

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 87000671

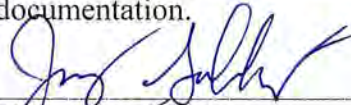
Date Listed: 8/10/1987

Property Name: South River Drive Historic District

County: Miami-Dade

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

7-9-2015

Date of Action

Amended Items in Nomination:

Section 7: Description

The Status of 109 South River Drive is hereby changed to **Noncontributing**. According to information provided by the SHPO, the building at that address was demolished and there are no significant remains left at that address.

Section 5: Resource Count

The number of contributing buildings is hereby changed to **8**. ✓

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received MAR 30 1987

date entered AUG 10 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic South River Drive Historic District

and or common N/A

2. Location

street & number 428, 438 S.W. 1st Street; 437 S.W. 2nd Street;
104, 109, 118 S.W. South River Drive N/A not for publication

city, town Miami N/A vicinity of

state Florida code 12 county Dade code 025

3. Classification

<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Magic City Enterprises

street & number 111 S.W. 5th Avenue

city, town Miami N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Division of Historical Resources

city, town Tallahassee state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Summary

The South River Drive Historic District consists of a group of six frame vernacular buildings and three outbuildings constructed c. 1908-1914. The buildings are generally rectangular in plan, two or two-and-one-half stories high and covered by low to medium pitch gable or hip roofs. The buildings are clad in horizontal weather boards with corner posts and rest on masonry piers. All buildings feature projecting porches supported by either square posts or columns and are covered by low pitch shed or hip roofs. Main roofs are generally punctuated by gable-roofed dormers and are covered by composition shingles. Original fenestration is double hung sash, one over one, although most windows have been altered by modern jalousies. Significant interior features include beaded paneling and wainscotting, plastered walls and ceilings, stairs and wood floors. The district presents a uniform appearance through the similarity of scale, massing, setback, materials and architectural style of its component buildings.

Contextural and Location Information

The South River Drive Historic District is located immediately west of downtown Miami in an area historically developed as the Miami Knowlton subdivision. The subdivision is largely residential in character, consisting primarily of one and two-story residences and two and three-story apartment buildings. Architecturally, the subdivision's pre-1920 buildings are almost exclusively frame vernacular buildings, while many of its post-1920 buildings display the influence of the Mediterranean Revival style. Most of the subdivision's pre-1920 buildings have been lost; however, scattered individual buildings and small groupings of these buildings do survive. The South River Drive Historic District is one of the finest groupings of the subdivision's earliest buildings.

438 S.W. 1st Street

438 S.W. 1st Street (photo 3) is a rectangular two-and-a-half-story building with a prominent north porch. The building is covered by a medium pitch gable roof, ridge perpendicular to the street, recently re-roofed with galvanized aluminum. Two gabled dormers occupy the east slope of the roof, the southernmost forming a bay window projection. A one-story porch covered by a low shed roof and supported by square posts occupies the north elevation of the building. A similar porch is located at the rear (south) elevation of the building. All fenestration has been replaced with modern double hung sash, generally six over six. A tripartite window occupies the north gable end of the building. Front (north) access to the building is through French doors at the first floor and through a solid door at the second floor accessed by way of a plank-like bridge connecting the building to the S.W. 1st Street bridge.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 3/30/87
date entered

Continuation sheet 1

Item number 7

Page 1

428 S.W. 1st Street

428 S.W. 1st Street (photo 4) is a rectangular, two-and-a-half-story building with a two-story north porch. Like 438 S.W. 1st Street, the building is covered by a medium pitch gable roof with a similar ridge orientation. The roof is covered by composition shingles and includes a single shed-roofed dormer at both its east and west slopes. Exposed rafter ends provide the building with its only decorative elements. A two-story porch covered by a low pitched hip roof and supported by square columns occupies the north elevation of the building. The first floor of the porch has been enclosed, although it appears that the enclosure may have been made as early as the late 1920's or the early 1930's. Fenestration is original double hung sash, one over one. A tripartite window similar to that of the 438 building appears in the north gable end of the building. Front access to the building is identical to 438 S.W. 1st Street.

104 S.W. South River Drive

104 S.W. South River Drive (photos 5-7) is somewhat larger and more prominent than the 1st Street buildings. The building is rectangular in plan, two-and-a-half-stories high and features prominent north and east elevations. The building is covered by a medium pitch gable roof, ridge parallel to S.W. South River Drive. Two large, symmetrically placed gabled dormers punctuate the east slope of the roof. The roof also displays exposed rafter ends. A one-story, hip-roofed porch supported by square posts resting on a low masonry wall occupies the northeast corner of the building. The north end of the porch has been enclosed with stucco and wood louvered openings. Fenestration is one over one double hung sash or modern jalousie replacements. The main (east) entry to the building retains its original side light configuration, although the original door has been replaced by a modern wood and glass jalousie door. A secondary entrance is located on the second story east elevation which includes a bridge-like connector similar to the two other 1st Street buildings.

109 S.W. South River Drive

109 S.W. South River Drive (photos 9 and 15) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by replacement asphalt shingles. A one-story projecting porch covered by a low hip roof extends across the front (west) elevation of the building. The north end of the porch has been enclosed. The rear (east) elevation of the building features a two-story projecting bay window and two later additions. An exterior stair is located on both the north and south elevations. Fenestration is double hung sash, one over one, with some windows containing jalousie replacements. A one-story frame outbuilding with a lean-to gable roof is located on the northeast corner of the property.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

JUL 6 1987

Continuation sheet 2

Item number 7

Page 2

118 S.W. South River Drive

118 S.W. South River Drive (photos 8, 12-14), also known as the Rose Arms Apartments, is the most elaborate building in the district. The two-and-a-half-story building is irregular in plan and is covered by a medium pitch gable roof. The ridge of the gable is placed perpendicular to the street. A gable-roofed dormer is located on both the north and south slopes of the gable. Two one-story masses covered by low-pitched hip roofs are located on the north and south elevations. The main feature of the building is a two-story porch across its east elevation. Inset under the main building mass, the porch is supported by large wooden posts which in turn rest on a low wall of oolitic limestone. The porch also features a blind balustrade at its second story. The second story of the porch has been enclosed, although it appears that the enclosure was made early in the history of the building. Fenestration is one over one double hung sash, except for some jalousie replacements. A triple window is located in the east gable of the building and in its north and south dormers. Exposed rafter ends, cornerboards and plain door and window surrounds provide the only suggestion of ornamentation.

437 S.W. 2nd Street

437 S.W. 2nd Street (photos 10 and 11) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by diamond-shaped composition shingles. A one-story porch supported by classically-inspired columns and covered by a low pitch hip roof extends across the main (south) elevation of the building. A small one-story mass projects at the rear (north) elevation. All fenestration has been altered by the addition of contemporary windows. Two one-story, gable-roofed outbuildings are located to the north of the main structure.

Boundary Information and Justification

The boundaries of the South River Drive Historic District are defined primarily by contemporary in-full construction which has taken place throughout the Miami Knowlton subdivision. Beginning at its southeast corner (S.W. 2nd Street and South River Drive), the district is bordered on the southeast by modern two and three-story apartment buildings and a vacant lot (photo 1A). The south side of S.W. 2nd Street is marked by two modern residences and a modern two-story apartment building (photo 7A). The district's western boundary is clearly delineated by a modern three-story apartment building at its southwest corner (photo 2A) and a large, five-story apartment building at its northwest corner (photo 3A). The rise of the S.W. 1st Street bridge provides a strong visual boundary for the northern edge of the district (photo 4A). The north side of the bridge is marked by modern one-story commercial buildings and parking (photos 6A and 9A). On the east, the Miami River

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received JUL 6 1987
date entered

Continuation sheet 3

Item number 7

Page 3

provides a natural boundary for the 109 S.W. South River Drive property (photo 1). The southeast boundary of the district along S.W. South River Drive is marked by a storage yard (photo 8A) and Jose Marti Park (photo 5A). These boundaries produce a clearly defined self-contained historic district within its larger context of predominately modern construction.

S.W. 1st Street Walkways

The northern boundary of the district is drawn at the property line separating the three northernmost properties from the adjacent S.W. 1st Street Bridge. This line coincides with the intersection of the second story plank walkways and the bridge, thus including the walkways within the district. The walkways were constructed shortly after the completion of the bridge in 1929 to provide egress to the 438 and 428 S.W. 1st Street and 104 S.W. South River Drive properties. Though not original or appropriate to the buildings, the walkways have acquired their own significance as the resultant effect that growth and transportation improvements produced. Their inclusion within the district as integral historic elements is therefore justified and appropriate.

Resources Inventory

Contributory resources: 9 buildings

- 428 S.W. 1st Street
- 438 S.W. 1st Street
- 437 S.W. 2nd Street (includes 2 outbuildings)
- 104 S.W. South River Drive
- 109 S.W. South River Drive (includes 1 outbuilding)
- 118 S.W. South River Drive

Non-contributory resources: 0

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1908-1914 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Summary

The South River Drive Historic District is historically significant through its association with the Miami Knowlton Subdivision and the Miami River and architecturally significant as a fine representation of early 20th century frame vernacular architecture in Miami. Developed c. 1908-1914, the six-building district is one of the most cohesive groupings of extant buildings associated with the Miami Knowlton Subdivision, the first subdivision of the city of Miami. The district is also significant through its association with the commercial and recreational development of the nearby Miami River; its six boarding houses providing accommodations for both residents engaged in commercial activities on the river and for tourists who used the river for recreational purposes. Architecturally, the district includes one of the finest, most intact groupings of frame vernacular buildings in Miami.

Background Development

The major significance of the South River Drive Historic District lies in its association with the broad developmental history of the city of Miami rather than in the individual historic significance of its component buildings. The city of Miami owes much of its existence to the Miami River which borders the district on the east. The name Miami itself is derived from a similar sounding word used by the Indians to refer to the river, meaning "sweet water."¹ As early as the sixteenth century, the Spanish established a mission on the river's north bank. Subsequent attempts by white settlers to establish a settlement on the river were not successful until the mid-nineteenth century when a permanent Miami River settlement was finally established.

The earliest phase of settlement took place in 1855 near the mouth of the river in the vicinity of Fort Dallas, which had been established in 1838. A second settlement spurt occurred around 1865, in response to the passage of the Homestead Act and the end of the Civil War. During these periods, the Miami River community sustained itself principally from the coontie starch industry. Several coontie mills were in operation on the river which employed a number of pioneer settlers. Concurrently, trade, conducted primarily with the Seminole Indians, was also becoming a successful endeavor. As a result, several trading posts came into being along the river, the most prominent being that of William Brickell. The Brickell post was located on the south bank of the river at its mouth.²

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 2.5 apx.

Quadrangle name Miami

Quadrangle scale 1:24,000

UTM References

A

17	5810	0510	218	50	5140
Zone	Easting				

B

Zone	Easting				

C

D

E

F

G

H

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Maria Temkin, Ivan Rodriguez, Michael Zimny

organization Bureau of Historic Preservation date February, 1987

street & number Department of State telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. Perry*

title State Historic Preservation Officer

date 3/23/87

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I hereby certify that this property is included in the National Register

Amy Schlager

date 8/10/87

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received 3/20/17

date entered

Continuation sheet 4

Item number 8

Page 1

By the late 1800's, the Miami River settlement was a concentrated center of activity. In 1891, Julia Tuttle, a widow from Cleveland, Ohio, arrived at the settlement and envisioned its future. She wrote to a friend:

It may seem strange to you but it is the dream of my life to see this wilderness turned into a prosperous country and where this tangled mass of vine, brush, trees and rocks now are to see homes with modern improvements surrounded by beautiful grassy lawns, flowers, shrubs and shade trees.³

Julia Tuttle determined to make her dream materialize. After purchasing a 640 acre tract of land on which Ft. Dallas was located, she persuaded Henry M. Flagler to extend his Florida East Coast railroad to Miami.

The arrival of the railroad at the Miami settlement in 1896 brought a period of unparalleled growth and development to the fledgling city. New residents and tourists alike began arriving by the train load. While the larger, grander hotels such as the Royal Palm attracted such notables as the Rockefellers, Astors and Vanderbilts, more modest visitors and potential new residents also needed accommodations. The area west of the Miami River soon began to fill with comfortable, unassuming residences and rooming houses for transients as the city of Miami rapidly expanded.

Miami Knowlton Subdivision

As the north bank of the Miami River developed into Miami's civic and commercial center, its south bank, including the South River Drive Historic District, began to emerge as a residential area.⁴ This area was originally part of the Hagan Donation, a Spanish land grant dating from 1825.⁵ By 1896, the property was owned by such notables as Mary and William B. Brickell, Julia D. Tuttle, Henry M. Flagler, and the Forst Dallas Land Company. In June, 1896, the area was surveyed and platted by A. L. Knowlton as a part of the plot for the city of Miami.⁶ Knowlton, a civil engineer, was responsible for the subdivision and mapping of Miami's original blocks and streets. The "Miami" subdivision popularly came to be known as "Knowlton."⁷

Development of the Knowlton Subdivision south and west of the Miami River began a few years after the subdivision was platted. A bridge crossing the river at Flagler Street was built in 1906 by the Tatum brothers. The Tatums, Smiley, Bethel and John, were also responsible for the establishment of Miami's first transit system, a trolley line which ran along Flagler Street.⁸ The trolley line facilitated the western expansion of the city through the 1910's and 1920's, many areas of which were also developed by the Tatum Brothers Company.

