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Cultural influences : visual traces of the Cuban community in Hialeah

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FLORIDA INTERNATIONAL UNIVERSITY

Miami, Florida

CULTURAL INFLUENCES: VISUAL TRACES OF
THE CUBAN COMMUNITY IN HIALEAH

A thesis submitted in partial fulfillment of the

requirements for the degree of

MASTER OF ARCHITECTURE

by

José Antonio Aguada

2005

To: Dean Juan Antonio Bueno
School of Architecture

This thesis, written by José Antonio Aguada, and entitled Cultural Influences: Visual Traces of the Cuban Community in Hialeah, having been approved in respect to style and intellectual content, is referred to you for judgment.

We have read this thesis and recommend that it be approved.

Damián J. Fernández

Gray Read

Nicolás Quintana, Major Professor

Date of Defense: April 1, 2005

The thesis of José Antonio Aguada is approved.

Dean Juan Antonio Bueno
School of Architecture

Dean Douglas Wartzok
University Graduate School

Florida International University, 2005

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DEDICATION

I dedicate this thesis to my parents and loved ones who are physically here and those who are in spirit. If not because of their love, patience, and strong belief in me, I would have never thought the completion of this work was possible.

ACKNOWLEDGMENTS

I wish to thank the members of my committee for their support and most of all their patience. Their ability to be always there when needed has been greatly appreciated. John Stuart's guidance to explore laid the foundation that kept me going the entire time. Kevin Smith's knowledge of the digital world assisted in thinking beyond the physical. Damián Fernández's insight in the social and cultural sections of the research surprisingly brought light to the architectural as well. Gray Read's focus on deadlines and the talent of splitting herself to be helpful to everyone that walks through her door was very much cherished. Finally, there is my major professor, Nicolás Quintana. Although at times it seemed he mostly wanted to talk about what was occurring in his life, he always had a clear vision of what I was producing (probably better than I did), but most importantly, he kept motivating the completion of the work.

Each one of the professors I worked with during this process has given me the groundwork to be successful in architecture and in life through thought-provoking exercises.

ABSTRACT OF THE THESIS

CULTURAL INFLUENCES: VISUAL TRACES OF THE CUBAN COMMUNITY IN HIALEAH

by

José Antonio Aguada

Florida International University, 2005

Miami, Florida

Professor Nicolás Quintana, Major Professor

This thesis examines specific changes and modifications made to the domestic architecture of Hialeah that relate to the construction of cultural identity. Much of the study is based upon oral histories from twelve (12) Cuban immigrants now residing in Hialeah, focusing on their renovated houses as architectural responses to cultural and social changes in their community and family life.

The research focused specifically on those renovations that transformed standard developers' houses into the "Cuban" home. A shared theme was the creation of additions, where the point of connections between the existing and the new structures as well as how these expansions created courtyards, became important to the study.

The design project is an addition to John F. Kennedy Library located on Henry L. Milander Park, which includes new computer areas and gallery spaces connecting the past and the present with Cubans in Hialeah and all over the world—connecting identities.

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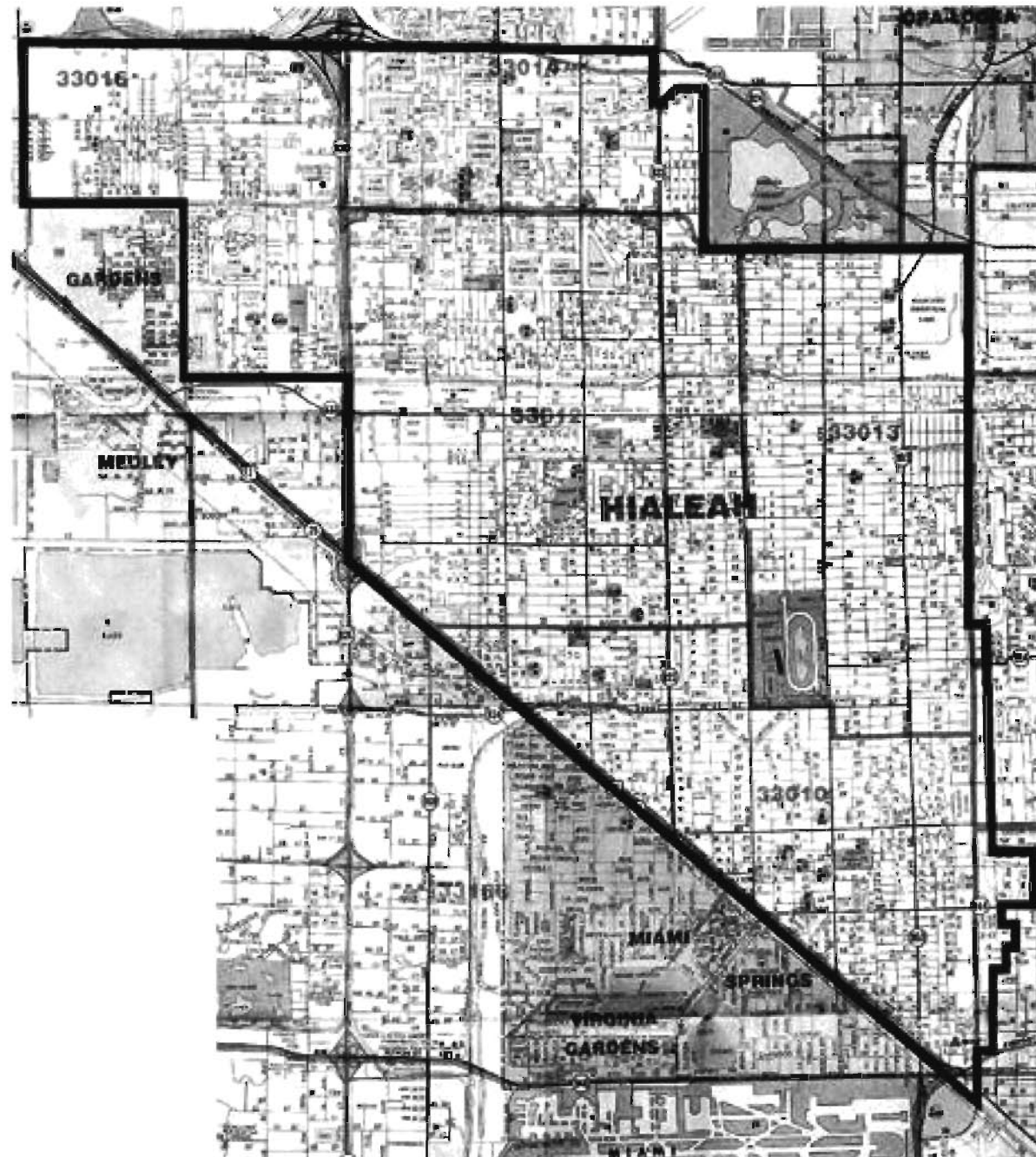


Fig. 1 City of Hialeah Map

Introduction

The architecture of Hialeah has never been the focus of serious study. This project examines the physical, spatial and urban impact on the city of Hialeah resulting from the influx of Cuban immigrants since 1960. The initial phase involved an analysis of existing architectural conditions in Hialeah and a survey of members of the Cuban-American community in order to determine specific changes and modifications made to the architecture of Hialeah that relates to the construction of cultural identities. Oral histories from twelve (12) Cuban immigrant families now residing in Hialeah were gathered evaluating their physical responses to changes in their political, community and family experiences while residents of Hialeah. These ideas are explored through the design of a community center that enables and promotes an understanding of the community history and by the community itself.

Why Hialeah? Why Cuban-Americans? Many cities have high volumes of immigrant populations who create their own identity in terms of their new surroundings, but it was my own prejudice that led me towards trying to understand my people, my city and what leads us to do what we do and why? The Miami Herald Staff Writer Fabiola Santiago writes: “Forty years after the Cuban Revolution, Miami still gets the headlines and the hype: ‘Havana, U.S.A.’ the capital of exile. But it is Miami-Dade’s second largest city – Hialeah – that has become America’s most Cuban city.”¹ I am a Cuban-American and I live in Hialeah, but what makes Hialeah a “Cuban city”? Are there any visual or architectural reactions common to Cuban immigrants within Hialeah? Does architecture communicate to everyone from Cubans residing in Hialeah to the public at large? What is “Cubanness” and how does it relate to architecture?

¹ Fabiola Santiago, *Hialeah*, *The Miami Herald*, 2000: Hialeah, 4L.

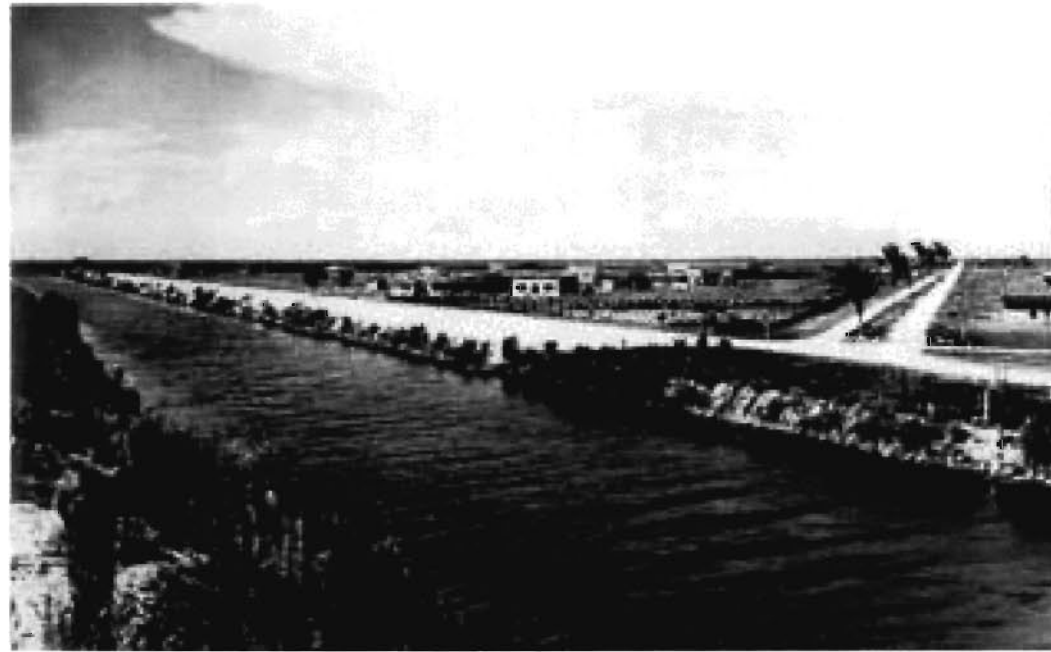


Fig. 2 Downtown Hialeah, 1924



Fig. 3 Hialeah Race Track, 1924

History

Hialeah is an Indian name, meaning high prairie because of its historically grassy plains that were used by the native Indians that came from the everglades to display their products and trade with the residents of Miami. In 1921, pioneer aviator Glenn Curtiss and Missouri cattleman James H. Bright came to Hialeah with a greater vision. Incorporated in 1925, Hialeah slowly developed around Hialeah park horse track, at that time it was the city's "central attraction and landmark."^{II} From Spanish Jai-Alai to greyhound and horse track racing and to even silent movies, in the early 1920's "Hialeah was the place to be." From a population of 1,500 in 1925, when one of the city's first slogan was "All ways lead to Hialeah," to now being ranked Florida's fifth-largest city with more than 210,000 residents.^{III}

In 1960, the year the exodus that resulted from the Cuban Revolution, a large population boom occurred in Hialeah, the second largest city in Miami-Dade County. For many reasons, Hialeah was a particularly inviting location for Cuban immigrants to settle. There were many job openings in the racetrack and in the light manufacturing industry, essential for the blue-collar working class. There was also inexpensive land available for the development of new housing, as well as an increasing population of other Spanish speakers that enabled new arrivals to carry out their activities without the need of the English language. In 1960, the population of Hialeah was at 67,000 inhabitants. By 1970, ten years after the first Cuban exodus, the population increased to 102,000 inhabitants. In 1990, the time of the last available census data, 87.6 percent of Hialeah's population was Hispanic, and 64.9 percent of these were Cubans.^{IV}

^{II} T. Boswell & j. Curtis, *The Cuban-American Experience*, 1983:78.

^{III} <http://ci.hialeah.fl.us/general/history/>

^{IV} Fabiola Santiago, *Hialeah*, *The Miami Herald*, 2000: Hialeah, 5L.

Analysis

Many examples of “Cubanness” (the feeling of being Cuban) are present in Hialeah: i.e. cafeterias on every corner serving Cuban coffee; billboard signs in Spanish; visual symbols such as the Cuban Cultural Heritage Monument (see Fig. 4 & 5); and most notably, Raúl Martínez, the city’s first Cuban Mayor in 1981 and still Mayor today. While many studies have been done about Hialeah being Cuban, none have been done on its architecture in relation to Cubanness. The research focuses specifically on the “Cuban” home in Hialeah. The one shared theme between these homes was “addition(s)” to small standard tract houses to accommodate large, extended families. Additions were often made because of need: the birth of a new child; the marriage of a household member; or an extended family relative from Cuba needing a place to reside. When designing these additions, a common pattern of enclosures and divisions was established through points of connections; expansion was to the rear for privacy or around the central core of the original footprint; and changing uses as the need presented itself.



Fig. 4



Fig. 5



Fig. 6

Although these additions are widely known among residents, they are almost always hidden from the street for they are often not permitted and do not meet the zoning/building code. These are weekend jobs that satisfy their need, thus producing different shapes and finishes with no uniformity other than the paint finish. Due to zoning codes with restriction in setbacks and legality, the front is usually left intact. In certain cases, porches were added to the front of the house resembling the *portales* of Cuba, an outdoor seating area used predominantly in Cuba as gathering space for family and friends to converse (see Fig. 6). Commonly seen is the paving of the front yard to allow more parking area for many cars that a family has, because everyone of age drives to work or school. As the family grows, so

does the need for parking spaces. Sometimes a front wall with ornamental bars is added to enclose the space for security reasons. In order to not only diminish the presence of concrete, but to also beautify the front façade facing the street, grand landscaping is created with flowers and trees commonly seen in Cuba such as roses and palms creating a little of there, here. Other than superficial additions or upgrades not much is done to the front façade because in order to have more done, permits are required and more money is needed to be spent; some do attain permits.

The sides of these houses take on a different form of expansion. These alterations are usually done internally by converting garages and bedrooms into small apartments for relatives called “efficiencies.” These apartments have their own bathrooms and sometimes even a kitchen. These conversions are illegal due to the extra kitchen and work done without a permit, but precautions are maintained to prevent any violations from the city building enforcement department. Existing doors are preserved in order to continue the connections within the house and any extra kitchens are small enough and located where they can be hidden from plain view just in case an inspector might appear unannounced. These precautionary measures are insignificant compared to how they help pay for the house mortgages which families sometimes can not afford. At the same time, families that rent the “efficiencies” are paying much lower rates than if they would lease a regular apartment in a development. These families in turn, are helping each other and in response resembling the close knit families back in Cuba where a cup of sugar to make Cuban coffee is just a few feet away, from your neighbor which could also be your sister or cousin. Often these efficiencies are created for



Fig. 7 Case Study Addition

a member of the household that might need the privacy due to marriage or a new born child is added to the family circle. Cuban families tend to want to keep the family close and at times not want them to move out even after marriage. *Mamá* wants to keep their babies in her womb for life.

As seen on Figure 7, the sides as well as the rear of the house, an aluminum roof would be added for a carport that originally was sold and installed with permits. When some were removed, these aluminum roofs were sometimes sold or given away to be retrofitted in other houses with various usages such as covered seating areas or storage. Of course these were installed without a permit and at times they would also change use over time. A carport would be converted to a covered patio area and then in certain cases they would be converted to a room by enclosing the area with concrete block or wood stud with plywood and stucco and drywall finish on the walls and ceilings with insulation without a permit.

The rear of the house often accommodates layered functions not apparent in other areas around the original footprint of the house (see Fig. 8). All the large additions are created to the rear because of the facility of having large sections that have direct connection with the existing and most importantly the level of obscurity and concealment that the rear encompasses. There are spaces such as living quarters, multi-



functional rooms like family room, covered and uncovered sitting areas, and even work or storage sections that are detached from the house. The backyard, small or large, also becomes a garden for tropical fruits and vegetables, as well as roosters and chickens that are reminiscent of Cuba when everything they ate was grown at home.

Fig. 8 Case Study Addition

Television is often the main centerpiece for homes today. No longer is the front porch important for gathering. In Cuba, neighbors gathered on the front porch to drink Cuban coffee and watch the kids play. Moreover, there were usually only one or two televisions in the neighborhood, so everyone would gather in the front porch to watch the nightly *novelas* and gossip afterwards about everyday life or *fulanito* from down the street. Now there is cable and satellite television, today's Cuban can come home after a long day at work and lie down on that very expensive leather recliner after an impressive plate of *arroz con frijoles* (rice and beans) that *mamá* or *abuelita* (Mom or Grandma) spent all day to cook with all her love and watch over 600 channels of everything and anything—too many to make up your mind. But there is no room for a 60-inch television in the living room where there is furniture that no one can sit on and it is never dirty, but somehow it needs to be cleaned every day. So every Cuban needs a Florida room (family room) which is typically located to the rear using a doorway (generally the sliding glass door that leads to the back yard) as the point of connection from the existing to the new. Initially size is not significant, but it needs to be just big enough to fit the 60-inch television. And not to worry, the Florida room can be expanded later when there is more money or *tio* (uncle) that works in construction can “five finger discount” (steal) more materials or like he says, “they were just throwing it away, so I picked them up” – unused!

Depending on the need, as mentioned earlier, some additions would go through conversions as well as divisions. Bedrooms, garages, and family rooms are altered to different functions such as efficiencies, storage, bathrooms and more bedrooms as well. Exterior conditions also encounter conversions. Open sitting areas become enclosed storage areas, landscaped areas become paved parking areas, even detached storage areas become efficiencies. Through these additions and conversions, a multitude of different expressions are distinguishable through various textures both interior and exterior. These textures are apparent at the connection points between the new and the existing walls, floors and roofs. These textures are due to the use of different materials as well as the lack of craftsmanship since often the homeowner alone or with the help of other family members or friends, build these additions themselves. Various types of stucco finish, difference in tile size and style placed together, dissimilar concrete pavement designs, uneven floor levels between additions (new and existing), and irregular drywall finishes are some examples of these textures.

Most significant are the connection points and functionality: how exterior walls become interior walls; how exit/entry doors such as sliding glass doors become openings to other rooms; how existing windows are removed to become openings or blocked off to create a wall with no openings; how already existing doors become main entry doors to these efficiencies that are closed off to the rest of the house; and how passageways are created to connect one space to another. The interior flow of the additions solely depends on these connection points. Then as new functions are created, new functions replace other functions at the same time some functions move or are removed altogether while the connection remains.



Fig. 9 Case Study Additions

Cubanness



Fig. 10 La Habana Patio.

Additions are the visual and architectural reactions that are common to the Cuban immigrant within Hialeah, but principally is how they are brought upon and then accomplished that makes it Cuban. The idea is that the addition is like an *ajiacó*. Fernando Ortiz in *Los factores humanos de la cubanidad*, (the human factors of Cubanness) published in 1940, uses the metaphor of *ajiacó* to illustrate how one word can resemble Cuban culture. Gustavo Pérez-Firmat explains in detail what *ajiacó* represents:

“He justifies the metaphor in a number of ways. First, since the *ajiacó* is made by combining a variety of meats and vegetables (whichever ones happen to be available), it conveys the ethnic diversity of Cuba. Second, the *ajiacó* is agglutinative but not synthetic; even if the diverse ingredients form part of a new culinary entity, they do not lose their original flavor and identity. So it is with Cuba, where the mixture of cultures has not led to a neoculturative synthesis, where each ethnic or cultural component has retained its identity. Third, an *ajiacó* is indefinitely replenishable, since new ingredients can be added to the stew as old ones are used up. In this respect, this dish symbolizes the continuing infusion of new elements into the Cuban cultural mix, those ‘continuous transmigrations’ that he had mentioned in the other essay. Lastly, *ajiacó* is itself an onomastic *ajiacó*, since it combines the African name of an Amerindian condiment, the *aji* or green pepper, with the Spanish suffix, *-aco*.”^v

Perez-Firmat clearly shows how *ajiacó* symbolizes Cuban culture as a mixture of elements that while not losing its identity, continues to reinvent itself. These elements derived from many ancestry factors and are put together to become one, that constantly adds new consequent parts wherever its location or time. Cuban family additions, as described earlier, take on this element of being an *ajiacó* in that it is combination of functions (“ingredients”) added and composed onto an original element while maintaining its own integral part (“original flavor”) of the whole and continue to change (“replenishable”) or be altered as time goes by depending on what is available.

This leads to the “informal” nature of these additions and how it correlates with being Cuban. These additions were designed to respond to what was needed and what was available to satisfy the need. Once these questions were answered it was off and running with the focus being the end result and how quickly can it be attained. In some cases, no restraint from the civic or the “formal” is taken into consideration such

^v Gustavo Pérez-Firmat, *The Cuban Condition*, 1989: 24.

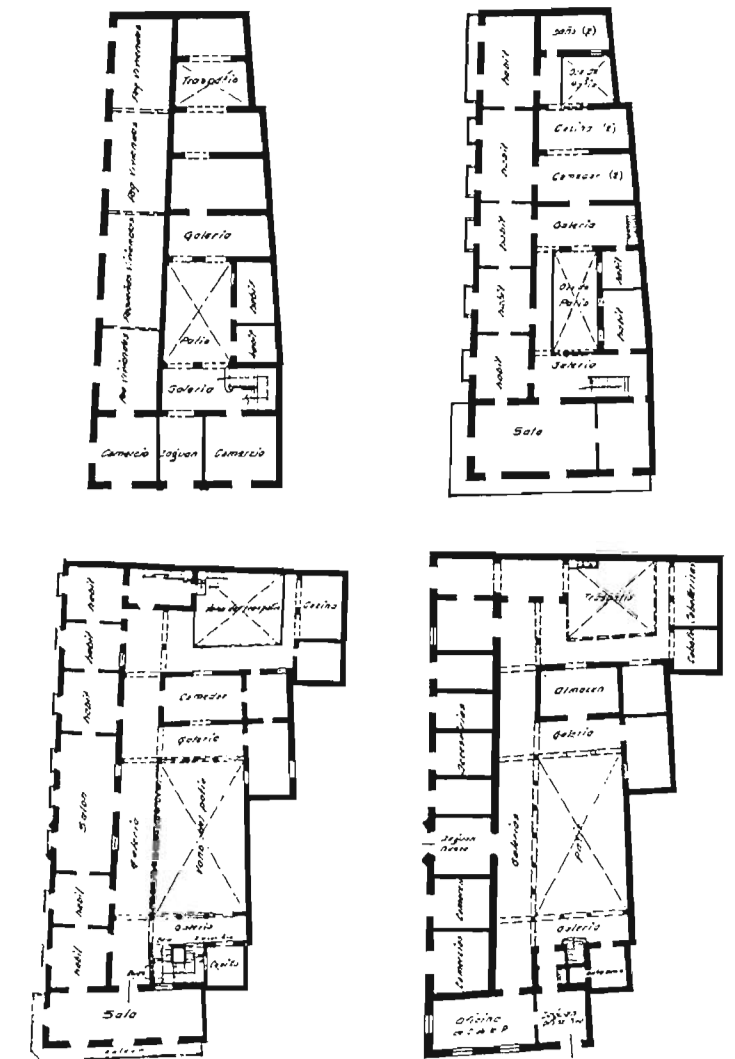


Fig. 11 Homes in La Habana

as building permits. The “informal” attitude that is dominant in Cuban culture is explained by Damián J. Fernández in *Cuba and lo Cubano, or the Story of Desire and Disenchantment*: “In Cuba, *lo informal* was reproduced over time as a way of dealing with, if not circumventing, the demands of the colonial regime to satisfy the material and nonmaterial needs of the self, the family, and the community.”^{VI} He uses as an example the African slaves which “resorted to informal modes of resistance to carve out a space for their own religious practices.”^{VII} He goes on to describe how “Informality depends on the possibility—and necessity—of bending the rules and bypassing legal norms because the individual is special and real. It has a seemingly infinite capacity to excuse and rationalize any and all actions on the basis that what is most important is to satisfy the needs oneself and one’s loved ones.”^{VIII} This is the basis of what the addition to these homes in Hialeah represents. What is important is the family and the need of the family which will enhance the quality of life of the family.

Where informality differs when compared to additions, is that as Fernández states, “Informality does not separate the public from the private. From the perspective of the informal, the private is the basis for the public.”^{IX} In these additions, public is firmly separated from the private. As explained earlier, the additions main response is to the rear, the most private area of the entire footprint. It is in part mostly because of the capacity of adding to the house without any public involvement. The front and the rear have distinct variation from one another. Since the front is the public side, any additions created are usually legal and done correctly (following community standards when it comes to finishes and good upkeep); whereas the rear, which is private, does not follow the same principles of legality and construction methods. These rear additions take on an ornate and liberal approach where neither roof nor perimeter lines are of design substance, but are of straightforward assembly significance. These additions are unique, scattered and fragmented in regards to development and formation.

^{VI} Damián J. Fernández, *Nation as Incomplete Desire*: 166.

^{VII} Ibid, 166.

^{VIII} Ibid, 167.

^{IX} Ibid, 167.

Identity

How does the addition relate to Cuban identity or does it? One topic of national identity with regards to Cuba as explained in *Cuba, The Elusive nation: Interpretations of National Identity* is that “National identity appears more fluid than static, amphibian; its character more elusive and malleable than fixed and permanent.”^x The additions are justified as Cuban Identity in Hialeah in their resemblance to Cubanness as explained earlier, but the addition alone is not Cuban Identity. Many immigrant as well as non-immigrant families will probably encounter this phenomenon albeit in a legal fashion as the condition of adding to houses becomes more feasible, especially in today’s real estate market. This is where the distinction occurs. The Cuban homes studied were more about the “informal” character of doing it right now and the restraint of doing it the right away. Today this process of the spontaneous has not changed, but many times it is halted due to building inspectors and stricter permitting procedures.

The addition should be later analyzed more deeply with considering the connection between “the Island and the Diaspora”^{xⁱ} (between there and here). The concept of additions has been prevalent on the island (Cuba) for a long period, but as an interior—conversions and divisions—approach (apparent in many of the additions analyzed). The same model of two, three or more families living in a small home in La Havana *en que piso* (on what floor), so they can support one another is comparable to houses in Hialeah and this is where the connection is established.

The need has risen to research and analyze this connection between there and here. *Bridges to Cuba/Puentes a Cuba*,^{xⁱⁱ} an overview of *lo cubano*, is an example of such analysis that brings forth the connection to Cuba. The idea of “bridging to Cuba” is more evident everyday as not only through additions in Hialeah, but also through more literary studies and through special congregations such as Cuba Nostalgia (a popular event that puts together several Cuban traditions that are cultural and social to the Cuba of yesterday in one place). What is more common today, is the longing to go back to one’s roots—to the *ajiaco*!

^x Cámara, M. & Fernández, D. J. *Cuba, The Elusive nation: Interpretations of National Identity*: 1.

^{xⁱ} Jorge Duany, *Reconstructing Cubanness: Changing Discourses of National Identity on the Island and in the Diaspora During the Twentieth Century*: 21.

^{xⁱⁱ} *Ibid*, 44.



Fig. 12 Milander Park Aerial

Project

How do we make the private, public? How do we bring the rear to the front? The idea is to bring light on this thesis by proposing an addition to a public (civic) property in Hialeah. Hialeah's abundance of parks and recreation areas (that are constantly utilized by the residents—young to old) made the decision on where to locate this addition a simple one. Henry L. Milander Park, located at 4700 Palm Avenue, is the city's largest and most important park consisting of a library, an auditorium, an olympic size pool, a recreation building, a football stadium, and baseball fields. Originally, the Milander Auditorium was an AMP Grocery (Food) Store and before 1959, it became Municipal Auditorium where it was mostly used as a recreation area for kids as well as an auditorium. In 1964, the park's name was changed from Municipal park to Henry L. Milander Park (Henry L. Milander was also the mayor at this time). Soon after (November 1964) the John F. Kennedy Library designed by Rueben Schneider, Hialeah's Architect, broke ground; then was completed and dedicated on July 10, 1965.^{xiii}

The concept is to propose an expansion to the John F. Kennedy Library using the same methods of connections as expressed in the additions to encompass a program that will illustrate and convey an understanding of not only the history of Hialeah, but the history of the residents; from the founding members (pioneer aviator Glenn Curtiss and Missouri cattleman James H. Bright) to the latest Cuban immigrants (*los balseros*—the rafters). The program consists of:

- Exterior and interior gallery space to highlight yesterday and today's accomplishments through art, music and the media

^{xiii} Thomas Morgan, *The Miami Herald*: 1975. 5D.

- Exterior seating area similar to porches and the ability to convert to more interior space
- Multiple computer stations for the development, research and connection with the “there and here”
- Multiple reading and study areas needed to update the capacity of the library to today’s standard with respect to the city’s population

The materials for this new addition will be comparative to the same materials used in the additions that were examined, but the one major difference is that the library addition will be all glass, instead of solid concrete as it is now. This approach is to emphasize what is occurring on the inside and not the concealment. Instead of just an interior experience, this is an interior and exterior experience—a total experience!

Architectural expression should not be perceived as a cohesive sum of all parts through the external physical, but as a series of fragments that come together in time articulating a sense of unity only through the interrelation of space. This interrelation of space becomes unique only through the actual experience and not through the just visual. The experience is more significant than the illustration.

