

# LITTLE SANTO DOMINGO

HISTORICAL RESOURCES SURVEY



**Nitin  
Bakery**  
BEST DOMINICAN CAKE

3100



plusurbia.

# LAPATTAH

# CEN

3607

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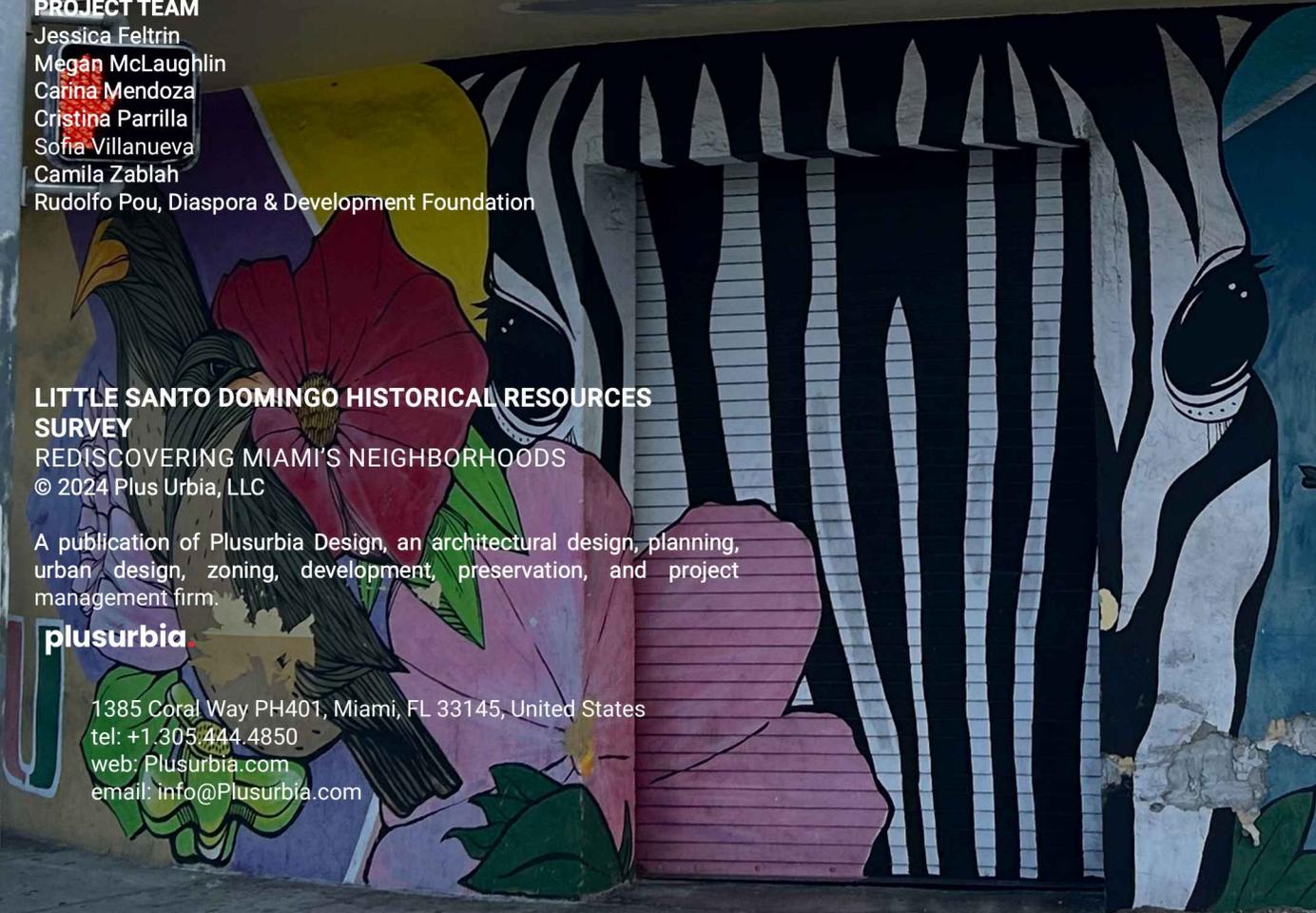
**LITTLE SANTO DOMINGO HISTORICAL RESOURCES  
SURVEY**

REDISCOVERING MIAMI'S NEIGHBORHOODS  
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A publication of Plusurbia Design, an architectural design, planning, urban design, zoning, development, preservation, and project management firm.

