

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



SG 3405

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Richmond Heights Pioneer Historic District

other names/site number 8DA15341

2. Location

street & number 14520-14960 Monroe Street

not for publication

city or town Miami

vicinity

state Florida code FL county Miami-Dade code 086 zip code 33176

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Alissa Totane, Deputy SHPO 12/13/18
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register See continuation sheet

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register See continuation sheet.

removed from the National Register.

other, (explain) _____

Signature of the Keeper

Date of Action

Jim Baker

3-25-2019

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
26	0	buildings
		sites
		structures
		objects
26	0	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

_____ "N/A" _____

Number of contributing resources previously listed in the National Register

_____ 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

7. Description

Architectural Classification

(Enter categories from instructions)

MASONRY VERNACULAR _____

Materials

(Enter categories from instructions)

foundation Concrete _____

walls Concrete _____

roof Asphalt Shingle _____

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Community Planning/Development

Ethnic Heritage: Black

Period of Significance

1949-1950

Significant Dates

1949

Significant Person

Cultural Affiliation

N/A

Architect/Builder

Architect: Unknown

Builder: Babcock & Lamont

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

10. Geographical Data

Acreage of Property 5.7

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	6	2	8	5	5	2	8	3	4	9	3	5
	Zone		Easting					Northing							
2															

3															
	Zone		Easting					Northing							
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sarah Cody, Historic Preservation Chief; Max Adriel Imberman, Historic Preservationist

organization Miami-Dade County Office of Historic Preservation date July 2018

street & number 111 NW 1st Street telephone (305) 375-4958

city or town Miami state Florida zip code 33128

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Richmond Heights Pioneer Historic
District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Richmond Heights Pioneer Historic District is an entirely residential district consisting of 26 houses located in the Richmond Heights subdivision in Miami-Dade County, Florida. The district contains 26 contributing properties, the first 26 houses built and occupied in Richmond Heights. All of the houses are single-story stucco Masonry Vernacular buildings with limited architectural detailing. The Richmond Heights Pioneer Historic District is entirely located along Monroe Street, in the southwest section of the greater Richmond Heights subdivision.

SETTING

The Richmond Heights Pioneer Historic District is located in southwestern Miami-Dade County, approximately 15 miles to the southwest of the city of Miami, the county seat. The population of Richmond Heights, an unincorporated community within the county, as of the 2010 Census was 8,541, a number that has remained relatively consistent since the 1980s. Richmond Heights is in an area that was developed later than the county's coastal core, where development is slightly less concentrated and the built environment is more suburban than urban. Richmond Heights is adjoined to the north and south by other census-designated places, with Kendall to the north and east and Palmetto Estates to the south. Richmond Heights is separated from Kendall, a large area with an urban core, by the Cutler Drain Canal Number C-100, a slough draining out to Biscayne Bay several miles to the east. Richmond Heights is separated from Palmetto Estates, another suburban area, by Florida State Road 992, also known as Southwest 152nd Street. To the west of Richmond Heights is the Florida Turnpike, also known as State Road 91. Within the overall Richmond Heights community, the Richmond Heights Pioneer Historic District is located in the southwestern section, with all 26 houses built along Monroe Street. The district is separated from its neighbors only temporally, with these 26 houses being the first ones built in Richmond Heights. The neighboring houses are mostly complementary in massing and style.

DESCRIPTION

The Richmond Heights Pioneer Historic District encompasses 26 properties on Monroe Street, extending roughly from Carver Street at the north, to mid-block between Graham Drive and SW 152 Street to the south. Between Carver Street and Graham Street, the historic district extends along the western side of Monroe Street. South of Graham Drive, it includes homes on both the east and west sides of Monroe Street. The district celebrates the history of Richmond Heights, and recognizes the important role of its founding residents by encompassing the first 26 homes to be purchased in the original Richmond Heights development. Over time, the Richmond Heights neighborhood grew to

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District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

include thousands of homes, but the significant community started with 26 founding, or pioneer, families.

Each of the 26 residences included in the historic district is a contributing resource, and is directly associated with the first 26 families to settle in Richmond Heights. These single-family homes are relatively modest, concrete block residences with limited architectural detailing. The homes have plain stucco façades, with a few individual homes displaying additional decorative detailing in the stucco. The majority of the 26 homes have a hipped roof; approximately 10 of the homes have a low-slope gable roof instead of a hipped roof. Most of the homes have a small shed roof that provides additional shade over the front entryway. Simple stucco columns or decorative iron railings support the shed roofs. Today most of the roofs are covered with asphalt shingles, with only 2 maintaining barrel tile, and one with flat concrete tile. The original building plans called for either barrel or flat concrete tile roofs throughout the development. A few of the residences in the district have a garage or carport. Overall, the architectural character of the historic district is modest, indicating that while the original development aimed to provide quality residences, the goal was also to develop a thriving community, rather than to provide examples of the grand architectural styles of the time.

Contributing Buildings

The residence at 14801 Monroe Street (Photo 1) [8DA15342], built in 1950, presents a relatively-unaltered example of the characteristic Masonry Vernacular architectural style which defines the Richmond Heights Pioneer Historic District. A concrete block building clad in stucco with a hipped barrel tile roof, the house's entryway is covered by a shed roof supported by decorative iron brackets. Shaped as a simple 39-foot by 24-foot rectangle, the house has two exterior doors, one in the front and the other in the back. The house is located in the center of a corner lot at the intersection of Monroe Street and Graham Drive. The house's lot size is comparable to the size of the other houses in the district, despite the majority of them not being on corners. 14801 Monroe Street does not have a driveway, a carport, or a garage. A car associated with the property would have to park on the street. A concrete path leads from the sidewalk to the house's covered porch. The windows on each side of the house are currently covered with Bermuda shutters, but the original fenestration remains intact. This house retains a very close connection with the original design and size of many of the houses in the Richmond Heights Pioneer Historic District. Located on large lots, the houses had a lot of room to grow, and many of the other houses were expanded to accommodate growing families and necessary residential infrastructure. 14801 Monroe Street did not. A small shed was built in the back yard of the house in 1976.

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Richmond Heights Pioneer Historic
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Name of Property

Miami-Dade County, Florida

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N/A

Name of multiple listing (if applicable)

The residence at 14821 Monroe Street (Photo 2) [8DA15343], built in 1950, presents a different visual impression than its neighbor to the north, and is evidence of the types of alterations that were done to houses in the early years of the Richmond Heights Pioneer Historic District. This concrete block building, clad in stucco, has two sections, which are each visibly distinguished by their roof types. The original part of the building, characterized by a gabled asphalt shingle roof and clad in stucco, consists of a small rectangle. A 1958 addition to the property, which consists of an expansion to the north, is defined by its flat roof, including a carport as well as added interior space. The flat roof extends southward from the carport to provide shade for the house's main entrance. A low masonry planter is placed in front of the flat overhang by the main entrance to the home. The carport is supported by rectangular columns clad in stucco. The house has two entrances on the front elevation, one leading into the original section of the house and the other inside the carport leading into the 1958 addition. Although the carport is accessible to vehicles, a driveway does not connect the carport to the street.

The residence at 14841 Monroe Street (Photo 3) [8DA15344], built in 1950, exemplifies the types of development constructed by historic Richmond Heights Pioneer Historic District property owners to customize their properties, while still retaining sufficient integrity for contributing status. The concrete block building clad in stucco has a hipped asphalt shingle roof. Its shape is reminiscent of the house at 14821 Monroe Street, but does not have a structural carport like that house does. The added sections of the house, constructed between 1953 and 1971, have a flat roof, which wraps around three corners of the property to the front and rear of the building. The section of the flat roof overhanging the front door of the house is supported by wooden columns. The house also has a carport structure attached to the front façade, which is not original. The front façade of the building also features stucco banding through its vertical middle-third, which creates the appearance of a brick veneer. The property is enclosed by a chain-link fence along the Monroe Street façade. The northern section of the property is covered with concrete, and a small shed built in 1960 is located in the northeastern corner of the lot.

The residence at 14901 Monroe Street (Photo 4) [8DA15345], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway. A 1960 addition to the building consists of a flat-roofed interior expansion to the house's northeast. The entryway of the building is enclosed with a screen porch. A small masonry planter lies along the southern section of the front façade.

The residence at 14921 Monroe Street (Photo 5) [8DA15346], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by decorative iron columns. A 2010 addition to the building consists of a gable-roofed expansion to the north. The original section of the front façade features a random pattern of stucco banding through its middle-third creating a faux stone veneer, as well as a chain-link fence enclosing the

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Richmond Heights Pioneer Historic
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Name of Property

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N/A

Name of multiple listing (if applicable)

property. Small sheds built in 1999 are located at the northeastern and southeastern corners of the property.

The residence at 14941 Monroe Street (Photo 6) [8DA15347], built in 1950, is a concrete block building clad in stucco with a hipped asphalt shingle roof. The house has a shed roof covering the entryway supported by stucco columns. The windows have stucco banding surrounds, and the house has a fabric carport structure covering its driveway. A low masonry wall extends south from the front façade, paired with a metal picket fence on both sides of the house enclosing the backyard. The house has not had any documented major alterations, and its shape is the simple rectangle shape characteristic of the original construction within the district.

The residence at 14961 Monroe Street (Photo 7) [8DA15348], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative iron brackets. The house is at the southeastern corner of the district. Low masonry planters adjoin the house's covered porch, and a chain-link fence encloses the backyard. The residence, which has a driveway, has had no major alterations since its construction, and retains the original rectangular shape, with exterior doors on the front and back façades.

The residence at 14960 Monroe Street (Photo 8) [8DA15349], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative columns. The house is at the southwestern corner of the district. The covered porch is enclosed by a low decorative balustrade railing. A garage was added to the northern section of the house in 1977, and is now enclosed to create more interior space. A chain-link fence encloses the backyard.

The residence at 14940 Monroe Street (Photo 9) [8DA15350], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. The house retains the original rectangular shape common throughout the district, and its windows are decorated with clamshell shutters. A chain-link fence encloses the backyard.

The residence at 14920 Monroe Street (Photo 10) [8DA15351], built in 1950, is a concrete block building clad in stucco. The house has a gabled flat concrete tile roof with a shed roof covering the entryway supported by thick square decorative columns. A low masonry planter is placed next to the covered entryway, and a low short masonry wall extends slightly south from the front façade. The windows of the house are decorated with Bermuda shutters. A chain-link fence built in 1993 encloses the backyard.

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Richmond Heights Pioneer Historic
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Name of Property

Miami-Dade County, Florida

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N/A

Name of multiple listing (if applicable)

The residence at 14900 Monroe Street (Photo 11) [8DA15352], built in 1949, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a flat roof covering the entryway supported by thick square stucco columns. The flat roof also extends over a 1977 addition to the property, which wraps around the north, west, and east sides of the house, including a garage. The windows of the house are decorated with accordion shutters.

The residence at 14820 Monroe Street (Photo 12) [8DA15353], built in 1949, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a wide shed roof covering the entryway supported by arches forming a Mediterranean Revival-style portico. This house is the most significantly altered within the district, but still retains enough connection to its original appearance to retain a contributing status. Stucco banding across the lower portion of the front façade of the house creates a faux brick veneer. The windows of the building are decorated with accordion shutters. A chain-link fence encloses the property. The additions to the building, built in 1956, 1983, and 1995, are located to the west, north, and east of the original portion of the house. This house is the most extreme example of the types of customization that home-owners built on their Richmond Heights houses. While the houses began as small simple unadorned rectangles, the large lot sizes within the district allowed for home-owners to expand and change the visual impression of their homes.

The residence at 14800 Monroe Street (Photo 13) [8DA15354], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative columns. It is located on a corner lot at the southwestern corner of the intersection of Monroe Street and Graham Drive. The house's exterior has had only minor alterations, retaining the original shape characteristic of homes in the Richmond Heights Pioneer Historic district. The windows have been decorated with projecting stucco window surrounds and accordion shutters. A wooden fence encloses the backyard. The house, much like the corner property across Monroe Street, does not have a driveway, requiring automobiles to be parked on the street. A low masonry planter is located next to the covered entryway.

The residence at 14780 Monroe Street (Photo 14) [8DA15355], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. It is located on a corner lot at the northwestern corner of the intersection of Monroe Street and Graham Drive. The house's exterior has had only minor alterations, retaining the original shape characteristic of homes in the Richmond Heights Pioneer Historic district. The windows have been decorated with panel shutters. A wooden fence encloses the backyard. The house, much like the other corner lots in the district, does not have a driveway, requiring automobiles to be parked on the street.

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N/A

Name of multiple listing (if applicable)

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The residence at 14760 Monroe Street (Photo 15) [8DA15356], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by stucco columns. Additions to the house built in 1993 and 1999 include small additions to the north and south of the property, including a garage which has since been converted into further interior space, featuring an entry door. A chain-link fence encloses the property.

The residence at 14740 Monroe Street (Photo 16) [8DA15357], built in 1950, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a shed roof covering the entryway supported by decorative iron railings. The house retains the original rectangular shape common throughout the district, and its windows are decorated with panel shutters. A low short masonry wall extends slightly south from the front façade. The front door is decorated at the floor-level with terracotta-colored pavers.

The residence at 14720 Monroe Street (Photo 17) [8DA15358], built in 1949, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a flat roof covering the entryway. The house was altered throughout the historic period, with additions being built in 1954 and 1960, with further additions being constructed in 1977 and 1999. Much like many of the other houses in the district, the house retains its clear central core, with additions to the north and west, distinguished by roof type. The house had a flat-roofed garage added, and a chain-link fence encloses the backyard.

The residence at 14700 Monroe Street (Photo 18) [8DA15359], built in 1950, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a shed roof covering the entryway supported by metal brackets. The house retains the original rectangular shape common throughout the district, and its windows are decorated with accordion shutters. The front door is decorated at the floor-level with terracotta-colored pavers. A chain-link fence encloses the backyard.

The residence at 14680 Monroe Street (Photo 19) [8DA15360], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a flat roof covering the entryway. Additions to the north and west built in 1974 and 1993 are distinguished by their flat roof. The front door of the house, unlike others in the district, is double-width. A low short masonry wall extends slightly south from the front façade. A chain-link fence encloses the backyard.

The residence at 14660 Monroe Street (Photo 20) [8DA15361], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with an intersecting gable roof covering the entryway enclosed by iron railings and low masonry walls. Additions to the northwest were built in 1961 and 1970, including a garage decorated with a concrete brise-soleil on the northern side.

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District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

façade. The windows of the house are decorated with accordion shutters. A small shed was constructed in the southwestern corner of the property, and the backyard has been enclosed with a wooden fence.

