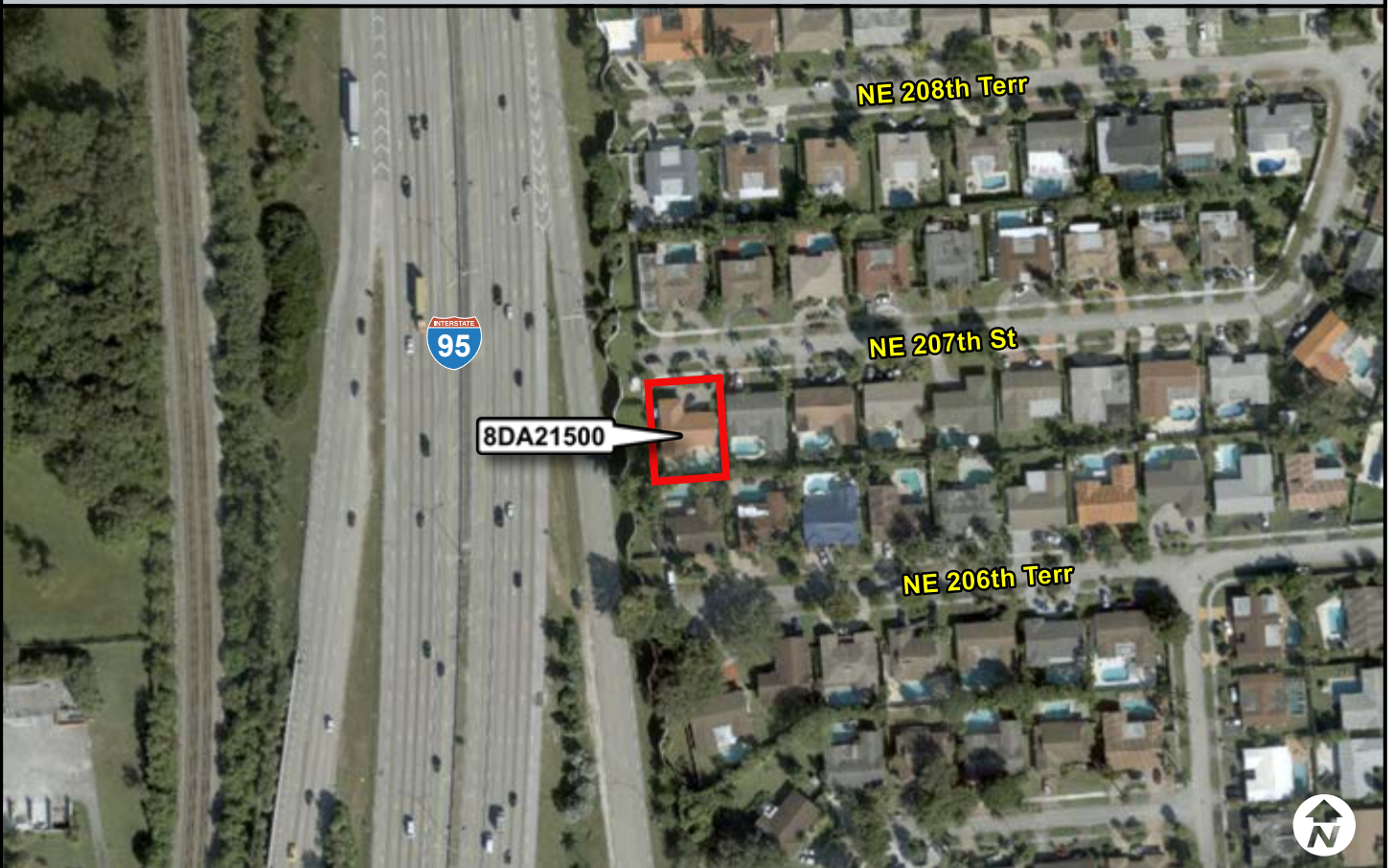
- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

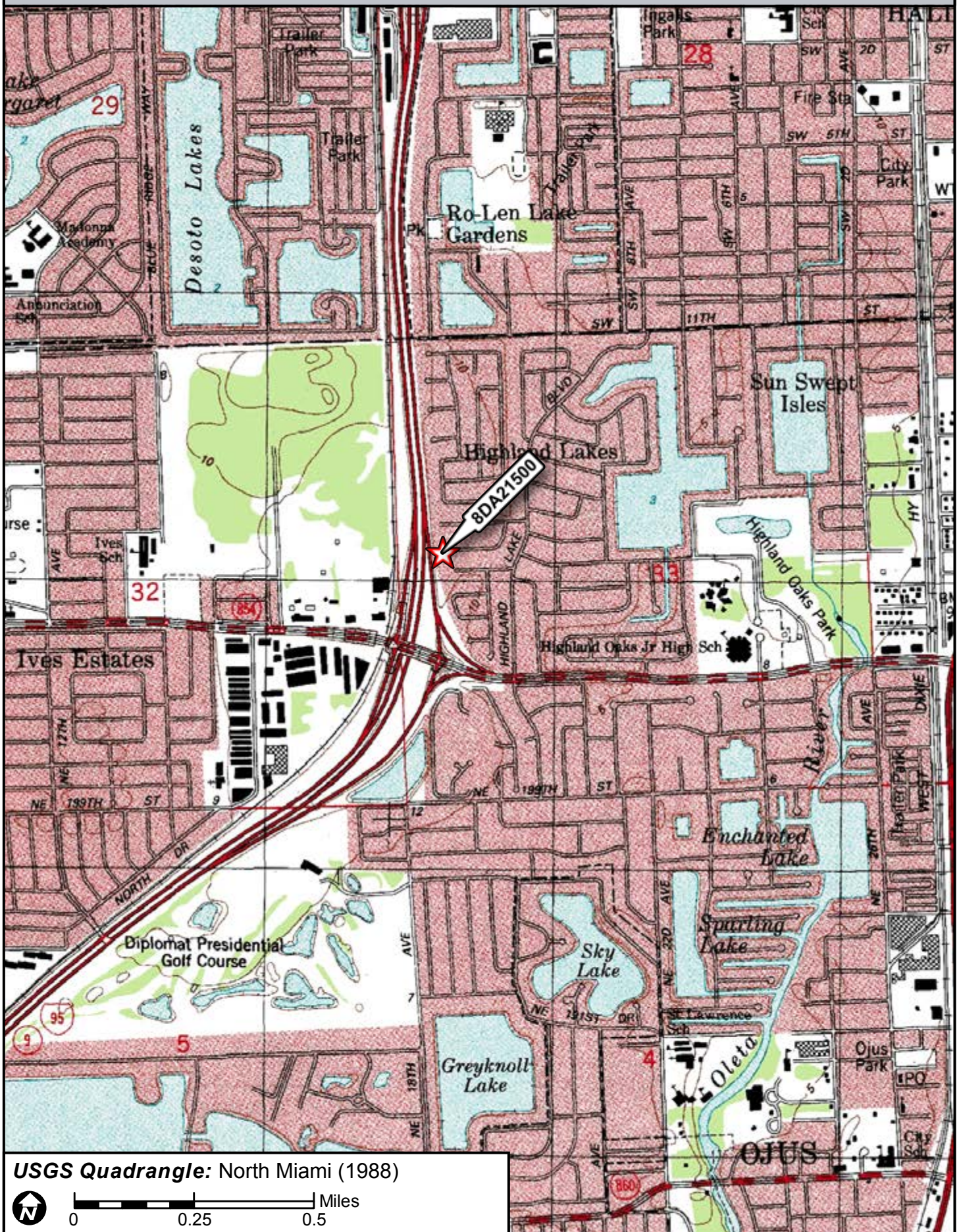
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

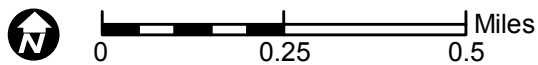








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21501
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 122

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1865 NE 207th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1865 NE 207th Street
Cross Streets (nearest / between) On N. side of NE 207th St cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-015-0610 Landgrant
Subdivision Name Highland Lakes Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583623 Northing 2872337
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c1976.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Cross-gabled 2. Shed 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement awning; light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Arch entry into courtyard; water table belt trim; wood siding in upper gables.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located right of center on building's main facade; accessible through open courtyard.

Porch Descriptions (types, locations, roof types, etc.)

Front door is sheltered by side and front-gabled roof overhangs; beam spanning between front-gabled wings and archway define central courtyard.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings with a shed roof over another side wing; exterior is stucco; belt trim adorns main facade; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

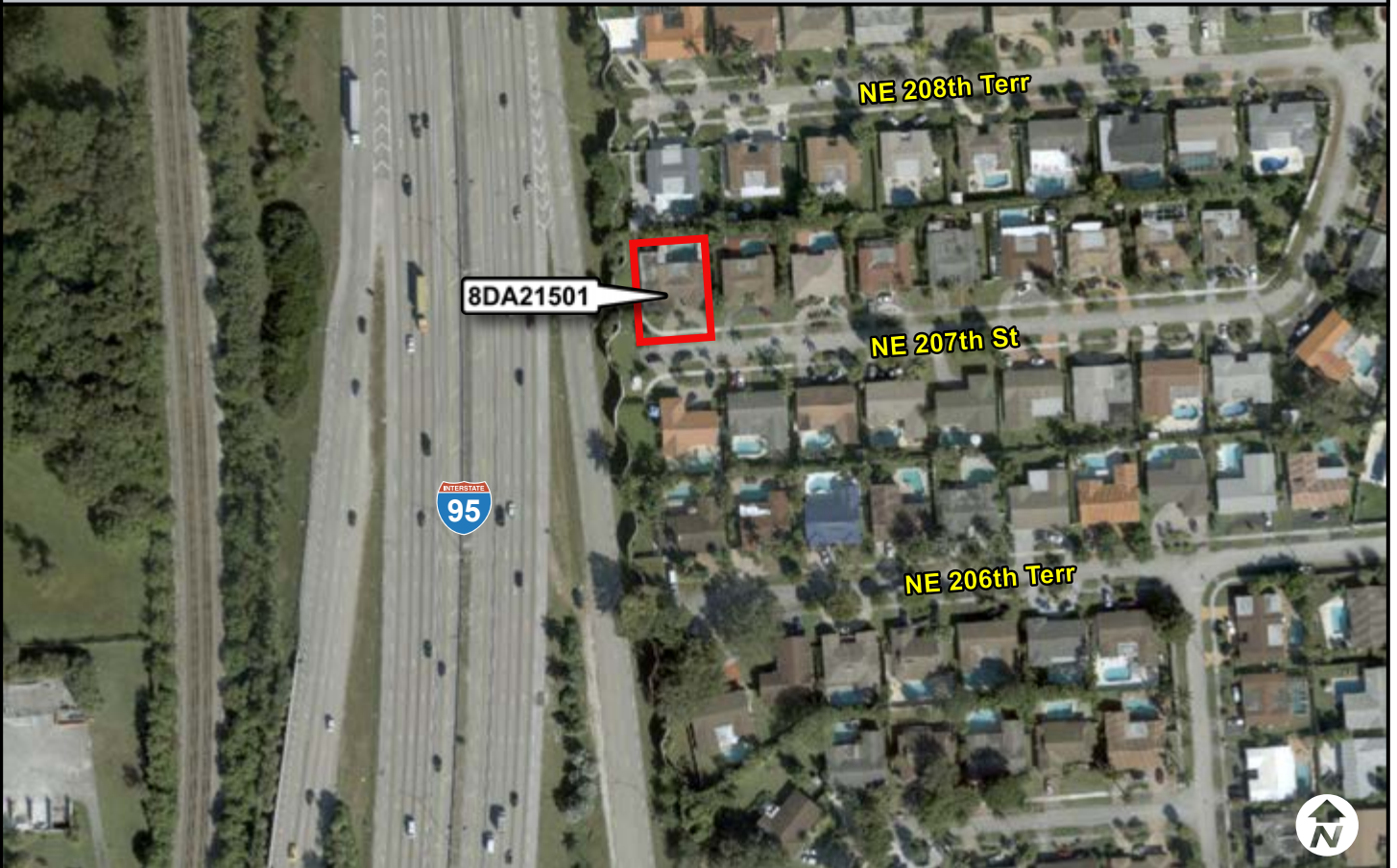
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

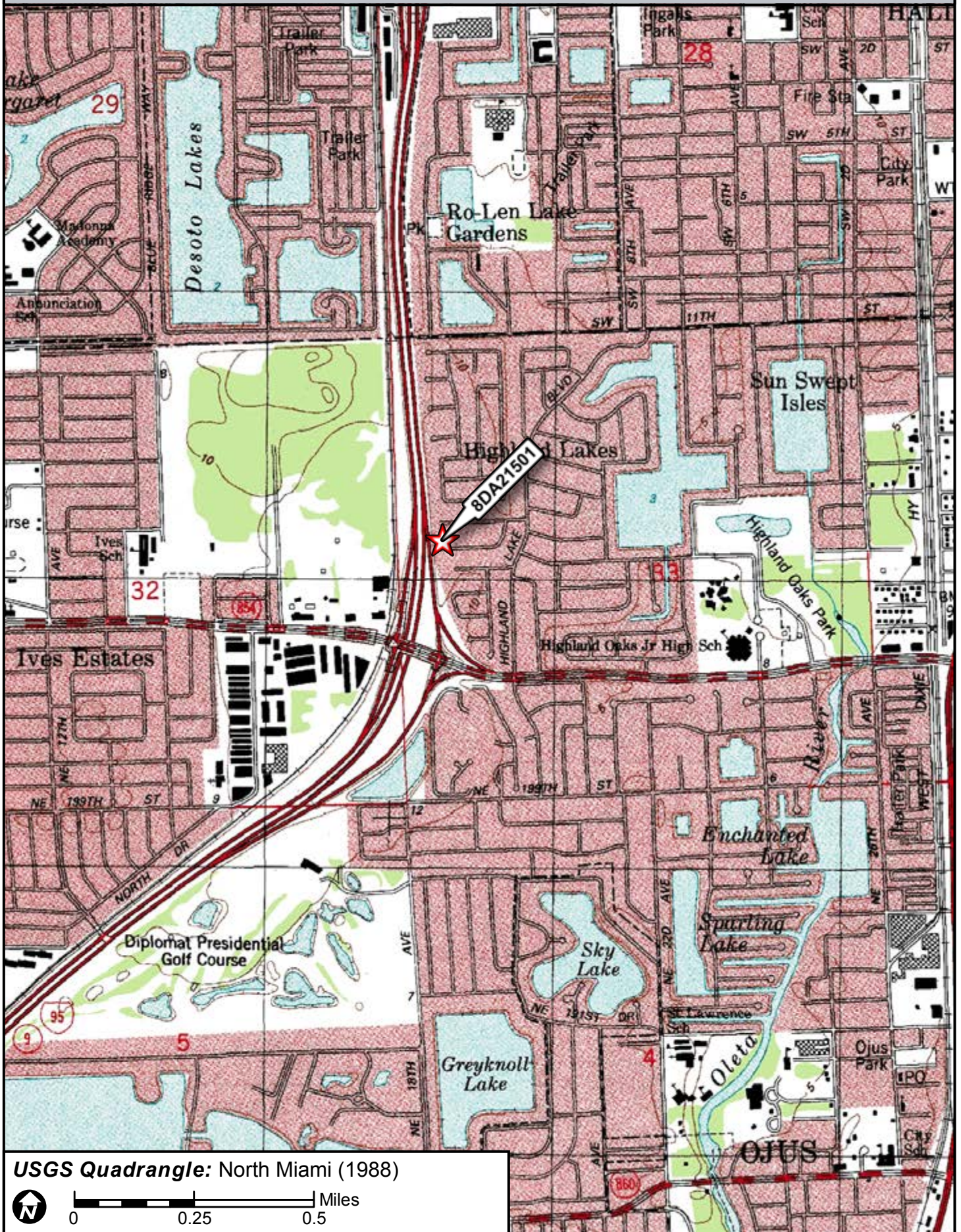
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

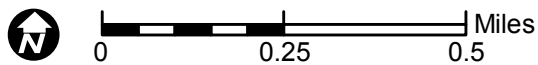








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21502
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 123

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1870 NE 208th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1870 NE 208th Terrace
Cross Streets (nearest / between) On S. side of NE 208th Ter cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-015-0440 Landgrant
Subdivision Name Highland Lakes Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583622 Northing 2872376
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Porch roof, doors, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, c2006.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. Sheet metal:standing seam 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Glass blocks; lights in doors; other windows obscured by landscaping.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; built-in planter; large glass block window walls.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by shed roof addition; roof is supported by three posts.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings with a shed roof over porch; exterior is stucco; two large glass block window walls located on main facade; built-in planter located between porch and garage.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

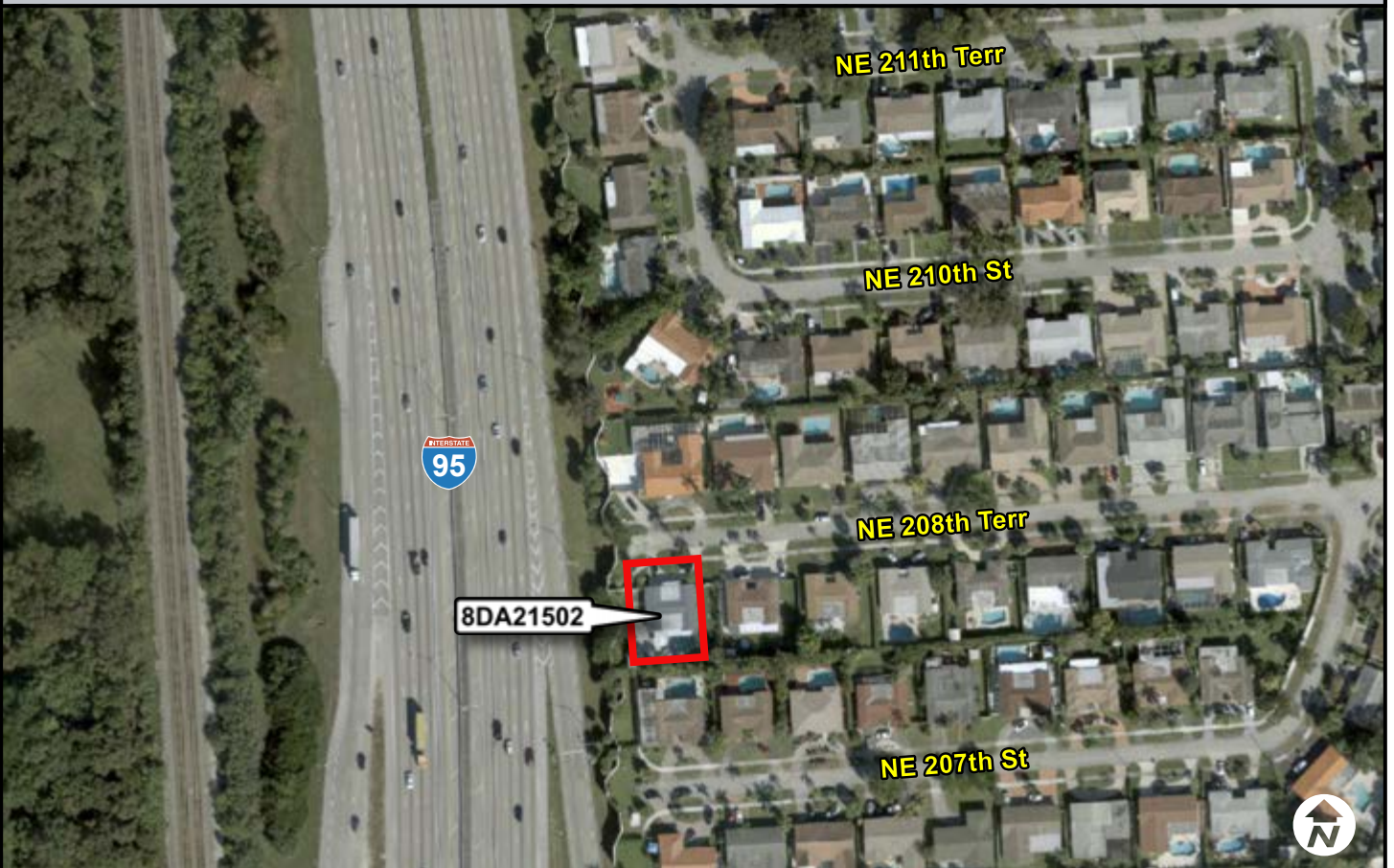
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

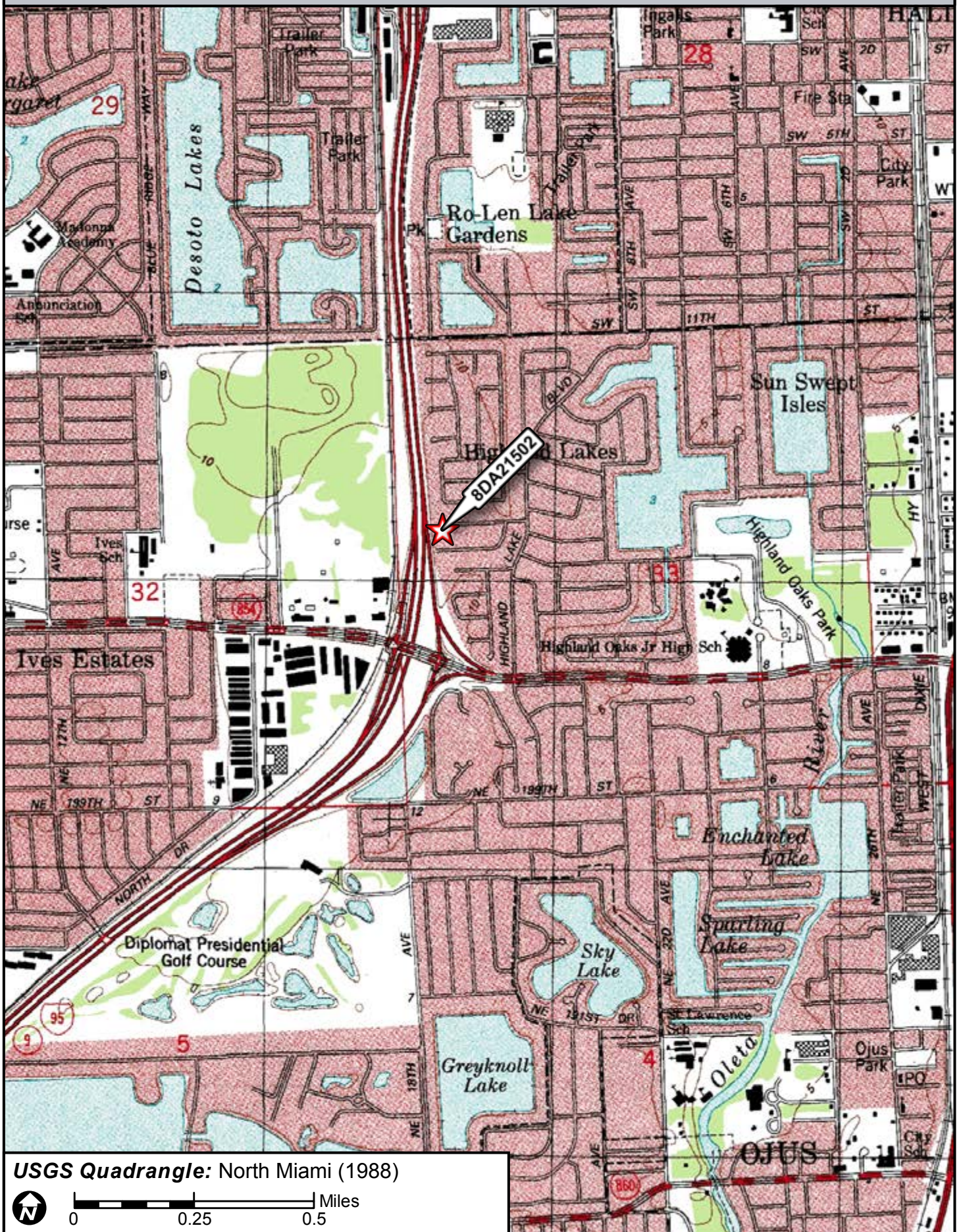
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

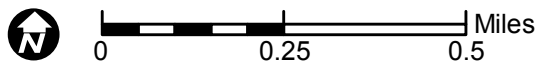








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21503
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 124

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1865 NE 208th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1865 NE 208th Terrace
Cross Streets (nearest / between) On N. side of NE 208th Ter cul-de-sac
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-015-0350 Landgrant
Subdivision Name Highland Lakes Sec 6 Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583623 Northing 2872417
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1973 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1973 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, roof, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass door with sidelights.

Distinguishing Architectural Features (exterior or interior ornaments)
Wall projections flanking porch and windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located at center on building's main facade; accessible through open entry porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Open entry porch is sheltered by primary side-gabled roof overhang; porch is partially enclosed by one wall projecting from main facade.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The Ranch style house has a side-gabled roof crossed by two rear wings; exterior is stucco; windows are flanked by projecting walls and have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- FMSF record search (sites/surveys)       library research       building permits       Sanborn maps
- FL State Archives/photo collection       city directory       occupant/owner interview       plat maps
- property appraiser / tax records       newspaper files       neighbor interview       Public Lands Survey (DEP)
- cultural resource survey (CRAS)       historic photos       interior inspection       HABS/HAER record search
- other methods (describe) Google Street View Imagery

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<p><b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b></p> <p><b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)</p> <p><b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b></p> <p>When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.</p>
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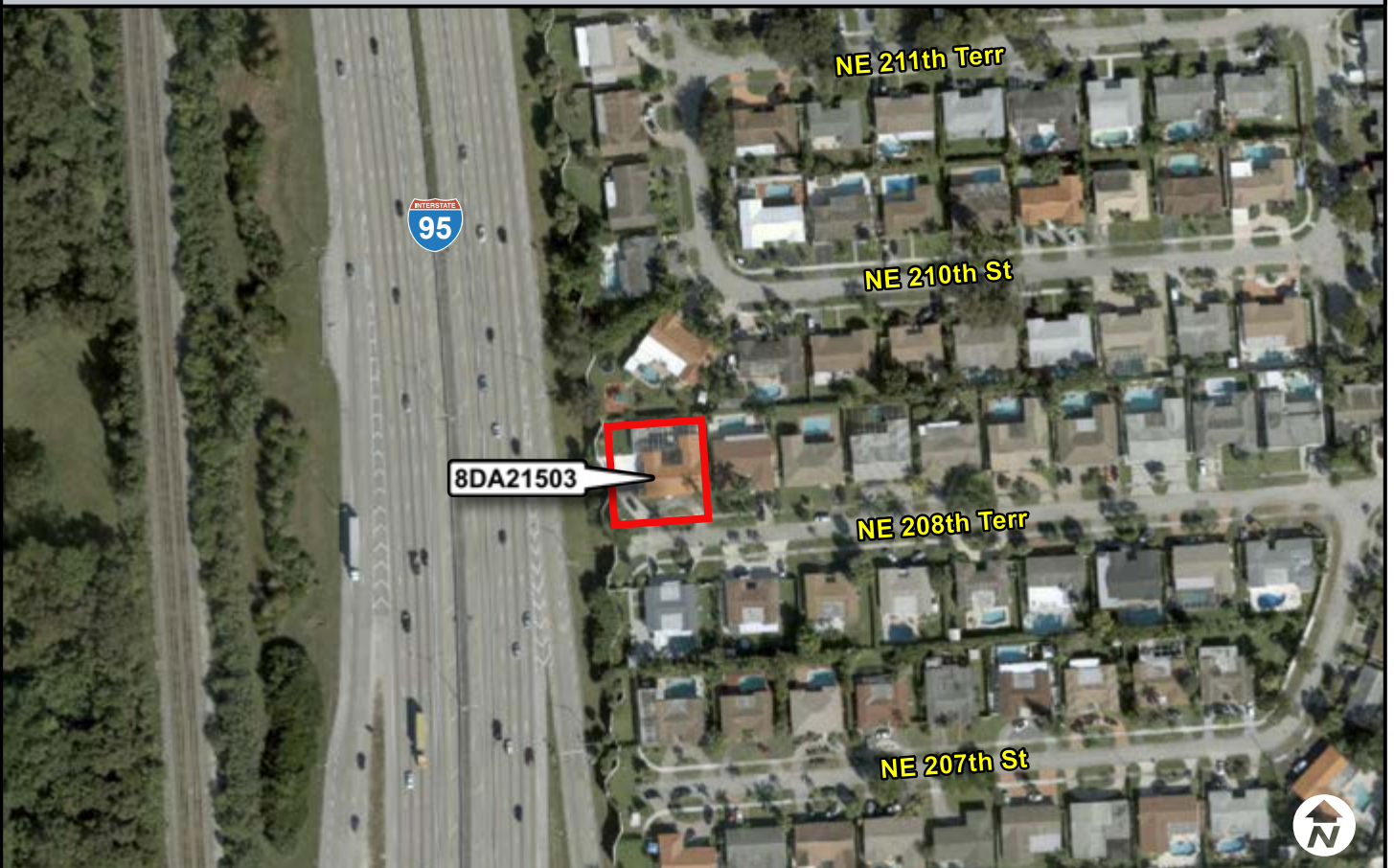
PHOTOGRAPH

8DA21503

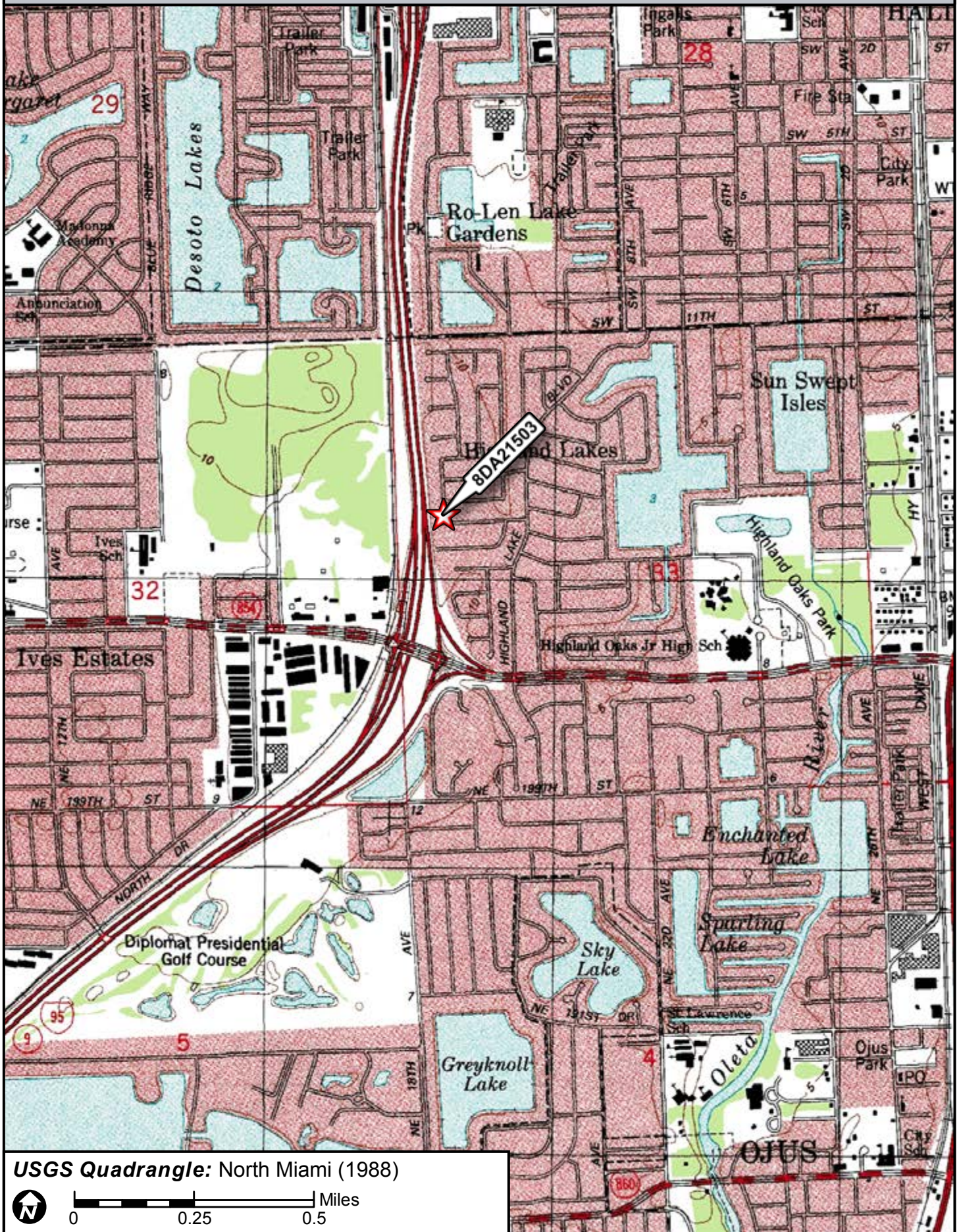


SKETCH MAP

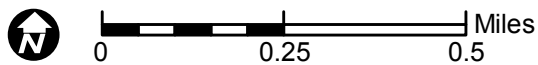
8DA21503







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21504
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 125

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21000 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21000 NE 18th Court
Cross Streets (nearest / between) At corner of NE 18th Ct and NE 210th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0300 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583626 Northing 2872461
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Wood siding 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Fixed, glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Modern wood siding along porch; double-door entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, Keeper - Determined eligible, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang; modern wood siding flanks doorway.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with modern wood siding flanking front door; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



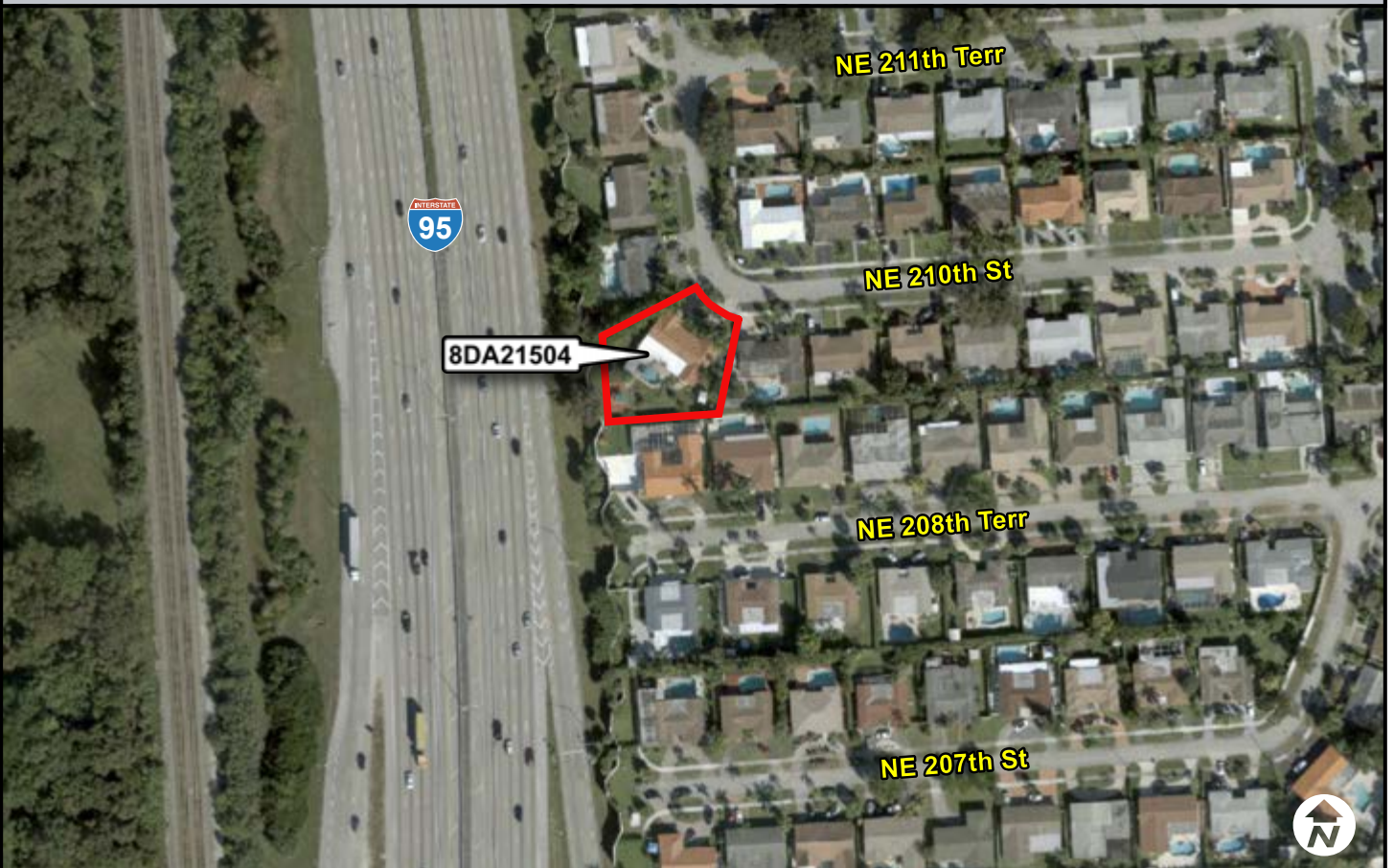
PHOTOGRAPH

8DA21504

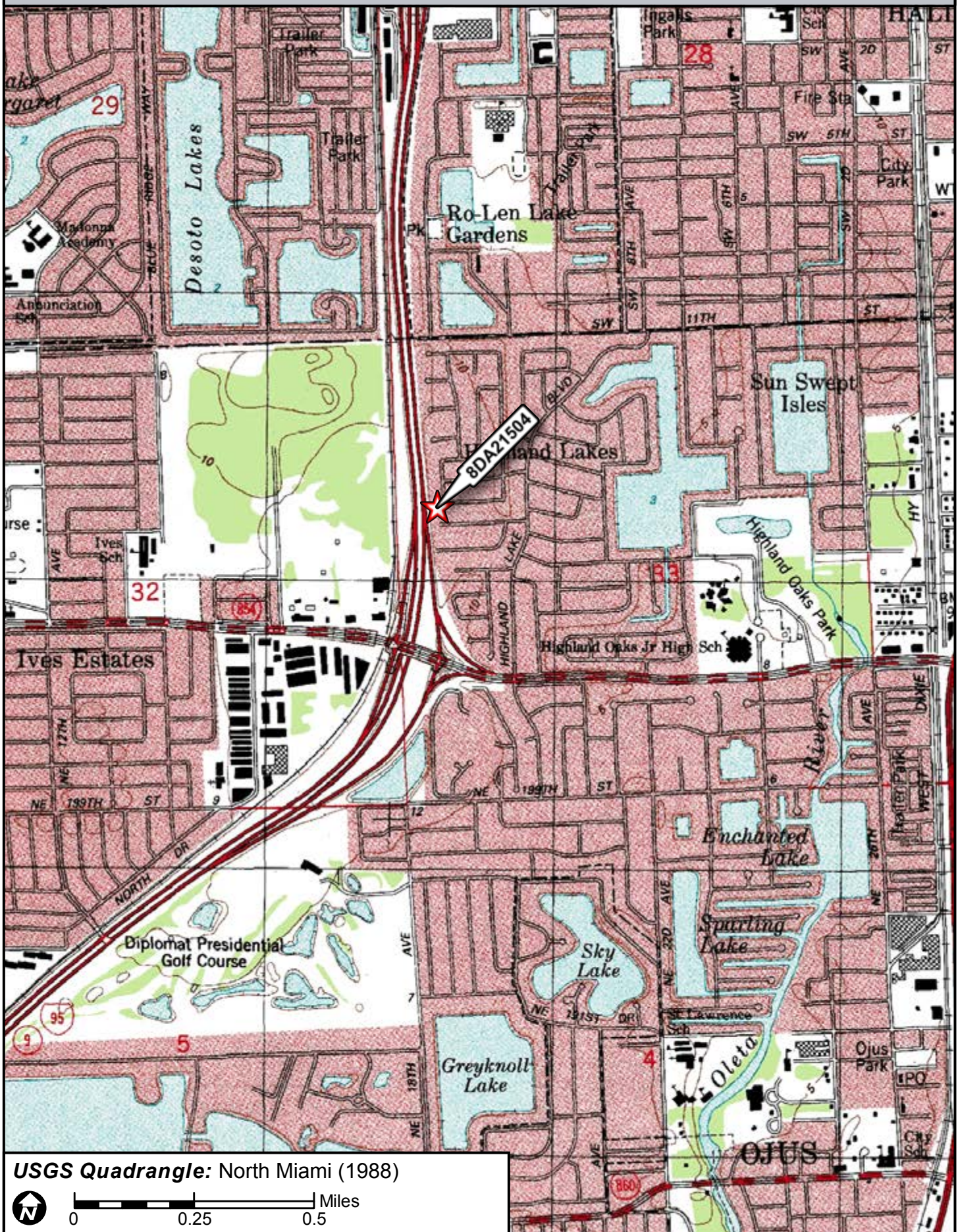


SKETCH MAP

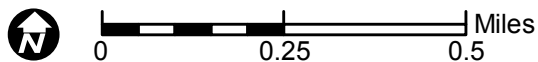
8DA21504







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21505
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 126

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21020 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21020 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0310 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583615 Northing 2872487
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Door, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
8/8, 12/8 SHS; oval light in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and Evaluation criteria.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; front door has been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