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# LITTLE SANTO DOMINGO

## HISTORICAL RESOURCES SURVEY

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

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# CHAPTER 1

# LEARN

## ABOUT WHERE YOU LIVE, MIAMI!

### 1.1 LITTLE SANTO DOMINGO: THIS PLACE MATTERS

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

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

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

- 
- 1 City of Miami Planning and Zoning Department, Urban Design and Community Planning Sections, Little Santo Domingo Design Standard Criteria Improvement Ideas. January, 2013
  - 2 Main Street America Website, <https://mainstreet.org/the-latest/news/main-spotlight-celebrating-and-preserving-a-culture-of-possibility-in-allapattah-miami>
  - 3 Dade Heritage Trust, Preservation Today Magazine: All Eyes on Allapattah, 2021

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

## ALLAPATTAH EVOLVES INTO LITTLE SANTO DOMINGO

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

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

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



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

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

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

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

## LITTLE SANTO DOMINGO IS IMPORTANT

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

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





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

## LITTLE SANTO DOMINGO IS THREATENED

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

## 1.2 IDENTITY AND ADVOCACY IN LITTLE SANTO DOMINGO

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

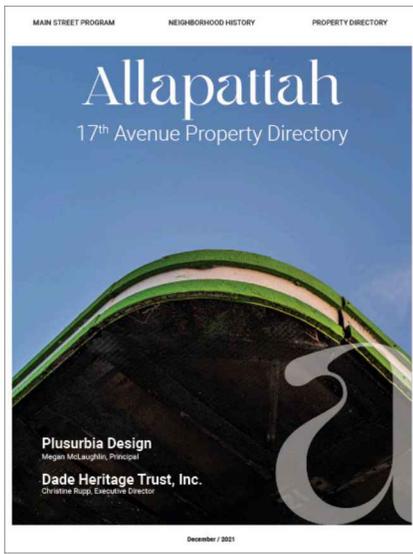
### THE ALLAPATTAH COLLABORATIVE, CDC

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

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

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





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

## ALLAPATTAH MAIN STREET PROGRAM

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

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

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

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





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

## NATIONAL TRUST FOR HISTORIC PRESERVATION: 11 MOST ENDANGERED LIST

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

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

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

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

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



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

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

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

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

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

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

There are multiple goals of this historical resources survey.