The residence at 14640 Monroe Street (Photo 21) [8DA15362], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with an intersecting gable roof covering the entryway enclosed by iron railings and low masonry walls. Additions to the northwest were built in 1961 and 1970, including a garage decorated with a concrete brise-soleil on the northern side façade. A fabric carport structure is placed over the driveway in front of the garage. A chain-link fence encloses the backyard, and a low metal picket fence and gate are placed across the front property line.

The residence at 14620 Monroe Street (Photo 22) [8DA15363], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorated iron railings. The house retains the original rectangular shape common throughout the district.

The residence at 14600 Monroe Street (Photo 23) [8DA15364], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by a decorative iron railing and a thin metal pole set in a low brick wall. The house retains the original rectangular shape common throughout the district, but a small storage room was built on the rear of the property. Each window features decorative modest, flat stucco banding on either side. A wooden and chain-link fence encloses the backyard.

The residence at 14560 Monroe Street (Photo 24) [8DA15365], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. Additions constructed in 1953, 1997, and 1999 expanded the house to the north and west, including a flat-roofed garage. The windows are covered by panel shutters and a chain-link fence encloses the backyard.

The residence at 14540 Monroe Street (Photo 25) [8DA15366], built in 1949, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. The house retains the original rectangular shape common throughout the district, but a low short masonry wall extends slightly south from the front façade. A low masonry planter was also installed in the front yard.

The residence at 14520 Monroe Street (Photo 26) [8DA15367], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. An addition constructed in 1964 added a flat-roofed garage as

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County and State

N/A

Name of multiple listing (if applicable)

well as expanding the house to the west to accommodate for increased interior space. The windows of the front façade feature decorative window shutters, and a chain-link fence encloses the backyard.

INTEGRITY

The Richmond Heights Pioneer Historic District has sufficient integrity for listing on the National Register of Historic Places. Its integrity of location and setting are very high; the historic district is in the same place as it was in the historic period, and its setting as a section of the Richmond Heights subdivision surrounded by other roads and houses has been unchanged. Its integrity of design, materials, and workmanship are sufficient for listing. Some of the 26 houses are relatively unchanged, while others have experienced alterations including the additions of garages, carports, porches, and sheds. These modifications tended to follow similar patterns as the pioneer families grew and needed more space. Some of the houses have experienced cosmetic alterations such as the addition of brick veneer or the construction of Mediterranean Revival-style arches. Despite this, all of the houses are recognizable as either identical to the original design, materials, or workmanship, or were altered within the historic period into a changed, but still recognizable form. Even the relatively-significant alterations do not render the houses unrecognizable to their original form and structure. The integrity of feeling and association is very high, with the district retaining its historic character to the present.

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Richmond Heights Pioneer Historic
District

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Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

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CONTRIBUTING RESOURCES

All resources within the district are residential buildings located along Monroe Street in the Masonry Vernacular style. There are no noncontributing resources within the district.

<u>Address</u>	<u>Date of Construction</u>	<u>Site File #</u>	<u>Photograph #</u>
14520	1950	8DA15367	26
14540	1949	8DA15366	25
14560	1950	8DA15365	24
14600	1950	8DA15364	23
14620	1950	8DA15363	22
14640	1950	8DA15362	21
14660	1950	8DA15361	20
14680	1950	8DA15360	19
14700	1950	8DA15359	18
14720	1949	8DA15358	17
14740	1950	8DA15357	16
14760	1950	8DA15356	15
14780	1950	8DA15355	14
14800	1950	8DA15354	13
14801	1950	8DA15342	1
14820	1950	8DA15353	12
14821	1950	8DA15343	2
14841	1950	8DA15344	3
14900	1949	8DA15352	11
14901	1950	8DA15345	4
14920	1950	8DA15351	10
14921	1950	8DA15346	5
14940	1950	8DA15350	9
14941	1950	8DA15347	6
14960	1950	8DA15349	8
14961	1950	8DA15348	7

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Richmond Heights Pioneer Historic
District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Richmond Heights Pioneer Historic District is locally significant under Criterion A in the areas of Community Planning/Development and Ethnic Heritage: Black. The district possesses significance as the first set of houses in a planned community designed and built for African American veterans after the Second World War, the first of its kind in South Florida. The 26 properties in the Richmond Heights Pioneer Historic District are representative of the original ideals of the Richmond Heights subdivision, in a period where Miami-Dade County was rapidly growing in size and population, while consolidating its voluminous amount of land into more tightly-packed developments. The district's 26 houses are primarily single-family concrete block residences with plain stucco facades, with hipped or low-slope gable roofs. While the houses have been continuously occupied since their construction, some by the same families for almost seven decades, and the overall Richmond Heights community's history covers a much wider period, the period of significance for the Richmond Heights Pioneer Historic District is from 1949 to 1950, years in which the houses were purchased, constructed, and first occupied.

HISTORIC CONTEXT

Black Communities in Early Miami-Dade County

Black Miamians were crucial to the early development of Miami-Dade County, with their labor forming the basis for the early tourism industry, as well as being the primary workers on the construction of the railroad that would connect Miami to the north. Despite this, Miami and the other communities in Miami-Dade County tended to be heavily segregated and unequal. Richmond Heights, despite being billed as an upscale planned community for African-American veterans of the Second World War, fits into a persistent and repeating narrative of black communities being built to the west of the more desirable coastal land, and firmly separated by design from the areas where white Miamians lived.

The story of black communities in Miami-Dade County has its origins in the area now known as Coconut Grove, where a partnership between a young shipbuilder named Ralph Middleton Monroe and an English couple named Charles and Isabella Peacock formed the basis for Miami's first hotel, which eventually came to be known as the Peacock Inn. The hotel, opened in 1882, which served as a desirable resting place for northern travelers who wished to relax in South Florida's tropical climate and explore the undeveloped swampland in the nation's southeast corner, had a predominantly black staff.¹ Most of the workers at the hotel were Bahamian immigrants who traveled to the United States seeking economic

¹ Susannah Worth, "The Peacock Inn: South Florida's First Hotel," *The Florida Historical Quarterly*, (Florida Historical Society, Vol. 91, No. 2), Fall 2012, 160.

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opportunity.² The Peacock Inn, a coastal property, served as a basis for the community of Coconut Grove, and the community expanded to the north and south, but the coastal territory was limited to white landowners. Coconut Grove's primarily-Bahamian black community instead lived to the west, in the area then called Kebo, named after the highest peak of Mount Kilimanjaro in Tanzania. The area, now known as West Coconut Grove, proved to be an entry point into early Miami-Dade County for waves of Bahamian immigrants who would have a profound impact upon the development of the county, and the city of Miami most specifically.³

Kebo was architecturally distinguished by its shotgun houses. Shotgun houses are a specific design of wood-frame vernacular architecture, generally narrow one-story wooden houses with a porch. They are normally one room wide, and configured in a rectangular manner with a clear path from the front of the house to the back.⁴ The very design of these houses was influenced by the Bahamian origins of their earliest residents, and was an architectural form brought across the Atlantic from Africa during the course of the Transatlantic slave trade. Displaying a cultural philosophy of space intended to ensure constant interaction between family members, Kebo's shotgun houses represented the merging and evolution of cultural practices that Bahamians had brought to the United States, and the international influences of Miami-area vernacular architecture. The very placement of the houses in relation to each other, generally tightly clustered in a linear formation, was meant to enhance the sense of community between homeowners while also attempting to increase the unity within each individual family. With shotgun houses, emphasis was not placed upon individuality and separation between homeowners, as would become the case with later patterns of development, such as within the Richmond Heights Pioneer Historic District.⁵

Miami's most prominent black community for the majority of the twentieth century was the Overtown neighborhood, located just to the northwest of the heart of Downtown Miami. Historically referred to as "Colored Town," the neighborhood was first established by workers who had helped railroad magnate Henry Flagler expand the Florida East Coast Railway line to what was at the turn of the twentieth century its southern terminus, in Miami. Flagler's development pattern was to spur the creation of communities to ensure the profitability of the railroad. He would do this by building a desirable hotel which would draw in tourists. The staff of the hotels, and the laborers who had constructed them, would build neighborhoods which would be a source of trade with other parts of the state and country, and the

² Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 34-35.

³ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 36-37.

⁴ Vickie Toranzo and Warren Adams, City of Miami Historic and Environmental Preservation Board, *Wood Frame Vernacular Residences of Coconut Grove Village West Multiple Property Designation*, June 18, 2018, 16.

⁵ Denise Andrews, "The Bahamian Influence on the South Florida Shotgun House," Kislakfoundation.org, <http://www.kislakfoundation.org/millennium-exhibit/andrews1.htm>, Accessed July 18, 2018.

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hotel itself would be a seed for other businesses aimed at attracting well-off visitors. Miami's Royal Palm Hotel was the root of the city's early development, and the majority of the workers who cleared the land at first overgrown with swampy coastal mangrove, and built the Royal Palm Hotel itself, were black, many of whom were Bahamian immigrants. Henry Flagler's company, looking to ensure a hospitable local political environment, arranged for a vote for Miami's incorporation as a city on July 28, 1896, stacking the vote with black workers encouraged by their supervisors to attend the meeting. 162 of the 367 votes (44%) in favor of the city's incorporation were black, creating the basis of an important voting bloc in early Miami politics.⁶

Despite being crucial to the politics and economy in Miami's first decades, Jim Crow segregation practices forced Miami's early black community into the cramped Colored Town area, which was bounded by white communities. Colored Town was established by a combination of workers who had come from Northern states in search of economic opportunity, and Bahamian immigrants who had done the same thing. Because of this combination of cultural influences, Colored Town developed an architectural identity that fused American building styles with those of the Bahamas, with many of the houses being shotgun style like those in Kebo, and wood being the primary building material. As Colored Town grew and developed in the twentieth century, it was held back by unequal access to civic resources. With unpaved streets, the consistent threat of police brutality, and legal barring from black Miamians operating businesses which served whites, Colored Town over time developed a self-sufficient identity. By 1920, Miami's black community made up 32 percent of the city's population, but they lived in 10 percent of the city's space.⁷ Colored Town became more and more cramped, and by the middle of the century, as Miami began to experience postwar growth, new communities had to be developed to serve the black community while maintaining the culture of segregation which had been so fundamental to the area itself.

HISTORIC SIGNIFICANCE

Criterion A - Community Planning/Development and Ethnic Heritage: Black

The Richmond Heights Pioneer Historic District is a tight cluster of 26 houses built in 1949 and 1950, the fledgling residences in a large planned community intended for African American veterans of the Second World War. The district is locally significant under Criterion A in the areas of Community Planning/Development and Ethnic Heritage: Black for its connection to the creation of a new community in western Dade County during a period of great expansion for the South Florida region.

⁶ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 54-58.

⁷ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 77.

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Richmond Heights was converted from land that had formerly been used as a failed papaya grove, and was endowed with great ambitions and ideals by its creator, Captain Frank Crawford Martin. The first 26 houses, all owned by African American veterans in good standing, represent the initial conception of a community that survives until the present. The district's period of significance runs from 1949 to 1950, the years in which the houses were purchased, built, and initially expanded to fit the needs of growing families.

The land on which Richmond Heights would eventually be developed (Figure 1) was originally included in the Perrine Land Grant, which had been granted by the United States Congress to horticulturalist Dr. Henry Perrine in 1838 during the Second Seminole War, intended to be used for experimentation in introducing foreign plants to the tropical Florida climate.⁸ A native pine rockland, the land that would one day become Richmond Heights was defined by stands of Dade County pine with a natural slough running through the northeast section, draining out to Biscayne Bay to the east. Richmond Heights was located deep inland, around 15 miles from the urban core that would eventually form the basis of the development of Miami and Dade County at large. The rapid expansion that took place during the first half of the twentieth century would gradually bring the region closer to the county's developing commercial and residential heart.

Around the turn of the 20th century, the Richmond Timber Company purchased several thousand acres of this land, using it to become a major supplier of Dade County pine, a wood which was readily available in the region, enabling the massive real estate expansion the county would experience in the coming decades, through the Florida Land Boom and beyond. At the start of World War II, in 1942, the US Navy purchased 2,500 acres of this land from the timber company and established the Naval Air Station Richmond, for use as a blimp base.⁹ Around the same time, Captain Frank Crawford Martin, a former West Point student and pilot for Pan American Airlines, purchased 3,000 other acres from the Richmond Timber Company, adjacent to the new military base. He discovered the land during his flights, noticing that the land comprised a relatively elevated area that never flooded. Captain Martin's initial plan for the land was to establish a fruit tree grove. However, a major hurricane in 1945 wiped out his papaya groves, scuttling his plans.¹⁰

⁸ Karl Squires, Civil Engineer, "Official Map of Northern Portion of Dade County, Florida," Southern Map Company, Miami, Florida, January 1926.

⁹ Anthony Atwood, "Naval Air Station Richmond, Building 25," National Register of Historic Places Inventory/Nomination Form, Navy Recruiting District HQ, Miami, May 1, 2017.

¹⁰ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 9-10.

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Captain Martin's original intentions for the 3,000 acres he had purchased from the Richmond Timber Company had been dashed, but he quickly rebounded to create a new venture. Following the Second World War, Captain Martin recognized a very different potential opportunity for his undeveloped land. Martin recognized that affordable quality housing opportunities for African American World War II veterans were limited. He decided that developing his failed papaya grove as a residential community for upstanding professional African American veterans would be a profitable and beneficial business opportunity. Martin initially met resistance from potential investors, who felt that the proposed subdivision was too far away from the already-established African American neighborhoods in Miami-Dade County, which were primarily located along the coast. Areas like Overtown in Downtown Miami and Coconut Grove, which was among the earliest residential areas in the county, already had thriving African American communities.¹¹ Captain Martin also had difficulty gaining approval from the Federal Housing Administration (FHA). To resolve that issue, Martin contacted a former West Point classmate, who was then an aide for President Harry S. Truman. With the help of this connection, President Truman directed the FHA to approve Martin's financing for the development.¹² With the support of the FHA, Martin had three model homes constructed. Immediately upon the completion of the model homes, Martin had a listing of applicants wishing to purchase residences in Richmond Heights. This quick response then convinced Martin's investors that Richmond Heights would provide the potential for a sound business partnership.¹³

With his financing secured, Martin then formed a council of African American community leaders to help advise him on his new venture. This council included David Douglas, Miami representative for the Atlanta Life Insurance Company; Reverend Edward T. Graham; Father Theodore R. Gibson, rector of the Christ Episcopal Church in Coconut Grove; Associate Judge L.E. Thomas of the Miami Municipal Court; and Charles Ratcliffe of the Veterans Administration Hospital in Coral Gables.¹⁴ With the input of his advisory council, Martin determined that only African American World War II veterans with honorable discharges who remained in good financial standing would be eligible to purchase residences in Richmond Heights. Prospective homeowners had to meet with Captain Martin, and provide documents indicating they met these qualifications.¹⁵ By developing a neighborhood for African American World War II veterans, Martin created not only the first private development in Miami-Dade County exclusively for

¹¹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹² Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 14.