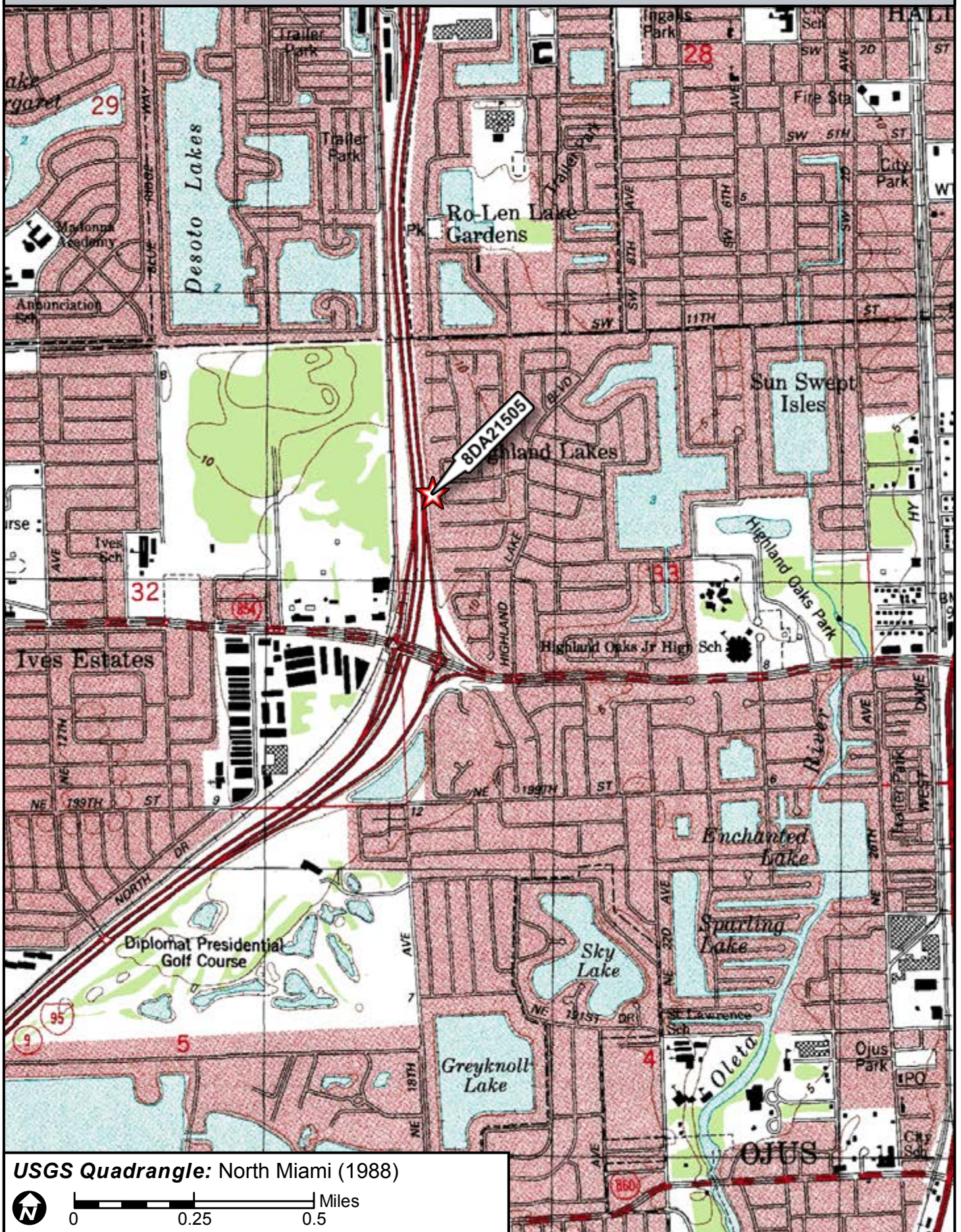
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

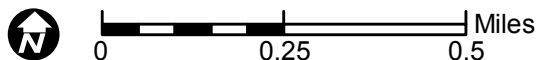








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21506
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 127

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21040 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21040 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0320 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583613 Northing 2872510
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; rectangular gable vents; double-door entry; wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation criteria, and dates.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang; partially enclosed by courtyard half wall.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with stone cladding on outer wings; awning windows are grouped; porch is partially enclosed by courtyard wall.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

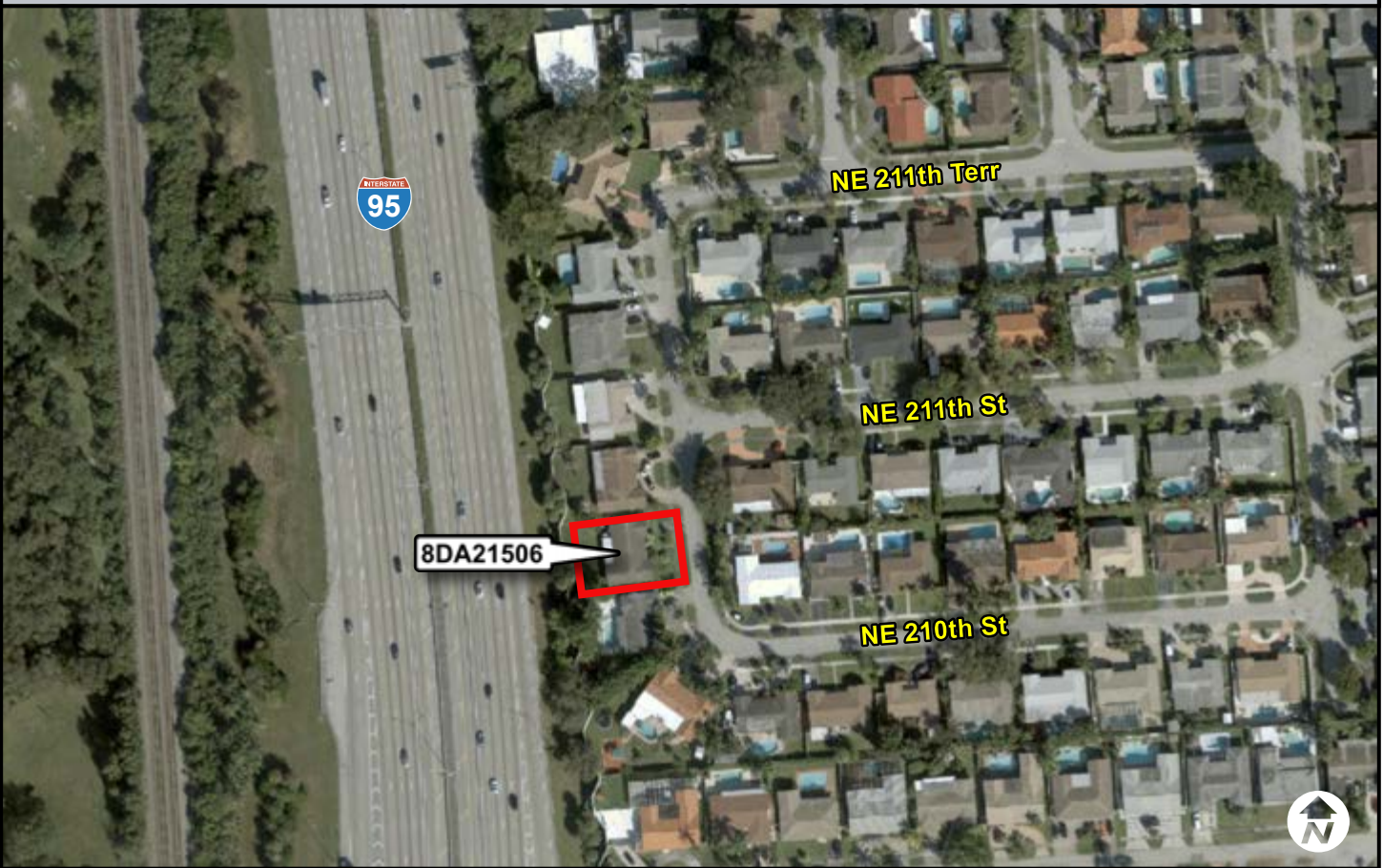
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

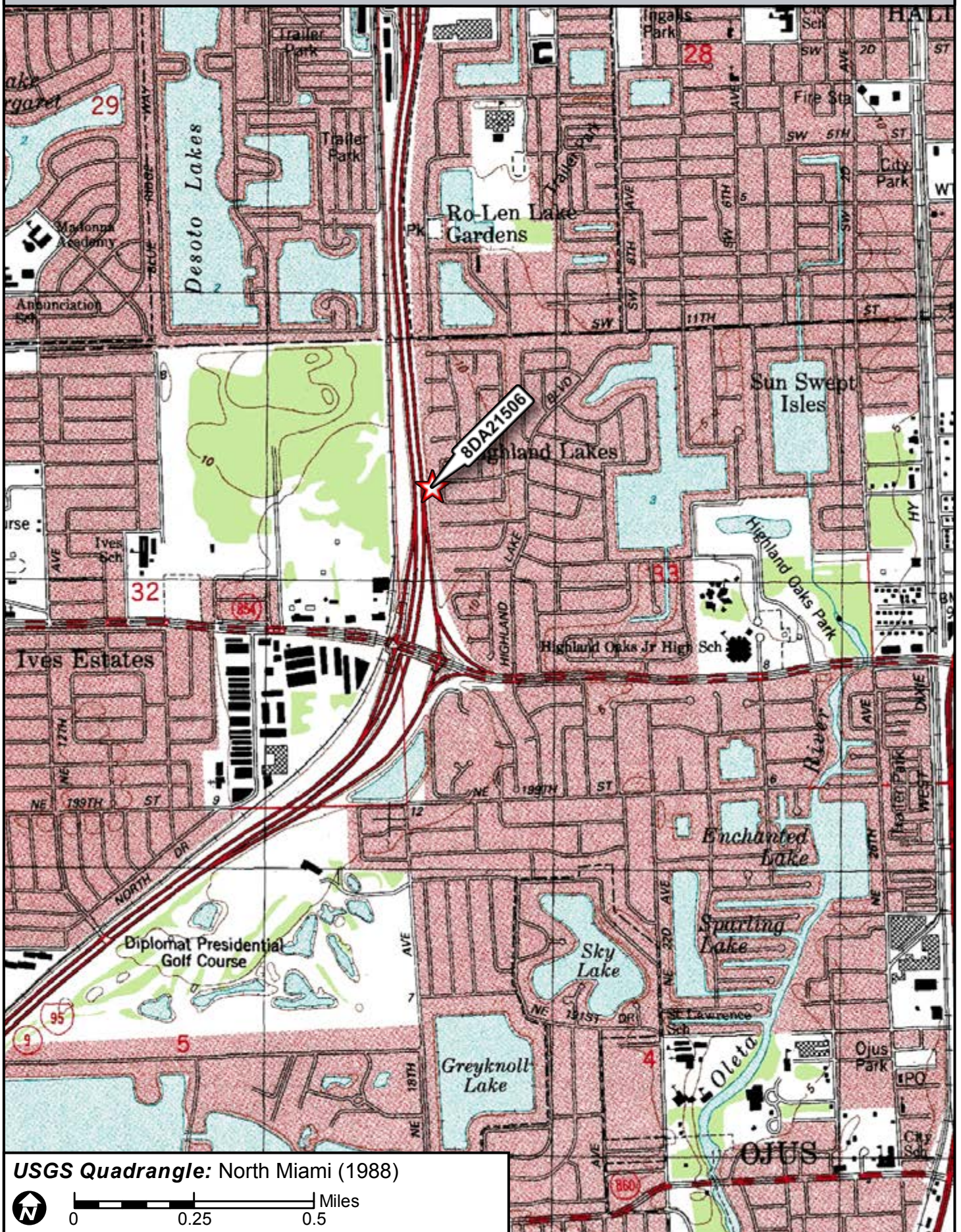
Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

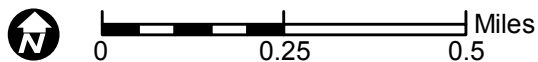








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21507
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 128

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21060 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21060 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0330 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583610 Northing 2872535
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; lights in doors.
Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; wide eaves; symmetrical main facade.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located at center on building's main facade; double-door entry; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

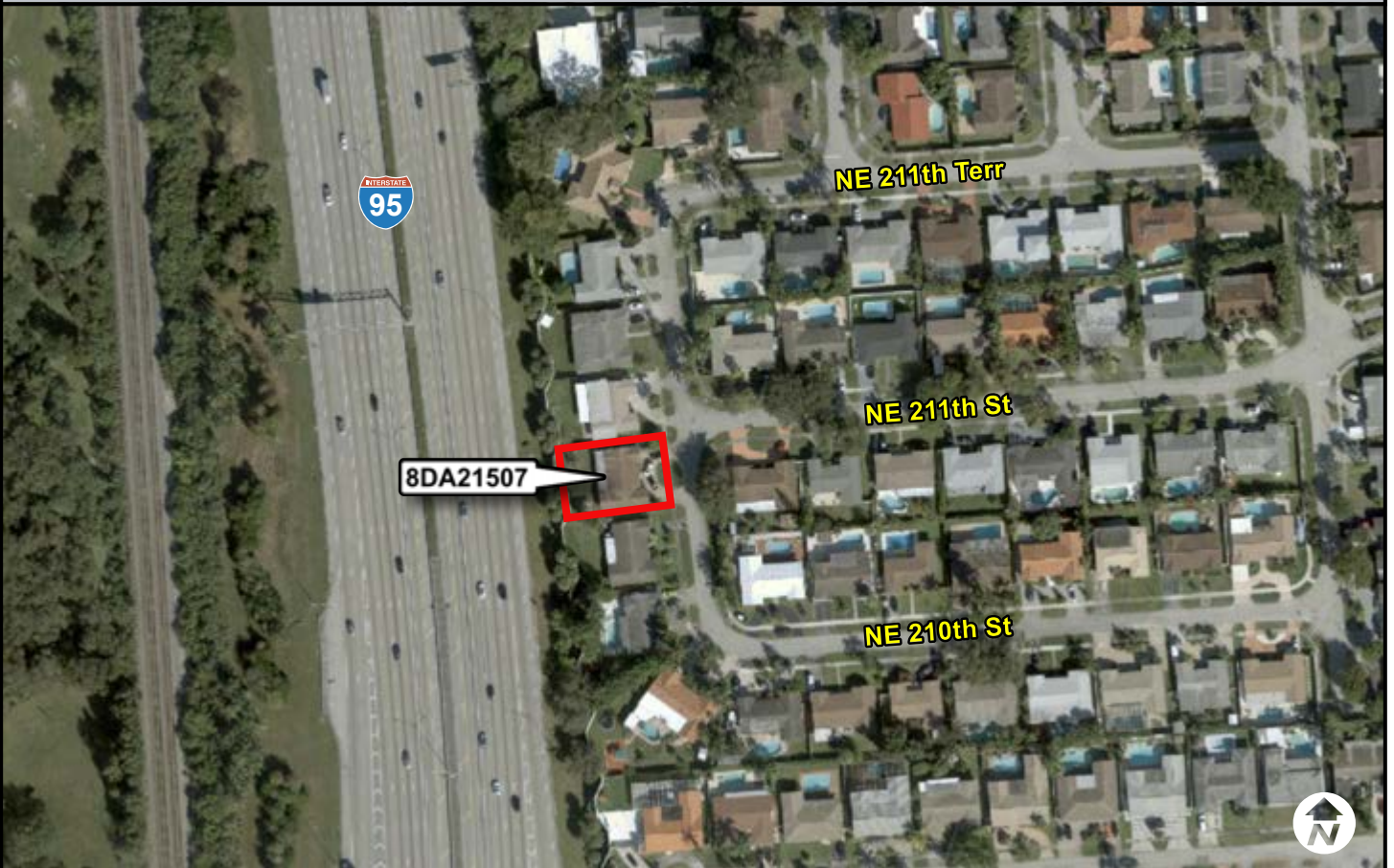
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

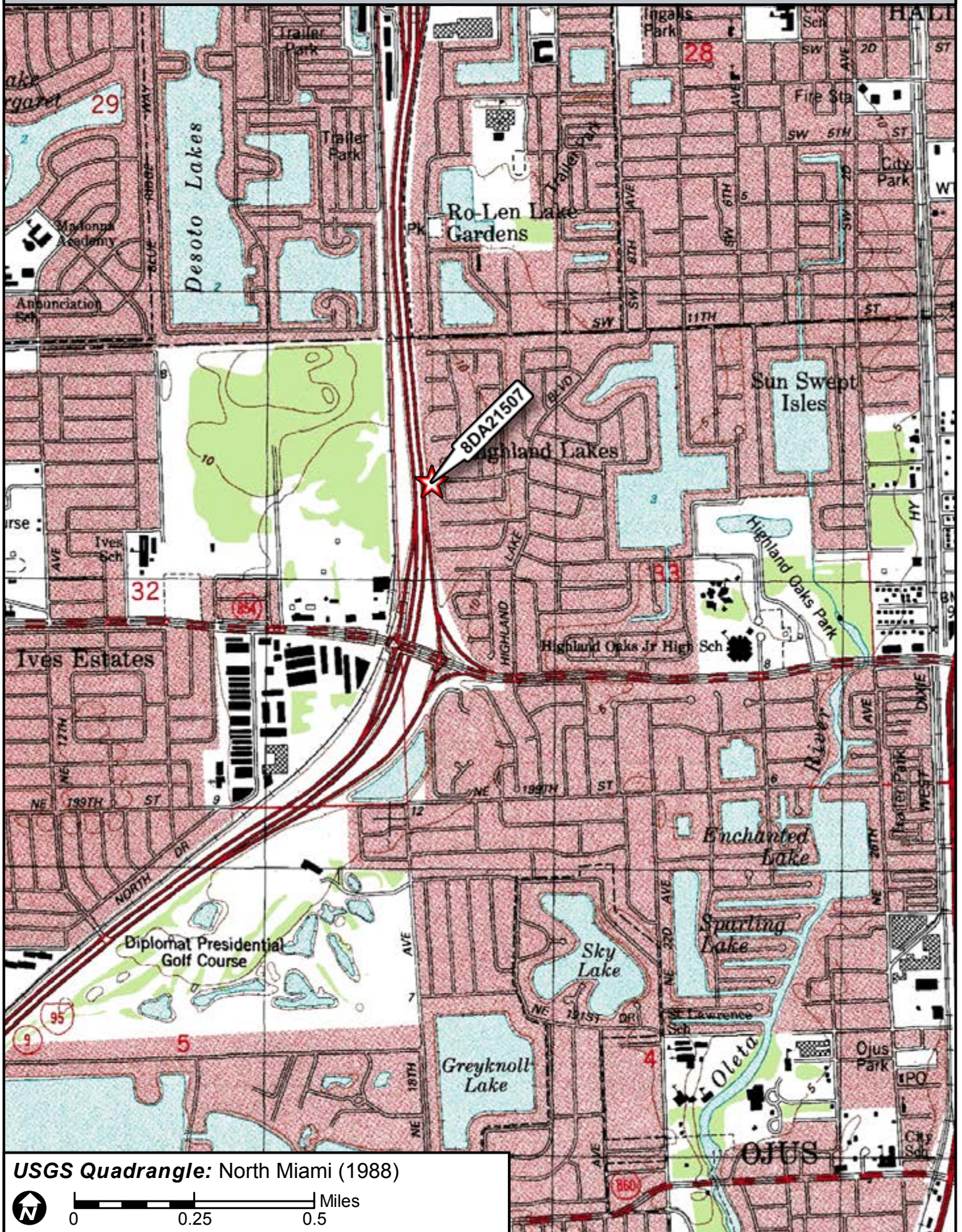
Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

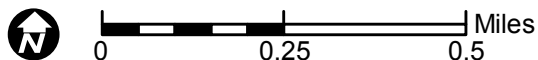








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21508
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 129

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21100 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21100 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0340 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583608 Northing 2872560
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear west addn, c1993.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; lights in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Wide eaves.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and door have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

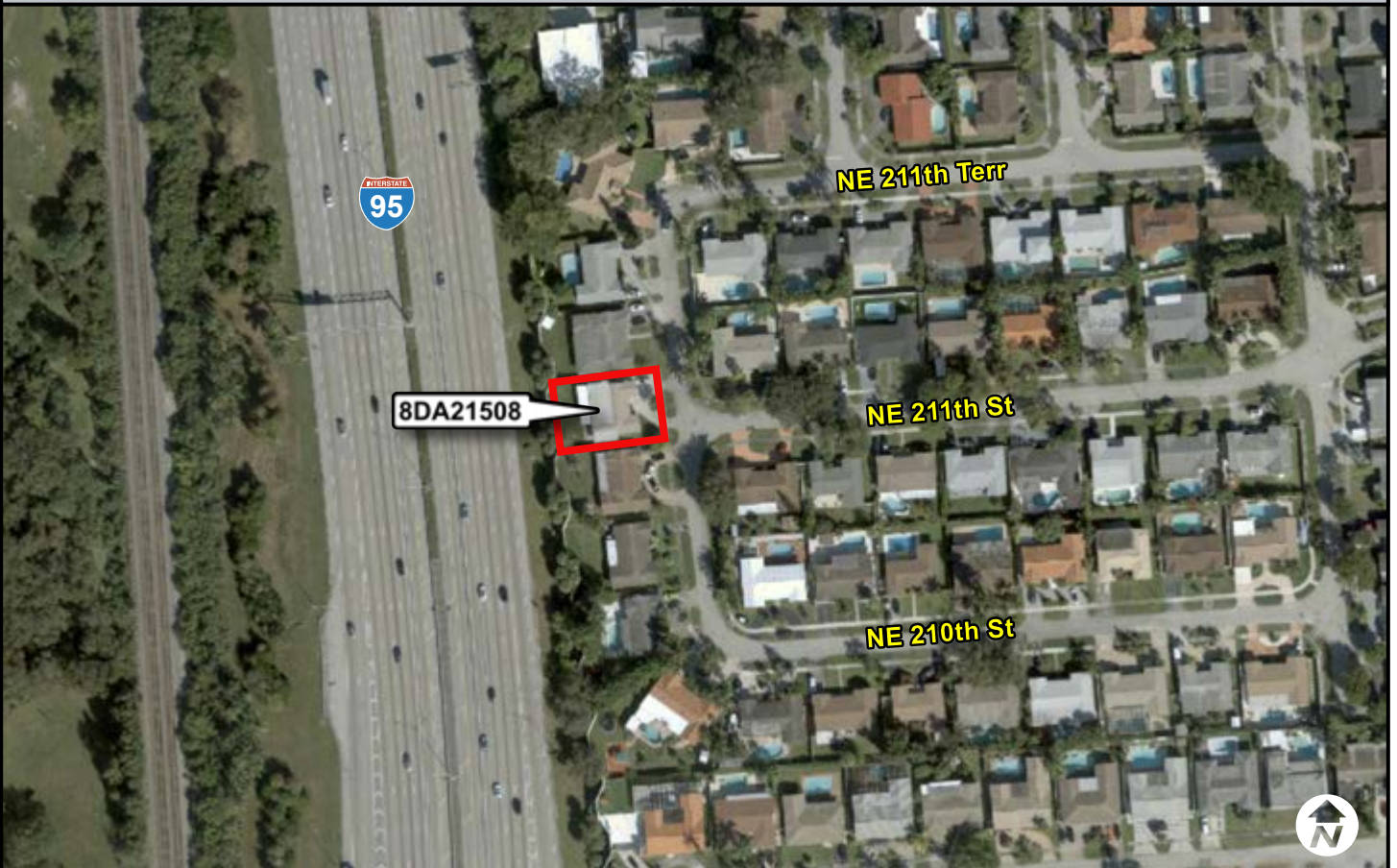
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

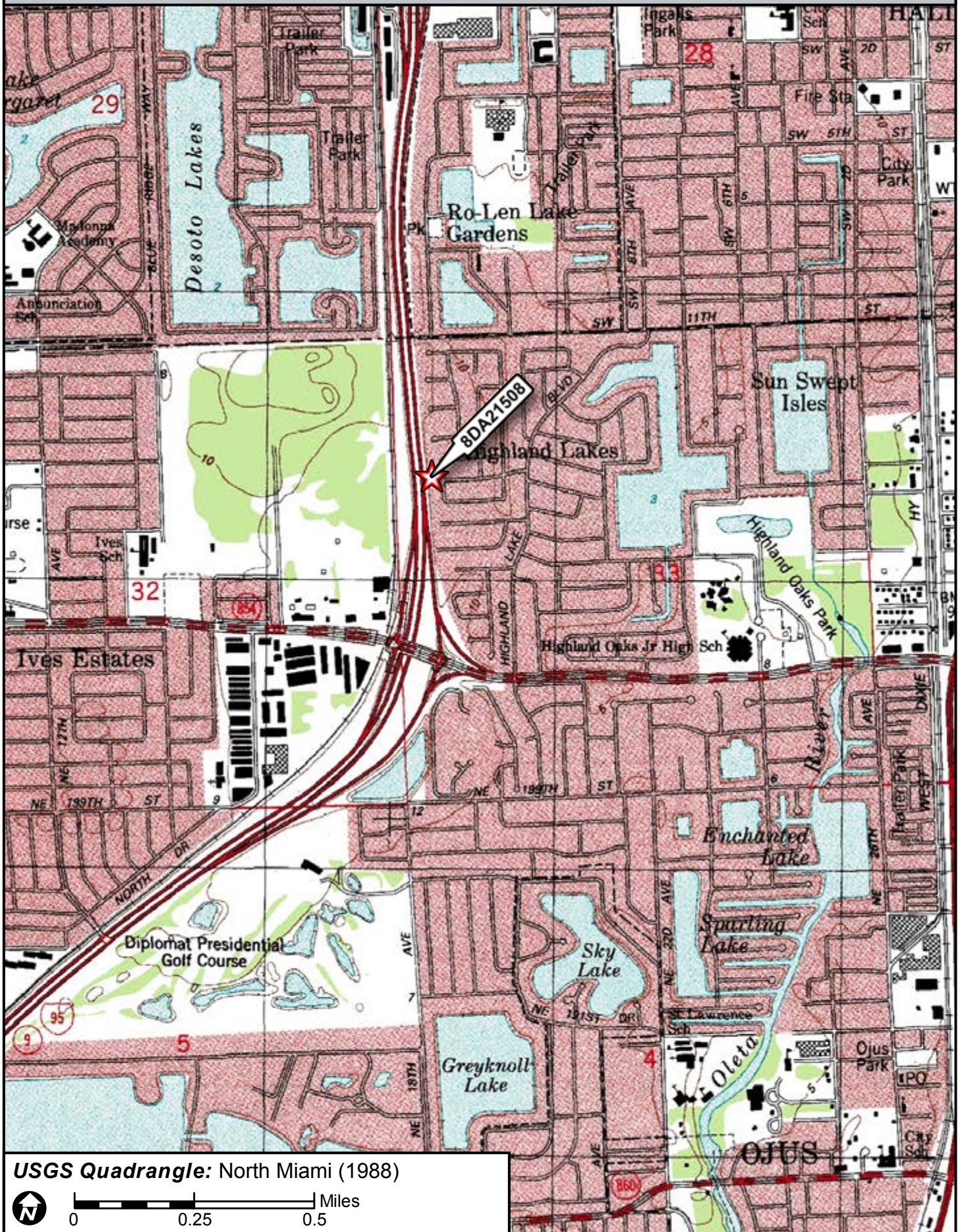
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

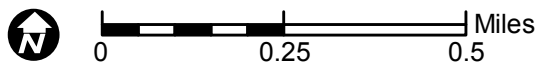








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21509
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 130

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21120 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21120 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0350 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583604 Northing 2872582
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear west addn, c1990.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; fanlight in door.
Distinguishing Architectural Features (exterior or interior ornaments)
Wide eaves.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located left of center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

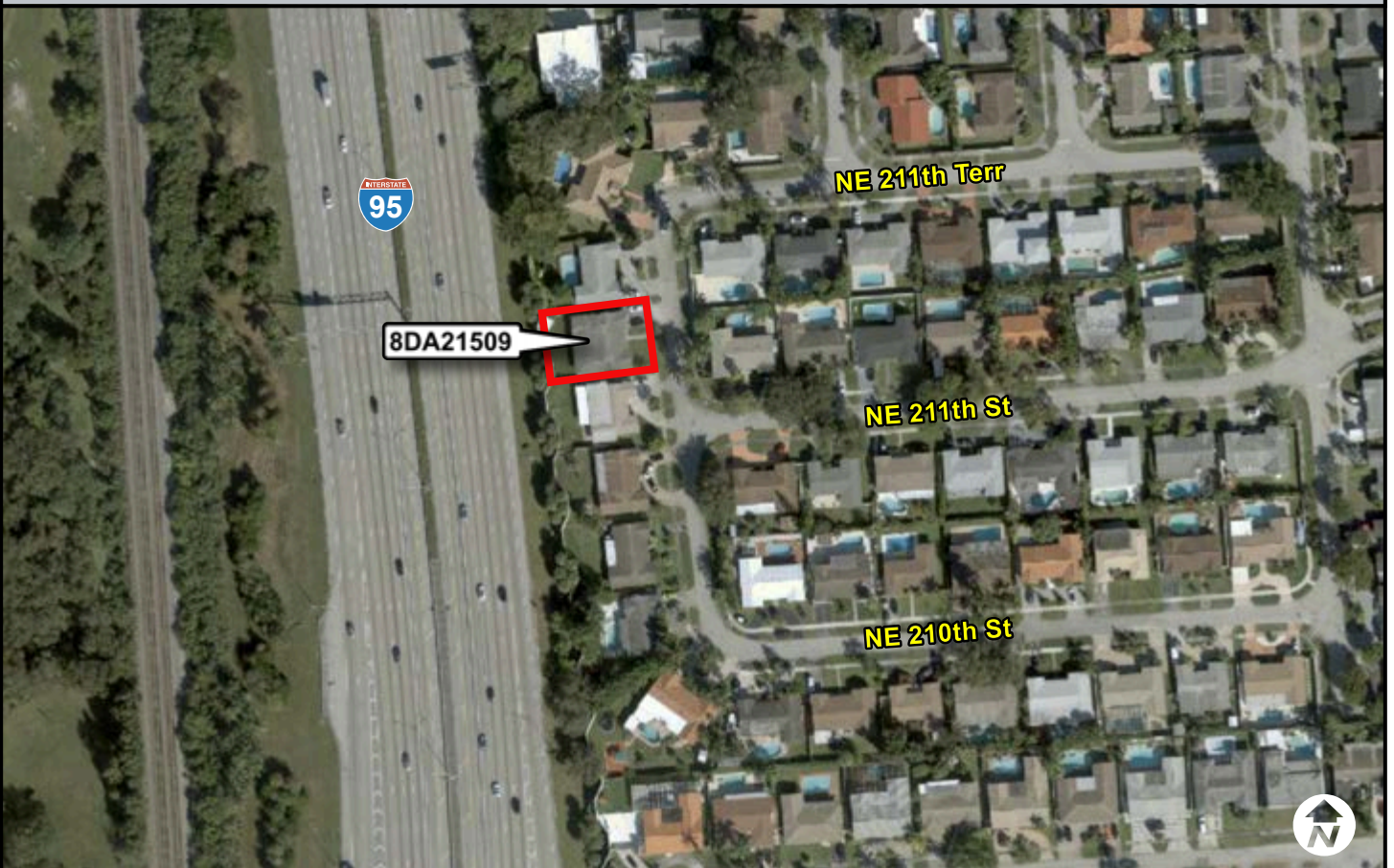
- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

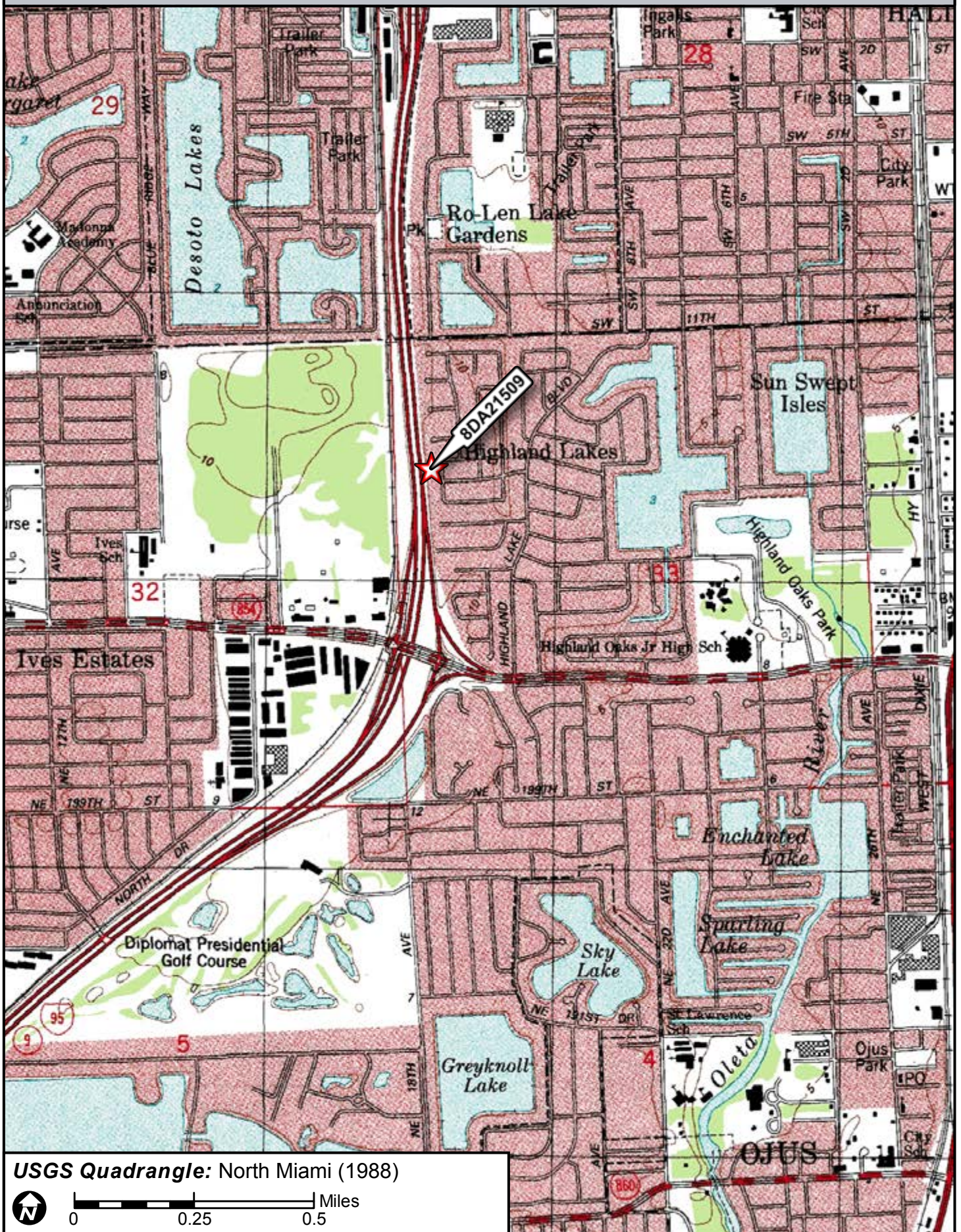
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

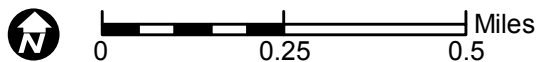








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21510
Field Date 2-1-2023
Form Date 6-15-2023
Recorder # 131

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 21130 NE 18th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 21130 NE 18th Court
Cross Streets (nearest / between) Between NE 210th St and NE 211 Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0360 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583603 Northing 2872605
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1972 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement sliding; lights in door.
Distinguishing Architectural Features (exterior or interior ornaments)
Wide eaves; symmetrical main facade; double-door entry.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center on building's main facade; double-door entry; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows and doors have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

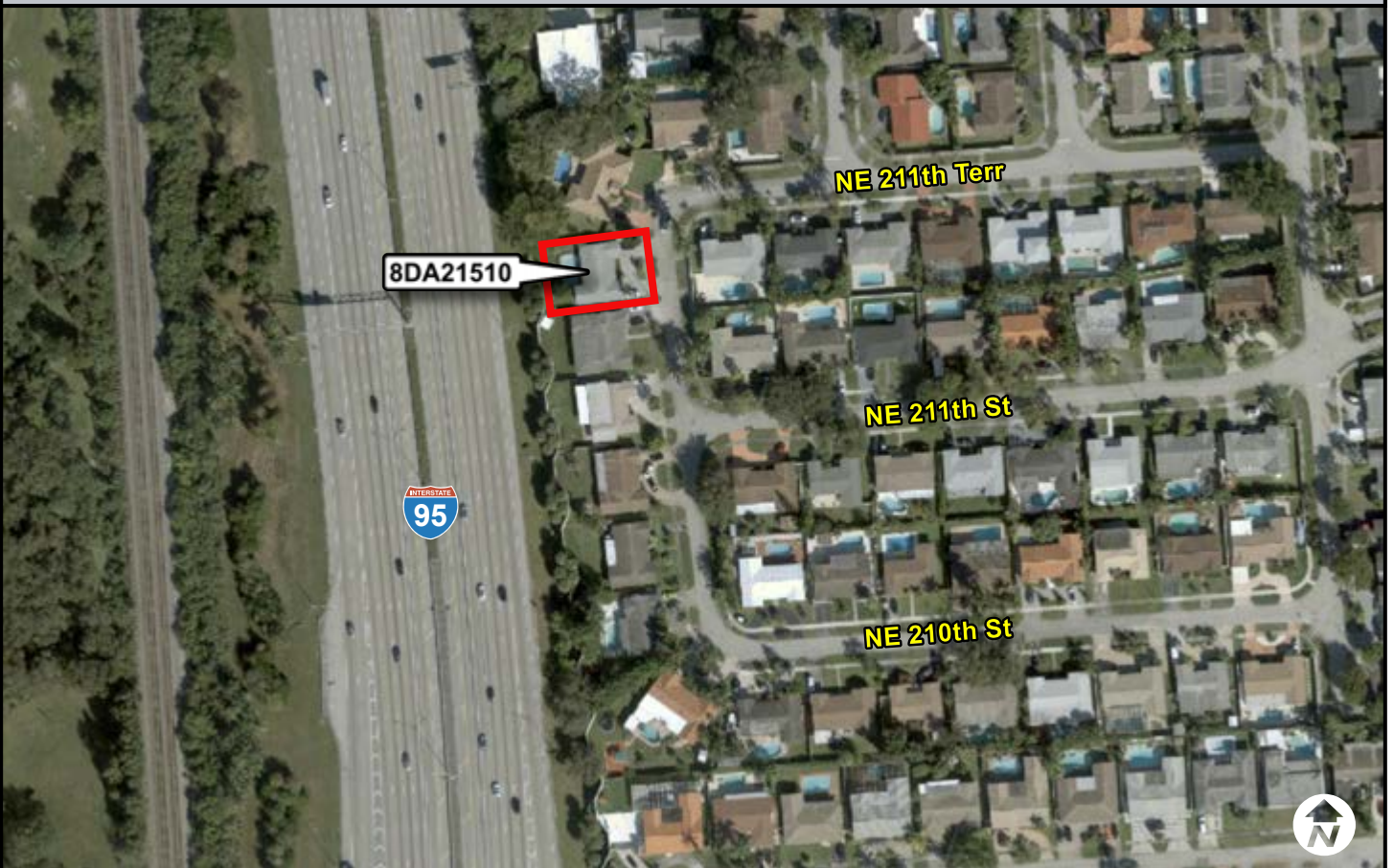
Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

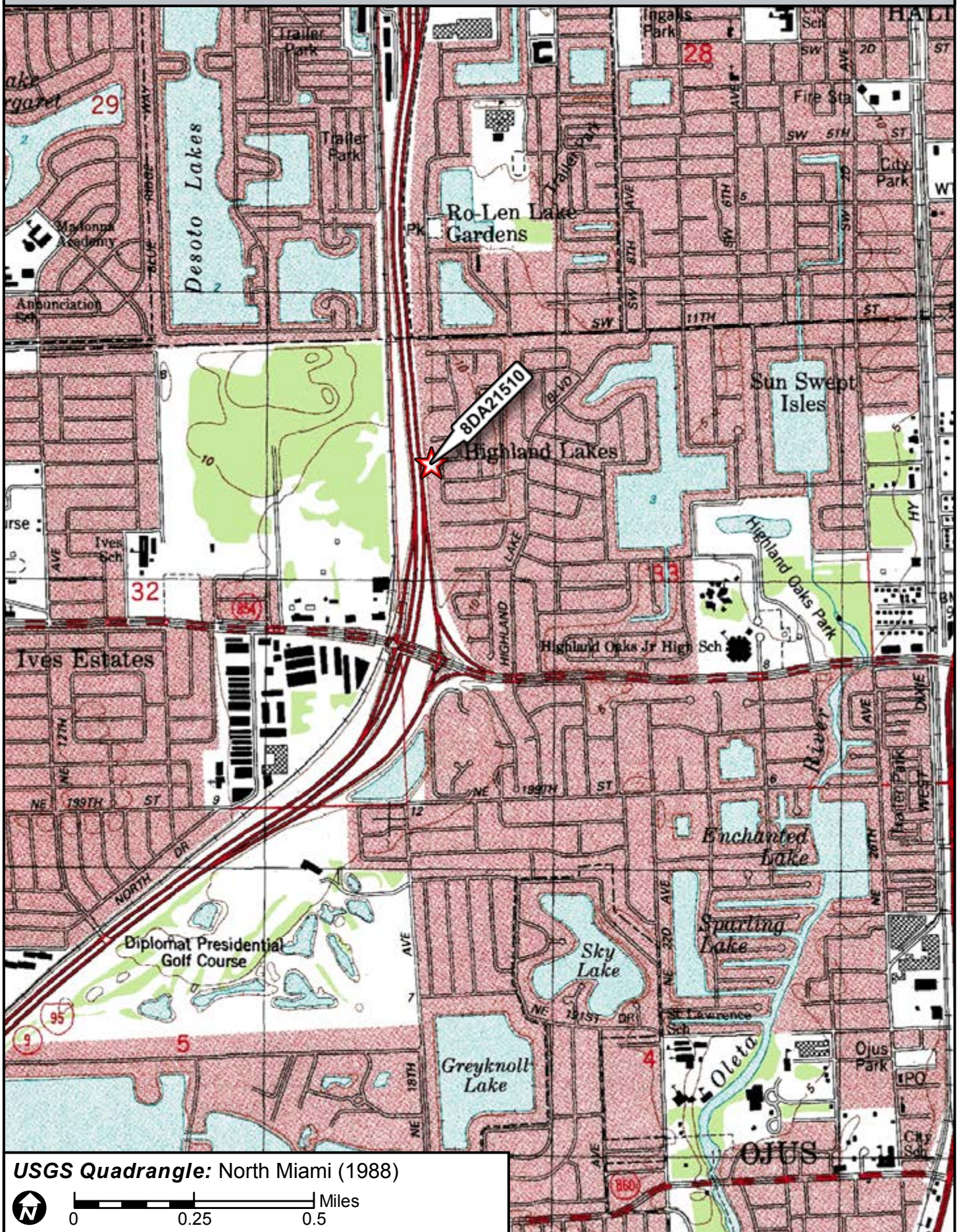
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