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received 2/21/87

Date entered

Continuation sheet 5

Item number 8

Page 2

The completion of the Flagler Street bridge was a key event in the development of the South River Drive Historic District, as it provided the subdivision with direct access to downtown Miami. As would be expected, the area in the immediate vicinity of the bridge, including the proposed historic district, was the first to develop. Development within the district occurred between 1908 and 1914, coincidental with that of the larger Knowlton subdivision. Although a substantial number of the subdivision's early buildings remain, the South River Drive Historic District constitutes the oldest, most intact collection of historic buildings which have survived from this period of the subdivision's development.

Records indicate that it is not likely that the buildings included within the district ever served as single-family residences, with the possible exception of the building located at 437 S.W. 2nd Street. If such was their original use, it was short-lived. Although it appears that the early owners of these properties resided at them, they very early on began taking in boarders, the large size of the buildings making them easily adaptable to such usage. Further, and more importantly, their strategic location in close proximity to the river and the Flagler Street bridge made the buildings prime candidates for this type of adaptation.

While it is possible to list the names of some of the first owners of the buildings that make up the South River Drive Historic District, the names of the guests staying at the rooming houses are unavailable, as no guest registers have been obtained or are known to exist. The largest rooming house in the district is the Rose Arms, located at 118 S.W. South River Drive. Its first owners were John C. Baile and his wife, Rose. John K. Baile, a student, and Hilda M. Baile are listed in the 1915 city directory as boarders there. Having the same surname as the owners, it can be surmised that they were relatives, but apparently were also paying guests. The Bailes may have operated a rooming house complex, for they also appear as the owners of 428 S.W. 1st Street and 104 and 109 S.W. South River Drive.

While the Rose Arms remained under Baile proprietorship for several years, as early as 1914 the other three properties were sold to Charles L. Gibbons and his wife, Isabella. By 1918, Charles O. Sims and his wife, Winifred, appear as the owners of 428 S.W. 1st Street. Sims was involved with real estate and was employed by the Hagan Realty Company.

In 1915, James C. Smith and his wife, Josephine, are recorded as owners of the building located at 438 S.W. 1st Street. James Smith was a physician. Although this building may first have served as a single family residence, it is later referred to as the New Jersey Guest House. The building located at 437 S.W. 2nd Street always seems to have been used as a single family residence. Constructed around 1913,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received 3/20/87

date entered

Continuation sheet 6

Item number 8

Page 3

its first residents were the Eberwines. William C. Eberwine was a milliner who worked for the Chaffin Millinery Shop located at what was then 220-11th Street. In later years, Eberwine was employed by the Southern Feed Company (original address of 422-424 - 13th Street) as Secretary and Treasurer.¹⁰

Association with the Miami River

The association of the South River Drive Historic District with the Miami River lies both in its close proximity to the river and in the association many of its residents had with river-related attractions and activities. The Miami River was both a recreational and a working river and the district's six boarding houses provided tourists and residents alike with accommodations convenient to the river's commercial and recreational activities.

The early tourist or recreational attractions of the Miami River included Musa Isle, Coppinger's Tropical Gardens and the Miami Canoe Club. Musa Isle was located on the south bank of the river about four-and-one-half miles inland. Musa Isle was the site of a grove "where more than 50 kinds of tropical fruit" grew.¹¹ It soon developed into the city's first mail order fruit shipping enterprise. Musa Isle also included a wooden tower from which sightseers could get a view of the Everglades.

Coppinger's Tropical Gardens was located on the north bank of the river, also about four-and-one-half miles inland, at the site of a former Indian settlement. In 1914 the site was developed by Henry Coppinger as a commercial attraction at which sightseers could visit a typical Seminole village and an alligator farm.¹²

An even closer tourist attraction to the district was the Miami Canoe Club, which was located directly opposite the Rose Arms on South River Drive. A popular attraction for visitors and residents alike, the Canoe Club operated between 1921 and 1926 before meeting its demise during the 1926 hurricane.¹³ Although guest registers are not available, it is more than likely that the buildings of the South River Drive Historic District served as an important hostelry to this and other river attractions for the working class visitor to Miami.

The Miami River was as much a working river as it was a river of leisurely pursuits. In addition to the coontie starch mills, boatyards, docks and their associated warehouse buildings were located along the river's banks. The river's docks were laden with a diversity of goods, including lumber and a variety of produce and fish. Lumber was brought down the river primarily for local use as a building material. Produce, which included tomatoes and pineapples, was sent to harsher climates where such crops were unavailable. Fish landed here was consumed locally or shipped by rail to northern markets. Just as the buildings

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received 5/24/87

date entered

Continuation sheet 7

Item number 8

Page 4

of the South River Drive Historic District provided accommodations for the casual visitor to Miami, they in all likelihood provided a similar function for the river's labor force and also for the growing construction industry in Miami.

Architectural Significance

The buildings included in the South River Drive Historic District are significant as fine examples of early frame vernacular architecture in Miami. Reflecting the typical architectural vocabulary of early twentieth century design in South Florida, the buildings are without stylistic reference or applied ornamentation. Physically, they are characterized by balloon frame construction, horizontal siding, hipped or gable roofs pierced by large dormers, double hung windows and prominent front porches supported by square posts or columns. Applied ornamentation is totally absent. Interiors are distinguished by beaded paneling and wainscotting. Alterations to the buildings include window and door replacement, porch enclosures and roofing changes.

Neither the architectural modesty of these buildings nor their limited number compromise their collective significance as an historic district. The district constitutes the only extant group of frame vernacular buildings in such close proximity to the Miami River. Although the pressures of time and development have eroded much of the district's surroundings within the original Knowlton Subdivision, this group of buildings retains sufficient physical integrity to read as a cohesive and integral historic unit. Further, the proposed adaptive re-use of the buildings as a bed and breakfast complex is appropriate to their historic use as boarding houses and to the preservation of their historic and architectural integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 3/20/77

date entered

Continuation sheet 8

Item number 8

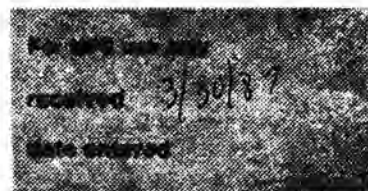
Page 5

NOTES

- ¹Gayle Croom, "Life on the Miami River Back When...", The Miami News, Florida Living Magazine, March 11, 1962, p. 3.
- ²Metropolitan Dade County, Historic Preservation Division, From Wilderness to Metropolis, (Miami: Franklin Press, Inc., 1982), pp. 3-21.
- ³Helen Muir, Miami, U.S.A., (New York: Henry Holt and Co., 1953), p. 49.
- ⁴"Miami River," The Miami Herald, April 9, 1978, p. 2D.
- ⁵John E. Hunter, "Developmental History of Little Havana's Miami (Knowlton) Subdivision," Dade County Historic Survey, 1980.
- ⁶Plat Book B, p. 41, June 9, 1986, Dade County, FL, Recorder's Office.
- ⁷Hunter, n.p.
- ⁸ibid.
- ⁹Abstract Books for all six properties in the South River Drive Historic District; Polk City Directories, 1911-1918; and Sanborn Insurance Maps, 1905-1921.
- ¹⁰Abstract Books and Polk City Directories.
- ¹¹"Miami River," p. 2D.
- ¹²"Miami River Guide and Map," The Florida Shipper Magazine, 1985.
- ¹³Polk City Directories, 1916-1928.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

9

Item number

9

Page

1

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- "Miami River." The Miami Herald, April 9, 1978, p. 1D-2D.
- "Miami River." Photographic Collection, Historical Association of Southern Florida, Miami, FL.
- "Miami River." Postcard Collection, Historical Association of Southern Florida, Miami, FL.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 10

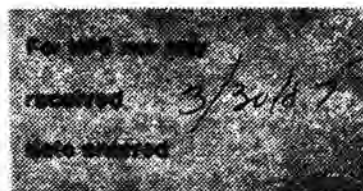
Item number 9

Page 2

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- Muir, Helen. Miami, U.S.A. New York: Henry Holt & Co., 1953.
- Parks, Arva Moore. Miami: The Magic City. Tulsa: Continental Heritage Press, 1981.
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- Postell, Charles and Lawrence Mahoney. "The Sweet Water." The Miami Herald, March 15, 1970, p. 27-29.
- Sanborn Map Company. Insurance Maps of Miami, Dade County, FL, 1905-1921.
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 11

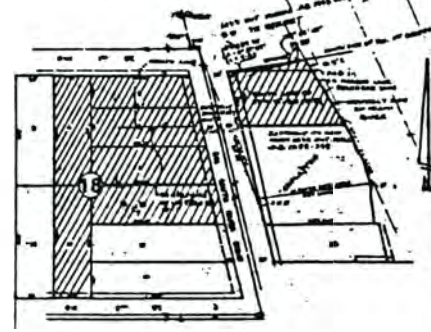
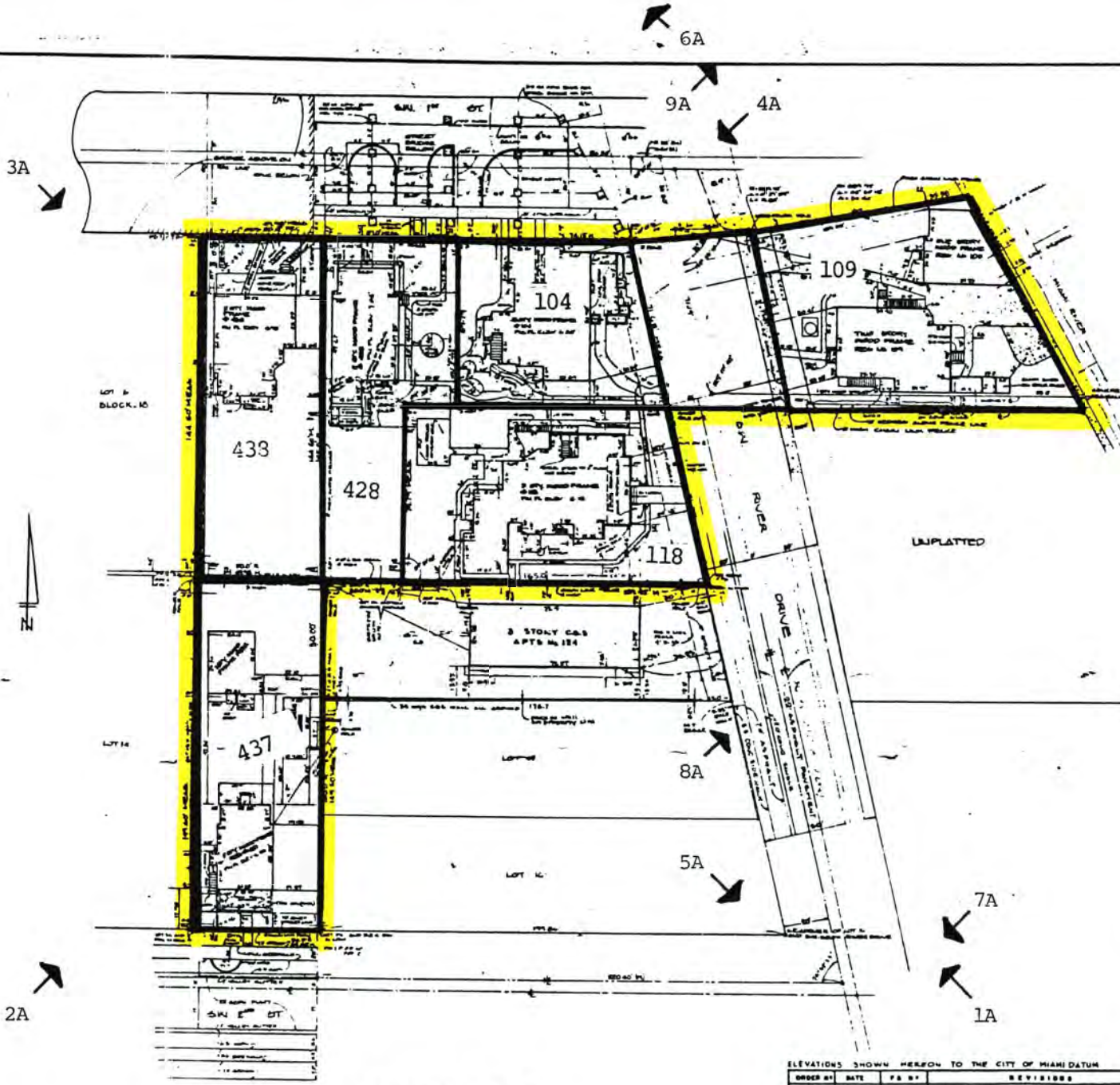
Item number 10

Page 1

Verbal Boundary Description:

Beginning at the N.W. corner of Lot 4 (438 S.W. 1st Street), Block 18 South, City of Miami, then Easterly (including 428 S.W. 1st Street and 104 S.W. South River Drive) crossing S.W. South River Drive to the N.E. corner of the 109 S.W. South River Drive property, then Southeasterly along the west bank of the Miami River to the S.E. corner of the 109 S.W. South River Drive property, then to the S.W. corner of the 109 S.W. South River Drive property, crossing S.W. South River Drive due west, to the S.E. corner of the 104 S.W. South River Drive property, then Southeasterly to the S.E. corner of Lot 1 (118 S.W. South River Drive), then west to the S.W. corner of Lot 1 (point of intersection with the S.E. corner of Lot 4 and the N.E. corner of Lot 15), then south to the S.E. corner of Lot 15 (437 S.W. 2nd Street), then west of the S.W. corner of Lot 15, then north to the point of beginning.

See Item 7 for boundary justification.