¹³ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁴ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁵ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

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African Americans, but also one of the first planned communities designed and intended specifically for African Americans in the United States.¹⁶

Martin devised the plan for the Richmond Heights subdivision (Figure 2), with an initial build-out of 457 residences. In his plan, Martin set aside land for future development of churches, a school, a medical clinic, and a playground. Martin's original acreage also included 615 acres that would eventually be used for the creation of a zoo, today known as ZooMiami. Throughout the neighborhood, the avenues were named for US Presidents while the streets were named for African American community leaders. With the help of the Rader Knappen Tippetts Engineering Company, the development was laid out and platted. It followed Martin's plan with a key design feature being its gently curving streets, which were meant to enhance curb appeal and to help ensure slow vehicular speeds.¹⁷ On November 22, 1949, the Dade County Commission approved his proposed plat.¹⁸

Captain Martin's plan for Richmond Heights had a very specific and intentional design scheme, one that aimed to ensure that the neighborhood was organized and attractive to potential buyers. Each property would have a lot measuring 75x100 feet, and the concrete block homes would primarily be three bedrooms, though a few were constructed with two bedrooms, and would have either barrel or flat concrete tile roofs.¹⁹ Martin wanted to ensure the quality of the homes, and insisted they be constructed to comply with the building codes set forth in Coral Gables, a residential community that had also been devised with rigorous standards.²⁰ The first 40 homes were constructed by Babcock and Lamont, though Martin did not feel they met the high standards for which he was striving. Instead, he established his own building company, Richmond Development Corporation, for which he served as the general contractor to oversee all future building.²¹

Martin also aimed to provide a reliable infrastructure for the necessary organizational aspects of life in Richmond Heights, trying to create a sustainable community that would survive and thrive for decades. He also provided community-wide improvements, to minimize future assessments for which residents would be responsible. These improvements included wide, paved streets, which measured a minimum of

¹⁶ Janice A. Chilis, "Richmond Heights Developed for World War II Vets," *Miami Times*, March 24, 1983.

¹⁷ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁸ Resolution #3461, approving plat of Richmond Heights, approved and adopted on November 22, 1949, Dade County Board, as reproduced in Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 10.

¹⁹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

²⁰ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 9.

²¹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 17.

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50 feet wide, with some streets extending to 75 or 100 feet in width, and the installation of water mains.²² A dedicated water tower was constructed off Pinkston Drive, which served as a visual landmark for the community until it was demolished in 1984. Martin also fought to establish public bus service to Richmond Heights, meeting with state politicians to get approval. Once approved, Martin purchased used buses (Figure 5) and had them refurbished by Marion League, former CEO for South Miami Coach.²³ Martin also discovered that the US Postal Service refused to provide home delivery when the first residents moved to Richmond Heights. As a result, he worked to establish a dedicated post office in the community, which was built at the dead-end intersection of Pinkston Drive and Polk Street. In turn, this led to the first African American postmen in Miami-Dade County, three of whom lived in Richmond Heights: Anthony Palmore, Willie Redding, and Roy Bentley.²⁴ Other improvements, such as streetlights, and in-home telephone lines, were not established until several years later.²⁵ Once individual lots were sold, owners further tended to improve them with the planting of grass and fruit trees. Martin also hired a sales representative, Louis S. Edwards, to assist with the property sales, and he provided security guards to monitor the public streets during construction.²⁶

Interest in the new residential community was strong and immediate, with a waiting list of applicants quickly accumulating. The first 26 residential sales were all purchased in December 1949, with the first 23 sales occurring on December 12, 1949, and 3 additional sales on December 14, 1949.²⁷ However, remaining members of these first 26 pioneering families recall that the Wallace family was the first to purchase a home in Richmond Heights, and the Swain family was the first to actually move in to the new neighborhood in December 1949.²⁸ The first 3 homes were constructed in 1949, with the remaining 23 homes constructed in early 1950.²⁹

The homes in Richmond Heights were very desirable for African American veterans. In at least one case, people worked together to ensure that people who wanted to live in the community were able to. A veteran

²² Charles B. Forbes, "Richmond Heights Challenges Negro Builders," *Miami Sunday News*, May 20, 1951.

²³ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 17-18.

²⁴ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 80

²⁵ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

²⁶ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 19-20.

²⁷ Deed Book 3216, pages 133-174, pages 585-587; Deed Book 3217, pages 287-292, Miami-Dade County, and as documented in Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 15.

²⁸ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

²⁹ "Property Search Application," Miami-Dade County Property Appraiser, accessed June 4, 2018, <http://www.miamidade.gov/propertysearch>.

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named Willie Gaines, who was the first resident at 14640 Monroe Street, was technically not its first owner. He could not find his veteran papers, and would have been unable to prove his status to Captain Martin, so a fellow veteran friend of Gaines named Livingston James secured the home and transferred the deed to Willie Gaines, who later reclaimed his service papers. Gaines was the house's first resident.³⁰ The veterans who were to live in Richmond Heights had great hopes for the community, and collaborated to build it up.

The next recorded sales did not occur until March 1950, setting these first 26 sales apart as the first members, and pioneers, of the Richmond Heights community. These first 26 homes were neighboring properties, all located on Monroe Street, in the southwestern section of the Richmond Heights subdivision. The first 13 properties are located on the west side of Monroe Street, from Carver Drive at the north to Graham Drive at the south. South of Graham Drive, the next 13 properties are located on both sides of Monroe Street, and extend to the mid-block between Graham Drive and SW 152 Street. These 26 properties define the Richmond Heights Pioneer Historic District. Once the 26 pioneer families settled in Richmond Heights, the reputation of the new community quickly spread, and sales continued throughout the neighborhood. By May 1951, the neighborhood had 457 homes constructed and 2,100 residents, and foundations being laid for another 275 homes.³¹

While Martin's first phase of build-out in Richmond Heights was an immediate success, he never had the opportunity to see the community to its full fruition; he was involved in a collision on May 23, 1951 and died unexpectedly.³² After Martin's death, construction temporarily stalled until 1952, when E.J. Pollock, Hialeah builder and friend of Martin, purchased Martin's remaining acreage and resumed construction.³³ Changing the company name to Richmond Homes, Pollock hired his own sales representative, Leon Earles, and continued with on-going construction and sales. They created sales brochures for the growing neighborhood and advertised in national publications, such as *Ebony* magazine.³⁴

Under the direction of Pollock, Richmond Heights continued to prosper as originally envisioned by Martin. Additional neighborhood amenities began to be developed, outside of the single-family

³⁰ Correspondence with Willysann Gaines, December 4, 2018.

³¹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

³² Fifth Annual Founder's Day Breakfast Program, "A Tribute to the Extraordinary Life of Captain Frank C. Martin," Richmond Heights Community Development Corporation, February 7, 2009, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³³ Fifth Annual Founder's Day Breakfast Program, "A Tribute to the Extraordinary Life of Captain Frank C. Martin," Richmond Heights Community Development Corporation, February 7, 2009, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁴ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015; Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 20-21.

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residences. Prior to his death, Martin had deeded 20 acres of land to the Dade County Board of Public Instruction for the creation of a public school. The Board was initially hesitant to provide an African American school in this location, but Martin promised that if they built a school on his property by a certain date, he would deed them the land at no cost. Two days before Martin's imposed deadline, the Board began construction of a school with six portable classrooms and one lunchroom. The school opened on September 4, 1952 with 190 students. Within a week, enrollment had increased to over 200 students. The first staff for the school was entirely African American, with Walter A. White serving as the Principal and five additional teachers and staff. A permanent school building was constructed on that same site in 1956, and the school was rededicated as the Frank C. Martin Elementary School on April 26, 1957.³⁵

As construction continued, a community began to emerge. On November 13, 1954, the Richmond Heights Citizen's Committee formed with the mission of providing "a unified voice for the community."³⁶ The committee held regular meetings to discuss on-going neighborhood issues, like zoning, development, and transportation. One of the first issues they tackled was creating a strong voice to oppose a proposed nightclub in the neighborhood. They also identified the need for a commercial shopping area as one of their first priorities, along with monuments that would recognize the significance of their burgeoning neighborhood.³⁷

Part of Martin's vision for Richmond Heights was that it would be a self-sufficient community, which included a planned shopping center for local business, giving residents a near-by place to buy goods while providing money back into the community's economy. This planned center was eventually erected when ten African American investors provided retail space in a small strip mall on Lincoln Boulevard.³⁸ Several Richmond Heights families owned and operated businesses in the new shopping center. Dorsey's Pure Oil served as the anchor store.³⁹ The shopping center also included a drugstore, owned and operated by Clarence and Olivia Edwards, which opened in 1956. This drugstore became an important staple in the community, serving as a social gathering spot for residents, and providing first-time employment for

³⁵ Dedicating Program, Frank C. Martin Elementary School, April 26, 1957, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁶ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 69.

³⁷ Meeting Notes from the Richmond Heights Citizen's Committee, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁸ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 69.

³⁹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 76.

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neighborhood youth.⁴⁰ The impact of the Edwards and their business on Richmond Heights was so great that Lincoln Boulevard was later renamed Olivia L. Edwards Boulevard.

Along with the shopping center, Martin also set aside land for the construction of future churches. Bethel Missionary Baptist Church and Mount Pleasant African Methodist Episcopal (AME) Church were the first two places of worship established in Richmond Heights. Initially, in 1951, the congregations met in residents' homes. When a community center was later constructed at 11111 Pinkston Drive, the congregations alternated Sundays at the center. While Bethel Missionary Baptist Church was founded on May 4, 1951, a permanent church was not constructed until 1958, with a groundbreaking ceremony on May 4, 1958. The church, constructed at 14440 Lincoln Boulevard, remains in the same location today, though has been renovated numerous times and rebuilt in 1996.⁴¹ Mount Pleasant AME Church was founded on October 19, 1951, and initially met in a Richmond Heights model home/sales office. This church later changed its name to the Martin Memorial AME Church. In 1958, a permanent structure was erected at 14740 Lincoln Boulevard.⁴²

The early residents of Richmond Heights showed their dedication to the new community not only through their participation in the local churches and business, but with the creation of several civic organizations as well. In addition to the Citizen's Committee, residents also formed the American Legion Richmond Heights Post No. 281 and the Veterans of Foreign Wars Post No. 8197 in the 1950s. Local resident Anita Gray established the Richmond Heights Woman's Club, with its first meeting held on May 2, 1954. This group started with 31 members who aimed to "promote the welfare of the community through civic, educational, and social projects."⁴³ Willie Redding, who came to be known as the "little mayor of Richmond Heights," helped found the Richmond Heights Crime Watch organization.⁴⁴ Residents' commitment to bettering the community continues today with many of these organizations still active, and new organizations being formed.

Richmond Heights continues to be a tight-knit community with strong civic engagement. The pride that is seen in this community today was formed from its earliest days, with the vision provided by Captain Frank C. Martin and the dedication and commitment created by its earliest residents, notably by the 26

⁴⁰ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

⁴¹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 37-38.

⁴² Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 41.

⁴³ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 91.

⁴⁴ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 116.

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pioneering families. These families provided the example of what Richmond Heights could be, attracting others to the community. By moving their young families to a new community that had not yet been strongly established, they developed the strong sense of community that has made Richmond Heights what it is today.

Notable Early Residents of the Richmond Heights Pioneer Historic District

The 26 pioneer families made a significant impact to the Richmond Heights community, attracting other residents to the new development. Each of the residents were honorable servicemen, who after their military service ended, continued with noted professional and personal service. The first to buy a home in Richmond Heights was Luther H. Wallace, a Georgia native and Coast Guard member, who was still serving in active duty when he and his wife, Mary T. Wallace, purchased the house located at 14520 Monroe Street. Wallace remained in the Coast Guard and at the time of his retirement in 1959, he was a Chief Petty Officer. He came to be regarded as one of the most highly respected African American Coast Guardsmen of World War II.⁴⁵ Wallace set the tone for qualifications and achievement among Richmond Height's pioneering residents.

Warric R. Ferguson, born in Camp Hill, Alabama, enlisted in the Army at the outbreak of World War II. He then transferred to the US Army Air Corps, which later became the US Air Force. In the Air Force, Ferguson was promoted to the rank of Master Sergeant. He was stationed in Tallahassee and assigned to work with the African American unit in Tuskegee, Alabama, which came to be known as the Tuskegee Airmen. In this position, the Airmen flew to Ferguson's station in Tallahassee every morning to the Love Airfield practice range. Here Ferguson helped set up the practice sessions, where the Airmen trained until they were given clearance to fight overseas. Ferguson was eventually stationed first in Italy, and later in India and Burma. Following his service, Ferguson was honorably discharged and moved to Miami where he purchased one of the first 26 residences in Richmond Heights. He later went on to a long career with Miami-Dade County Parks and Recreation. He began his career with the County as the manager of the segregated section of Homestead Bayfront Park. In this position, he founded the first learn-to-swim program for African Americans in Miami-Dade County. Ferguson was promoted several times within the Parks and Recreation Department before eventually retiring in 1975.⁴⁶

Wallace and Ferguson are just two examples of the distinguished military and professional service represented in the broader Richmond Heights Community, and among the first 26 homes built there. The

⁴⁵ Glenn A. Knoblock, *African American World War II Casualties and Decorations in the Navy, Coast Guard, and Merchant Marine, A Comprehensive Record*, MacFarland and Company, Jefferson, NC, 2009: 392.

⁴⁶ Warren K. Ferguson, public testimony, Miami-Dade County Historic Preservation Board, December 16, 2015.

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26 pioneer families brought Captain Martin’s vision to life and each of those families made a significant contribution to Richmond Heights. They illustrated how strong the community could be and created a reputation for Richmond Heights and its residents that continued to attract more and more upstanding residents. Richmond Heights maintains this reputation today, and ultimately it was founded in the pioneering spirit of Captain Martin and the first 26 families.

United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
District

National Register of Historic Places Continuation Sheet

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 23

Richmond Heights Pioneer Historic
District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

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United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
District

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County and State

N/A

Name of multiple listing (if applicable)

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Verbal Boundary Description

The boundary of the district begins with the northwest corner of the lot containing 14520 Monroe Street, extends southward to the southwest corner of the lot containing 14960 Monroe Street, extends eastward to the southeast corner of the lot containing 14961 Monroe Street, extends northward to the northeast corner of the lot containing 14801 Monroe Street, extends westward to the northeast corner of the lot containing 14800 Monroe Street, extends northward to the northeast corner of the lot containing 14520 Monroe Street, and connects west back to the northwest corner of the district.

Boundary Justification

This boundary represents the entirety of the buildings contained within the Richmond Heights Pioneer Historic District. The 26 homes in the district were the first 26 built in the Richmond Heights subdivision, and they all contribute to the significance of the district.