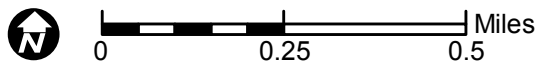








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21511
Field Date 2-1-2023
Form Date 6-16-2023
Recorder # 132

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1860 NE 211th Terrace Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1860 NE 211th Terrace
Cross Streets (nearest / between) At SE corner of NE 18th Ct and NE 211th Ter
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-036-0010 Landgrant
Subdivision Name Highland Gardens 2nd Add Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583648 Northing 2872608
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1974 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1974 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Wide eaves; symmetrical main facade; double-door entry; built-in planters; belt trim.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center on building's main facade; double-door entry; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang; porch entry flanked by half-height pillars and built-in planters.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco with a belt trim at mid-window height; built-in planters and stuccoed pillars flank porch; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

**Required Attachments**

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



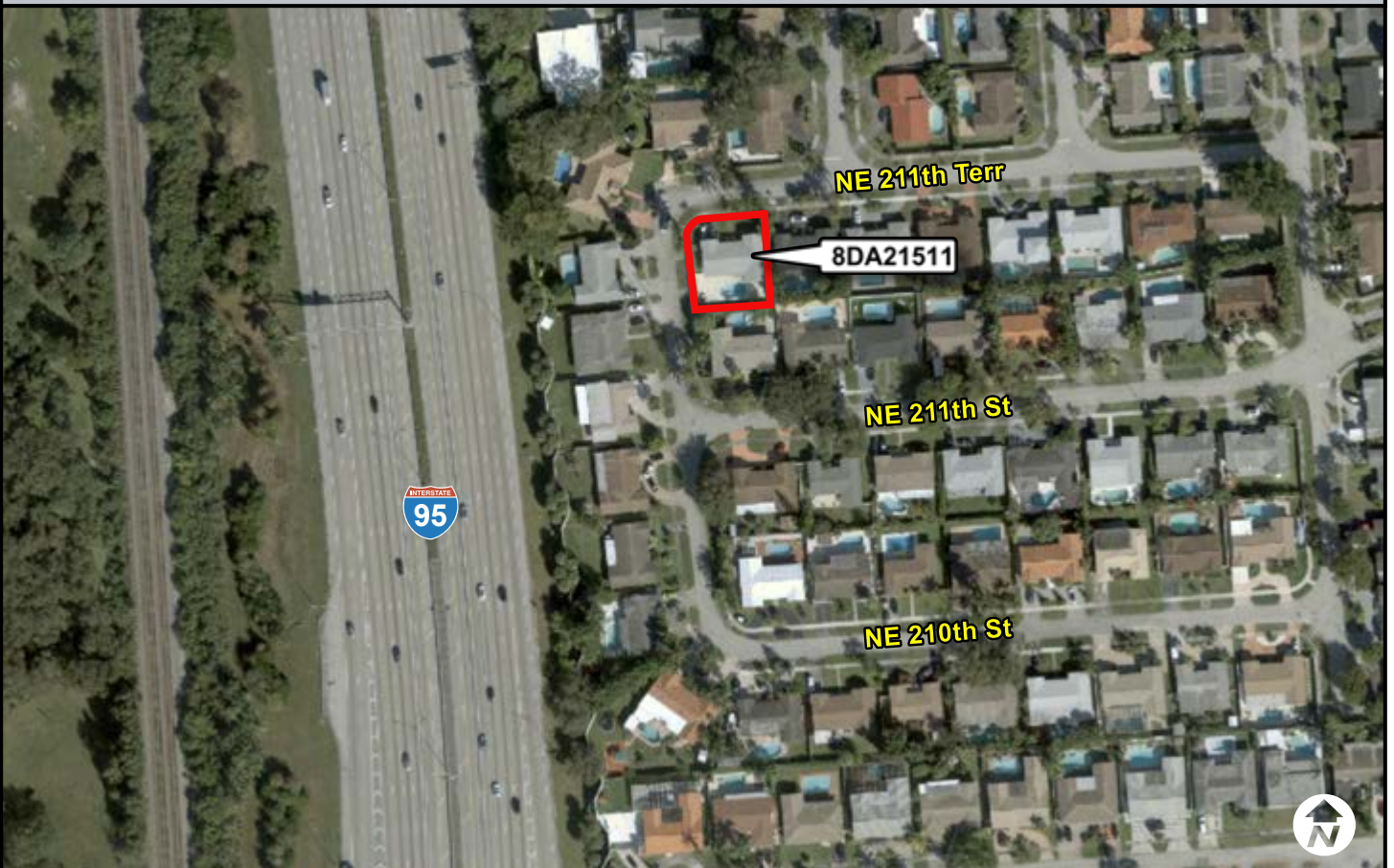
PHOTOGRAPH

8DA21511

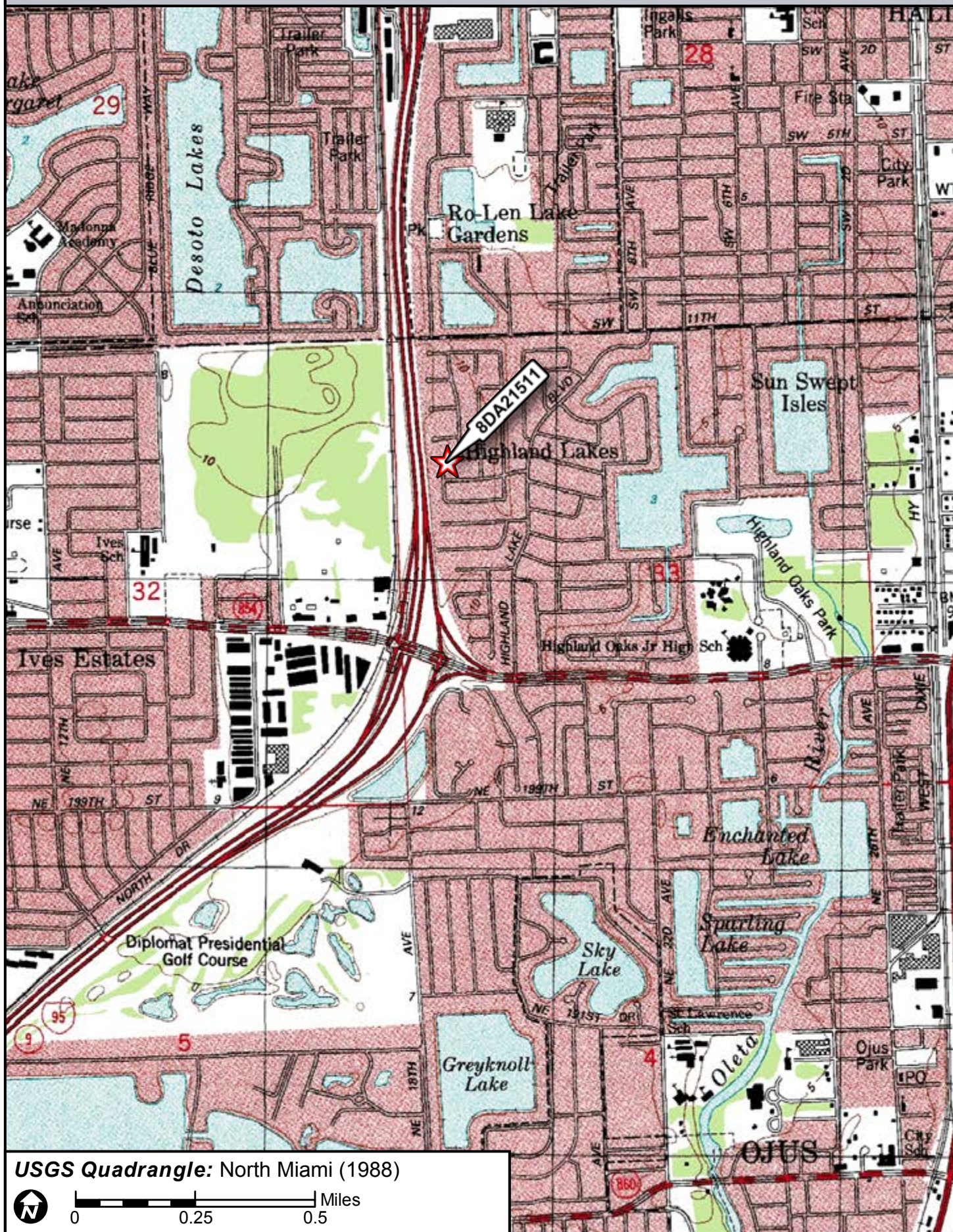


SKETCH MAP

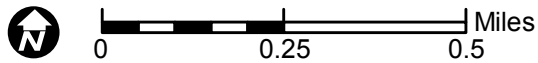
8DA21511







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21513
Field Date 2-1-2023
Form Date 6-6-2023
Recorder #

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 18071 NE 9th Court Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 18071 NE 9th Court
Cross Streets (nearest / between) Between NE 181st St and NE 180th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) North Miami Beach In City Limits? [X]yes [ ]no [ ]unknown County Dade
Township 52S Range 42E Section 07 1/4 section: [ ]NW [ ]SW [ ]SE [X]NE Irregular-name:
Tax Parcel # 07-2207-035-0330 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 581902 Northing 2869447
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1956 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1956 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows; unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Large rear addition, 1971.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 2/2 SHS, grouped in a square along porch.

Distinguishing Architectural Features (exterior or interior ornaments)
Recessed porch; stone cladding even with windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2. Slab 3. Foundation Type(s): 1. Slab 2. Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details) Located right of center on building's main facade; accessible through recessed open porch.

Porch Descriptions (types, locations, roof types, etc.) Open porch is recessed under main side-gabled roof.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource The one-story Ranch style house has a side-gabled roof; exterior is stucco with painted stone cladding even with windows on main facade; front porch is recessed; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps [ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps [x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP) [ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search [x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) The Ranch style house exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) 1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents 1) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s 2) Document type Field notes Maintaining organization Janus Research Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com (address / phone / fax / e-mail)

Required Attachments 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites) 3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.













HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21514
Field Date 2-1-2023
Form Date 7-24-2023
Recorder #

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1860 NE 211th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1860 NE 211th Street
Cross Streets (nearest / between) At SE corner of NE 18th Ct and NE 211th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0130 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583655 Northing 2872533
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1971 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1971 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Replacement 6/6 SHS; rectangular lights in upper portion of front doors.
Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; symmetrical main facade.
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; windows have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

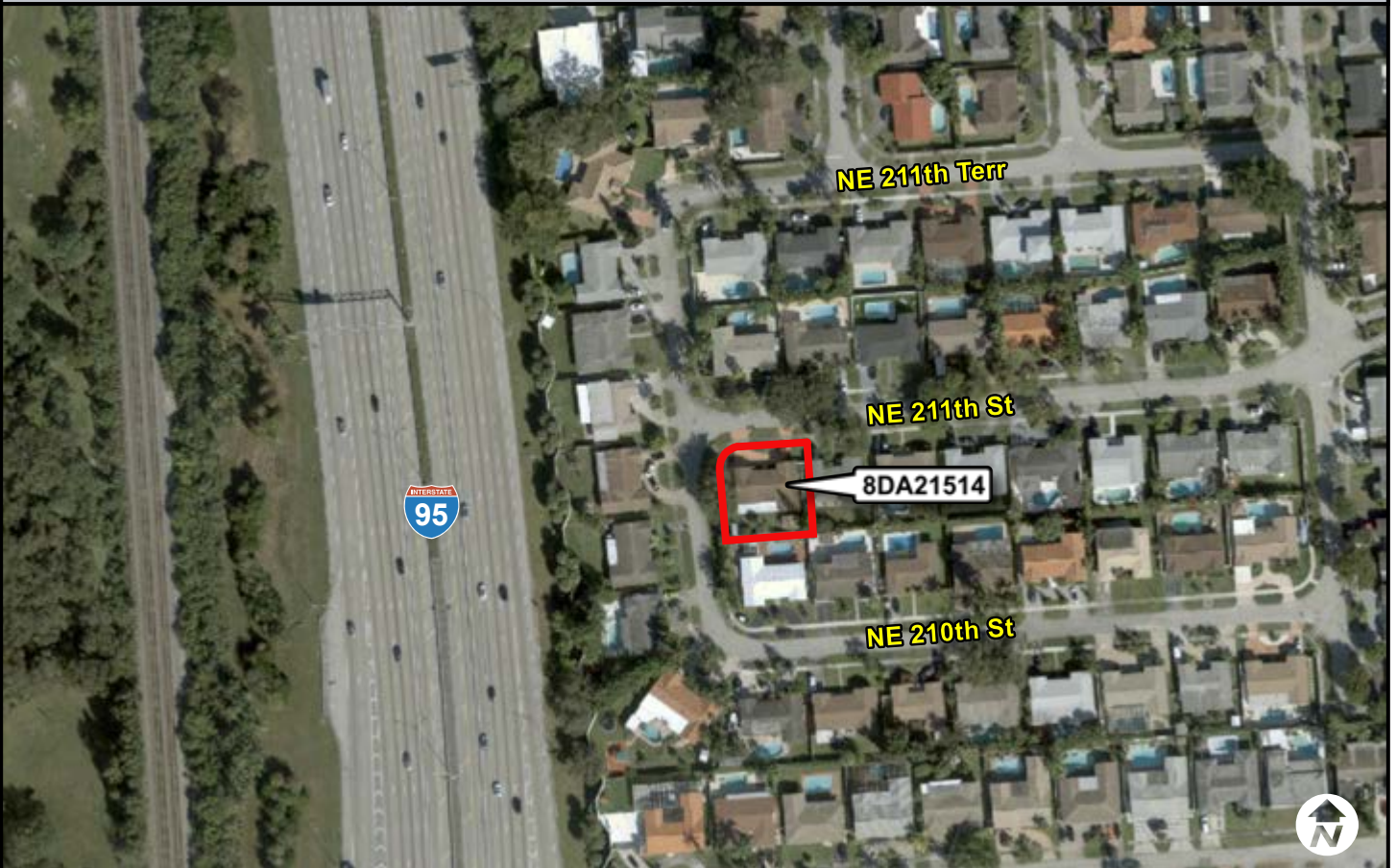
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

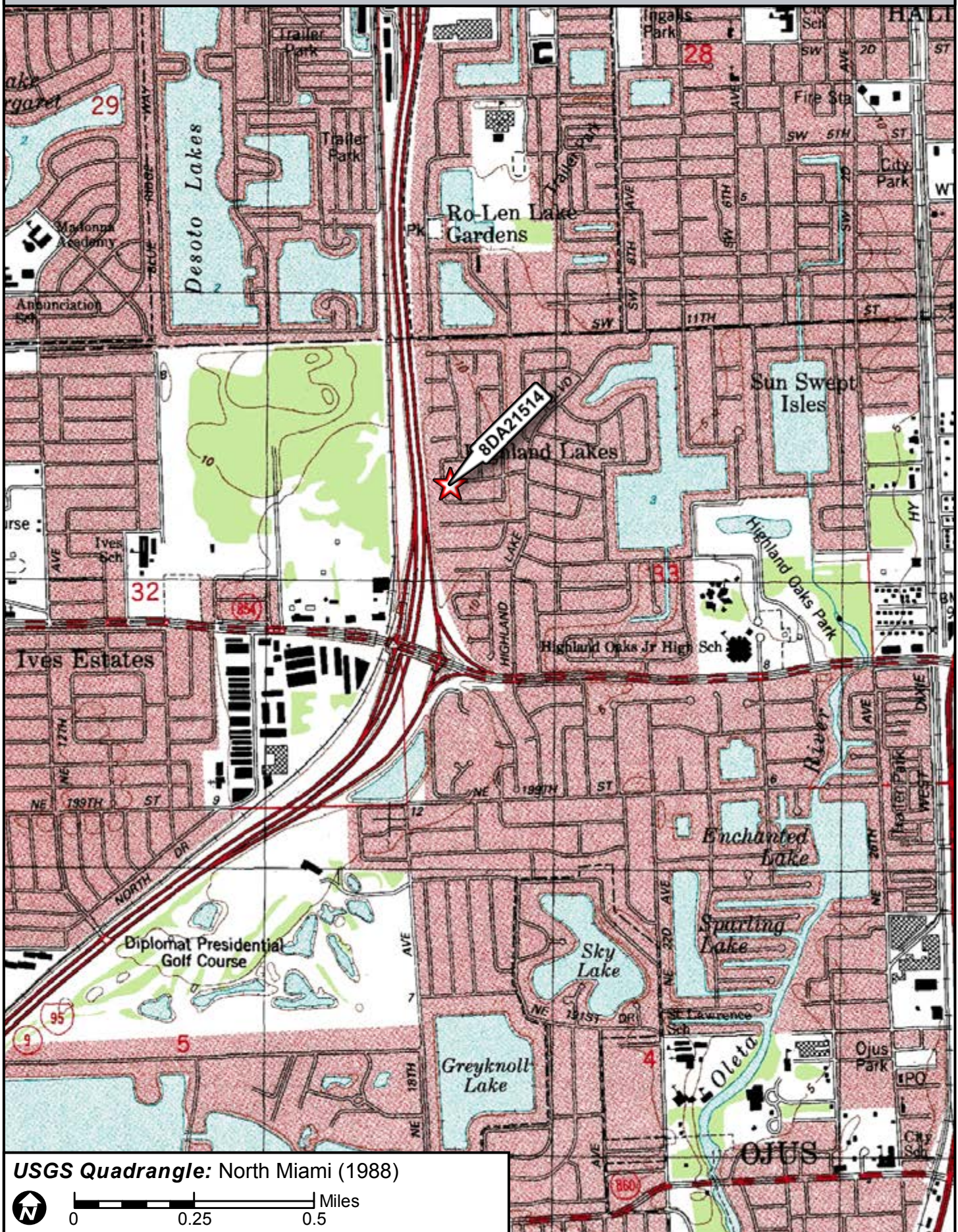
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

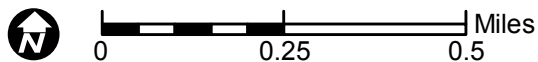








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DA21515
Field Date 2-1-2023
Form Date 7-24-2023
Recorder #

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1861 NE 211th Street Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 1861 NE 211th Street
Cross Streets (nearest / between) At NE corner of NE 18th Ct and NE 211th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Miami In City Limits? [ ]yes [X]no [ ]unknown County Dade
Township 51S Range 42E Section 33 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 30-1233-030-0440 Landgrant
Subdivision Name Highland Gardens Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583650 Northing 2872578
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1971 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1971 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, doors, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Double-door entry; symmetrical main facade; pillars flanking porch entry.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO status, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Main Entrance (stylistic details)

Located at center on building's main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans between front-gabled wings; sheltered by primary side-gabled roof overhang; entry to porch flanked by two half-height pillars.

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous

Narrative Description of Resource

The Ranch style house has a side-gabled roof crossed by two front-gabled wings; exterior is stucco; porch entry is flanked by two pillars; windows and front doors have been replaced.

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [ ] Sanborn maps
[ ] FL State Archives/photo collection [ ] city directory [ ] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [ ] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[ ] cultural resource survey (CRAS) [x] historic photos [ ] interior inspection [ ] HABS/HAER record search
[x] other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [ ] yes [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [ ] yes [x] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 2. 3. 4. 5. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

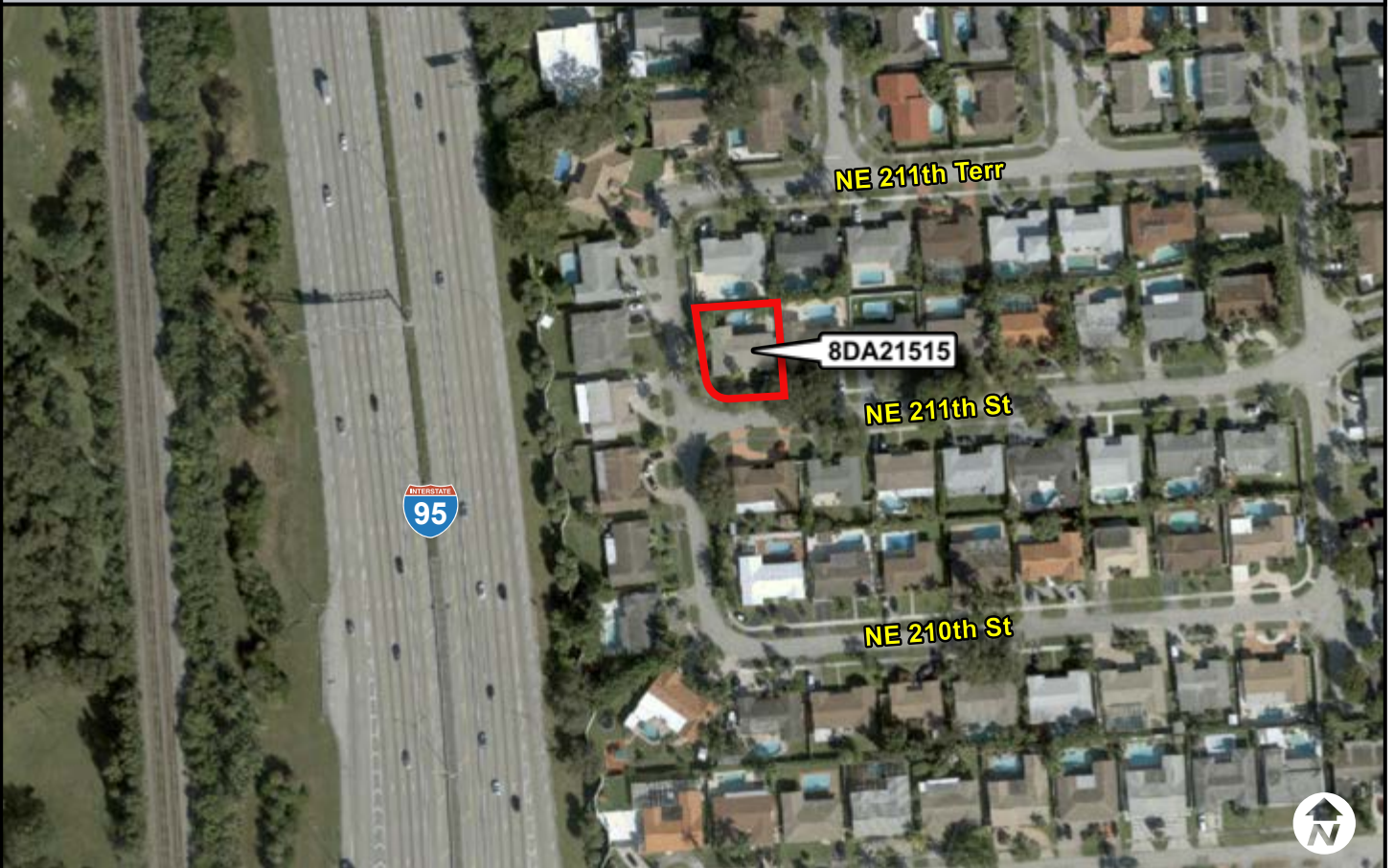
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

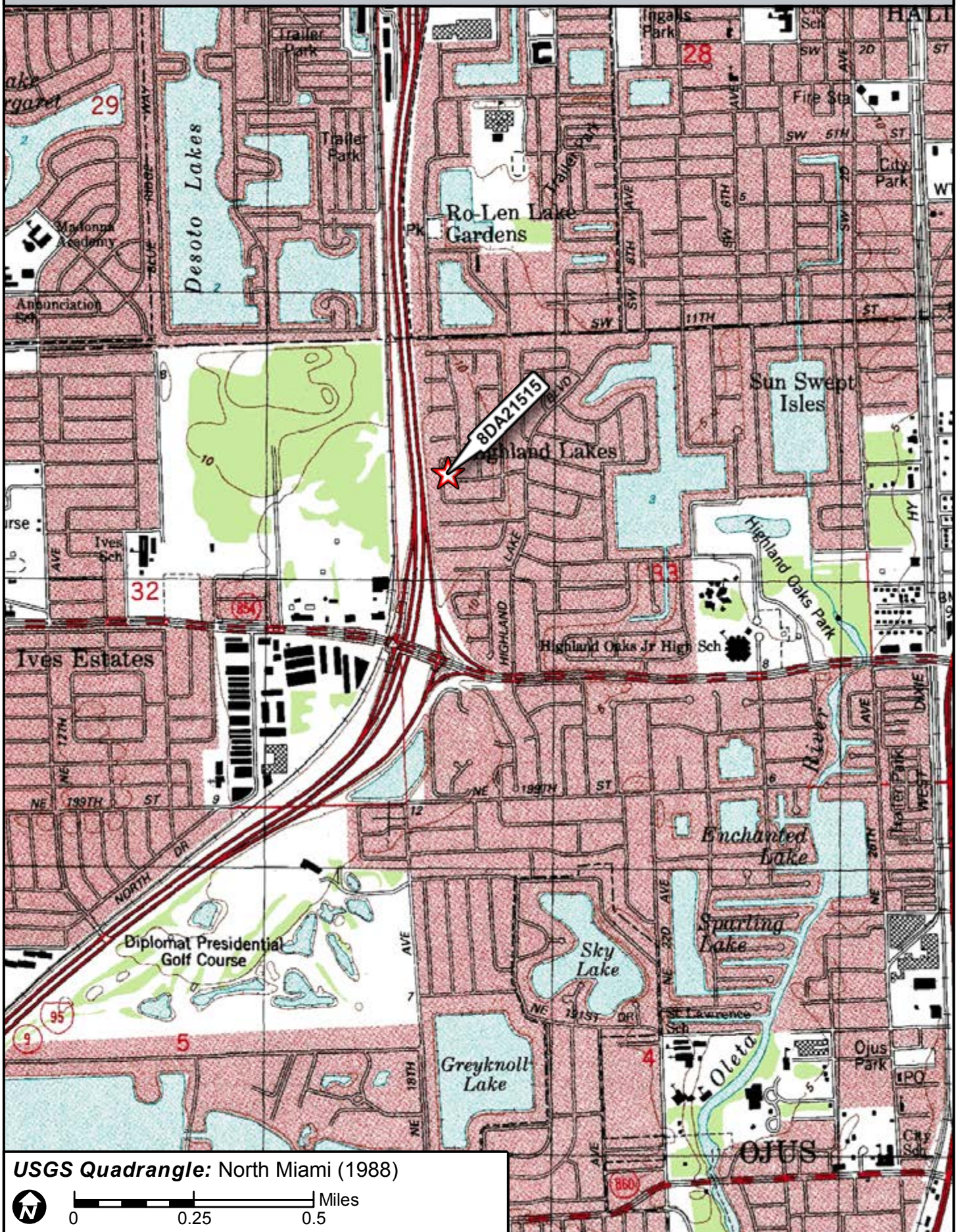
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

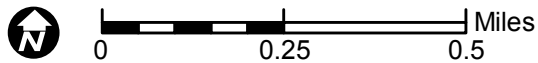








USGS Quadrangle: North Miami (1988)







RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site #8 DA21540
Field Date 2-2-2023
Form Date 6-16-2023
Recorder#

Original
Update

Consult the Guide to the Resource Group Form for additional instructions

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. Do not use this form for National Register multiple property submissions (MPSs).

Check ONE box that best describes the Resource Group:

- Historic district
Archaeological district
Mixed district
Building complex
Designed historic landscape
Rural historic landscape
Linear resource

Resource Group Name Riviera Condo Apartments
Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category building(s)
Linear Resource Type canal
Ownership private-individual

LOCATION & MAPPING

Address: 1170 NE 191st Street
City/Town Miami
County or Counties Miami-Dade
Name of Public Tract
Township 52S Range 42E Section 5
USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988

Verbal Description of Boundaries (description does not replace required map)
The condominium/apartment complex is bounded by NE 191st St to the north; the Sixth Forum Condominiums to the east; a large lake to the south, and I-95 to the west.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Rows include NR List Date, Owner Objection, SHPO criteria, and NR Criteria for Evaluation.

HISTORY & DESCRIPTION

Construction Year: 1966 [ ]approximately [ ]year listed or earlier [ ]year listed or later

Architect/Designer: \_\_\_\_\_ Builder: \_\_\_\_\_

Total number of individual resources included in this Resource Group: # of contributing \_\_\_\_\_ # of non-contributing \_\_\_\_\_

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

The apartment building has a built-up roof with mansard roof overhangs; exteriors are stucco with stone cladding on external stairwells; railings have tiered oval design. 3-stories within APE, increases to 4 with garage on 1st floor east of APE.

RESEARCH METHODS (check all that apply)

- [x]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[x]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey [ ]historic photos [ ]interior inspection [ ]HABS/HAER record search
[ ]other methods (specify) \_\_\_\_\_

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ]yes [x]no [ ]insufficient information

Potentially eligible as contributor to a National Register district? [ ]yes [x]no [ ]insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

This condominium complex exhibits a common style in South Florida, has modifications, and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field maps Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



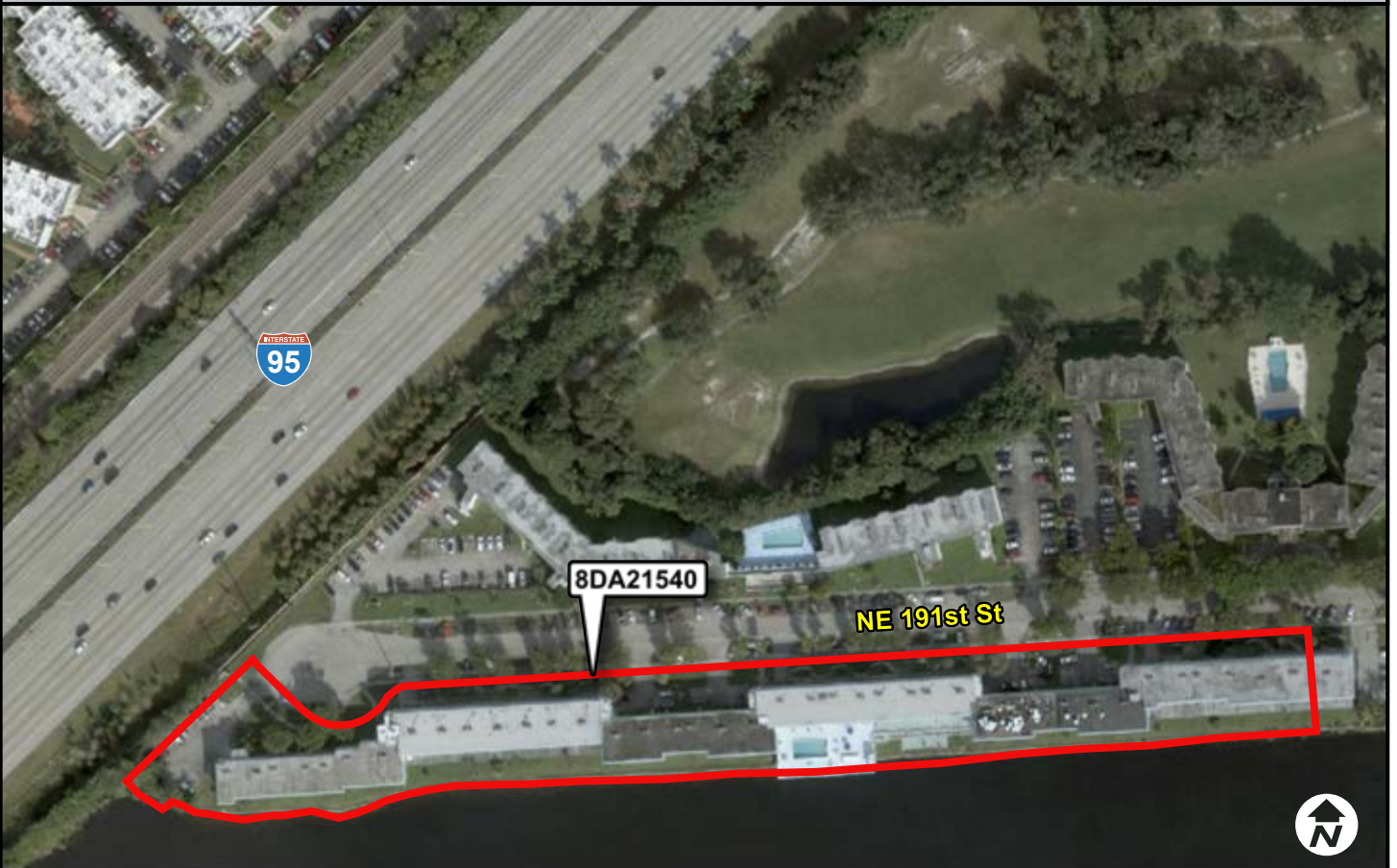
PHOTOGRAPH

8DA21540



SKETCH MAP

8DA21540





PHOTOGRAPH

8DA21540



PHOTOGRAPH

8DA21540











**RESOURCE GROUP FORM**  
**FLORIDA MASTER SITE FILE**  
 Version 5.0 3/19

Site #8 DA21541  
 Field Date 2-2-2023  
 Form Date 6-16-2023  
 Recorder# \_\_\_\_\_

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

**Check ONE box that best describes the Resource Group:**

- Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Rolling Green Condo H Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name I-95 PD&E from S of Miami Gardens Dr to BCL FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one):  building(s)  structure  district  site  object  
 Linear Resource Type (if applicable):  canal  railway  road  other (describe): \_\_\_\_\_  
 Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

**LOCATION & MAPPING**

Address: 1101 NE 191st Street  
 City/Town (within 3 miles) Miami In Current City Limits?  yes  no  unknown  
 County or Counties (do not abbreviate) Miami-Dade  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 52S Range 42E Section 5 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map)  
 The condominium complex is bounded by NE 191st St to the S.; NE 18th Ave to the E.; the Diplomat Presidential Golf Course to the N., and I-95 to the W. One building within the APE, 22 buildings outside of APE.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



HISTORY & DESCRIPTION

Construction Year: 1970 [ ]approximately [ ]year listed or earlier [ ]year listed or later

Architect/Designer: \_\_\_\_\_ Builder: \_\_\_\_\_

Total number of individual resources included in this Resource Group: # of contributing \_\_\_\_\_ # of non-contributing \_\_\_\_\_

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

The four-story condominium building has a built-up roof; exterior is stucco; geometric cut-outs in stairwell walls; solid railings are spaced with thin projections on 2nd and 4th floors and with cut-outs trimmed with projections on 3rd floor.

RESEARCH METHODS (check all that apply)

- [x]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[x]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey [ ]historic photos [ ]interior inspection [ ]HABS/HAER record search
[ ]other methods (specify) \_\_\_\_\_

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ]yes [x]no [ ]insufficient information

Potentially eligible as contributor to a National Register district? [ ]yes [x]no [ ]insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

This condominium complex exhibits a common style in South Florida, has modifications, and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field maps Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

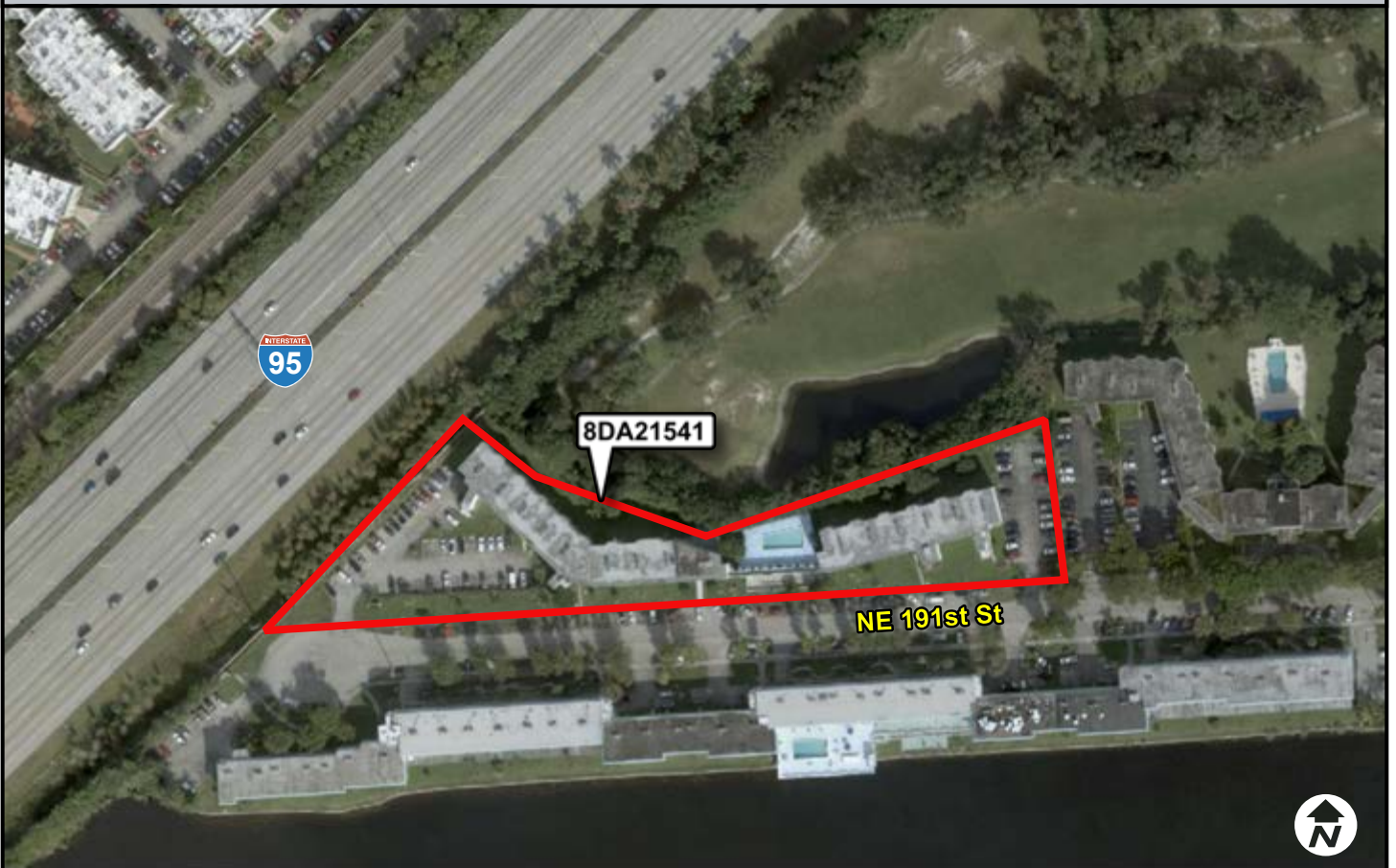
RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





PHOTOGRAPH

8DA21541



PHOTOGRAPH

8DA21541











# RESOURCE GROUP FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site #8 DA21542  
 Field Date 2-1-2022  
 Form Date 6-17-2022  
 Recorder# \_\_\_\_\_

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

**Check ONE box that best describes the Resource Group:**

- Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Diplomat Presidential Golf Course Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name I-95 PD&E from S of Miami Gardens Dr to BCL FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one):  building(s)  structure  district  site  object  
 Linear Resource Type (if applicable):  canal  railway  road  other (describe): \_\_\_\_\_  
 Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Address: 19600 NE Presidential Way  
 City/Town (within 3 miles) North Miami Beach In Current City Limits?  yes  no  unknown  
 County or Counties (do not abbreviate) Miami-Dade  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 52S Range 42E Section 5 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map)  
 The Diplomat Presidential Golf Course is bound by I-95 to the NW; NE 18th Ave to the E; and the Rolling Green Condominium complex along NE 191st St to the S.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____  <input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)	Date _____ Init. _____ Date _____

HISTORY & DESCRIPTION

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Architect/Designer: Mark Mahannah, Sr. Builder: Unknown
Total number of individual resources included in this Resource Group: # of contributing # of non-contributing
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)
1. 3.
2. 4.

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)
This golf course was designed by Mark Mahannah, Sr. for the Diplomat Hotel and Country Club. It was redesigned in 1998 and was permanently closed in 2009.

RESEARCH METHODS (check all that apply)

- [X]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[X]property appraiser / tax records [X]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey [ ]historic photos [ ]interior inspection [ ]HABS/HAER record search
[X]other methods (specify) Aerial Photos

Bibliographic References (give FMSF Manuscript # if relevant)
see continuation sheet.

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ]yes [X]no [ ]insufficient information
Potentially eligible as contributor to a National Register district? [ ]yes [X]no [ ]insufficient information
Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)
The historic design was altered in 1998 and the golf course is not being used or maintained as a course. Therefore, it is considered ineligible for the NR.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 3. 5.
2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field maps Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

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2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



## SITE NAME: Diplomat Presidential Golf Course

## A. NARRATIVE DESCRIPTION OF SITE

The Diplomat Presidential Golf Course within the project APE is located at 19600 Presidential Way in Section 5 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map, in the City of North Miami Beach, Miami-Dade County, Florida (Figure 1). The golf course was constructed in 1962 as part of the Diplomat Hotel and Country Club and was designed by Mark Mahannah (Florida Golf Course Seeker 2015). Originally the country club had two golf courses, but only one falls within the current project APE. The other course located on the west side of I-95 has since been developed into a residential neighborhood. The remaining course, located within the APE, is permanently closed and unmaintained.

## B. DISCUSSION OF SIGNIFICANCE

The Diplomat Presidential Golf Course was designed by Mark Mahannah, Sr. Mark Mahannah, Sr. designed many golf courses in Florida in the 1950s through the 1970s (ASGCA, n.d.) He grew up in Fort Lauderdale and attended the University of Florida. After working on the construction of hotel courses in Boca Raton, he became head greenkeeper at the Miami Biltmore Country Club. After serving in WWII, he redesigned one of the Miami Biltmore's courses, which lead into full-time work as a golf course architect. He was elected to the American Society of Golf Course Architects in 1961 and became a Fellow of the organization in 1976.