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WE HEREBY CERTIFY THAT THE ABOVE BOUNDARY SURVEY OF THE ABOVE PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND WE HEREBY CERTIFY AND PLEDGE UNDER OUR OATHS AND UNDER PENALTY OF PERJURY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE ABOVE PROPERTY IS NOT SUBJECT TO ANY OTHER BOUNDARY SURVEY OR INTEREST IN THE PROPERTY AND WE HEREBY CERTIFY AND PLEDGE UNDER OUR OATHS AND UNDER PENALTY OF PERJURY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE ABOVE PROPERTY IS NOT SUBJECT TO ANY OTHER BOUNDARY SURVEY OR INTEREST IN THE PROPERTY.

NOT VALID UNLESS SEALED WITH AN APPROVED SURVEYOR'S SEAL.

ORDER NO. 01-62300	BY _____
FIELD BOOK NO. MAP-A	_____
DATE: 8-1-75	_____
FOR: _____	
MAYOR CITY BAYVIEW, FLORIDA	
REGISTERED SURVEYOR OF FLORIDA	STATE OF FLORIDA
REGISTERED SURVEYOR OF	STATE OF FLORIDA

BISCAYNE ENGINEERING CO.
 520 West Flagler Street - Miami, Florida
 Telephone BR 224-7871

BOUNDARY SURVEY
 SCALE 1"=25'

ELEVATIONS SHOWN HEREON TO THE CITY OF MIAMI DATUM

ORDER NO.	DATE	P.S. NO.	REVISIONS
01-62474	3-10-75	1741A-75	ADD NEW LOT SURVEY EAST OF RIVER DRIVE
01-62475	3-10-75	1741A-75	LOT 18, BLOCK 10

South River Drive Historic District - Boundaries

3/30/75



NO PEDESTRIANS ALLOWED
* BEYOND THIS POINT WHILE *
BRIDGE IS OPENING AND CLOSING

1. South River Drive Historic District
2. Miami River & S.W. 1st Street Bridge, Miami
(Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. West View Across Miami River, 1986
7. Photo 1 of 15

MAR 30 1987

South River Drive
Historic District



HISTORICAL ASSOCIATION OF SOUTHERN FLORIDA
Please show credit line wherever this
photograph is published or reproduced.
Neg. no. X-1068-X

1. South River Drive Historic District
2. Miami River & S.W. 1st Street Bridge, Miami
(Dade County), FL.
3. Unknown
4. 1930's
5. Historical Association of Southern Florida
6. West View Across River, 1930's
7. Photo 2 of 15

2/20/87



1. South River Drive Historic District
2. 438 S.W. 1st Street, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. North and East Elevations
7. Photo 3 of 15

3/20/87



1. South River Drive Historic District
2. 428 S.W. 1st Street, Miami (Dade County), FL
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. North Elevation
7. Photo 4 of 15

2/10/86



1. South River Drive Historic District
2. 104, 118 S.W. South River Drive, Miami
(Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. North and East Elevations
7. Photo 5 of 15

2/20/87



1. South River Drive Historic District
2. 104 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. East Elevation
7. Photo 6 of 15

3/20/87



1. South River Drive Historic District
2. 104 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. East Elevation, Detail
7. Photo 7 of 15

1-1986



ROSE ARMS
118

FOR RENT

Please
DO NOT BLOCK
ENTRANCE

1. South River Drive Historic District
2. 118 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. East Elevation
7. Photo 8 of 15

3/20/87



1. South River Drive Historic District
2. 109 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. West Elevation
7. Photo 9 of 15

3/30/07



1. South River Drive Historic District
2. 437 S.W. 2nd Street, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. South Elevation
7. Photo 10 of 15

3/30/87



1. South River Drive Historic District
2. 437 S.W. 2nd Street, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. Outbuildings, South Elevation
7. Photo 11 of 15

3/3 0/07



1. South River Drive Historic District
2. 118 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. Interior Detail
7. Photo 12 of 15



1. South River Drive Historic District
2. 118 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. Interior Detail
7. Photo 13 of 15

19/10/12



1. South River Drive Historic District
2. 118 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. Interior Detail
7. Photo 14 of 15

2/20/87



1. South River Drive Historic District
2. 109 S.W. South River Drive, Miami (Dade County), FL.
3. Ivan A. Rodriguez
4. 1986
5. Ivan A. Rodriguez
6. East and North Elevations, From Across the Bridge
7. Photo 15 of 15

7/20/87



1. South River Drive Historic District
2. South River Drive and S.W. 2nd Street
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking northwest
7. Photo 1A



1. South River Drive Historic District
2. S.W. 2nd Street
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking northeast
7. Photo 2A



1. South River Drive Historic District
2. S.W. 1st Street and S.W. 5th Avenue
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking southeast
7. Photo 3A



1. South River Drive Historic District
2. S.W. 1st Street
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking southwest
7. Photo 4A



1. South River Drive Historic District
2. South River Drive
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking southeast
7. Photo 5A

90 J&E

SPECIALISTS IN DIESEL ENGINES
324-407 AND FOREIGN CARS

90 SW
S. RIVER DRIVE
J&E
MOTOR SERVICE
CORP.



NO
PARKING
EXCEPT
FOR
CITY
VEHICLES

1. South River Drive Historic District
2. South River Drive
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking northwest
7. Photo 6A



1. South River Drive Historic District
2. S.W. 2nd Street
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking southwest
7. Photo 7A



1. South River Drive Historic District
2. South River Drive
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking northeast
7. Photo 8A

Help the
winners in life.

SUPPORT
YMCA
OF GREATER MIAMI



FLORIDA FISH PRODUCE



1. South River Drive Historic District
2. South River Drive
3. Ivan A. Rodriguez
4. 1987
5. Ivan A. Rodriguez
6. View looking northeast
7. Photo 9A

CANOE CLUB

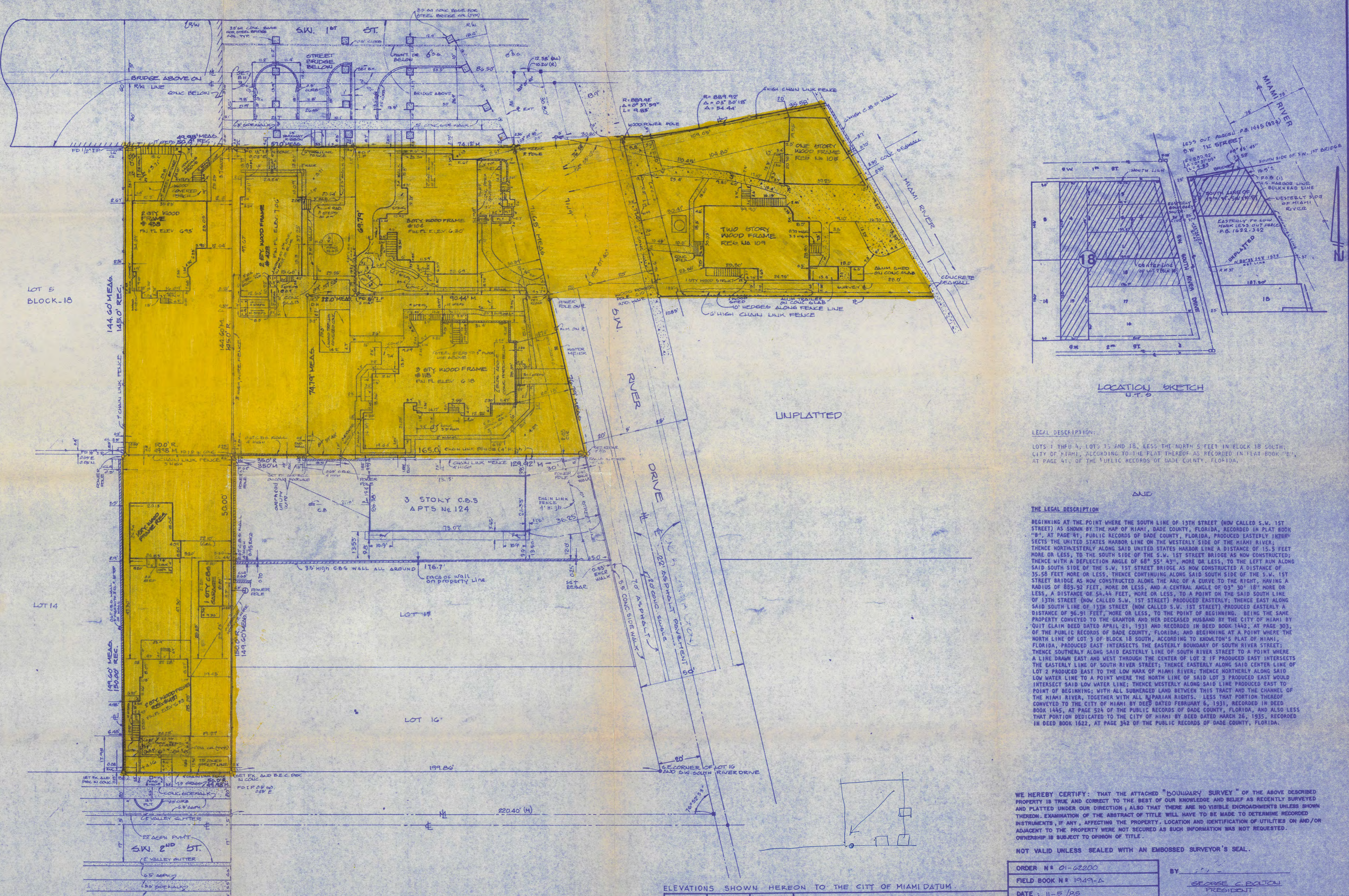
BOATS & CANOES
FOR HIRE & RENTED



FLORIDA PHOTOGRAPHIC COLLECTION
Florida State Archives
R. A. Gray Building
Tallahassee, Florida 32301

1. South River Drive Historic District
2. Miami River & S.W. 1st Street, Miami
(Dade County), FL.
3. Unknown
4. 1920's
5. State Photographic Archives, Florida Collection,
Tallahassee
6. West View Across the River, with Miami Canoe Club
in Foreground, Surrounded by Existing Buildings
- 7.