United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
District

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Continuation Sheet

Name of Property
Miami-Dade County, Florida
County and State

Section number Add. Doc. Page 25

N/A
Name of multiple listing (if applicable)

Additional Documentation (Figures, plans, historic photos)

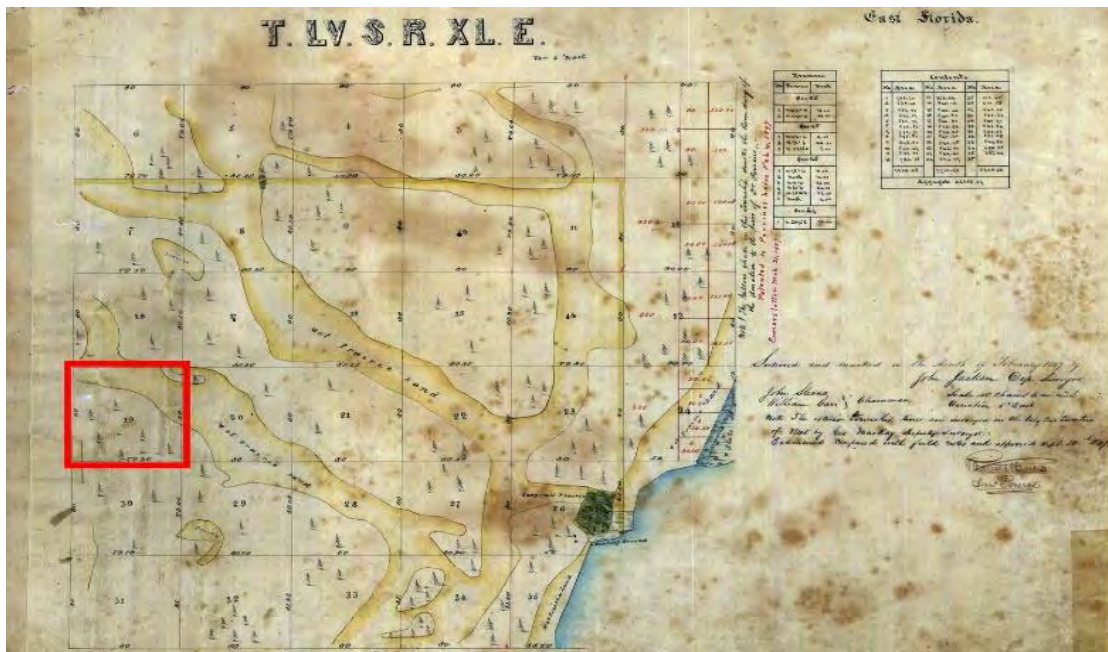


Figure 1: 1847 survey map showing the natural conditions of the area where Richmond Heights would be developed a century later, outlined in red. It shows the native woodland through the higher elevation in Section 19, and the slough draining through the northeast section. Source: Miami-Dade County Office of Historic Preservation

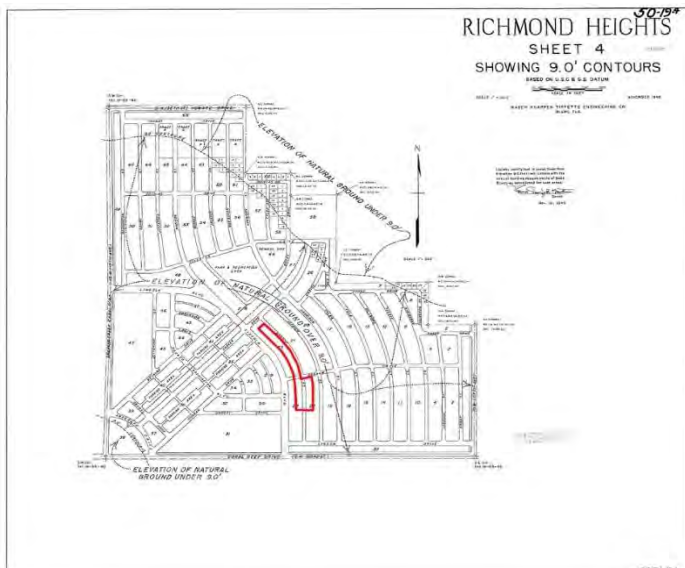


Figure 2: November 1949 subdivision plat of Richmond Heights, with the historic district boundary outlined in red. Source: Miami-Dade County Office of Historic Preservation

United States Department of the Interior
National Park Service

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Richmond Heights Pioneer Historic
District

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N/A

Name of multiple listing (if applicable)



Figure 3: Captain Martin, on left, overseeing construction in Richmond Heights, no date. Source: Fifth Annual Founder's Day Breakfast Program, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc



Figure 3: 1952 view of the new Richmond Heights community from the top of its landmark water tower, demolished in 1984. Source: *Images of America: Miami's Richmond Heights*



Figure 5: Martin made sure public transportation was available in Richmond Heights, and provided the buses himself, no date. Source: *Images of America: Miami's Richmond Heights*



Figure 6: Once the homes were purchased, owners extensively planted their lots, displaying the pride they took in their new homes. No date. Source: Black Archives, History & Research Foundation of South Florida, Inc.

United States Department of the Interior
National Park Service

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Richmond Heights Pioneer Historic
District

Name of Property

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N/A

Name of multiple listing (if applicable)



Figure 7: Randy Butler rides his bike down Jackson Street, past the residential lots that owners enhanced with extensive plantings, displaying their pride of ownership and sense of community in Richmond Heights, circa 1960s. Source: *Images of America: Miami's Richmond Heights*



Beautiful homes for sunshine
living in **Miami**, Florida!

Richmond Heights

Homes from \$12,000 - \$23,000 and up

Miami – great for retirement living or for job opportunities for young families. Richmond Heights – in Miami's fastest growing, new area...broad winding streets...homes set well back on spacious lawns. Near everything...schools, churches, shopping, beaches, fishing and golf. All streets are paved; street lights and complete utilities and services. FHA and VA financing. Discover Richmond Heights today!

Richmond Homes, Dept. E
2484 S.W. 17 Ave., Miami, Fla., 33145

Gentleman: Please rush me your FREE colorful brochure about
Richmond Heights

NAME

ADDRESS

CITY

STATE

ZIP

Approximate value of home desired

Figure 8: An advertisement placed in Ebony magazine, 1967. Source: *Images of America: Miami's Richmond Heights*

United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
District

National Register of Historic Places Continuation Sheet

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N/A

Section number Add. Doc. Page 28

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Figure 9: The Richmond Heights Pioneers Monument is located in a grassy open space along Lincoln Boulevard, at its intersection with Madison Street. The granite monument is comprised of three distinct elements set in a paved walkway. It includes a descriptive plaque mounted on black granite, a middle granite piece etched with an outline of the original subdivision plan, and the main monument, that is etched with the names of the 26 pioneers on the rear side, 2016. Source: Heritage Architectural Associates, on file with Miami-Dade County Office of Historic Preservation.

United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
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National Register of Historic Places Continuation Sheet

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number Photos Page 29

Name of

Property: Richmond Heights Pioneer Historic District

City or

Vicinity: Miami County: Miami-Dade State: Florida

Photographer: Heritage Architecture Associates Date Photographed: 2016

Photographs

Description of photograph(s) and number, including description of view indicating direction of camera:

1. 14801 Monroe Street, facing east
2. 14821 Monroe Street, facing east
3. 14841 Monroe Street, facing east
4. 14901 Monroe Street, facing east
5. 14921 Monroe Street, facing east
6. 14941 Monroe Street, facing east
7. 14961 Monroe Street, facing east
8. 14960 Monroe Street, facing west
9. 14940 Monroe Street, facing west
10. 14920 Monroe Street, facing west
11. 14900 Monroe Street, facing west
12. 14820 Monroe Street, facing west
13. 14800 Monroe Street, facing west
14. 14780 Monroe Street, facing west
15. 14760 Monroe Street, facing west
16. 14740 Monroe Street, facing west
17. 14720 Monroe Street, facing west
18. 14700 Monroe Street, facing west
19. 14680 Monroe Street, facing west
20. 14660 Monroe Street, facing west
21. 14640 Monroe Street, facing west
22. 14620 Monroe Street, facing west
23. 14600 Monroe Street, facing west
24. 14560 Monroe Street, facing west
25. 14540 Monroe Street, facing west
26. 14520 Monroe Street, facing west

Richmond Heights Historic District



Miami, Miami-Dade County
Florida 33176

Lat./Long. Coordinates:

- A: 25.633134, -80.375987
- B: 25.633345, -80.375778
- C: 25.631024, -80.373949
- D: 25.631144, -80.373483
- E: 25.629610, -80.373395
- F: 25.629663, -80.374157

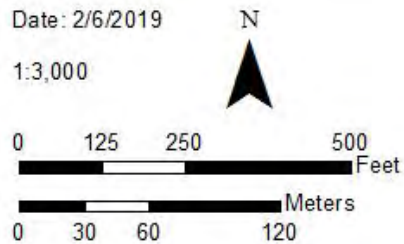
Datum: WGS84

Legend

-  Proposed NR Boundary
-  Contributing Resources

Date: 2/6/2019

1:3,000



Basemap Sources: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping, Aerogrid,
IGN, IGP, swisstopo, and the GIS
User Community



Richmond Heights Historic District


Miami, Miami-Dade County
Florida 33176

Lat./Long. Coordinates:

- A: 25.633134 -80.375987
- B: 25.633345 -80.375778
- C: 25.631024 -80.373949
- D: 25.631144 -80.373482
- E: 25.629610 -80.373395
- F: 25.629663 -80.374157

Datum: WGS84

Legend

 Proposed NR Boundary

Date: 7/2/2018

1:8,000

0 337.5 675 1,350 Feet

0 80 160 320 Meters

Basemap Source: 2013 National Geographic Society, i-cubed








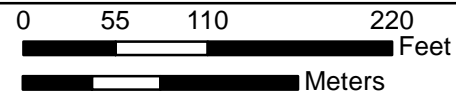
Richmond Heights Historic District Resources and Photo Key

Miami, Miami-Dade County
Florida 33176

Date: 2/6/2019
1:1,375

Legend

-  Proposed NR Boundary
-  Contributing Resources
-  Photograph Number and Direction



Basemap Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community







































14680





14840



1462





14560





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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Richmond Heights Pioneer Historic District

Multiple Name: _____

State & County: FLORIDA, Dade

Date Received: 2/19/2019 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: _____ Date of Weekly List: 4/5/2019

Reference number: RS100003405

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 3/25/2019 Date

Abstract/Summary Comments: Resub comments addressed. Locally important community (this district is the first part developed) planned for returning African American veterans after WWII.

Recommendation/ Criteria: Accept / A

Reviewer: Jim Gabbert Discipline: Historian

Telephone: (202)354-2275 Date: _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Imberman, Max A.

From: Lynette <lynette1247@att.net>
Sent: Thursday, November 8, 2018 11:01 AM
To: Imberman, Max A.
Subject: Richmond Heights designation Miami Florida/ Wallace family

EMAIL RECEIVED FROM EXTERNAL SOURCE

Dear Sir:

My name is Lynette C. Wallace, 14520 Monroe St; Miami, Fl 33176. I am a child of Richmond Heights Pioneer Luther H. Wallace [spouse Mary T. Wallace]. In honor of my deceased parents, and the other 25 pioneers and families, it is with deep appreciation my family and I are proud to announce the Richmond Heights Historic District 2016- 08 that was passed on July 20, 2016. Moreover, we are thrilled to be considered for the highly regarded State of Florida and Federal historical designation.

Richmond Heights is unique in that it was the *first* planned community in the entire state of Florida [and allegedly the United States] solely for Black WWII military/veterans. Our fathers' courage, faith and determination is duly noted for establishing the foundation for this distinguished neighborhood and it's residents .

We look forward to making our dreams come true in honor if our loving father (and Mother Mary) who's passing on 11.11. 2011 (and funeral that was held on Veteran's Day, 11.11.2011) who is certainly watching from heaven.

With Warm Regards,

Lynette C. Wallace & Family
14520 Monroe St
Miami, Fl 33176



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2018-11

**A RESOLUTION SUPPORTING
THE NOMINATION OF THE
RICHMOND HEIGHTS PIONEER HISTORIC DISTRICT
TO THE NATIONAL REGISTER OF HISTORIC PLACES**

WHEREAS, the Richmond Heights Historic District was constructed between 1949-1950 and is comprised of the first 26 properties sold in the subdivision; and

WHEREAS, the Richmond Heights Historic District represents the pattern of development and community vision originally planned by Captain Frank Crawford Martin in 1949; and

WHEREAS, the Richmond Heights Historic District is the first private development in Miami-Dade County established exclusively for African American World War II veterans and is among the first planned African American communities in the nation; and

WHEREAS, the Richmond Heights Historic District is significant for its association with Captain Frank Crawford Martin and the first 26 families to purchase property in the new community; and

WHEREAS, the first 26 families, known as the Richmond Heights Pioneers, made a significant impact to the Richmond Heights community; and

WHEREAS, the Richmond Heights Historic District is a significant example of post-World War II development that occurred throughout the US to provide efficient, quality housing for returning veterans; and

WHEREAS, the Richmond Heights Historic District is a particularly notable post-war subdivision as it established an unusually high quality of housing that was not typically provided for African Americans; and



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2018-11

Page 2

WHEREAS, on July 20, 2016, the Miami-Dade County Historic Preservation Board designated the same 26 properties as a County Historic District.

NOW, THEREFORE, BE IT RESOLVED, that the Richmond Heights Pioneer Historic District nomination for listing in the National Register of Historic Places is approved.

Prepared by:

Sarah K. Cody, Historic Preservation Chief
Office of Historic Preservation

<u>Board Members</u>	<u>Vote</u>
Gary Appel	ABSENT
Rick Cohen, Vice Chair	YES
Dr. Paul George	ABSENT
Melinda Anne Jester	YES
Mitch S. Novick, Chair	YES
W. R. (Bob) Smith, III	YES
Lourdes Solera	YES
Cecilia Stewart	YES



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State



December 13, 2018

Dr. Julie Ernstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disks contain the true and correct copy of the nomination for the **Richmond Heights Pioneer Historic District (FMSF#: 8DA15341) in Miami-Dade County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



SG 3405

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Richmond Heights Pioneer Historic District

other names/site number 8DA15341

2. Location

street & number 14520-14960 Monroe Street not for publication

city or town Miami vicinity

state Florida code FL county Miami-Dade code 086 zip code 33176

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Alissa Totane, Deputy HPO 12/13/18
Signature of certifying official/Title Date
Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

Returned

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
26	0	buildings
		sites
		structures
		objects
26	0	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

_____ "N/A" _____

Number of contributing resources previously listed in the National Register

_____ 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

Returned

7. Description

Architectural Classification

(Enter categories from instructions)

MASONRY VERNACULAR _____

Materials

(Enter categories from instructions)

foundation Concrete _____

walls Concrete _____

roof Asphalt Shingle _____

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

(Enter categories from instructions)

Community Planning/Development

Ethnic Heritage: Black

Period of Significance

1949-1950

Significant Dates

1949

Significant Person

Cultural Affiliation

Architect/Builder

Architect: Unknown

Builder: Babcock & Lamont

Returned

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

United States Department of the Interior
National Park Service

Richmond Heights Pioneer Historic
District

National Register of Historic Places Continuation Sheet

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 1

SUMMARY

The Richmond Heights Pioneer Historic District is an entirely residential district consisting of 26 houses located in the Richmond Heights subdivision in Miami-Dade County, Florida. The district contains 26 contributing properties, the first 26 houses built and occupied in Richmond Heights. All of the houses are single-story stucco Masonry Vernacular buildings with limited architectural detailing. The Richmond Heights Pioneer Historic District is entirely located along Monroe Street, in the southwest section of the greater Richmond Heights subdivision.