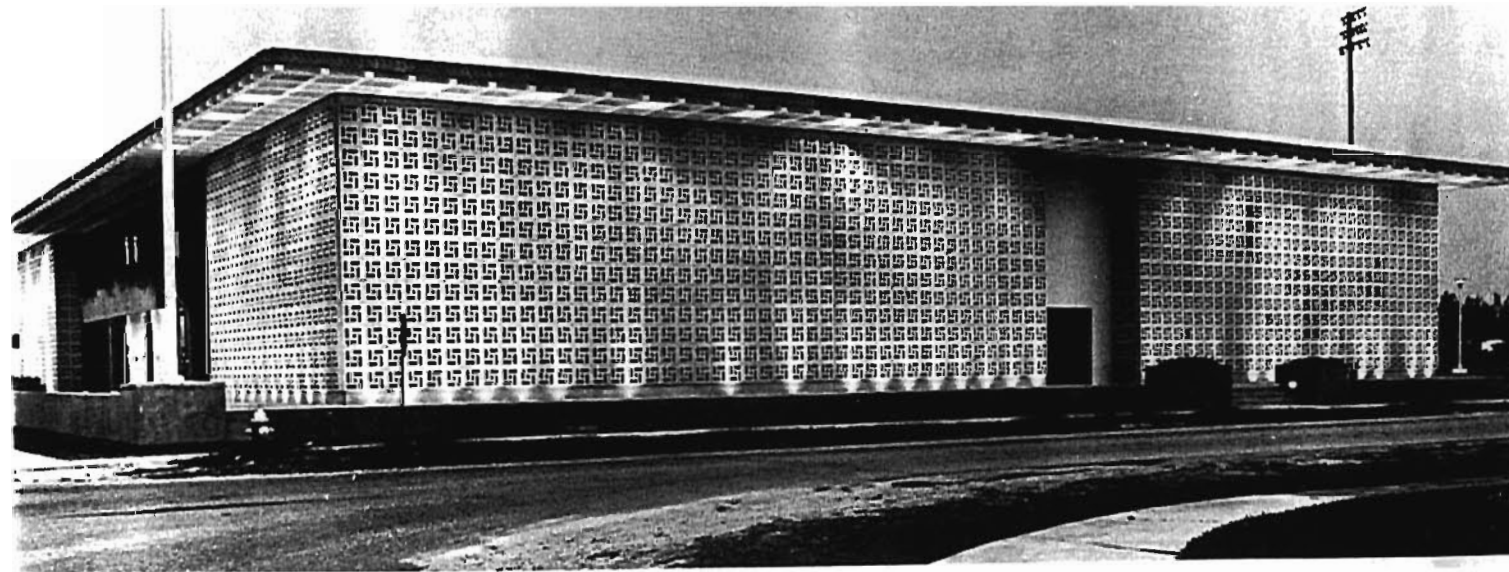


Fig. 13 John F. Kennedy Library, 1965

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APPENDICES

QUESTIONS ASKED TO CUBAN IMMIGRANTS RESIDING IN HIALEAH

1. What is your name?
2. What do you do for a living?
3. What was your family background in Cuba?
4. What did your parents do for a living?
5. What year did you come to Hialeah?
6. How long have you lived in Hialeah?
7. Who lives in the household with you?
8. When did they come to Hialeah?
9. Who were the neighbors when you moved in?
10. Have they changed over time?
11. Who are your neighbors now?
12. In which houses do these neighbors live?
13. Were there any events or times when neighbors got together?
14. What changes if any, did you make to the neighborhood or home?
15. What changes did the neighborhood go through?
16. Why did you come to Hialeah?
17. Why did you move?
18. What have you and your family done to Hialeah?
19. How is your house a Cuban home?
20. Were there any additions undertaken to the house?
21. When were they done?
22. What materials did you use?
23. Who helped you with the construction?
24. Who planned out what you needed?
25. Are there other transformations to the house or the yard?
26. What would you do to your house if you could?
27. Is there anything that you are missing in Hialeah that you had in Cuba?
28. What do you have in Hialeah that was missing in Cuba?
29. How do you use the city of Hialeah?
30. Do you shop in town or do you leave?
31. Do you go to school in Hialeah?
32. Did you go to school in Hialeah?
33. What are your hopes and aspirations for Hialeah?
34. What would you change about Hialeah if you could?
35. What would you add or eliminate?
36. Is Hialeah beautiful or ugly? In what ways?
37. Do you want to stay in Hialeah or do you want to leave?
38. How do you know when someone else is Cuban?

Case Study #1

<ol style="list-style-type: none"> 1. Anonymous 2. Construction worker 3. Havana 4. Agriculture 5. 1980, the Mariel Boatlift 6. 20 years 7. 5 young adults (3 are my kids and two others are my nephew and his wife—they were married before leaving Cuba in order to be able to come to the U.S.) 8. 2 sons and 1 daughter (1980); nephew and wife (1999) 9. Mostly Cubans and just one American that still lives across the street 10. Most have stayed, very few have moved out except for their sons, daughters 11. Same ones (mostly Cubans—if not all) 12. Same ones 13. Sometimes to see the fireworks on the 4th of July and also for <i>quinceañeras</i> (sweet fifteens), birthdays, New Years, when someone needs help...I'm a construction worker, the neighbor two houses down is an electrician, so we help each other out whenever needed 14. There has been many changes, alterations and additions done just to this house as well as other houses around this neighborhood – all for the better of course! 15. Just the ones to the houses like new windows, paint, pools...the neighborhood is more clean 16. Opportunity to work and <i>mejorar</i> better ourselves since we realized that we were not going back to Cuba, closer to jobs, and the language (Spanish) 17. To leave the Castro Regime 18. Helped make Hialeah what it is today 19. What we eat, cook, music, what we build <i>portales</i> 	<ol style="list-style-type: none"> 20. Yes 21. Since we moved, year after year and still making changes 22. Concrete, wood, whatever we could get 23. My son drew the plans and with the help of family and neighbors made changes with permits 24. My son and I 25. That's it really, but I'm sure there will be more 26. Remodel kitchen, new tile 27. Places to meet, night activities 28. A/C, more food, better cars 29. We all have worked or gone to school in Hialeah 30. I shop for everything here in Hialeah 31. Yes, all the kids grew up going to the parks especially in the summer time 32. No, but all the kids went to school in Hialeah 33. We wish they would open up the sidewalks (make them wider) for walking at night and more night activities. In Cuba the portal was used at night to watch TV because very few people in the neighborhood had TVs. Everyone would sit on the portal and look inside where the TV was located. Also no crimes were committed because everyone was always outside looking and watching if any strange people was lingering around the neighborhood 34. The delinquency, robberies, security 35. Night Activities, wider sidewalks 36. It's beautiful and very clean 37. Stay forever, we do not plan to move anywhere else 38. By their gestures, features (physical), their cars have the saints and the Cuban flag on the dashboard or hanging from the rear view mirror.
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Case Study #2

<ol style="list-style-type: none">1. Anonymous2. Contractor3. Miramar4. Contractor5. 19806. 20 years7. Himself, 5 other adults8. At different times (Mariel and <i>balseros</i>)9. Mostly Cubans and the same ones still today10. Most have stayed, very few have moved out except for their sons, daughters11. Same ones12. Same ones13. Not really, everyone stays to themselves14. Painted and additions15. Nicer homes since Cubans moved in16. Work17. Same as 1618. Nothing but work19. What we eat, cook, music, everything is Spanish (the TV, news, speak)20. Yes21. As soon as we moved in	<ol style="list-style-type: none">22. Concrete, wood, whatever we found23. The family24. I did, with no permits25. Made rooms into “efficiencies”26. Remodel everything, new kitchen, new tile27. The neighbor interaction28. Everything (money)29. I live here30. I shop for everything here in Hialeah31. Not really32. Yes, high school33. Less Traffic34. The delinquency, robberies35. Same as 3436. It’s beautiful and very clean37. Stay, but if I had the money I would like to move to Miramar or Pembroke Pines38. Cubans are <i>chusma</i> (loud, bad words)
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Case Study #3

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| <ol style="list-style-type: none">1. Anonymous2. Contractor3. Miramar4. Agricultural5. 19806. 20 years7. Himself, wife and 3 other elderly adults8. At different times (Mariel and visa)9. Mostly Cubans and the same ones still today10. Most have stayed, very few have moved out11. Same ones12. Same ones13. Not really, everyone stays to themselves except for my next door neighbor14. Painted and remodel interior and utility in the back15. Nicer homes since Cubans moved in16. Cheap houses with big backyard17. Same as 1618. Nothing, maybe made some houses that I worked on nicer19. What we eat, cook, it's who we are20. Yes21. As soon as we moved in | <ol style="list-style-type: none">22. Concrete, wood, whatever we found23. The Family24. I did, with no permits25. Made rooms into two "efficiencies"26. Remodel everything, new kitchen, new tile, it never ends27. Too much traffic28. Money and food29. I live here and have worked here30. I shop for everything here31. Not really32. No, but my kids did33. Less traffic34. The delinquency, robberies, THE MAYOR!35. Same as 3436. It's beautiful and very clean and nice houses37. Stay, I don't want to go anywhere38. The way they dress and speak..it's easy! |
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Case Study #4

1. Anonymous
2. Lunch Truck Driver
3. Guantánamo
4. Businessman
5. 1972
6. 28 years
7. Himself, wife and son, wife and their 2 kids
8. Left to Puerto Rico after Fidel took over and then came to Hialeah in 1972
9. All Americans
10. Definitely, most have moved out
11. All kinds, Cubans, Chinese, Central Americans, one maybe two Americans
12. All around
13. Never, not even with the lake in the back, I do with my family (roast a pig)
14. Painted and remodel everything, and still remodeling
15. Different people, different paint jobs, same house
16. Cheap houses with big backyard and a lake, close to school for my kids also
17. Same as 16
18. Nothing
19. What we eat, cook, it's who we are
20. Yes a few, a "Florida room", utility, several things
21. A little after we moved in
22. Regular construction materials
23. Friends
24. Me and my friends
25. No, just keep upgrading every few years
26. No
27. I had nothing in Cuba
28. Money, money, money
29. I live here
30. I shop for everything here
31. My son used to...he played baseball.
32. No, but my kids did
33. Less traffic, better drivers
34. The delinquency, robberies
35. Same as 34
36. It's beautiful and very clean and nice houses
37. Stay, I don't want to go anywhere
38. The way they speak, they have a specific tone and language seen nowhere else.

Case Study #5

<ol style="list-style-type: none"> 1. Anonymous 2. Notary 3. Havana 4. Businessman 5. 1980 6. 20 years 7. Himself, wife and 2 adults, I bought it from the last American on this block. 8. At different times (Mariel and visa) 9. Mostly Cubans and the same ones still today 10. Most have stayed, very few have moved out 11. Same ones 12. Same ones 13. Not really, everyone stays to themselves except for my nearest neighbors, but I don't know the people three houses away 14. Painted and remodel interior and utility in the back everything else was done by the owner before 15. Nicer homes since Cubans moved in 16. Cheap at the time, not anymore 17. Same as 16 18. Nothing, I just live here. 19. What we eat and cook 20. Yes, but before I bought it. 21. The owner made them before I bought it. 	<ol style="list-style-type: none"> 22. N/A 23. N/A 24. N/a 25. Made rooms into two "efficiencies" 26. Maybe a new roof, this one is getting old. 27. I have everything here 28. Money and food 29. I live here 30. I shop for everything here 31. Not really, maybe the grandkids 32. No, but my kids did 33. No more crime 34. The traffic 35. More trees and less crime 36. It's beautiful and very clean especially nice houses 37. Stay, I'm not going anywhere 38. The way they dress with their big chains and the way they speak
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Case Study #6

1. Anonymous	22. N/A
2. House painter	23. N/A
3. Guantanamo	24. N/A
4. Businessman	25. Made rooms into “efficiencies”
5. 1990	26. Remodel everything, new kitchen, new tile, new paint (soon)
6. 10 years	27. The neighbor interaction
7. Himself, wife and two adults	28. Everything, I had nothing in Cuba
8. At different times (visa and <i>balseros</i>)	29. I live here and work sometimes painting Hialeah houses
9. Mostly Cubans and the same ones still today	30. I shop for everything here
10. Most have stayed, very few have moved out	31. No
11. Same ones	32. No
12. Same ones	33. For more Cubans to come to Hialeah
13. Not really, except with my brother and lives across the street	34. The delinquency, robberies
14. Painted and made two rooms into “efficiencies”	35. Same as 34
15. None really, it looks the same to me	36. It’s beautiful, I love it here
16. To be close to my family, they are all here	37. Stay, I’m not going anywhere
17. I never moved, ever since I arrived from Cuba, I live in Hialeah	38. The <i>chusmerias</i> (loud, bad words)...I love it!
18. Nothing but work, work, work	
19. What we eat, cook, music, everything is in Spanish, we don’t speak English	
20. Yes, but before I bought it	
21. Before I bought it	

Case Study #7

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| <ol style="list-style-type: none">1. Anonymous2. Handyman3. Marianao4. <i>Viandero</i> (sold grocery items like vegetables, fruits, beans, etc.)5. 19806. 20 years7. Himself, wife and one couple with a child8. Visa9. Mostly Cubans and the same ones still today10. Most have stayed, very few have moved out except for their sons, daughters11. Same ones (mostly Cubans—if not all)12. Same ones13. Not really, everyone stayed to themselves except when I go to church14. Painted, enclosed areas, two addition and storage15. None really everyone just makes their houses more beautiful16. Some of my family lives here17. Same as 1618. Nothing, I do a lot with the church group though19. What we eat, cook, music, everything about us is Cuban20. Yes21. 1-2 years after moving in | <ol style="list-style-type: none">22. Concrete, wood, what looked good at that time23. A contractor24. The contractor, everything was done with a permit25. Just additions and transformations26. Clean up the backyard, it's full of junk27. Family. I miss my family.28. Everything (I didn't have anything in Cuba)29. I work mostly in Hialeah30. I shop for everything here31. Sometimes32. No, all the kids that have moved out, did though33. I don't like the mayor, but I he's done a lot.34. The delinquency, robberies35. Same as 3436. It's beautiful and very clean and the city government is always making it better37. Stay, but if I had the money I would like to move to Pembroke Pines38. Their mannerisms, the way they express themselves and the way they talk |
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Case Study #8

<ol style="list-style-type: none"> 1. Anonymous 2. Bus Driver 3. Pinar del Río 4. <i>Viandero</i> (sold grocery items like vegetables, fruits, beans, etc.) 5. 1980, First lived in Tampa for 12 years, then after marriage, lived in Baltimore for years (husband—work related), then moved to Hialeah in 1980. 6. 20 years 7. Herself, 3 young adults (males of 24,23, 21) 8. Sons from her marriage 9. Mostly Cubans and the same ones still today 10. Most have stayed, very few have moved out except for their sons, daughters 11. Same ones (mostly Cubans—if not all) 12. Same ones 13. Not really, everyone stayed to themselves 14. Painted exterior as well as the interior, enclosed areas and one addition 15. None really (more Cubans) 16. Calm place, good people 17. Same as 16 18. Nothing 19. What we eat, cook, music, everything is Spanish (the TV, news, speak) 20. Yes 21. 1-2 years after moving in 	<ol style="list-style-type: none"> 22. Concrete, wood, what looked good at that time 23. A contractor 24. The contractor, everything was done with a permit of course 25. No 26. Remodel everything, new kitchen, new tile, make “florida room” bigger 27. Family (everything about it) I’m just glad and thank God that I nor any of my family members here in the U.S. have had to ever ask or received money from the government—we have been able to <i>hechar pa’lante</i>—move forward 28. Everything (I didn’t have anything in Cuba) 29. I work in Hialeah 30. I shop for everything here in Hialeah—the Spanish, the Cuban people; I lived in Baltimore and could not communicate with the city in general 31. Yes, all the kids grew up playing baseball and my son and I go walking 32. No, all the kids did though 33. I don’t like the Mayor but I have to admit that the city has progresses forward tremendously since I first moved here 34. The delinquency, robberies, for it to be more <i>tranquilo</i> (calm) 35. Same as 34 36. It’s beautiful and very clean (<i>que progresada</i>) it’s all I know, it’s what I like; I don’t like East Hialeah because the West is more clean, people take more care of their houses and yards 37. Stay, but if I had the money I would like to move to Miami Lakes or Broward 38. Cubans are <i>chusma</i> (loud, bad words), mannerisms, the way they express themselves, the way they talk, the jokes, the stories they tell <i>chispa encendida</i> (lit fuse), they are more clean and fixed up (well dressed), well taken care of
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Case Study #9

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| <ol style="list-style-type: none">1. Anonymous2. Lunch Truck Driver3. Guantánamo4. Businessman5. 19806. 20 years7. Himself, wife and son, and one adult tenant8. Mariel and visa9. Mostly Cubans except for 5 or 6 Americans10. Definitely, most all the Americans have moved out all Latin families11. All kinds, Cubans, Central Americans, but mostly Cubans12. All around13. Never, or maybe when something bad happens for strictly gossip14. Painted and remodel everything, and still remodeling15. As more Cubans moved in, the better the look of the houses got16. Cheap houses and my brothers lived near by17. I have only moved within Hialeah, nowhere else18. Nothing19. What we eat, cook, it's who we are20. Yes a few, a Florida room, utility, several things21. Before we even moved in | <ol style="list-style-type: none">22. Concrete, wood, whatever I can get cheap23. A handyman or myself with my brothers24. Me25. Always...we are always doing something, the house or the yard, my wife lives for this house26. If for my wife, she would so everything all over again, she's never happy27. Some family that miss a lot28. Everything (I didn't have anything in Cuba)29. I live here30. I shop for everything here31. My son used to...He played baseball.32. No, but my kids did33. For quicker service from the city when there is a problem34. The delinquency, robberies and the traffic of course35. Same as 3436. It's beautiful and very clean and nice houses, it keeps getting better37. Stay, I don't want to go anywhere38. The way they speak and look, you can tell a mile away |
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Case Study #10

1. Anonymous
2. Handyman
3. Pinar del Río
4. Mechanic
5. 1980
6. 20 years
7. Himself, wife and son, mother and father, couple and their 2 kids
8. I first lived in New Jersey and then came to Hialeah in 1980
9. All Cubans
10. Nothing except more traffic
11. Mostly the same ones
12. Same ones
13. Never, this street is too busy for anything
14. Painted and remodel everything, and a big driveway (too many cars)
15. The traffic mostly
16. Cheap houses, I hated the cold weather
17. Same as 16
18. Nothing
19. What we eat, cook, my parents don't speak English, so it's still like the old days
20. Yes a few big ones a Florida room, an apartment for my parents which we rent out now
21. Some time after we moved in

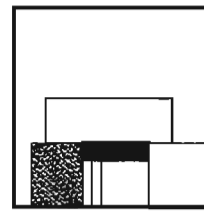
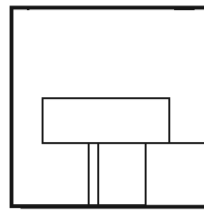
22. Whatever was available
23. Friends
24. Me and my friends
25. No, it's been like this for awhile
26. Maybe move out
27. I had nothing in Cuba and I have everything here
28. Money, money, money
29. I live here and I work in Miami
30. I shop for everything here
31. No not even my sons
32. No, but my kids did
33. For less traffic, better drivers, and less crime
34. The delinquency, robberies
35. Same as 34
36. It's beautiful with nice houses here and there
37. Stay, I can't go anywhere; I can't afford it
38. The way they dress and speak (their gesture)

Case Study #11

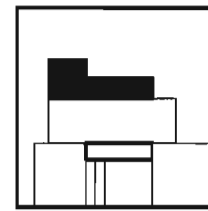
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| <ol style="list-style-type: none">1. Anonymous2. Retired3. Havana4. Businessman5. 19806. 20 years7. Herself, daughter and grandchild, and one adult tenant8. Born here and I don't know about the tenant9. Mostly Cubans and the same ones still today10. Most have stayed, very few have moved out that I can remember11. Same ones12. Same ones13. Not really, everyone stayed to themselves; now everyone is too busy14. The additions and the pool were done for my grandkids and they barely use it15. None really16. Calm place and it was close to work17. Same as 1618. Nothing19. What we cook and eat, pictures from the Cuba of yesterday and today20. Yes21. While we lived here | <ol style="list-style-type: none">22. Whatever you use to build23. A contractor24. An architect25. Not recently26. I'm too old to even think about doing anything to it...I don't cook so the kitchen is fine, everything feels right27. My close family28. Everything (I didn't have anything in Cuba)29. Just for shopping but I don't work anymore so there is no need30. I shop for everything here in Hialeah31. I'm not sure if my daughter or grandchild use it, but I don't32. No, but my kids did33. More stuff for kids to do, there is way too much crime34. The delinquency, robberies35. Same as 3436. It's beautiful and very clean, I really love it here37. Stay, I have no major complaints38. The way they speak, dress, comport themselves; it's all Cuba |
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Case Study #12

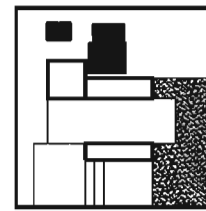
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| <ol style="list-style-type: none">1. Anonymous2. Jeweler3. Havana4. Businessman5. 19806. 20 years7. I just rent this out I don't actually live in it, but four families live in it8. I lived in New Jersey for a long time and then I came to Hialeah9. Mostly Americans10. Definitely, most have moved out11. All latino12. All around13. Very little now, before yes, but now there is too much crime14. Painted and enclosed rooms and garages and converted them to "efficiencies"15. Different families came and went, but now more and more are staying16. Opportunity to work17. Same as 1618. Nothing19. What they cook, listen to, act, talk about; that's what makes it Cuban20. Yes a few bedrooms, a Florida room, and then converted them to "efficiencies"21. As soon as I bought it | <ol style="list-style-type: none">22. Regular construction materials23. Myself24. Me25. No, just maintain it26. No27. I had nothing in Cuba28. Money, it's all about making money to survive; in Cuba it was just about having fun; different time, different era29. I live here30. I shop for everything here31. No32. No, but my kids did33. Less traffic, less people; the population has increased dramatically34. The crime35. Same as 3436. It's beautiful I think, but it's no Coral Gables37. I'll stay for now, but who knows38. The way they speak, they have a specific accent and what comes out of their mouth is unbelievable |
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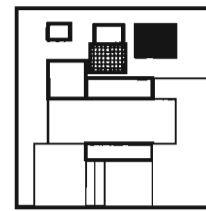
-Front Porch
-Concrete Paving



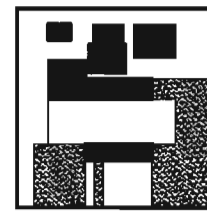
-Family Room
-Master Bath/Bedroom



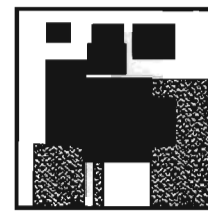
-Trellis
-B.B.Q.
-Utility/Storage
-Concrete Paving



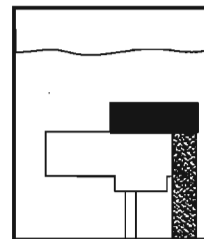
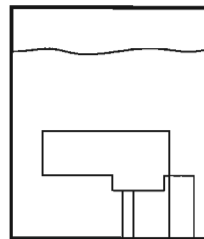
-Single Bath/Bedroom Apartment



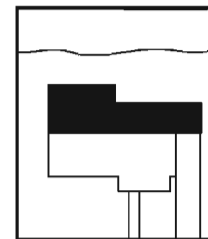
-Trellis
-B.B.Q.
-Utility/Storage
-Concrete Paving



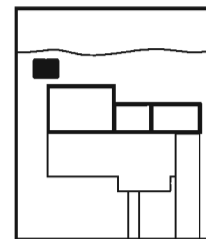
Case Study #1
5490 West 1st Court
One Family - Seven Occupants
Additions and Alterations:
1-Front Porch
2-Family Room
3-Master Bath/Bedroom
4-Single Bath/Bedroom Apartment
5-Trellis
6-B.B.Q.
7-Utility/Storage
8-Concrete Paving



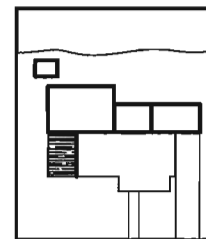
-Concrete Paving
-Family Room



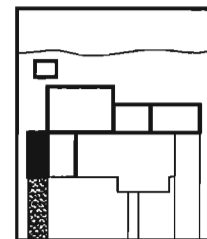
-Extra Rooms
-Making room into efficiency



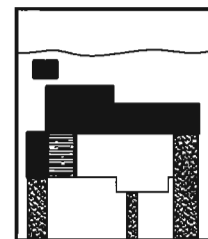
-Utility/Storage



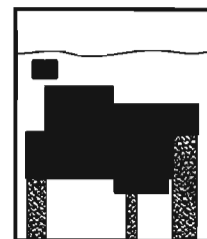
-Making room into efficiency



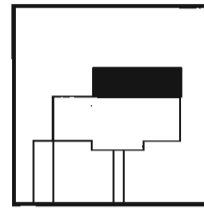
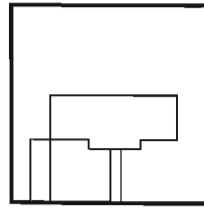
-Aluminum Roof
-Concrete Paving



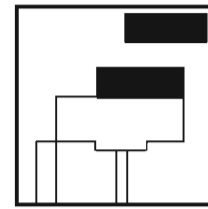
-Extra Rooms
-Making room into efficiency



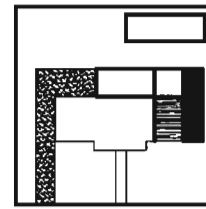
Case Study #2
1898 West 64 Street
Three Tenants - Six Occupants
Additions and Alterations:
1-Extra Rooms
2-Making room into efficiency
3-Aluminum Roof
4-Utility/Storage
5-Concrete Paving
6-Family Room



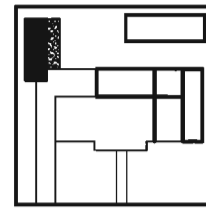
-Family Room



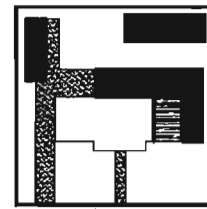
-Making room into efficiency
-Utility/Storage



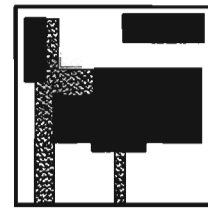
-Making room into efficiency
-Aluminum Roofs
-Concrete Paving



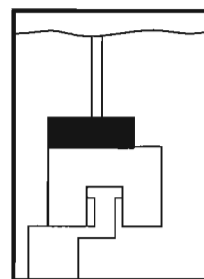
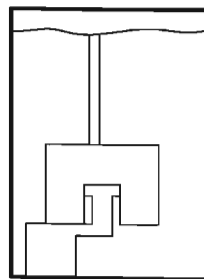
-Aluminum Roofs
-Concrete Paving



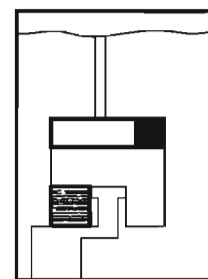
-Family Room
-Making room into efficiency
-Aluminum Roofs
-Utility/Storage
-Concrete Paving



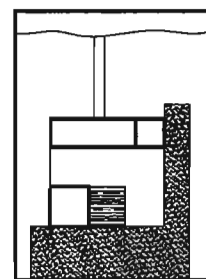
Case Study #3
1905 West 64 Street
One Couple and Two Tenants -
Five Occupants
Additions and Alterations:
1-Family Room
2-Making room into efficiency
3-Aluminum Roofs
4-Utility/Storage
5-Concrete Paving



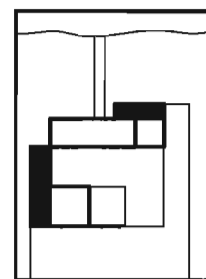
-Family Room



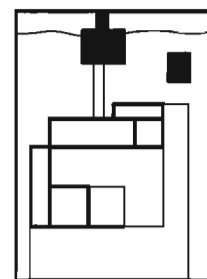
-Office
-Utility/Storage Areas



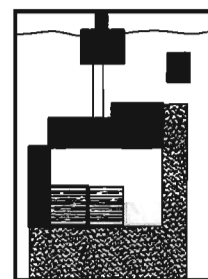
-Indoor Patio
-Concrete Paving



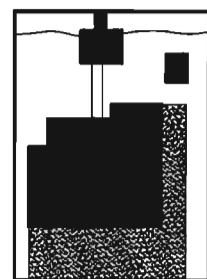
-Aluminum Roofs



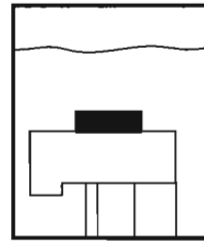
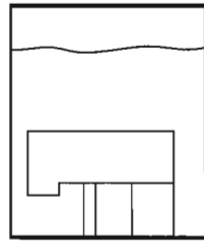
-Gazebo/B.B.Q.
-Utility/Storage Areas



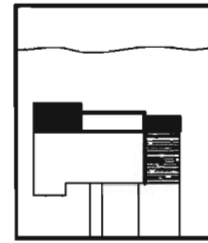
-Family Room
-Office
-Indoor Patio
-Gazebo/B.B.Q.
-Aluminum Roofs
-Utility/Storage Areas
-Concrete Paving