## NATIONAL REGISTER NOMINATION

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

## TRADITIONAL CULTURAL PLACES RECOGNITION

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

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

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

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



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

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

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



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

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

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

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



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

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

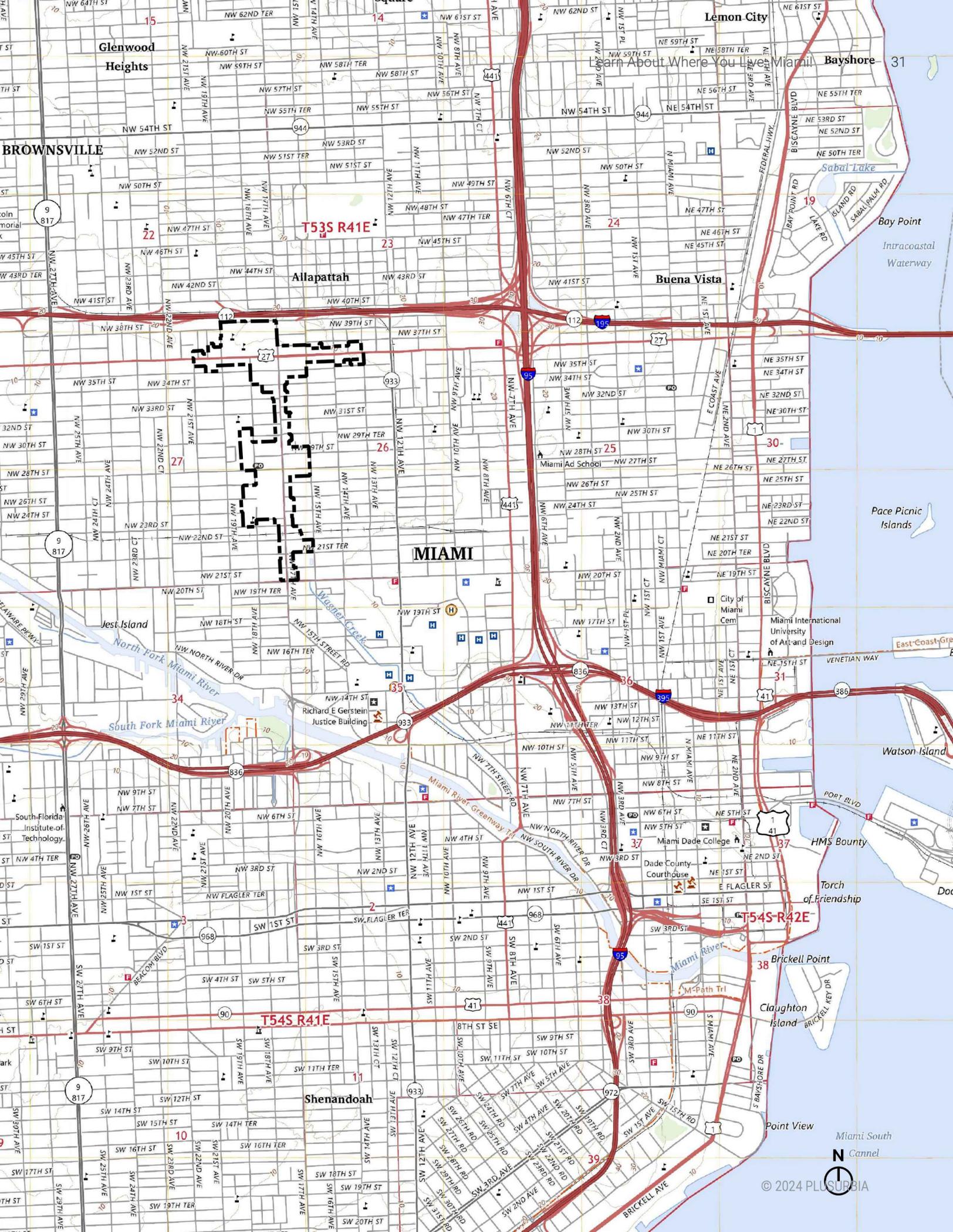
## STUDY AREA

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

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

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

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



Glenwood Heights

Lemon City

BROWNSVILLE

T53S R41E

Allapattah

Buena Vista

MIAMI

Jest Island

North Fork Miami River

South Fork Miami River

Richard E Gerstein Justice Building

City of Miami Cem

Miami International University of Art and Design

South Florida Institute of Technology

Miami Dade College

Dade County Courthouse

HMS Bounty

Torch of Friendship

T54S R41E

Shenandoah

T54S R42E

Brickell Point

Claughton Island

Point View

Miami South Cannel

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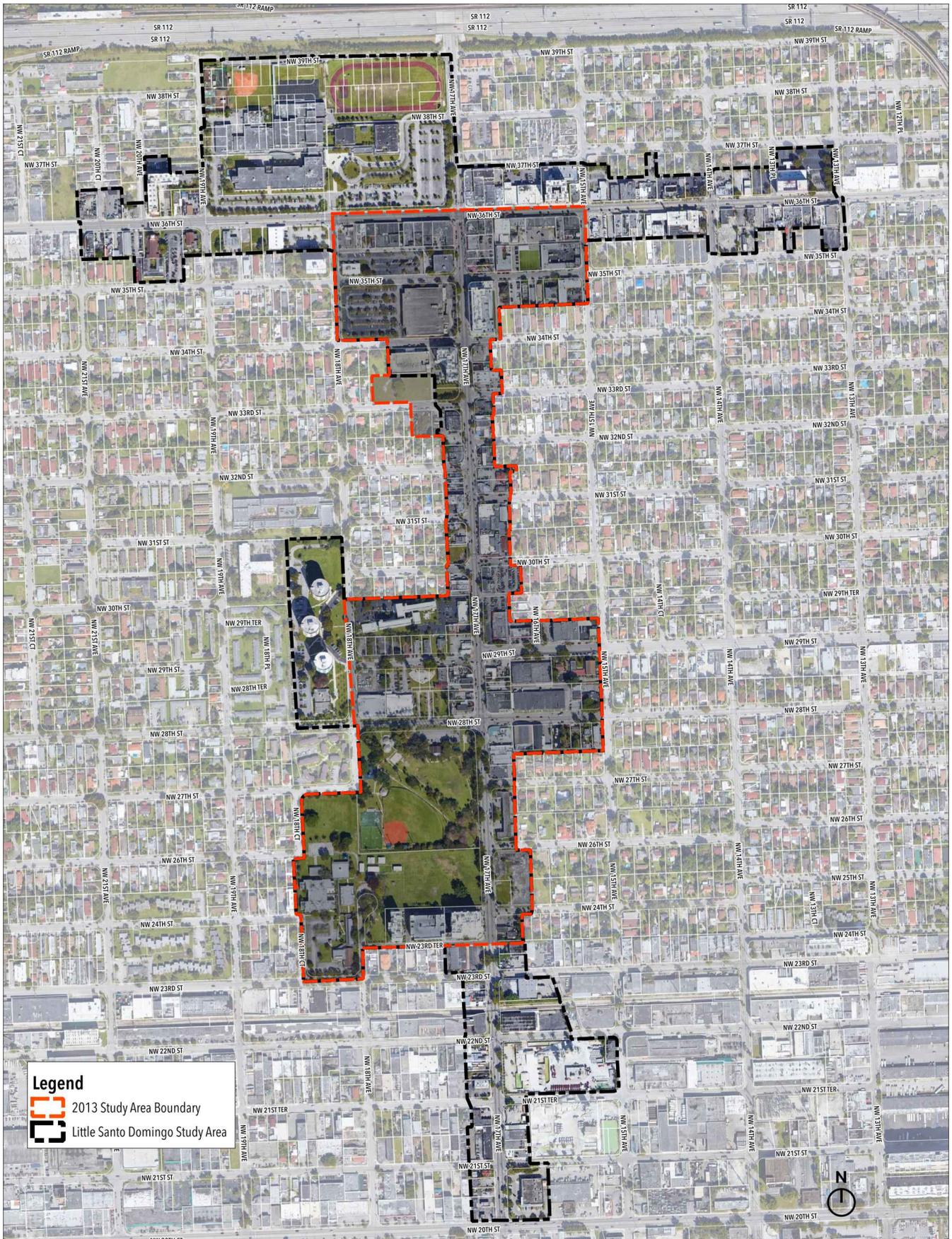


Figure 19. Dominican Businesses in the study area. Source: Plusurbia.

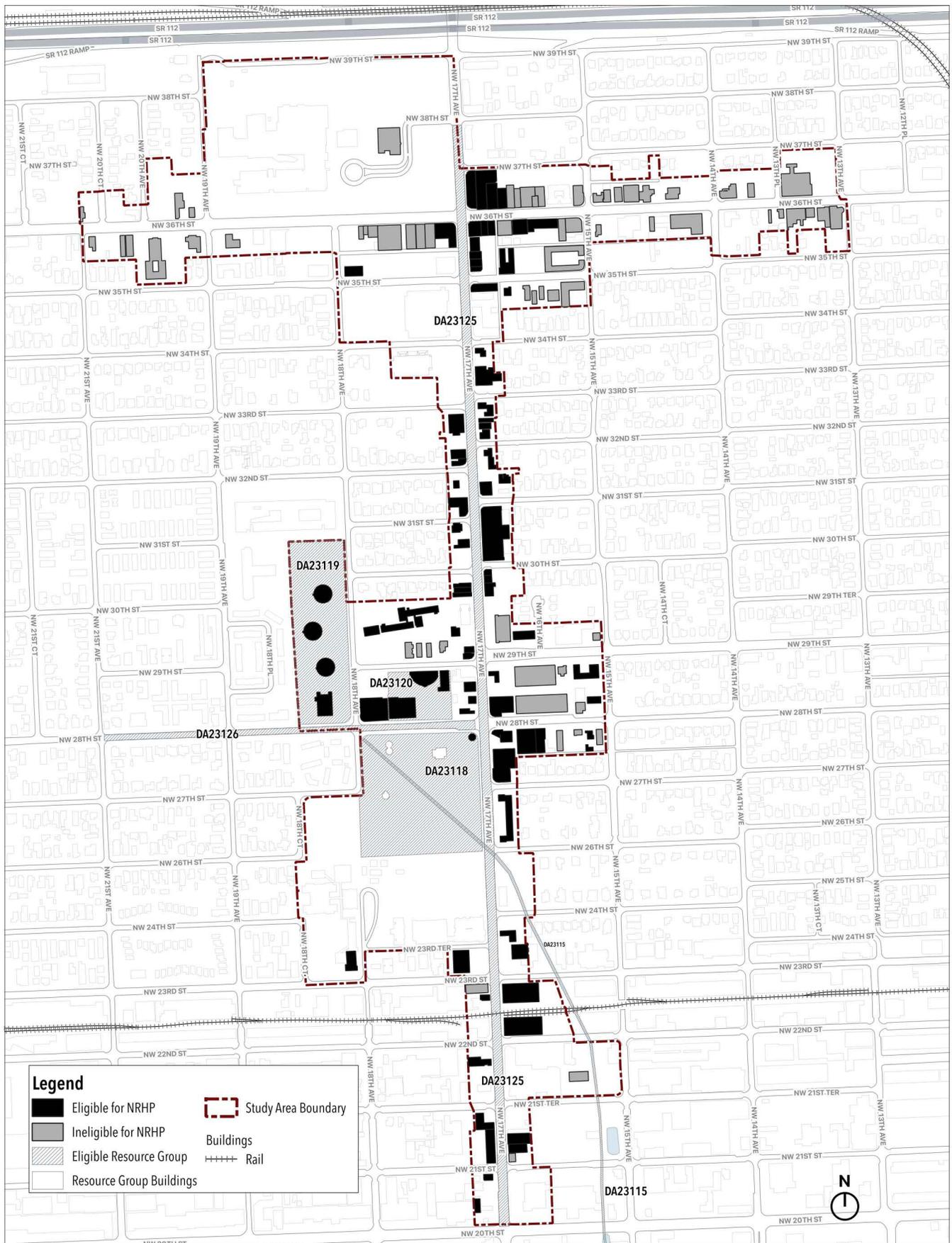


Figure 20. District Eligibility Map. Source: Plusurbia.