Figure 2 is an aerial of the golf courses (east and a portion of the west) in 1968, showing the original layout designed by Mahannah. In 1998, the golf course was sold and redesigned by Tommy Fazio. The new design incorporated a residential neighborhood at the center of the course. It reopened in 1999. In 2009, the golf course was permanently closed after the owner declared bankruptcy.

The Diplomat Presidential Golf Course is not on the Florida Division of Historical Resources' *Historic Golf Trail*. Its original design by Mark Mahannah has been altered after being redesigned and modernized in 1998. In addition, the golf course is no longer being used or maintained, further impacting the integrity of the resource. Therefore, the current study considers the Diplomat Presidential Golf Course ineligible for the National Register.

SITE NAME: Diplomat Presidential Golf Course



Figure 1: Current Aerial (2023) of the Diplomat Presidential Golf Course (8DA21542). The golf course permanently closed in 2009. Aerial Courtesy of Google Maps.



SITE NAME: Diplomat Presidential Golf Course



Figure 2: A 1968 aerial showing the Diplomat Presidential Golf Course. A portion of a different Diplomat Hotel and Country Club golf course can be seen to the west.

SITE NAME: Diplomat Presidential Golf Course

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

American Society of Golf Course Architects (ASGCA)

n.d. "Mark Mahannah, Sr." Accessed electronically, July 21, 2023.  
<https://asgca.org/architect/mmahannah/>

Florida Golf Course Seeker

2015 "Presidential Country Club." December 11, 2015. Accessed electronically July 21, 2023.  
<http://theflgolfcourseseeker.blogspot.com/2013/11/presidential-country-club-golf-course.html>





NE 199th St

8DA21542

NE 18th Ave

INTERSTATE  
95

NE 191st St







NE 199th St

8DA21542

NE 18th Ave

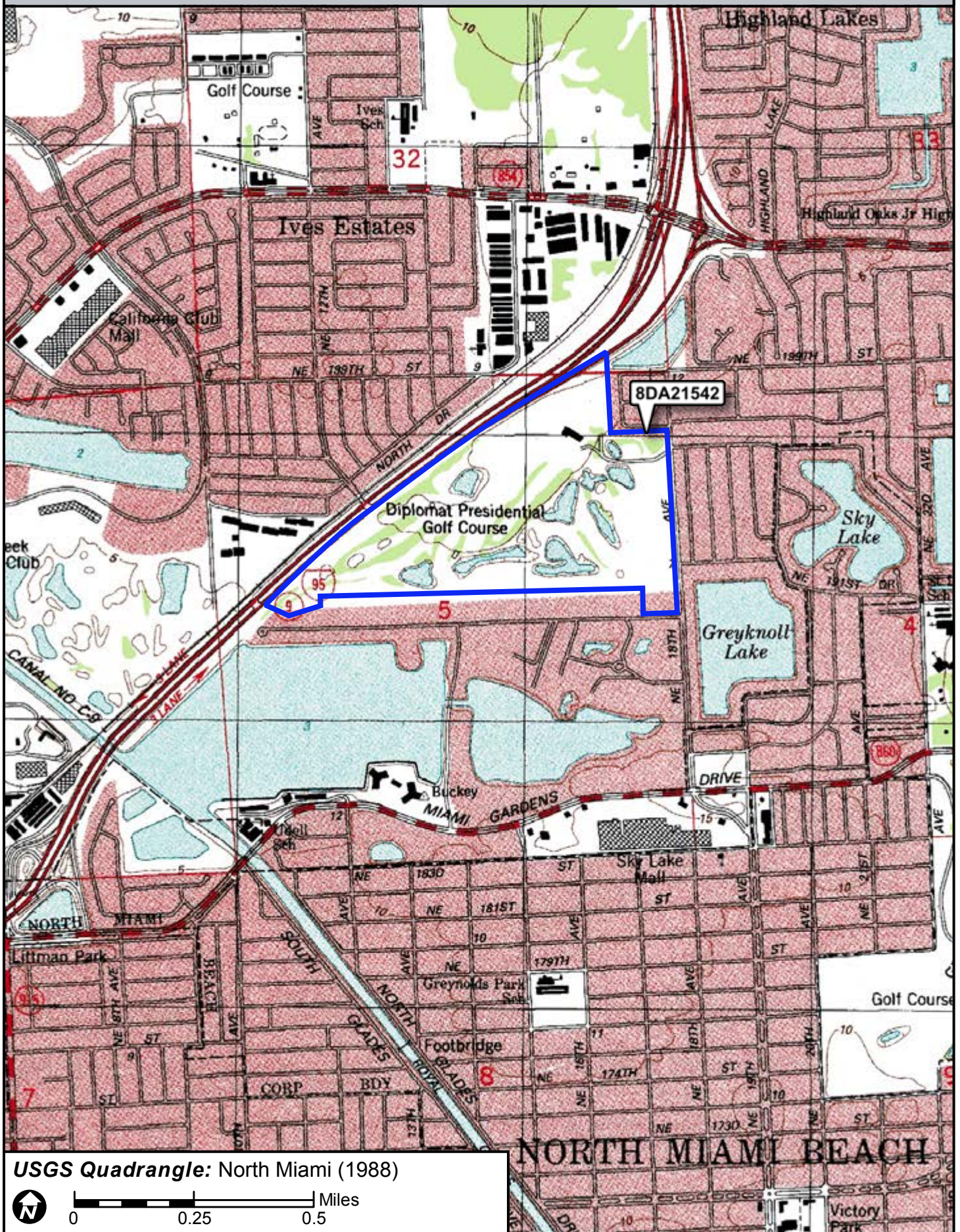
INTERSTATE  
95

NE 191st St

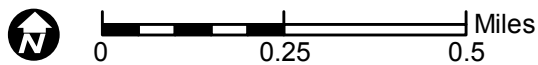


1963





USGS Quadrangle: North Miami (1988)







**RESOURCE GROUP FORM**  
**FLORIDA MASTER SITE FILE**  
 Version 5.0 3/19

Site #8 DA21543  
 Field Date 2-2-2023  
 Form Date 6-16-2023  
 Recorder# \_\_\_\_\_

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

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**Check ONE box that best describes the Resource Group:**

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- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Ronson Industrial Park Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name I-95 PD&E from S of Miami Gardens Dr to BCL FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one):  building(s)  structure  district  site  object  
 Linear Resource Type (if applicable):  canal  railway  road  other (describe): \_\_\_\_\_  
 Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

**LOCATION & MAPPING**

Address: Street Number 1640 Direction NE Street Name 205th Street Type Terrace Suffix Direction \_\_\_\_\_  
 City/Town (within 3 miles) Miami In Current City Limits?  yes  no  unknown  
 County or Counties (do not abbreviate) Miami-Dade  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 51S Range 42E Section 32 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map)  
 The industrial park is bounded by NE 205th St. to the north; NE 16th Pl. to the west; additional industrial buildings to the south, and I-95 to the east. The northern portion of each of the 6 buildings are within the APE.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



HISTORY & DESCRIPTION

Construction Year: 1973 [ ]approximately [ ]year listed or earlier [ ]year listed or later

Architect/Designer: \_\_\_\_\_ Builder: \_\_\_\_\_

Total number of individual resources included in this Resource Group: # of contributing \_\_\_\_\_ # of non-contributing \_\_\_\_\_

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

The one-story Masonry Vernacular buildings have built-up roofs; exteriors are stucco; doorways are sheltered by flat roofs suspended from main facades; stepped concrete block privacy walls extend from main facades; metal awning windows observed.

RESEARCH METHODS (check all that apply)

- [x]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[x]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey [ ]historic photos [ ]interior inspection [ ]HABS/HAER record search
[ ]other methods (specify) \_\_\_\_\_

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ]yes [x]no [ ]insufficient information

Potentially eligible as contributor to a National Register district? [ ]yes [x]no [ ]insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

This industrial complex exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field maps Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

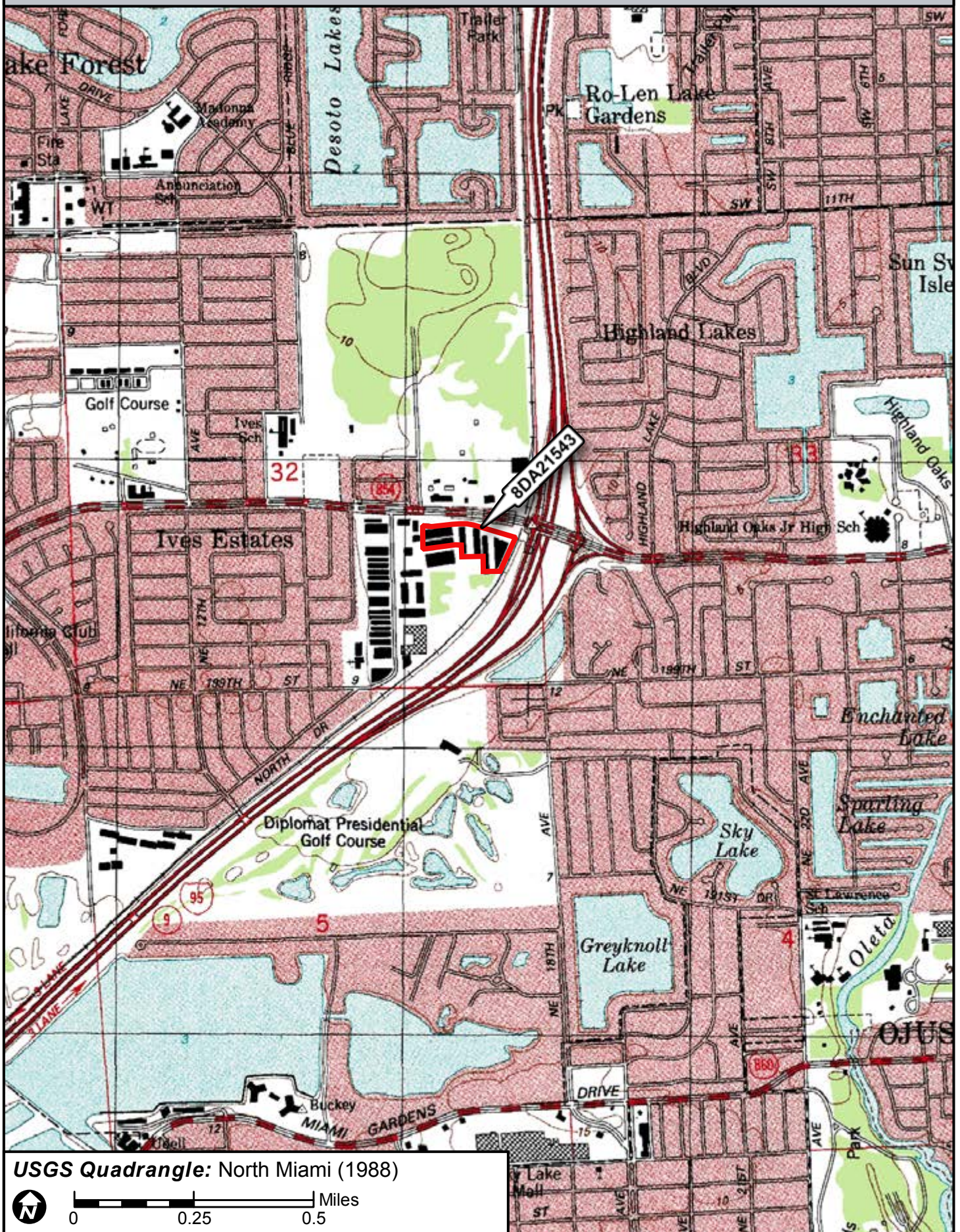
- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



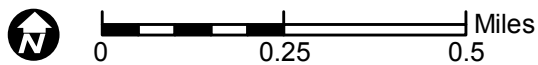








USGS Quadrangle: North Miami (1988)







**RESOURCE GROUP FORM**  
**FLORIDA MASTER SITE FILE**  
 Version 5.0 3/19

Site #8 DA21544  
 Field Date 2-2-2023  
 Form Date 6-16-2023  
 Recorder# \_\_\_\_\_

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

**Check ONE box that best describes the Resource Group:**

- Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name FDOT North Dade Maintenance Yard Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name I-95 PD&E from S of Miami Gardens Dr to BCL FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one):  building(s)  structure  district  site  object  
 Linear Resource Type (if applicable):  canal  railway  road  other (describe): \_\_\_\_\_  
 Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

**LOCATION & MAPPING**

Address: 1773 NE 205th Street  
 City/Town (within 3 miles) Miami In Current City Limits?  yes  no  unknown  
 County or Counties (do not abbreviate) Miami-Dade  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 51S Range 42E Section 32 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map)

The industrial yard is bounded by NE 205th St to the south and NE 17th Ave to the east, north, and west. 2 historic structures are within the APE, one of which has been individually recorded (8DA21461). Other structures are non-historic and outside APE.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

HISTORY & DESCRIPTION

Construction Year: 1955 [X]approximately [ ]year listed or earlier [ ]year listed or later

Architect/Designer: Builder:

Total number of individual resources included in this Resource Group: # of contributing # of non-contributing

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3.
2. 4.

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

Historic structures include a square concrete block building with a flat roof and perpendicular concrete block walls to its north and a historic fire station. The station has been individually recorded. All other structures are non-historic.

RESEARCH METHODS (check all that apply)

- [X]FMSF record search (sites/surveys) [ ]library research [ ]building permits [ ]Sanborn maps
[ ]FL State Archives/photo collection [ ]city directory [ ]occupant/owner interview [ ]plat maps
[X]property appraiser / tax records [ ]newspaper files [ ]neighbor interview [ ]Public Lands Survey (DEP)
[ ]cultural resource survey [ ]historic photos [ ]interior inspection [ ]HABS/HAER record search
[ ]other methods (specify)

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? [ ]yes [X]no [ ]insufficient information

Potentially eligible as contributor to a National Register district? [ ]yes [X]no [ ]insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

This industrial complex exhibits a common style in South Florida and lacks historic associations. It was updated in the 1990s and 2000s so few historic structures remain. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. 3. 5.
2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description File or accession #'s
2) Document type Field maps Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

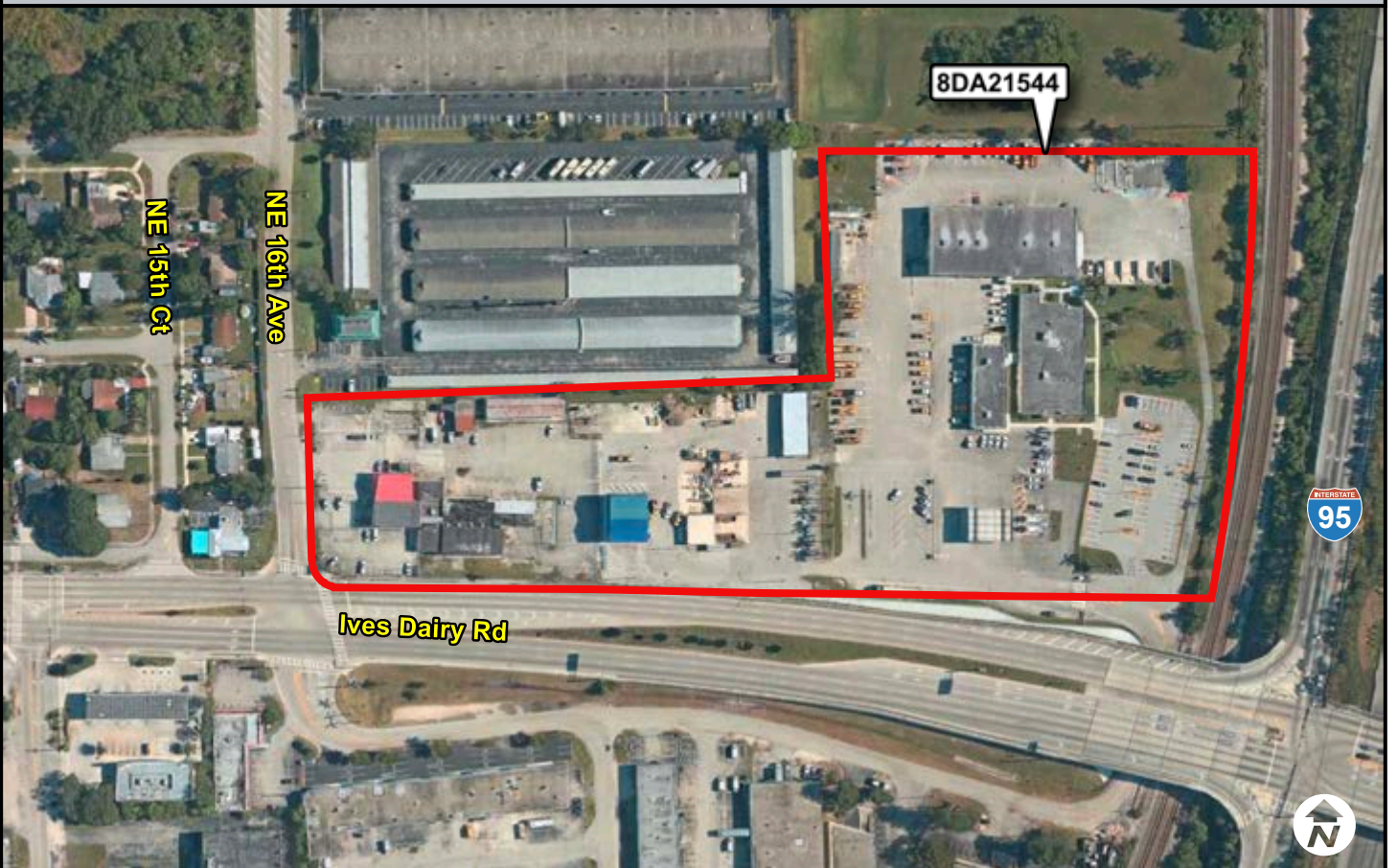
Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

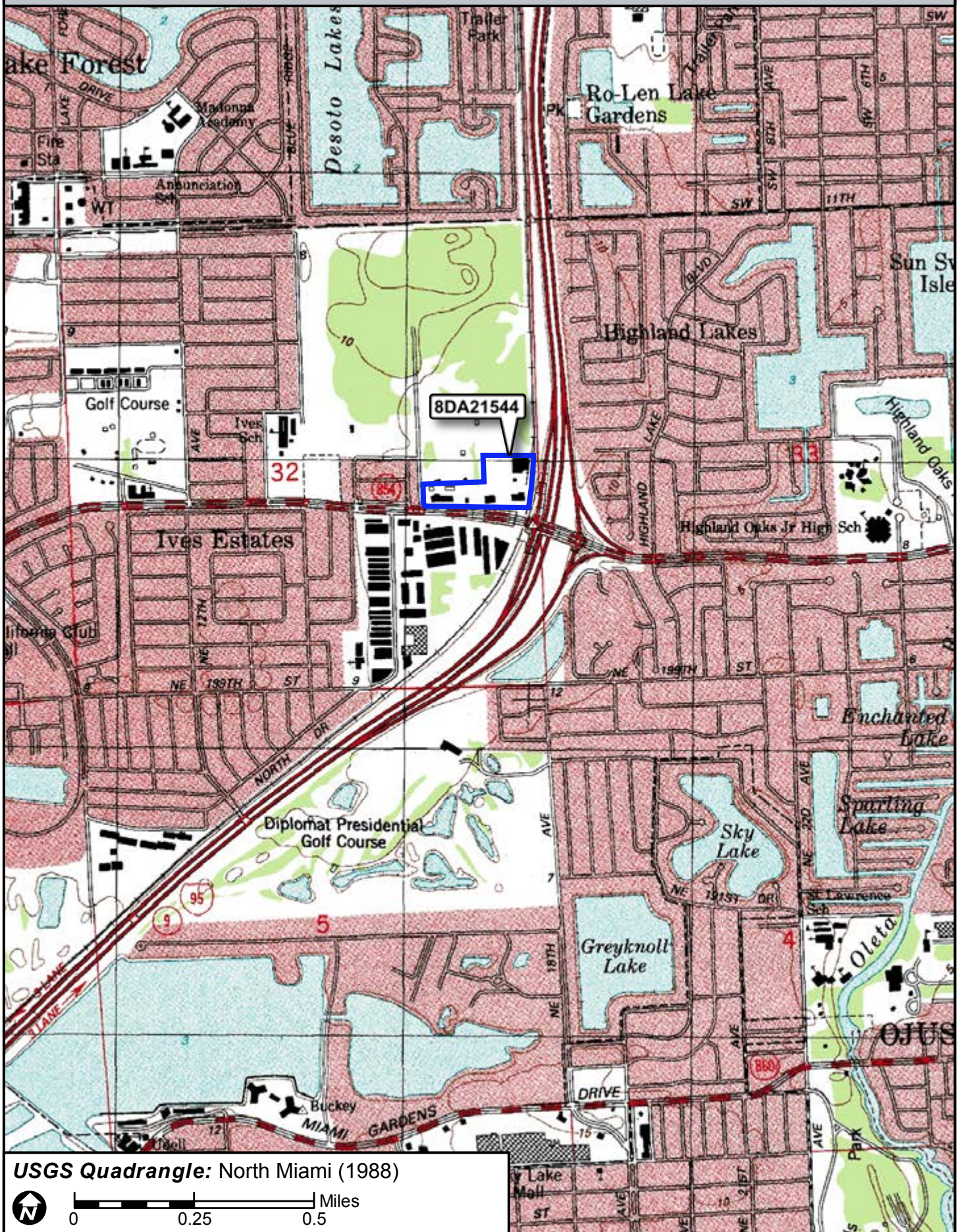
- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



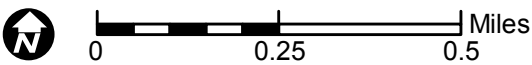








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08581
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 134

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 650 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 650 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390200 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583544 Northing 2873473
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Door, c2015.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding along porch; metal awnings; stone cladding at corners.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center of main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between the front-gabled wing and open carport; door is sheltered by overhangs of both gabled roofs; brick cladding along porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding along porch and stone cladding at corners; metal awnings shade windows; front door has been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8581

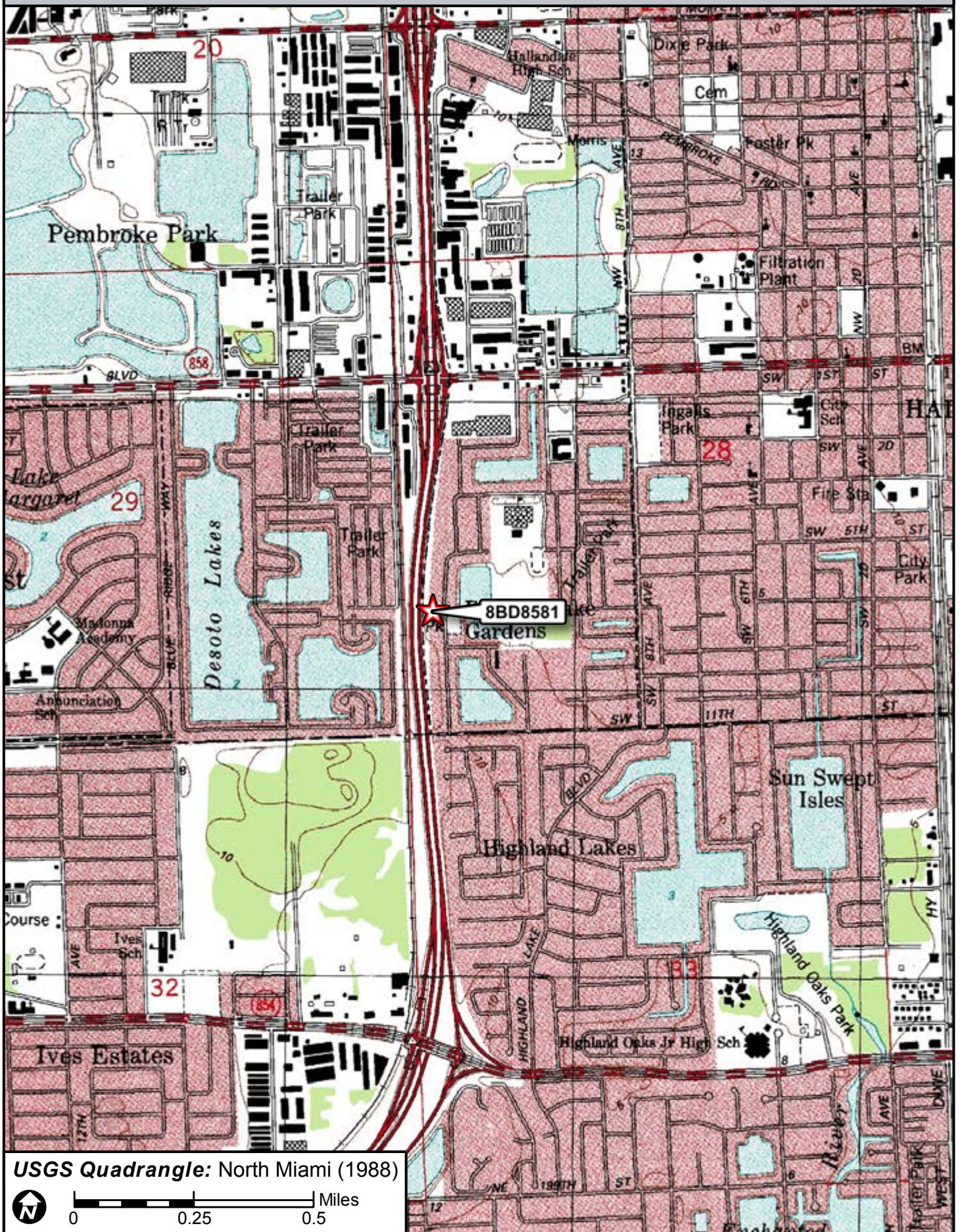


SKETCH MAP

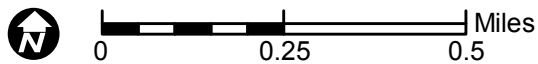
8BD8581







USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08582**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 135

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 640 SW 11th Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 640 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 7th St and SW 5th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228390190 Landgrant \_\_\_\_\_  
Subdivision Name Lakeside Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583546 Northing 2873493  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1961  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, door, garage, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan L-shaped Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Brick 3. \_\_\_\_\_  
Roof Type(s) 1. Cross-gabled 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
1/1 SHS; fanlight in door.

Distinguishing Architectural Features (exterior or interior ornaments)  
Brick cladding along porch; metal awnings; paired windows; enclosed garage.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center of main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located between the front-gabled wing and open carport; door is sheltered by side-gabled roof overhang; brick cladding along porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding along porch; accordion shutters flank windows; windows and door have been replaced, garage has been enclosed.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8582

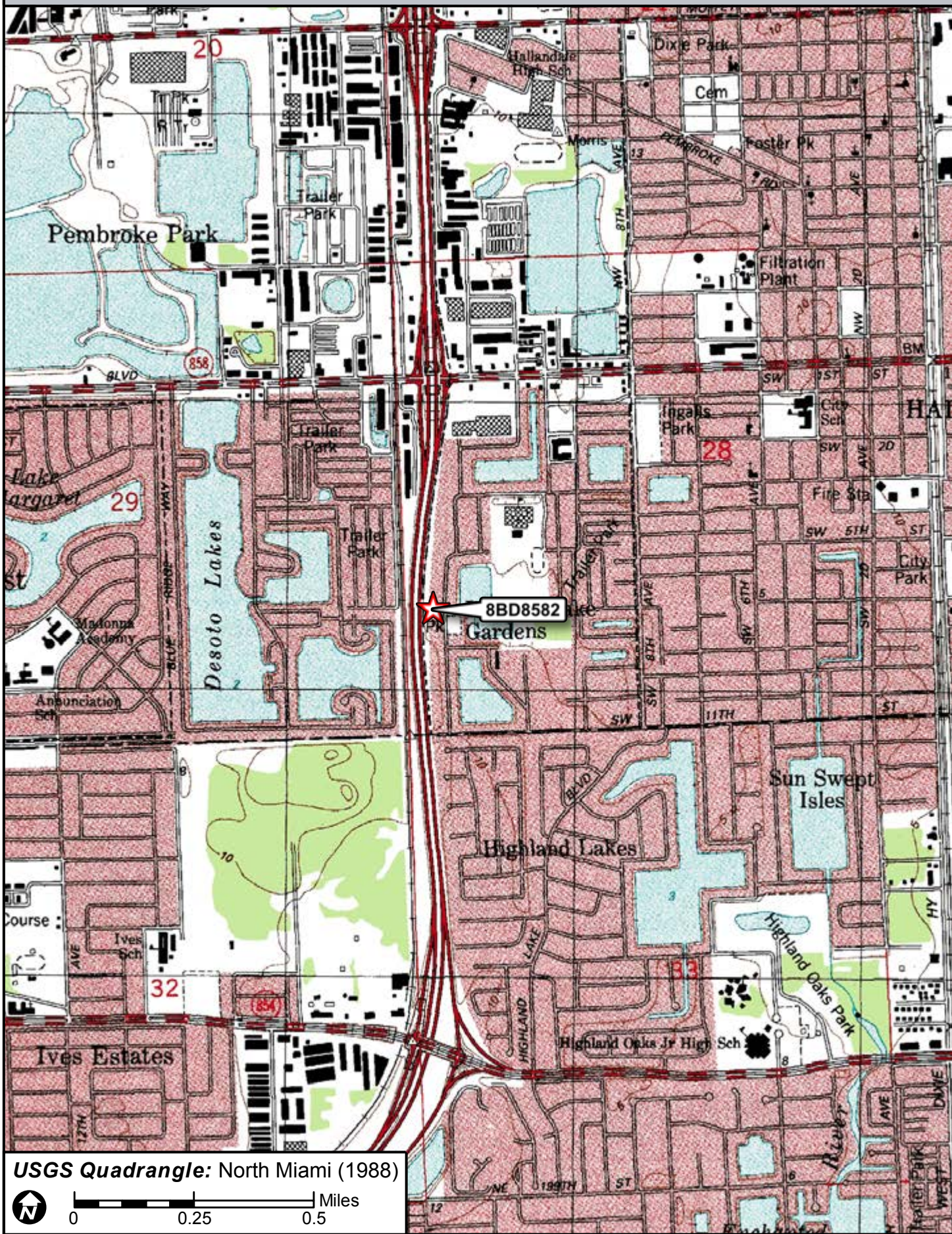


SKETCH MAP

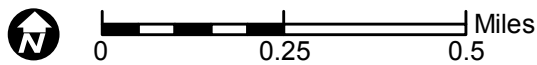
8BD8582







USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08583**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 136

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 630 SW 11th Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 630 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 7th St and SW 5th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228390180 Landgrant \_\_\_\_\_  
Subdivision Name Lakeside Estates Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583547 Northing 2873510  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1962  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year): \_\_\_\_\_  
Current Use Private Residence (House/Cottage/Ca From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Windows, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Brick 3. \_\_\_\_\_  
Roof Type(s) 1. Cross-gabled 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Sliding, 9-light, 4-light; picture. Small 4-light sliding windows located beneath fixed window.

Distinguishing Architectural Features (exterior or interior ornaments)  
Brick cladding along garage; brick planters on main facade and around porch; metal awning.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center of main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located at center of main facade; sheltered by extension of main side-gabled roof overhang; brick planter flanks porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding along garage and matching brick planters; metal awnings shade windows; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8583

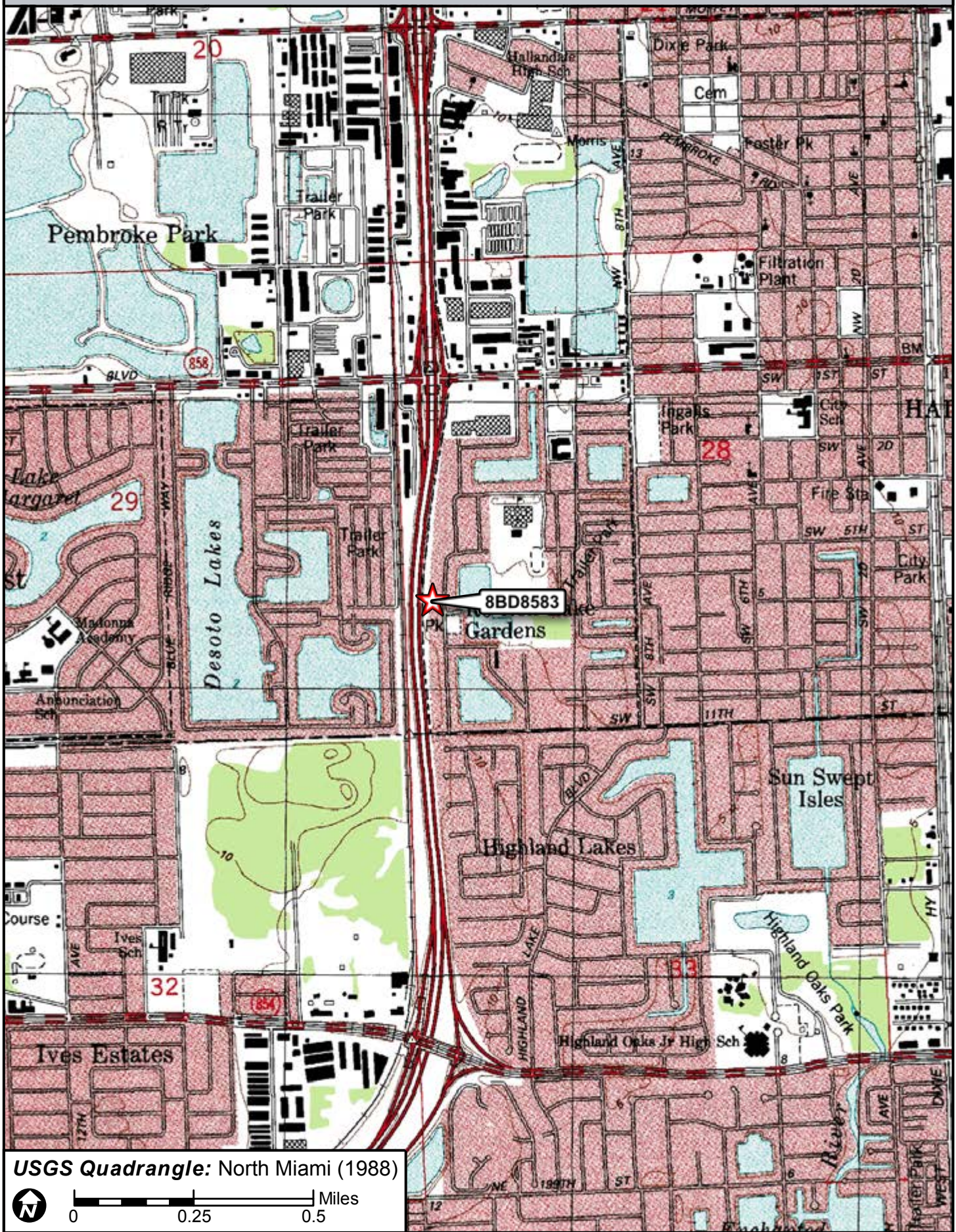


SKETCH MAP

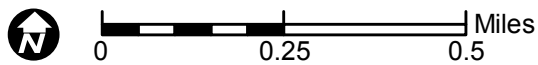
8BD8583







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08584
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 137

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 620 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 620 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390170 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5183548 Northing 2873528
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, c2023.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding, picture; glass front door.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding along garage; matching stone porch wall and planter on main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Located at center of main facade; accessible through open porch.

**Porch Descriptions (types, locations, roof types, etc.)**

Open porch is located at center of main facade spanning between garage and stone-clad wall; sheltered by extension of main side-gabled roof overhang.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone cladding along garage, porch wall, and matching planter; windows and front door have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

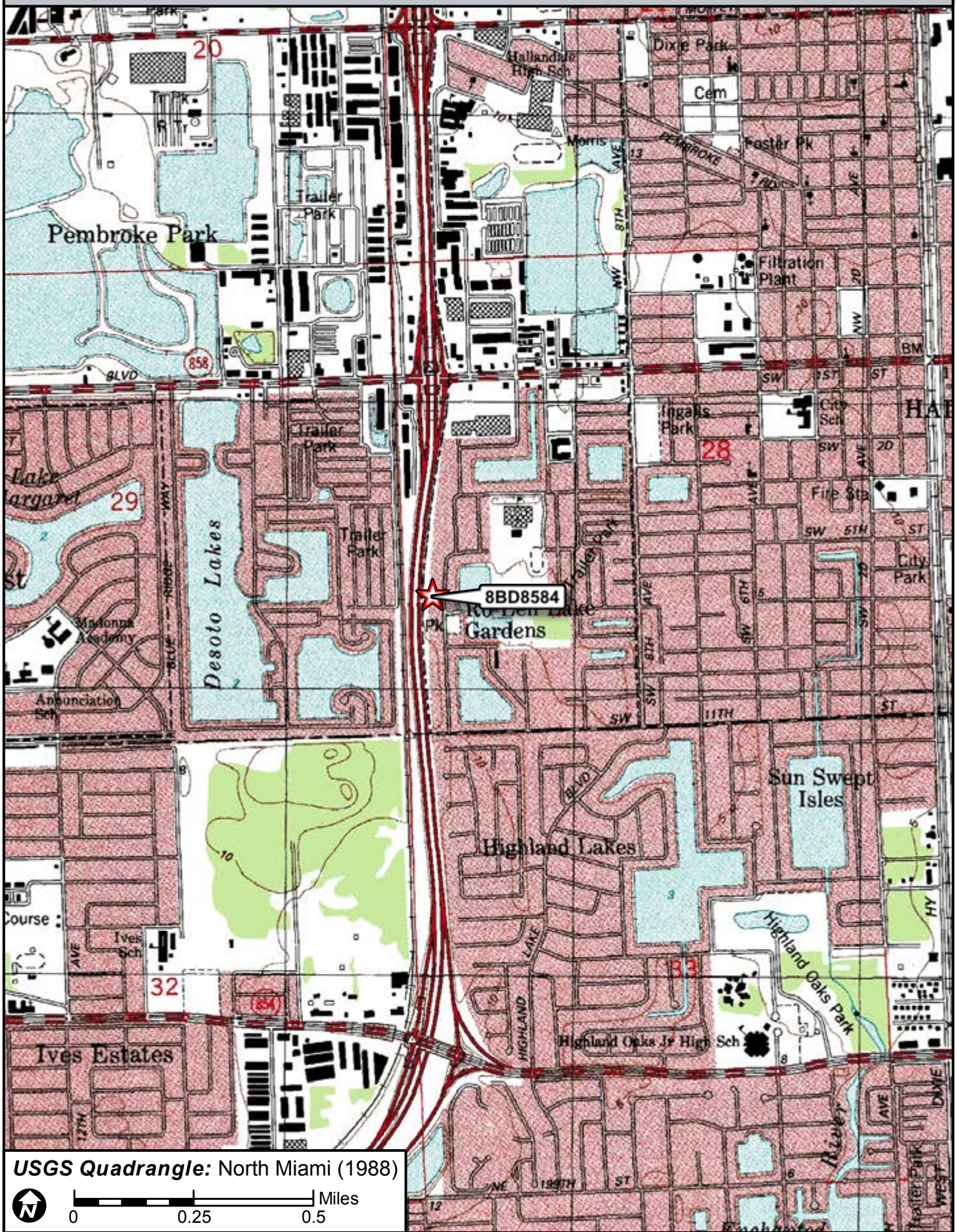
**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

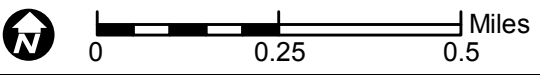
<b>Required Attachments</b>	<b>❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>❷ LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08585
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 138

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 610 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 610 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390160 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583548 Northing 2873546
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, unknown date.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; picture; jalousie windows beneath picture window.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding; matching brick planter on main facade; scallop trim.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center of main facade; paneled door; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located at center of main facade; sheltered by extension of main side-gabled roof overhang.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding along garage and on left side of main facade; brick planter spans brick-clad wall.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8585

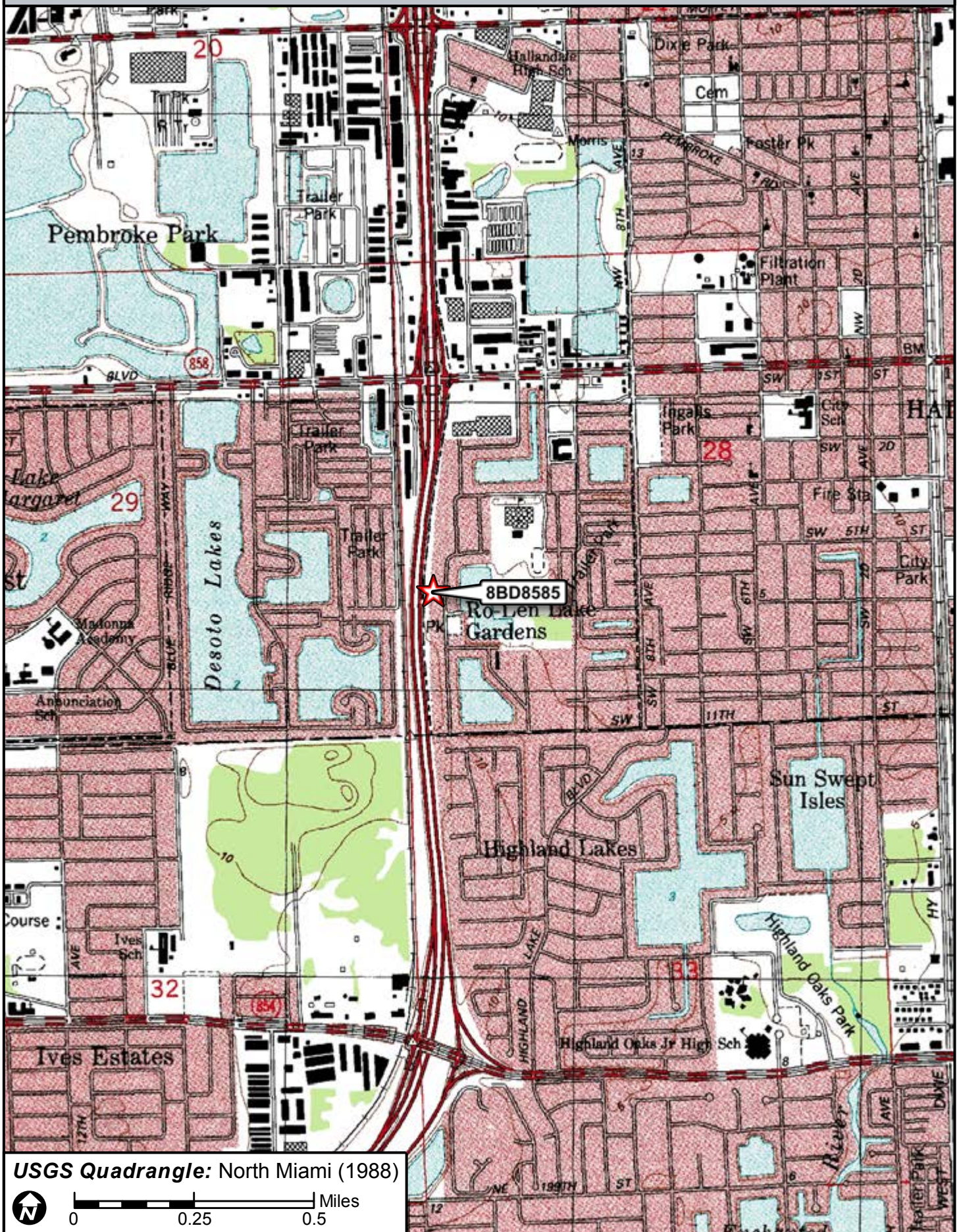


SKETCH MAP

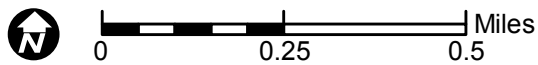
8BD8585







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08586
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 139

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 600 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 600 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390150 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583549 Northing 2873565
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, roof, unknown date.
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, unknown date.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; jalousie; picture; some replacement sliding windows.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; matching stone planter on main facade; breezeblock knee wall around porch; metal awnings; metal grille.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance** (stylistic details)  
 Located left of center on main facade; accessible through partially enclosed screen porch.