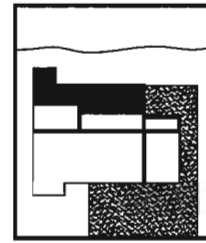
Case Study #4
1671 West 62 Street
Two Families - Six Occupants
Additions and Alterations:
1-Family Room
2-Office
3-Indoor Patio
4-Gazebo/B.B.Q.
5-Aluminum Roofs
6-Utility/Storage Areas
7-Concrete Paving



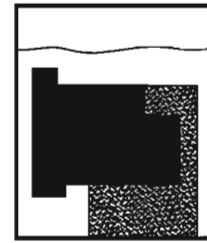
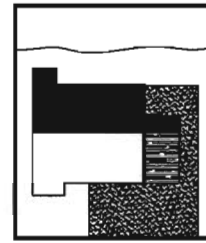
-Family Room



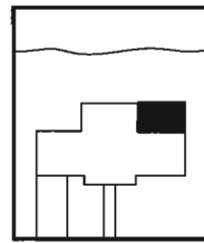
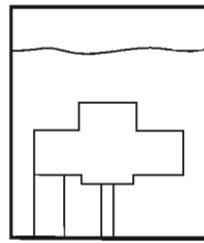
-Extra Rooms
-Enclosure of Garage (Efficiency)



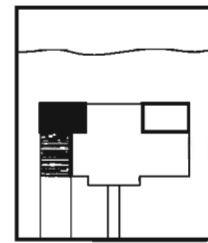
-Aluminum Roof
-Utility/Storage
-Concrete Paving



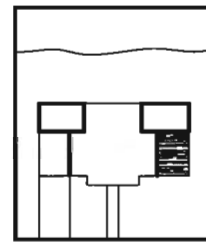
Case Study #5
1884 West 64 Street
One Couple & Two Tenants -
Four Occupants
Additions and Alterations:
1-Extra Rooms
2-Enclosure of Garage (Efficiency)
3-Aluminum Roof
4-Utility/Storage
5-Concrete Paving
6-Family Room



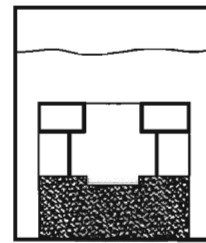
-Extra Rooms



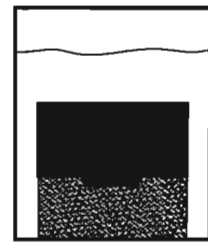
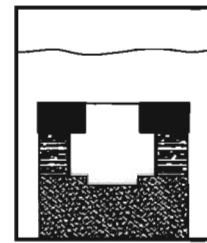
-Extra Rooms
-Making room into efficiency



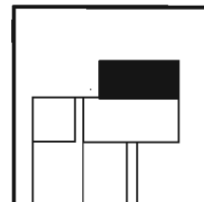
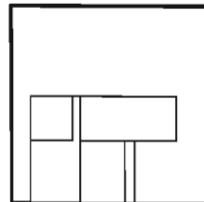
-Making room into efficiency



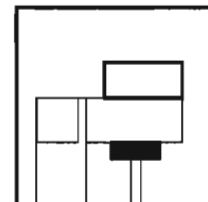
-Concrete Paving



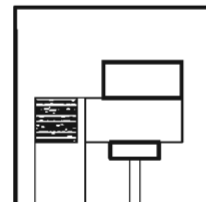
Case Study #6
1870 West 64 Street
One Family & Two Tenants -
Seven Occupants
Additions and Alterations:
1-Extra Rooms
2-Making room into efficiency
3-Concrete Paving



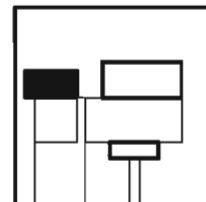
-Family Room



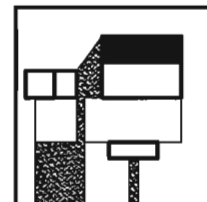
1-Front Porch



-Enclosure of Garage (Efficiency)



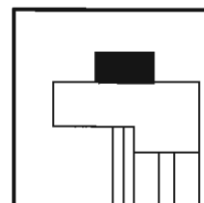
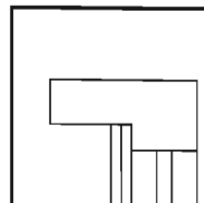
-Aluminum Roofs
-Utility/Storage



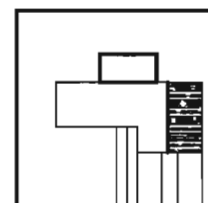
-Aluminum Roofs
-Concrete Paving



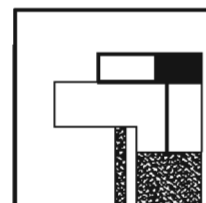
Case Study #7
5590 West 6th Court
One Couple and a Tenant -
Three Occupants
Additions and Alterations:
1-Front Porch
2-Family Room
3-Enclosure of Garage (Efficiency)
4-Aluminum Roofs
5-Utility/Storage
6-Concrete Paving



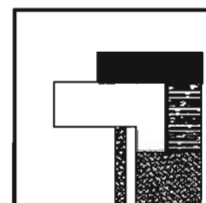
-Family Room



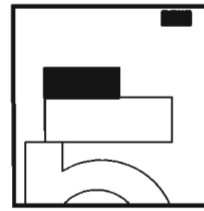
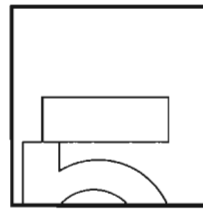
-Enclosure of Garage (Efficiency)



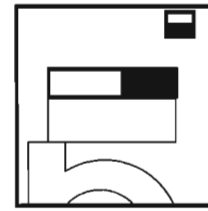
-Aluminum Roof
-Concrete Paving



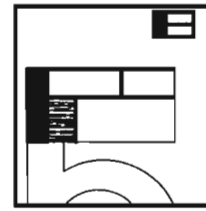
Case Study #8
5372 West 6th Avenue
One Family & One Tenant -
Four Occupants
Additions and Alterations:
1-Family Room
2-Enclosure of Garage (Efficiency)
3-Aluminum Roof
4-Concrete Paving



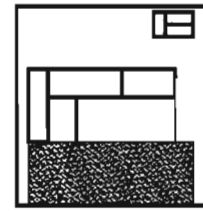
-Family Room
-Utility/Storage



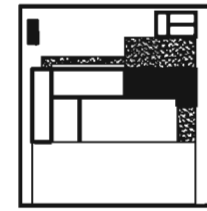
-Aluminum Roofs
-Utility/Storage



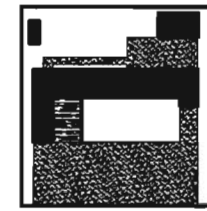
-Enclosure of Garage (Efficiency)
-Aluminum Roofs
-Utility/Storage



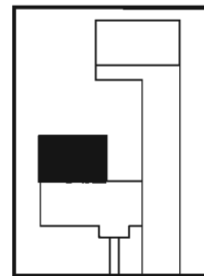
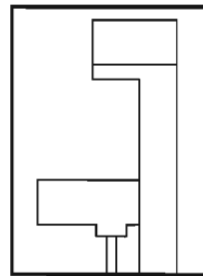
-Concrete Paving



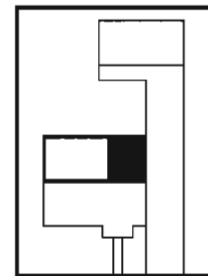
-Laundry & Extra Kitchen Area
-Aluminum Roofs
-Concrete Paving
-Cabana



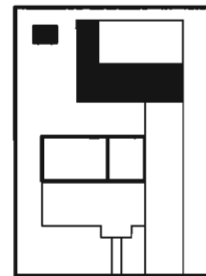
Case Study #9
1895 West 64 Street
One Family & One Tenant -
Five Occupants
Additions and Alterations:
1-Family Room
2-Enclosure of Garage (Efficiency)
3-Laundry & Extra Kitchen Area
4-Aluminum Roofs
5-Utility/Storage (Three Phases)
6-Concrete Paving



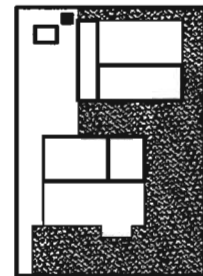
-Apartment for elderly couple



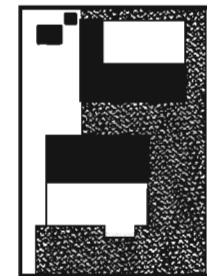
-Back/Side Porch
-Aluminum Roofs



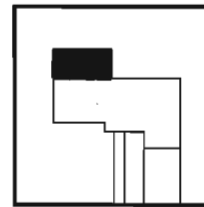
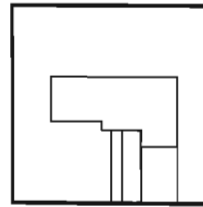
-Addition to existing rear apartment
-Aluminum Roofs
-Utility/Storage



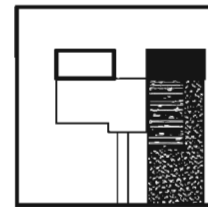
-Concrete Paving
-B.B.Q.



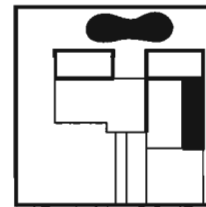
Case Study #10
622 East 21st Street
Three Families - Nine Occupants
Additions and Alterations:
1-Back/Side Porch
2-Apartment for elderly couple
3-Addition to existing rear apartment
4-Aluminum Roofs
5-Utility/Storage
6-Concrete Paving
7-B.B.Q.



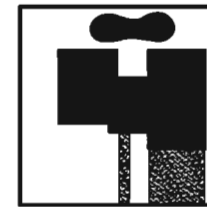
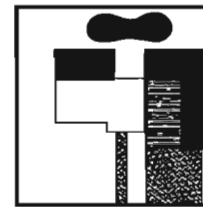
-Family Room



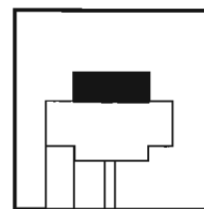
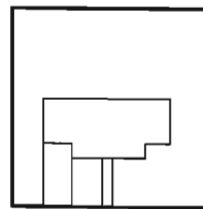
-Extra Room
-Enclosure of Garage (Efficiency)
-Concrete Paving



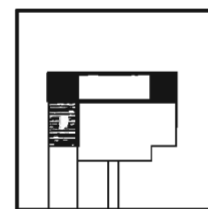
-Aluminum Roof
-Pool



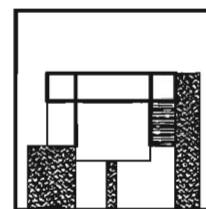
Case Study #11
5390 West 6th Avenue
One Family & One Tenant -
Four Occupants
Additions and Alterations:
1-Family Room
2-Extra Room
3-Enclosure of Garage (Efficiency)
4-Aluminum Roof
5-Concrete Paving
6-Pool



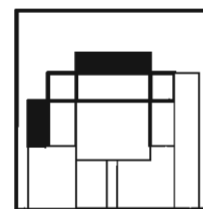
-Family Room



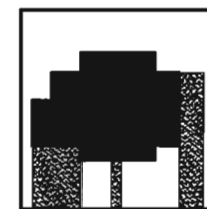
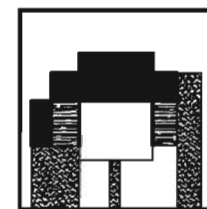
-Extra Rooms
-Enclosure of Garage (Efficiency)



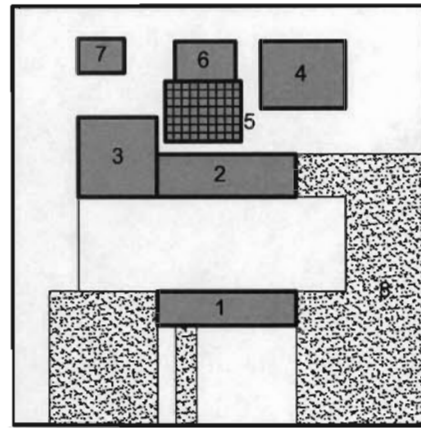
-Making room into efficiency
-Family Room



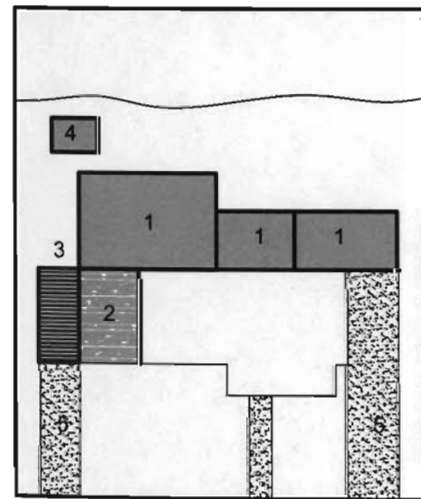
-Aluminum Roofs



Case Study #12
1875 West 64 Street
Four Tenants - Ten Occupants
Additions and Alterations:
1-Extra Rooms
2-Enclosure of Garage (Efficiency)
3-Making room into efficiency
4-Aluminum Roofs
5-Concrete Paving
6-Family Room

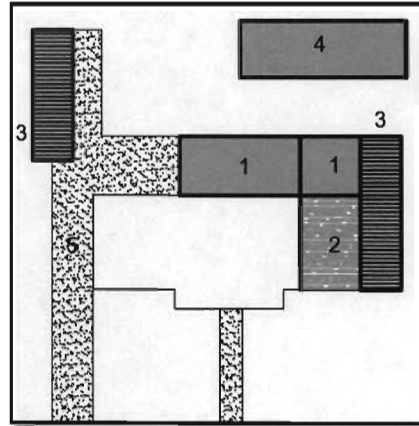


Case Study #1
 5490 West 1st Court
 1980 - Hialeah Resident
 One Family - Seven Occupants
 Additions and Alterations:
 1-Front Porch
 2-Family Room
 3-Master Bath/Bedroom
 4-Single Bath/Bedroom Apartment
 5-Trellis
 6-Bar-B-Q
 7-Utility/Storage
 8-Concrete Paving

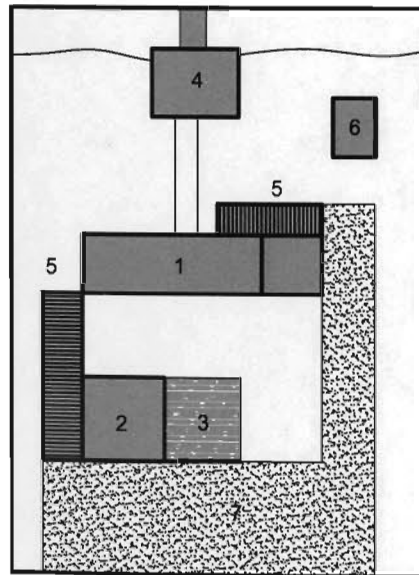


Case Study #2
 1898 West 64 Street
 1980 - Hialeah Resident
 Three Tenants -
 Six Occupants
 Additions and Alterations:
 1-Extra Rooms
 2-Making room into efficiency
 3-Aluminum Roof
 4-Utility/Storage
 5-Concrete Paving

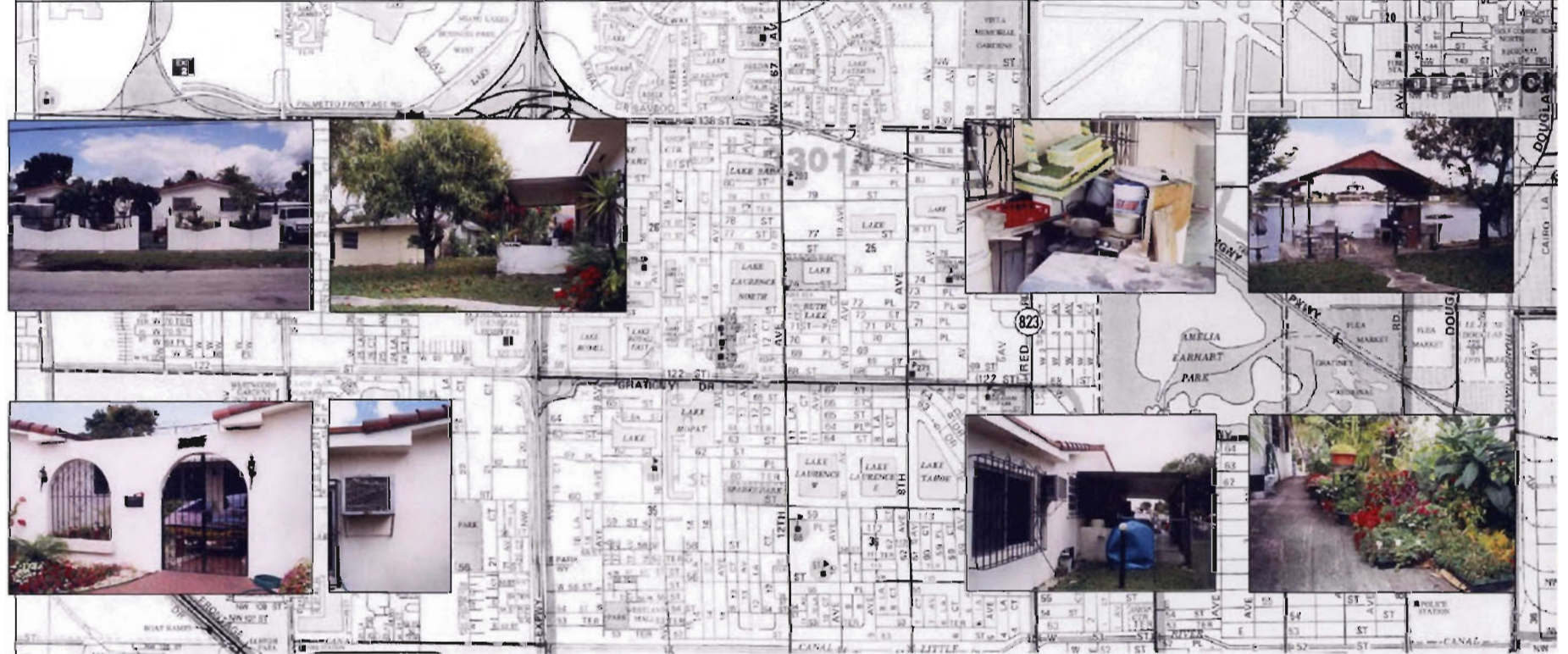
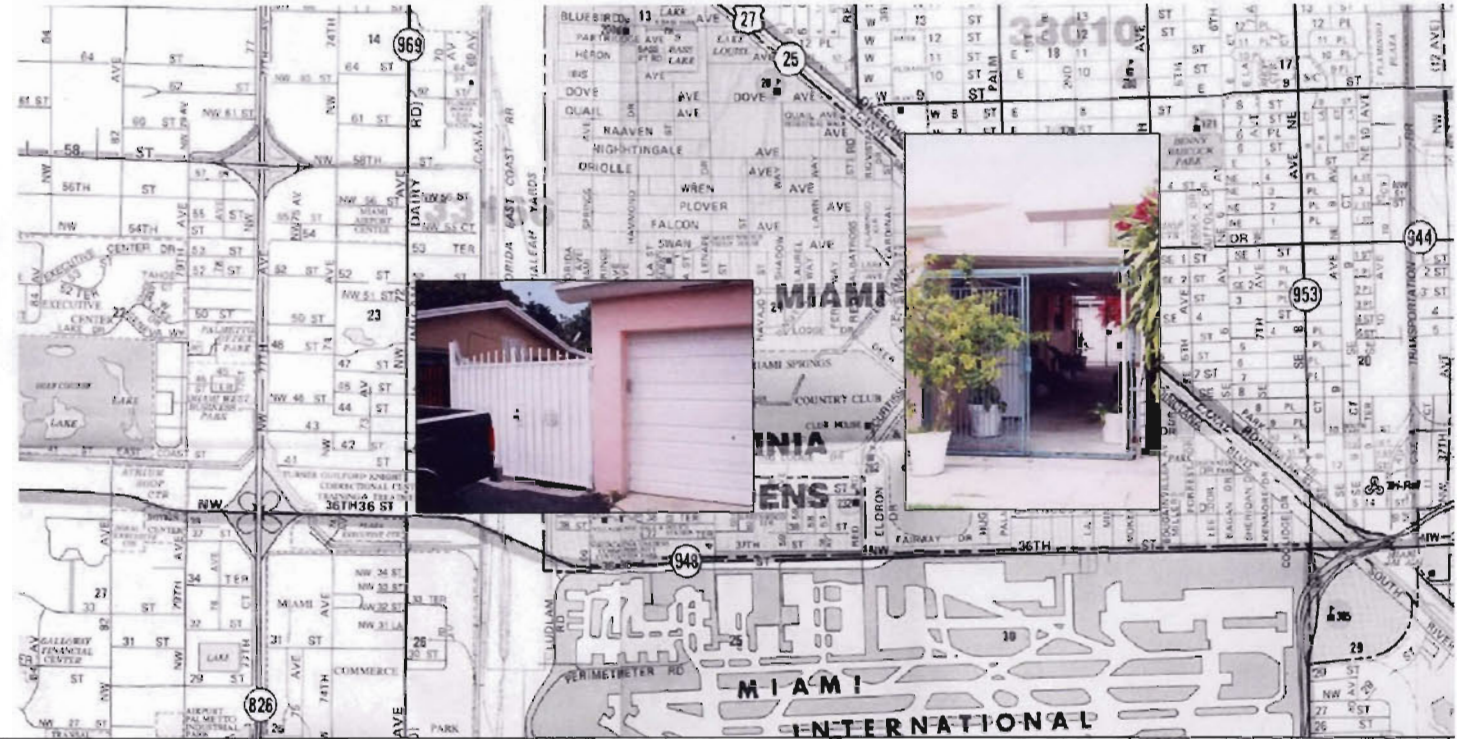


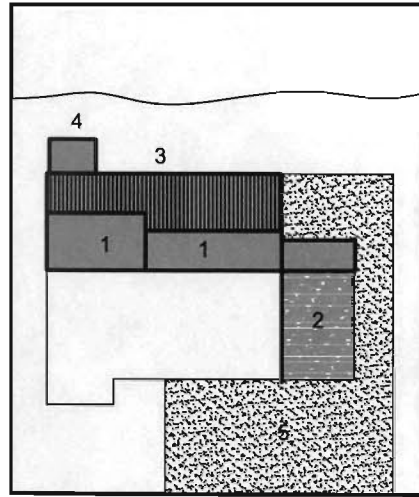


Case Study #3
 1905 West 64 Street
 1980 - Hialeah Resident
 One Couple and Two Tenants -
 Five Occupants
 Additions and Alterations:
 1-Extra Rooms
 2-Making room into efficiency
 3-Aluminum Roofs
 4-Utility/Storage
 5-Concrete Paving

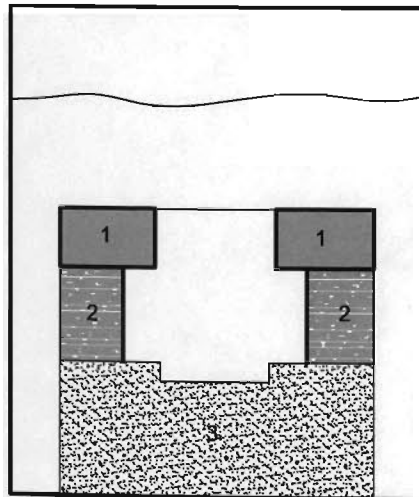


Case Study #4
 1671 West 62 Street
 1974 - Hialeah Resident
 Two Families -
 Six Occupants
 Additions and Alterations:
 1-Family Room
 2-Office
 3-Indoor Patio
 4-Gazebo
 5-Aluminum Roofs
 6-Utility/Storage Areas
 7-Concrete Paving

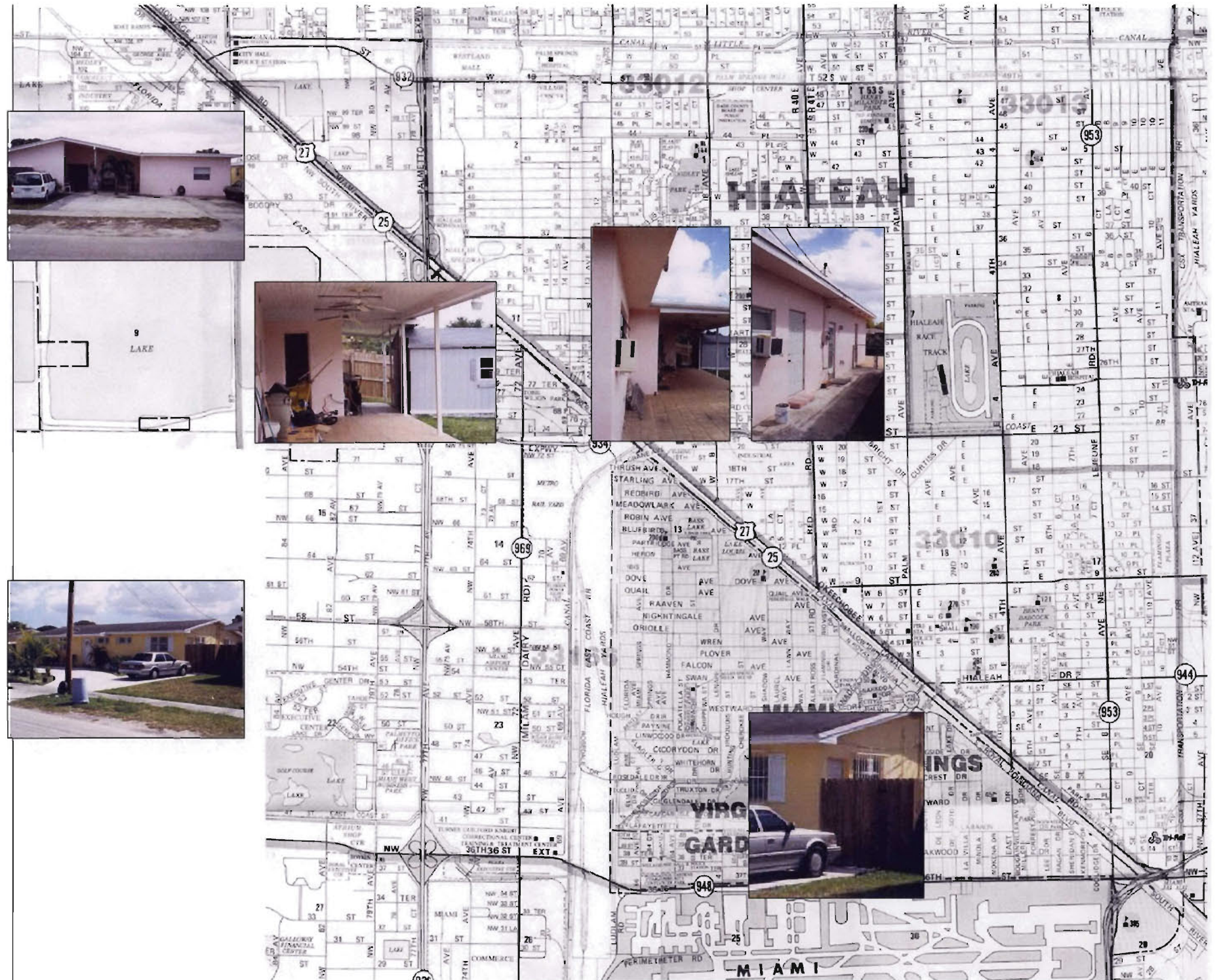


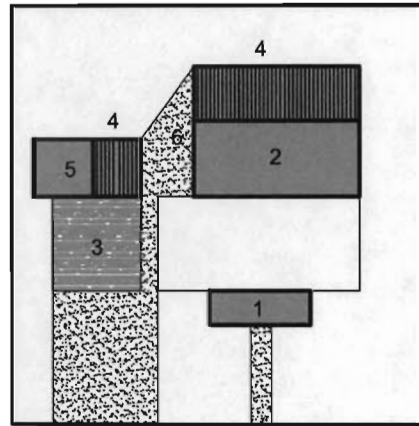


Case Study #5
 1884 West 64 Street
 1980 - Hialeah Resident
 One Couple & Two Tenants -
 Four Occupants
 Additions and Alterations:
 1-Extra Rooms
 2-Enclosure of Garage (Efficiency)
 3-Aluminum Roof
 4-Utility/Storage
 5-Concrete Paving

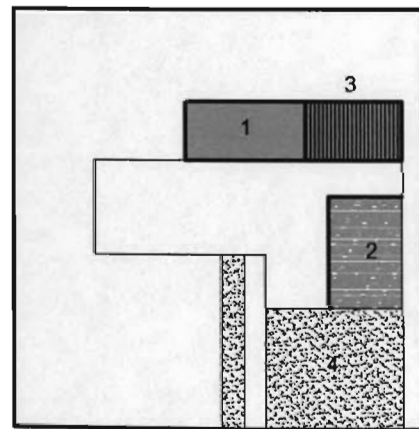


Case Study #6
 1870 West 64 Street
 1968 - Hialeah Resident
 One Family & Two Tenants -
 Seven Occupants
 Additions and Alterations:
 1-Extra Rooms
 2-Making room into efficiency
 3-Concrete Paving