SETTING

The Richmond Heights Pioneer Historic District is located in southwestern Miami-Dade County, approximately 15 miles to the southwest of the city of Miami, the county seat. The population of Richmond Heights, an unincorporated community within the county, as of the 2010 Census was 8,541, a number that has remained relatively consistent since the 1980s. Richmond Heights is in an area that was developed later than the county's coastal core, where development is slightly less concentrated and the built environment is more suburban than urban. Richmond Heights is adjoined to the north and south by other census-designated places, with Kendall to the north and east and Palmetto Estates to the south. Richmond Heights is separated from Kendall, a large area with an urban core, by the Cutler Drain Canal Number C-100, a slough draining out to Biscayne Bay several miles to the east. Richmond Heights is separated from Palmetto Estates, another suburban area, by Florida State Road 992, also known as Southwest 152nd Street. To the west of Richmond Heights is the Florida Turnpike, also known as State Road 91. Within the overall Richmond Heights community, the Richmond Heights Pioneer Historic District is located in the southwestern section, with all 26 houses built along Monroe Street. The district is separated from its neighbors only temporally, with these 26 houses being the first ones built in Richmond Heights. The neighboring houses are mostly complementary in massing and style.

DESCRIPTION

The Richmond Heights Pioneer Historic District encompasses 26 properties on Monroe Street, extending roughly from Carver Street at the north, to mid-block between Graham Drive and SW 152 Street to the south. Between Carver Street and Graham Street, the historic district extends along the western side of Monroe Street. South of Graham Drive, it includes homes on both the east and west sides of Monroe Street. The district celebrates the history of Richmond Heights, and recognizes the important role of its founding residents by encompassing the first 26 homes to be purchased in the original Richmond Heights development. Over time, the Richmond Heights neighborhood grew to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Richmond Heights Pioneer Historic
District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

include thousands of homes, but the significant community started with 26 founding, or pioneer, families.

Each of the 26 residences included in the historic district is a contributing resource, and is directly associated with the first 26 families to settle in Richmond Heights. These single-family homes are relatively modest, concrete block residences with limited architectural detailing. The homes have plain stucco façades, with a few individual homes displaying additional decorative detailing in the stucco. The majority of the 26 homes have a hipped roof; approximately 10 of the homes have a low-slope gable roof instead of a hipped roof. Most of the homes have a small shed roof that provides additional shade over the front entryway. Simple stucco columns or decorative iron railings support the shed roofs. Today most of the roofs are covered with asphalt shingles, with only 2 maintaining barrel tile, and one with flat concrete tile. The original building plans called for either barrel or flat concrete tile roofs throughout the development. A few of the residences in the district have a garage or carport. Overall, the architectural character of the historic district is modest, indicating that while the original development aimed to provide quality residences, the goal was also to develop a thriving community, rather than to provide examples of the grand architectural styles of the time.

Contributing Buildings

The residence at 14801 Monroe Street (Photo 1) [8DA15342], built in 1950, presents a relatively-unaltered example of the characteristic Masonry Vernacular architectural style which defines the Richmond Heights Pioneer Historic District. A concrete block building clad in stucco with a hipped barrel tile roof, the house's entryway is covered by a shed roof supported by decorative iron brackets. Shaped as a simple 39-foot by 24-foot rectangle, the house has two exterior doors, one in the front and the other in the back. The house is located in the center of a corner lot at the intersection of Monroe Street and Graham Drive. The house's lot size is comparable to the size of the other houses in the district, despite the majority of them not being on corners. 14801 Monroe Street does not have a driveway, a carport, or a garage. A car associated with the property would have to park on the street. A concrete path leads from the sidewalk to the house's covered porch. The windows on each side of the house are currently covered with Bermuda shutters, but the original fenestration remains intact. This house retains a very close connection with the original design and size of many of the houses in the Richmond Heights Pioneer Historic District. Located on large lots, the houses had a lot of room to grow, and many of the other houses were expanded to accommodate growing families and necessary residential infrastructure. 14801 Monroe Street did not. A small shed was built in the back yard of the house in 1976.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Richmond Heights Pioneer Historic
District

Name of Property

Miami-Dade County, Florida

County and State

N/A

Name of multiple listing (if applicable)

The residence at 14821 Monroe Street (Photo 2) [8DA15343], built in 1950, presents a different visual impression than its neighbor to the north, and is evidence of the types of alterations that were done to houses in the early years of the Richmond Heights Pioneer Historic District. This concrete block building, clad in stucco, has two sections, which are each visibly distinguished by their roof types. The original part of the building, characterized by a gabled asphalt shingle roof and clad in stucco, consists of a small rectangle. A 1958 addition to the property, which consists of an expansion to the north, is defined by its flat roof, including a carport as well as added interior space. The flat roof extends southward from the carport to provide shade for the house's main entrance. A low masonry planter is placed in front of the flat overhang by the main entrance to the home. The carport is supported by rectangular columns clad in stucco. The house has two entrances on the front elevation, one leading into the original section of the house and the other inside the carport leading into the 1958 addition. Although the carport is accessible to vehicles, a driveway does not connect the carport to the street.

The residence at 14841 Monroe Street (Photo 3) [8DA15344], built in 1950, exemplifies the types of development constructed by historic Richmond Heights Pioneer Historic District property owners to customize their properties, while still retaining sufficient integrity for contributing status. The concrete block building clad in stucco has a hipped asphalt shingle roof. Its shape is reminiscent of the house at 14821 Monroe Street, but does not have a structural carport like that house does. The added sections of the house, constructed between 1953 and 1971, have a flat roof, which wraps around three corners of the property to the front and rear of the building. The section of the flat roof overhanging the front door of the house is supported by wooden columns. The house also has a carport structure attached to the front façade, which is not original. The front façade of the building also features stucco banding through its vertical middle-third, which creates the appearance of a brick veneer. The property is enclosed by a chain-link fence along the Monroe Street façade. The northern section of the property is covered with concrete, and a small shed built in 1960 is located in the northeastern corner of the lot.

The residence at 14901 Monroe Street (Photo 4) [8DA15345], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway. A 1960 addition to the building consists of a flat-roofed interior expansion to the house's northeast. The entryway of the building is enclosed with a screen porch. A small masonry planter lies along the southern section of the front façade.

The residence at 14921 Monroe Street (Photo 5) [8DA15346], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by decorative iron columns. A 2010 addition to the building consists of a gable-roofed expansion to the north. The original section of the front façade features a random pattern of stucco banding through its middle-third creating a faux stone veneer, as well as a chain-link fence enclosing the

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property. Small sheds built in 1999 are located at the northeastern and southeastern corners of the property.

The residence at 14941 Monroe Street (Photo 6) [8DA15347], built in 1950, is a concrete block building clad in stucco with a hipped asphalt shingle roof. The house has a shed roof covering the entryway supported by stucco columns. The windows have stucco banding surrounds, and the house has a fabric carport structure covering its driveway. A low masonry wall extends south from the front façade, paired with a metal picket fence on both sides of the house enclosing the backyard. The house has not had any documented major alterations, and its shape is the simple rectangle shape characteristic of the original construction within the district.

The residence at 14961 Monroe Street (Photo 7) [8DA15348], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative iron brackets. The house is at the southeastern corner of the district. Low masonry planters adjoin the house's covered porch, and a chain-link fence encloses the backyard. The residence, which has a driveway, has had no major alterations since its construction, and retains the original rectangular shape, with exterior doors on the front and back façades.

The residence at 14960 Monroe Street (Photo 8) [8DA15349], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative columns. The house is at the southwestern corner of the district. The covered porch is enclosed by a low decorative balustrade railing. A garage was added to the northern section of the house in 1977, and is now enclosed to create more interior space. A chain-link fence encloses the backyard.

The residence at 14940 Monroe Street (Photo 9) [8DA15350], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. The house retains the original rectangular shape common throughout the district, and its windows are decorated with clamshell shutters. A chain-link fence encloses the backyard.

The residence at 14920 Monroe Street (Photo 10) [8DA15351], built in 1950, is a concrete block building clad in stucco. The house has a gabled flat concrete tile roof with a shed roof covering the entryway supported by thick square decorative columns. A low masonry planter is placed next to the covered entryway, and a low short masonry wall extends slightly south from the front façade. The windows of the house are decorated with Bermuda shutters. A chain-link fence built in 1993 encloses the backyard.

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The residence at 14900 Monroe Street (Photo 11) [8DA15352], built in 1949, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a flat roof covering the entryway supported by thick square stucco columns. The flat roof also extends over a 1977 addition to the property, which wraps around the north, west, and east sides of the house, including a garage. The windows of the house are decorated with accordion shutters.

The residence at 14820 Monroe Street (Photo 12) [8DA15353], built in 1949, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a wide shed roof covering the entryway supported by arches forming a Mediterranean Revival-style portico. This house is the most significantly altered within the district, but still retains enough connection to its original appearance to retain a contributing status. Stucco banding across the lower portion of the front façade of the house creates a faux brick veneer. The windows of the building are decorated with accordion shutters. A chain-link fence encloses the property. The additions to the building, built in 1956, 1983, and 1995, are located to the west, north, and east of the original portion of the house. This house is the most extreme example of the types of customization that home-owners built on their Richmond Heights houses. While the houses began as small simple unadorned rectangles, the large lot sizes within the district allowed for home-owners to expand and change the visual impression of their homes.

The residence at 14800 Monroe Street (Photo 13) [8DA15354], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorative columns. It is located on a corner lot at the southwestern corner of the intersection of Monroe Street and Graham Drive. The house's exterior has had only minor alterations, retaining the original shape characteristic of homes in the Richmond Heights Pioneer Historic district. The windows have been decorated with projecting stucco window surrounds and accordion shutters. A wooden fence encloses the backyard. The house, much like the corner property across Monroe Street, does not have a driveway, requiring automobiles to be parked on the street. A low masonry planter is located next to the covered entryway.

The residence at 14780 Monroe Street (Photo 14) [8DA15355], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. It is located on a corner lot at the northwestern corner of the intersection of Monroe Street and Graham Drive. The house's exterior has had only minor alterations, retaining the original shape characteristic of homes in the Richmond Heights Pioneer Historic district. The windows have been decorated with panel shutters. A wooden fence encloses the backyard. The house, much like the other corner lots in the district, does not have a driveway, requiring automobiles to be parked on the street.

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The residence at 14760 Monroe Street (Photo 15) [8DA15356], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by stucco columns. Additions to the house built in 1993 and 1999 include small additions to the north and south of the property, including a garage which has since been converted into further interior space, featuring an entry door. A chain-link fence encloses the property.

The residence at 14740 Monroe Street (Photo 16) [8DA15357], built in 1950, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a shed roof covering the entryway supported by decorative iron railings. The house retains the original rectangular shape common throughout the district, and its windows are decorated with panel shutters. A low short masonry wall extends slightly south from the front façade. The front door is decorated at the floor-level with terracotta-colored pavers.

The residence at 14720 Monroe Street (Photo 17) [8DA15358], built in 1949, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a flat roof covering the entryway. The house was altered throughout the historic period, with additions being built in 1954 and 1960, with further additions being constructed in 1977 and 1999. Much like many of the other houses in the district, the house retains its clear central core, with additions to the north and west, distinguished by roof type. The house had a flat-roofed garage added, and a chain-link fence encloses the backyard.

The residence at 14700 Monroe Street (Photo 18) [8DA15359], built in 1950, is a concrete block building clad in stucco. The house has a gabled asphalt shingle roof with a shed roof covering the entryway supported by metal brackets. The house retains the original rectangular shape common throughout the district, and its windows are decorated with accordion shutters. The front door is decorated at the floor-level with terracotta-colored pavers. A chain-link fence encloses the backyard.

The residence at 14680 Monroe Street (Photo 19) [8DA15360], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a flat roof covering the entryway. Additions to the north and west built in 1974 and 1993 are distinguished by their flat roof. The front door of the house, unlike others in the district, is double-width. A low short masonry wall extends slightly south from the front façade. A chain-link fence encloses the backyard.

The residence at 14660 Monroe Street (Photo 20) [8DA15361], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with an intersecting gable roof covering the entryway enclosed by iron railings and low masonry walls. Additions to the northwest were built in 1961 and 1970, including a garage decorated with a concrete brise-soleil on the northern side.

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façade. The windows of the house are decorated with accordion shutters. A small shed was constructed in the southwestern corner of the property, and the backyard has been enclosed with a wooden fence.

The residence at 14640 Monroe Street (Photo 21) [8DA15362], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with an intersecting gable roof covering the entryway enclosed by iron railings and low masonry walls. Additions to the northwest were built in 1961 and 1970, including a garage decorated with a concrete brise-soleil on the northern side façade. A fabric carport structure is placed over the driveway in front of the garage. A chain-link fence encloses the backyard, and a low metal picket fence and gate are placed across the front property line.

The residence at 14620 Monroe Street (Photo 22) [8DA15363], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by decorated iron railings. The house retains the original rectangular shape common throughout the district.

The residence at 14600 Monroe Street (Photo 23) [8DA15364], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by a decorative iron railing and a thin metal pole set in a low brick wall. The house retains the original rectangular shape common throughout the district, but a small storage room was built on the rear of the property. Each window features decorative modest, flat stucco banding on either side. A wooden and chain-link fence encloses the backyard.

The residence at 14560 Monroe Street (Photo 24) [8DA15365], built in 1950, is a concrete block building clad in stucco. The house has a gable asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. Additions constructed in 1953, 1997, and 1999 expanded the house to the north and west, including a flat-roofed garage. The windows are covered by panel shutters and a chain-link fence encloses the backyard.

The residence at 14540 Monroe Street (Photo 25) [8DA15366], built in 1949, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. The house retains the original rectangular shape common throughout the district, but a low short masonry wall extends slightly south from the front façade. A low masonry planter was also installed in the front yard.

The residence at 14520 Monroe Street (Photo 26) [8DA15367], built in 1950, is a concrete block building clad in stucco. The house has a hipped asphalt shingle roof with a shed roof covering the entryway supported by thin metal poles. An addition constructed in 1964 added a flat-roofed garage as

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well as expanding the house to the west to accommodate for increased interior space. The windows of the front façade feature decorative window shutters, and a chain-link fence encloses the backyard.

INTEGRITY

The Richmond Heights Pioneer Historic District has sufficient integrity for listing on the National Register of Historic Places. Its integrity of location and setting are very high; the historic district is in the same place as it was in the historic period, and its setting as a section of the Richmond Heights subdivision surrounded by other roads and houses has been unchanged. Its integrity of design, materials, and workmanship are sufficient for listing. Some of the 26 houses are relatively unchanged, while others have experienced alterations including the additions of garages, carports, porches, and sheds. These modifications tended to follow similar patterns as the pioneer families grew and needed more space. Some of the houses have experienced cosmetic alterations such as the addition of brick veneer or the construction of Mediterranean Revival-style arches. Despite this, all of the houses are recognizable as either identical to the original design, materials, or workmanship, or were altered within the historic period into a changed, but still recognizable form. Even the relatively-significant alterations do not render the houses unrecognizable to their original form and structure. The integrity of feeling and association is very high, with the district retaining its historic character to the present.

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CONTRIBUTING RESOURCES

All resources within the district are residential buildings located along Monroe Street in the Masonry Vernacular style. There are no noncontributing resources within the district.

<u>Address</u>	<u>Date of Construction</u>	<u>Site File #</u>	<u>Photograph #</u>
14520	1950	8DA15367	26
14540	1949	8DA15366	25
14560	1950	8DA15365	24
14600	1950	8DA15364	23
14620	1950	8DA15363	22
14640	1950	8DA15362	21
14660	1950	8DA15361	20
14680	1950	8DA15360	19
14700	1950	8DA15359	18
14720	1949	8DA15358	17
14740	1950	8DA15357	16
14760	1950	8DA15356	15
14780	1950	8DA15355	14
14800	1950	8DA15354	13
14801	1950	8DA15342	1
14820	1950	8DA15353	12
14821	1950	8DA15343	2
14841	1950	8DA15344	3
14900	1949	8DA15352	11
14901	1950	8DA15345	4
14920	1950	8DA15351	10
14921	1950	8DA15346	5
14940	1950	8DA15350	9
14941	1950	8DA15347	6
14960	1950	8DA15349	8
14961	1950	8DA15348	7

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SUMMARY

The Richmond Heights Pioneer Historic District is locally significant under Criterion A in the areas of Community Planning/Development and Ethnic Heritage: Black. The district possesses significance as the first set of houses in a planned community designed and built for African American veterans after the Second World War, the first of its kind in South Florida. The 26 properties in the Richmond Heights Pioneer Historic District are representative of the original ideals of the Richmond Heights subdivision, in a period where Miami-Dade County was rapidly growing in size and population, while consolidating its voluminous amount of land into more tightly-packed developments. The district's 26 houses are primarily single-family concrete block residences with plain stucco facades, with hipped or low-slope gable roofs. While the houses have been continuously occupied since their construction, some by the same families for almost seven decades, and the overall Richmond Height community's history covers a much wider period, the period of significance for the Richmond Heights Pioneer Historic District is from 1949 to 1950, years in which the houses were purchased, constructed, and first occupied.

HISTORIC CONTEXT

Black Communities in Early Miami-Dade County

Black Miamians were crucial to the early development of Miami-Dade County, with their labor forming the basis for the early tourism industry, as well as being the primary workers on the construction of the railroad that would connect Miami to the north. Despite this, Miami and the other communities in Miami-Dade County tended to be heavily segregated and unequal. Richmond Heights, despite being billed as an upscale planned community for African-American veterans of the Second World War, fits into a persistent and repeating narrative of black communities being built to the west of the more desirable coastal land, and firmly separated by design from the areas where white Miamians lived.

The story of black communities in Miami-Dade County has its origins in the area now known as Coconut Grove, where a partnership between a young shipbuilder named Ralph Middleton Monroe and an English couple named Charles and Isabella Peacock formed the basis for Miami's first hotel, which eventually came to be known as the Peacock Inn. The hotel, opened in 1882, which served as a desirable resting place for northern travelers who wished to relax in South Florida's tropical climate and explore the undeveloped swampland in the nation's southeast corner, had a predominantly black staff.¹ Most of the workers at the hotel were Bahamian immigrants who traveled to the United States seeking economic

¹ Susannah Worth, "The Peacock Inn: South Florida's First Hotel," *The Florida Historical Quarterly*, (Florida Historical Society, Vol. 91, No. 2), Fall 2012, 160.

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opportunity.² The Peacock Inn, a coastal property, served as a basis for the community of Coconut Grove, and the community expanded to the north and south, but the coastal territory was limited to white landowners. Coconut Grove's primarily-Bahamian black community instead lived to the west, in the area then called Kebo, named after the highest peak of Mount Kilimanjaro in Tanzania. The area, now known as West Coconut Grove, proved to be an entry point into early Miami-Dade County for waves of Bahamian immigrants who would have a profound impact upon the development of the county, and the city of Miami most specifically.³

Kebo was architecturally distinguished by its shotgun houses. Shotgun houses are a specific design of wood-frame vernacular architecture, generally narrow one-story wooden houses with a porch. They are normally one room wide, and configured in a rectangular manner with a clear path from the front of the house to the back.⁴ The very design of these houses was influenced by the Bahamian origins of their earliest residents, and was an architectural form brought across the Atlantic from Africa during the course of the Transatlantic slave trade. Displaying a cultural philosophy of space intended to ensure constant interaction between family members, Kebo's shotgun houses represented the merging and evolution of cultural practices that Bahamians had brought to the United States, and the international influences of Miami-area vernacular architecture. The very placement of the houses in relation to each other, generally tightly clustered in a linear formation, was meant to enhance the sense of community between homeowners while also attempting to increase the unity within each individual family. With shotgun houses, emphasis was not placed upon individuality and separation between homeowners, as would become the case with later patterns of development, such as within the Richmond Heights Pioneer Historic District.⁵

Miami's most prominent black community for the majority of the twentieth century was the Overtown neighborhood, located just to the northwest of the heart of Downtown Miami. Historically referred to as "Colored Town," the neighborhood was first established by workers who had helped railroad magnate Henry Flagler expand the Florida East Coast Railway line to what was at the turn of the twentieth century its southern terminus, in Miami. Flagler's development pattern was to spur the creation of communities to ensure the profitability of the railroad. He would do this by building a desirable hotel which would draw in tourists. The staff of the hotels, and the laborers who had constructed them, would build neighborhoods which would be a source of trade with other parts of the state and country, and the

² Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 34-35.

³ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 36-37.

⁴ Vickie Toranzo and Warren Adams, City of Miami Historic and Environmental Preservation Board, *Wood Frame Vernacular Residences of Coconut Grove Village West Multiple Property Designation*, June 18, 2018, 16.

⁵ Denise Andrews, "The Bahamian Influence on the South Florida Shotgun House," Kislakfoundation.org, <http://www.kislakfoundation.org/millennium-exhibit/andrews1.htm>, Accessed July 18, 2018.

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hotel itself would be a seed for other businesses aimed at attracting well-off visitors. Miami's Royal Palm Hotel was the root of the city's early development, and the majority of the workers who cleared the land at first overgrown with swampy coastal mangrove, and built the Royal Palm Hotel itself, were black, many of whom were Bahamian immigrants. Henry Flagler's company, looking to ensure a hospitable local political environment, arranged for a vote for Miami's incorporation as a city on July 28, 1896, stacking the vote with black workers encouraged by their supervisors to attend the meeting. 162 of the 367 votes (44%) in favor of the city's incorporation were black, creating the basis of an important voting bloc in early Miami politics.⁶

Despite being crucial to the politics and economy in Miami's first decades, Jim Crow segregation practices forced Miami's early black community into the cramped Colored Town area, which was bounded by white communities. Colored Town was established by a combination of workers who had come from Northern states in search of economic opportunity, and Bahamian immigrants who had done the same thing. Because of this combination of cultural influences, Colored Town developed an architectural identity that fused American building styles with those of the Bahamas, with many of the houses being shotgun style like those in Kebo, and wood being the primary building material. As Colored Town grew and developed in the twentieth century, it was held back by unequal access to civic resources. With unpaved streets, the consistent threat of police brutality, and legal barring from black Miamians operating businesses which served whites, Colored Town over time developed a self-sufficient identity. By 1920, Miami's black community made up 32 percent of the city's population, but they lived in 10 percent of the city's space.⁷ Colored Town became more and more cramped, and by the middle of the century, as Miami began to experience postwar growth, new communities had to be developed to serve the black community while maintaining the culture of segregation which had been so fundamental to the area itself.

HISTORIC SIGNIFICANCE

Criterion A - Community Planning/Development and Ethnic Heritage: Black

The Richmond Heights Pioneer Historic District is a tight cluster of 26 houses built in 1949 and 1950, the fledgling residences in a large planned community intended for African American veterans of the Second World War. The district is locally significant under Criterion A in the areas of Community Planning/Development and Ethnic Heritage: Black for its connection to the creation of a new community in western Dade County during a period of great expansion for the South Florida region.

⁶ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 54-58.

⁷ Marvin Dunn, *Black Miami in the Twentieth Century*, (Gainesville, University Press of Florida, 1997), 77.

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Richmond Heights was converted from land that had formerly been used as a failed papaya grove, and was endowed with great ambitions and ideals by its creator, Captain Frank Crawford Martin. The first 26 houses, all owned by African American veterans in good standing, represent the initial conception of a community that survives until the present. The district's period of significance runs from 1949 to 1950, the years in which the houses were purchased, built, and initially expanded to fit the needs of growing families.

The land on which Richmond Heights would eventually be developed (Figure 1) was originally included in the Perrine Land Grant, which had been granted by the United States Congress to horticulturalist Dr. Henry Perrine in 1838 during the Second Seminole War, intended to be used for experimentation in introducing foreign plants to the tropical Florida climate.⁸ A native pine rockland, the land that would one day become Richmond Heights was defined by stands of Dade County pine with a natural slough running through the northeast section, draining out to Biscayne Bay to the east. Richmond Heights was located deep inland, around 15 miles from the urban core that would eventually form the basis of the development of Miami and Dade County at large. The rapid expansion that took place during the first half of the twentieth century would gradually bring the region closer to the county's developing commercial and residential heart.

Around the turn of the 20th century, the Richmond Timber Company purchased several thousand acres of this land, using it to become a major supplier of Dade County pine, a wood which was readily available in the region, enabling the massive real estate expansion the county would experience in the coming decades, through the Florida Land Boom and beyond. At the start of World War II, in 1942, the US Navy purchased 2,500 acres of this land from the timber company and established the Naval Air Station Richmond, for use as a blimp base.⁹ Around the same time, Captain Frank Crawford Martin, a former West Point student and pilot for Pan American Airlines, purchased 3,000 other acres from the Richmond Timber Company, adjacent to the new military base. He discovered the land during his flights, noticing that the land comprised a relatively elevated area that never flooded. Captain Martin's initial plan for the land was to establish a fruit tree grove. However, a major hurricane in 1945 wiped out his papaya groves, scuttling his plans.¹⁰

⁸ Karl Squires, Civil Engineer, "Official Map of Northern Portion of Dade County, Florida," Southern Map Company, Miami, Florida, January 1926.

⁹ Anthony Atwood, "Naval Air Station Richmond, Building 25," National Register of Historic Places Inventory/Nomination Form, Navy Recruiting District HQ, Miami, May 1, 2017.

¹⁰ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 9-10.

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Captain Martin's original intentions for the 3,000 acres he had purchased from the Richmond Timber Company had been dashed, but he quickly rebounded to create a new venture. Following the Second World War, Captain Martin recognized a very different potential opportunity for his undeveloped land. Martin recognized that affordable quality housing opportunities for African American World War II veterans were limited. He decided that developing his failed papaya grove as a residential community for upstanding professional African American veterans would be a profitable and beneficial business opportunity. Martin initially met resistance from potential investors, who felt that the proposed subdivision was too far away from the already-established African American neighborhoods in Miami-Dade County, which were primarily located along the coast. Areas like Overtown in Downtown Miami and Coconut Grove, which was among the earliest residential areas in the county, already had thriving African American communities.¹¹ Captain Martin also had difficulty gaining approval from the Federal Housing Administration (FHA). To resolve that issue, Martin contacted a former West Point classmate, who was then an aide for President Harry S. Truman. With the help of this connection, President Truman directed the FHA to approve Martin's financing for the development.¹² With the support of the FHA, Martin had three model homes constructed. Immediately upon the completion of the model homes, Martin had a listing of applicants wishing to purchase residences in Richmond Heights. This quick response then convinced Martin's investors that Richmond Heights would provide the potential for a sound business partnership.¹³

With his financing secured, Martin then formed a council of African American community leaders to help advise him on his new venture. This council included David Douglas, Miami representative for the Atlanta Life Insurance Company; Reverend Edward T. Graham; Father Theodore R. Gibson, rector of the Christ Episcopal Church in Coconut Grove; Associate Judge L.E. Thomas of the Miami Municipal Court; and Charles Ratcliffe of the Veterans Administration Hospital in Coral Gables.¹⁴ With the input of his advisory council, Martin determined that only African American World War II veterans with honorable discharges who remained in good financial standing would be eligible to purchase residences in Richmond Heights. Prospective homeowners had to meet with Captain Martin, and provide documents indicating they met these qualifications.¹⁵ By developing a neighborhood for African American World War II veterans, Martin created not only the first private development in Miami-Dade County exclusively for

¹¹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹² Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 14.