**Porch Descriptions** (types, locations, roof types, etc.)  
 Screened porch is located at center of main facade; sheltered by extension of main side-gabled roof overhang and metal awning; partially enclosed by stone wall and breezeblock knee wall.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone cladding along garage and at porch wall; stone planter spans left side of main facade; metal awnings shade windows and shelter porch.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References** (give FMSF manuscript # if relevant, use continuation sheet if needed)  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation** (required, whether significant or not; use separate sheet if needed)  
 The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance** (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File** - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	

PHOTOGRAPH

8BD8586

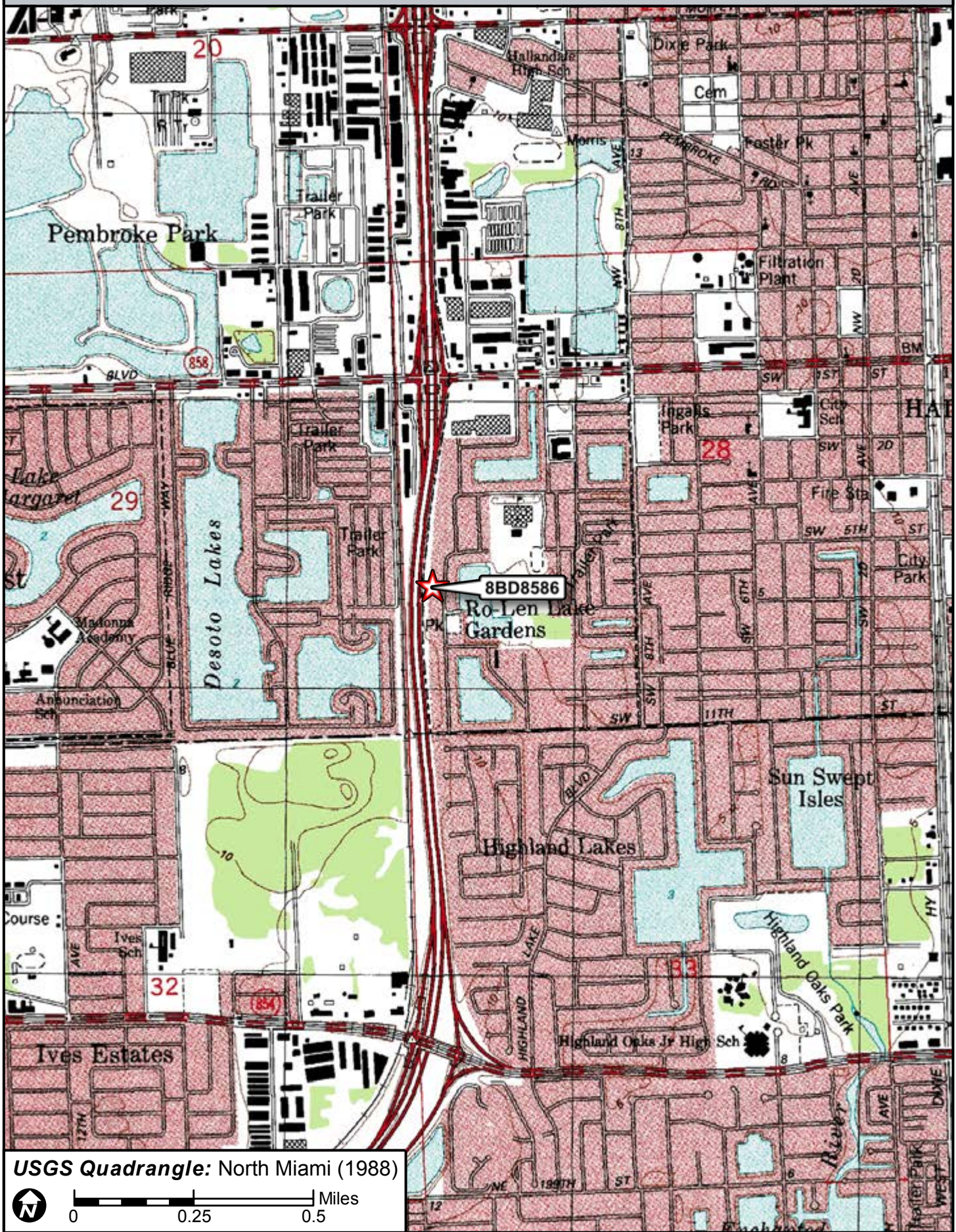


SKETCH MAP

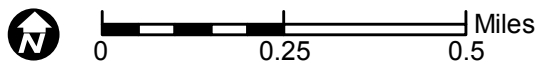
8BD8586







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08587
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 140

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 540 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 540 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390140 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583551 Northing 2873584
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Door, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Obscured by accordion shutters; oval light in replacement door.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding on lower facade; ornamental metal roof support; scallop trim.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO status, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center on main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans majority of main facade; sheltered by extension of main side-gabled roof; roof is supported by one ornamental metal roof support; brick cladding along porch.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with brick cladding on the lower facade spanning porch; windows are obscured by accordion shutters.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information

Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8587

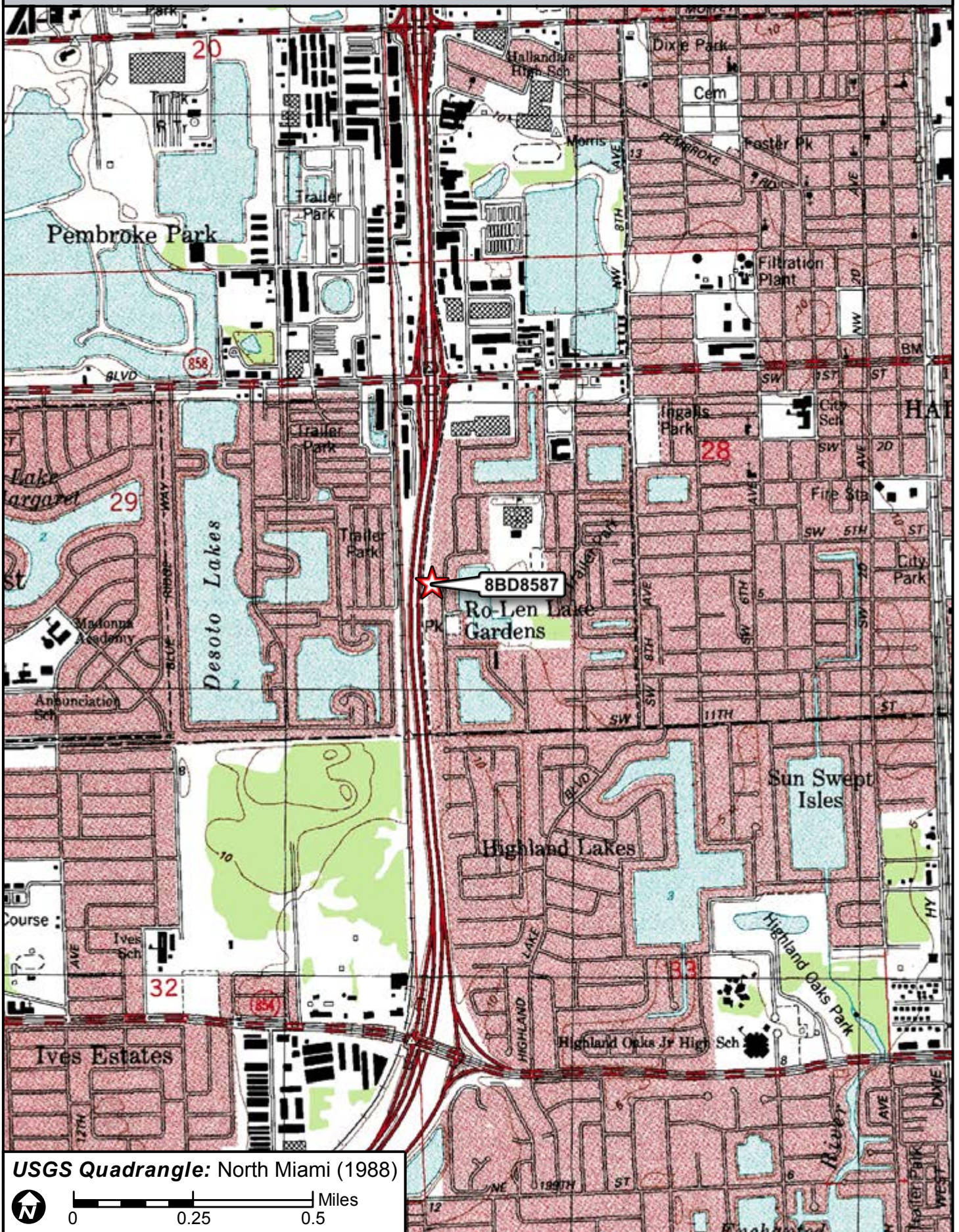


SKETCH MAP

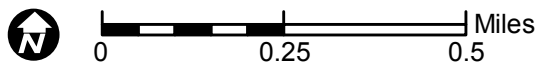
8BD8587







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08588
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 141

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 530 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 530 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390130 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583550 Northing 2873602
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1962 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, door, railings, c2016-2020
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear addition, unknown date.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement sliding; glass door.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding along garage; matching brick planter; modern porch railing.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center on main facade; accessible through open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is located at center of main facade; sheltered by extension of main side-gabled roof; roof is supported by one square metal roof support; porch has modern simple railings.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with brick cladding along the garage; matching brick planter spans left side of main facade; windows, door, and porch railing have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8588

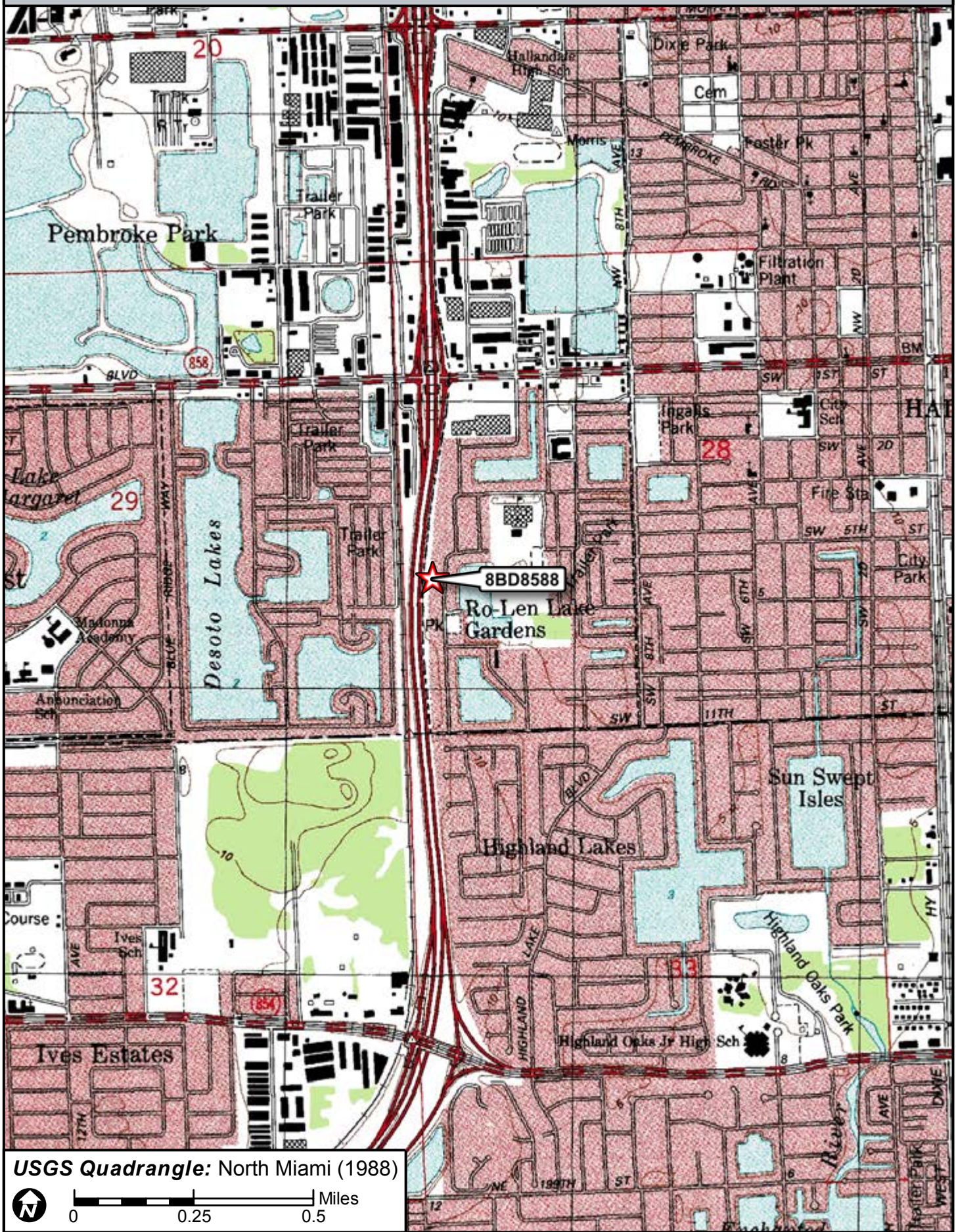


SKETCH MAP

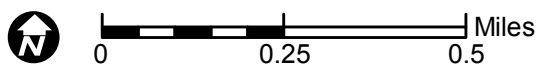
8BD8588







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08589
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 142

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 520 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 520 Direction SW Street Name 11th Avenue Street Type Avenue Suffix Direction
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390120 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583552 Northing 2873620
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Front door, c2018; enclosed garage.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning windows; SHS; fanlight in door.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding flanking door; breezeblock window screens; front door flanked by panels where sidelights or double-door entry were originally.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center on main facade; accessible through open entry porch.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porch is located at center of main facade; sheltered by overhang of main side-gabled roof; replacement door flanked by two panels; doorway flanked by brick cladding.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with brick cladding flanking the front door; large square windows are screened by breezeblocks; garage has been enclosed.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8589

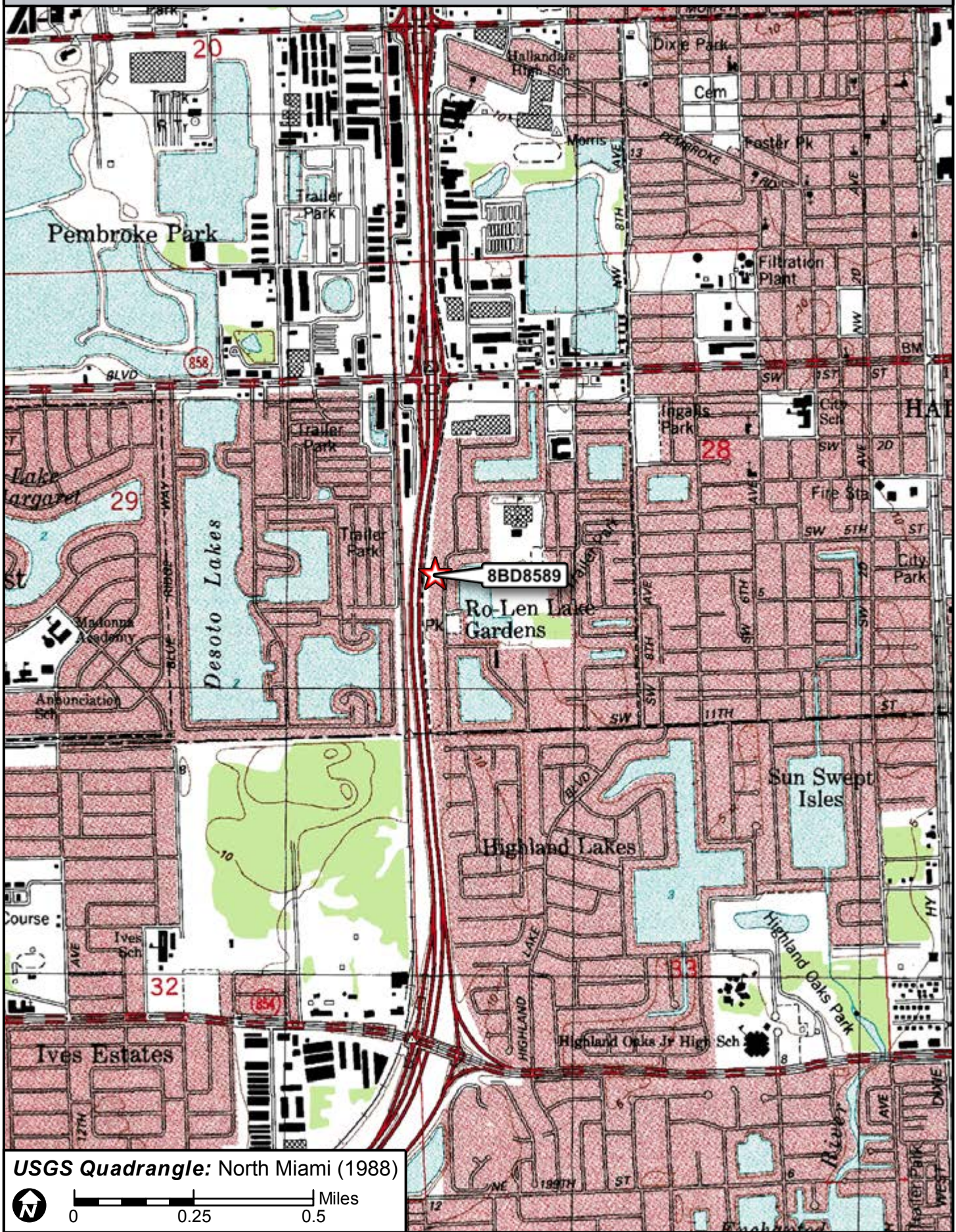


SKETCH MAP

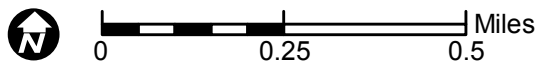
8BD8589







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08590
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 143

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 510 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 510 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390110 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5183552 Northing 2873639
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1961 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, roof, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Barrel tile 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding at corners and along lower facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.



## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_Foundation Type(s): 1. Slab 2. \_\_\_\_\_Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

## Main Entrance (stylistic details)

Located right of center on main facade; accessible through open porch.

## Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by extension of main side-gabled roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

## Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof; exterior is stucco with brick cladding at corners and on lower main facade; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient informationAppears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- |                                     |  |
|-------------------------------------|--|
| 1) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |
| 2) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |

## RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus ResearchRecorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
(address / phone / fax / e-mail)

## Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8590

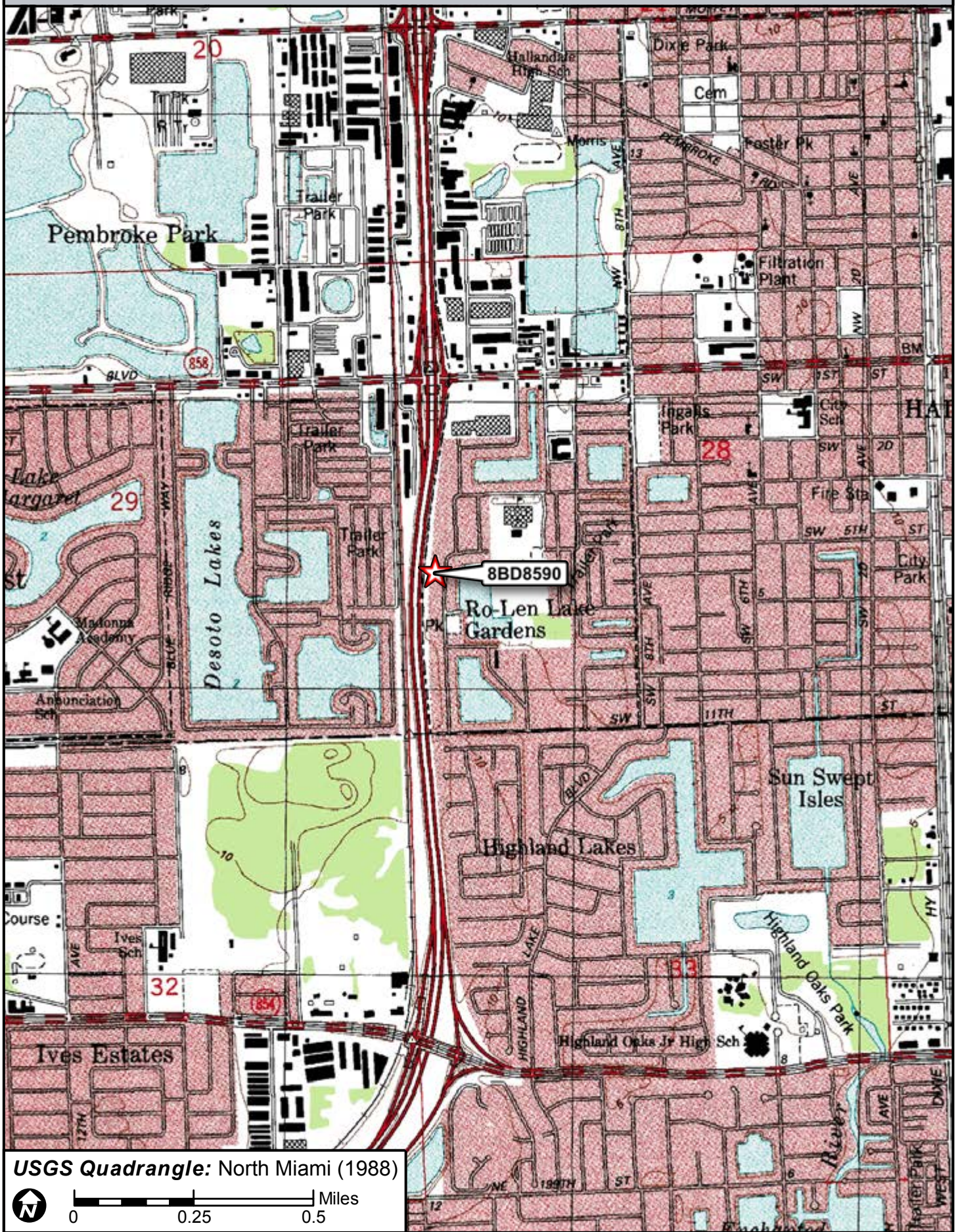


SKETCH MAP

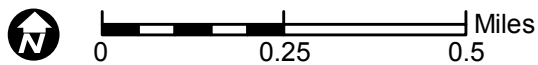
8BD8590







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08591
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 144

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 500 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 500 SW 11th Avenue
Cross Streets (nearest / between) Between SW 7th St and SW 5th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228390100 Landgrant
Subdivision Name Lakeside Estates Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][3][5][5][0] Northing [2][8][7][3][6][5][7]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1960 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1960 To (year):
Current Use Private Residence (House/Cottage/Ca From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Sliding.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding along recessed porch; trim surrounding windows.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, Keeper status, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Located at center on main facade; accessible through recessed open porch.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is recessed between the garage and front-gabled wing; sheltered by main side-gabled roof; stone cladding along lower porch.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The one-story Ranch style house has a side-gabled roof crossed by a front-gabled roof; exterior is stucco with stone cladding along lower porch facade; porch is recessed; windows have been replaced.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style residence exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8591

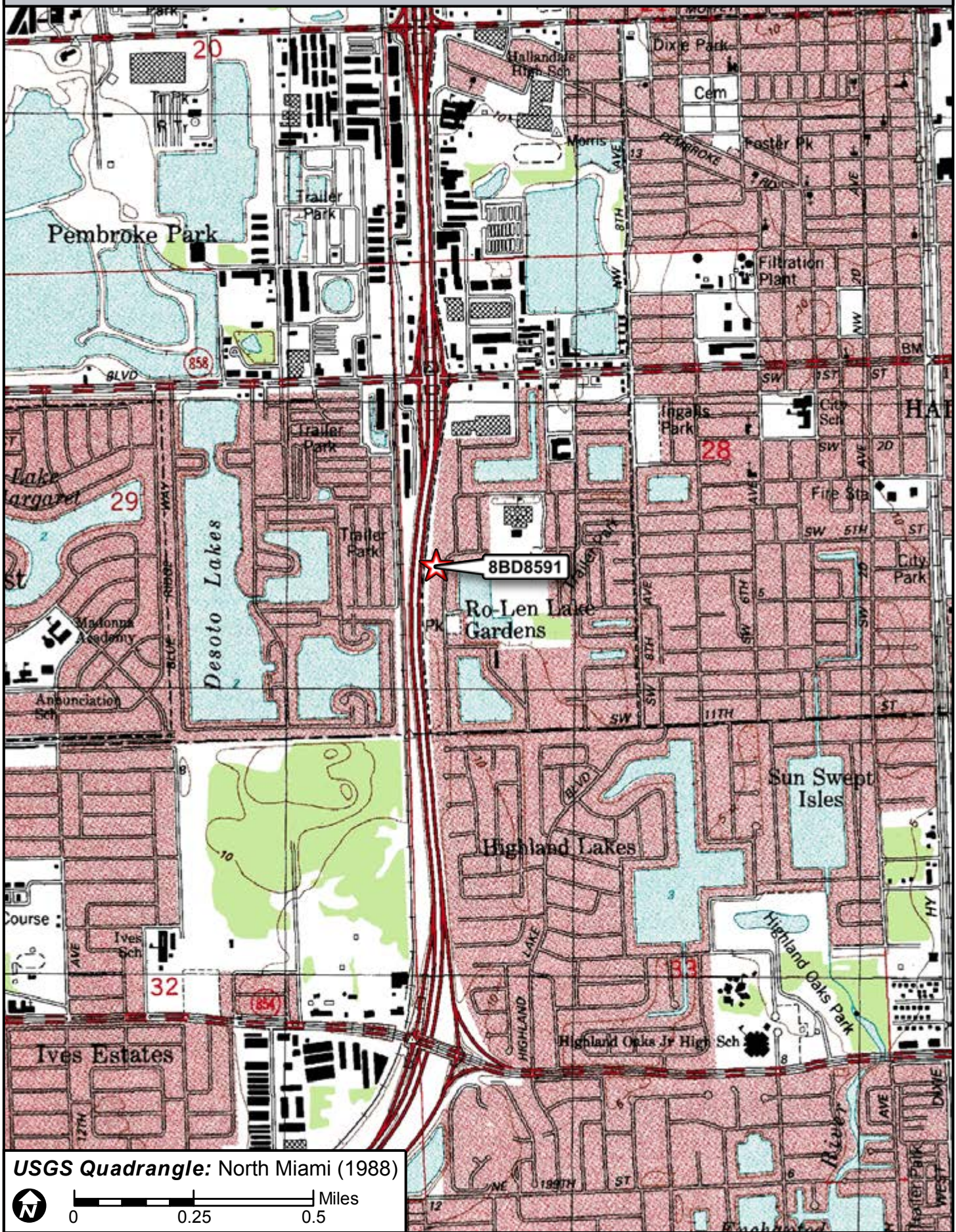


SKETCH MAP

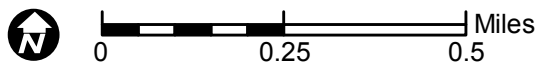
8BD8591







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08592
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 145

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 440 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 440 Direction SW Street Name 11th Avenue Street Type Avenue Suffix Direction
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290100 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583573 Northing 2873686
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1972 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1972 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3. Stone
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 1/1 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding beneath windows and between some windows; stone cladding on lower east facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Both duplex entrances are located left of center on main south facade; accessible through open porches.

Porch Descriptions (types, locations, roof types, etc.)

Open porch is sheltered by main gabled roof overhang.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The one-story Ranch style duplex has a side-gabled roof; exterior is stucco with brick cladding at intervals and beneath windows and stone cladding on lower east facade; windows have been replaced.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPH

8BD8592



SKETCH MAP

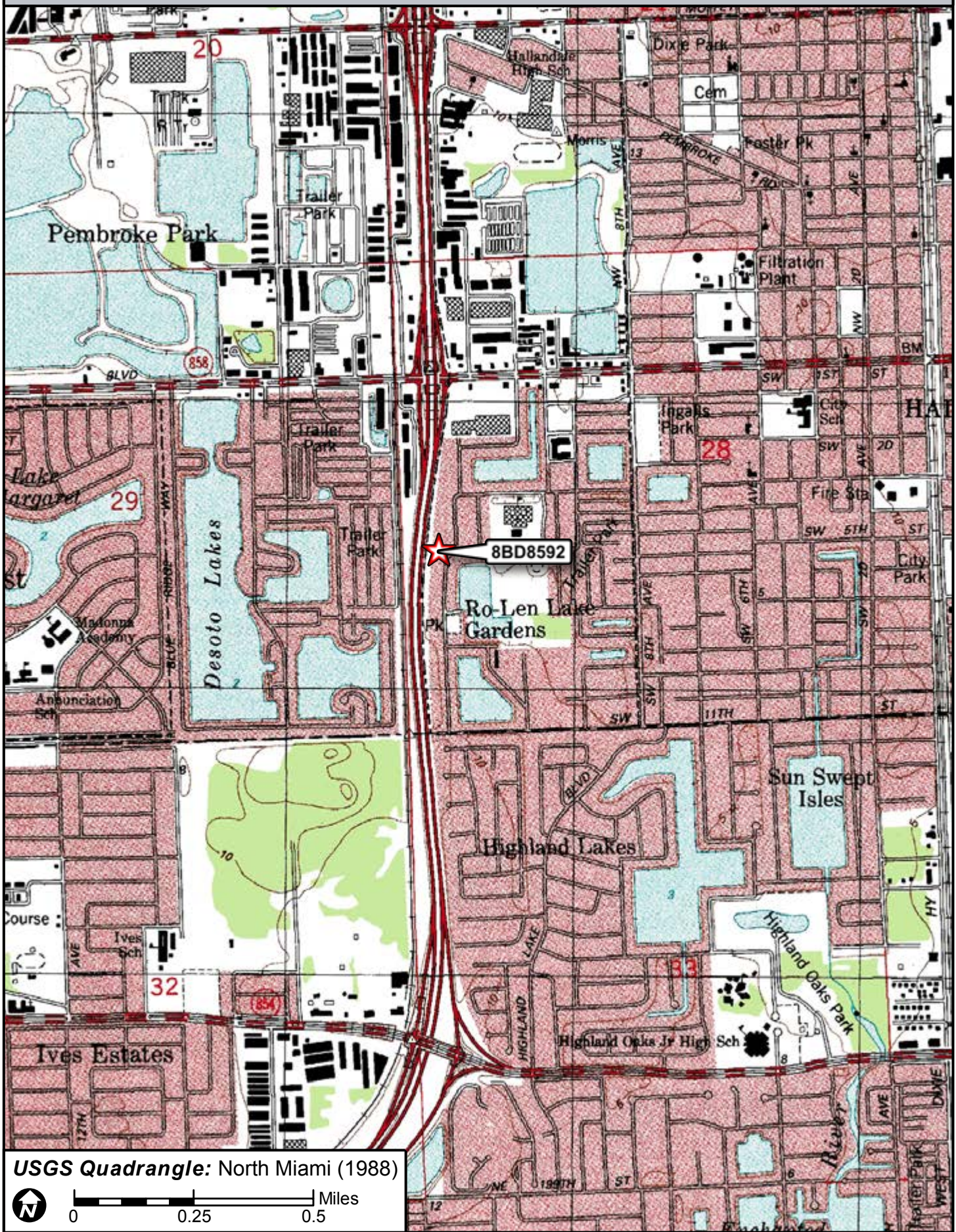
8BD8592



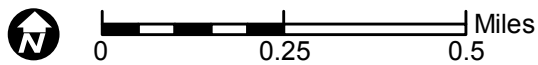








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08593
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 146

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 430-434 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 430-434 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290090 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583584 Northing 2873707
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1963 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear west addition.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; 2/2 SHS, paired.

Distinguishing Architectural Features (exterior or interior ornaments)
Symmetrical main facade; brick planter.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_Foundation Type(s): 1. Slab 2. \_\_\_\_\_Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

## Main Entrance (stylistic details)

Duplex entrances are located on main east facade; accessible through open entry porches.

## Porch Descriptions (types, locations, roof types, etc.)

Open entry porches are sheltered by two small extensions of main side-gabled roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

## Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco; main facade is symmetrical; brick planter spans between front doors.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient informationAppears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- |                                     |  |
|-------------------------------------|--|
| 1) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |
| 2) Document type <u>Field notes</u> | Maintaining organization <u>Janus Research</u> |
| Document description _____          | File or accession #'s _____                    |

## RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus ResearchRecorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
(address / phone / fax / e-mail)

## Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8BD8593

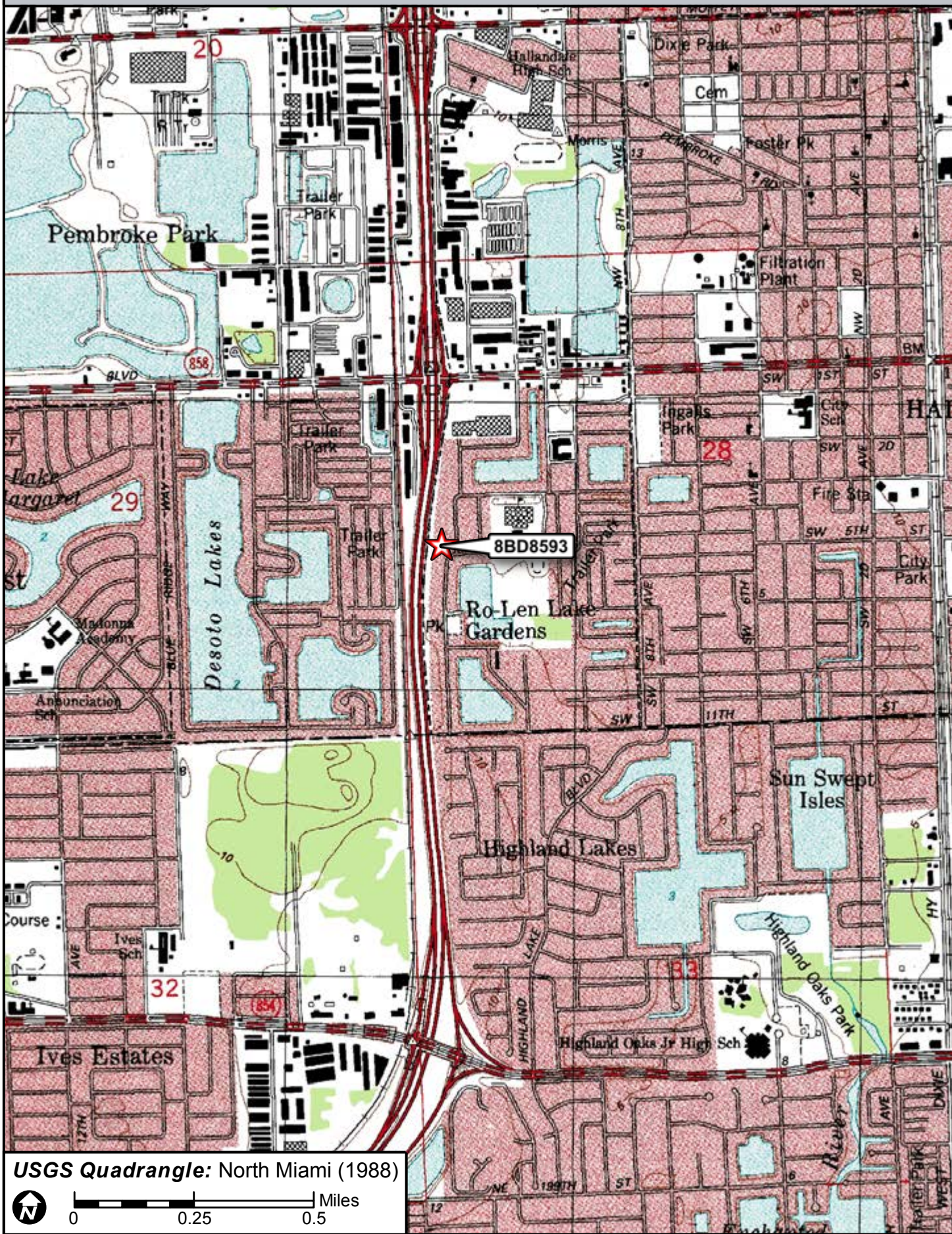


SKETCH MAP

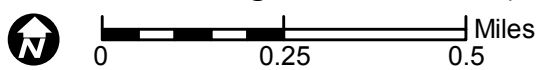
8BD8593







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08594
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 147

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 420-422 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 420-422 Direction SW Street Name 11th Avenue Street Type Avenue Suffix Direction
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290080 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583585 Northing 2873727
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1963 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date; siding, post-2019
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Other 3. Tile
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6/6 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Symmetrical main facade; tile siding along porch.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO evaluation, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main east facade; accessible through open entry porches.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porches are sheltered by singular extension of main side-gabled roof spanning between doorways.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with tile cladding along porch, original brick cladding was removed c2019; main facade is symmetrical; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8BD8594

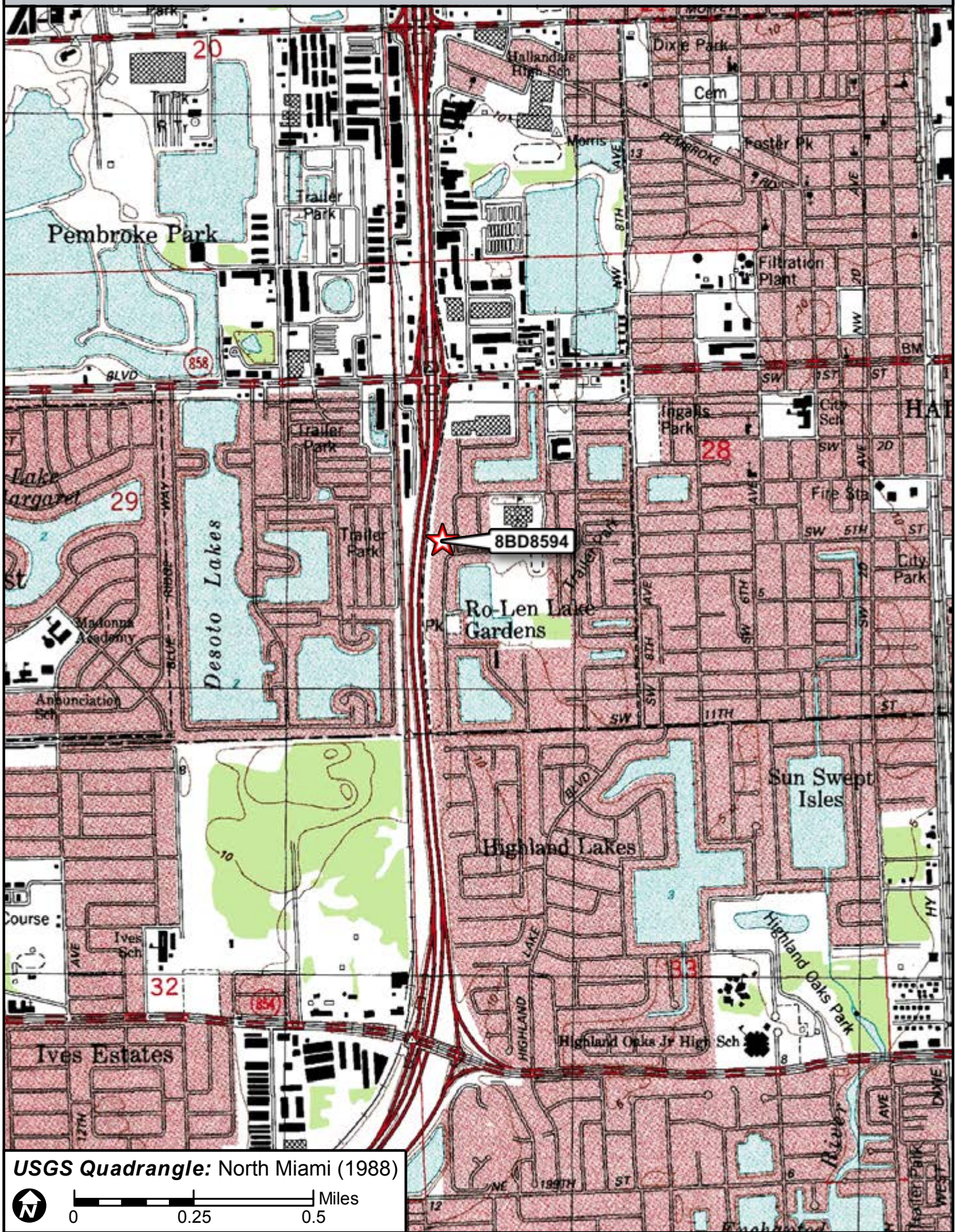


SKETCH MAP

8BD8594



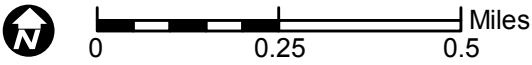




8BD8594

Ro-Len Lake Gardens

USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08595
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 148

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 410-412 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 410-412 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290070 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583584 Northing 2873745
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1968 [ ]approximately [X]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1968 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Replacement 6/6 SHS.

Distinguishing Architectural Features (exterior or interior ornaments)
Symmetrical main facade; brick cladding on lower facade; diamond motif at center of main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**  
 Duplex entrances are located on main east facade; accessible through open entry porches.

**Porch Descriptions (types, locations, roof types, etc.)**  
 Open entry porches are sheltered by singular extension of main side-gabled roof spanning between doorways.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

**Narrative Description of Resource**  
 The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with brick cladding along lower facade; main facade is symmetrical; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)                         | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                                    | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records                           | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)                                       | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>Google Street View Imagery</u> |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
 Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**  
 The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	



PHOTOGRAPH

8BD8595

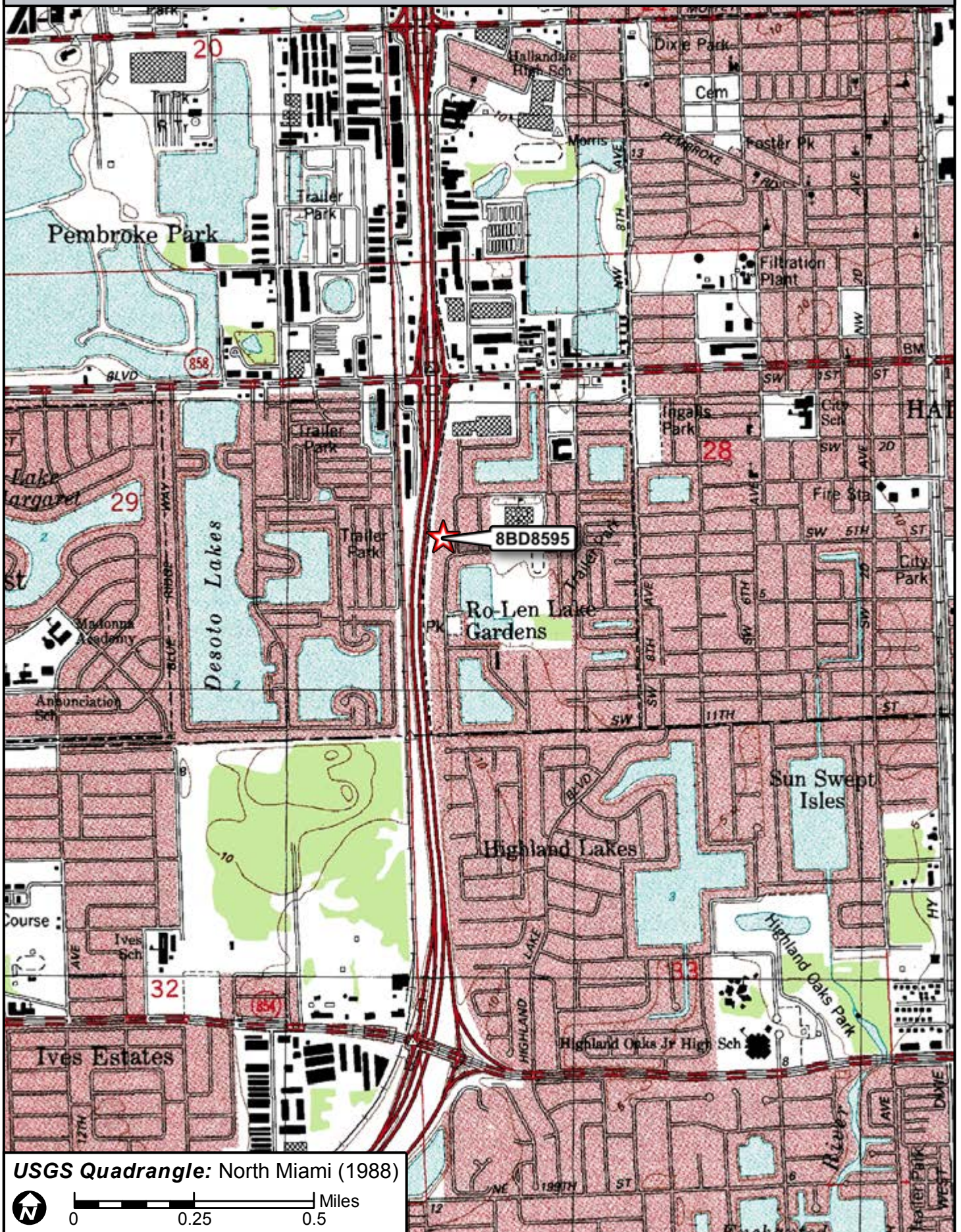


SKETCH MAP

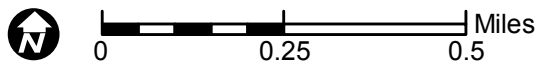
8BD8595







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08596
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 149

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 400 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 400 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290060 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 5183577 Northing 2873760
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1961 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding on lower facade and flanking some windows; north main facade; passageway through center of building to south side of building.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main north facade; accessible through open porches.

Porch Descriptions (types, locations, roof types, etc.)

Open porch spans main facade; center of porch is sheltered by singular extension of main side-gabled roof spanning between doorways.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with stone cladding along lower facade and flanking windows; central passage runs through the center of the building.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

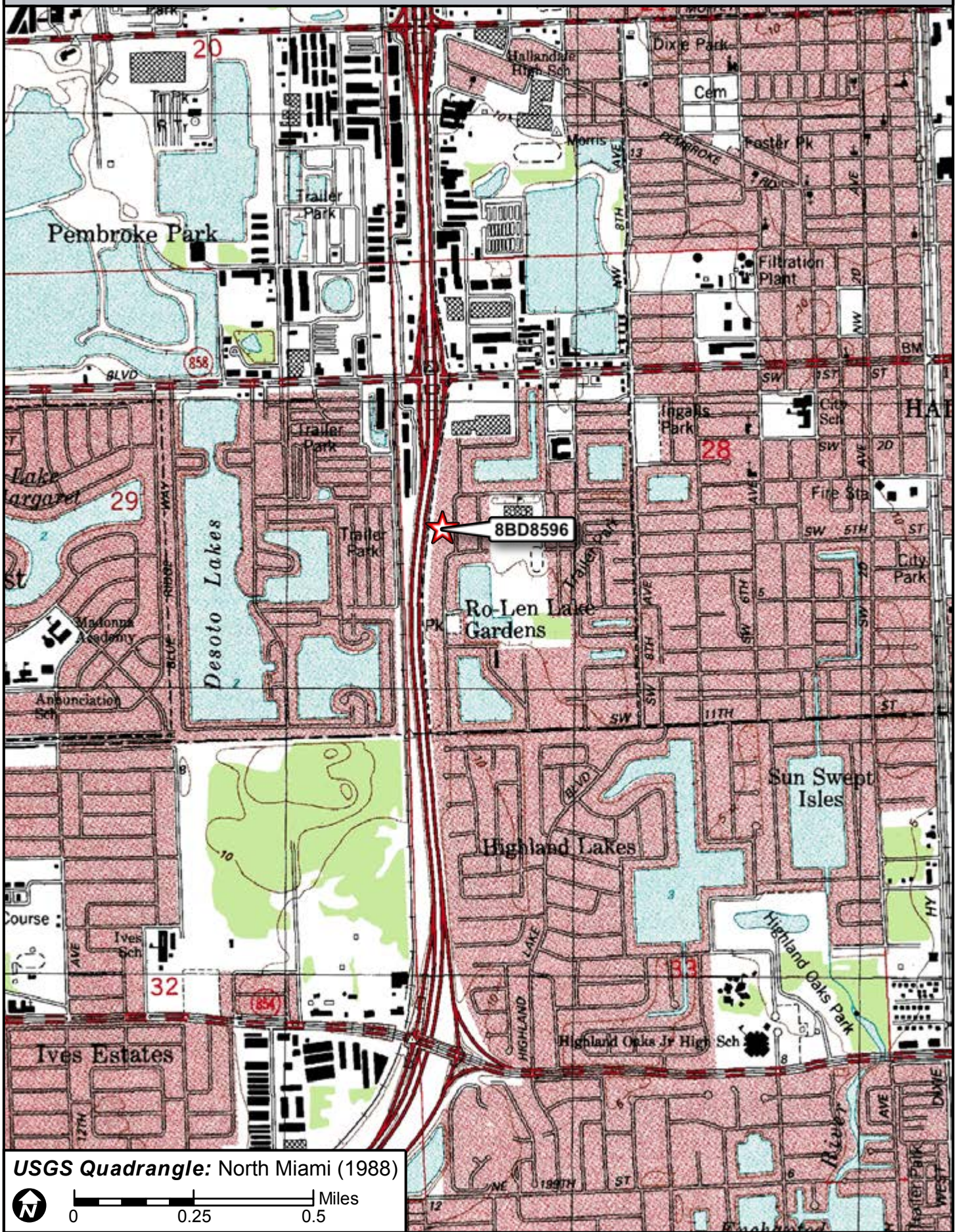
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

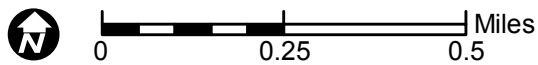








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08597
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 150

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 340 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 340 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290050 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 51835715 Northing 2873784
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1961 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1961 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature West addition, pre-1995.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
Awning.

Distinguishing Architectural Features (exterior or interior ornaments)
Stone cladding; south main facade; passageway through building; decorative shutters; triangular gable vent; breezeblock porch walls.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main north facade; accessible through open porches.

Porch Descriptions (types, locations, roof types, etc.)

Open porches located at each entrance; sheltered by overhang of main side-gabled roof; each porch is partially enclosed by breezeblock kneewalls.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with stone cladding along lower facade and flanking windows; central passage runs through the center of the building; decorative shutters flank windows.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8BD8597

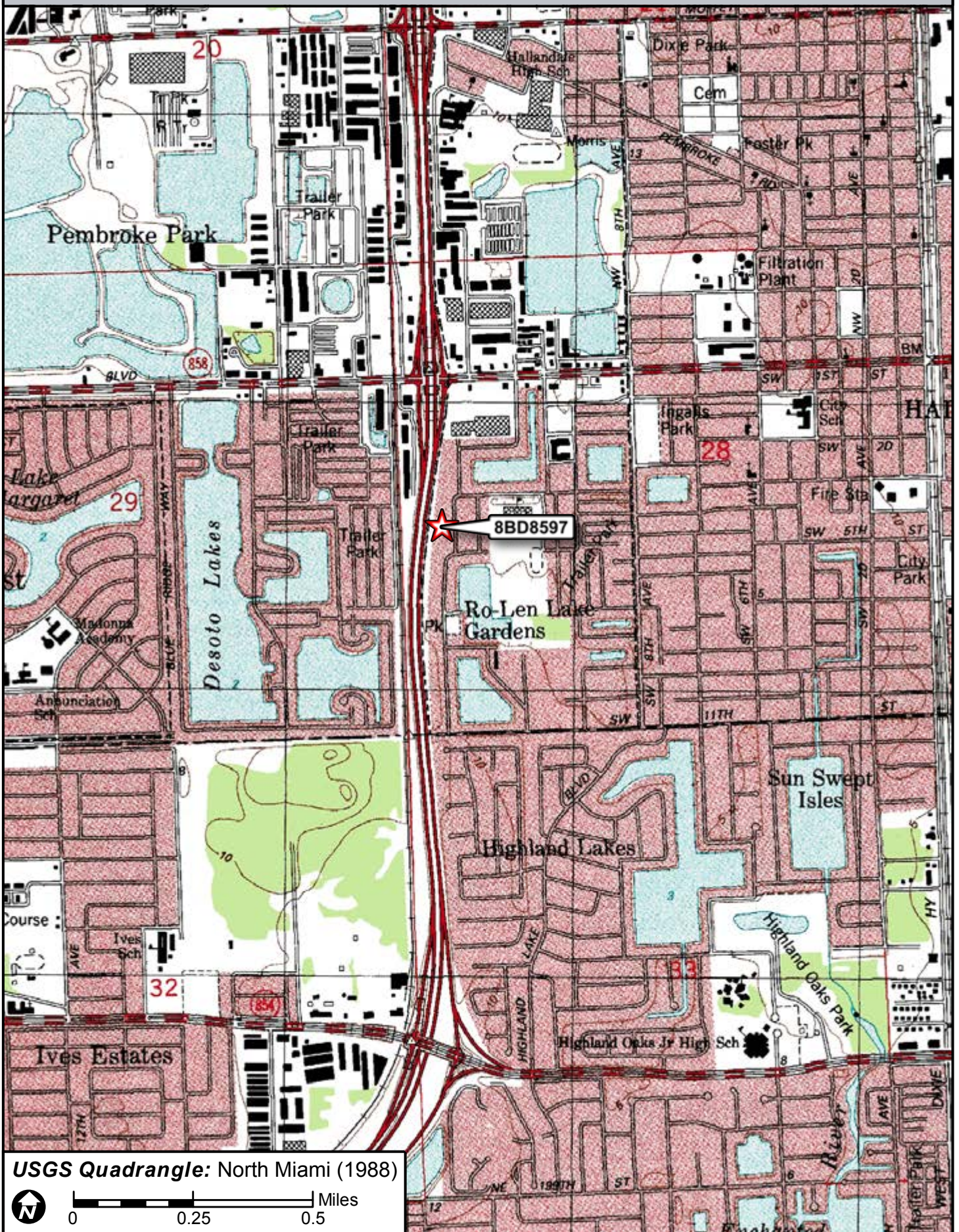


SKETCH MAP

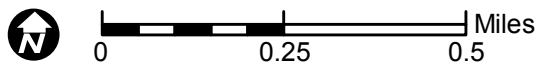
8BD8597







USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08598
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 151

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 330-332 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 330-332 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290040 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583583 Northing 2873799
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1962 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Doors, c.2019-2021
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Awning; picture; jalousie beneath picture; fanlights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding; symmetrical main facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO listing criteria, and Owner Objection.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main east facade; accessible through open entry porches.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porches are sheltered by singular extension of main side-gabled roof spanning between doorways.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with brick cladding along lower facade and at building center; main facade is symmetrical; doors have been replaced.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

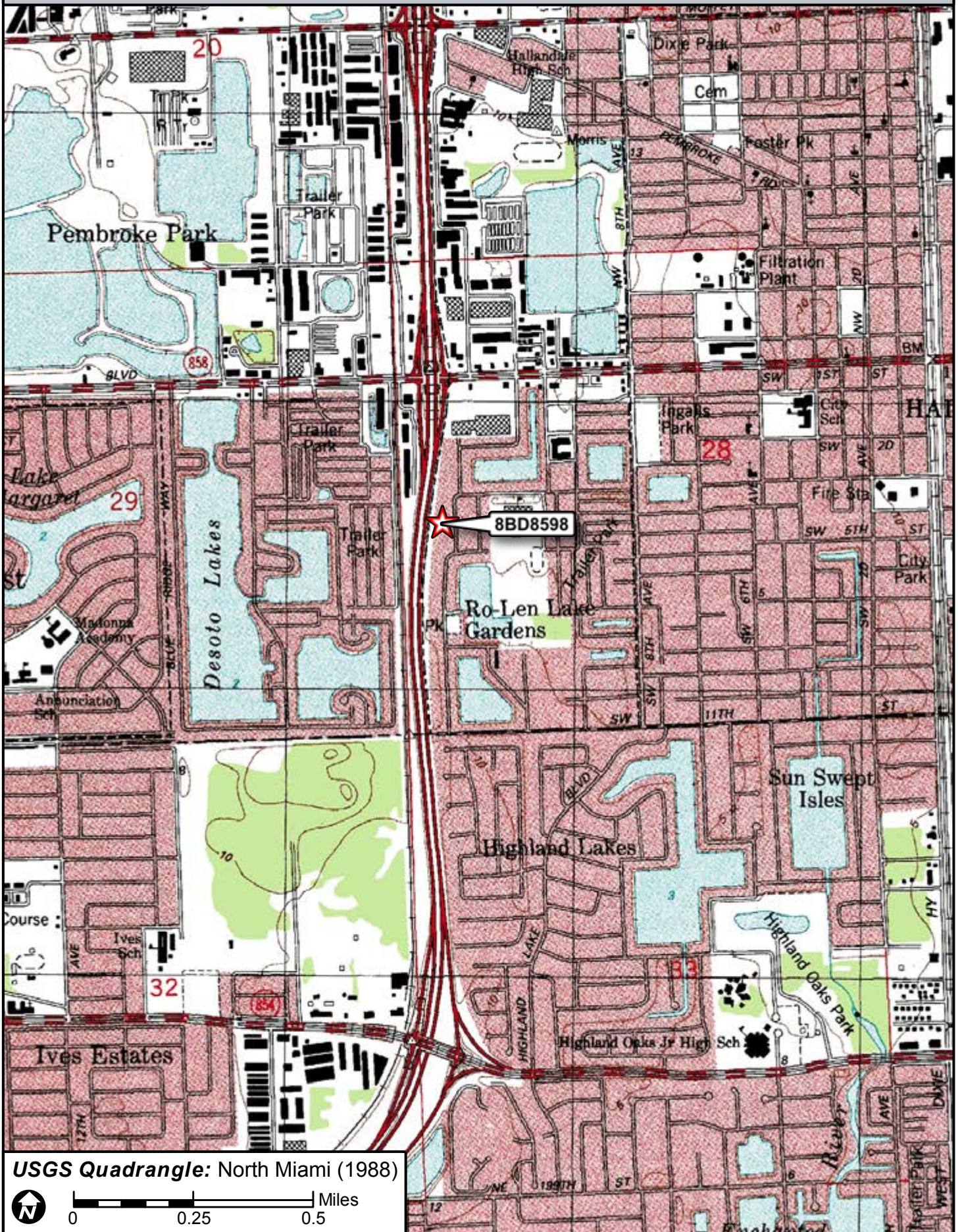
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

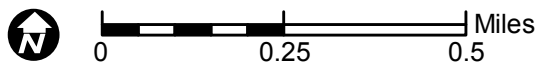








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08599**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 152

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 320-322 SW 11th Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 320-322 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228290030 Landgrant \_\_\_\_\_  
Subdivision Name Oak Acres Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583582 Northing 2873818  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1962  approximately  year listed or earlier  year listed or later  
Original Use Duplex From (year): 1962 To (year): \_\_\_\_\_  
Current Use Duplex From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Doors, unknown date.  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
\_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1  
Exterior Fabric(s) 1. Stucco 2. Brick 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Picture; jalousie beneath picture; fanlights in doors; some windows obscured by metal awnings.

Distinguishing Architectural Features (exterior or interior ornaments)  
Brick cladding; symmetrical main facade; metal awnings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main east facade; accessible through open entry porches.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porches are sheltered by singular extension of main side-gabled roof spanning between doorways; roof is supported by two square wooden posts.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof; exterior is stucco with brick cladding even with windows; main facade is symmetrical; doors have been replaced; metal awnings cover windows.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

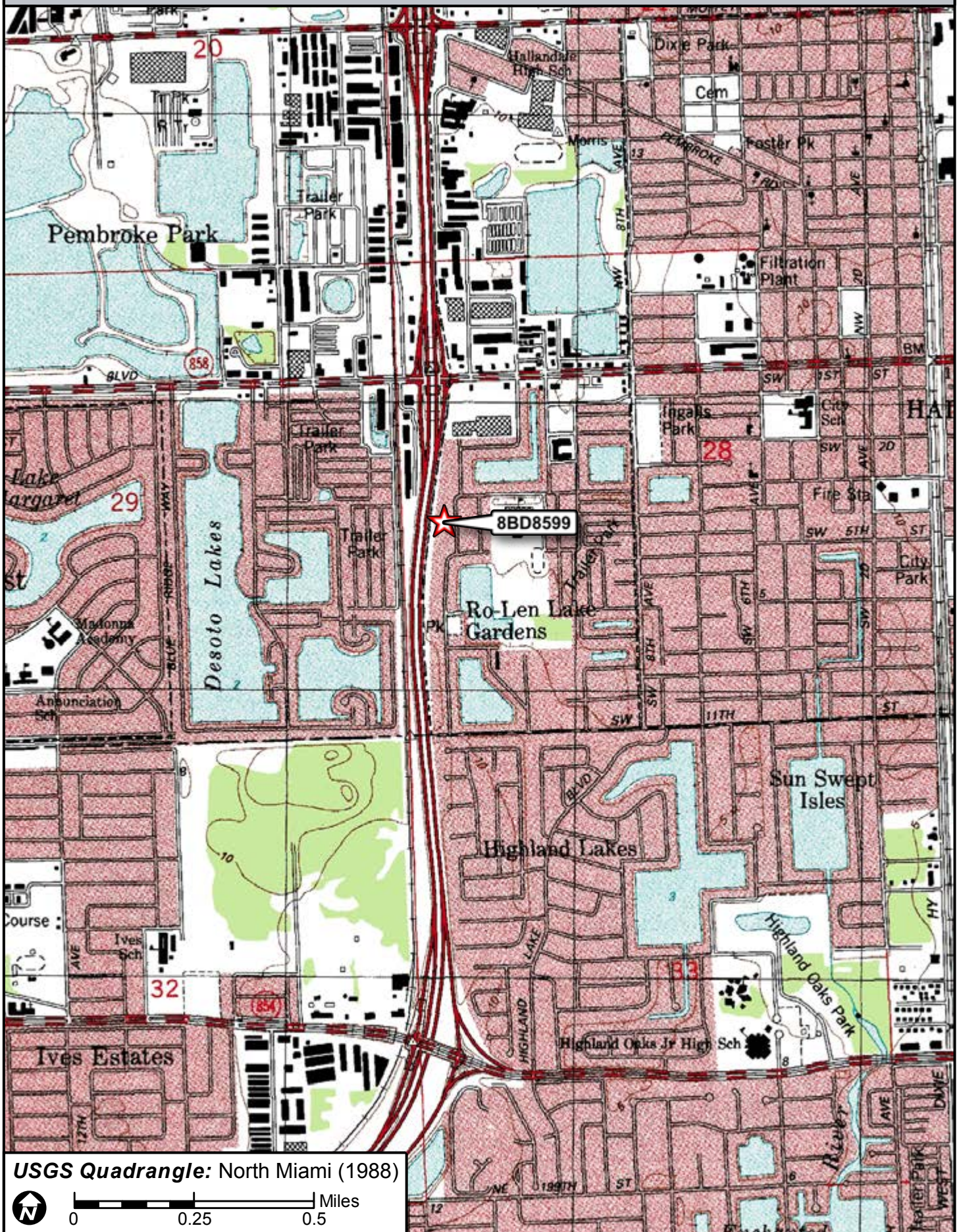
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

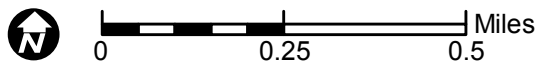








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08600
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 153

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 310-312 SW 11th Avenue Multiple Listing (DHR only)
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only)
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address: 310-312 SW 11th Avenue
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290020 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting [5][8][3][5][8][1] Northing [2][8][7][3][8][3][7]
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1962 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
1/1 SHS; fanlights in doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding; semi-circular porch roofs with ornamental metal supports; symmetrical main facade; diamond motif at center.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO - Appears to meet criteria for NR listing, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)
Duplex entrances are located on main east facade; accessible through open entry porches.

Porch Descriptions (types, locations, roof types, etc.)
Open entry porches are sheltered by semi-circular flat roofs separate from the main side-gabled roof; roofs are supported by four ornamental metal supports, two for each roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource
The one-story Masonry Vernacular style duplex has a side-gabled roof with flat semi-circular roofs over porches; exterior is stucco with brick cladding on lower facade; main facade is symmetrical; windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PHOTOGRAPH

8BD8600

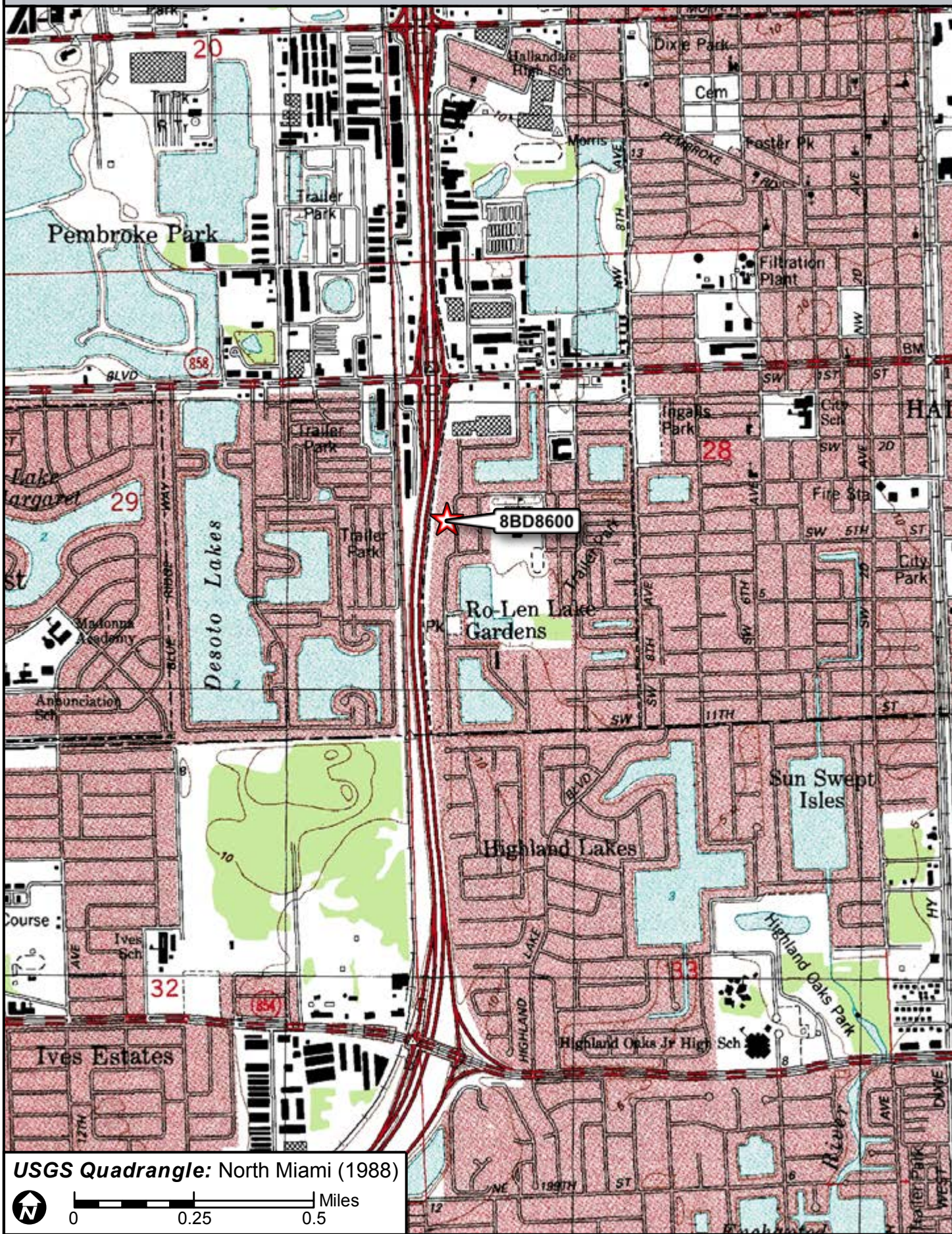


SKETCH MAP

8BD8600

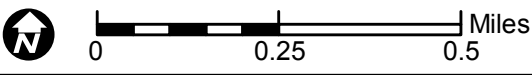






★ 8BD8600

USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08601
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 154

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 300-302 SW 11th Avenue
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: Street Number 300-302 Direction SW Street Name 11th Avenue Street Type Avenue Suffix Direction
Cross Streets (nearest / between) Between SW 5th Stand SW 3rd St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228290010 Landgrant
Subdivision Name Oak Acres Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583579 Northing 2873856
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 [X]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Duplex From (year): 1962 To (year):
Current Use Duplex From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Windows, unknown date.
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Gable 2. Flat 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)
1/1 SHS; some obscured by shutters.

Distinguishing Architectural Features (exterior or interior ornaments)
Brick cladding; semi-circular porch roofs with ornamental metal supports; symmetrical main facade; diamond motif at center; louvered shutters.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO listing criteria, and Owner Objection.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

Duplex entrances are located on main east facade; accessible through open entry porches.

Porch Descriptions (types, locations, roof types, etc.)

Open entry porches are sheltered by semi-circular flat roofs separate from the main side-gabled roof; roofs are supported by four ornamental metal supports, two for each roof.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The one-story Masonry Vernacular style duplex has a side-gabled roof with flat semi-circular roofs over porches; exterior is stucco with brick cladding on lower facade; main facade is symmetrical; visible windows have been replaced.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) Google Street View Imagery

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular style duplex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

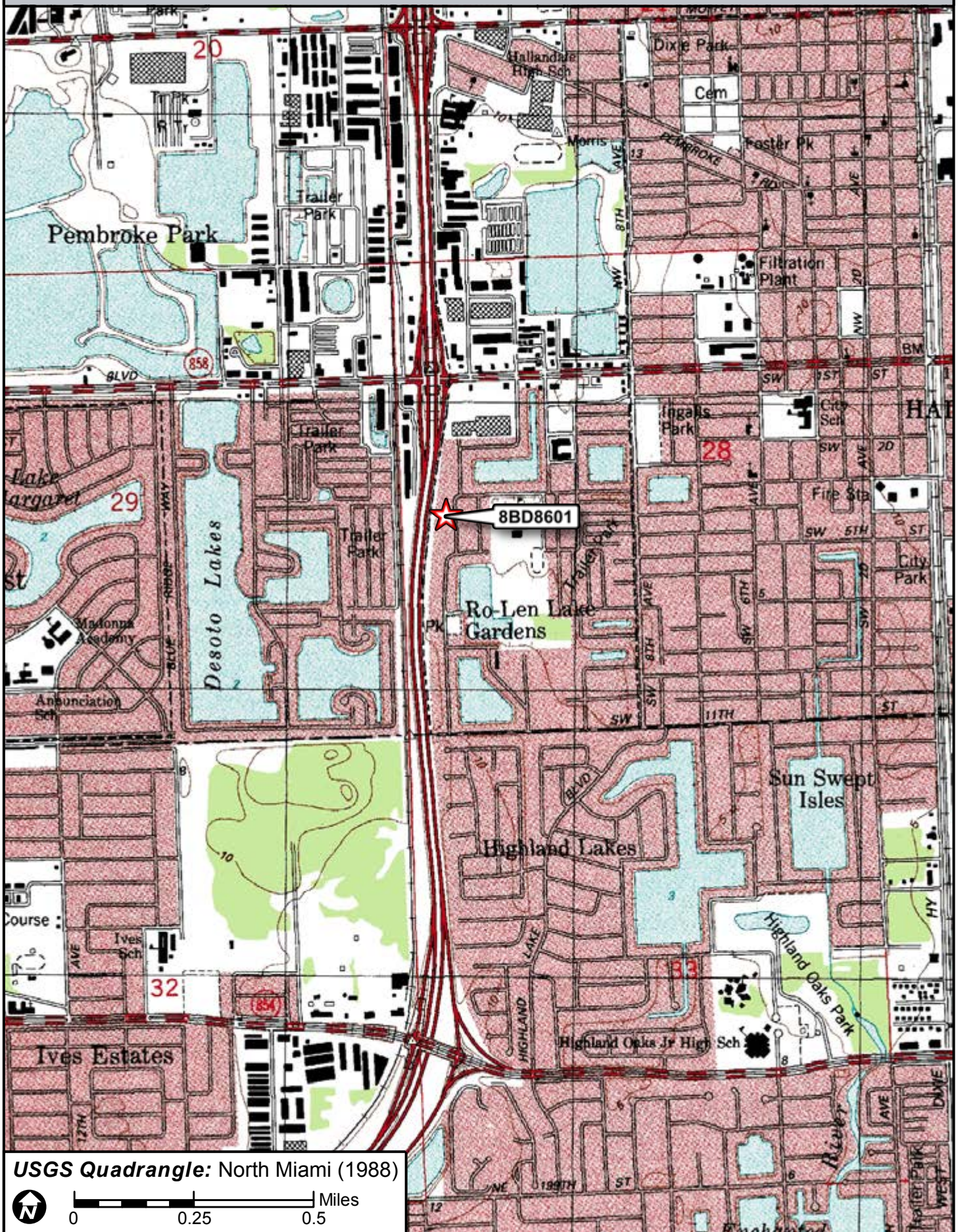
- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

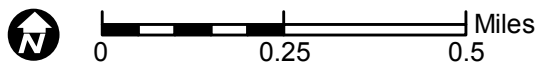








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08605**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 133

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens E Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1000 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 11th St and SW 8th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228NR0960 Landgrant \_\_\_\_\_  
Subdivision Name Rolen Lake Gardens Co-Op Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583515 Northing 2873096  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Apartment From (year): 1963 To (year): \_\_\_\_\_  
Current Use Apartment From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Some units w/ replacement windows, doors  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition roll 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Jalousie; replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)  
Concrete railing with geometric design, spindles inside octagons.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

One for each unit; accessible through open breezeways.

Porch Descriptions (types, locations, roof types, etc.)

First floor entries are sheltered by second floor balcony; balcony entrances sheltered by main side-gabled roof; balcony has concrete railing with geometric octagon and spindle design.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The two-story Masonry Vernacular apartment building has a side-gabled roof; exterior is stucco; external staircase located at center of building; geometric railing; some units have replaced windows and doors.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular apartment co-op building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







PHOTOGRAPH

8BD8605

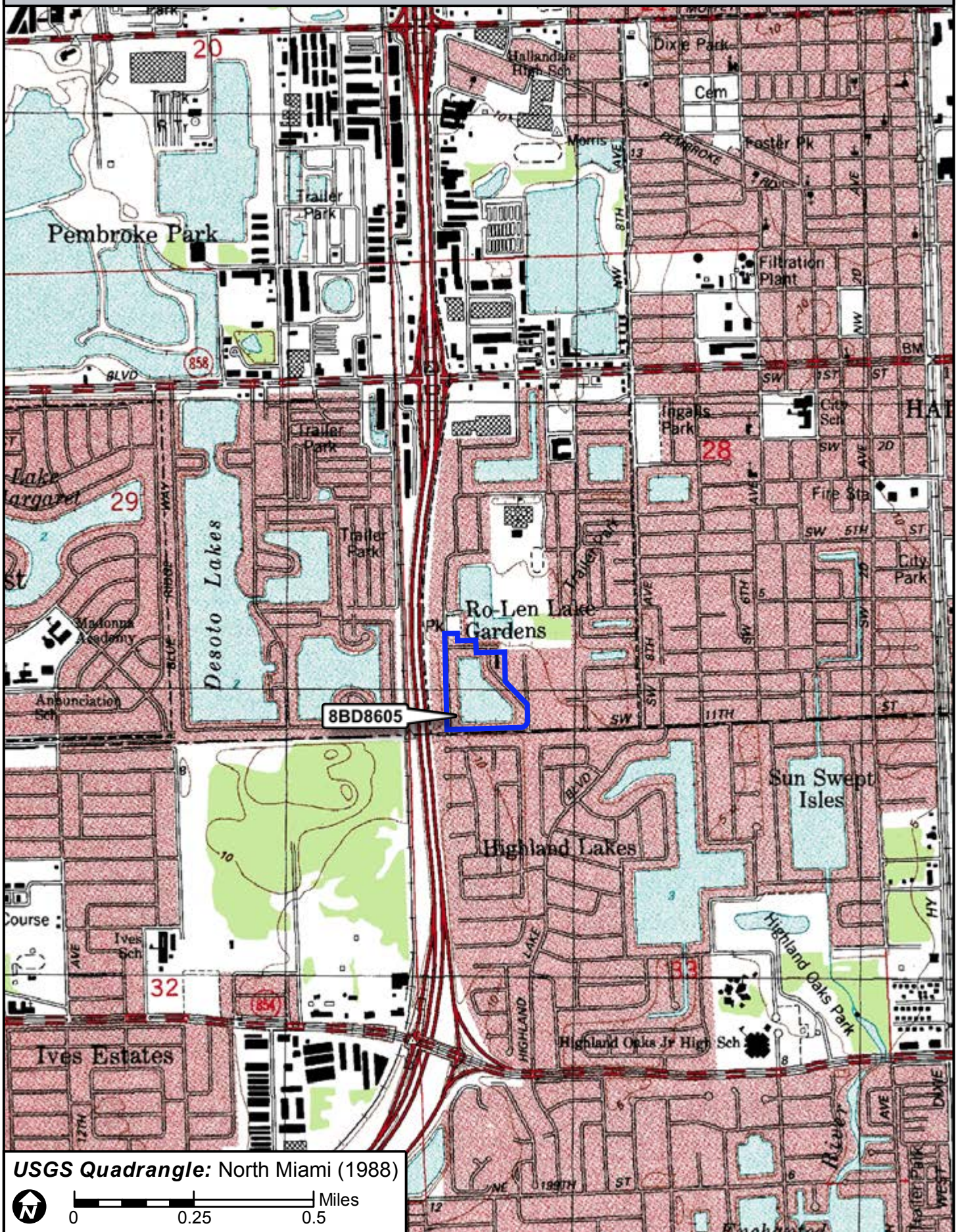


PHOTOGRAPH

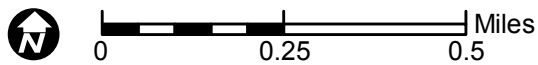
8BD8605







USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08606**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 133

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens D Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 920 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 11th St and SW 8th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228NR0020 Landgrant \_\_\_\_\_  
Subdivision Name Rolen Lake Gardens Co-Op Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583552 Northing 2873173  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Apartment From (year): 1963 To (year): \_\_\_\_\_  
Current Use Apartment From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Some units w/ replacement windows, doors  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition roll 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Jalousie; replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)  
Concrete railing with geometric design, diamonds and circles; metal awnings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

One for each unit; accessible through open breezeways.

Porch Descriptions (types, locations, roof types, etc.)

First floor entries are sheltered by second floor balcony; balcony entrances sheltered by main side-gabled roof; balcony has concrete railing with geometric diamond and circle design.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The two-story Masonry Vernacular apartment building has a side-gabled roof; exterior is stucco; two external staircases located on main facade; geometric railing; some units have replaced windows and doors.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular apartment co-op building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

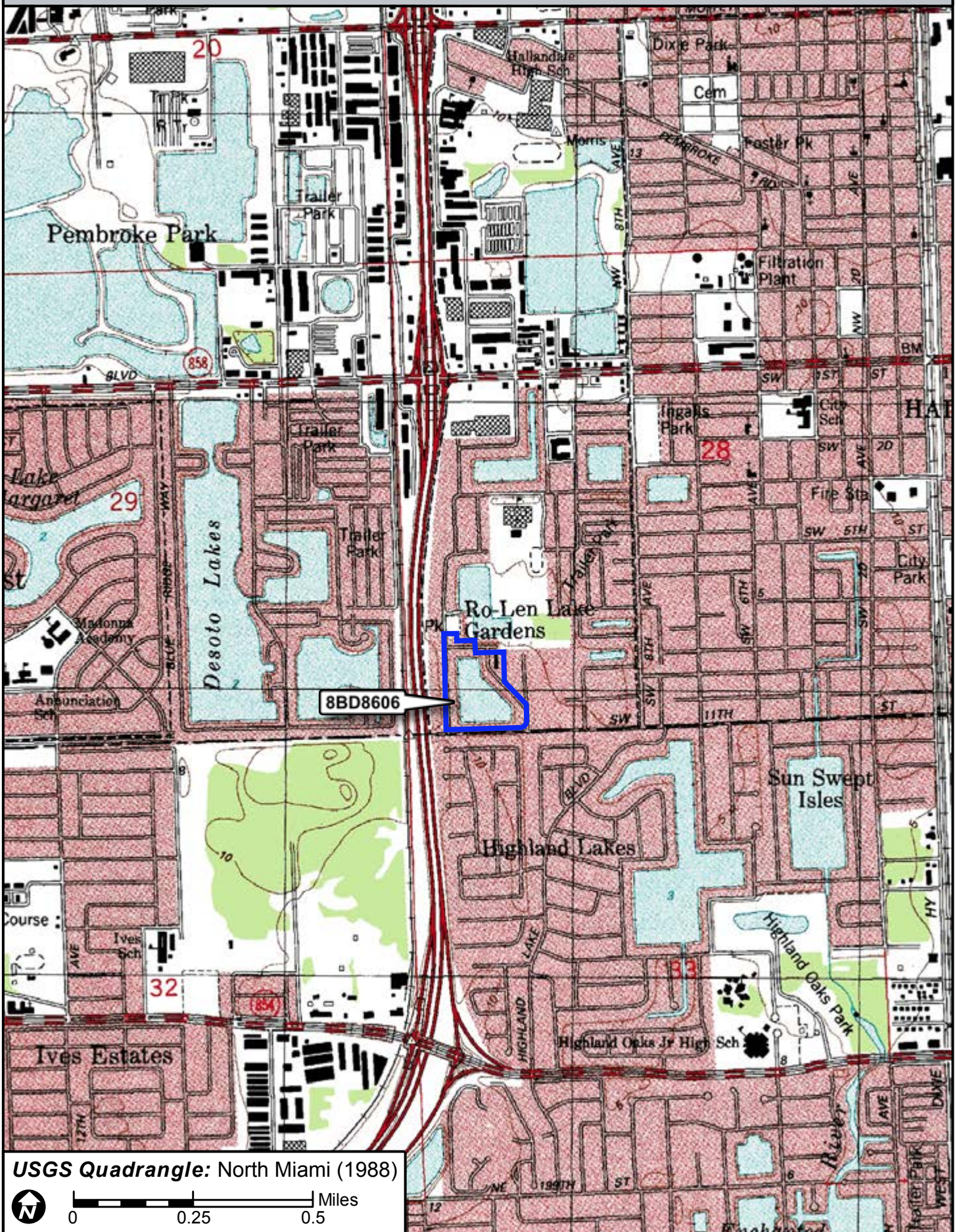
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



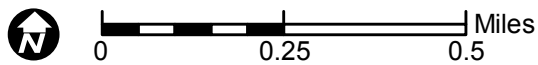








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08607**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 133

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens C Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 900 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 11th St and SW 8th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228NR0420 Landgrant \_\_\_\_\_  
Subdivision Name Rolen Lake Gardens Co-Op Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583551 Northing 2873235  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Apartment From (year): 1963 To (year): \_\_\_\_\_  
Current Use Apartment From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Some units w/ replacement windows, doors  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition roll 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Jalousie; replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)  
Concrete railing with geometric design, diamonds in squares; metal awnings.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

One for each unit; accessible through open breezeways.

Porch Descriptions (types, locations, roof types, etc.)

First floor entries are sheltered by second floor balcony; balcony entrances sheltered by main side-gabled roof; balcony has concrete railing with geometric diamond and square design.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The two-story Masonry Vernacular apartment building has a side-gabled roof; exterior is stucco; two external staircases located on main facade; geometric railing; some units have replaced windows and doors.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular apartment co-op building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

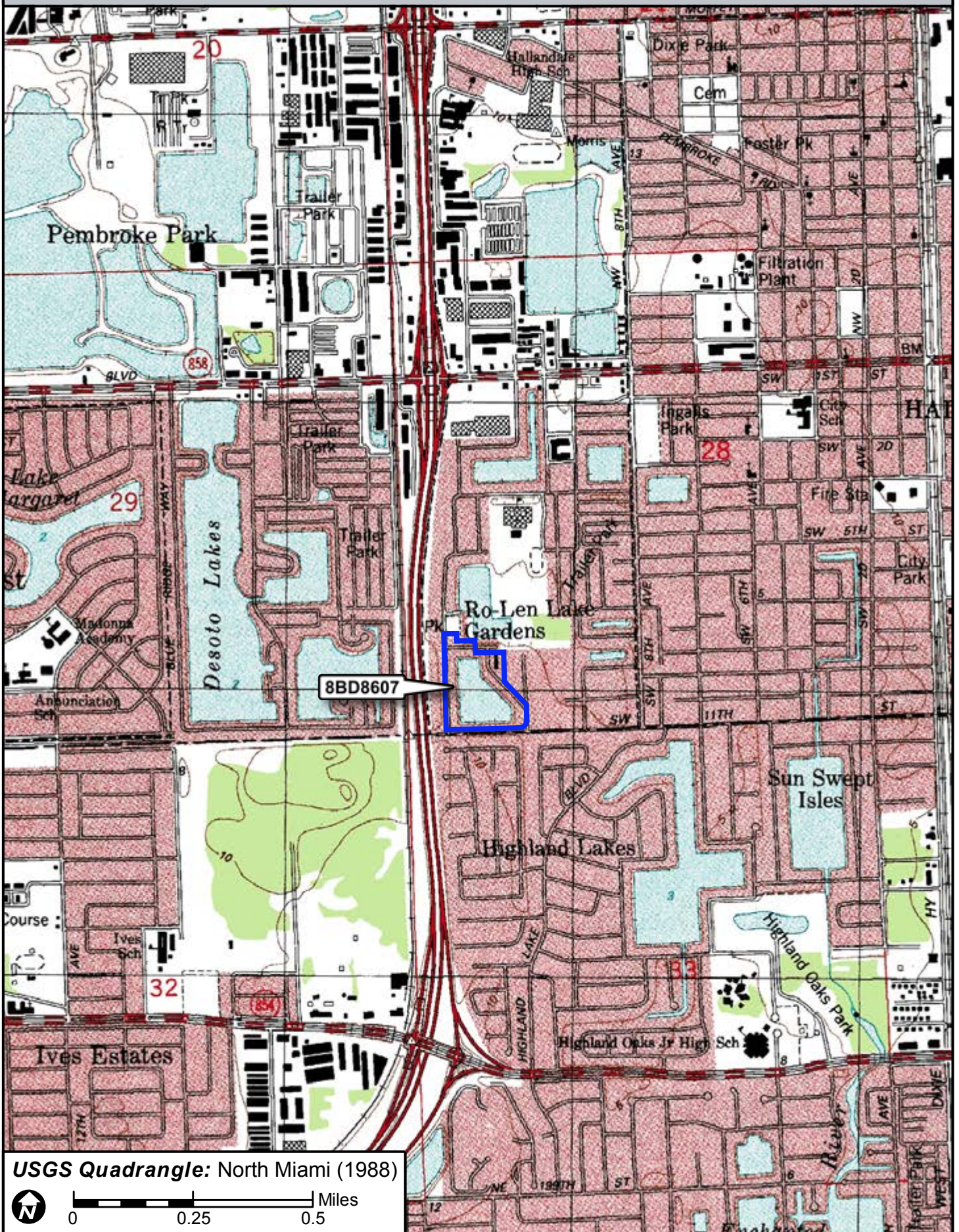




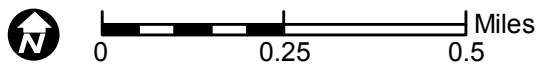








USGS Quadrangle: North Miami (1988)







# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08608**  
Field Date 2-6-2023  
Form Date 6-16-2023  
Recorder # 133

Original  
 Update

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens B Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 820 Direction SW Street Name 11th Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) Between SW 11th St and SW 8th St  
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) Hallandale Beach In City Limits?  yes  no  unknown County Broward  
Township 51S Range 42E Section 28 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 514228NR0350 Landgrant \_\_\_\_\_  
Subdivision Name Rolen Lake Gardens Co-Op Block \_\_\_\_\_ Lot \_\_\_\_\_  
UTM Coordinates: Zone  16  17 Easting 583547 Northing 2873313  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1963  approximately  year listed or earlier  year listed or later  
Original Use Apartment From (year): 1963 To (year): \_\_\_\_\_  
Current Use Apartment From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Some units w/ replacement windows, doors  
Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
Ownership History (especially original owner, dates, profession, etc.)  
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2  
Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition roll 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
Jalousie; replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)  
Concrete railing with geometric design, diamonds and circles.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
\_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info		Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no		Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

One for each unit; accessible through open breezeways.

Porch Descriptions (types, locations, roof types, etc.)

First floor entries are sheltered by second floor balcony; balcony entrances sheltered by main side-gabled roof; balcony has concrete railing with geometric diamonds and circle design.

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

The two-story Masonry Vernacular apartment building has a side-gabled roof; exterior is stucco; two external staircases located on main facade; geometric railing; some units have replaced windows and doors.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular apartment co-op building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
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Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

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3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

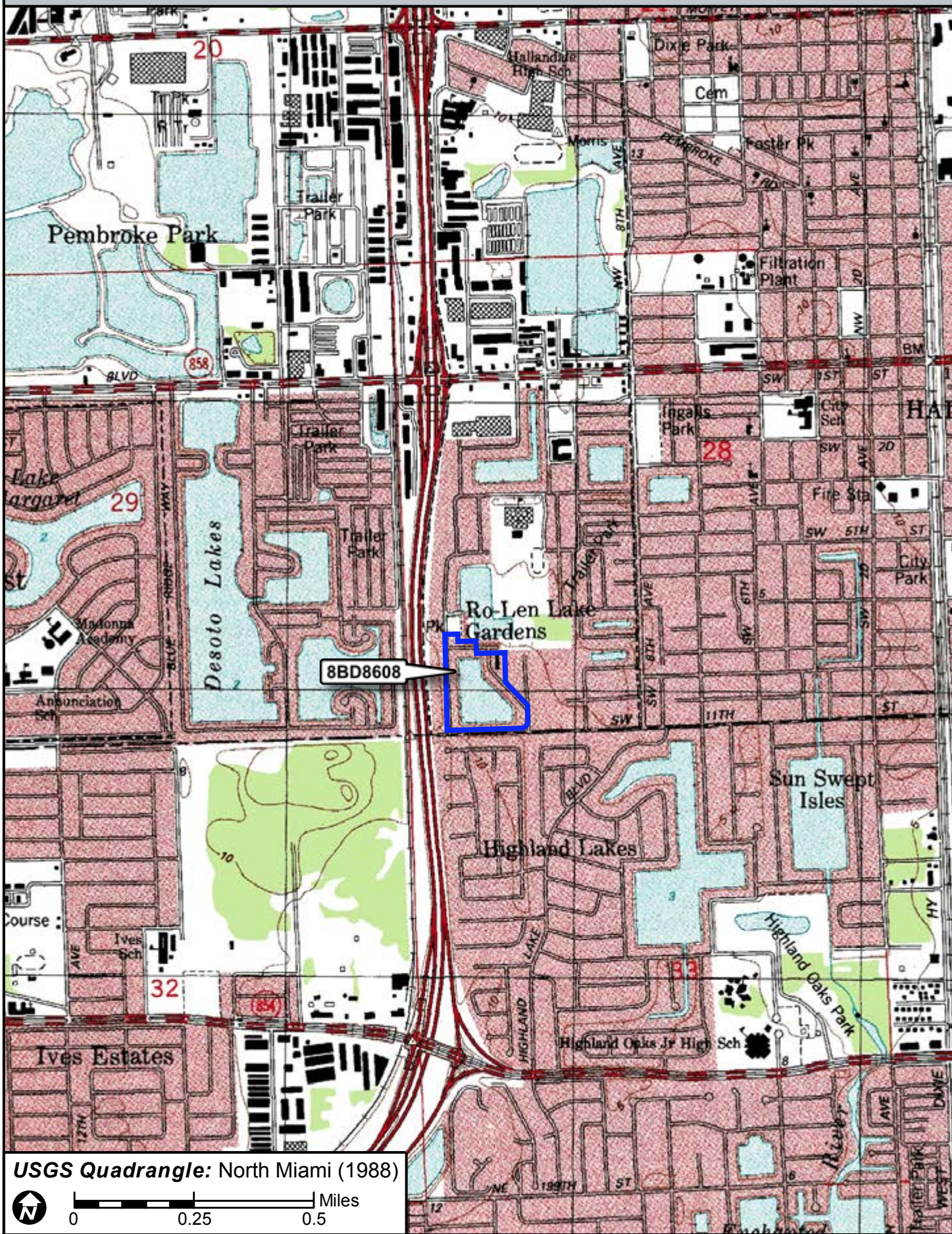
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



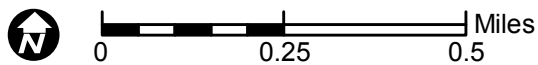








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08609
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 133

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens A
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [ ]private-profit [ ]private-nonprofit [X]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 800 SW 11th Avenue
Cross Streets (nearest / between) Between SW 11th St and SW 8th St
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228NR0060 Landgrant
Subdivision Name Rolen Lake Gardens Co-Op Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583545 Northing 2873373
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Apartment From (year): 1963 To (year):
Current Use Apartment From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [X]yes [ ]no [ ]unknown Date: Nature Some units w/ replacement windows, doors
Additions: [ ]yes [X]no [ ]unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
Jalousie; replacement sliding; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Concrete railing with geometric design, diamonds inside circles.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Includes fields for NR List Date, Owner Objection, SHPO listing criteria, and NR Criteria for Evaluation.

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. Slab 2. \_\_\_\_\_
Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

Main Entrance (stylistic details)

One for each unit; accessible through open breezeways.

Porch Descriptions (types, locations, roof types, etc.)

First floor entries are sheltered by second floor balcony; balcony entrances sheltered by main side-gabled roof; balcony has concrete railing with geometric diamonds and circle design.

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

Narrative Description of Resource

The two-story Masonry Vernacular apartment building has a side-gabled roof; exterior is stucco; two external staircases located on main facade; geometric railing; some units have replaced windows and doors.

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys)  library research  building permits  Sanborn maps
 FL State Archives/photo collection  city directory  occupant/owner interview  plat maps
 property appraiser / tax records  newspaper files  neighbor interview  Public Lands Survey (DEP)
 cultural resource survey (CRAS)  historic photos  interior inspection  HABS/HAER record search
 other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Masonry Vernacular apartment co-op building exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

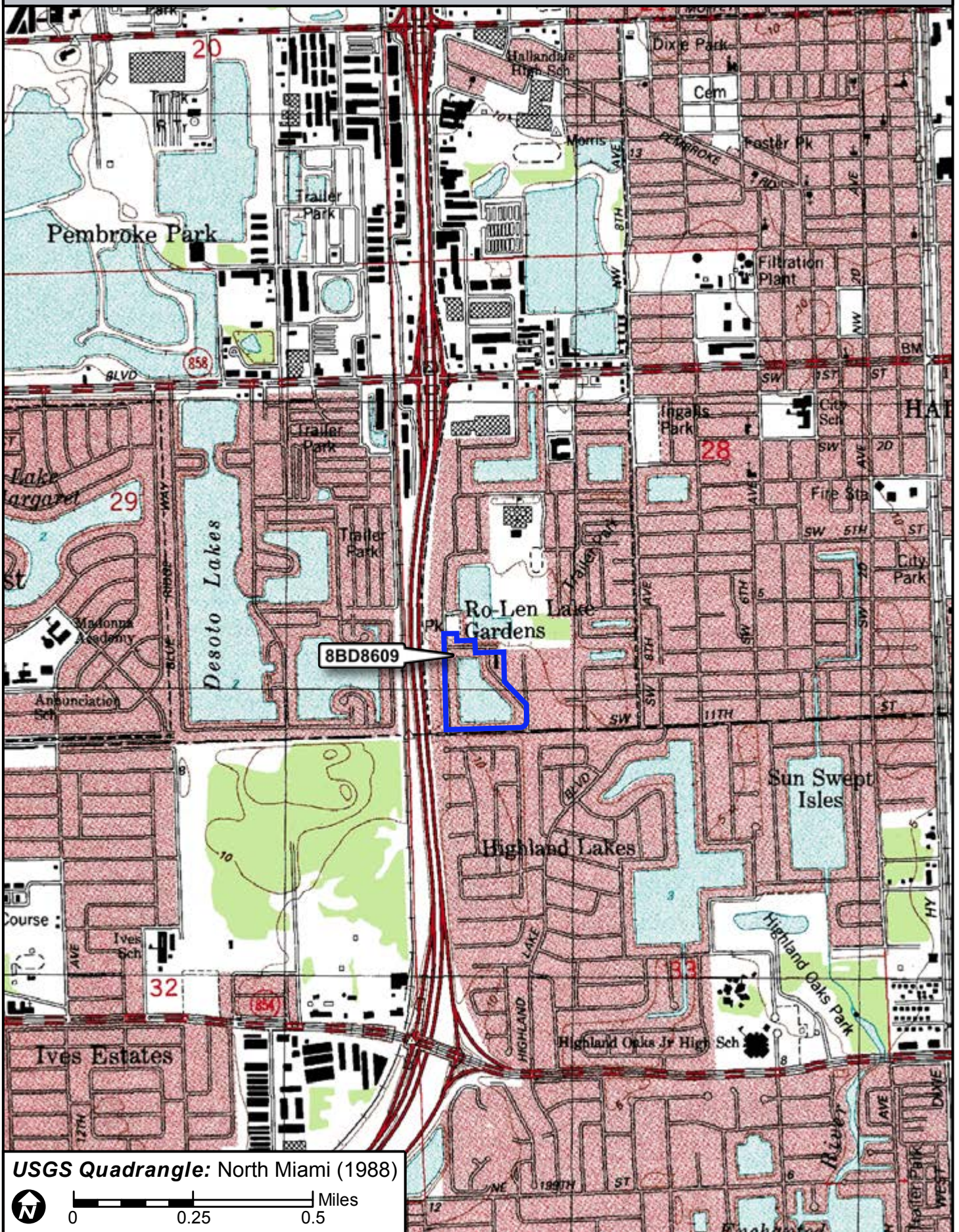




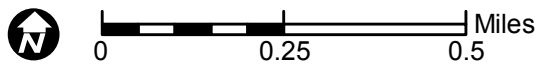








USGS Quadrangle: North Miami (1988)







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 BD08610
Field Date 2-6-2023
Form Date 6-16-2023
Recorder # 133

[X] Original
[ ] Update

Shaded Fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Rolen Lake Gardens Office
Survey Project Name I-95 PD&E from S of Miami Gardens Dr to BCL
National Register Category (please check one) [X]building [ ]structure [ ]district [ ]site [ ]object
Ownership: [X]private-profit [ ]private-nonprofit [ ]private-individual [ ]private-nonspecific [ ]city [ ]county [ ]state [ ]federal [ ]Native American [ ]foreign [ ]unknown

LOCATION & MAPPING

Address: 714 SW 11th Avenue
Cross Streets (nearest / between) Between SW 8th St and SW 5th St.
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City / Town (within 3 miles) Hallandale Beach In City Limits? [X]yes [ ]no [ ]unknown County Broward
Township 51S Range 42E Section 28 1/4 section: [ ]NW [X]SW [ ]SE [ ]NE Irregular-name:
Tax Parcel # 514228380020 Landgrant
Subdivision Name Rolen Lake Gardens Co-Op Block Lot
UTM Coordinates: Zone [ ]16 [X]17 Easting 583546 Northing 2873412
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 [ ]approximately [ ]year listed or earlier [ ]year listed or later
Original Use Office From (year): 1963 To (year):
Current Use Office From (year): To (year): 2023
Other Use From (year): To (year):
Moves: [ ]yes [X]no [ ]unknown Date: Original address
Alterations: [ ]yes [X]no [ ]unknown Date: Nature
Additions: [X]yes [ ]no [ ]unknown Date: Nature Rear W addition, unknown date.
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)
Development was originally spelled "Ro-Len Lakes Garden."

Is the Resource Affected by a Local Preservation Ordinance? [ ]yes [X]no [ ]unknown Describe

DESCRIPTION

Style Other Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. Cupola 2.

Windows (types, materials, etc.)
Jalousie; glass doors.

Distinguishing Architectural Features (exterior or interior ornaments)
Pagoda-style gable roof with matching pagoda cupola.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
A signboard to SE of office building has battered columns and pagoda roof.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, SHPO evaluation, and Owner Objection.



**DESCRIPTION (continued)**

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

**Main Entrance (stylistic details)**

Two doorways on main facade; accessible through open breezeways.

**Porch Descriptions (types, locations, roof types, etc.)**

Open breezeway is sheltered by main side-gabled pagoda-style roof; roof is supported by four square columns.

Condition (overall resource condition): excellent good fair deteriorated ruinous

**Narrative Description of Resource**

The one-story Polynesian-style office building has a side-gabled pagoda roof topped by a matching cupola; exterior is stucco; doors and windows retain original jalousie windows; matching sheltered signboard structure located in front of building.

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

**RESEARCH METHODS (select all that apply)**

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection            | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)               | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____                |   |   |  |

**Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)**

\_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? yes no insufficient information  
 Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

**Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)**

The Polynesian-style apartment co-op office building exhibits a common style in South Florida and lacks historic associations. Therefore, it is considered National Register-ineligible.

**Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)**

1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**DOCUMENTATION**

**Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents**

- 1) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type Field notes Maintaining organization Janus Research  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Janus Research Affiliation Janus Research  
 Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com  
 (address / phone / fax / e-mail)

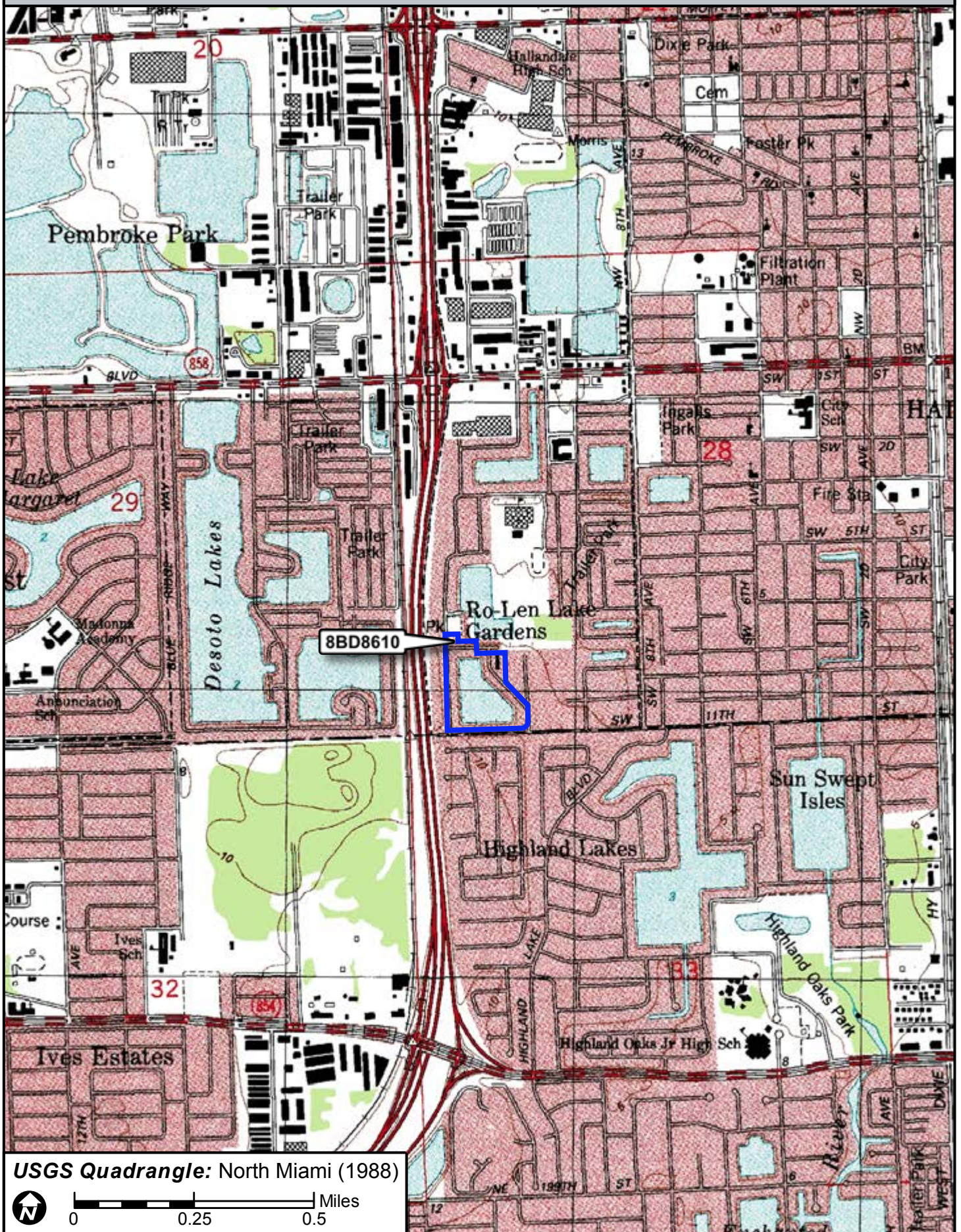
<b>Required Attachments</b>	<b>① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED</b>
	<b>② LARGE SCALE STREET, PLAT OR PARCEL MAP</b> (available from most property appraiser web sites)
	<b>③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE</b>
When submitting an image, it must be included in digital <b>AND</b> hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.	



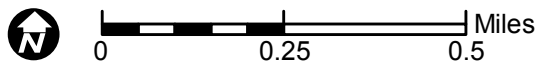








USGS Quadrangle: North Miami (1988)







# RESOURCE GROUP FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Site # BD08611  
Field Date 2-7-2023  
Form Date 6-19-2023  
Recorder# 133

Original  
 Update

Consult the *Guide to the Resource Group Form* for additional instructions

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

**Check ONE box that best describes the Resource Group:**

- Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Rolen Lake Gardens Multiple Listing [DHR only] \_\_\_\_\_

Project Name I-95 PD&E from S of Miami Gardens Dr to BCL FMSF Survey # \_\_\_\_\_

National Register Category (please check one):  building(s)  structure  district  site  object

Linear Resource Type (if applicable):  canal  railway  road  other (describe): \_\_\_\_\_

Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

## LOCATION & MAPPING

Address:                                                                                                         

City/Town (within 3 miles) Hallandale Beach In Current City Limits?  yes  no  unknown

County or Counties (do not abbreviate) Broward

Name of Public Tract (e.g., park) \_\_\_\_\_

1) Township 51S Range 42E Section 28 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:  NW  SW  SE  NE

USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1988  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_

Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_

Landgrant \_\_\_\_\_

Verbal Description of Boundaries (description does not replace required map)

The Rolen Lake Gardens Co-op complex is bounded by SW 7th St to the north, SW 10th Terrace and SW 10th Ave to the east, SW 11th St to the south, and I-95 to the west. The westernmost six buildings are within the APE. 14 buildings are outside the APE.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	Init.		
	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date			
<input type="checkbox"/> Owner Objection	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

HISTORY & DESCRIPTION

Construction Year: 1963 approximately year listed or earlier year listed or later

Architect/Designer: \_\_\_\_\_ Builder: \_\_\_\_\_

Total number of individual resources included in this Resource Group: # of contributing \_\_\_\_\_ # of non-contributing \_\_\_\_\_

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)

- 1. Modern (Post 1950) 3. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_

Narrative Description (National Register Bulletin 16A pp. 33-34; attach supplementary sheets if needed)

The Rolen Lake Gardens Co-op buildings are Masonry Vernacular 2-story buildings with gable roofs; stucco exteriors; buildings have unique concrete railing designs with few repeats. Individual buildings are recorded in 8BD8605-8BD8610.

RESEARCH METHODS (check all that apply)

- Checked: FMSF record search, property appraiser/tax records, newspaper files, historic photos.
Unchecked: library research, city directory, building permits, occupant/owner interview, neighbor interview, interior inspection, Sanborn maps, plat maps, Public Lands Survey, HABS/HAER record search.

Bibliographic References (give FMSF Manuscript # if relevant)

[Empty box for bibliographic references]

OPINION OF RESOURCE SIGNIFICANCE

- Potentially eligible individually for National Register of Historic Places? [ ]yes [X]no [ ]insufficient information
Potentially eligible as contributor to a National Register district? [ ]yes [X]no [ ]insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.)

The Masonry Vernacular Co-op complex exhibits a common style in South Florida, exhibits modifications, and lacks historic associations. Therefore, it is considered to be National Register-ineligible.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type Field notes Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type Field maps Maintaining organization Janus Research
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research

Recorder Contact Information 1107 N Ward St Tampa, FL / 813-636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

- 1 PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
3 TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
4 PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)
When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.







PHOTOGRAPH

8BD8611



PHOTOGRAPH

8BD8611





PHOTOGRAPH

8BD8611



PHOTOGRAPH

8BD8611





PHOTOGRAPH

8BD8611



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PHOTOGRAPH

8BD8611

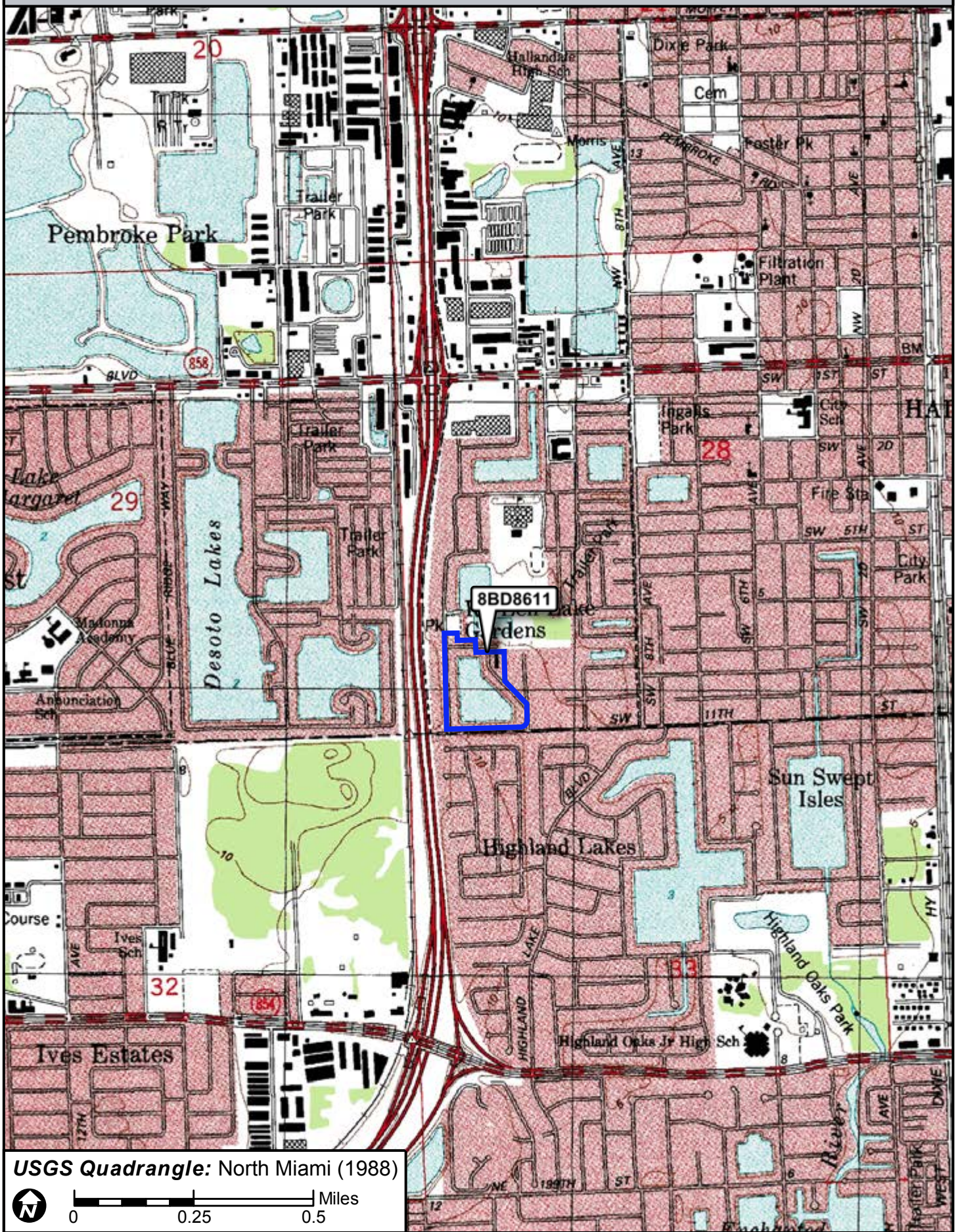


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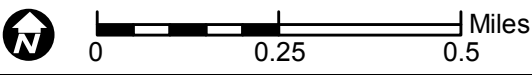
8BD8611







USGS Quadrangle: North Miami (1988)





**Appendix B:**




**Existing Field Conditions Maps**









**Field Conditions within the Archaeological APE**

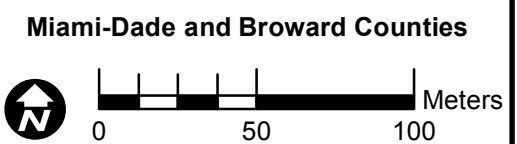
*I-95 from South of Miami Gardens Drive to North of Broward County Line*

-  Proposed ROW Acquisition
-  Miami-Dade County Archaeological Zones
-  Archaeological Sites

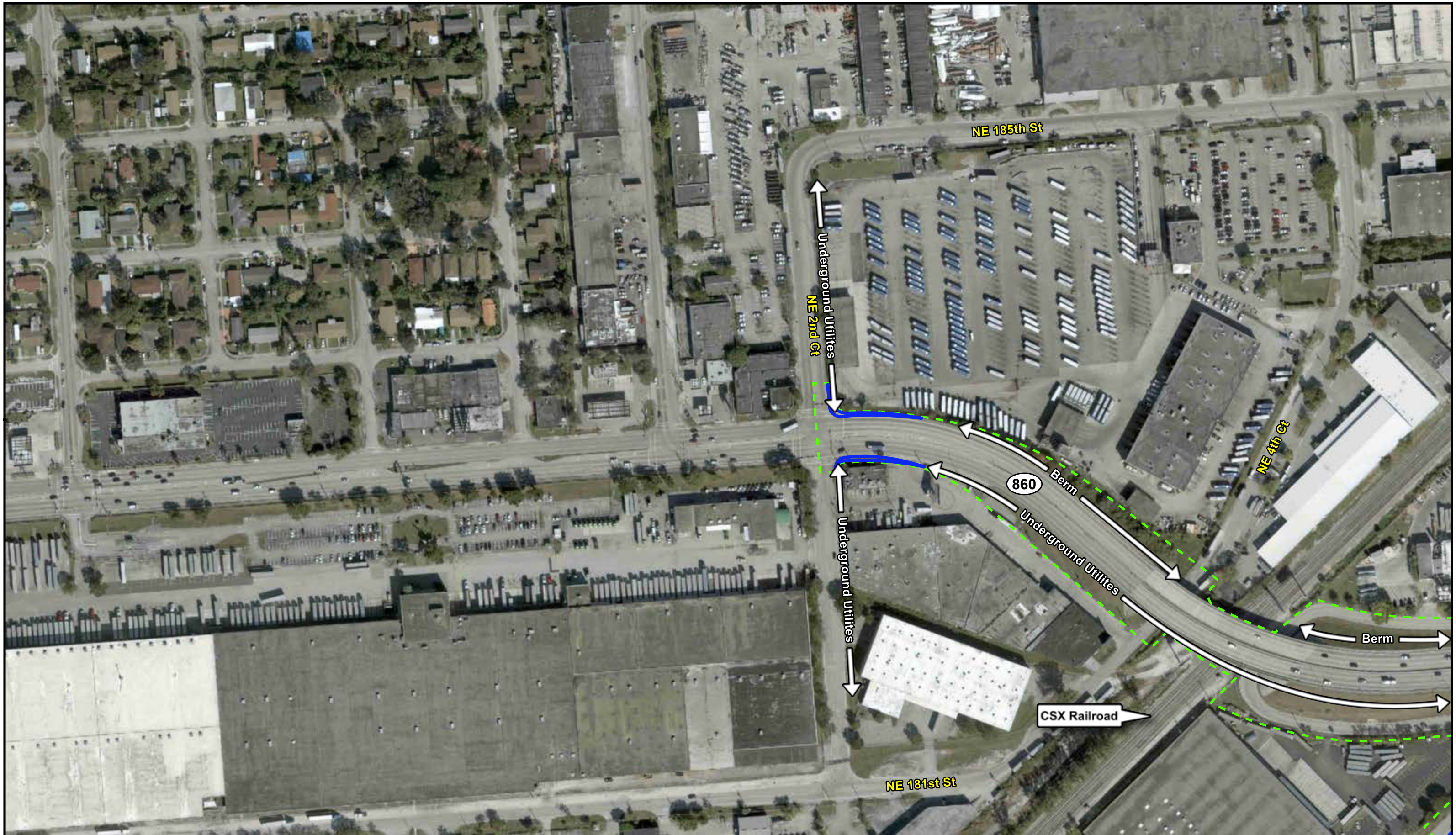
**Archaeological Probability/Survey Status**

-  Low - Recently Surveyed
-  Low - Not Recently Surveyed

-  Low-Moderate
-  Moderate







**Field Conditions within the Archaeological APE**

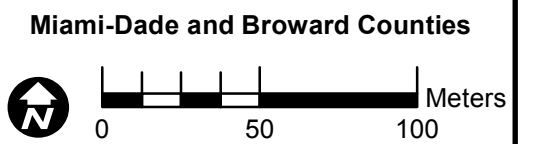
*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

**Archaeological Probability/Survey Status**

- Low - Recently Surveyed
- Low - Not Recently Surveyed

- Low-Moderate
- Moderate



**Map 2**





**Field Conditions within the Archaeological APE**

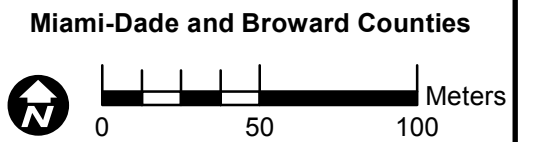
*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

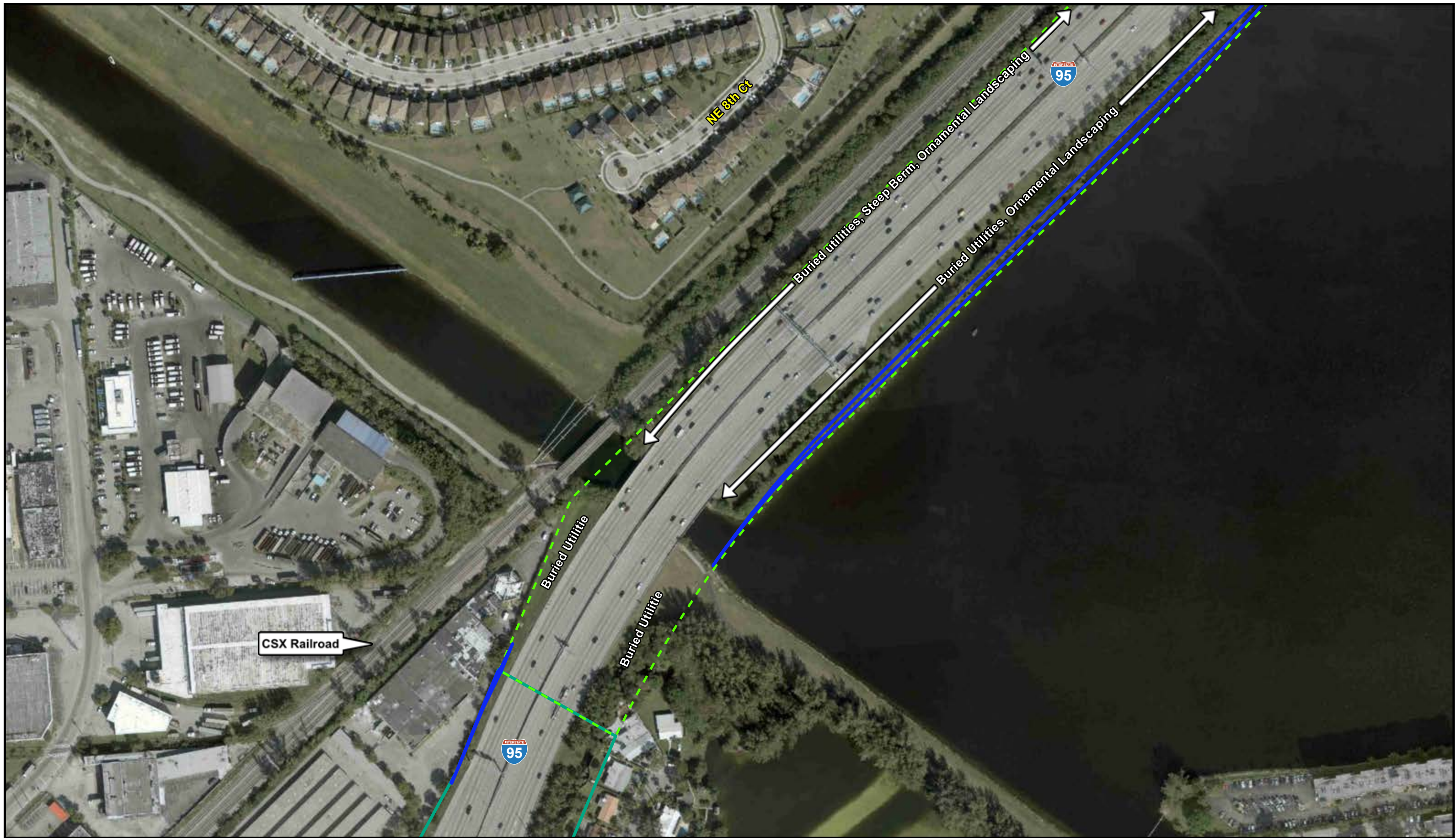
**Archaeological Probability/Survey Status**