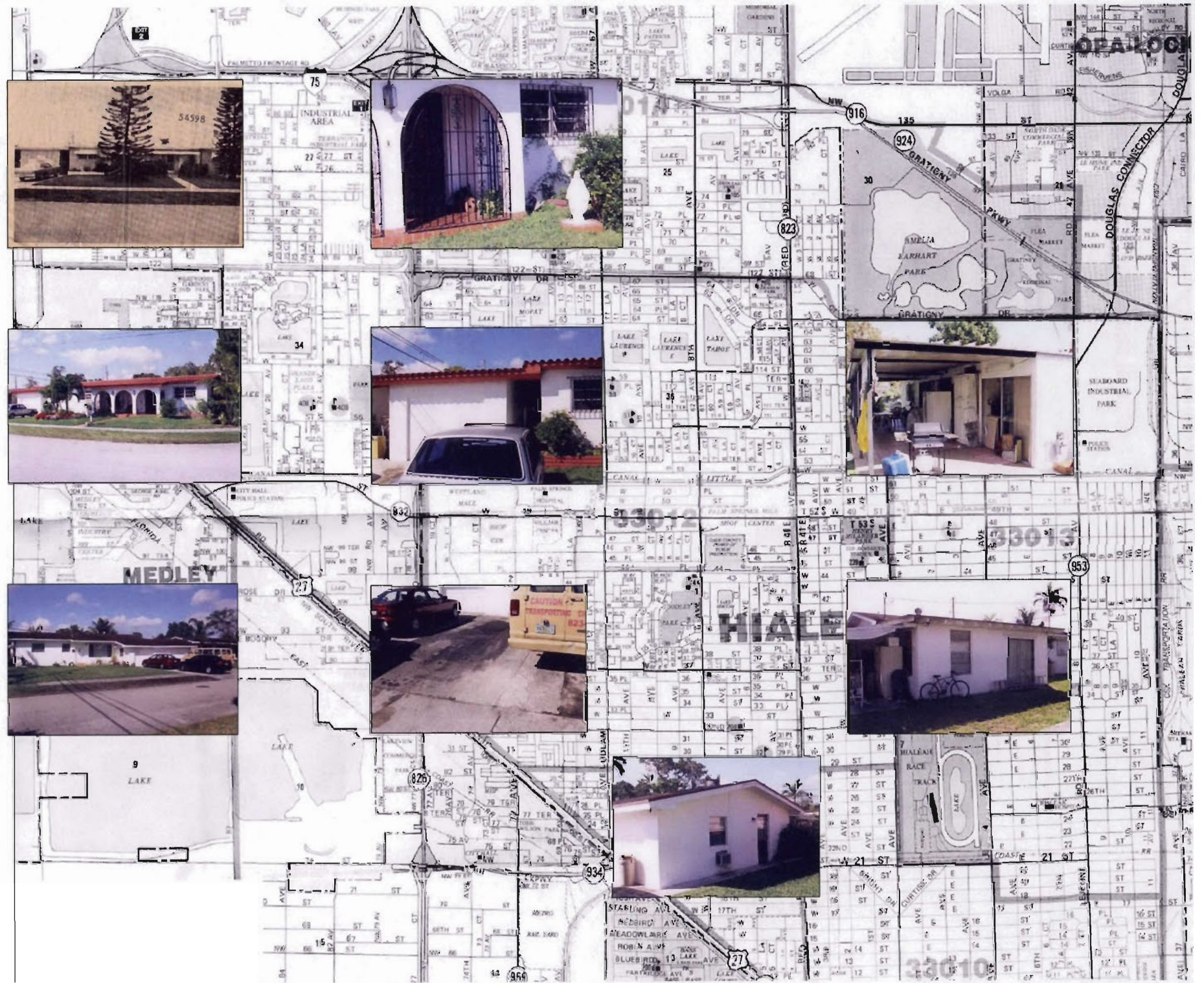


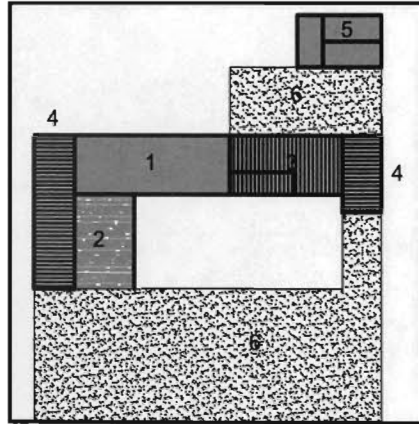


Case Study #7
 5590 West 6th Court
 1971 - Hialeah Resident
 One Couple and a Tenant -
 Three Occupants
 Additions and Alterations:
 1-Front Porch
 2-Family Room
 3-Enclosure of Garage (Efficiency)
 4-Aluminum Roofs
 5-Utility/Storage
 6-Concrete Paving

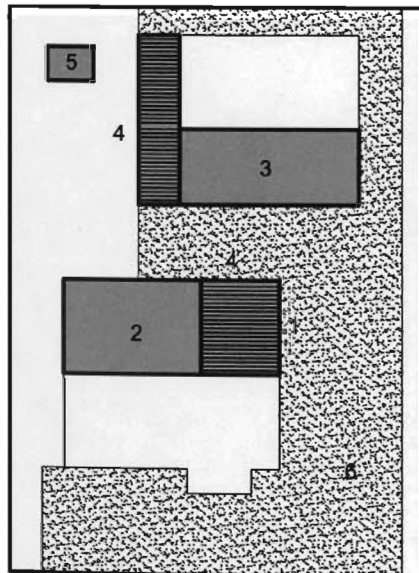


Case Study #8
 5372 West 6th Avenue
 1979 - Hialeah Resident
 One Family & One Tenant -
 Four Occupants
 Additions and Alterations:
 1-Family Room
 2-Enclosure of Garage (Efficiency)
 3-Aluminum Roof
 4-Concrete Paving



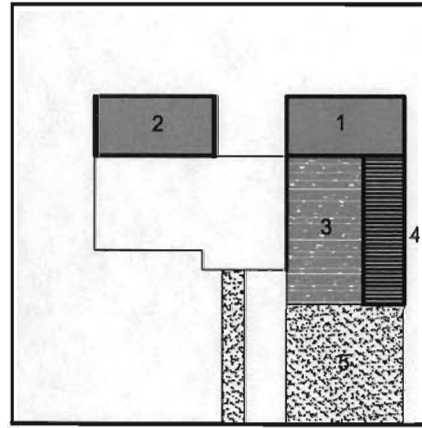


Case Study #9
 1895 West 64 Street
 1980 - Hialeah Resident
 One Family & One Tenant -
 Five Occupants
 Additions and Alterations:
 1-Family Room
 2-Enclosure of Garage (Efficiency)
 3-Laundry & Extra Kitchen Area
 4-Aluminum Roofs
 5-Utility/Storage (Three Phases)
 6-Concrete Paving

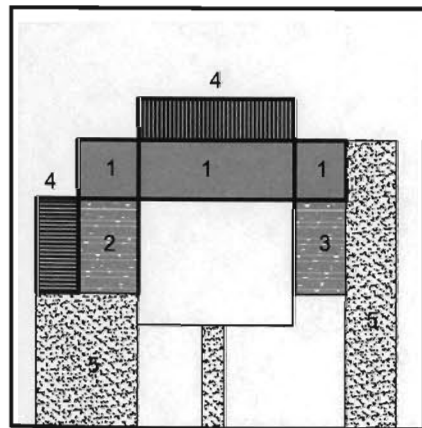


Case Study #10
 622 East 21st Street
 1975 - Hialeah Resident
 Three Families -
 Nine Occupants
 Additions and Alterations:
 1-Back/Side Porch
 2-Apartment for elderly couple
 3-Addition to existing rear apartment
 4-Aluminum Roofs
 5-Utility/Storage
 6-Concrete Paving





Case Study #11
 5390 West 6th Avenue
 1968 - Hialeah Resident
 One Family & One Tenant -
 Four Occupants
 Additions and Alterations:
 1-Family Room
 2-Extra Room
 3-Enclosure of Garage (Efficiency)
 4-Aluminum Roof
 5-Concrete Paving



Case Study #12
 1875 West 64 Street
 1968 - Hialeah Resident
 Four Tenants -
 Ten Occupants
 Additions and Alterations:
 1-Extra Rooms
 2-Enclosure of Garage (Efficiency)
 3-Making room into efficiency
 4-Aluminum Roofs
 5-Concrete Paving



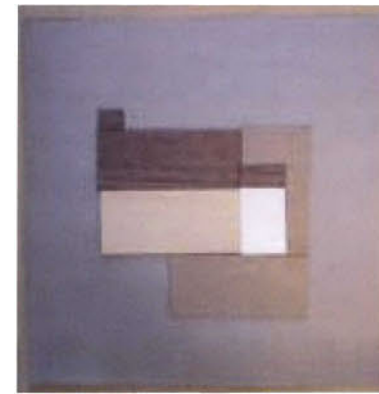
CASE STUDY MODELS



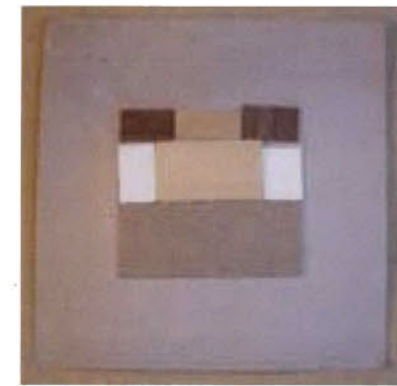
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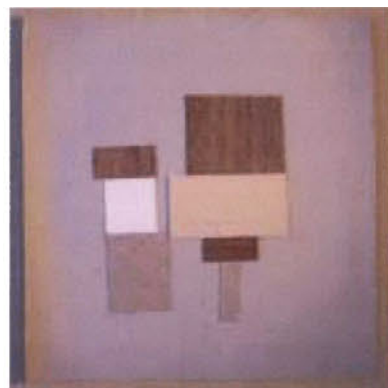
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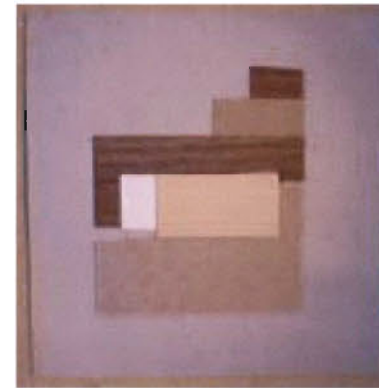
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#7



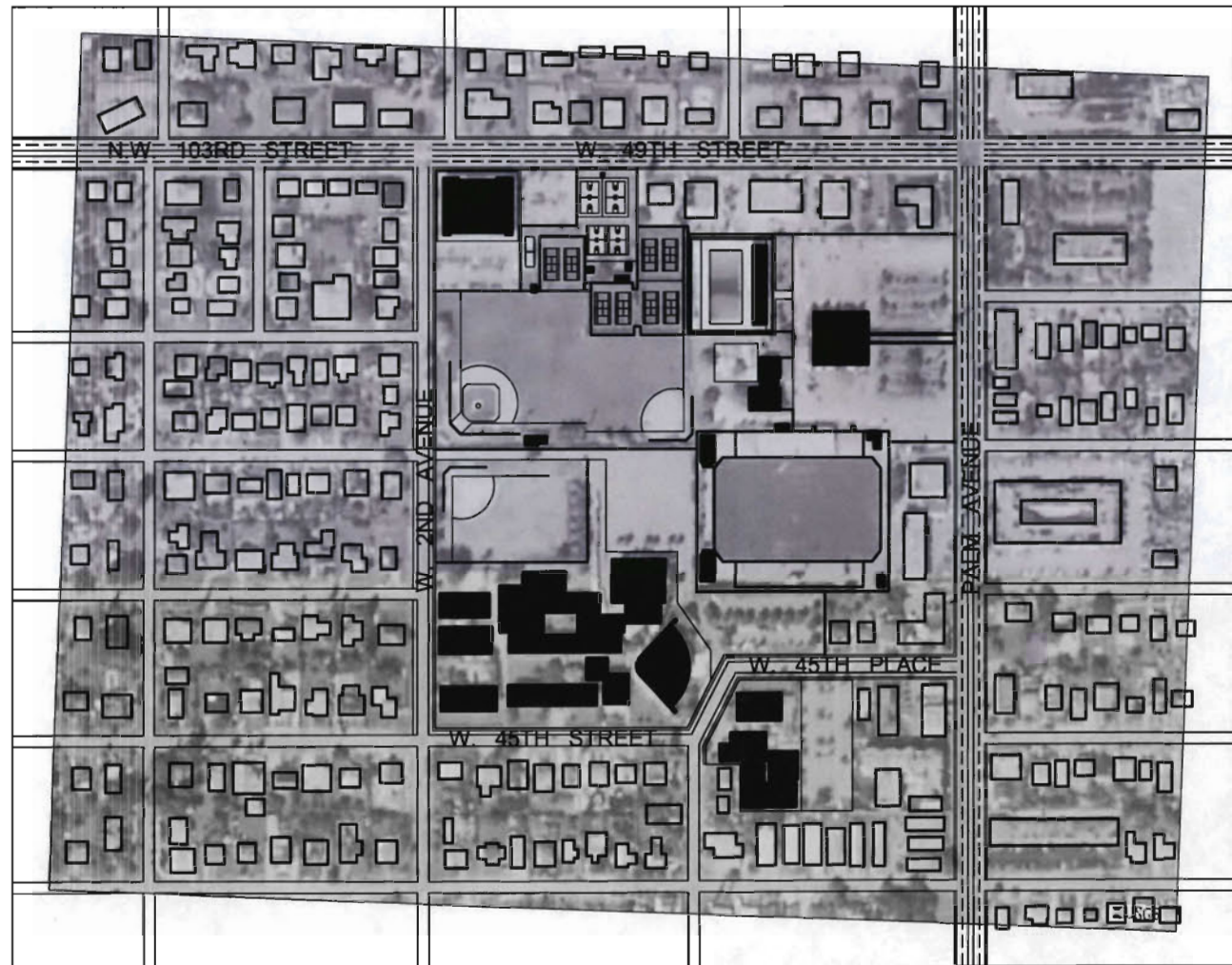
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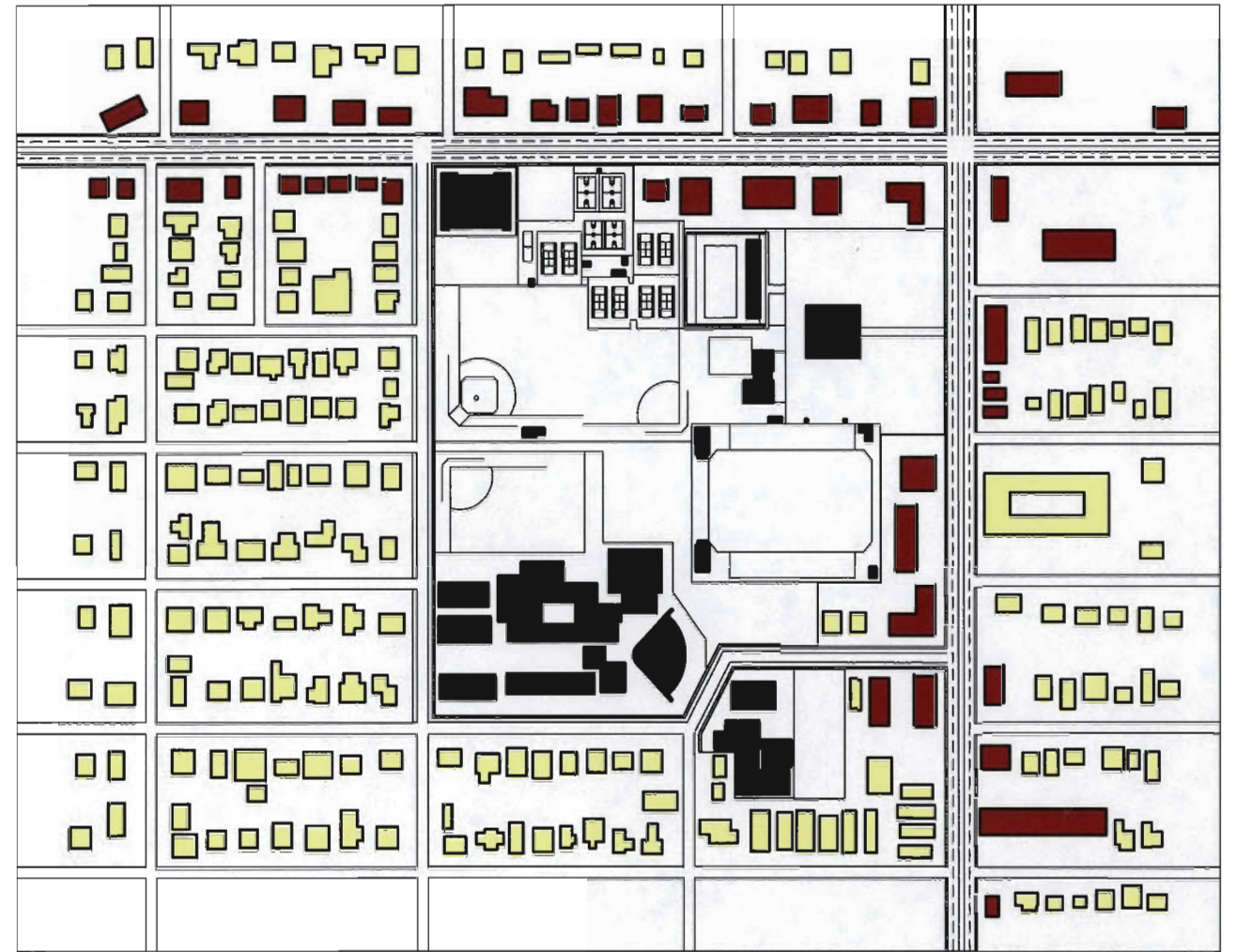
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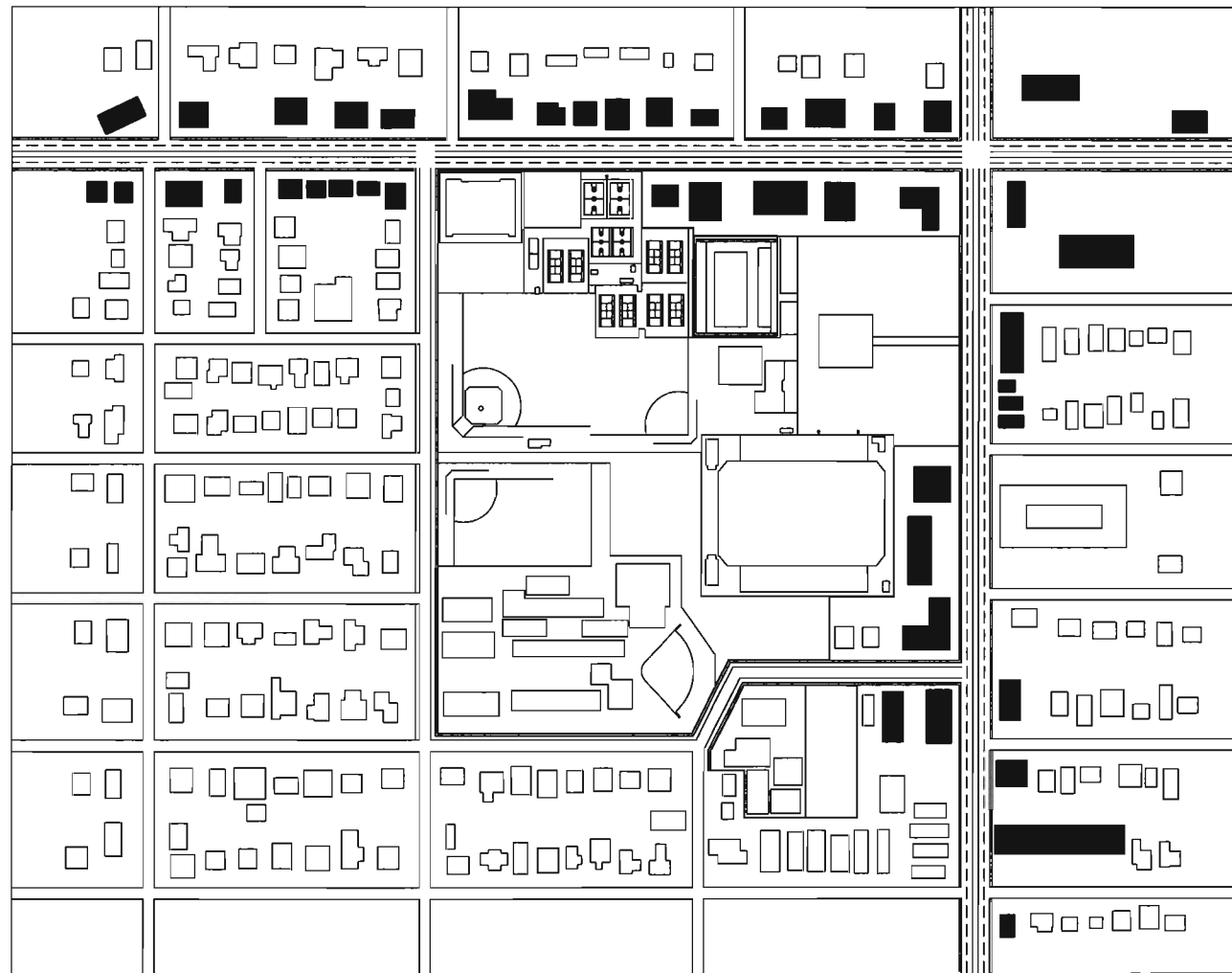
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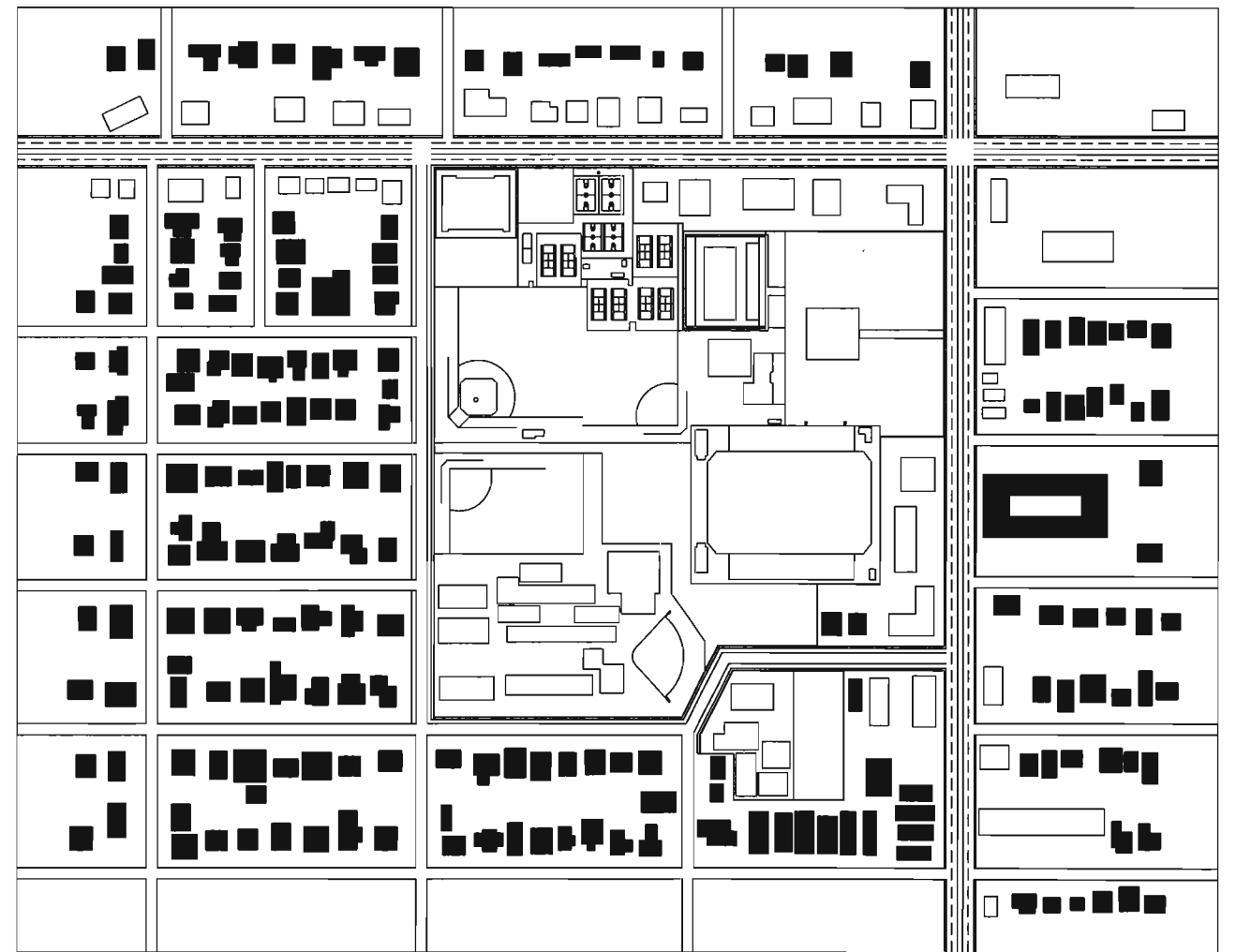
LOCATION
N.T.S.



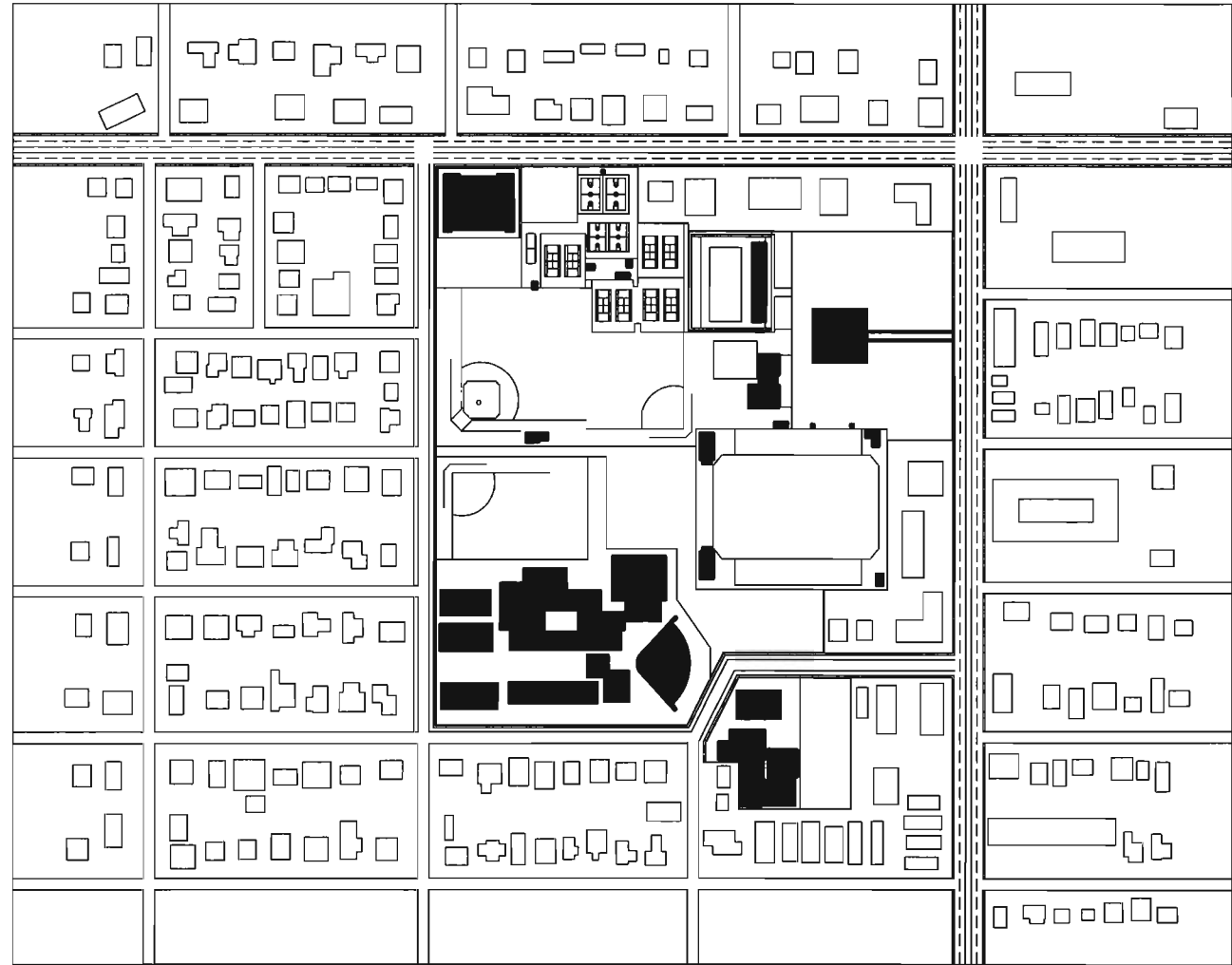
LAND USE
N.T.S.



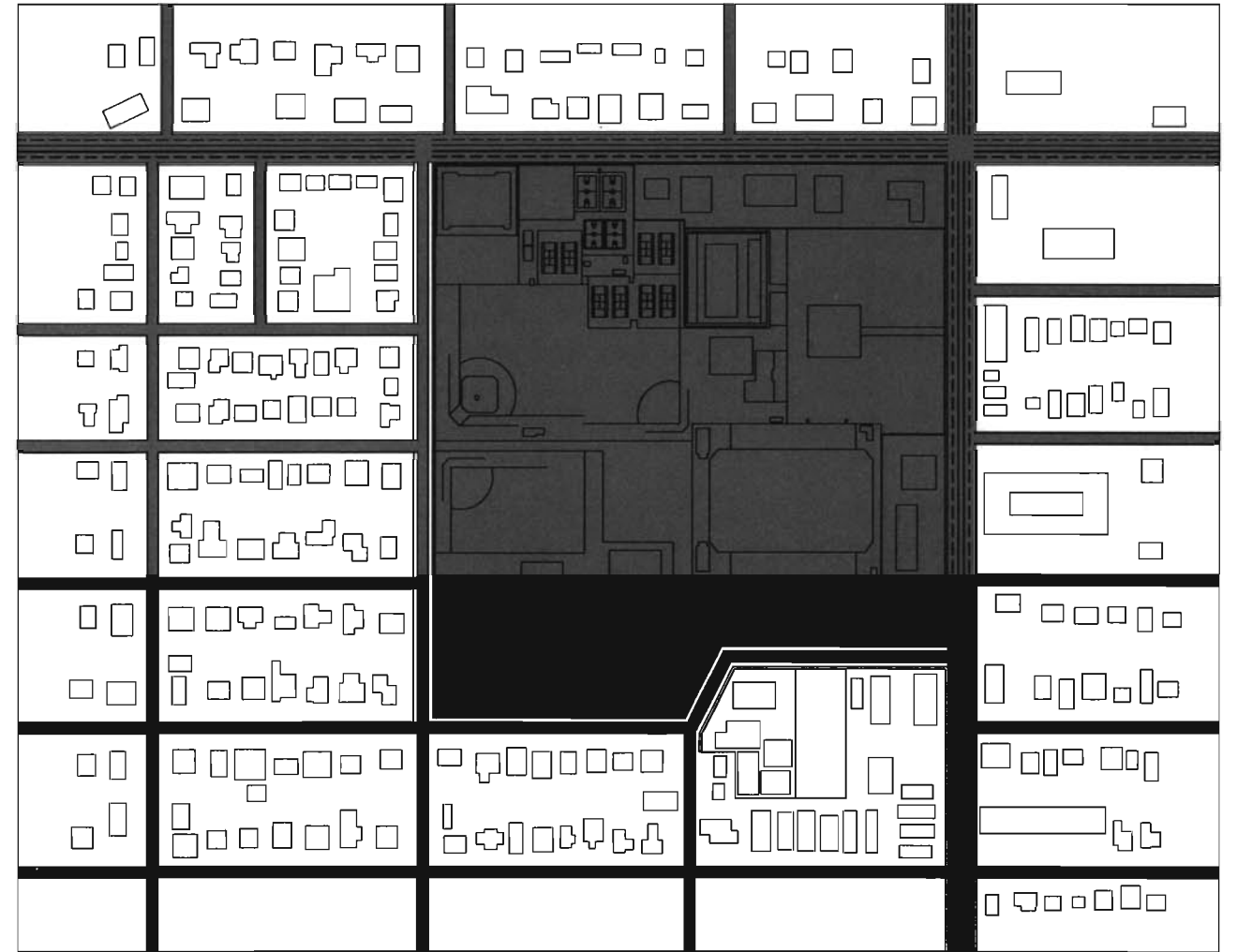
COMMERCIAL
N.T.S.



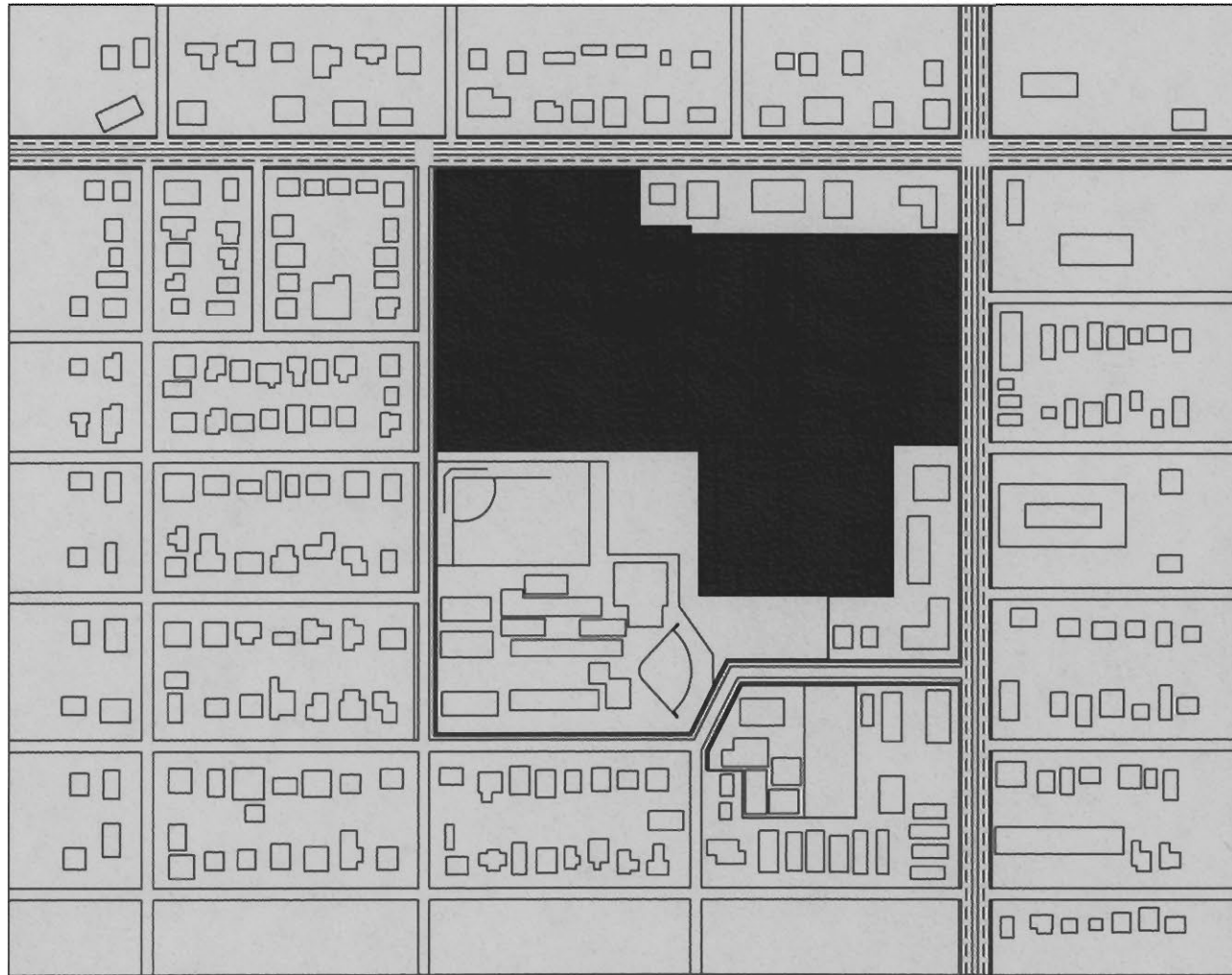
RESIDENTIAL
N.T.S.



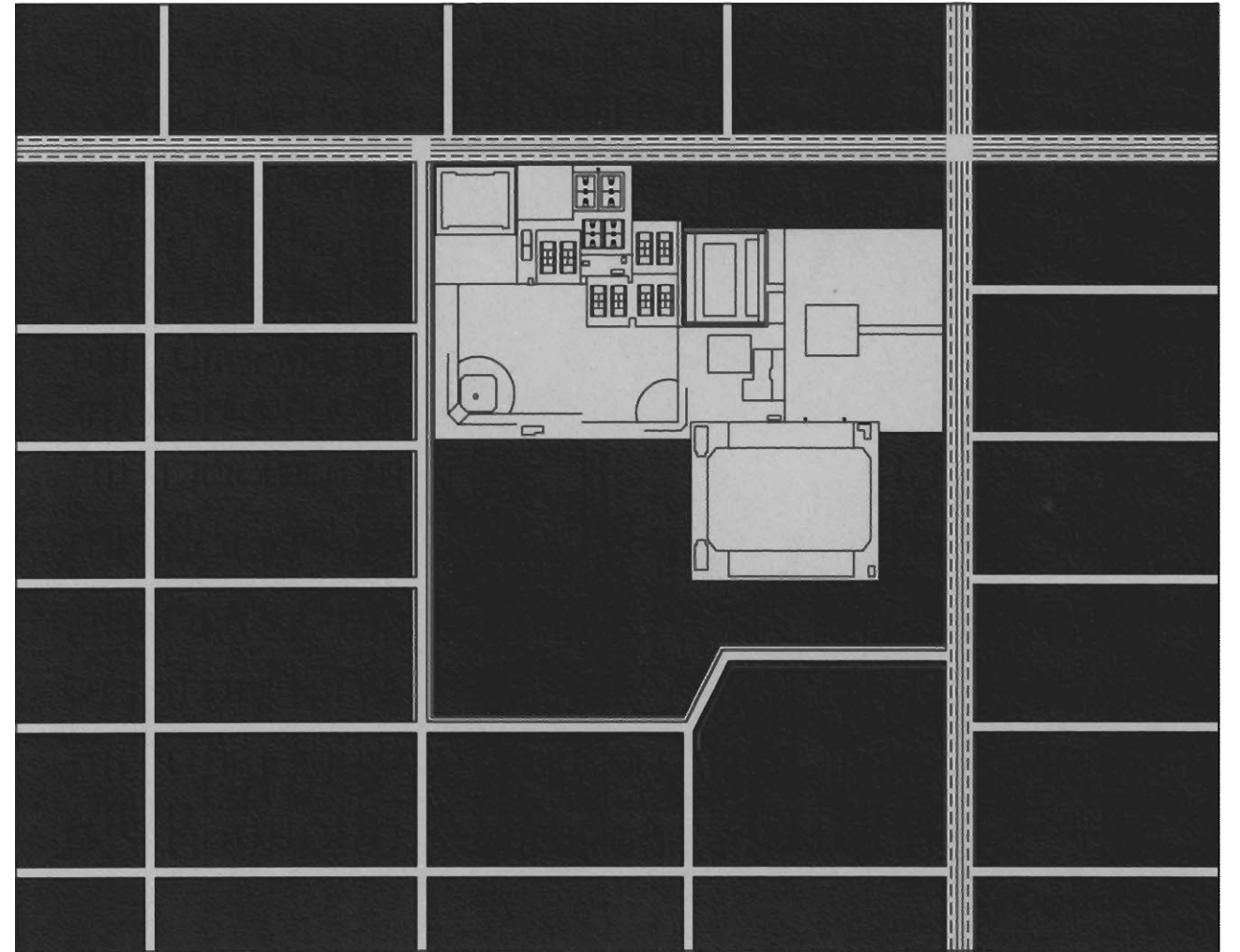
INSTITUTIONAL
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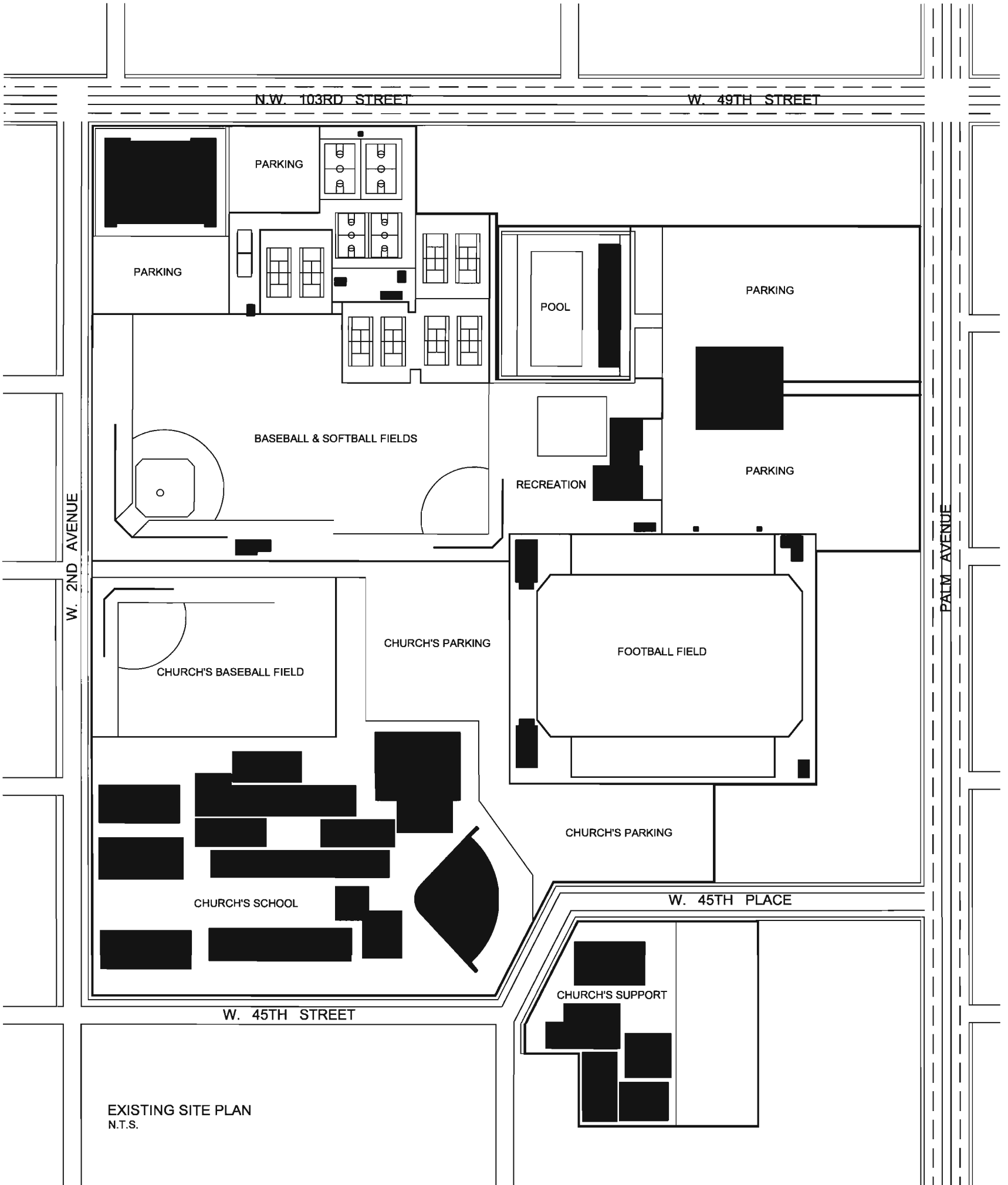
CIRCULATION
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PUBLIC
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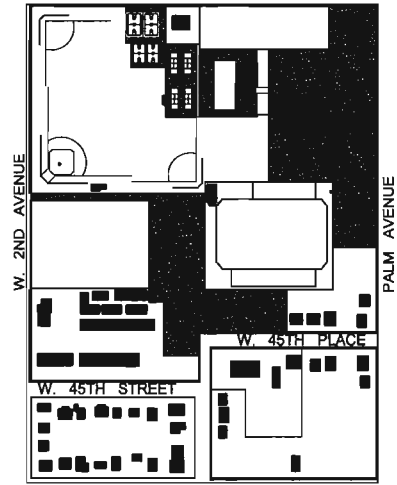


PRIVATE
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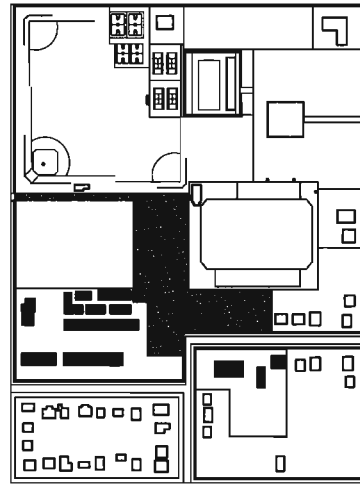


EXISTING SITE PLAN
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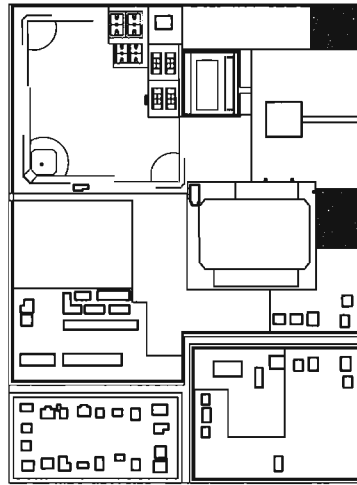
N.W. 103RD STREET W. 49TH STREET



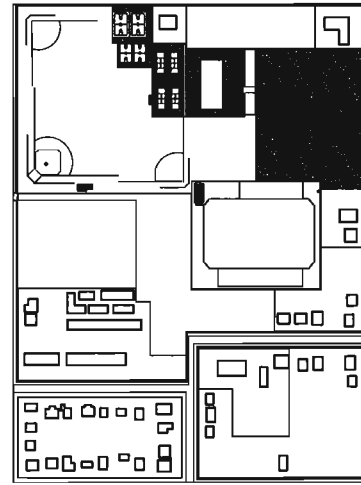
STUDY AREA
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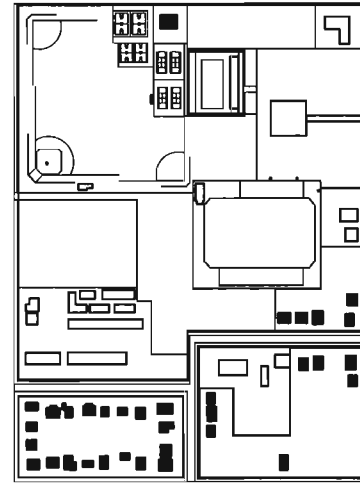
CHURCH/SCHOOL
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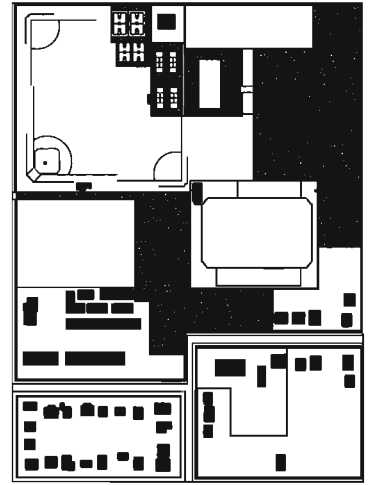
COMMERCIAL/OFFICE
N.T.S.



PARK/RECREATION
N.T.S.

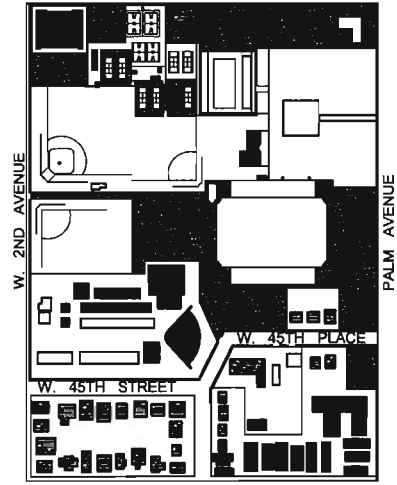


RESIDENTIAL
N.T.S.

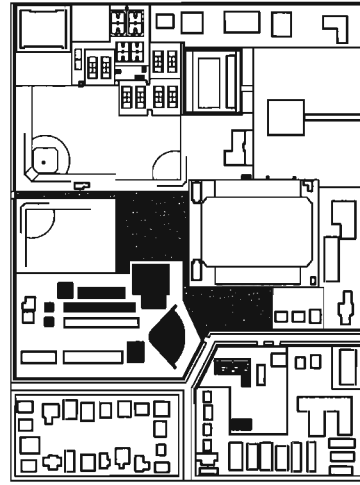


1962
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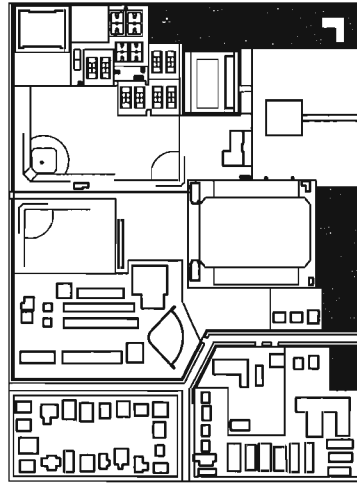
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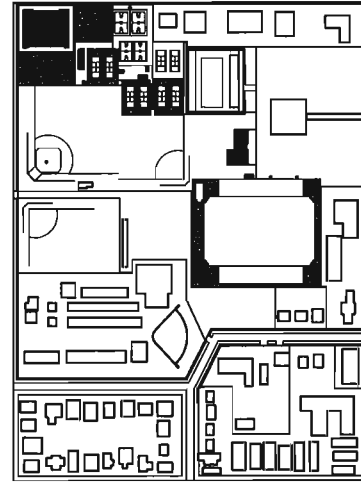
STUDY AREA
N.T.S.



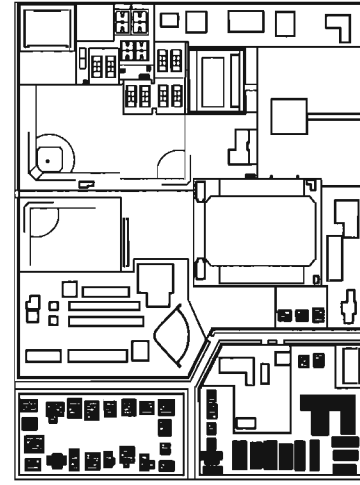
CHURCH/SCHOOL
N.T.S.



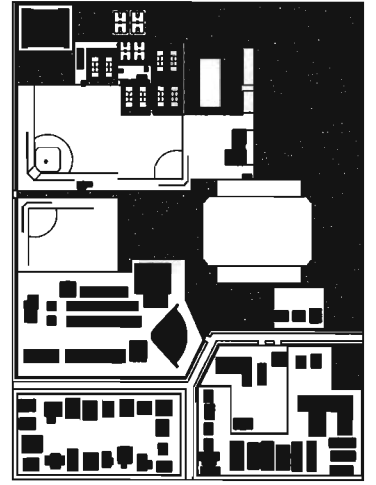
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PARK/RECREATION
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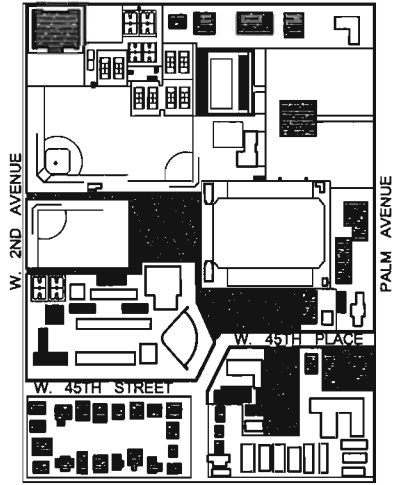


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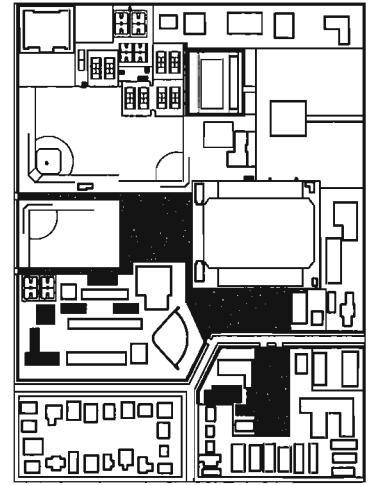


1980
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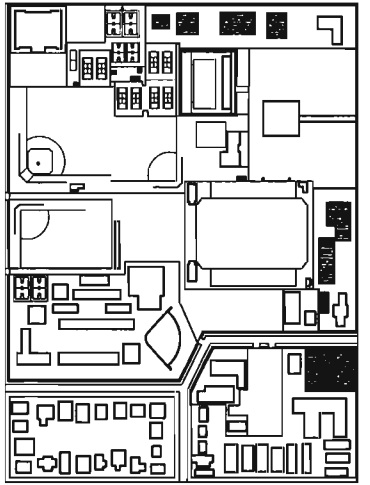
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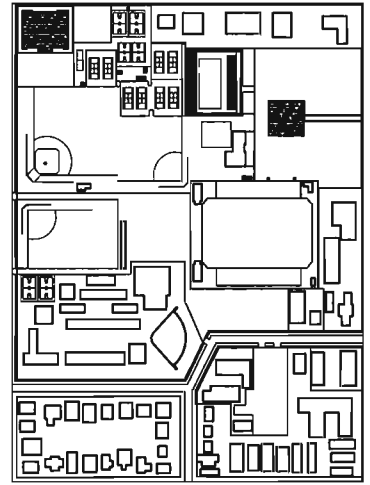
STUDY AREA
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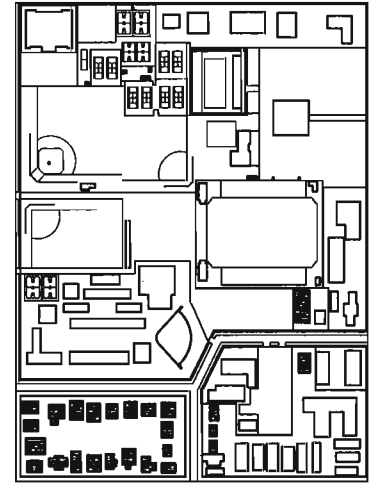
CHURCH/SCHOOL
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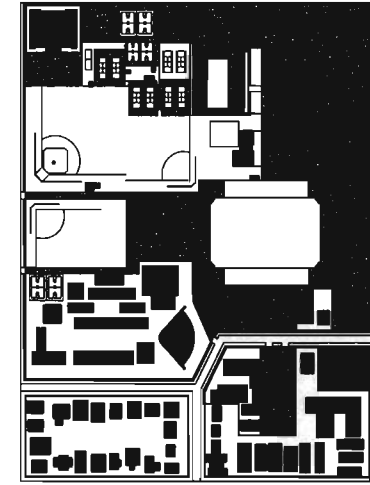
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PARK/RECREATION
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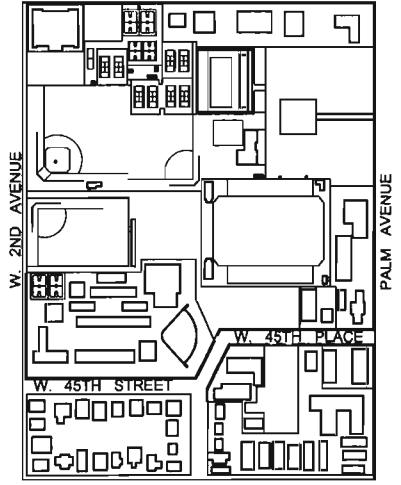


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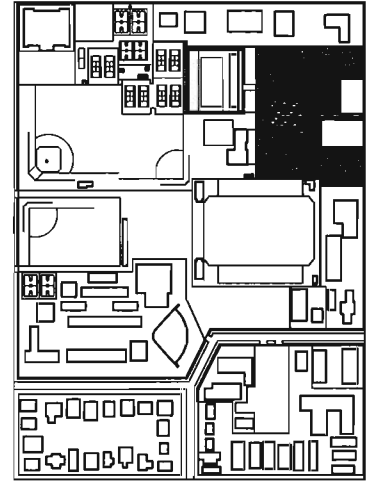


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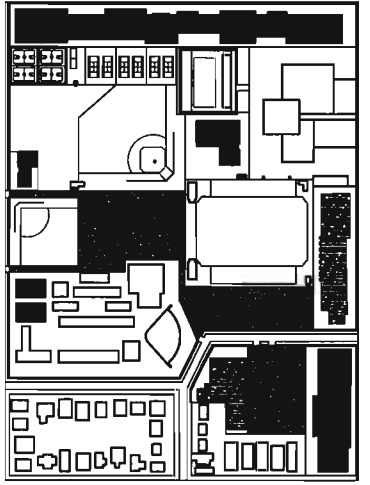
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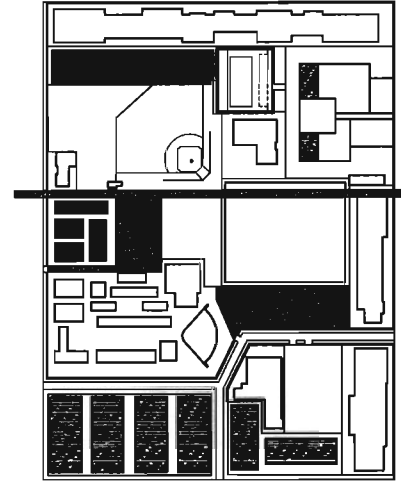
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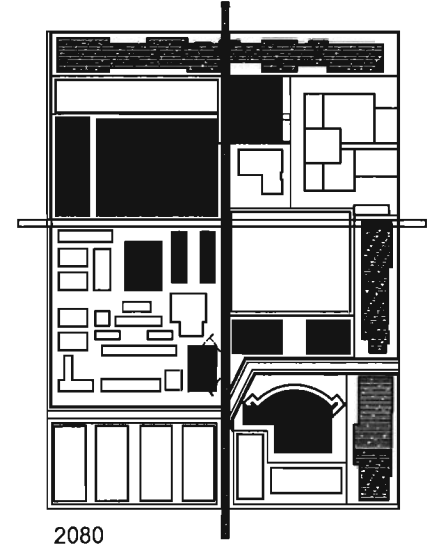
2020
N.T.S.



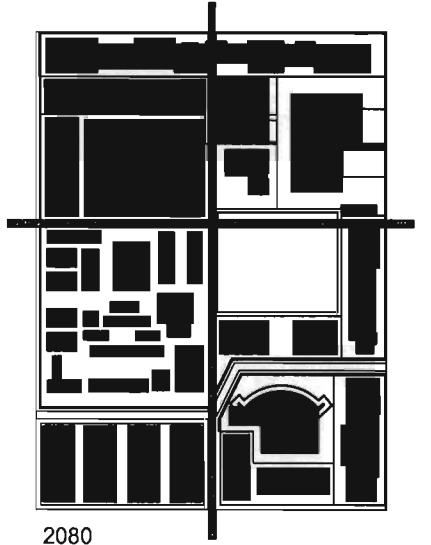
2040
N.T.S.