MAR 30 1987

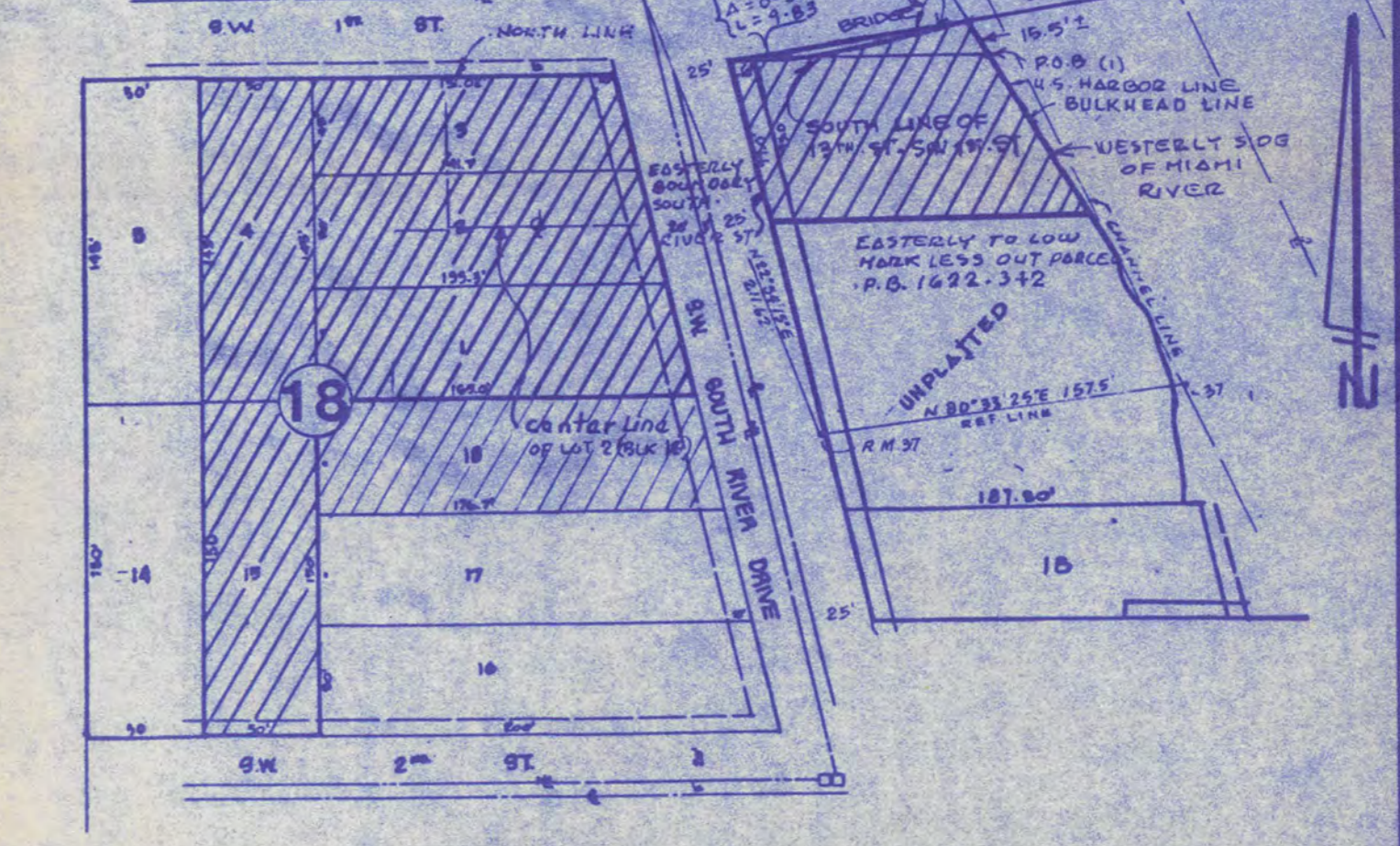


LOT 5
BLOCK-18

LOT 14

LOT 15

LOT 18



LOCATION SKETCH
U.T. 2

LEGAL DESCRIPTION:
LOTS 1 THRU 4, LOTS 15 AND 18, LESS THE NORTH 5 FEET IN BLOCK 18 SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", AT PAGE 41, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND
THE LEGAL DESCRIPTION
BEGINNING AT THE POINT WHERE THE SOUTH LINE OF 13TH STREET (NOW CALLED S.W. 1ST STREET) AS SHOWN BY THE MAP OF MIAMI, DADE COUNTY, FLORIDA, RECORDED IN PLAT BOOK "B", AT PAGE 41, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, PRODUCED EASTERLY INTERSECTS THE UNITED STATES HARBOR LINE ON THE WESTERLY SIDE OF THE MIAMI RIVER; THENCE NORTHWESTERLY ALONG SAID UNITED STATES HARBOR LINE A DISTANCE OF 15.5 FEET MORE OR LESS, TO THE SOUTH SIDE OF THE S.W. 1ST STREET BRIDGE AS NOW CONSTRUCTED; THENCE WITH A DEFLECTION ANGLE OF 68° 55' 43", MORE OR LESS, TO THE LEFT RUN ALONG SAID SOUTH SIDE OF THE S.W. 1ST STREET BRIDGE AS NOW CONSTRUCTED A DISTANCE OF 35.58 FEET MORE OR LESS; THENCE CONTINUING ALONG SAID SOUTH SIDE OF THE S.W. 1ST STREET BRIDGE AS NOW CONSTRUCTED ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.93 FEET, MORE OR LESS, AND A CENTRAL ANGLE OF 03° 30' 18" MORE OR LESS, A DISTANCE OF 54.44 FEET, MORE OR LESS, TO A POINT ON THE SAID SOUTH LINE OF 13TH STREET (NOW CALLED S.W. 1ST STREET) PRODUCED EASTERLY; THENCE EAST ALONG SAID SOUTH LINE OF 13TH STREET (NOW CALLED S.W. 1ST STREET) PRODUCED EASTERLY A DISTANCE OF 56.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR AND HER DECEASED HUSBAND BY THE CITY OF MIAMI BY QUIT CLAIM DEED DATED APRIL 21, 1931 AND RECORDED IN DEED BOOK 1442, AT PAGE 303, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND BEGINNING AT A POINT WHERE THE NORTH LINE OF LOT 3 OF BLOCK 18 SOUTH, ACCORDING TO KNOWLTON'S PLAT OF MIAMI, FLORIDA, PRODUCED EAST INTERSECTS THE EASTERLY BOUNDARY OF SOUTH RIVER STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SOUTH RIVER STREET TO A POINT WHERE A LINE DRAWN EAST AND WEST THROUGH THE CENTER OF LOT 2 IF PRODUCED EAST INTERSECTS THE EASTERLY LINE OF SOUTH RIVER STREET; THENCE EASTERLY ALONG SAID CENTER LINE OF LOT 2 PRODUCED EAST TO THE LOW MARK OF MIAMI RIVER; THENCE NORTHERLY ALONG SAID LOW WATER LINE TO A POINT WHERE THE NORTH LINE OF SAID LOT 3 PRODUCED EAST WOULD INTERSECT SAID LOW WATER LINE; THENCE WESTERLY ALONG SAID LINE PRODUCED EAST TO POINT OF BEGINNING; WITH ALL SUBMERGED LAND BETWEEN THIS TRACT AND THE CHANNEL OF THE MIAMI RIVER, TOGETHER WITH ALL RIPARIAN RIGHTS. LESS THAT PORTION THEREOF CONVEYED TO THE CITY OF MIAMI BY DEED DATED FEBRUARY 6, 1931, RECORDED IN DEED BOOK 1445, AT PAGE 524 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO LESS THAT PORTION DEDICATED TO THE CITY OF MIAMI BY DEED DATED MARCH 26, 1935, RECORDED IN DEED BOOK 1622, AT PAGE 342 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY: THAT THE ATTACHED "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION; ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN THEREON. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

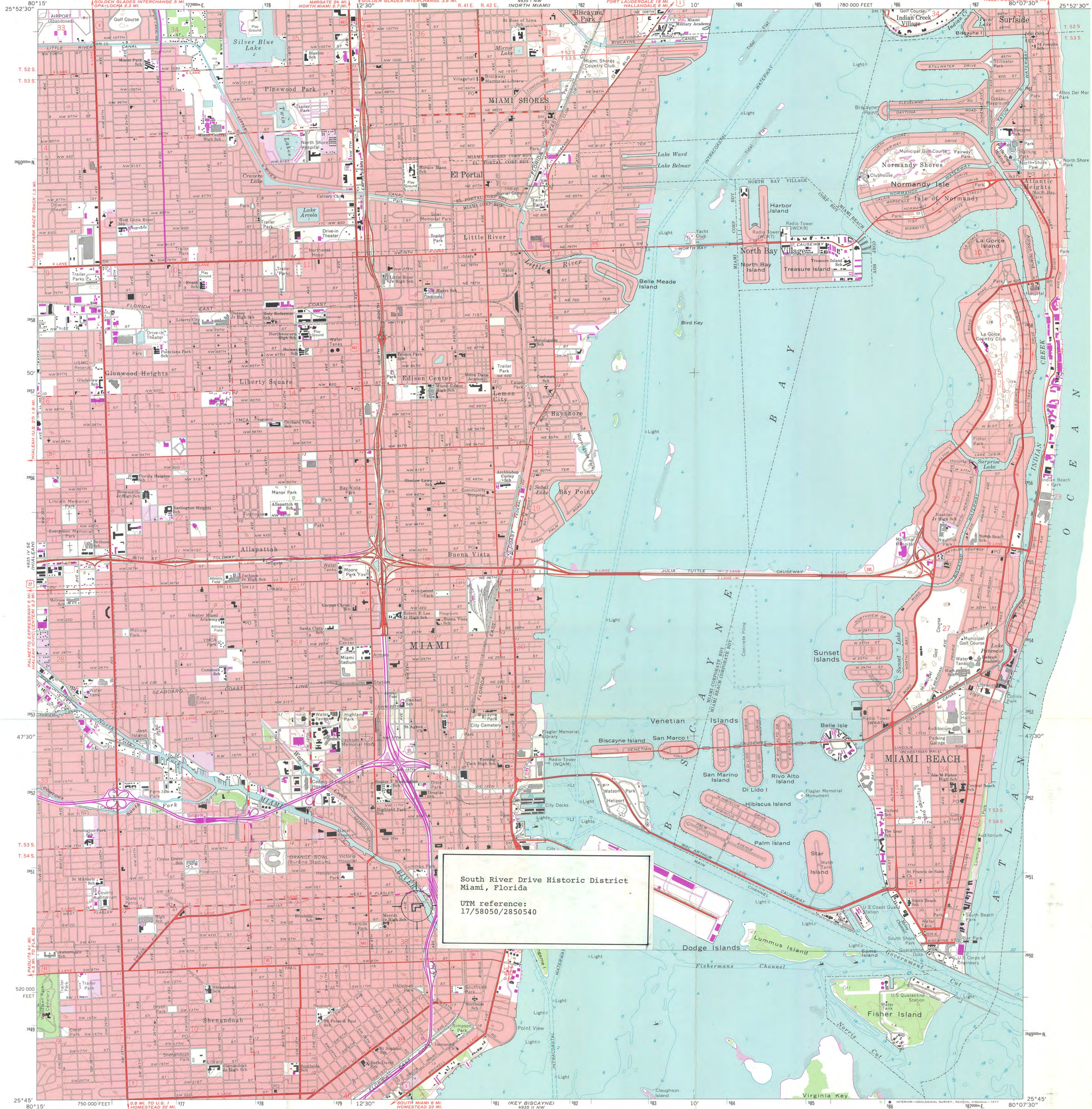
ORDER # 01-62200	BY
FIELD BOOK # 1949-A	GEORGE C. DALTON PRESIDENT
DATE: 11-5/85	REGISTERED SURVEYOR # 1643 STATE OF FLORIDA
FOR:	REGISTERED ENGINEER # STATE OF FLORIDA
MAGIC CITY ENTERPRISES	

BISCAYNE ENGINEERING CO.
529 West Flagler Street Miami, Florida
Telephone (305) 324-7671

ELEVATIONS SHOWN HEREON TO THE CITY OF MIAMI DATUM.

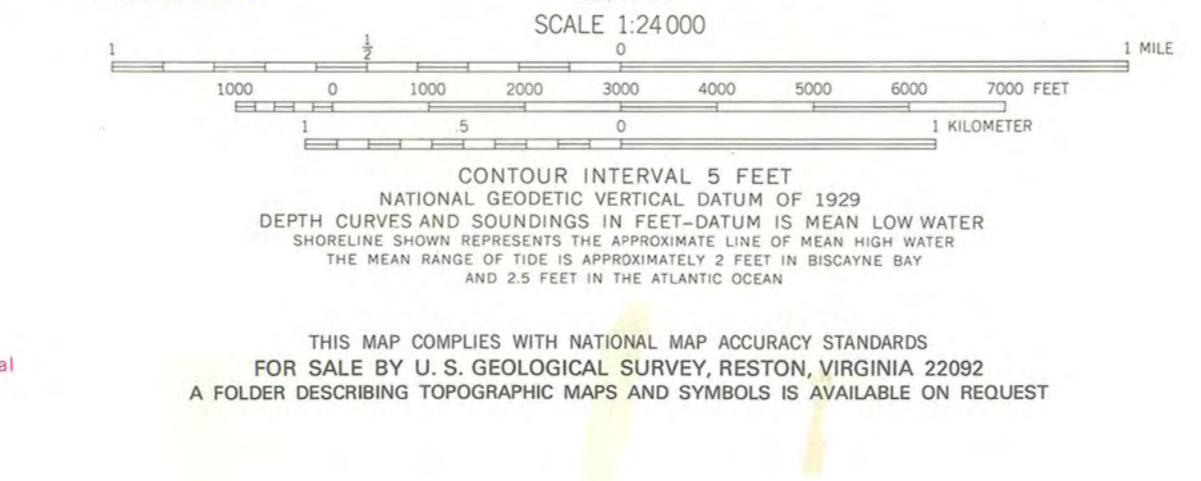
ORDER #	DATE	F.B. #	REVISIONS
01-62479	3-6/86	1949A-73	ADD NEW LOT SURVEY, EAST OF SOUTH RIVER DR
01-62479	3-10-86	1949A-71	LOT 18 BLOCK 18

BOUNDARY SURVEY
SCALE 1"=20'



Mapped by the U. S. Coast and Geodetic Survey Edited and published by the Geological Survey Control by USC&GS, USCE, and Florida Geodetic Survey Planimetry by photogrammetric methods from aerial photographs taken 1942 and 1945. Topography by planimetric surveys by Florida Geodetic Survey 1936. Revised and supplemented by planimetric surveys by U. S. Coast and Geodetic Survey 1945. Revised by the Geological Survey from aerial photographs taken 1961. Field checked 1962 Selected hydrographic data compiled from USC&GS Charts 547, 847 and 848 (1962). This information is not intended for navigational purposes Polyconic projection. 1927 North American datum 10,000-foot grid based on Florida coordinate system, east zone 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue Red tint indicates areas in which only local landmarks are shown Where omitted, land lines have not been established or are not shown because of insufficient data

Revisions shown in purple compiled by the Geological Survey in cooperation with State of Florida agencies from aerial photographs taken 1969. This information not field checked. Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U. S. Route ——— State Route ———

Florida Engineering Services Corporation
315 Beard Street
Tallahassee, Florida 32303
904-222-1441
MAP AGENT

MIAMI, FLA.
N2545—W8007.5/7.5
1962
PHOTOREVISED 1969
AMS 4935 1 SW—SERIES 9847

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

South River Drive Historic District
Dade County
FLORIDA

Administrative Review

Working No. 13130-87

Fed. Reg. Date: 2/2/88

Date Due: 8/20/87

Action: ACCEPT 8-10-87

RETURN

REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*Boundaries reviewed in terms of
comments - appears to be surrounded
by new construction - disc w/ C. Skull
& accept as collection of bldgs w/in*

Recom./Criteria Accept A, C

Reviewer Schladet

Discipline Arch Hist

Date 8/10/87

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

Miami - unusually intact early grouping

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*) _____

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received MAR 30 1987

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic South River Drive Historic District

and or common N/A

2. Location

street & number 428, 438 S.W. 1st Street; 437 S.W. 2nd Street;
104, 109, 118 S.W. South River Drive N/A not for publication

city, town Miami N/A vicinity of

state Florida code 12 county Dade code 025

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Magic City Enterprises

street & number 111 S.W. 5th Avenue

city, town Miami N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Division of Historical Resources

city, town Tallahassee state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Summary

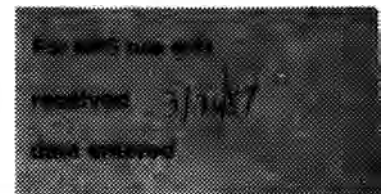
The South River Drive Historic District consists of a group of six frame vernacular buildings and three outbuildings constructed c. 1908-1914. The buildings are generally rectangular in plan, two or two-and-one-half stories high and covered by low to medium pitch gable or hip roofs. The buildings are clad in horizontal weather boards with corner posts and rest on masonry piers. All buildings feature projecting porches supported by either square posts or columns and are covered by low pitch shed or hip roofs. Main roofs are generally punctuated by gable-roofed dormers and are covered by composition shingles. Original fenestration is double hung sash, one over one, although most windows have been altered by modern jalousies. Significant interior features include beaded paneling and wainscotting, plastered walls and ceilings, stairs and wood floors. The district presents a uniform appearance through the similarity of scale, massing, setback, materials and architectural style of its component buildings.

Contextual and Location Information

The South River Drive Historic District is located immediately west of downtown Miami in an area historically developed as the Miami Knowlton subdivision. The subdivision is largely residential in character, consisting primarily of one and two-story residences and two and three-story apartment buildings. Architecturally, the subdivision's pre-1920 buildings are almost exclusively frame vernacular buildings, while many of its post-1920 buildings display the influence of the Mediterranean Revival style. Most of the subdivision's pre-1920 buildings have been lost; however, scattered individual buildings and small groupings of these buildings do survive. The South River Drive Historic District is one of the finest groupings of the subdivision's earliest buildings.

438 S.W. 1st Street

438 S.W. 1st Street (photo 3) is a rectangular two-and-a-half-story building with a prominent north porch. The building is covered by a medium pitch gable roof, ridge perpendicular to the street, recently re-roofed with galvanized aluminum. Two gabled dormers occupy the east slope of the roof, the southernmost forming a bay window projection. A one-story porch covered by a low shed roof and supported by square posts occupies the north elevation of the building. A similar porch is located at the rear (south) elevation of the building. All fenestration has been replaced with modern double hung sash, generally six over six. A tripartite window occupies the north gable end of the building. Front (north) access to the building is through French doors at the first floor and through a solid door at the second floor accessed by way of a plank-like bridge connecting the building to the S.W. 1st Street bridge.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet 1

Item number 7

Page 1

428 S.W. 1st Street

428 S.W. 1st Street (photo 4) is a rectangular, two-and-a-half-story building with a two-story north porch. Like 438 S.W. 1st Street, the building is covered by a medium pitch gable roof with a similar ridge orientation. The roof is covered by composition shingles and includes a single shed-roofed dormer at both its east and west slopes. Exposed rafter ends provide the building with its only decorative elements. A two-story porch covered by a low pitched hip roof and supported by square columns occupies the north elevation of the building. The first floor of the porch has been enclosed, although it appears that the enclosure may have been made as early as the late 1920's or the early 1930's. Fenestration is original double hung sash, one over one. A tripartite window similar to that of the 438 building appears in the north gable end of the building. Front access to the building is identical to 438 S.W. 1st Street.

104 S.W. South River Drive

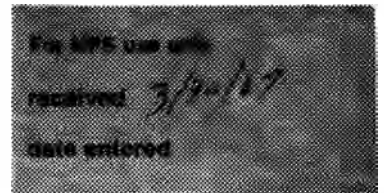
104 S.W. South River Drive (photos 5-7) is somewhat larger and more prominent than the 1st Street buildings. The building is rectangular in plan, two-and-a-half-stories high and features prominent north and east elevations. The building is covered by a medium pitch gable roof, ridge parallel to S.W. South River Drive. Two large, symmetrically placed gabled dormers punctuate the east slope of the roof. The roof also displays exposed rafter ends. A one-story, hip-roofed porch supported by square posts resting on a low masonry wall occupies the northeast corner of the building. The north end of the porch has been enclosed with stucco and wood louvered openings. Fenestration is one over one double hung sash or modern jalousie replacements. The main (east) entry to the building retains its original side light configuration, although the original door has been replaced by a modern wood and glass jalousie door. A secondary entrance is located on the second story east elevation which includes a bridge-like connector similar to the two other 1st Street buildings.

109 S.W. South River Drive

109 S.W. South River Drive (photos 9 and 15) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by replacement asphalt shingles. A one-story projecting porch covered by a low hip roof extends across the front (west) elevation of the building. The north end of the porch has been enclosed. The rear (east) elevation of the building features a two-story projecting bay window and two later additions. An exterior stair is located on both the north and south elevations. Fenestration is double hung sash, one over one, with some windows containing jalousie replacements. A one-story frame outbuilding with a lean-to gable roof is located on the northeast corner of the property.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 2

Item number 7

Page 2

118 S.W. South River Drive

118 S.W. South River Drive (photos 8, 12-14), also known as the Rose Arms Apartments, is the most elaborate building in the district. The two-and-a-half-story building is irregular in plan and is covered by a medium pitch gable roof. The ridge of the gable is placed perpendicular to the street. A gable-roofed dormer is located on both the north and south slopes of the gable. Two one-story masses covered by low-pitched hip roofs are located on the north and south elevations. The main feature of the building is a two-story porch across its east elevation. Inset under the main building mass, the porch is supported by large wooden posts which in turn rest on a low wall of oolitic limestone. The porch also features a blind balustrade at its second story. The second story of the porch has been enclosed, although it appears that the enclosure was made early in the history of the building. Fenestration is one over one double hung sash, except for some jalousie replacements. A triple window is located in the east gable of the building and in its north and south dormers. Exposed rafter ends, cornerboards and plain door and window surrounds provide the only suggestion of ornamentation.

437 S.W. 2nd Street

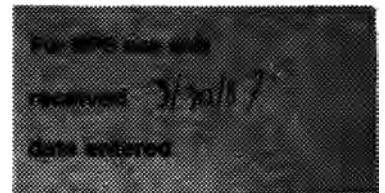
437 S.W. 2nd Street (photos 10 and 11) is a rectangular, two-story building covered by a medium pitch hip roof. The roof is covered by diamond-shaped composition shingles. A one-story porch supported by classically-inspired columns and covered by a low pitch hip roof extends across the main (south) elevation of the building. A small one-story mass projects at the rear (north) elevation. All fenestration has been altered by the addition of contemporary windows. Two one-story, gable-roofed outbuildings are located to the north of the main structure.

Boundary Information and Justification

The South River Drive Historic District is bounded by S.W. 1st Street on the north, S.W. 2nd Street on the south, the Miami River on the east and historic property lines on the west. S.W. South River Drive bisects the district in a north-south line. The district is visually delineated from its surroundings by contemporary in-fill construction which has taken place throughout the Miami Knowlton subdivision. Contemporary multi-story apartment buildings define the southern and northwestern boundaries of the district, a one-story modern residence its southwestern boundary and one-story modern commercial buildings its northern boundary. The Miami River provides a natural eastern boundary for the district and a lumber storage lot defines the district's southeastern boundary. The rise of the S.W. 1st Street bridge provides a strong visual boundary for the northern edge of the district.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 3

Item number 7

Page 3

Resources Inventory

Contributory resources: 9 buildings

- 428 S.W. 1st Street
- 438 S.W. 1st Street
- 437 S.W. 2nd Street (includes 2 outbuildings)
- 104 S.W. South River Drive
- 109 S.W. South River Drive (includes 1 outbuilding)
- 118 S.W. South River Drive

Non-contributory resources: 0

Returned

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

Specific dates c.1908-1914 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Summary

The South River Drive Historic District is historically significant through its association with the Miami Knowlton Subdivision and the Miami River and architecturally significant as a fine representation of early 20th century frame vernacular architecture in Miami. Developed c. 1908-1914, the six-building district is one of the most cohesive groupings of extant buildings associated with the Miami Knowlton Subdivision, the first subdivision of the city of Miami. The district is also significant through its association with the commercial and recreational development of the nearby Miami River; its six boarding houses providing accommodations for both residents engaged in commercial activities on the river and for tourists who used the river for recreational purposes. Architecturally, the district includes one of the finest, most intact groupings of frame vernacular buildings in Miami.

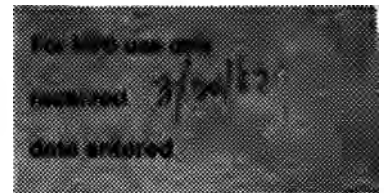
Background Development

The major significance of the South River Drive Historic District lies in its association with the broad developmental history of the city of Miami rather than in the individual historic significance of its component buildings. The city of Miami owes much of its existence to the Miami River which borders the district on the east. The name Miami itself is derived from a similar sounding word used by the Indians to refer to the river, meaning "sweet water."¹ As early as the sixteenth century, the Spanish established a mission on the river's north bank. Subsequent attempts by white settlers to establish a settlement on the river were not successful until the mid-nineteenth century when a permanent Miami River settlement was finally established.

The earliest phase of settlement took place in 1855 near the mouth of the river in the vicinity of Fort Dallas, which had been established in 1838. A second settlement spurt occurred around 1865, in response to the passage of the Homestead Act and the end of the Civil War. During these periods, the Miami River community sustained itself principally from the coontie starch industry. Several coontie mills were in operation on the river which employed a number of pioneer settlers. Concurrently, trade, conducted primarily with the Seminole Indians, was also becoming a successful endeavor. As a result, several trading posts came into being along the river, the most prominent being that of William Brickell. The Brickell post was located on the south bank of the river at its mouth.²

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 4

Item number 8

Page 1

By the late 1800's, the Miami River settlement was a concentrated center of activity. In 1891, Julia Tuttle, a widow from Cleveland, Ohio, arrived at the settlement and envisioned its future. She wrote to a friend:

It may seem strange to you but it is the dream of my life to see this wilderness turned into a prosperous country and where this tangled mass of vine, brush, trees and rocks now are to see homes with modern improvements surrounded by beautiful grassy lawns, flowers, shrubs and shade trees.³

Julia Tuttle determined to make her dream materialize. After purchasing a 640 acre tract of land on which Ft. Dallas was located, she persuaded Henry M. Flagler to extend his Florida East Coast railroad to Miami.

The arrival of the railroad at the Miami settlement in 1896 brought a period of unparalleled growth and development to the fledgling city. New residents and tourists alike began arriving by the train load. While the larger, grander hotels such as the Royal Palm attracted such notables as the Rockefellers, Astors and Vanderbilts, more modest visitors and potential new residents also needed accommodations. The area west of the Miami River soon began to fill with comfortable, unassuming residences and rooming houses for transients as the city of Miami rapidly expanded.

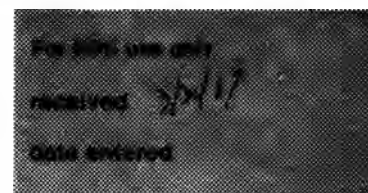
Miami Knowlton Subdivision

As the north bank of the Miami River developed into Miami's civic and commercial center, its south bank, including the South River Drive Historic District, began to emerge as a residential area.⁴ This area was originally part of the Hagan Donation, a Spanish land grant dating from 1825.⁵ By 1896, the property was owned by such notables as Mary and William B. Brickell, Julia D. Tuttle, Henry M. Flagler, and the Forst Dallas Land Company. In June, 1896, the area was surveyed and platted by A. L. Knowlton as a part of the plot for the city of Miami.⁶ Knowlton, a civil engineer, was responsible for the subdivision and mapping of Miami's original blocks and streets. The "Miami" subdivision popularly came to be known as "Knowlton."⁷

Development of the Knowlton Subdivision south and west of the Miami River began a few years after the subdivision was platted. A bridge crossing the river at Flagler Street was built in 1906 by the Tatum brothers. The Tatums, Smiley, Bethel and John, were also responsible for the establishment of Miami's first transit system, a trolley line which ran along Flagler Street.⁸ The trolley line facilitated the western expansion of the city through the 1910's and 1920's, many areas of which were also developed by the Tatum Brothers Company.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 5

Item number 8

Page 2

The completion of the Flagler Street bridge was a key event in the development of the South River Drive Historic District, as it provided the subdivision with direct access to downtown Miami. As would be expected, the area in the immediate vicinity of the bridge, including the proposed historic district, was the first to develop. Development within the district occurred between 1908 and 1914, coincidental with that of the larger Knowlton subdivision. Although a substantial number of the subdivision's early buildings remain, the South River Drive Historic District constitutes the oldest, most intact collection of historic buildings which have survived from this period of the subdivision's development.

Records indicate that it is not likely that the buildings included within the district ever served as single-family residences, with the possible exception of the building located at 437 S.W. 2nd Street. If such was their original use, it was short-lived. Although it appears that the early owners of these properties resided at them, they very early on began taking in boarders, the large size of the buildings making them easily adaptable to such usage. Further, and more importantly, their strategic location in close proximity to the river and the Flagler Street bridge made the buildings prime candidates for this type of adaptation.

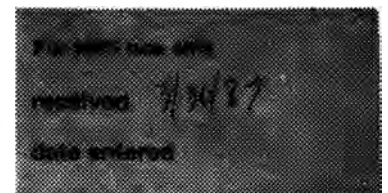
While it is possible to list the names of some of the first owners of the buildings that make up the South River Drive Historic District, the names of the guests staying at the rooming houses are unavailable, as no guest registers have been obtained or are known to exist. The largest rooming house in the district is the Rose Arms, located at 118 S.W. South River Drive. Its first owners were John C. Baile and his wife, Rose. John K. Baile, a student, and Hilda M. Baile are listed in the 1915 city directory as boarders there. Having the same surname as the owners, it can be surmised that they were relatives, but apparently were also paying guests. The Bailes may have operated a rooming house complex, for they also appear as the owners of 428 S.W. 1st Street and 104 and 109 S.W. South River Drive.

While the Rose Arms remained under Baile proprietorship for several years, as early as 1914 the other three properties were sold to Charles L. Gibbons and his wife, Isabella. By 1918, Charles O. Sims and his wife, Winifred, appear as the owners of 428 S.W. 1st Street. Sims was involved with real estate and was employed by the Hagan Realty Company.

In 1915, James C. Smith and his wife, Josephine, are recorded as owners of the building located at 438 S.W. 1st Street. James Smith was a physician. Although this building may first have served as a single family residence, it is later referred to as the New Jersey Guest House. The building located at 437 S.W. 2nd Street always seems to have been used as a single family residence. Constructed around 1913,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 6

Item number 8

Page 3

its first residents were the Eberwines. William C. Eberwine was a milliner who worked for the Chaffin Millinery Shop located at what was then 220-11th Street. In later years, Eberwine was employed by the Southern Feed Company (original address of 422-424 - 13th Street) as Secretary and Treasurer.¹⁰

Association with the Miami River

The association of the South River Drive Historic District with the Miami River lies both in its close proximity to the river and in the association many of its residents had with river-related attractions and activities. The Miami River was both a recreational and a working river and the district's six boarding houses provided tourists and residents alike with accommodations convenient to the river's commercial and recreational activities.

The early tourist or recreational attractions of the Miami River included Musa Isle, Coppinger's Tropical Gardens and the Miami Canoe Club. Musa Isle was located on the south bank of the river about four-and-one-half miles inland. Musa Isle was the site of a grove "where more than 50 kinds of tropical fruit" grew.¹¹ It soon developed into the city's first mail order fruit shipping enterprise. Musa Isle also included a wooden tower from which sightseers could get a view of the Everglades.

Coppinger's Tropical Gardens was located on the north bank of the river, also about four-and-one-half miles inland, at the site of a former Indian settlement. In 1914 the site was developed by Henry Coppinger as a commercial attraction at which sightseers could visit a typical Seminole village and an alligator farm.¹²

An even closer tourist attraction to the district was the Miami Canoe Club, which was located directly opposite the Rose Arms on South River Drive. A popular attraction for visitors and residents alike, the Canoe Club operated between 1921 and 1926 before meeting its demise during the 1926 hurricane.¹³ Although guest registers are not available, it is more than likely that the buildings of the South River Drive Historic District served as an important hostelry to this and other river attractions for the working class visitor to Miami.

The Miami River was as much a working river as it was a river of leisurely pursuits. In addition to the coontie starch mills, boatyards, docks and their associated warehouse buildings were located along the river's banks. The river's docks were laden with a diversity of goods, including lumber and a variety of produce and fish. Lumber was brought down the river primarily for local use as a building material. Produce, which included tomatoes and pineapples, was sent to harsher climates where such crops were unavailable. Fish landed here was consumed locally or shipped by rail to northern markets. Just as the buildings

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

7

Item number

8

Page

4

of the South River Drive Historic District provided accommodations for the casual visitor to Miami, they in all likelihood provided a similar function for the river's labor force and also for the growing construction industry in Miami.

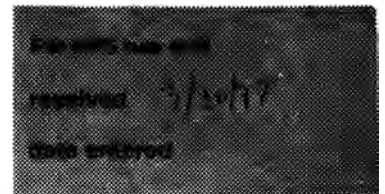
Architectural Significance

The buildings included in the South River Drive Historic District are significant as fine examples of early frame vernacular architecture in Miami. Reflecting the typical architectural vocabulary of early twentieth century design in South Florida, the buildings are without stylistic reference or applied ornamentation. Physically, they are characterized by balloon frame construction, horizontal siding, hipped or gable roofs pierced by large dormers, double hung windows and prominent front porches supported by square posts or columns. Applied ornamentation is totally absent. Interiors are distinguished by beaded paneling and wainscotting. Alterations to the buildings include window and door replacement, porch enclosures and roofing changes.

Neither the architectural modesty of these buildings nor their limited number compromise their collective significance as an historic district. The district constitutes the only extant group of frame vernacular buildings in such close proximity to the Miami River. Although the pressures of time and development have eroded much of the district's surroundings within the original Knowlton Subdivision, this group of buildings retains sufficient physical integrity to read as a cohesive and integral historic unit. Further, the proposed adaptive re-use of the buildings as a bed and breakfast complex is appropriate to their historic use as boarding houses and to the preservation of their historic and architectural integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 8

Item number 8

Page 5

NOTES

- ¹Gayle Croom, "Life on the Miami River Back When...", The Miami News, Florida Living Magazine, March 11, 1962, p. 3.
- ²Metropolitan Dade County, Historic Preservation Division, From Wilderness to Metropolis, (Miami: Franklin Press, Inc., 1982), pp. 3-21.
- ³Helen Muir, Miami, U.S.A., (New York: Henry Holt and Co., 1953), p. 49.
- ⁴"Miami River," The Miami Herald, April 9, 1978, p. 2D.
- ⁵John E. Hunter, "Developmental History of Little Havana's Miami (Knowlton) Subdivision," Dade County Historic Survey, 1980.
- ⁶Plat Book B, p. 41, June 1986, Dade County, FL, Recorder's Office.
- ⁷Hunter, n.p.
- ⁸ibid.
- ⁹Abstract Books for all six properties in the South River Drive Historic District; Polk City Directories, 1911-1918; and Sanborn Insurance Maps, 1905-1921.
- ¹⁰Abstract Books and Polk City Directories.
- ¹¹"Miami River," p. 2D.
- ¹²"Miami River Guide and Map," The Florida Shipper Magazine, 1985.
- ¹³Polk City Directories, 1916-1928.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 2.5 apx.

Quadrangle name Miami

Quadrangle scale 1:24,000

UTM References

A

17	5810	0510	218	50	5140
Zone	Easting	Northing			

B

Zone	Easting	Northing			

C

D

E

F

G

H

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Maria Temkin, Ivan Rodriguez, Michael Zimny

organization Bureau of Historic Preservation date February, 1987

street & number Department of State telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. Perry*

title State Historic Preservation Officer

date 3/23/87

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 9

Item number 9

Page 1

Major Bibliographical References:

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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 10

Item number 9

Page 2

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 11

Item number 10

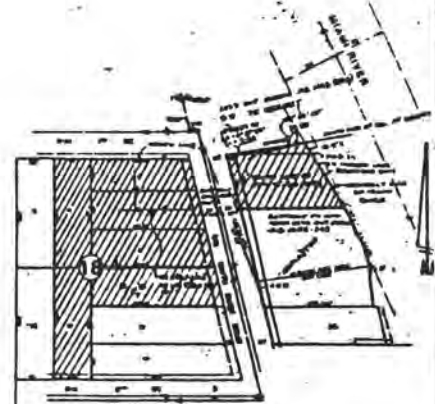
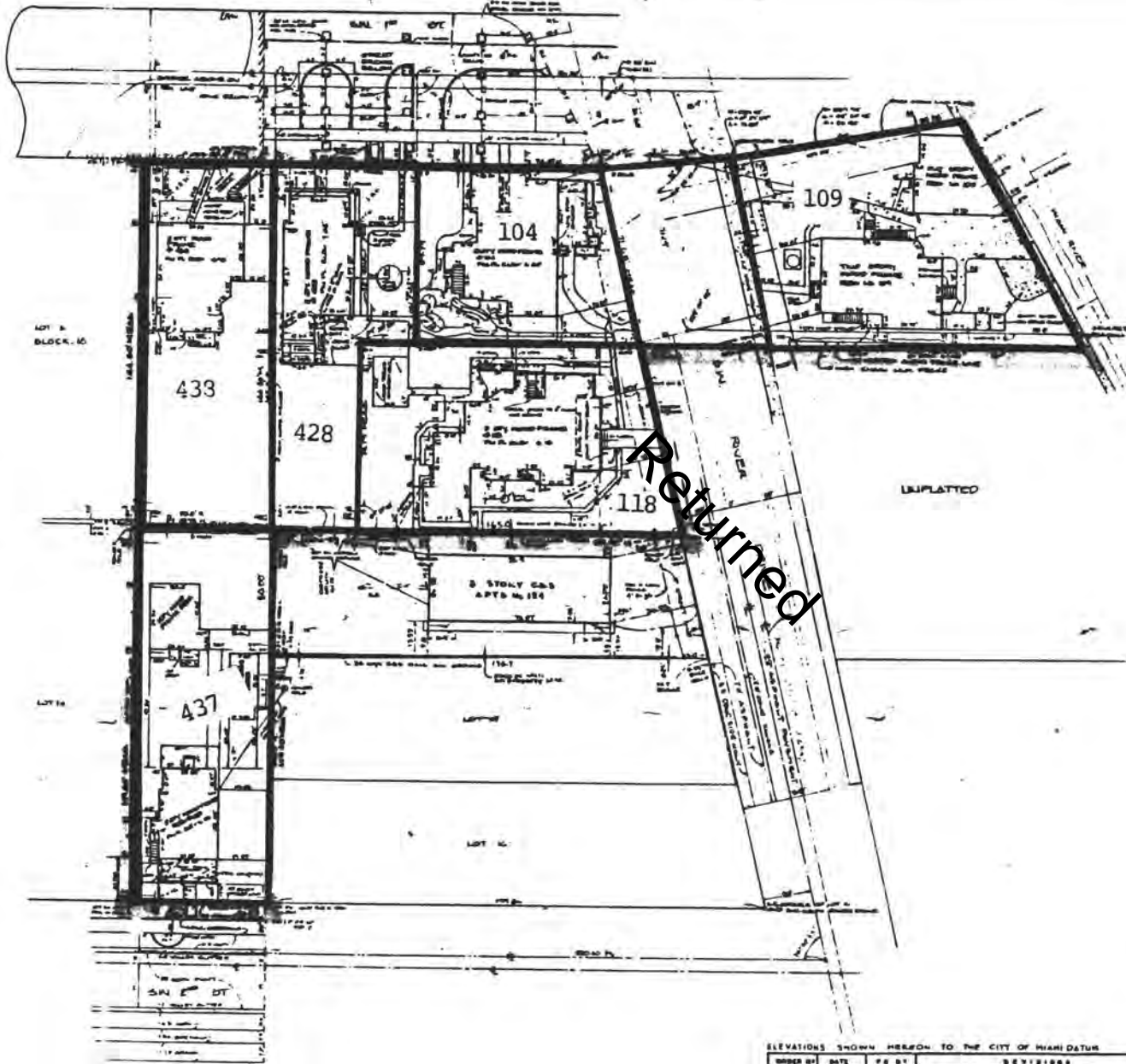
Page 1

Verbal Boundary Description:

Beginning at the N.W. corner of Lot 4 (438 S.W. 1st Street), Block 18 South, City of Miami, then Easterly (including 428 S.W. 1st Street and 104 S.W. South River Drive) crossing S.W. South River Drive to the N.E. corner of the 109 S.W. South River Drive property, then Southeasterly along the west bank of the Miami River to the S.E. corner of the 109 S.W. South River Drive property, then to the S.W. corner of the 109 S.W. South River Drive property, crossing S.W. South River Drive due west, to the S.E. corner of the 104 S.W. South River Drive property, then Southeasterly to the S.E. corner of Lot 1 (118 S.W. South River Drive), then west to the S.W. corner of Lot 1 (point of intersection with the S.E. corner of Lot 4 and the N.E. corner of Lot 15), then south to the S.E. corner of Lot 15 (437 S.W. 2nd Street), then west of the S.W. corner of Lot 15, then north to the point of beginning.

See Item 7 for boundary justification.

Returned



LOCATIONAL SKETCH

LEGAL DESCRIPTION
 LOT 1, TRACT 1, LOT 1, AND 1/2 ACRES OF THE NORTH 1/4 SECTION 16, T15N, R15E, S12E, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON PLAT 100-1, OF THE PUBLIC RECORDS TO SAID COUNTY, FLORIDA.

DEED REFERENCE
 REFERENCE IS MADE TO THE DEED OF TRUST DATED 10/15/1914, BETWEEN THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTEE, AND THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTOR, RECORDED IN PLAT 100-1, OF THE PUBLIC RECORDS TO SAID COUNTY, FLORIDA, AND TO THE DEED OF TRUST DATED 10/15/1914, BETWEEN THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTEE, AND THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTOR, RECORDED IN PLAT 100-1, OF THE PUBLIC RECORDS TO SAID COUNTY, FLORIDA, AND TO THE DEED OF TRUST DATED 10/15/1914, BETWEEN THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTEE, AND THE BANK OF AMERICA AND TRUST COMPANY OF FLORIDA, AS GRANTOR, RECORDED IN PLAT 100-1, OF THE PUBLIC RECORDS TO SAID COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THE ABOVE "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS INDICATED BY OUR PLAT AND FIELD NOTES AND INSTRUMENTS, AND THAT WE HAVE BEEN DULY SWORN TO AND SUBSCRIBED TO BY THE SURVEYOR AND THE CLIENT, AND THAT WE HAVE BEEN DULY SWORN TO AND SUBSCRIBED TO BY THE SURVEYOR AND THE CLIENT, AND THAT WE HAVE BEEN DULY SWORN TO AND SUBSCRIBED TO BY THE SURVEYOR AND THE CLIENT, AND THAT WE HAVE BEEN DULY SWORN TO AND SUBSCRIBED TO BY THE SURVEYOR AND THE CLIENT.

BY THIS SURVEYOR SEALER WITH AN EXPIRES SURVEYOR'S SEAL.