¹³ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁴ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁵ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

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African Americans, but also one of the first planned communities designed and intended specifically for African Americans in the United States.¹⁶

Martin devised the plan for the Richmond Heights subdivision (Figure 2), with an initial build-out of 457 residences. In his plan, Martin set aside land for future development of churches, a school, a medical clinic, and a playground. Martin's original acreage also included 615 acres that would eventually be used for the creation of a zoo, today known as ZooMiami. Throughout the neighborhood, the avenues were named for US Presidents while the streets were named for African American community leaders. With the help of the Rader Knappen Tippetts Engineering Company, the development was laid out and platted. It followed Martin's plan with a key design feature being its gently curving streets, which were meant to enhance curb appeal and to help ensure slow vehicular speeds.¹⁷ On November 22, 1949, the Dade County Commission approved his proposed plat.¹⁸

Captain Martin's plan for Richmond Heights had a very specific and intentional design scheme, one that aimed to ensure that the neighborhood was organized and attractive to potential buyers. Each property would have a lot measuring 75x100 feet, and the concrete block homes would primarily be three bedrooms, though a few were constructed with two bedrooms, and would have either barrel or flat concrete tile roofs.¹⁹ Martin wanted to ensure the quality of the homes and insisted they be constructed to comply with the building codes set forth in Coral Gables, a residential community that had also been devised with rigorous standards.²⁰ The first 40 homes were constructed by Babcock and Lamont, though Martin did not feel they met the high standards for which he was striving. Instead, he established his own building company, Richmond Development Corporation, for which he served as the general contractor to oversee all future building.²¹

Martin also aimed to provide a reliable infrastructure for the necessary organizational aspects of life in Richmond Heights, trying to create a sustainable community that would survive and thrive for decades. He also provided community-wide improvements, to minimize future assessments for which residents would be responsible. These improvements included wide, paved streets, which measured a minimum of

¹⁶ Janice A. Chilis, "Richmond Heights Developed for World War II Vets," *Miami Times*, March 24, 1983.

¹⁷ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

¹⁸ Resolution #3461, approving plat of Richmond Heights, approved and adopted on November 22, 1949, Dade County Board, as reproduced in Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 10.

¹⁹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

²⁰ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 9.

²¹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 17.

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50 feet wide, with some streets extending to 75 or 100 feet in width, and the installation of water mains.²² A dedicated water tower was constructed off Pinkston Drive, which served as a visual landmark for the community until it was demolished in 1984. Martin also fought to establish public bus service to Richmond Heights, meeting with state politicians to get approval. Once approved, Martin purchased used buses (Figure 5) and had them refurbished by Marion League, former CEO for South Miami Coach.²³ Martin also discovered that the US Postal Service refused to provide home delivery when the first residents moved to Richmond Heights. As a result, he worked to establish a dedicated post office in the community, which was built at the dead-end intersection of Pinkston Drive and Polk Street. In turn, this led to the first African American postmen in Miami-Dade County, three of whom lived in Richmond Heights: Anthony Palmore, Willie Redding, and Roy Bentley.²⁴ Other improvements, such as streetlights, and in-home telephone lines, were not established until several years later.²⁵ Once individual lots were sold, owners further tended to improve them with the planting of grass and fruit trees. Martin also hired a sales representative, Louis S. Edwards, to assist with the property sales, and he provided security guards to monitor the public streets during construction.²⁶

Interest in the new residential community was strong and immediate, with a waiting list of applicants quickly accumulating. The first 26 residential sales were all purchased in December 1949, with the first 23 sales occurring on December 12, 1949, and 3 additional sales on December 14, 1949.²⁷ However, remaining members of these first 26 pioneering families recall that the Wallace family was the first to purchase a home in Richmond Heights, and the Swain family was the first to actually move in to the new neighborhood in December 1949.²⁸ The first 3 homes were constructed in 1949, with the remaining 23 homes constructed in early 1950.²⁹

The homes in Richmond Heights were very desirable for African American veterans. In at least one case, people worked together to ensure that people who wanted to live in the community were able to. A veteran

²² Charles B. Forbes, "Richmond Heights Challenges Negro Builders," *Miami Sunday News*, May 20, 1951.

²³ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 17-18.

²⁴ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 80

²⁵ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

²⁶ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 19-20.

²⁷ Deed Book 3216, pages 133-174, pages 585-587; Deed Book 3217, pages 287-292, Miami-Dade County, and as documented in Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 15.

²⁸ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

²⁹ "Property Search Application," Miami-Dade County Property Appraiser, accessed June 4, 2018, <http://www.miamidade.gov/propertysearch>.

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named Willie Gaines, who was the first resident at 14640 Monroe Street, was technically not its first owner. He could not find his veteran papers, and would have been unable to prove his status to Captain Martin, so a fellow veteran friend of Gaines named Livingston James secured the home and transferred the deed to Willie Gaines, who later reclaimed his service papers. Gaines was the house's first resident.³⁰ The veterans who were to live in Richmond Heights had great hopes for the community, and collaborated to build it up.

The next recorded sales did not occur until March 1950, setting these first 26 sales apart as the first members, and pioneers, of the Richmond Heights community. These first 26 homes were neighboring properties, all located on Monroe Street, in the southwestern section of the Richmond Heights subdivision. The first 13 properties are located on the west side of Monroe Street, from Carver Drive at the north to Graham Drive at the south. South of Graham Drive, the next 13 properties are located on both sides of Monroe Street, and extend to the mid-block between Graham Drive and SW 152 Street. These 26 properties define the Richmond Heights Pioneer Historic District. Once the 26 pioneer families settled in Richmond Heights, the reputation of the new community quickly spread, and sales continued throughout the neighborhood. By May 1951, the neighborhood had 457 homes constructed and 2,100 residents, and foundations being laid for another 275 homes.³¹

While Martin's first phase of build-out in Richmond Heights was an immediate success, he never had the opportunity to see the community to its full fruition; he was involved in a collision on May 23, 1951 and died unexpectedly.³² After Martin's death, construction temporarily stalled until 1952, when E.J. Pollock, Hialeah builder and friend of Martin, purchased Martin's remaining acreage and resumed construction.³³ Changing the company name to Richmond Homes, Pollock hired his own sales representative, Leon Earles, and continued with on-going construction and sales. They created sales brochures for the growing neighborhood and advertised in national publications, such as *Ebony* magazine.³⁴

Under the direction of Pollock, Richmond Heights continued to prosper as originally envisioned by Martin. Additional neighborhood amenities began to be developed, outside of the single-family

³⁰ Correspondence with Willysann Gaines, December 4, 2018.

³¹ "Richmond Heights Shangri-La for Negroes," *Miami Herald*, May 20, 1951.

³² Fifth Annual Founder's Day Breakfast Program, "A Tribute to the Extraordinary Life of Captain Frank C. Martin," Richmond Heights Community Development Corporation, February 7, 2009, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³³ Fifth Annual Founder's Day Breakfast Program, "A Tribute to the Extraordinary Life of Captain Frank C. Martin," Richmond Heights Community Development Corporation, February 7, 2009, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁴ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015; Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 20-21.

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residences. Prior to his death, Martin had deeded 20 acres of land to the Dade County Board of Public Instruction for the creation of a public school. The Board was initially hesitant to provide an African American school in this location, but Martin promised that if they built a school on his property by a certain date, he would deed them the land at no cost. Two days before Martin's imposed deadline, the Board began construction of a school with six portable classrooms and one lunchroom. The school opened on September 4, 1952 with 190 students. Within a week, enrollment had increased to over 200 students. The first staff for the school was entirely African American, with Walter A. White serving as the Principal and five additional teachers and staff. A permanent school building was constructed on that same site in 1956, and the school was rededicated as the Frank C. Martin Elementary School on April 26, 1957.³⁵

As construction continued, a community began to emerge. On November 13, 1954, the Richmond Heights Citizen's Committee formed with the mission of providing "a unified voice for the community."³⁶ The committee held regular meetings to discuss ongoing neighborhood issues, like zoning, development, and transportation. One of the first issues they tackled was creating a strong voice to oppose a proposed nightclub in the neighborhood. They also identified the need for a commercial shopping area as one of their first priorities, along with monuments that would recognize the significance of their burgeoning neighborhood.³⁷

Part of Martin's vision for Richmond Heights was that it would be a self-sufficient community, which included a planned shopping center for local business, giving residents a near-by place to buy goods while providing money back into the community's economy. This planned center was eventually erected when ten African American investors provided retail space in a small strip mall on Lincoln Boulevard.³⁸ Several Richmond Heights families owned and operated businesses in the new shopping center. Dorsey's Pure Oil served as the anchor store.³⁹ The shopping center also included a drugstore, owned and operated by Clarence and Olivia Edwards, which opened in 1956. This drugstore became an important staple in the community, serving as a social gathering spot for residents, and providing first-time employment for

³⁵ Dedicating Program, Frank C. Martin Elementary School, April 26, 1957, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁶ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 69.

³⁷ Meeting Notes from the Richmond Heights Citizen's Committee, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc.

³⁸ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 69.

³⁹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 76.

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neighborhood youth.⁴⁰ The impact of the Edwards and their business on Richmond Heights was so great that Lincoln Boulevard was later renamed Olivia L. Edwards Boulevard.

Along with the shopping center, Martin also set aside land for the construction of future churches. Bethel Missionary Baptist Church and Mount Pleasant African Methodist Episcopal (AME) Church were the first two places of worship established in Richmond Heights. Initially, in 1951, the congregations met in residents' homes. When a community center was later constructed at 11111 Pinkston Drive, the congregations alternated Sundays at the center. While Bethel Missionary Baptist Church was founded on May 4, 1951, a permanent church was not constructed until 1958, with a groundbreaking ceremony on May 4, 1958. The church, constructed at 14440 Lincoln Boulevard, remains in the same location today, though has been renovated numerous times and rebuilt in 1996.⁴¹ Mount Pleasant AME Church was founded on October 19, 1951, and initially met in a Richmond Heights model home/sales office. This church later changed its name to the Martin Memorial AME Church. In 1958, a permanent structure was erected at 14740 Lincoln Boulevard.⁴²

The early residents of Richmond Heights showed their dedication to the new community not only through their participation in the local churches and business, but with the creation of several civic organizations as well. In addition to the Citizen's Committee, residents also formed the American Legion Richmond Heights Post No. 281 and the Veterans of Foreign Wars Post No. 8197 in the 1950s. Local resident Anita Gray established the Richmond Heights Woman's Club, with its first meeting held on May 2, 1954. This group started with 31 members who aimed to "promote the welfare of the community through civic, educational, and social projects."⁴³ Willie Redding, who came to be known as the "little mayor of Richmond Heights," helped found the Richmond Heights Crime Watch organization.⁴⁴ Residents' commitment to bettering the community continues today with many of these organizations still active, and new organizations being formed.

Richmond Heights continues to be a tight-knit community with strong civic engagement. The pride that is seen in this community today was formed from its earliest days, with the vision provided by Captain Frank C. Martin and the dedication and commitment created by its earliest residents, notably by the 26

⁴⁰ Lynette Wallace & Betty Swain Askew, personal interview with author, September 4, 2015.

⁴¹ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 37-38.

⁴² Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 41.

⁴³ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 91.

⁴⁴ Patricia Harper Garrett & Jessica Garrett Modkins, *Images of America: Miami's Richmond Heights*, Arcadia Publishing, Charleston, SC, 2013: 116.

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pioneering families. These families provided the example of what Richmond Heights could be, attracting others to the community. By moving their young families to a new community that had not yet been strongly established, they developed the strong sense of community that has made Richmond Heights what it is today.

Notable Early Residents of the Richmond Heights Pioneer Historic District

The 26 pioneer families made a significant impact to the Richmond Heights community, attracting other residents to the new development. Each of the residents were honorable servicemen, who after their military service ended, continued with noted professional and personal service. The first to buy a home in Richmond Heights was Luther H. Wallace, a Georgia native and Coast Guard member, who was still serving in active duty when he and his wife, Mary T. Wallace, purchased the house located at 14520 Monroe Street. Wallace remained in the Coast Guard and at the time of his retirement in 1959, he was a Chief Petty Officer. He came to be regarded as one of the most highly respected African American Coast Guardsmen of World War II.⁴⁵ Wallace set the tone for qualifications and achievement among Richmond Heights's pioneering residents.

Warric R. Ferguson, born in Camp Hill, Alabama, enlisted in the Army at the outbreak of World War II. He then transferred to the US Army Air Corps, which later became the US Air Force. In the Air Force, Ferguson was promoted to the rank of Master Sergeant. He was stationed in Tallahassee and assigned to work with the African American unit in Tuskegee, Alabama, which came to be known as the Tuskegee Airmen. In this position, the Airmen flew to Ferguson's station in Tallahassee every morning to the Love Airfield practice range. Here Ferguson helped set up the practice sessions, where the Airmen trained until they were given clearance to fight overseas. Ferguson was eventually stationed first in Italy, and later in India and Burma. Following his service, Ferguson was honorably discharged and moved to Miami where he purchased one of the first 26 residences in Richmond Heights. He later went on to a long career with Miami-Dade County Parks and Recreation. He began his career with the County as the manager of the segregated section of Homestead Bayfront Park. In this position, he founded the first learn-to-swim program for African Americans in Miami-Dade County. Ferguson was promoted several times within the Parks and Recreation Department before eventually retiring in 1975.⁴⁶

Wallace and Ferguson are just two examples of the distinguished military and professional service represented in the broader Richmond Heights Community, and among the first 26 homes built there. The

⁴⁵ Glenn A. Knoblock, *African American World War II Casualties and Decorations in the Navy, Coast Guard, and Merchant Marine, A Comprehensive Record*, MacFarland and Company, Jefferson, NC, 2009: 392.

⁴⁶ Warren K. Ferguson, public testimony, Miami-Dade County Historic Preservation Board, December 16, 2015.

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26 pioneer families brought Captain Martin’s vision to life and each of those families made a significant contribution to Richmond Heights. They illustrated how strong the community could be and created a reputation for Richmond Heights and its residents that continued to attract more and more upstanding residents. Richmond Heights maintains this reputation today, and ultimately it was founded in the pioneering spirit of Captain Martin and the first 26 families.

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Name of multiple listing (if applicable)

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Verbal Boundary Description

The boundary of the district begins with the northwest corner of the lot containing 14520 Monroe Street, extends southward to the southwest corner of the lot containing 14960 Monroe Street, extends eastward to the southeast corner of the lot containing 14961 Monroe Street, extends northward to the northeast corner of the lot containing 14801 Monroe Street, extends westward to the northeast corner of the lot containing 14800 Monroe Street, extends northward to the northeast corner of the lot containing 14520 Monroe Street, and connects west back to the northwest corner of the district.

Boundary Justification

This boundary represents the entirety of the buildings contained within the Richmond Heights Pioneer Historic District. The 26 homes in the district were the first 26 built in the Richmond Heights subdivision, and they all contribute to the significance of the district.

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Additional Documentation (Figures, plans, historic photos)

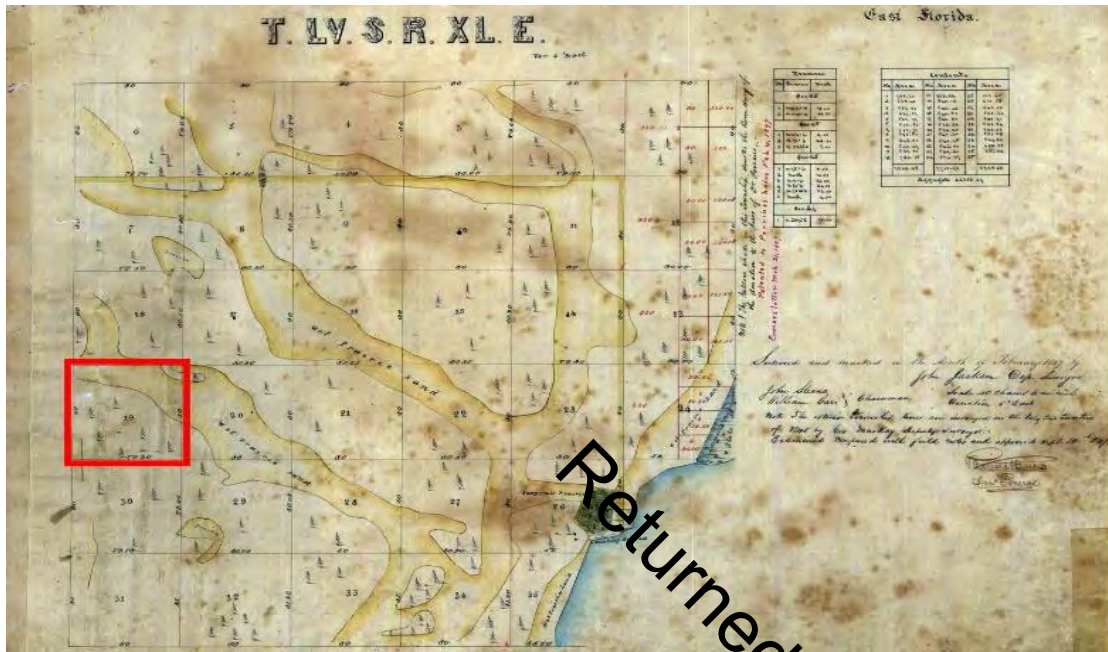


Figure 1: 1847 survey map showing the natural conditions of the area where Richmond Heights would be developed a century later, outlined in red. It shows the native woodland through the higher elevation in Section 19, and the slough draining through the northeast section. Source: Miami-Dade County Office of Historic Preservation

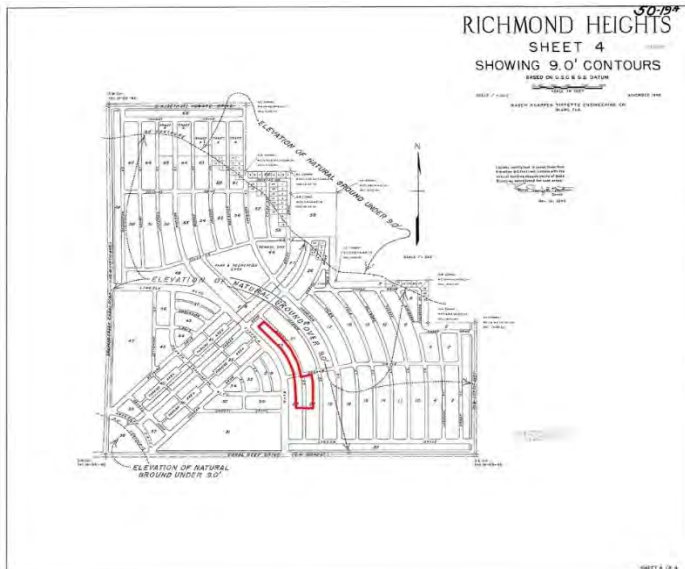


Figure 2: November 1949 subdivision plat of Richmond Heights, with the historic district boundary outlined in red. Source: Miami-Dade County Office of Historic Preservation

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Figure 3: Captain Martin, on left, overseeing construction in Richmond Heights, no date. Source: Fifth Annual Founder's Day Breakfast Program, Neighborhood and Communities Collection, Black Archives, History & Research Foundation of South Florida, Inc



Figure 3: 1952 view of the new Richmond Heights community from the top of its landmark water tower, demolished in 1984. Source: *Images of America: Miami's Richmond Heights*



Figure 5: Martin made sure public transportation was available in Richmond Heights, and provided the buses himself, no date. Source: *Images of America: Miami's Richmond Heights*



Figure 6: Once the homes were purchased, owners extensively planted their lots, displaying the pride they took in their new homes. No date. Source: Black Archives, History & Research Foundation of South Florida, Inc.

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Figure 7: Randy Butler rides his bike down Jackson Street past the residential lots that owners enhanced with extensive plantings, displaying their pride of ownership and sense of community in Richmond Heights, circa 1960s. Source: *Images of America: Miami's Richmond Heights*



Beautiful homes for sunshine
living in **Miami**, Florida!

Richmond Heights

Homes from \$12,000 - \$23,000 and up

Miami - great for retirement living or for job opportunities for young families. Richmond Heights - in Miami's fastest growing, new area...broad winding streets...homes set well back on spacious lawns. Near everything...schools, churches, shopping, beaches, fishing and golf. All streets are paved; street lights and complete utilities and services. FHA and VA financing. Discover Richmond Heights today!

Richmond Homes, Dept. E
2484 S.W. 17 Ave., Miami, Fla., 33145

Gentleman: Please rush me your FREE colorful brochure about
Richmond Heights

NAME _____

ADDRESS _____

CITY STATE ZIP _____

Approximate value of home desired _____

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Figure 8: An advertisement placed in *Ebony* magazine, 1967. Source: *Images of America: Miami's Richmond Heights*

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Figure 9: The Richmond Heights Pioneers Monument is located in a grassy open space along Lincoln Boulevard, at its intersection with Madison Street. The granite monument is comprised of three distinct elements set in a paved walkway. It includes a descriptive plaque mounted on black granite, a middle granite piece etched with an outline of the original subdivision plan, and the main monument, that is etched with the names of the 26 pioneers on the rear side, 2016. Source: Heritage Architectural Associates, on file with Miami-Dade County Office of Historic Preservation.

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Name of

Property: Richmond Heights Pioneer Historic District

City or

Vicinity: Miami County: Miami-Dade State: Florida

Photographer: Heritage Architecture Associates Date Photographed: 2016

Photographs

Description of photograph(s) and number, including description of view indicating direction of camera:

1. 14801 Monroe Street, facing east
2. 14821 Monroe Street, facing east
3. 14841 Monroe Street, facing east
4. 14901 Monroe Street, facing east
5. 14921 Monroe Street, facing east
6. 14941 Monroe Street, facing east
7. 14961 Monroe Street, facing east
8. 14960 Monroe Street, facing west
9. 14940 Monroe Street, facing west
10. 14920 Monroe Street, facing west
11. 14900 Monroe Street, facing west
12. 14820 Monroe Street, facing west
13. 14800 Monroe Street, facing west
14. 14780 Monroe Street, facing west
15. 14760 Monroe Street, facing west
16. 14740 Monroe Street, facing west
17. 14720 Monroe Street, facing west
18. 14700 Monroe Street, facing west
19. 14680 Monroe Street, facing west
20. 14660 Monroe Street, facing west
21. 14640 Monroe Street, facing west
22. 14620 Monroe Street, facing west
23. 14600 Monroe Street, facing west
24. 14560 Monroe Street, facing west
25. 14540 Monroe Street, facing west
26. 14520 Monroe Street, facing west

Returned

Richmond Heights Historic District



Miami, Miami-Dade County
Florida 33176

Lat./Long. Coordinates:

- A: 25.633134, -80.375987
- B: 25.633345, -80.375778
- C: 25.631024, -80.373949
- D: 25.631144, -80.373483
- E: 25.629610, -80.373395
- F: 25.629663, -80.374157

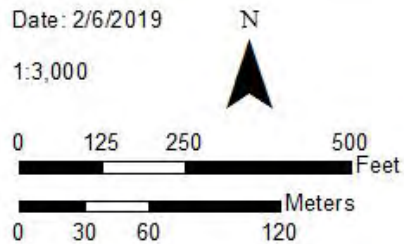
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Legend

-  Proposed NR Boundary
-  Contributing Resources

Date: 2/6/2019

1:3,000



Basemap Sources: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping, Aerogrid,
IGN, IGP, swisstopo, and the GIS
User Community



Richmond Heights Historic District


Miami, Miami-Dade County
Florida 33176

Lat./Long. Coordinates:

- A: 25.633134 -80.375987
- B: 25.633345 -80.375778
- C: 25.631024 -80.373949
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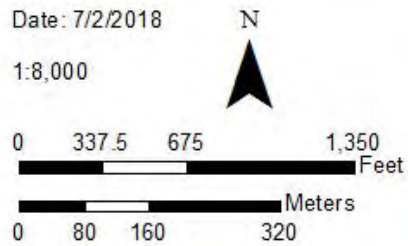
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Legend

 Proposed NR Boundary

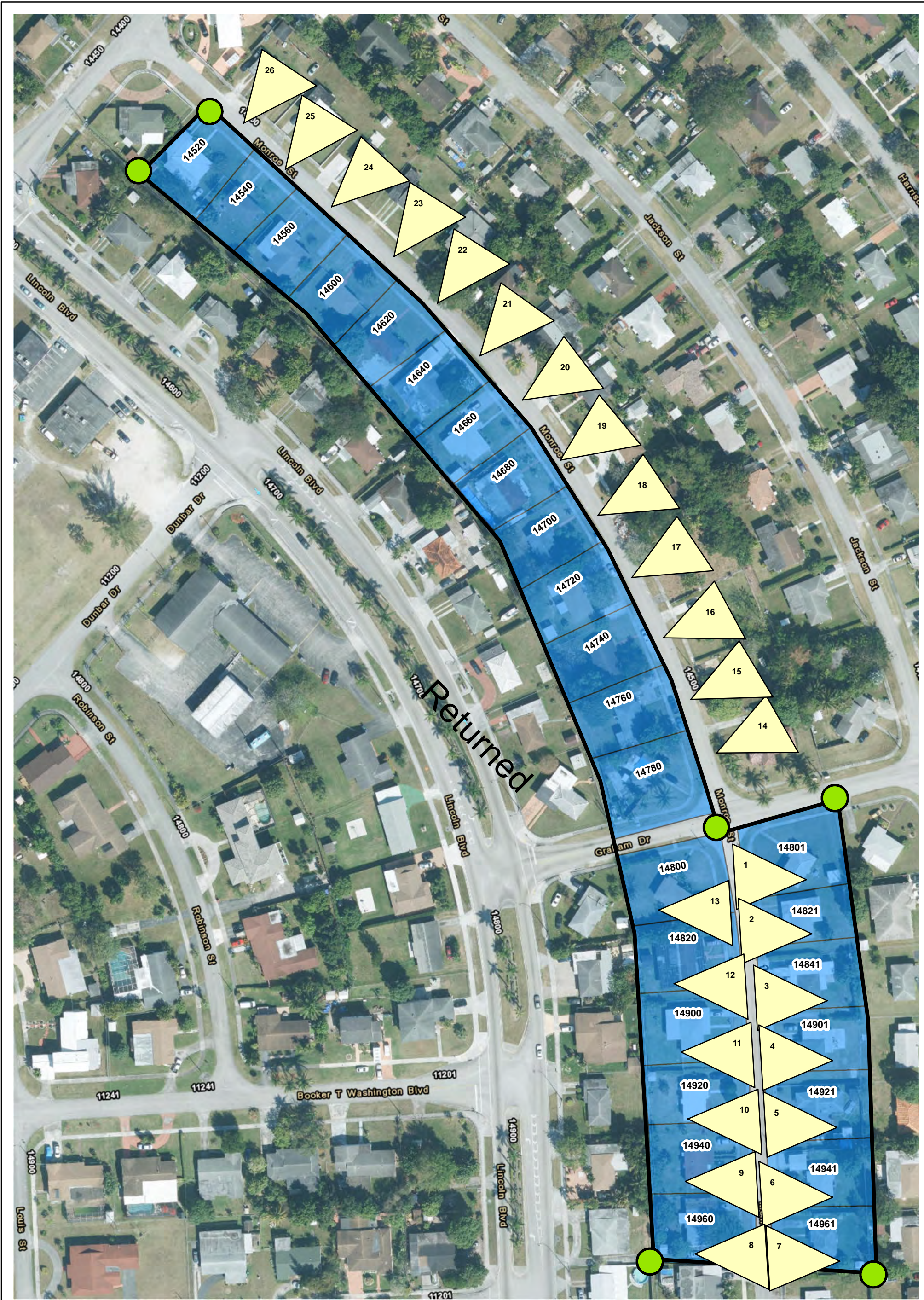
Date: 7/2/2018

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Basemap Source: 2013 National
Geographic Society, i-cubed








Richmond Heights Historic District Resources and Photo Key

Miami, Miami-Dade County
Florida 33176

Date: 2/6/2019
1:1,375

Legend

-  Proposed NR Boundary
-  Contributing Resources
-  Photograph Number and Direction

Basemap Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

N

0 55 110 220 Feet

0 12.5 25 50 Meters

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Richmond Heights Pioneer Historic District

Multiple Name: _____

State & County: FLORIDA, Dade

Date Received: 12/22/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 2/5/2019 Date of Weekly List: _____

Reference number: SG10003405

Nominator: _____

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 2/5/2019 Date

Abstract/Summary Comments: Criterion B not justified. Issues with maps. See detailed comments

Recommendation/ Criteria: Return

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : **Yes** see attached SLR : **No**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Richmond Heights Pioneer Historic District, Dade County, FL

Reference Number: 100003405

Reason for Return

The nomination submitted for the Richmond Heights Pioneer Historic District is being returned for technical and substantive revision.

The nomination cites Criterion B for the importance of Frank Crawford Martin, the initial developer of the subdivision. However, the nomination does not provide adequate information on why he is considered significant beyond the fact that he was the developer. The information provided supports Criterion a, in Community Planning and Development, but not necessarily for Martin himself. His role, though important as it relates to his focus on targeting African Americans, seems little different than any other savvy businessman who saw a need and a ready market. Also, there are no comparative properties, either that represent his life and work, or as related to the development itself. You may flesh out your context for Criterion B or drop it.

The period of significance is identified as 1949-1968. This is not justified by the resources nominated, which were constructed 1949-1950. This is the more appropriate period of significance.

The accompanying sketch map does not meet the standards for district maps found on pages 61-61 of the National Register Bulletin *How to Complete the National Register Registration Form*. In particular, the map needs to distinguish contributing and noncontributing buildings, sites, structures, and objects. Please provide a new map that meets the guidance.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,

Jim Gabbert, Historian
National Register of Historic Places
2/5/2019



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor



LAUREL M. LEE
Secretary of State

February 12, 2019

Dr. Julie Ernstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disk contains the true and correct copy of the resubmission of the nomination for **Richmond Heights Pioneer Historic District (FMSF#: 8DA15341) in Miami-Dade County**, to the National Register of Historic Places. The disk contains the revised nomination.

The nomination was originally submitted in December 2018, and was returned for revisions and the addition of a district sketch map showing contributing/non-contributing resources. We've completed the requested changes.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures