

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

JUL - 6 1987

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC

Higgins Duplex

AND/OR COMMON

Smith House

2 LOCATION

STREET & NUMBER

1210-1212 Sesame Street

CITY, TOWN

Opa-Locka

___ VICINITY OF

STATE

Florida

COUNTY

Dade

2 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input 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
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Thornton and Elizabeth Smith, Jr.

STREET & NUMBER

1210-1212 Sesame Street

CITY, TOWN

Opa-Locka

___ VICINITY OF

STATE

Florida

ZIP CODE

33054

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY, TOWN

Miami

STATE

Florida

ZIP CODE

33131

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

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 checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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

HIGGINS COMPLEX (OLTR #9)

ORIGINAL PHYSICAL APPEARANCE

The duplex, one of four identical two-family residences in Opa-locka, was a one-story structural clay tile and stucco building. Its plan is identical to the adjacent duplex at 1214/1216 Sesame. The front of the residence was divided into three symmetrically placed bays, consisting of a central projecting entrance flanked on either side by the arched openings of the front porches. The entrance featured a single pointed arch ornamented by a raised stucco pattern, set apart from the rest of the facade on a projecting bay. An elliptical dome, capped by a copper finial, surmounted the entrance and was surrounded by a crenelated parapet of pointed dentils. The entrance was flanked on either side by arches of equal size, repeating the shape of the entrance. A recessed stucco panel enclosed the lower quarter of the arches. The two front entrances, recessed deeply within the open vestibule, were composed of twelve (12) light French doors at 45-degree angles to the plane of the facade. A shed roof of antique Cuban tiles covered the porches flanking the entrance. The shed roof terminated at the parapet of the main body of the house. The north wall ended in a straight line that curved to meet a square plinth for a vase, which formed an enclosing patio wall with the adjacent (1214/1216) duplex. The wall was decorated with a distressed brickwork pattern and decorative tile at either end of the arch. The south wall featured a slanted buttress end wall also decorated by tiles. The side elevations of the duplex were identical, each with a small open porch covered with antique Cuban tiles over a pair of wooden casement windows adjacent to a door entering the kitchen. The porch was flanked by casement windows placed symmetrically along the wall. The wall decorations included cement scuppers and wall vents placed at the ceiling line. Contrasting with the crenelated parapet of the entrance, the front of the roof line employed a raised flat parapet which bowed up slightly at the corners, intersecting a crenelated parapet at the porches. Two chimneys, symmetrically placed on the side elevations, were each ornamented with different caps. The north chimney featured a cap of rounded crenelations with square openings on each side; the south chimney was covered by a triangular cap with pentagonal openings at two ends.

PRESENT PHYSICAL APPEARANCE

Modern alterations to the facade include the removal of the domes, enclosure of the porch arches with rectangular casement windows, and removal of the side porches.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 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

1926

BUILDER/ARCHITECT

New England Construction Co./
B. E. Muller

SIGNIFICANCE

Designed by Bernhardt E. Muller as speculative housing for the New England Construction company, 1210/1212 Sesame is a one-story, two family residence that was one of four duplexes constructed in pairs along Sesame Street. Three months after the building was designed, the property was purchased by Arthur H. and Alice A. Higgins in February, 1927. Higgins, a building contractor, was in partnership with Lew M. Taber during 1927. They sold the duplex six months after their purchase.

This duplex is typical of Muller's interpretation of Moorish Revival architecture as applied to small, multi-family residences. All four of the duplexes built in Opa-locka by the New England Construction Company use the same floor plan but have different facade treatments. The duplex at 1210/1212 Sesame was built and occupied by Mr. and Mrs. Higgins and their three children. Lew Taber, Higgins' partner, and his family occupied the adjacent duplex. Higgins later served as a town councilman. Mrs. Higgins, as of 1976, still lived in Opa-locka and was active in the Woman's Club Library Board. The Higgins family still resides in Opa-locka.

9 BIBLIOGRAPHICAL REFERENCES

See Bibliographical Continuation Sheet

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

.20 acre

UTM Coordinates:

17 575320 2865290
ZONE EASTING NORTHING

Township	Range	Section
52 S	41 W	21

LOCATION SKETCH OR MAP N

VERBAL BOUNDARY DESCRIPTION

Block 13, Lot 3 and E25Ft of Lot 2

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			

STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

DATE

February, 1987

STREET & NUMBER

Post Office Box 140906

TELEPHONE

(305) 446-2206

CITY OR TOWN

Coral Gables

STATE

Florida

ZIP CODE

33146