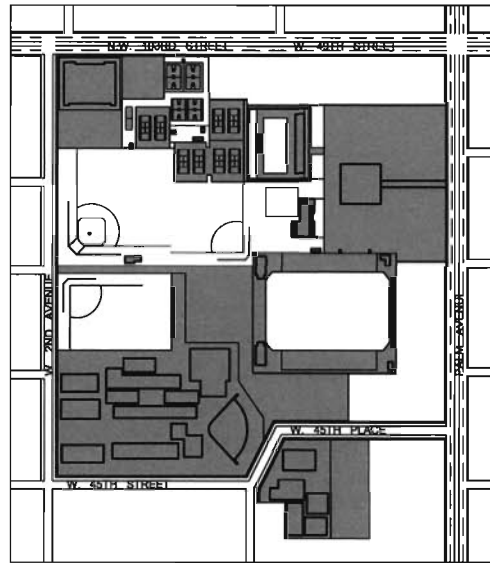
2060
N.T.S.



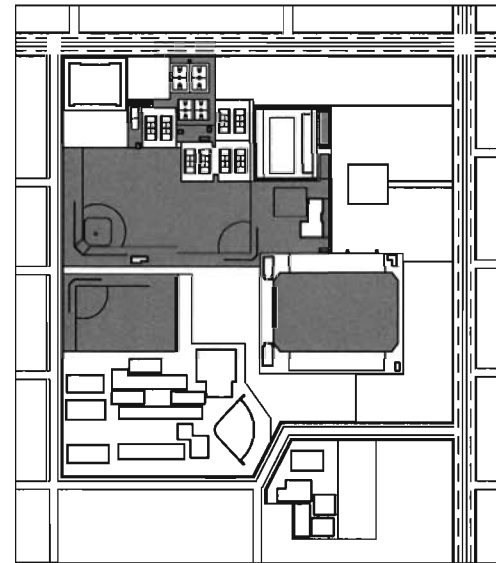
2080
N.T.S.



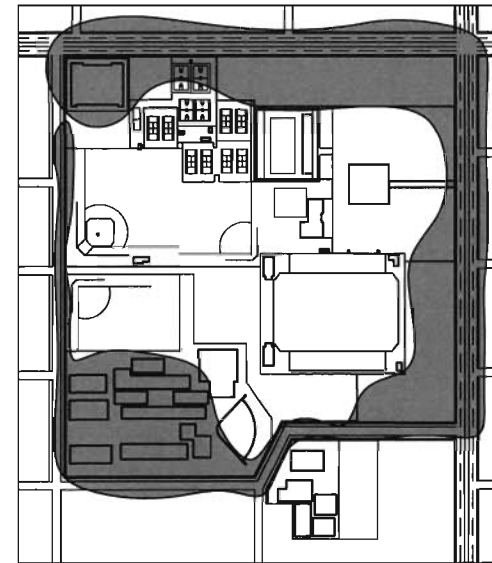
2080
N.T.S.



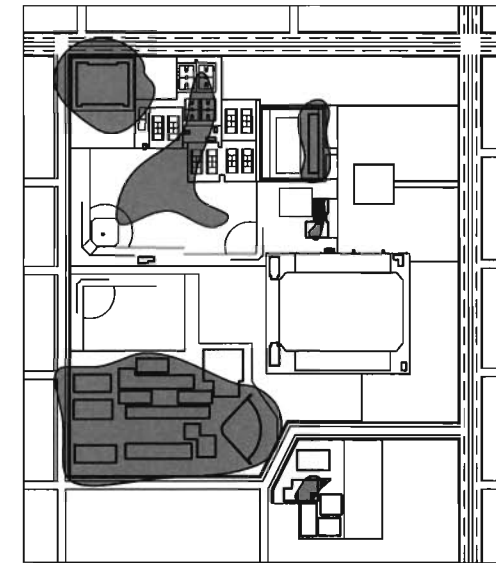
HARD SURFACES



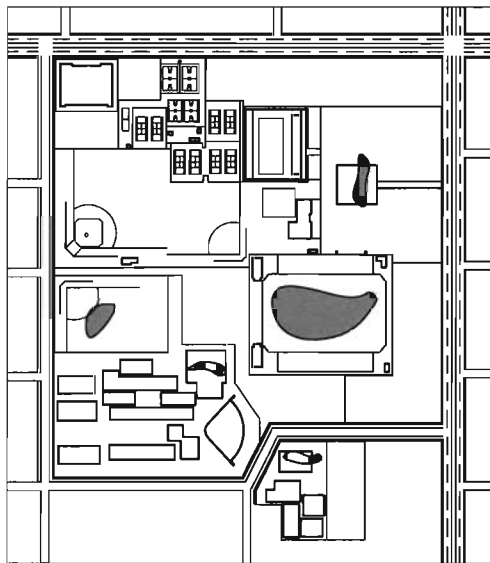
LANDSCAPED SURFACES



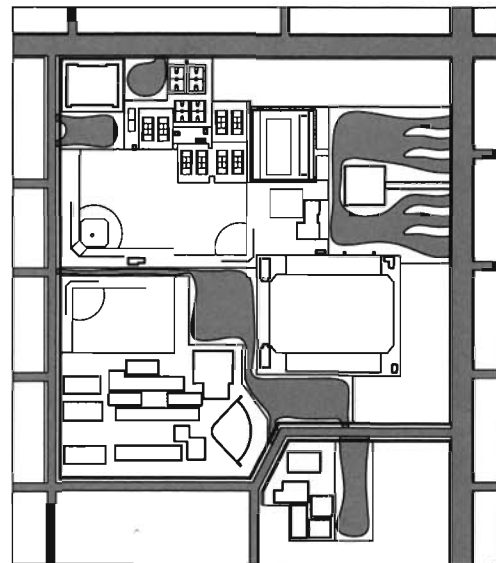
SOUND WAVES



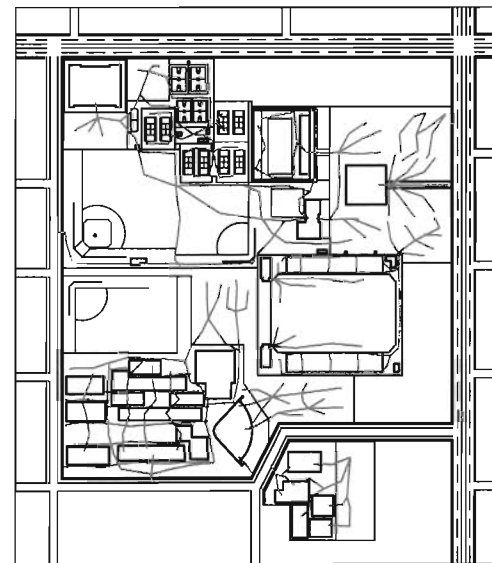
DENSITY (DAILY ACTIVITIES)



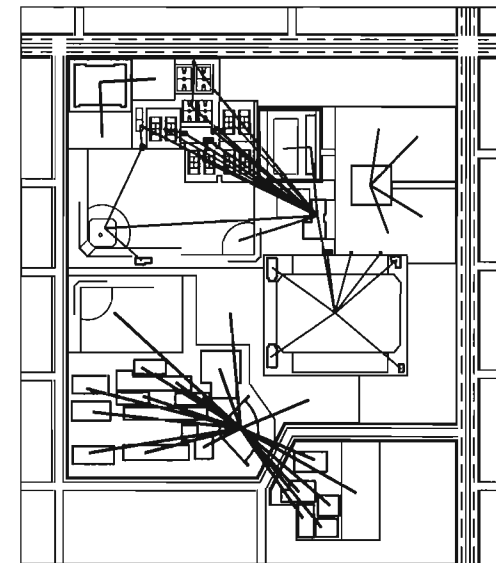
DENSITY (PERIODIC ACTIVITIES)



VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION



CONNECTION

PROPOSED PROGRAM

- A-MUSEUM
- B-CAFE
- C-OPEN GALLERY:
 - MURALS
 - SCULPTURES
- D-OUTDOOR THEATRE

- E-OPEN PATIOS
- F-INTERIOR PATIOS
- G-BAR-B-Q AREAS
- H-AGRICULTURAL & GARDEN AREA
- I-WATER ELEMENTS

- J-PUBLIC TRANSPORTATION
- DROP-OFF AREA
- K-PARKING AREA

CONCEPTS

- INTERACTIVE
- FLUIDITY
- DIVERSITY
- IMAGINATION
- MIRROR
- REFLECTION

- MOVEMENT
- INFORMAL
- FRAGMENTED
- SCATTERED
- SPONTANEOUS
- AMORPHOUS

- UNIFORMITY
- FLEXIBILITY
- HIDDEN
- ATTACHED
- DETACHED
- ENCLOSED

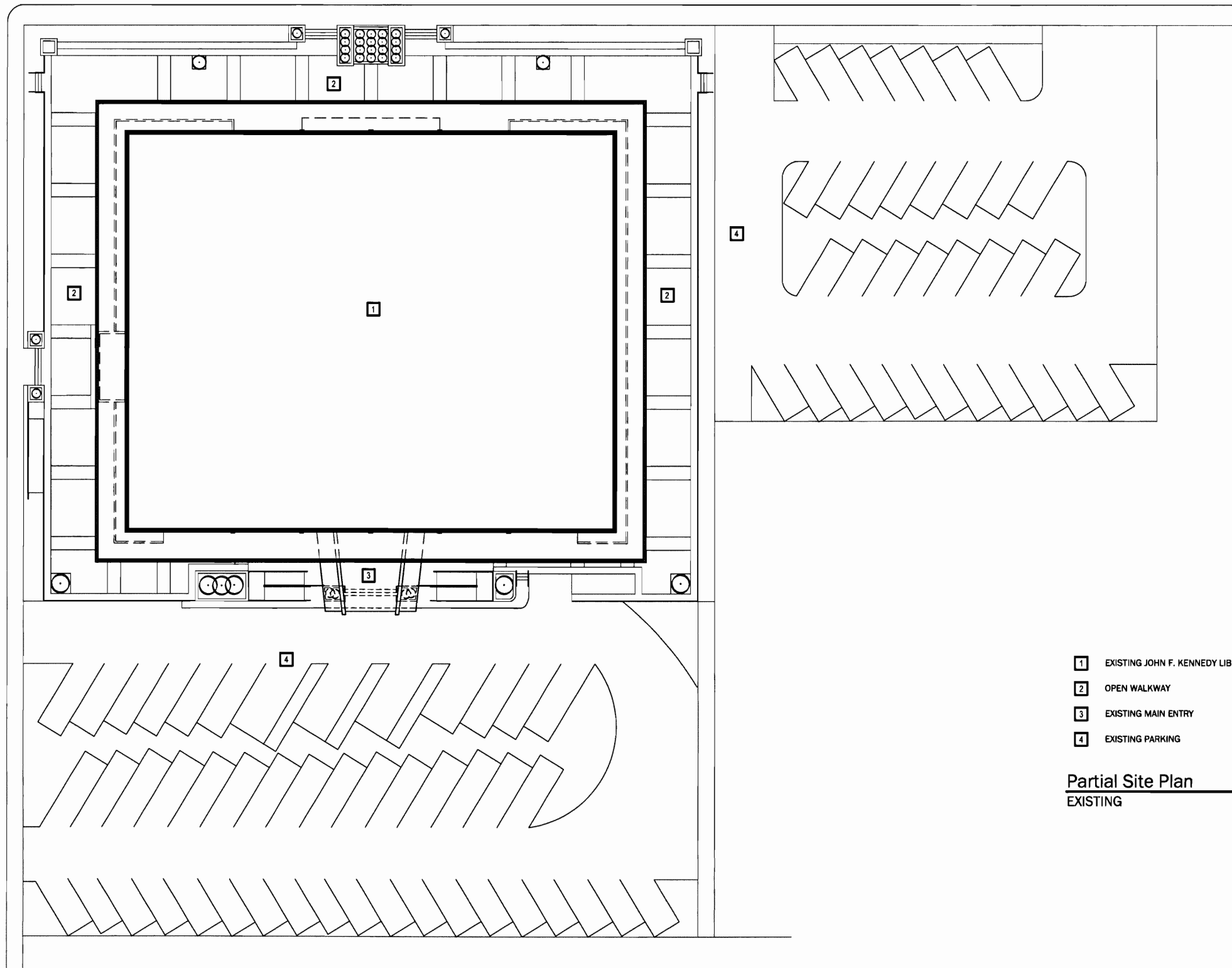
- CONNECTION
- LINKING
- BRIDGING



WEST 49th STREET

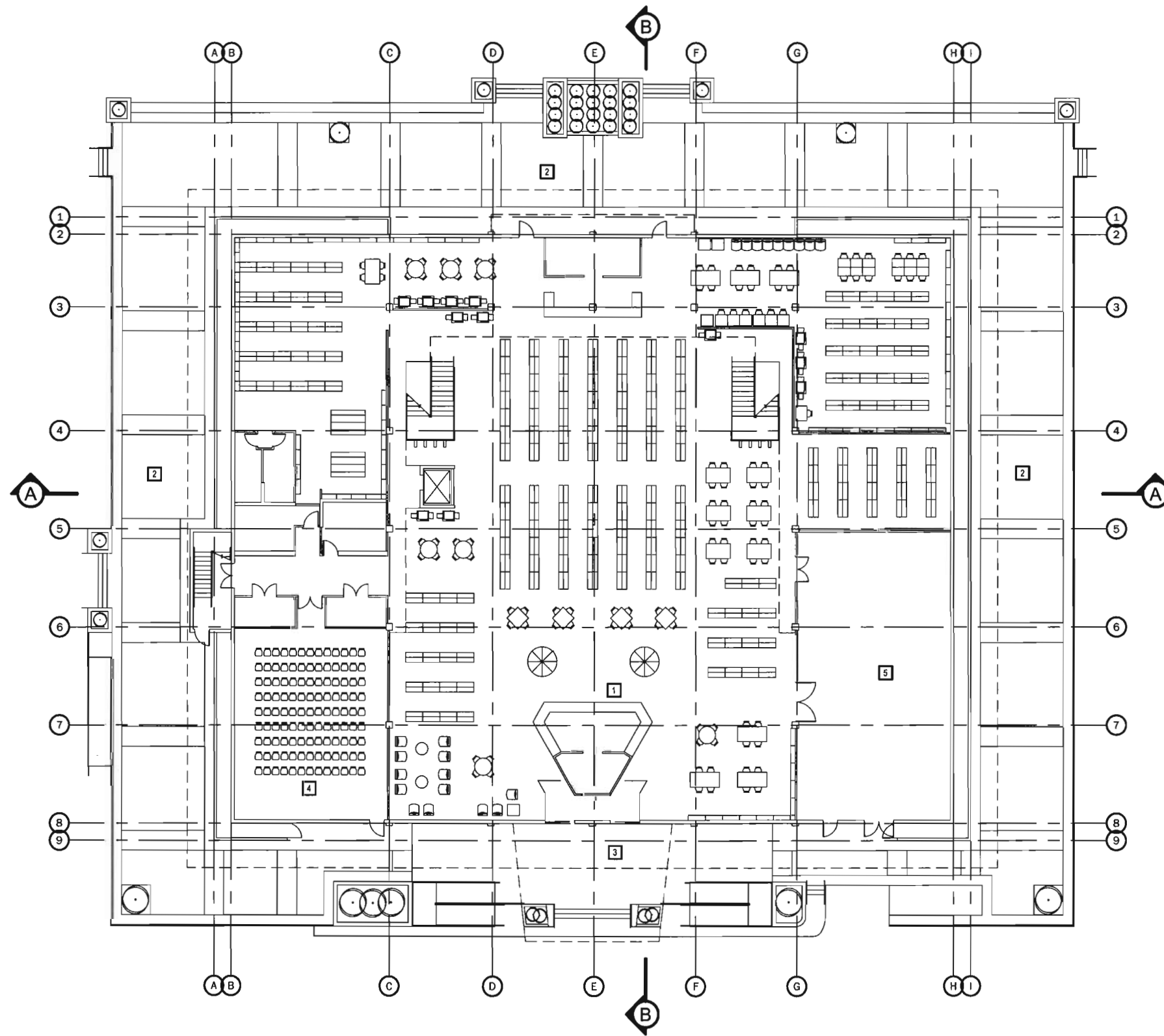
(NORTHWEST 103rd STREET)

WEST 2nd AVENUE



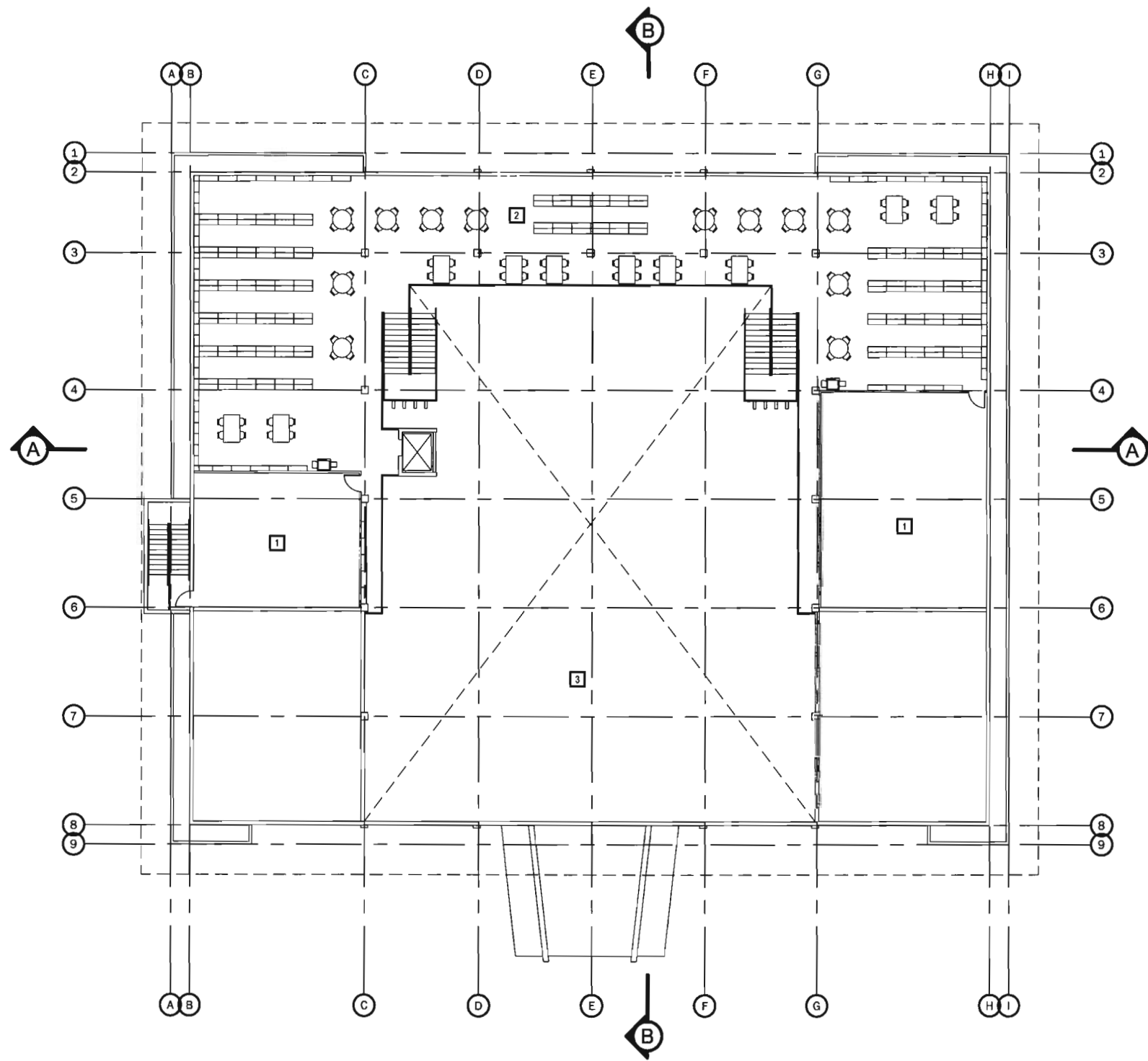
- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 OPEN WALKWAY
- 3 EXISTING MAIN ENTRY
- 4 EXISTING PARKING

Partial Site Plan N.T.S.
EXISTING



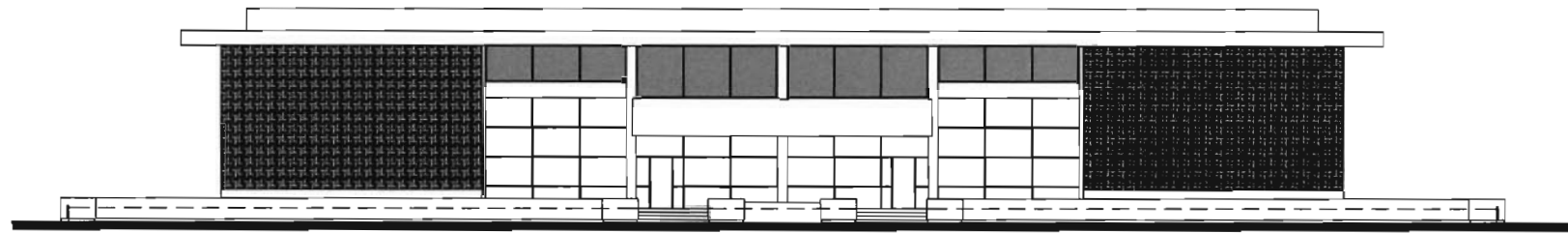
- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 OPEN WALKWAY
- 3 EXISTING MAIN ENTRY
- 4 EXISTING AUDITORIUM
- 5 EXISTING OFFICES

First Floor Plan N.T.S.
EXISTING

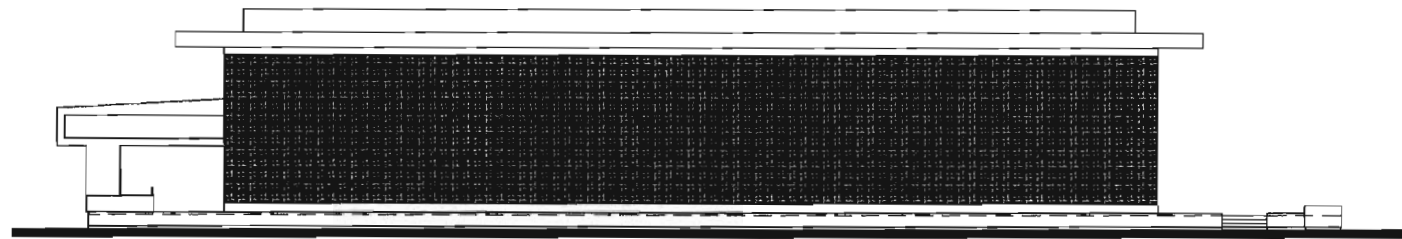


- 1 EXISTING OFFICES
- 2 EXISTING SECOND FLOOR
- 3 OPEN TO BELOW

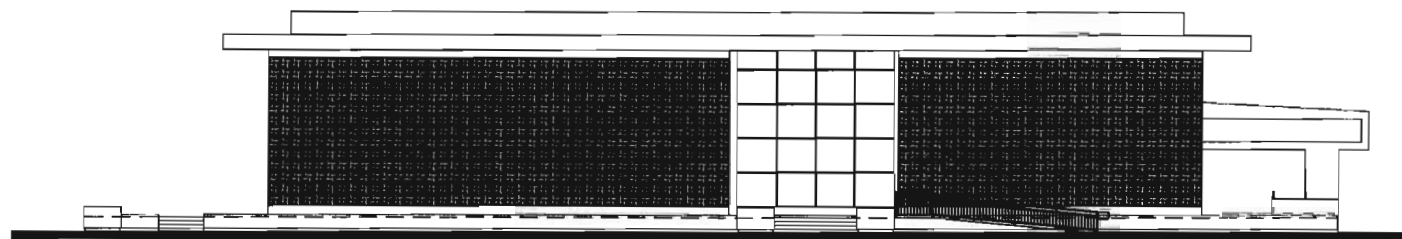
Second Floor Plan N.T.S.
EXISTING



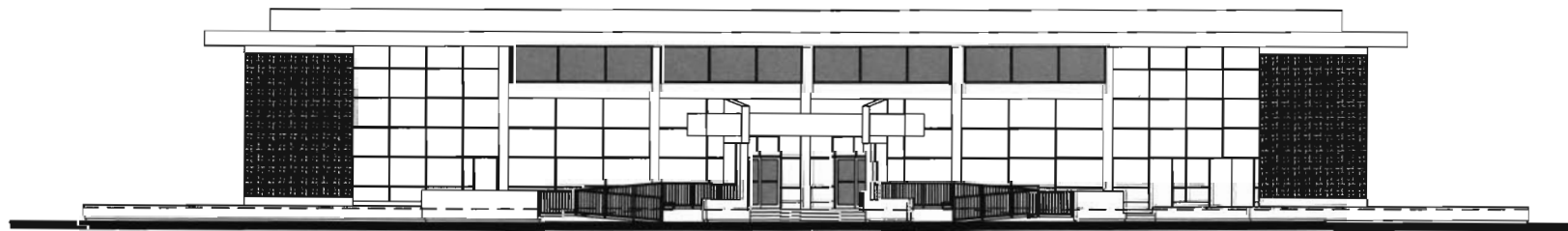
Front Elevation N.T.S.
EXISTING



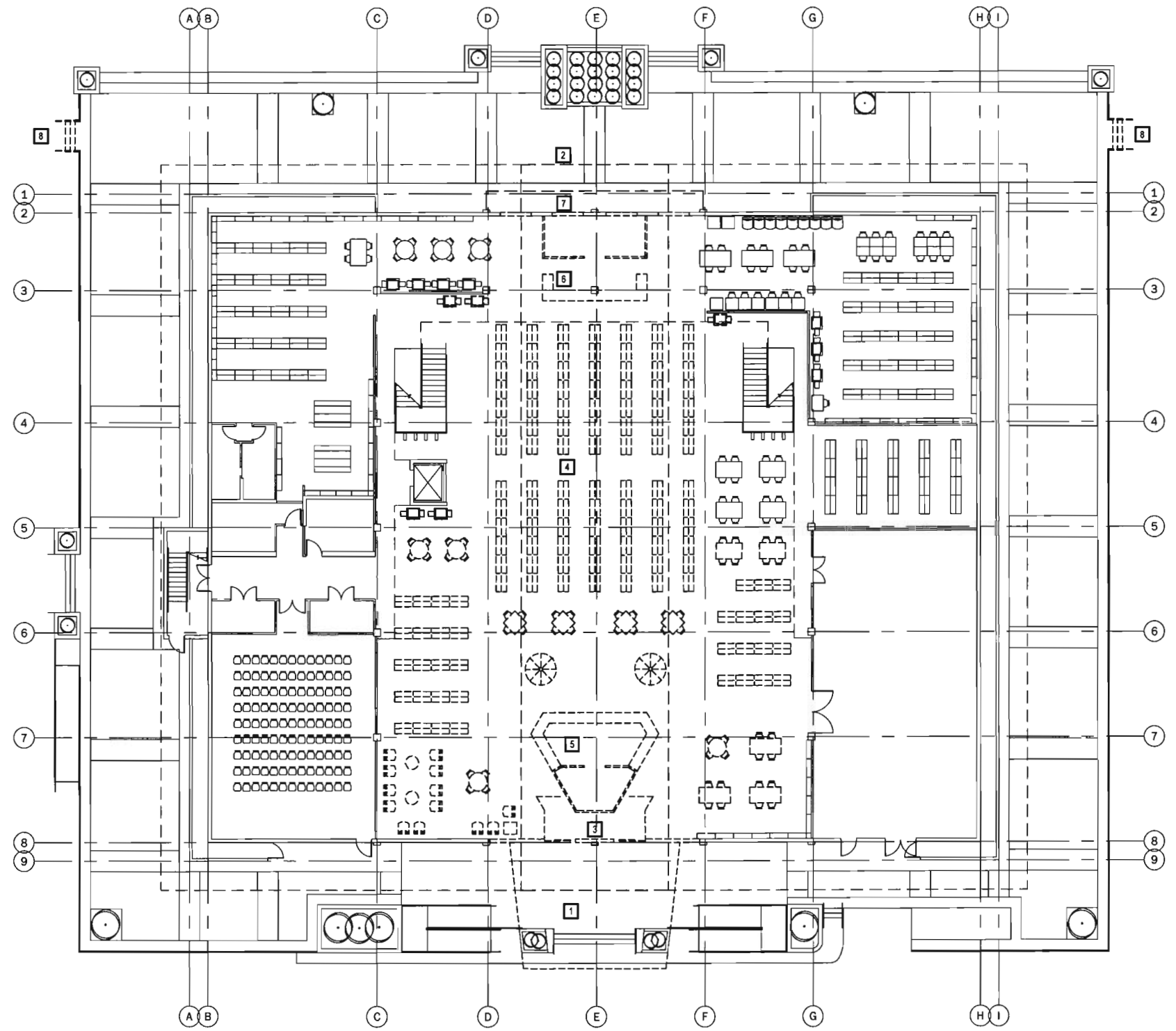
Left Side Elevation N.T.S.
EXISTING



Right Side Elevation N.T.S.
EXISTING

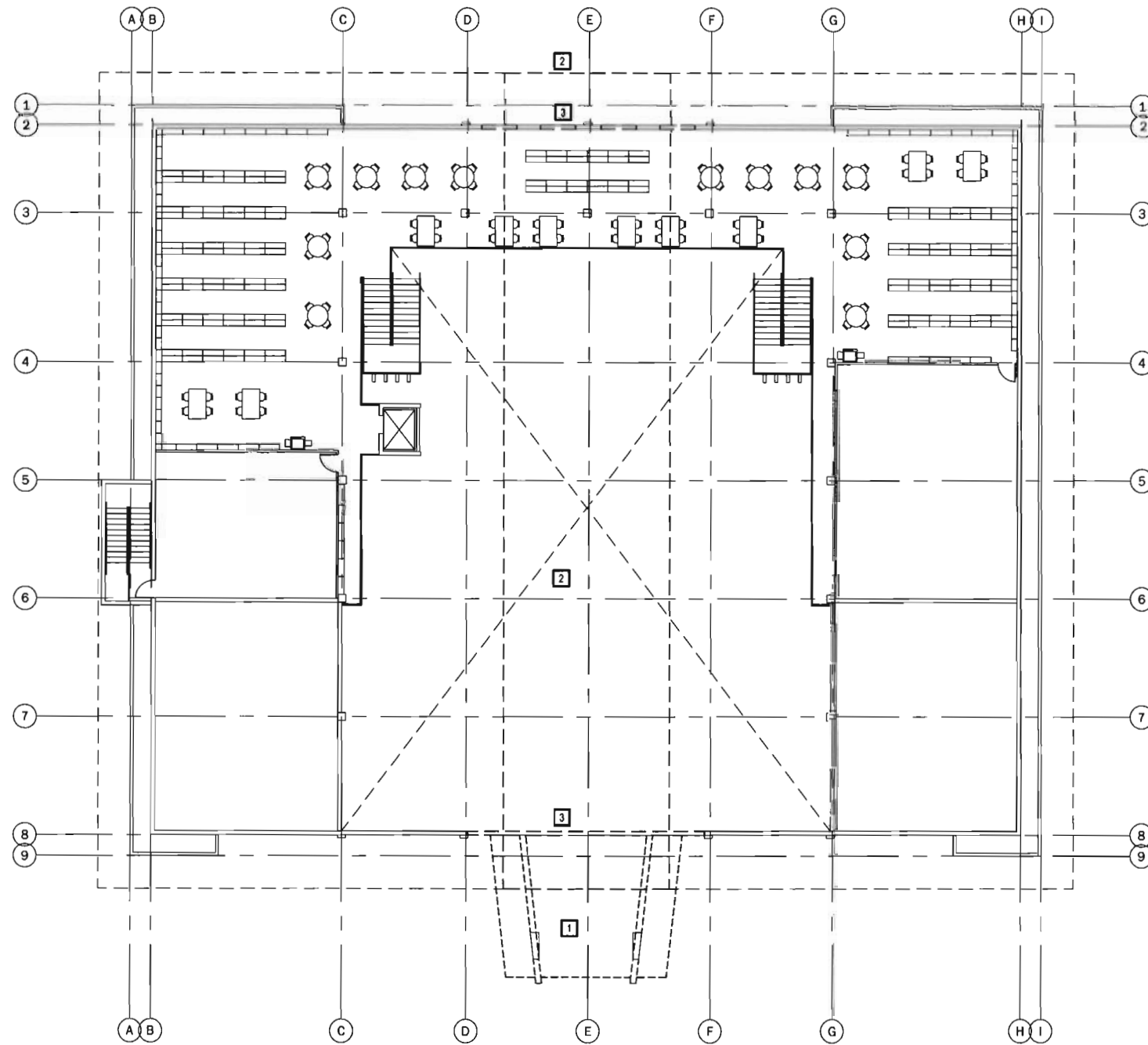


Rear Elevation N.T.S.
EXISTING



- 1 REMOVE CANOPY ABOVE AS SHOWN
- 2 REMOVE ROOF ABOVE AS SHOWN
- 3 REMOVE MAIN ENTRY AS SHOWN
- 4 REMOVE FURNITURE AS SHOWN
- 5 REMOVE CHECK OUT AREA AS SHOWN
- 6 REMOVE INFORMATION AREA AS SHOWN
- 7 REMOVE WALLS AS SHOWN
- 8 REMOVE STAIRS AS SHOWN

First Floor Plan N.T.S.
DEMOLITION



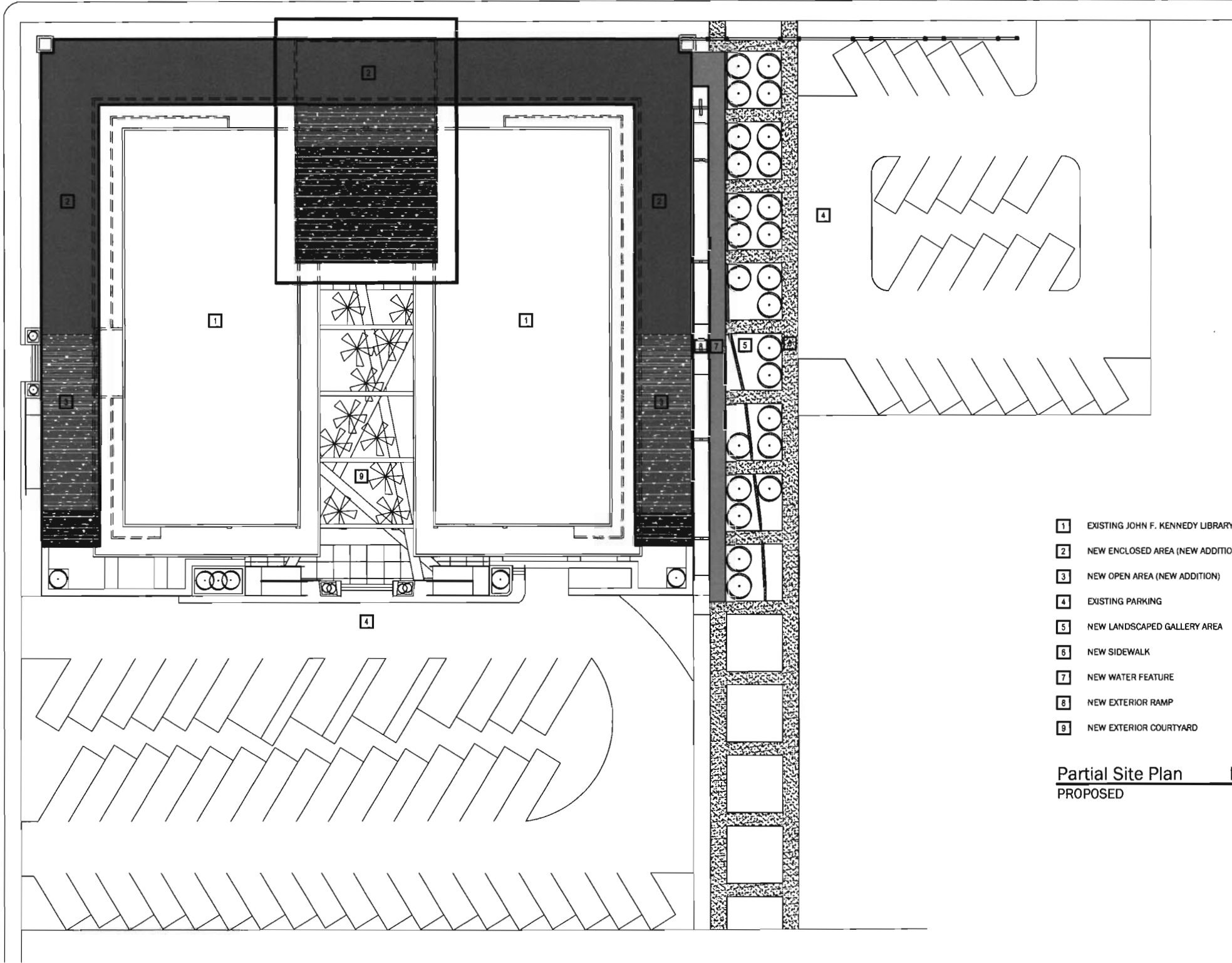
- 1** REMOVE CANOPY ABOVE AS SHOWN
- 2** REMOVE ROOF ABOVE AS SHOWN
- 3** REMOVE WALLS AS SHOWN

Second Floor Plan N.T.S.
DEMOLITION

WEST 49th STREET

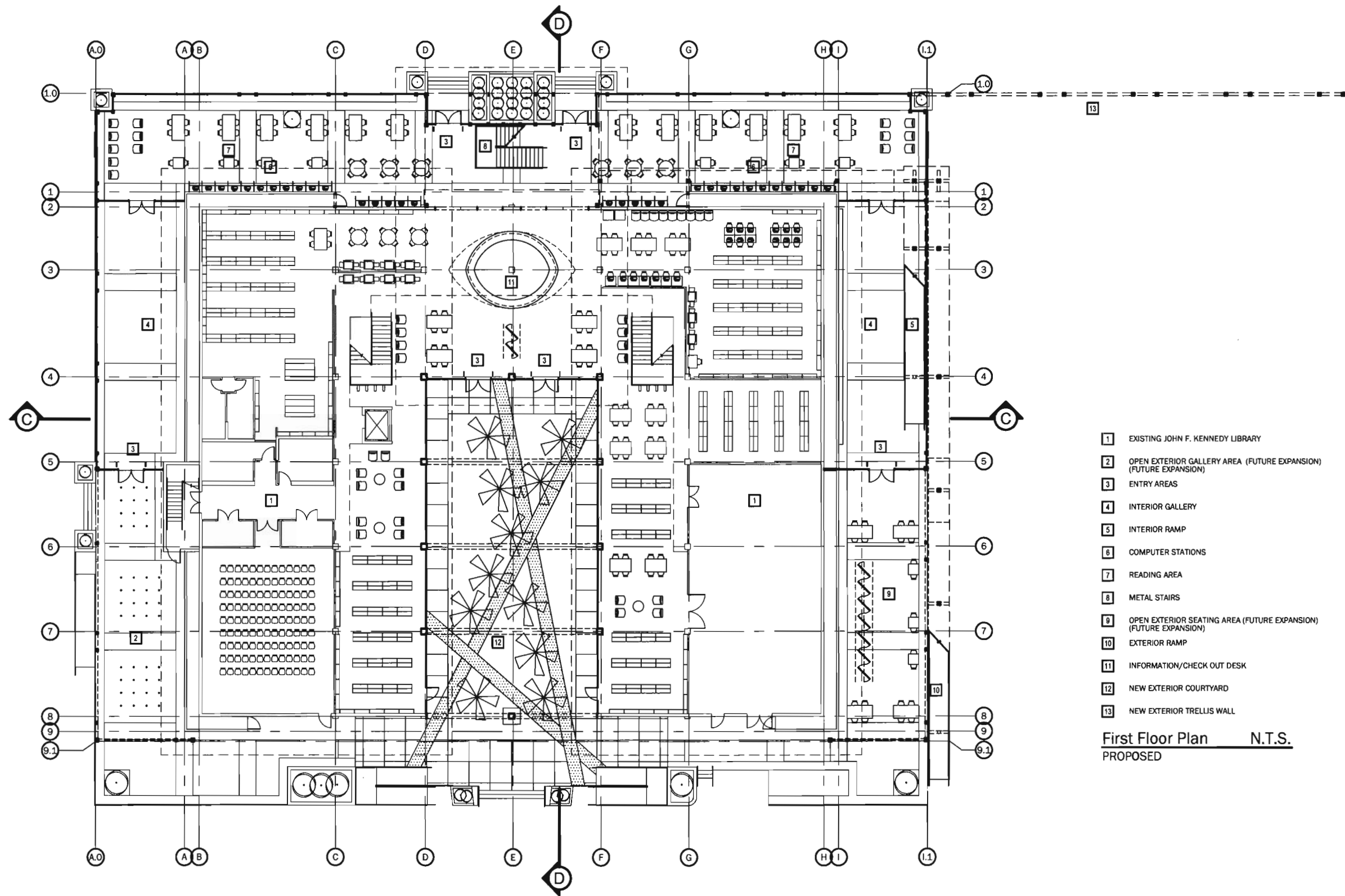
(NORTHWEST 103rd STREET)

WEST 2nd AVENUE



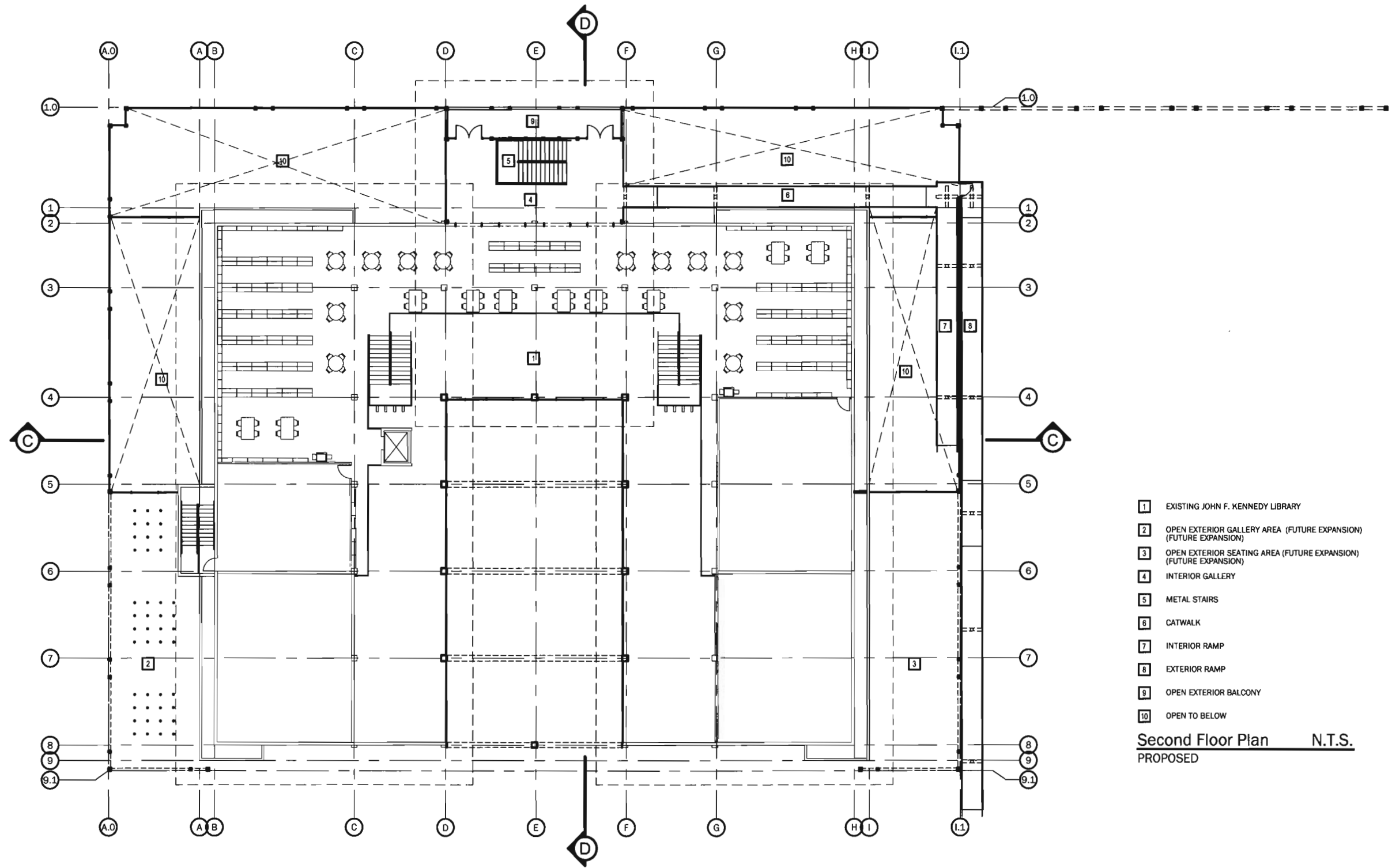
- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 NEW ENCLOSED AREA (NEW ADDITION)
- 3 NEW OPEN AREA (NEW ADDITION)
- 4 EXISTING PARKING
- 5 NEW LANDSCAPED GALLERY AREA
- 6 NEW SIDEWALK
- 7 NEW WATER FEATURE
- 8 NEW EXTERIOR RAMP
- 9 NEW EXTERIOR COURTYARD

Partial Site Plan N.T.S.
 PROPOSED



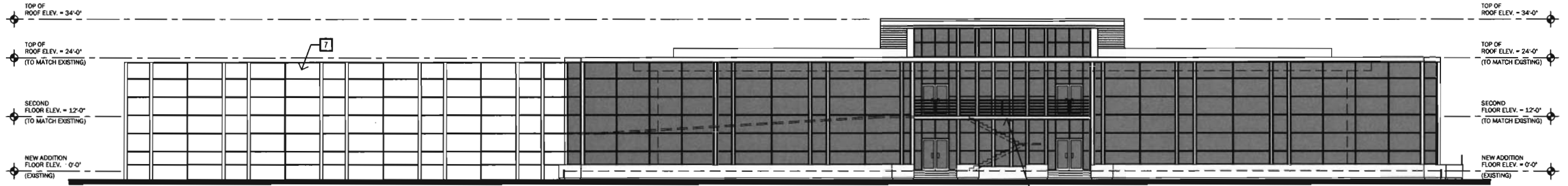
- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 OPEN EXTERIOR GALLERY AREA (FUTURE EXPANSION)
(FUTURE EXPANSION)
- 3 ENTRY AREAS
- 4 INTERIOR GALLERY
- 5 INTERIOR RAMP
- 8 COMPUTER STATIONS
- 7 READING AREA
- 8 METAL STAIRS
- 9 OPEN EXTERIOR SEATING AREA (FUTURE EXPANSION)
(FUTURE EXPANSION)
- 10 EXTERIOR RAMP
- 11 INFORMATION/CHECK OUT DESK
- 12 NEW EXTERIOR COURTYARD
- 13 NEW EXTERIOR TRELIS WALL

First Floor Plan N.T.S.
PROPOSED

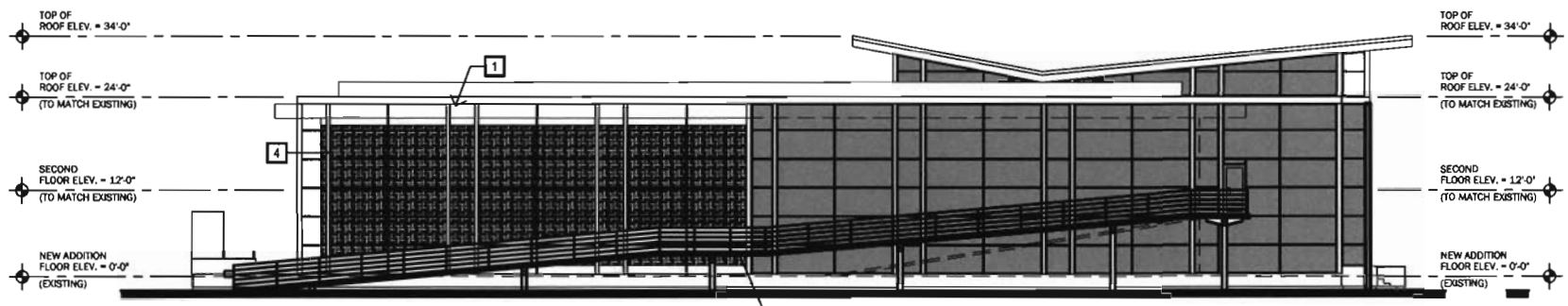


- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 OPEN EXTERIOR GALLERY AREA (FUTURE EXPANSION)
(FUTURE EXPANSION)
- 3 OPEN EXTERIOR SEATING AREA (FUTURE EXPANSION)
(FUTURE EXPANSION)
- 4 INTERIOR GALLERY
- 5 METAL STAIRS
- 6 CATWALK
- 7 INTERIOR RAMP
- 8 EXTERIOR RAMP
- 9 OPEN EXTERIOR BALCONY
- 10 OPEN TO BELOW

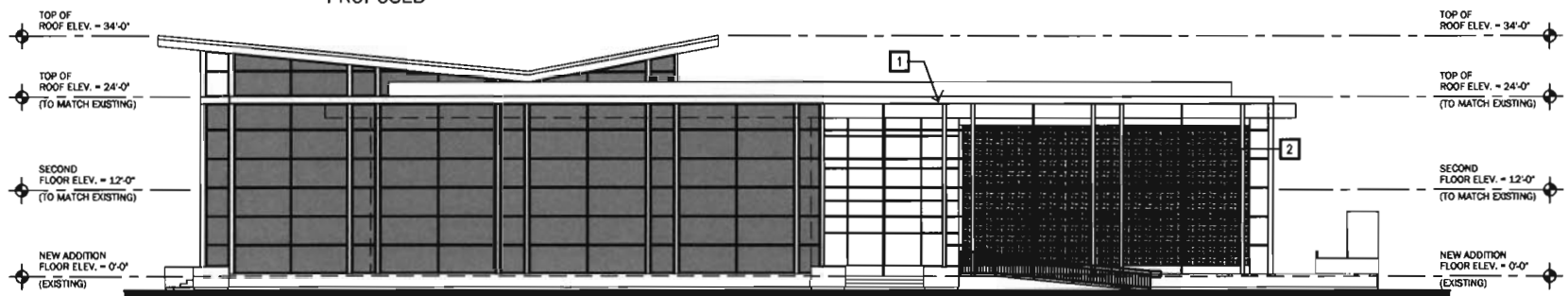
Second Floor Plan **N.T.S.**
PROPOSED



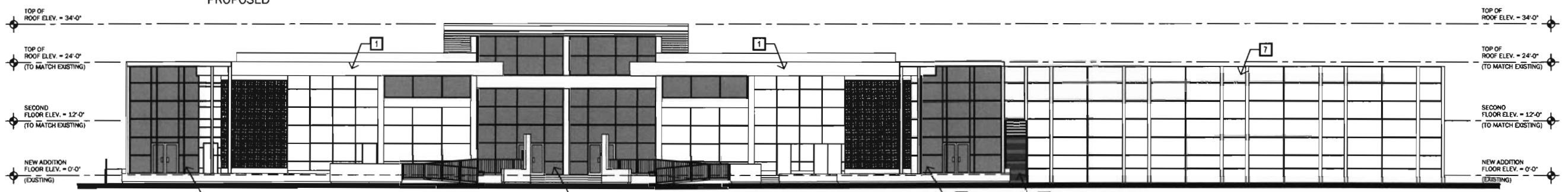
Front Elevation N.T.S.
PROPOSED



Left Side Elevation N.T.S.
PROPOSED

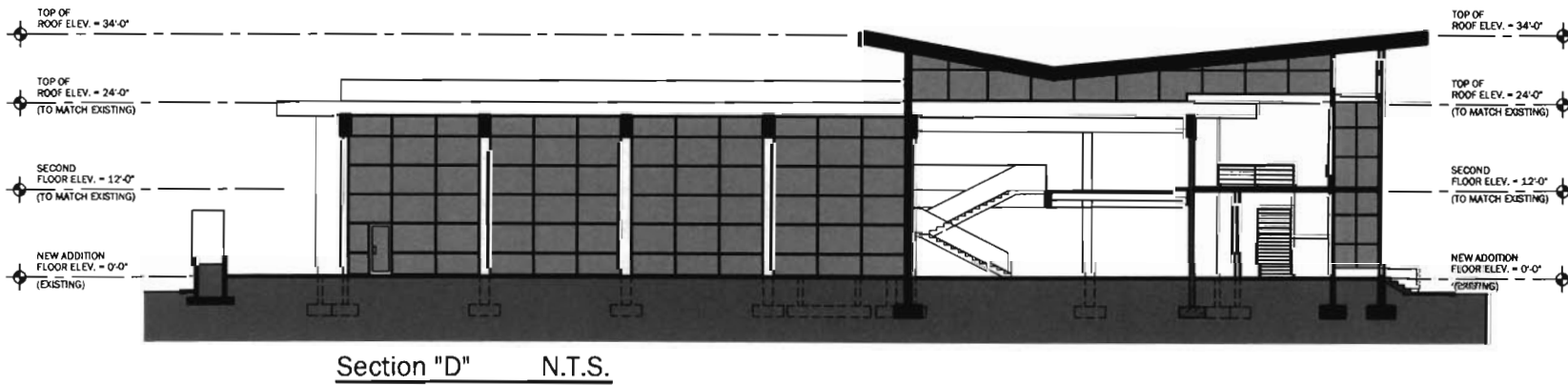
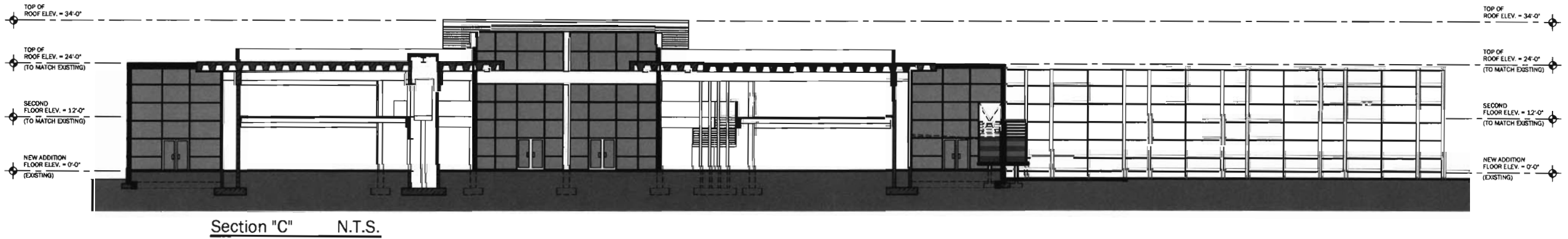
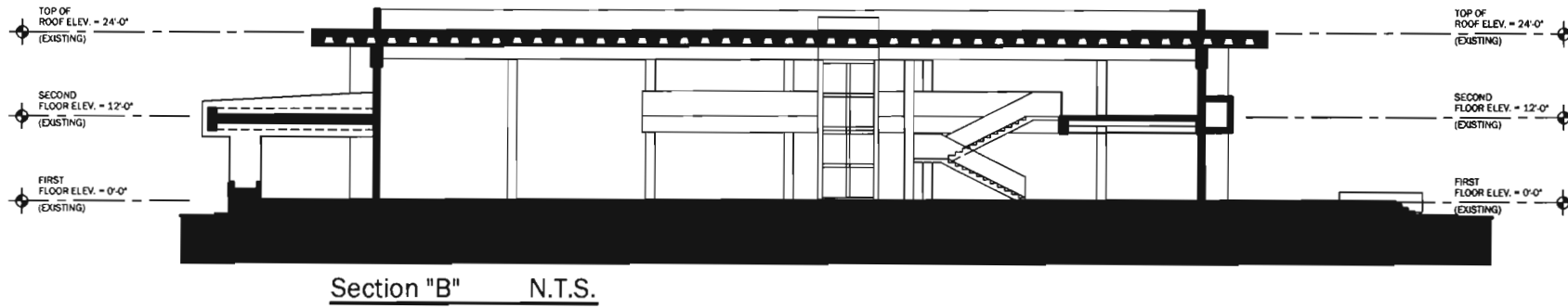
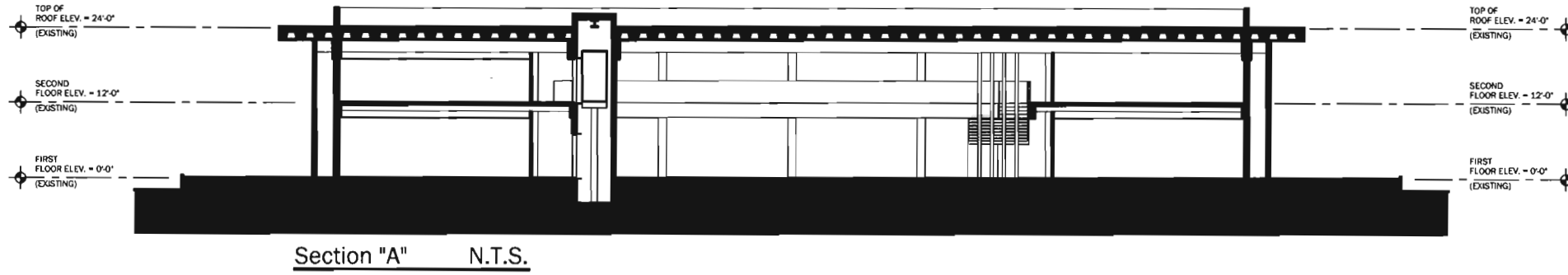


Right Side Elevation N.T.S.
PROPOSED

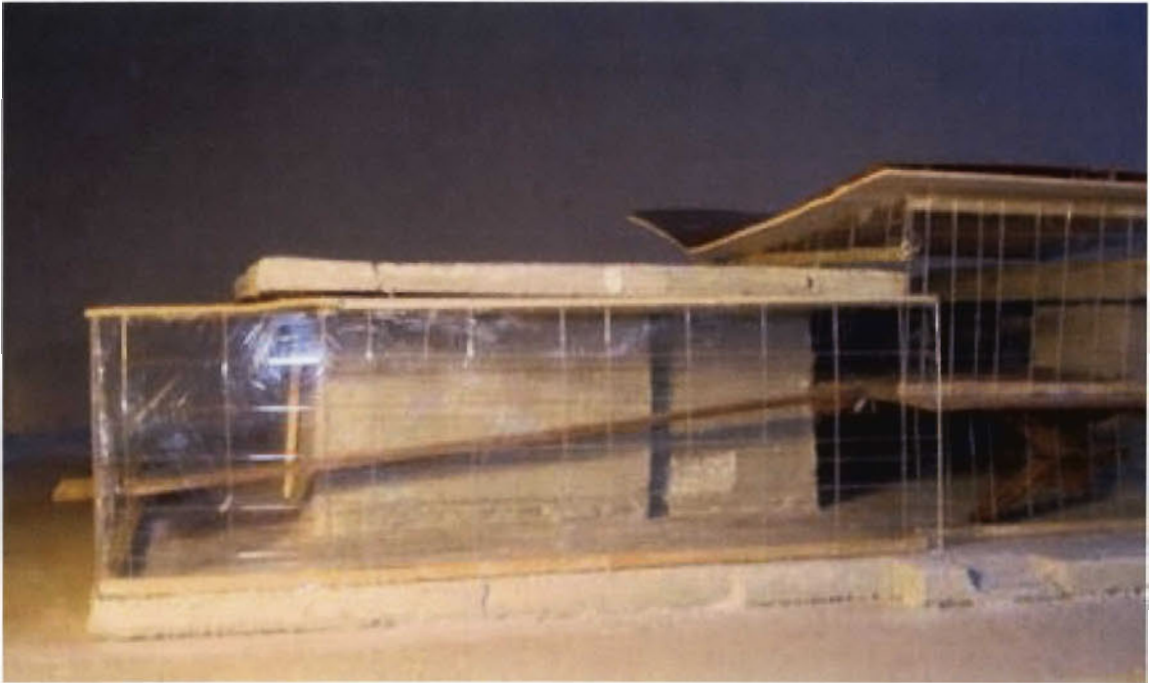
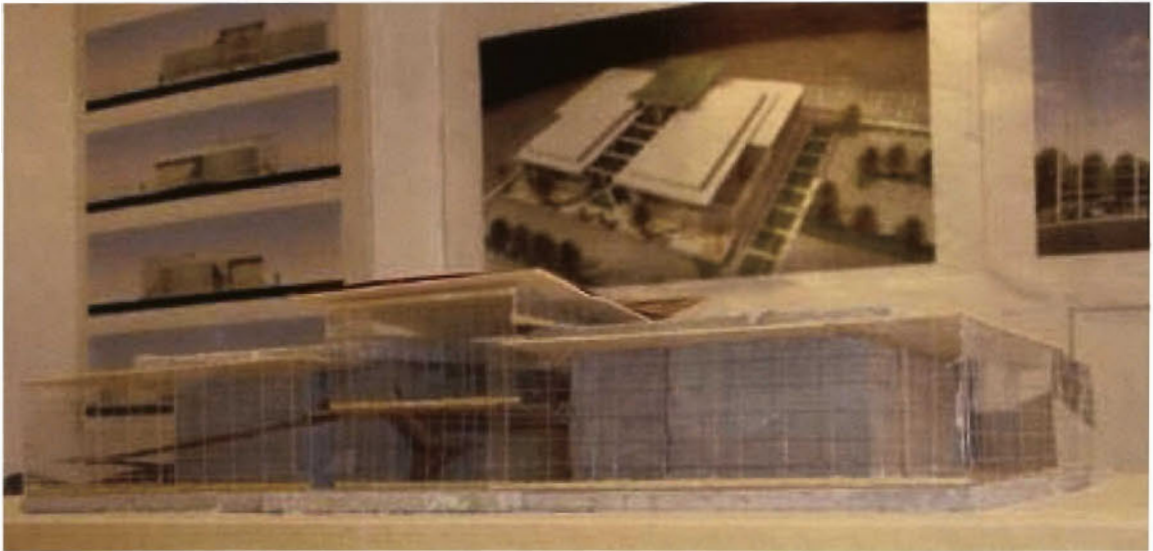
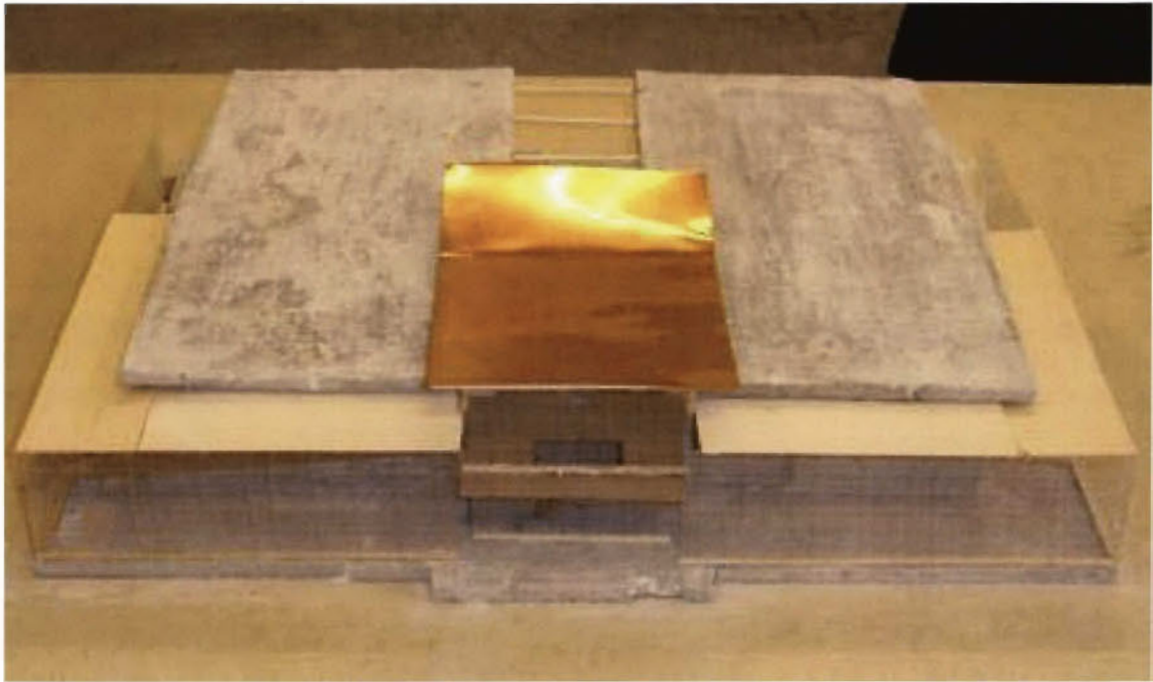


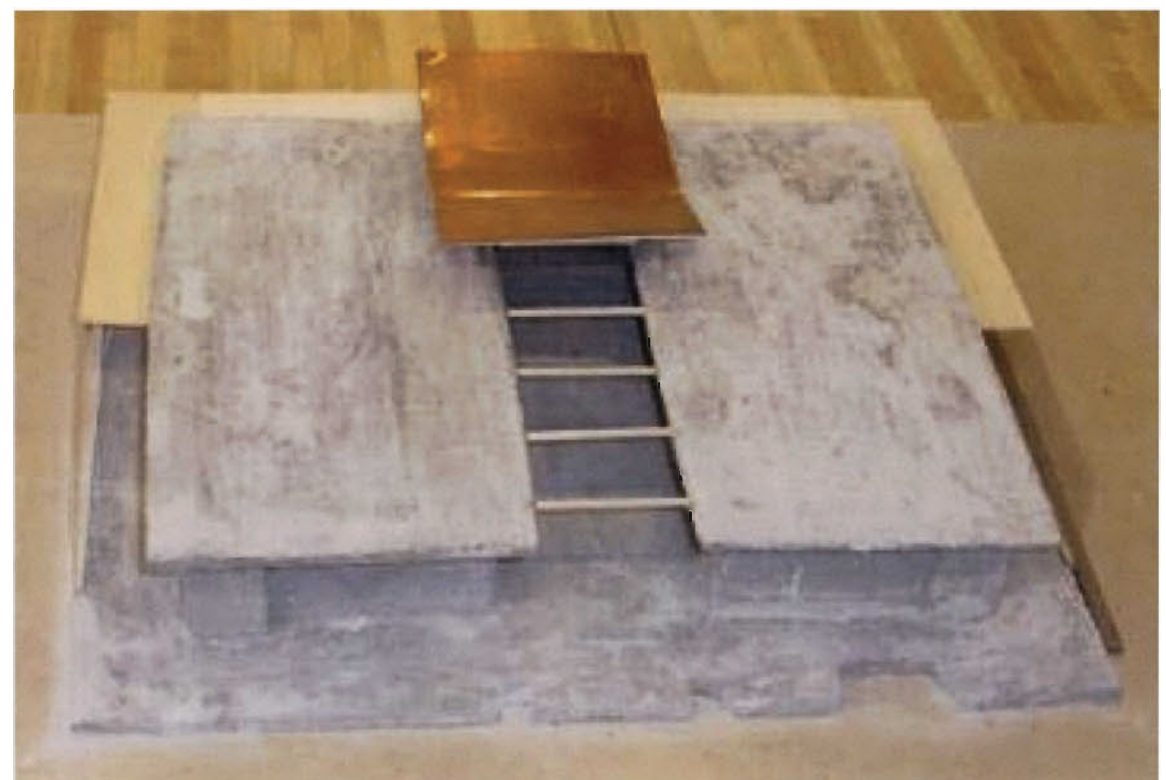
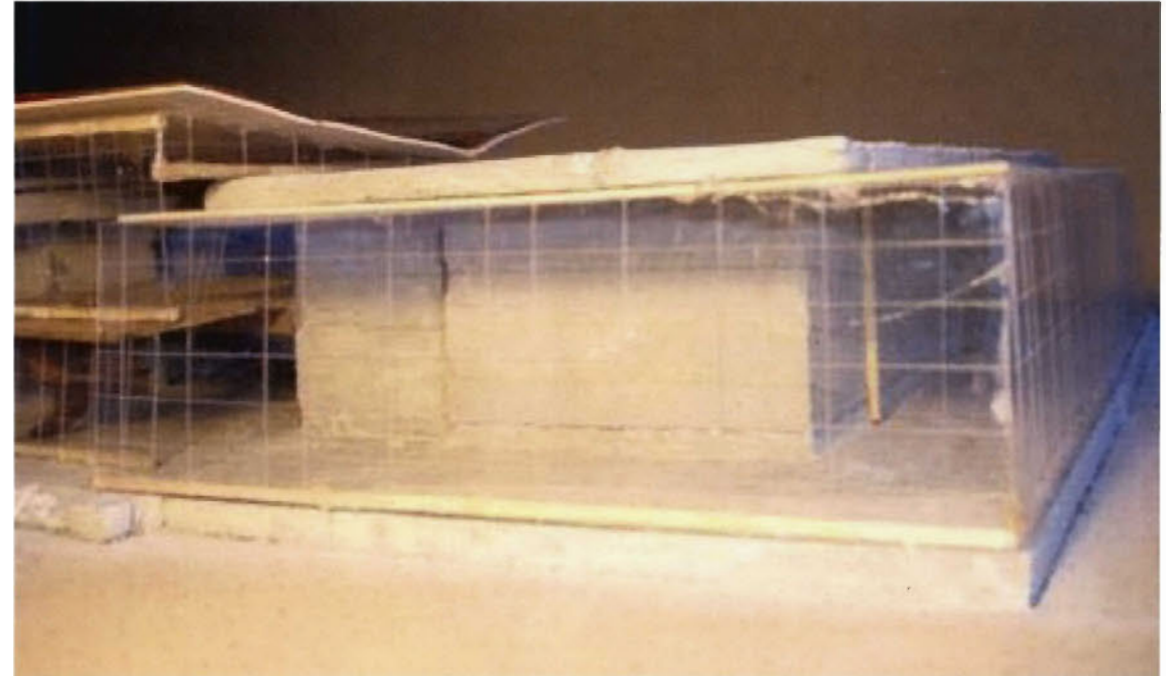
Rear Elevation N.T.S.
PROPOSED

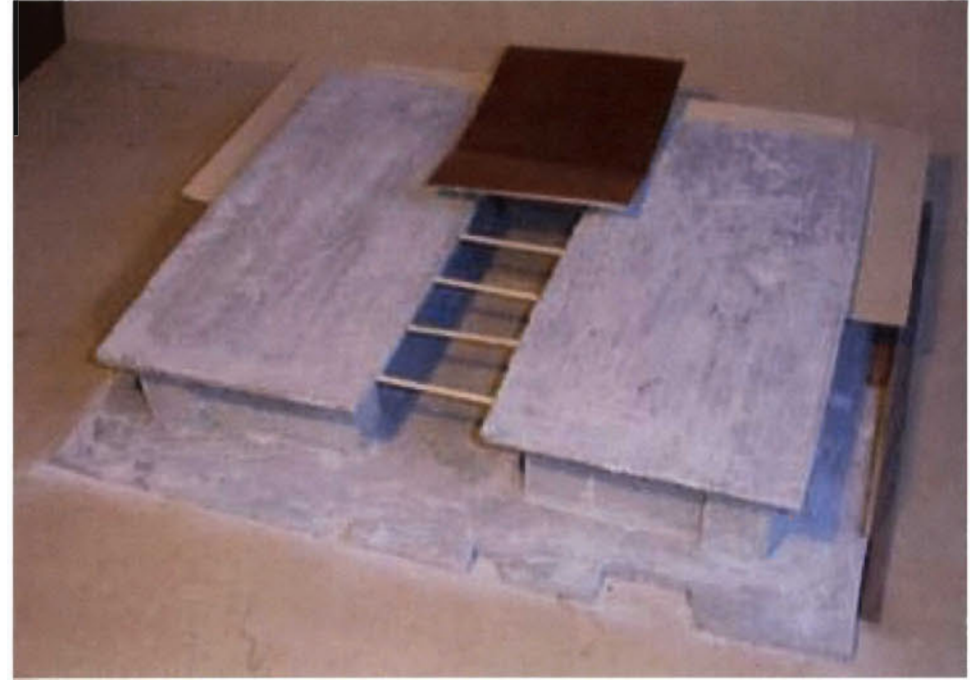
- 1 EXISTING JOHN F. KENNEDY LIBRARY
- 2 OPEN EXTERIOR GALLERY AREA (FUTURE EXPANSION)
- 3 ENTRY AREAS
- 4 OPEN EXTERIOR SEATING AREA (FUTURE EXPANSION)
- 5 EXTERIOR RAMP
- 6 NEW EXTERIOR COURTYARD
- 7 NEW EXTERIOR TRELLIS WALL
- 8 OPEN EXTERIOR BALCONY

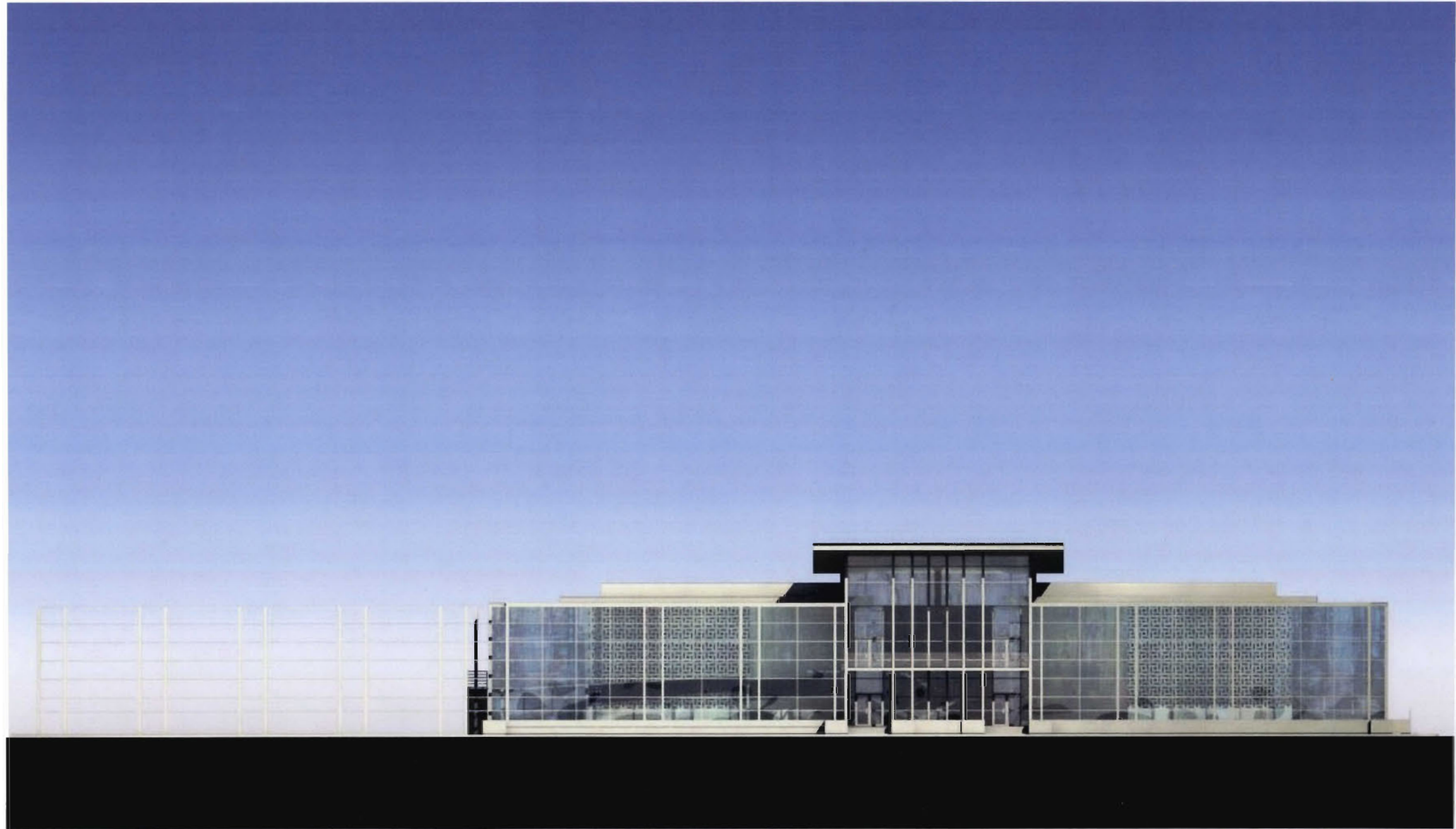


MODEL

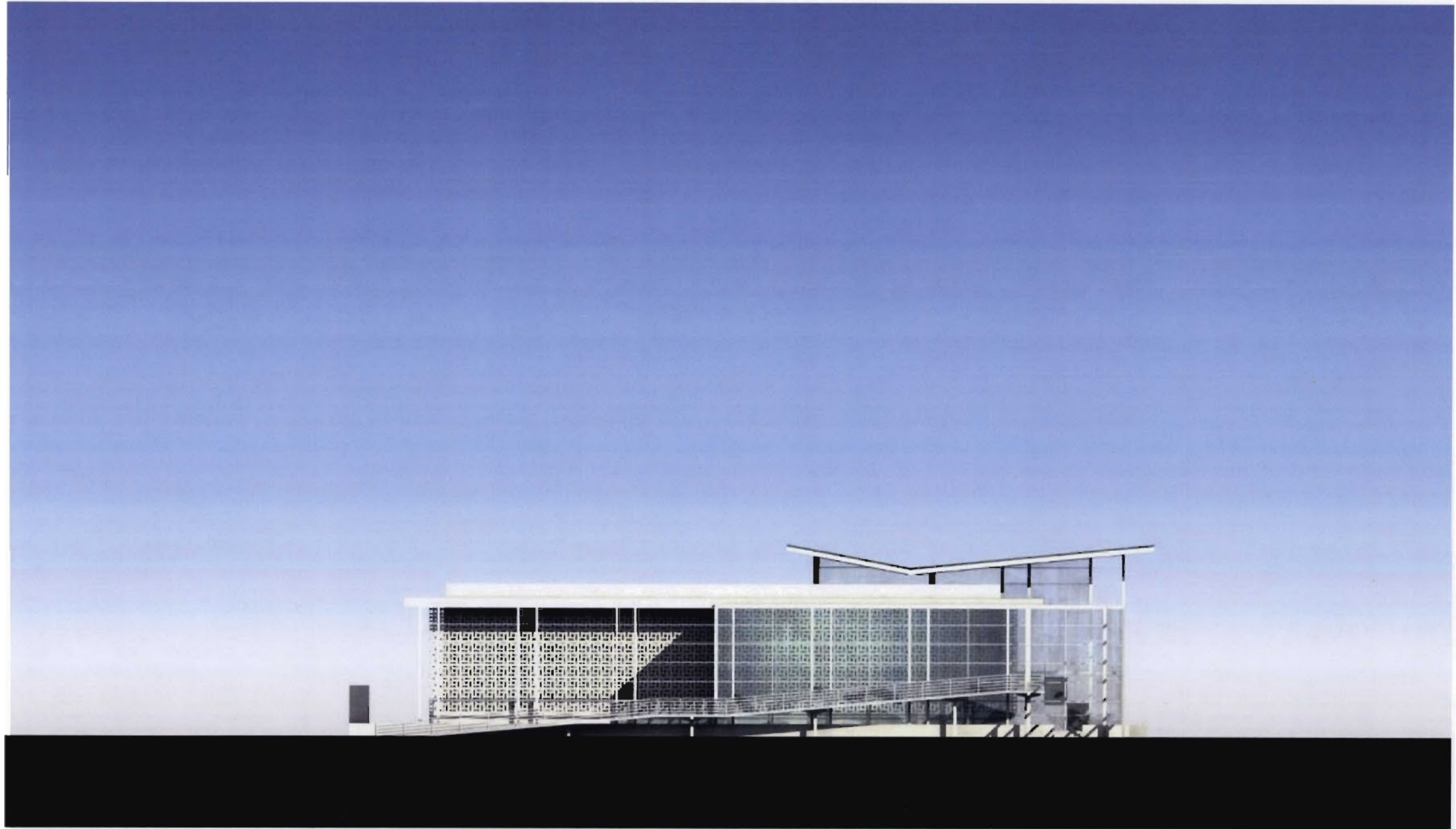




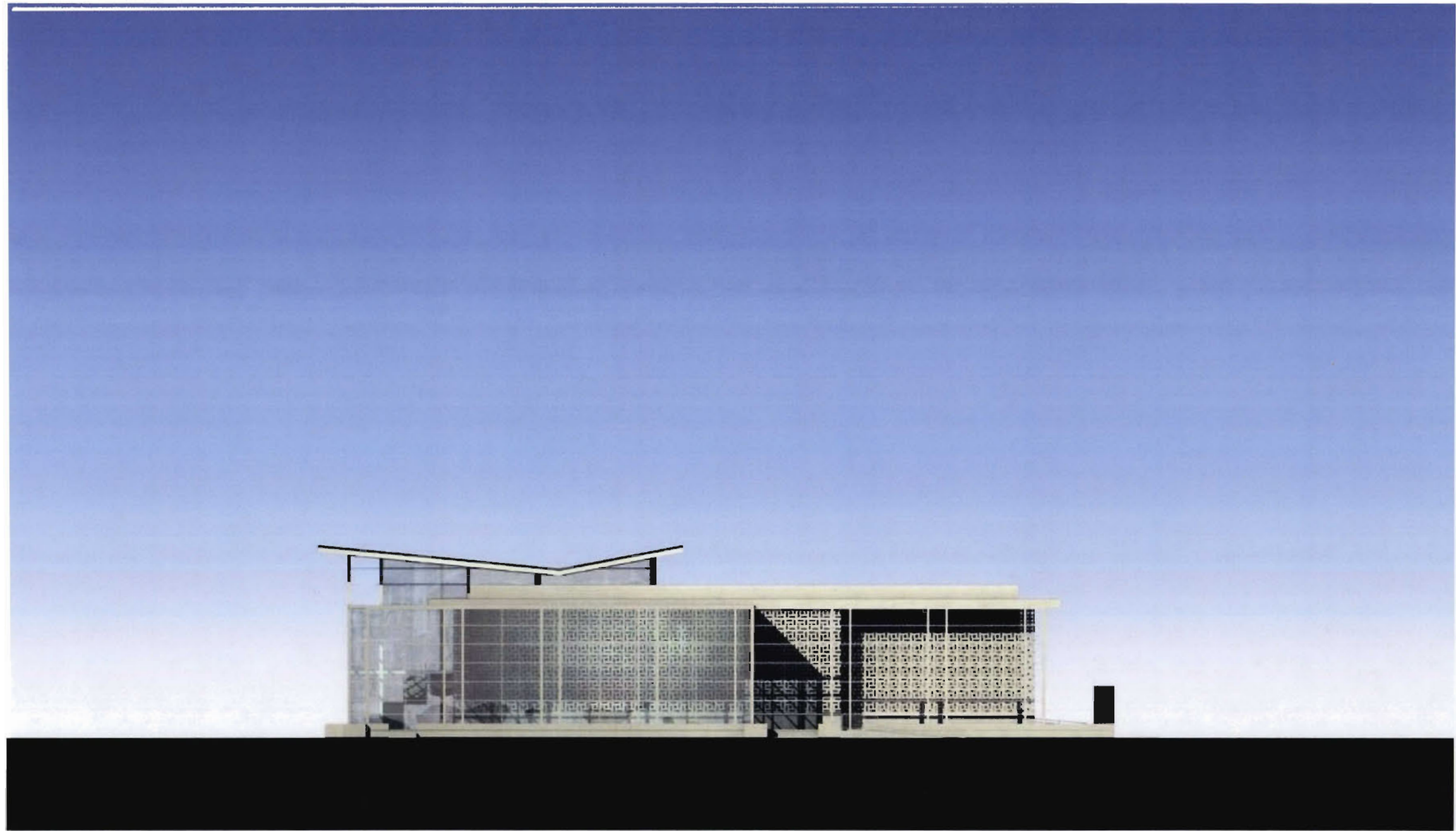




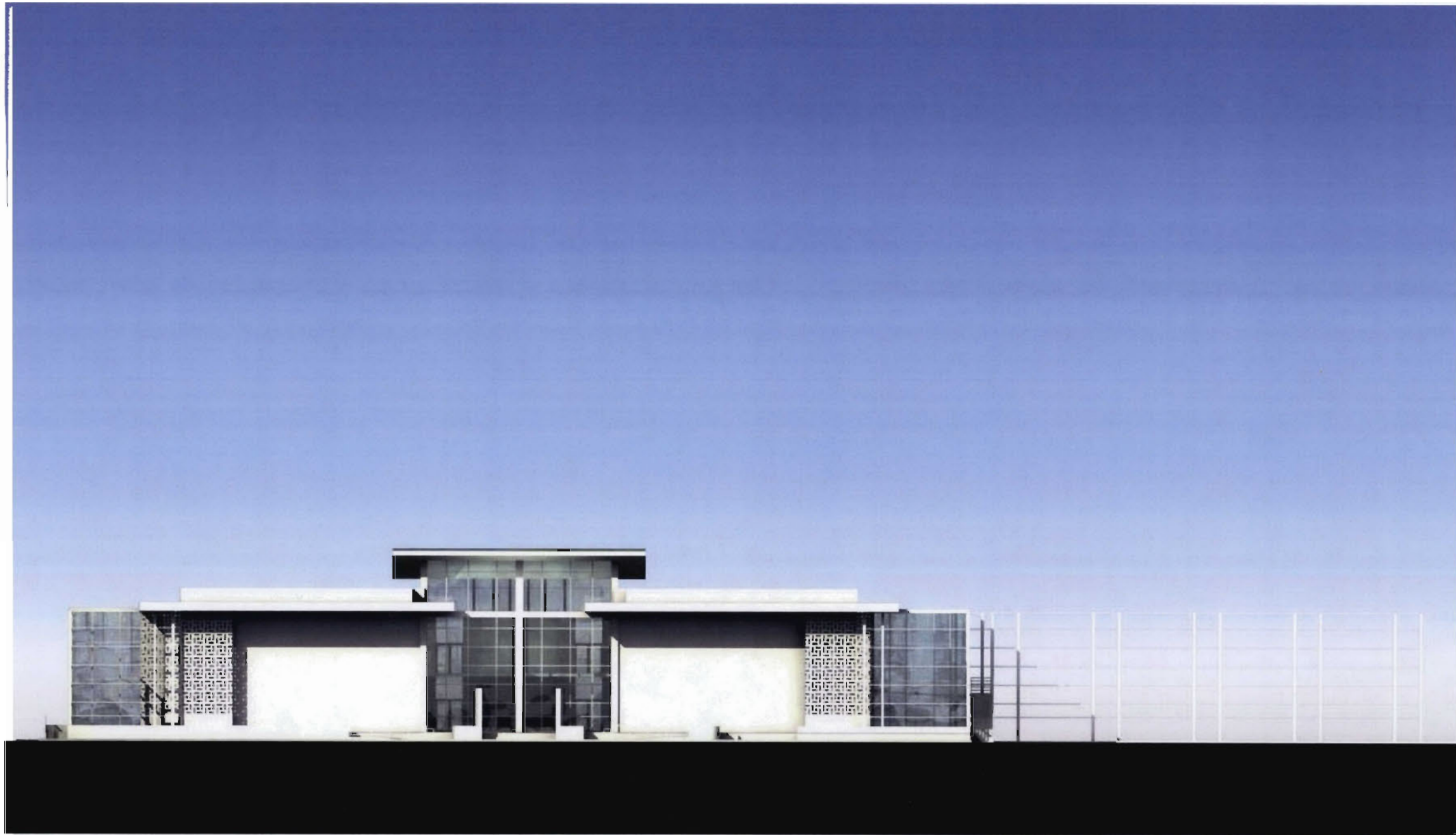
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