- Low - Recently Surveyed
- Low - Not Recently Surveyed

- Low-Moderate
- Moderate







**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

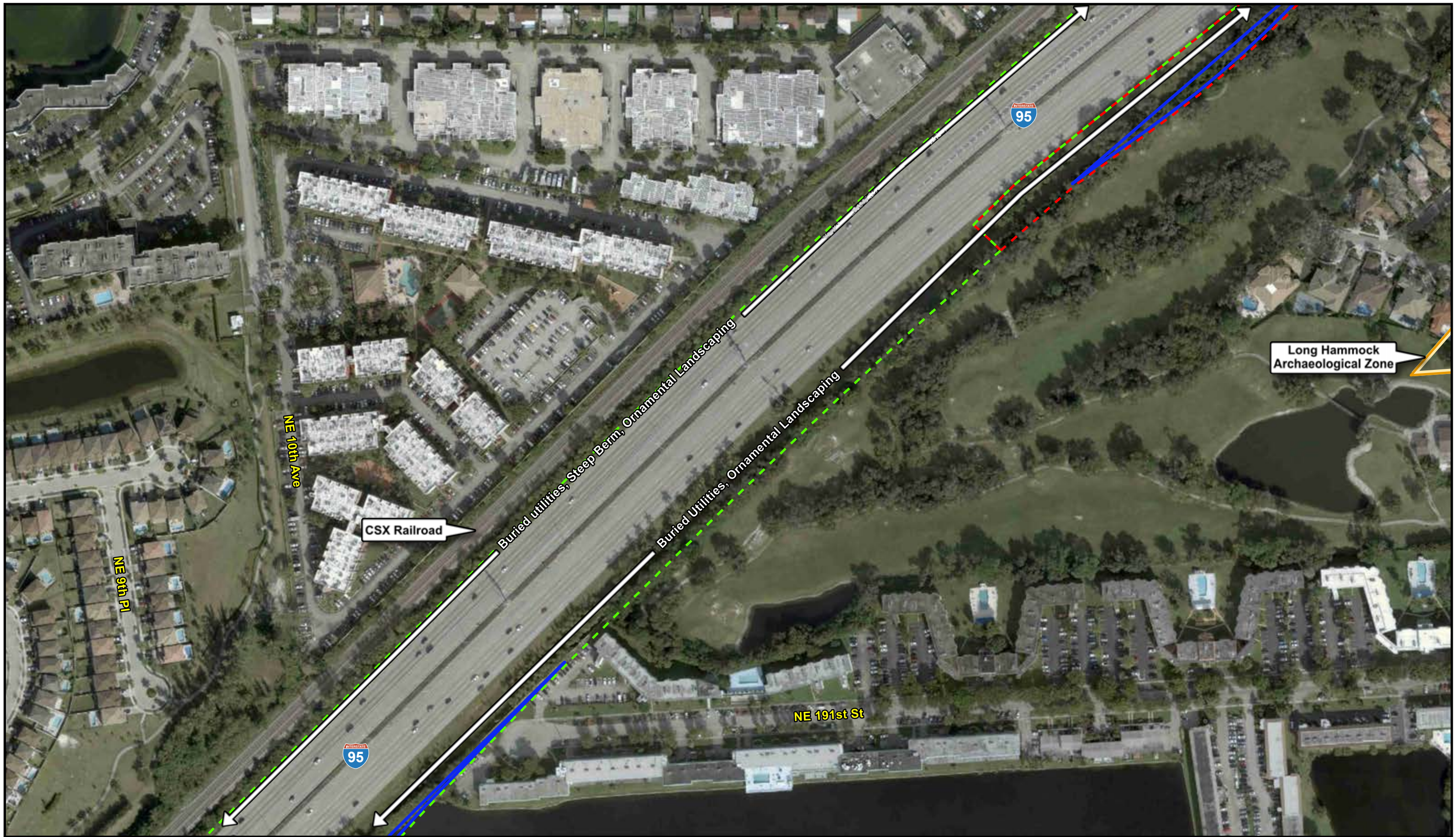
- Archaeological Probability/Survey Status**
- Low - Recently Surveyed
  - Low - Not Recently Surveyed

- Low-Moderate
- Moderate

Miami-Dade and Broward Counties

**Map 4**





**Field Conditions within the Archaeological APE**

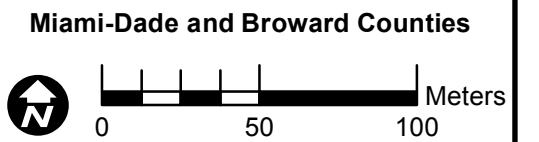
*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

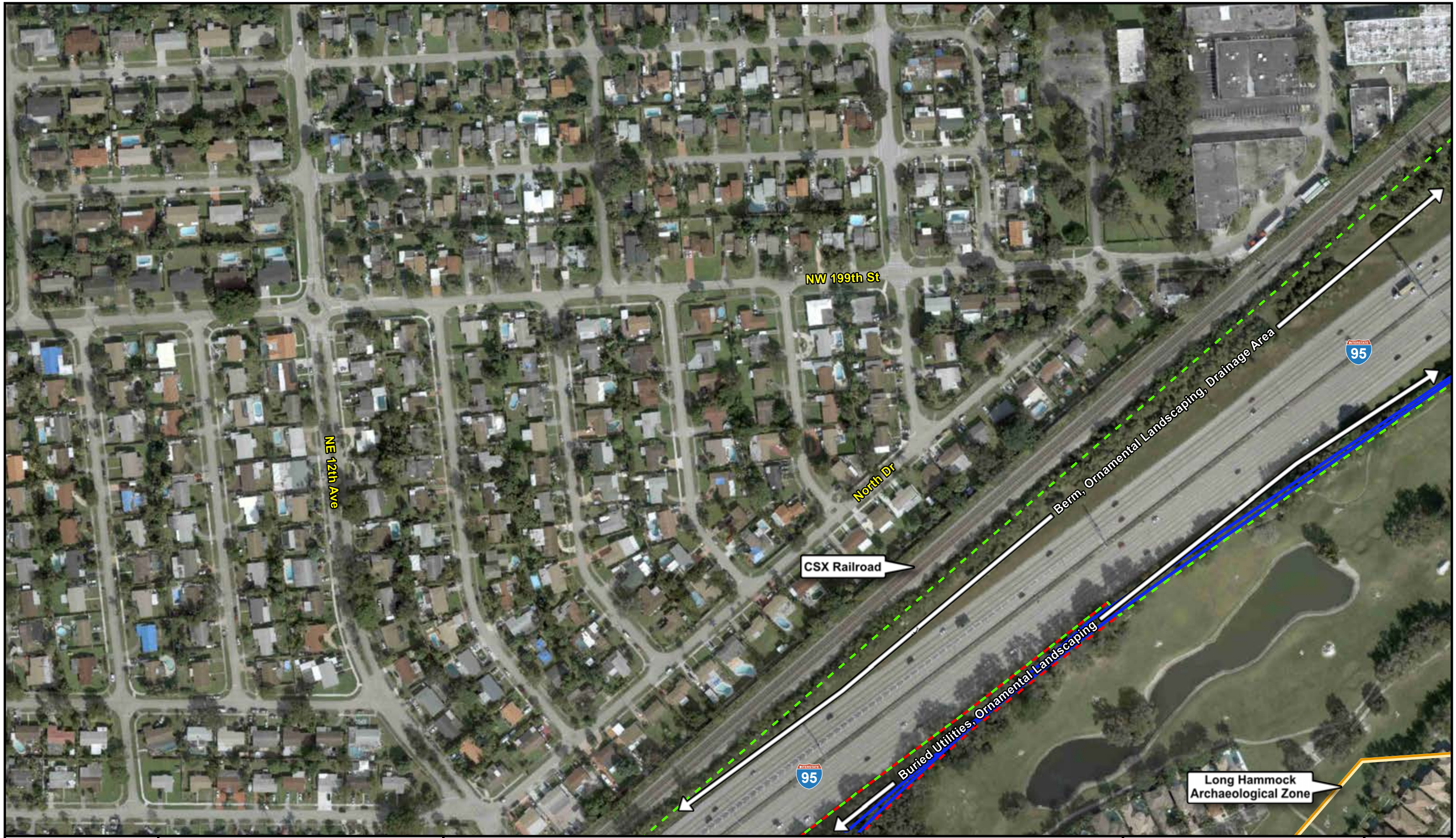
**Archaeological Probability/Survey Status**

- Low - Recently Surveyed
- Low - Not Recently Surveyed

- Low-Moderate
- Moderate







**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

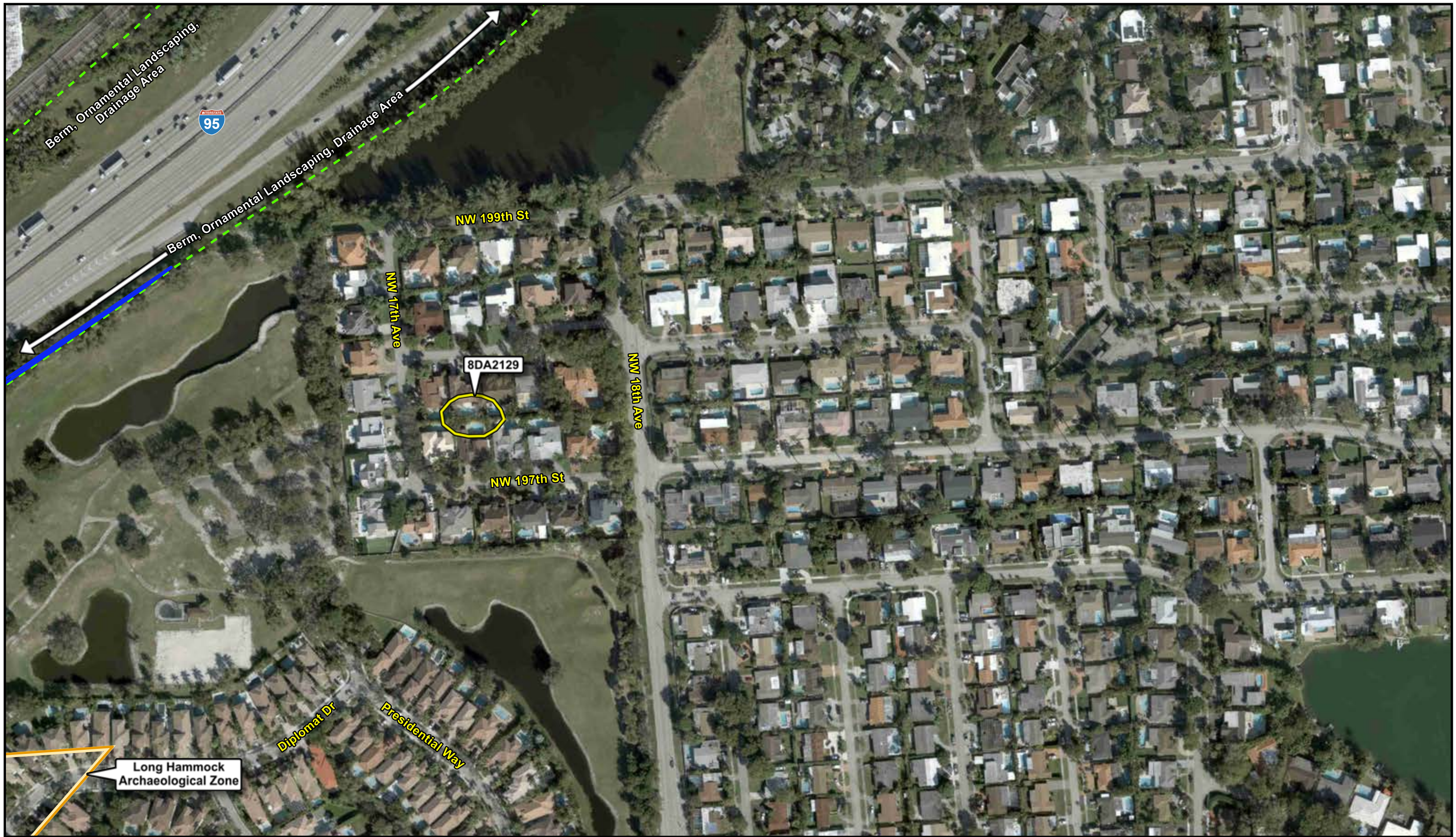
- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

- Archaeological Probability/Survey Status**
- Low - Recently Surveyed
  - Low - Not Recently Surveyed

- Low-Moderate
- Moderate




Miami-Dade and Broward Counties









**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*


-  Proposed ROW Acquisition
-  Miami-Dade County Archaeological Zones
-  Archaeological Sites

**Archaeological Probability/Survey Status**

-  Low - Recently Surveyed
-  Low - Not Recently Surveyed

-  Low-Moderate
-  Moderate

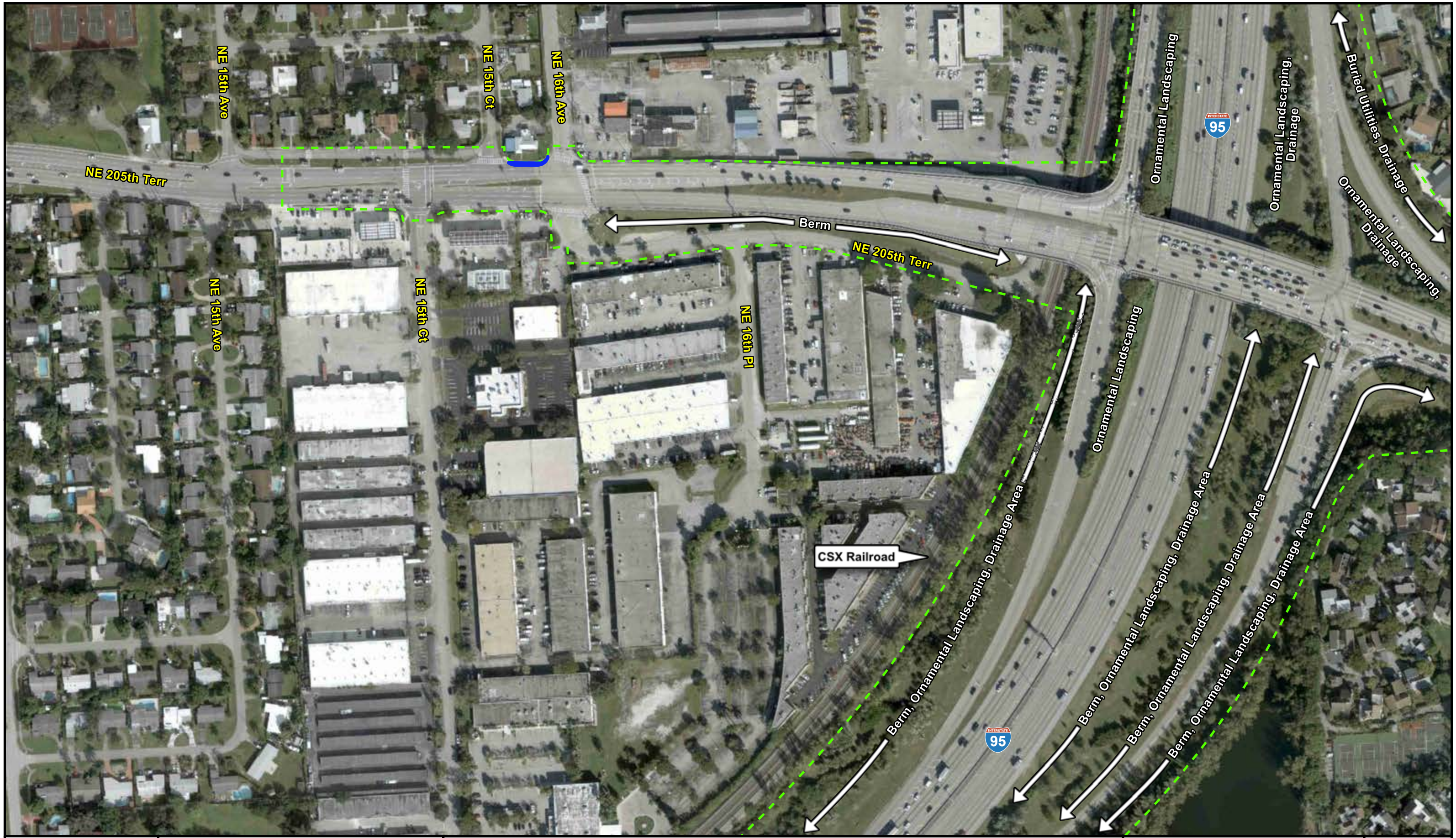
Miami-Dade and Broward Counties



0 50 100 Meters

**Map 7**





**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

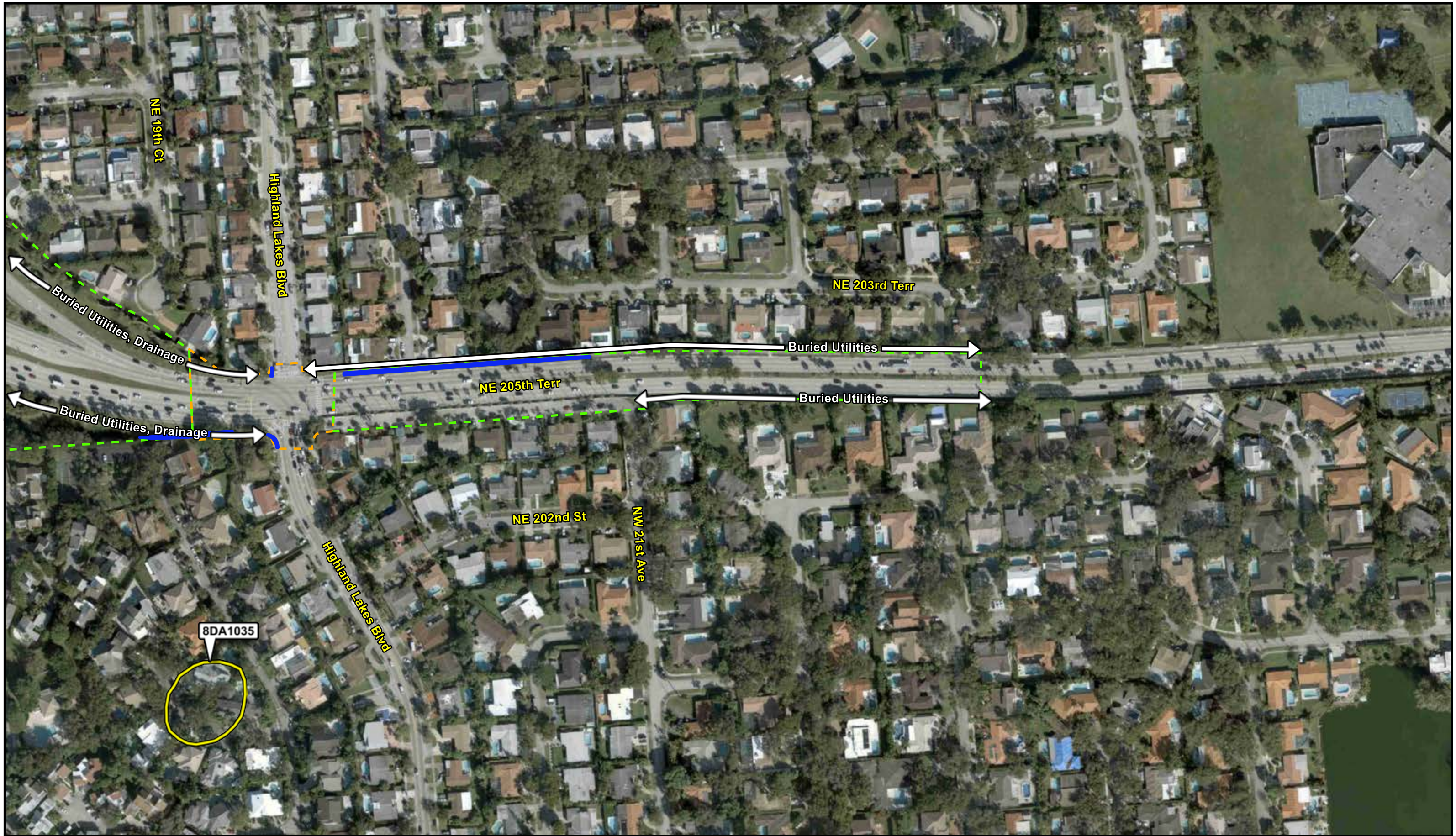
**Archaeological Probability/Survey Status**

- Low - Recently Surveyed
- Low - Not Recently Surveyed

- Low-Moderate
- Moderate

Miami-Dade and Broward Counties





**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

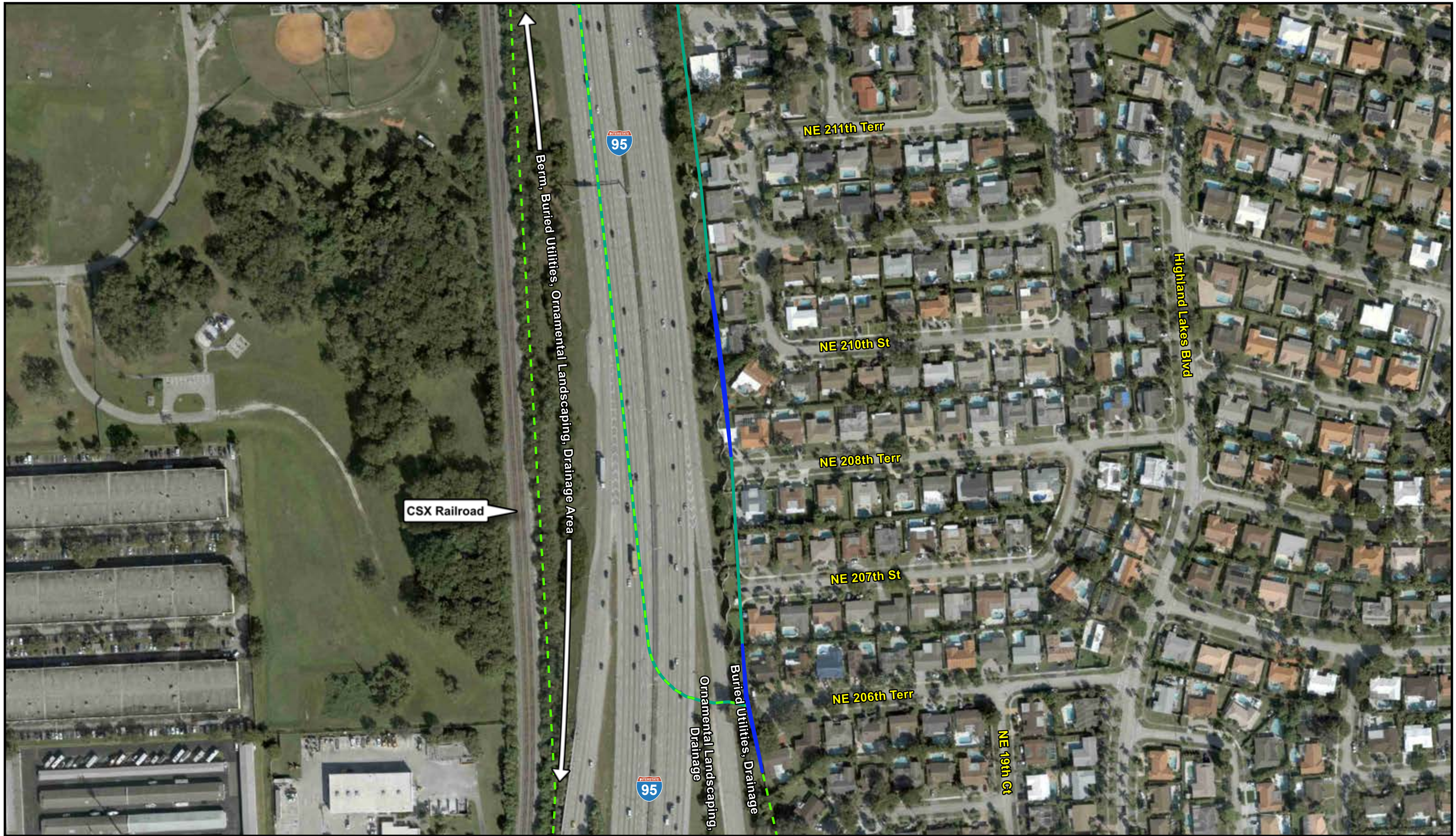
- Archaeological Probability/Survey Status**
- Low - Recently Surveyed
  - Low - Not Recently Surveyed

- Low-Moderate
- Moderate

Miami-Dade and Broward Counties

**Map 9**





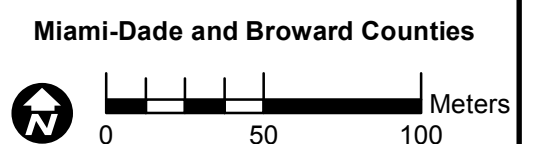
**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

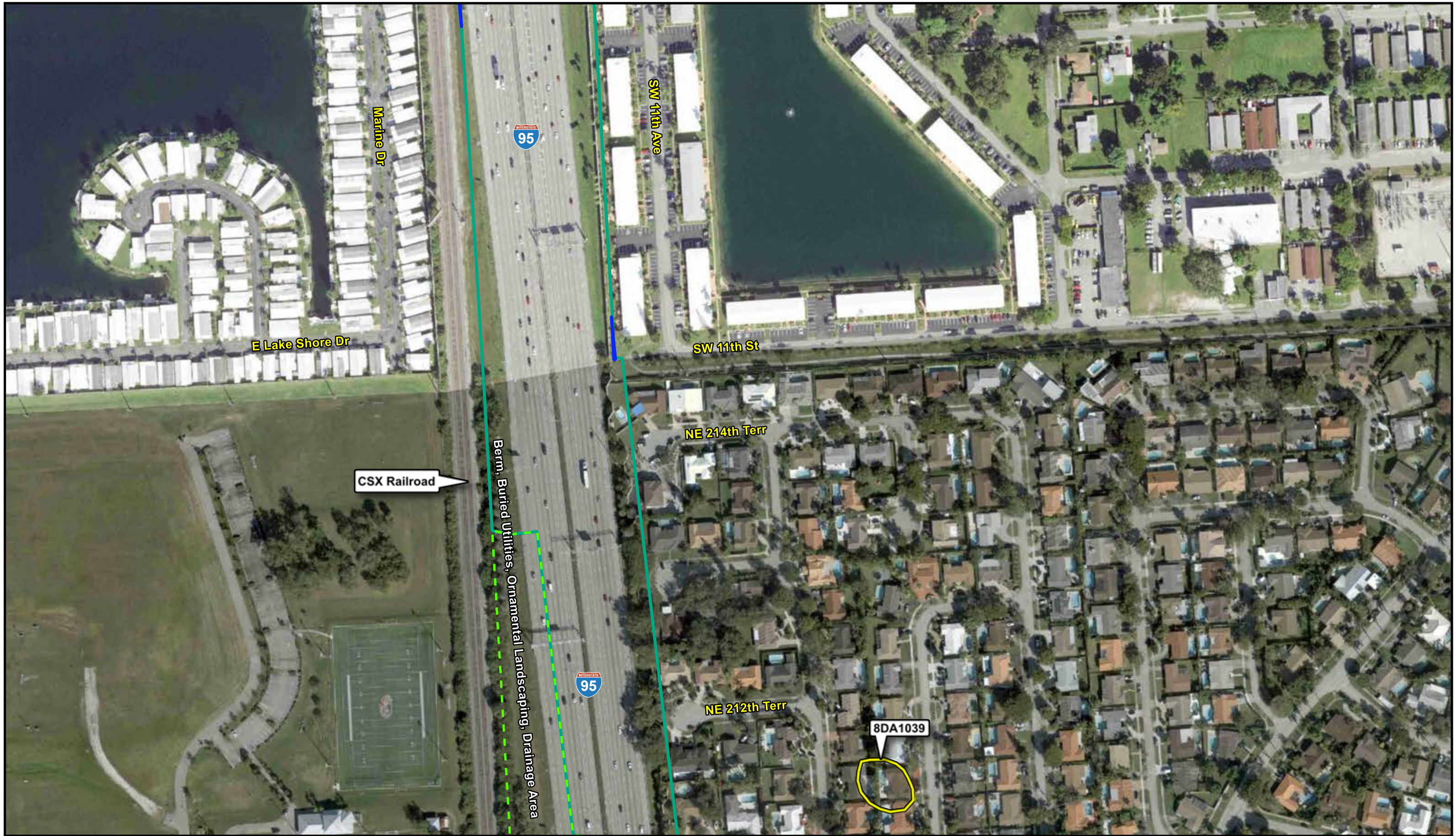
- Archaeological Probability/Survey Status**
- Low - Recently Surveyed
  - Low - Not Recently Surveyed

- Low-Moderate
- Moderate



**Map 10**





**Field Conditions within the Archaeological APE**

*I-95 from South of Miami Gardens Drive to North of Broward County Line*

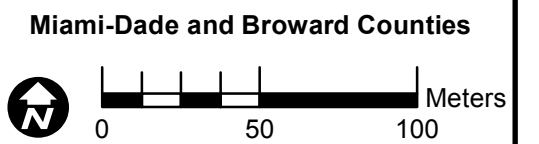
- Proposed ROW Acquisition
- Miami-Dade County Archaeological Zones
- Archaeological Sites

**Archaeological Probability/Survey Status**

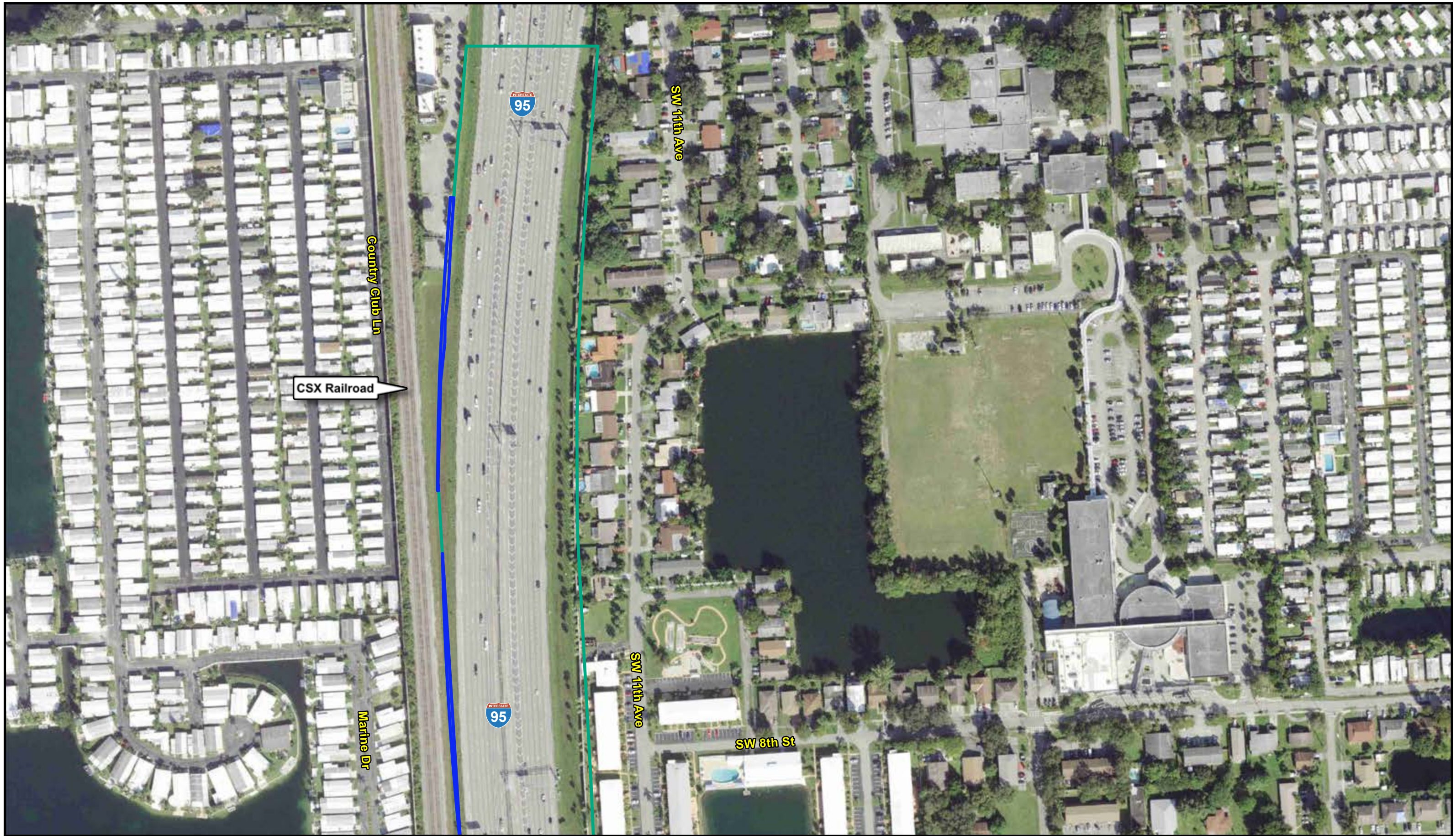
- Low - Recently Surveyed
- Low - Not Recently Surveyed

**Archaeological Probability/Survey Status**

- Low-Moderate
- Moderate














**Field Conditions within the Archaeological APE**

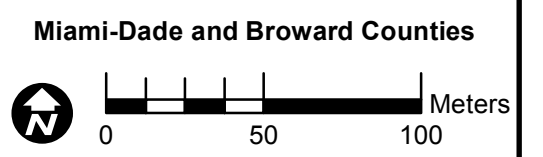
*I-95 from South of Miami Gardens Drive to North of Broward County Line*

-  Proposed ROW Acquisition
-  Miami-Dade County Archaeological Zones
-  Archaeological Sites

**Archaeological Probability/Survey Status**

-  Low - Recently Surveyed
-  Low - Not Recently Surveyed

-  Low-Moderate
-  Moderate



**Map 12**



**Appendix C:**  
**Survey Log Sheet**



Ent D (FMSF only) \_\_\_\_\_



# Survey Log Sheet

Florida Master Site File  
Version 5.0 3/19

Survey # (FMSF only) \_\_\_\_\_

Consult *Guide to the Survey Log Sheet* for detailed instructions.

## Manuscript Information

### Survey Project (name and project phase)

CRAS for the SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line PD&E Study, Miami-Dade and Broward Counties

### Report Title (exactly as on title page)

Project Development and Environment (PD&E) Study SR 9/I-95 from South of Miami Gardens Drive to North of Broward County Line, FPID 414964-1-22-01, ETDM Number 14419, Miami-Dade County, Florida Cultural Resources Assessment Survey

### Report Authors (as on title page)

1. Janus Research 3. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_

Publication Year 2024

Number of Pages in Report (do not include site forms) 309

### Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

1107 N Ward Street, Tampa, Florida 33607

Supervisors of Fieldwork (even if same as author) Names Streelman, Amy and Kate Hoffman

Affiliation of Fieldworkers: Organization Janus Research City Tampa

### Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. Seaboard Air Line Railroad 3. Diplomat Presidential 5. Rolen Lake Gardens 7. \_\_\_\_\_  
2. CSX Railroad 4. I-95 6. \_\_\_\_\_ 8. \_\_\_\_\_

### Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name Jenn King Organization AECOM

Address/Phone/E-mail 110 East Broward Blvd Suite 700 Ft Lauderdale FL 33301/305.514.2438

Recorder of Log Sheet Janus Research Date Log Sheet Completed 2-6-2024

Is this survey or project a continuation of a previous project?  No  Yes: Previous survey #s (FMSF only)

## Project Area Mapping

### Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Dade 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. Broward 4. \_\_\_\_\_ 6. \_\_\_\_\_

### USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name NORTH MIAMI Year 1994 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name \_\_\_\_\_ Year \_\_\_\_\_ 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Field Dates and Project Area Description

Fieldwork Dates: Start 7-29-2022 End 7-21-2023 Total Area Surveyed (fill in one) \_\_\_\_\_ hectares 226.30 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: \_\_\_\_\_ meters 400 feet Length: \_\_\_\_\_ kilometers 4.00 miles

Research and Field Methods

Types of Survey (select all that apply): [X]archaeological [ ]architectural [X]historical/archival [ ]underwater
[ ]damage assessment [ ]monitoring report [ ]other(describe): \_\_\_\_\_

Scope/Intensity/Procedures

Pedestrian/visual inspection and photo-documentation for both archaeological and historic resources. Desktop analysis for archaeology.

Preliminary Methods (select as many as apply to the project as a whole)

[ ]Florida Archives (Gray Building) [ ]library research- local public [X]local property or tax records [X]other historic maps [ ]LIDAR
[ ]Florida Photo Archives (Gray Building) [ ]library-special collection [ ]newspaper files [X]soils maps or data [ ]other remote sensing
[X]Site File property search [X]Public Lands Survey (maps at DEP) [X]literature search [ ]windshield survey
[X]Site File survey search [X]local informant(s) [ ]Sanborn Insurance maps [X]aerial photography
[ ]other (describe): \_\_\_\_\_

Archaeological Methods (select as many as apply to the project as a whole)

[ ]Check here if NO archaeological methods were used.
[ ]surface collection, controlled [ ]shovel test-other screen size [ ]block excavation (at least 2x2 m) [ ]metal detector
[ ]surface collection, uncontrolled [ ]water screen [ ]soil resistivity [ ]other remote sensing
[ ]shovel test-1/4"screen [ ]posthole tests [ ]magnetometer [X]pedestrian survey
[ ]shovel test-1/8" screen [ ]auger tests [ ]side scan sonar [ ]unknown
[ ]shovel test 1/16"screen [ ]coring [ ]ground penetrating radar (GPR)
[ ]shovel test-unscreened [ ]test excavation (at least 1x2 m) [ ]LIDAR
[X]other (describe): Desktop analysis

Historical/Architectural Methods (select as many as apply to the project as a whole)

[ ]Check here if NO historical/architectural methods were used.
[ ]building permits [ ]demolition permits [ ]neighbor interview [ ]subdivision maps
[ ]commercial permits [ ]windshield survey [ ]occupant interview [ ]tax records
[ ]interior documentation [X]local property records [ ]occupation permits [ ]unknown
[X]other (describe): Visual inspection of the APE

Survey Results

Resource Significance Evaluated? [X]Yes [ ]No

Count of Previously Recorded Resources 1 Count of Newly Recorded Resources 159

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8DA10753.

List Newly Recorded Site ID#s (attach additional pages if necessary)

8BD8581-8BD601; 8BD8605-8BD8611; 8DA21385-8DA21449; 8DA21454-8DA21511; 8DA21513-8DA21515;
8DA21540-8DA21544.

Site Forms Used: [ ]Site File Paper Forms [X]Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

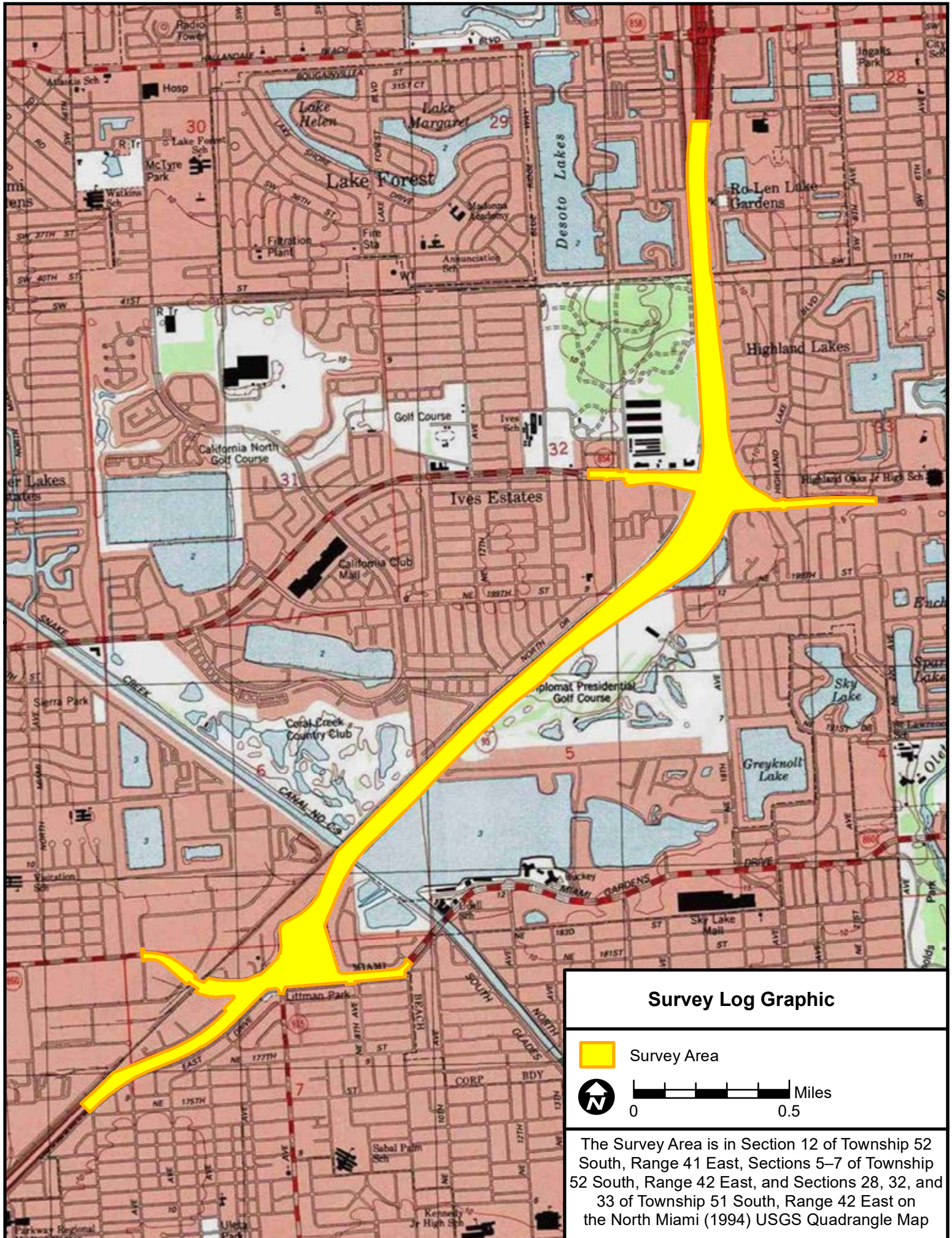
SHPO USE ONLY

SHPO USE ONLY


SHPO USE ONLY


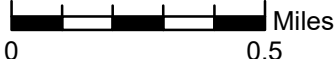
Origin of Report: [ ]872 [ ]Public Lands [ ]UW [ ]1A32 # \_\_\_\_\_ [ ]Academic [ ]Contract [ ]Avocational
[ ]Grant Project # \_\_\_\_\_ [ ]Compliance Review: CRAT # \_\_\_\_\_
Type of Document: [ ]Archaeological Survey [ ]Historical/Architectural Survey [ ]Marine Survey [ ]Cell Tower CRAS [ ]Monitoring Report
[ ]Overview [ ]Excavation Report [ ]Multi-Site Excavation Report [ ]Structure Detailed Report [ ]Library, Hist. or Archival Doc
[ ]Desktop Analysis [ ]MPS [ ]MRA [ ]TG [ ]Other: \_\_\_\_\_
Document Destination: Plottable Projects Plotability: \_\_\_\_\_





### Survey Log Graphic

 Survey Area

  Miles

The Survey Area is in Section 12 of Township 52 South, Range 41 East, Sections 5–7 of Township 52 South, Range 42 East, and Sections 28, 32, and 33 of Township 51 South, Range 42 East on the North Miami (1994) USGS Quadrangle Map