ORDER BY	DATE	PLAT NO.	REVISIONS
CL 62478	3-10-21	1914-21	

DATE: 3-10-21

BY: [Signature]

FOR: [Signature]

BISCAYNE ENGINEERING CO.
 628 West Flagler Street, Miami, Florida
 Telephone (305) 324-7871

BOUNDARY SURVEY
 SCALE 1"=25'

South River Drive Historic District - Boundaries

3/10/21

37000671

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

South River Drive Historic District
Dade County
FLORIDA

Substantive Review

Working No. MAR 30 1987
Fed. Reg. Date: _____
Date Due: 4/30/87 - 5/14/87
Action: ACCEPT
 RETURN 5-14-87
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

See attached comments

Recom./Criteria Return
Reviewer A. Schlegel
Discipline Arch Hist
Date 5/13/87
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition <input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair	<input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check one <input type="checkbox"/> unaltered <input type="checkbox"/> altered	Check one <input type="checkbox"/> original site <input type="checkbox"/> moved date _____
--	---	--	---

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Return
Signed Carol S. Skell Date 5-14-87 Phone: _____

Reviewer's Comments

This nomination clearly spells out the significance of the district within the history of the city of Miami. The verbal boundary justification does not include a full analysis of the rationale behind the choice of the property's boundaries, especially on the southwestern and northern edges where the nomination states that a one story residence and a one story commercial building form these edges. A complete boundary justification is particularly important because of the issues raised by the Review Board as to whether the property is a self-contained historic district or a fragment of a larger district in this section of Miami.

To complete this record, then, please review the verbal boundary description and its justification and amend it as appropriate. It might help to provide photographs which also demonstrate why these boundaries were chosen.

Finally, please provide an assessment of the boundary at the rear of the properties, especially those buildings with attached walkways. It appears that the boundary is drawn at the point where the large bridge meets the 2nd story plank bridges of the buildings. Is this correct?

We hope to expedite consideration of this nomination after its return.

METROPOLITAN DADE COUNTY, FLORIDA



OFFICE OF COUNTY MANAGER
COMMUNITY AND ECONOMIC DEVELOPMENT
HISTORIC PRESERVATION DIVISION
WARNER PLACE
111 S.W. 5th AVENUE, SUITE 101
MIAMI, FLORIDA 33130
(305) 545-4228

November 5, 1986

RECEIVED
NOV 10 1986



Mr. George W. Percy
State Historic Preservation Officer
The Capitol
Tallahassee, FL. 32301-8020

HISTORIC PRESERVATION
SECTION

Dear George:

I want to take a moment to express our support for the nomination of the South River Drive Historic District to the National Register of Historic Places.

The significance of the proposed historic district is, in my mind, unquestionable. Its association with the early urbanism that the working river generated is its strongest point. Although small, the area is remarkably cohesive, both in time and type of construction. Its significance today also lies in their survivability in an area of rapid development, and its excellent representation of another era of life along the changing river.

The recent efforts and accomplishments of the Governor - appointed Miami River Coordinating Committee are evidence of the renewed interest in the revitalization and preservation of the Miami River. The recognition of the proposed South River Drive Historic District will be a key factor in the revitalization of the river and its adjacent neighborhoods.

Please, share my comments with the members of the State Review Board.

Sincerely,

Ivan A. Rodriguez
Director
Historic Preservation Division

IAR/itk



BOB GRAHAM
GOVERNOR

Bob Parks
Chairman

Members:

Peter B. Anderson

Dr. Elton J. Gissendanner

George M. Good

Tom Lewis, Jr.

John K. Meyer

Randy F. Nimnicht

Cesar H. Odio

Sergio Pereira

Carol Rist

Raul L. Rodriguez

William E. Sadowski

Victoria J. Tschinkel

Administrative Assistant:

Sandra S. Howard

Miami River Coordinating Committee

Suite 800, City National Bank Building
25 West Flagler Street
Miami, Florida 33130-1780
Telephone (305) 358-2800



November 19, 1986

George Percy
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Mr. Percy:

The Miami River Coordinating Committee was created by Governor Bob Graham's Executive Order in December 1983 to study the problems of the Miami River and to make recommendations for its restoration and enhancement. Since that time the Committee has undertaken several projects dealing with the historic significance of the River. For example, we have been responsible for the erection of eleven historic markers along the River.

At our most recent monthly Committee meeting on November 12th, Ivan Rodriguez, Director of the Dade County Historic Preservation Division, informed us that application was being made to add the South River Drive Historic District to the National Register of Historic Places. We were very excited to learn of this application and are extremely supportive of the nomination. We feel that the South River Drive Historic District is truly unique. Such wood frame vernacular structures are rare in Miami and we feel that the few which remain should be preserved.

We commend Magic City Enterprises, the property owners, and Mr. Rodriguez and the Historic Preservation Division for their efforts in restoring and enhancing the Miami River area. Certainly this project deserves the highest praise for its fostering of public awareness of the historic importance of the Miami River. We hope that you will look favorably on the request for nomination of the South River Drive Historic District to the National Register of Historic Places.

Sincerely,

Robert L. Parks
Chairman

cc: Ivan Rodriguez
Tim Blake
Sally Jude

City of Miami

SERGIO RODRIGUEZ
Director



R. H. ODIO
Manager

November 19, 1986

Mr. George Percy
State Historic Preservation Officer
Division of Archives, History and
Records Management
Department of State
The Capitol
Tallahassee, FL 32301-8020

RE: South River Drive Historic District

Dear Mr. Percy:

At its regular meeting of November 18, 1986, the City of Miami Heritage Conservation Board considered the nomination of the South River Drive Historic District to the National Register of Historic Places. This review was conducted under the provisions of the Certified Local Government program.

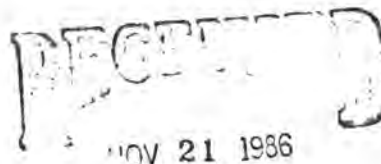
Following a public hearing, at which time Ivan Rodriguez spoke in favor of the nomination, the Heritage Conservation Board recommended approval of the item per Resolution HC-86-20. The vote was 5 to 0.

If you have any questions, please call Sarah Eaton at (305) 579-6086.

Sincerely,


Sergio Rodriguez, Director
Planning Department

SR/SEE/rj



HISTORIC PRESERVATION
SECTION



**THE JUNIOR LEAGUE
OF MIAMI, INC.**

2325 Salzedo Street

Coral Gables, Florida 33134

(305) 443-0160

George W. Percy
State Historic Preservation Office
The Capitol
Tallahassee, Florida 32301-8020

November 19, 1986

Re: South River Drive Historic District

Dear Mr. Percy:

The Junior League of Miami, Inc. supports the inclusion of the buildings located in the South River Drive Historic District into the National Register of Historic Places. We understand that the State Review Board will be voting upon this proposal on November 21st, and we encourage them to approve this issue and submit it to the National Review Board for their final acceptance of the historic area as a National Register site.

With President Reagan's recent signature on the reauthorization of the Clean Water Act of 1972, and the amendment sponsored by Rep. Pepper, the Miami River will be dredged by the U.S. Army Corps of Engineers. The removal of the polluted sediments from the river will enhance its development for both recreational and navigational purposes.

A positive vote on the South River Drive Historic District will further encourage commercial and residential growth along the river. These early 20th century rooming houses, located in the South River Drive Historic District, are being considered for restoration as "Bed and Breakfast" sites, which is a proposal that we support.

The Junior League of Miami thanks you, in advance, for your positive consideration of this issue.

Sincerely,

Susan Jones (UAW)

Susan Jones
President

c.c. Ivan A. Rodriguez

UN/CT



City of Miami, Florida

XAVIER L. SUAREZ
MAYOR



P. O. B.
MIAMI, FLORIDA
305-D



November 24, 1986

Mr. George W. Percy
State Historic Preservation Officer
Florida Department of State
Division of Archives, History
and Records Management
The Capitol
Tallahassee, Florida 32301-8020

RE: South River Drive Historic District
428, 438 S.W. 1st Street, 437 S.W. 2nd Avenue
104, 109, 118 S. W. South River Drive

Dear Mr. Percy:

The City of Miami supports the nomination of the South River Drive Historic District to the National Register of Historic Places. This neighborhood is one of the City's most unique areas and is representative of the early development of the City. The district contains the City's oldest extant grouping of frame vernacular buildings in such close proximity to the Miami River.

The current owners of the property are rehabilitating these buildings for use as a "bed and breakfast inn." This activity will not only preserve the historic buildings, but may also spur the revitalization of the entire neighborhood.

The City of Miami's Heritage Conservation Board has recommended the local designation of this area as the City's second historic district. We urge the National Register Review Board to approve National Register nomination as well.

Very truly yours,

Xavier L. Suarez

DEC 1 1986

XLS:nl



Stephen P. Clark
Mayor

Office of the Mayor
METROPOLITAN DADE COUNTY-FLORIDA

METRO-DADE CENTER
111 N. W. FIRST STREET - SUITE 230
MIAMI, FLORIDA 33128

November 25, 1986

Telephone
(305) 375-5305



George W. Percy
State Historic Preservation Office
Division of Historical Resources
R. A. Gray Building
Tallahassee, FL 32399-0250

Dear Mr. Percy:

We want to express our support for the nomination of the South River Drive Historic District to the National Register of Historic Places.

The buildings within the area represent a very early part of Miami's history, especially in relation with the development of the Miami River.

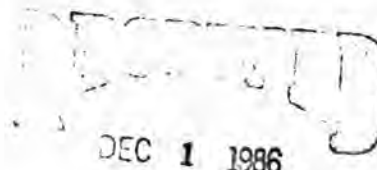
We are delighted to see private sector involvement in the rehabilitation of these buildings. Their upgrading and continued use will play a major role in the overall plans for revitalization of the river.

Thank you for your continued interest in recognizing and preserving historic sites in Dade County and the State of Florida.

Sincerely,

Stephen P. Clark
Stephen P. Clark

SPC:fgm



HISTORIC PRESERVATION



The Florida State University
Tallahassee, Florida 32306-2023

Department of Anthropology

January 22, 1987



Mr. George W. Percy
State Historic Preservation Officer
Bureau of Historical Resources
Department of State
The Capitol
Tallahassee, Florida 32301

Dear George,

This letter is in response to your letter of January 14, 1987 requesting support of the South River Drive Historic District nomination.

There are several things that I would like to mention regarding this nomination. First, when the nomination was presented at the last Review Board Meeting, it was not well prepared. Both the historic background and the district nomination justification were very superficially treated. It was not clear that Mr. Rodriguez was acting as a private consultant in advocating this nomination and not on behalf of Metro Dade as is usual.

Overall, the nomination seems to represent six selected properties of which a major unifying theme is common ownership. To that end, I still cannot tell if there are other properties that should be considered as part of this nomination. While I would consider each of these houses to be eligible for individual nomination to the Register at the local level of significance, your letter of January 14, gives me no further information regarding the problem that I had with the nomination. My question remains, do these six structures constitute a district or are they only a part of a larger fabric that should be considered (or that reasonably should have been considered by the originators of this proposal)?

The problems with this proposal and with the negative vote it received bring up another matter. That is the situation of telephone polling by the Historic Preservation Section. We are so very close to the next meeting date of February 13 that I do not understand why the matter cannot be reviewed by the whole board and new data discussed. We are an advisory board, comprised of several specialties. It is important to me to listen to the advice of my colleagues. I also feel that my comments were incorrectly represented to my colleagues by phone.

I do not feel that this nomination should have special care. Any other proposal receiving a negative vote has the option of reapplication at a future meeting. If there was dissatisfaction with the proposal, perhaps the individual who should be asked to respond is Mr. Rodriguez. We have seen many groups leave very disappointed when their nominations have been voted down for some reason. Yet, we have also seen them return with improved and amended proposals which have strengthened the chance for listing. I feel that we have directives and bylaws which should be followed. If, as SHPO, these rules leave you in an untenable position, perhaps it is time to review them and discuss changes that would allow more flexibility or latitude.

Additionally, I believe that we should discuss the procedure to be followed when a meeting is missed because of a disaster such as the 1985 hurricane or in a case such as this. These procedures should become part of our operating guidelines.

I regret that I cannot change my negative vote. Given my evaluation of the materials and information that we have been provided, I feel that I have little choice. I hope that you will understand my feelings in this matter.

Sincerely,



Rochelle A. Marrinan
Assistant Professor of Anthropology



The Florida State University
Tallahassee, Florida 32306-2023

Department of Anthropology

February 9, 1987

Members of the Florida Review Board
National Register of Historic Sites

I am not quite certain just how to set my concerns down here to clarify the points that I need to make. Since 1985, I have been concerned about the actions of staff in disregard of our bylaws.

The first instance involved those properties listed on the agenda for the November 22, 1985 meeting. Hurricane Kate preceded the board into town necessitating a late cancellation of the meeting. Subsequently, board members were contacted by phone and asked to give votes on the various properties. I did not vote since I felt that phone votes were improper under our bylaws. No real attempt had been made to reschedule the meeting and I was prevented, by this method of voting, from the advice of my colleagues. Additionally, I was prevented from advising my colleagues on the archaeological nomination that was listed.

It is imperative that the bylaws be amended to provide for meetings cancelled by "acts of God" or some other problem. Since this board operates on collegial advice and expertise of specialists and private citizens active in historic preservation, discussion among members is critical. Members of the staff say that renotification of property owners is costly, but it may be less costly than long distance phone polls.

This brings me to the second matter - the South River Drive Historic District. I would like to remind the board that a 5-2 negative vote was cast. Within 10 days, board members had been solicited by phone by Mr. Percy for a vote change because the owners were threatening legal action against staff. My response was that I did not feel that the properties met district criteria. Given the poor quality of the nomination, these properties did not constitute a district, in my estimation. I said that if further evidence supporting a district status could be provided, I would consider changing my vote.

Each of us received a memo from Mr. Percy dated January 14 in which new data were to be presented. I would like to quote the only sentence that even mentions the problem of district status.

"I also indicated that additional information would be provided by the sponsor to support the significance of the district, which we felt would justify the nomination."

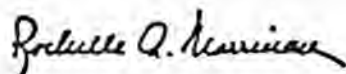
There is no new information provided. What this memo gives us is the impression that staff is satisfied. This is far from satisfactory to me.

I would ask your patience while I read to you my response.
(Letter of January 22, 1987: Marrinan to Percy)

It is true that this nomination is now considered "passed". I am opposed to the manner in which this matter was handled. The obvious favoritism shown to this nomination and the co-opting of requirements and procedure to avoid threatened legal action have severely compromised this board's integrity. It indicates that developers can create "districts" out of groups of historic structures. This is a very undesirable precedent to set. If the board is to be impeded by any and every disgruntled party whose nomination receives a negative vote, how can the board be expected to be impartial or knowledgeable judges of the historical merit of properties? If the board hastens, under pressure from staff, to reconsider opinions at the suggestion of a lawsuit, what integrity remains?

I have served on National Register boards for almost six years and have never before been subjected to this sort of duplicity and specious reasoning. This action creates a serious erosion of the board's function and responsibilities. I, personally, have had enough. Consequently, I hereby submit my resignation, effective immediately. I believe that my integrity has been compromised by this action and will continue to be subjected to compromise by whatever is viewed as expedient by staff. I cannot and will not serve these ends, professionally or privately. It is a matter of professional integrity and personal conscience.

Sincerely,



Rochelle A. Marrinan
Assistant Professor of Anthropology

Member and Chair
Florida Review Board
National Register of Historic Sites Program



The Florida State University
Tallahassee, Florida 32306-2023

Department of Anthropology

February 18, 1987

Mr. George W. Percy, Director
Division of Historical Resources
State Historic Preservation Officer
Department of State
The Capitol
Tallahassee, Florida 32301

Dear George,

This letter regards the South River Drive nomination and your action on its behalf. I would remind you that members of the Florida Review Board, in their quarterly November 1986 meeting, voted against this nomination by a 5-2 vote. After that meeting, you contacted members, by phone, soliciting vote changes. By late January, you had gotten 6 positive votes.

I would respectfully point out that this sort of phone solicitation is inconsistent with our bylaws which clearly indicate that the proper place for votes on nominations is in our quarterly, public meetings. Additionally, there is no public record of just what information was discussed with members over the phone. I am particularly concerned about those members who were absent from the November meeting and did not have the advantage of hearing the presentation made by the project consultant or seeing the slide views of properties. I am aware of at least two colleagues to whom you misrepresented my position, leading them to believe that I had changed my vote to a positive one.

I believe that your conduct in this matter was incorrect and a grave abuse of the functions and responsibilities of a duly appointed board. You do have the right to forward, to Washington, nominations which have received a negative vote over the board's recommendations. But, you do not have the right to solicit vote changes outside of the public forum. The proper action for this nomination was resubmittal by the consultant and reconsideration by the board. This has been the treatment of previous nominations receiving negative votes. The usual outcome is that a strengthened nomination receives a positive vote.

I do not believe that any of the members feels that this nomination was appropriately handled. Your action erodes the impartiality and professionalism of a board empowered with those responsibilities. Your action, in circumventing the decisions of this board, places the integrity of the board and its individual members in jeopardy. I believe that you can understand the lack of credibility that the board faces in future deliberations in light of your favoritism in this case.

I hereby request that you withdraw this nomination and reschedule it for a proper resubmittal and reconsideration at the May 1987 meeting.

Sincerely,



Rochelle A. Marrinan
Assistant Professor of Anthropology

Member and Chair
Florida Review Board for the National Register

xc: Mr. George Firestone
Secretary of State
The Capitol
Tallahassee, Florida 32301

Mr. Jerry Rogers
Keeper of the National Register of Historic Places
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C.



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
Tallahassee, Florida 32399-0250
(904) 488-1480

March 2, 1987

Dr. Rochelle A. Marrinan
Department of Anthropology
Florida State University
Tallahassee, Florida 32306

Dear Rochelle:

After receiving your letter of February 18, 1987 regarding the South River Drive Historic District nomination, I have again reviewed the matter personally and with my professional staff. As the formal nomination has not yet been submitted to the National Register, and in view of the unusual circumstances involved and the concerns that you have expressed, I am willing to present the completed nomination for final reconsideration by the Board at a special meeting to be held on March 18, 1987. I believe that your major concerns regarding the nomination itself may be resolved at that time. In addition the special meeting will provide an opportunity to discuss the question of amendment to the Review Board by-laws.

I would like to clarify and correct what appear to be serious misinterpretations of the circumstances surrounding this nomination and of my actions subsequent to the November, 1986 Review Board meeting.

The negative recommendation of the Board, by a 5 to 2 vote, at that meeting was based on two basic concerns. One was the lack of information as to the effect of the rehabilitation work then in progress or contemplation on the architectural integrity of the buildings. The other was the failure of the statement of significance to adequately establish eligibility of the district in terms of its historic context. A third question, as to whether or not the district format was the proper vehicle by which to nominate this group of six buildings, was also discussed at length, and was apparently resolved to the satisfaction of most of the Board members.

The questions of integrity and significance resulted in considerable measure from the fact that pertinent information that was available was not

Dr. Rochelle A. Marrinan
March 2, 1987
Page 2

presented, either in the nomination proposal itself or in the supplemental information and documentation offered in support thereof. Specifically, while the staff indicated in the discussion that as a potential tax incentive project the plans and specifications for the rehabilitation work would be subject to review for compliance with the Secretary of the Interior's Standards for Rehabilitation, it was not brought out that our Architectural Preservation Services Section had reviewed information on the building then being rehabilitated, and had found it to meet the Secretary of the Interior's Standards. This fact, in my judgement, would have materially affected the opinion of at least some members of the Review Board for whom this was the primary concern at the time of the meeting. In addition, information regarding the question of significance which we had requested to be available at the meeting was not provided by the consultant at that time.

In these unusual circumstances, my action in calling the Board members in December was to give relief to the property owners in what seemed clearly to be an unfair situation. These telephone calls were made to determine whether or not the members would be willing to support the formal nomination of the district upon my assurance of continued review of the rehabilitation activity in accordance with the tax incentive program procedures, and that the additional information regarding significance, when provided by the sponsor, was adequate in the opinion of the Bureau's professional staff to justify the submission of the nomination. These telephone calls and the conditions indicated were confirmed in my memorandum of January 14, 1986, at which time I was also able to confirm the receipt of the supplemental information, which we deemed adequate to justify the nomination.

It is difficult to comprehend in what way contacting the members of the Board by telephone in this matter can be construed as an attempt to circumvent its decision. On the contrary, it was an effort to keep the members informed and to solicit their continued involvement and support. And, it was certainly not motivated by any desire or intent to compromise the professional integrity of the Board or any of its individual members. I specifically stated in my calls to each member that I did not wish to proceed over their objections, and asked if the telephone polling procedure would be acceptable. I indicated that I would not proceed if anyone opposed this procedure.

There are, finally, two additional points on which I must comment. One is that my action was prompted by a threat of legal action against the staff. This is assuredly not the case as no such threat was ever received. The other is that I have somehow misrepresented your position regarding this nomination to other members of the Board. As I was careful to avoid discussion of any individual member's opinion on this matter in my communications with other members, any such result was certainly inadvertent and unintended.

Dr. Rochelle A. Marrinan
March 2, 1987
Page 3

I hope that this information will contribute to a clearer understanding of the circumstances surrounding the South River Drive Historic District nomination, and that the special meeting in March will resolve your concerns regarding its submission to the National Register. The staff is preparing the agenda and other materials for the meeting, which we will forward to the members as soon as possible.

Sincerely,

George W. Percy
State Historic Preservation Officer

GWP:Tem

cc: George Firestone, Secretary of State
Jerry Rogers, Keeper of the National Register



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

March 23, 1987

Ms. Carol D. Shull, Chief of Registration
National Register of Historic Places
Department of the Interior, NPS
P. O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed are completed National Register Nomination forms and supporting documentation for the following properties:

South River Drive Historic District
Miami, Florida

Please do not hesitate to contact us at (904) 487-2333 if you have any questions or require additional information.

Sincerely,

George W. Percy
State Historic Preservation Officer

GWP:mc

Enclosures

MAR 30 1987

DATE 4/1/87

TELEPHONE REPORT

TIME OF CALL 11:05

AM
PM

1. CALL TO: FROM (Name)

Florida SHPO
Mike Zimmerman

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Re: USGS map for South River Historical District,
Dade Cty, Miami, Florida, NO MAP SENT

4. DETAILS OF DISCUSSION

Talked to office (secretary); person in charge of Dade Cty; on another line. I left message and number for him to call me and let me know how soon to expect map.
Janette/SS7

Mr Zimmerman
Returned my call 4/1/87 - 11:45 AM.
Re: Will bring map in 4/2/87. He will be here for meeting + workshop on this day.
Janette

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

DATE

4/29/87

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL TO: FROM (Name)

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

904-487-1435-

Melissa W. Wedenfeld
DOT.
will be sending in
comments for the
South River Dune Hist
Dist due 5/1/87
Wade Co. Florida

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

D. Byers

Florida



Department of Transportation

BOB MARTINEZ
GOVERNOR

Haydon Burns Building, 605 Suwannee Street, Tallahassee, Florida 32301-8064, Telephone (904) 488-8541

KAYE N. HENDERSON
SECRETARY

April 28, 1987

Mr. Jerry Rogers, Keeper
National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C.

Dear Mr. Rogers:

Subject: National Register Nomination of the
South River Drive Historic District
Miami, Dade County, Florida

It is our understanding that the South River Drive Historic District in Dade County, Florida has been submitted to you for nomination to the National Register of Historic Places. We do not object to the nomination, but we question the exact boundaries of the District as submitted to you. As an adjacent property owner (SW 1st Street Bridge over the Miami River), we are requesting clarification of the historical value of the planks from the houses to the bridge.

Three houses (428 and 438 SW 1st Street and 104 SW South River Drive) have planks leading from the second floor level of the front of the houses to the SW 1st Street Bridge. Are the planks considered part of the District? Are the planks considered historic fabric, even though they are technically an alteration to the buildings? Should any work be performed on the bridge, would we need to write a Section 4(f) Statement on those planks? We urge you to consider the specific boundaries of this National Register proposal carefully.

Thank you for your consideration of this matter. We would appreciate hearing from you as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. Kraft".

J.C. Kraft, Chief
Bureau of Environment

cc: State Historic Preservation Officer
Dr. Jeff Marcus

MAY 7 1987

DATE

5/13/87

TIME OF CALL

10:45 AM

TELEPHONE REPORT

1. CALL TO: FROM (Name)

Mike Zimney

2. ADDRESS (Tel. No. if needed)

FR SHPO

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

- Surviving remnant of subdivision
- Within that subdiv -
prob largest grouping of frame
vernacular bldgs
- boundaries → from development group
reason for nom → rehab

(visual distinction from surroundings
most of surroundings)

{ There are other frame bldgs in subdivision
not dealing w/ only remnant, however

SHPO called → reconsideration

Subsequent mtg → resigned from board

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Amy Schlager, Historian

NR

Geo. decided not to submit

↳ then finally resubmitted to
Board - revised proposed nom.
MARCH - lengthy review

bdgs are characteristic -
are not that many remaining



- Not terribly supportive of HD
- Comprehensive survey - No.
- LOOKED AT SUBDIVISION → what's left
then look at HD
- resignation was not accepted. -



FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building

Tallahassee, Florida 32399-0250

(904) 488-1480

June 30, 1987

Ms. Carol D. Shull
Chief of Registration
National Register of
Historic Places
National Park Service
Department of the Interior
Post Office Box 37127
Washington, D. C. 20013-7127

Dear Ms. Shull:

We are resubmitting the nomination for the South River Drive Historic District, Miami.

As requested, more detailed boundary information, supplemented by additional photographs, has been provided. The ownership of the connecting walkways has also been addressed.

Questions regarding this nomination may be addressed to Michael Zimmy of my staff.

Sincerely,

George W. Percy
State Historic
Preservation Officer

GWP:Zsb

Enclosure(s)

6 1987

TELEPHONE REPORT

1. CALL TO: FROM (Name)

2. ADDRESS (Tel. No. if needed)

Melissa Weidenfeld

3. SUBJECT, PROJECT NO., ETC.

FLORIDA DOT

4. DETAILS OF DISCUSSION

- Several different clusters of older bldgs
- Survey was not done of entire area, to segregate out these buildings

TAX ACT - put pressure on developer
"Suits" tossed about

(considered telephone poll -
review Bd members who weren't at meeting
were voting on case on telephone)

1ST Mtg - fail

2~~ND~~ Mtg - re-write not ready

3~~RD~~ Mtg - passed - special mtg-only agenda item

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

↳ precedent issue -
political rush thru nomination

→ refuse resignation
(can't take a phone vote

What are boundaries of HD
in area of planks?

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE

TELEPHONE REPORT

TIME OF CALL

AM
PM

1. CALL TO: FROM (Name)

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

→ no ~~PDBL~~

but have negotiat w/ Dave. on treatment

→ one bldg - work doesn't meet
the standards

→ correct now

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE