

# Miami, FL

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A House History Report  
by House Histories LLC



Undated vintage picture of

# **THE RESIDENCE**

## **Built in 1923**

### **Owners from 1922 to 1928 — The Peacocks**

Beverly James Peacock was born in 1882 on Bamboo Key (in the Florida Keys). One year later, he was brought to what eventually became Coconut Grove. His family was among the first pioneer settlers of Miami-Dade County and founded Coconut Grove. They were substantial and important members of the community.

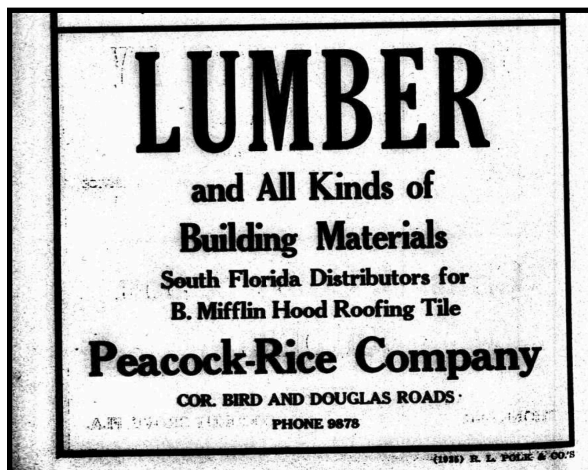
Beverly was the 6th son of John Thomas (Jolly Jack) Peacock, an Englishman, who in 1863 homesteaded 160 acres of prime land in Coconut Grove, which was then known as Jack's Bight. He was also Dade County Sheriff and manned the Biscayne House of Refuge, one of five built by the U.S. Government, along the southeast coast of Florida, on the then remote barrier island of Miami Beach. The purpose of this refuge was to offer safety, food and shelter to shipwrecked seafarers in the late 1800s. From the Biscayne House of Refuge, shipwrecked individuals, after recuperating, were ferried across Biscayne Bay to either Miami or to Biscayne, which eventually became Miami Shores. John Thomas' brother was Charles Peacock, the founder and owner of the Peacock Inn, which stood on what became Peacock Park in Coconut Grove.

Beverly's wife was Margarita Valle, born in Puerto Rico in 1887 to parents from Spain. Beverly and his wife were married in 1909 at the historic Congregational Church in Coconut Grove. He was 27 and she was 22. A local newspaper referred to her as "Señorita Valle" and she was described as being a petit and dark-eyed bride. For the wedding ceremony, the bride and groom's friends transformed the entire interior of the church into a floral bower. At their wedding, Margarita was also described as being "graceful, all dressed in white,

next to her young stalwart groom.” She spoke excellent English after only having spent a few years here and only had a slight accent.

The first of their four sons was Gifford, born in 1910. Around this same time, Beverly started in the grocery business with his partner, Arthur W. Sanders. Beverly sold his interests in the company later that year. Beverly was also involved in truck farming and grape fruit farming, which was big business on the land that would eventually become the neighborhood of Shenandoah. These two business interests lasted until 1918 when he decided to go into real estate. It was during these years that Beverly and Margarita’s other three sons were born: James Wesley (born 1912), Beverly Alton (born 1914), and Lawrence Ancelmo (born 1918).








Around 1920, Miami was undergoing a massive building boom. People from other parts of the country were coming to Miami to buy second homes that would be used as winter escapes or to relocate to Miami permanently and live here year round. Beverly must have seen great potential in going into real estate and decided to capitalize on it. He was involved in real estate until 1921. Both he and Margarita are documented as having platted the Miami neighborhood of Silver Bluff. Silver Bluff is the neighborhood located between Coconut Grove and Shenandoah.

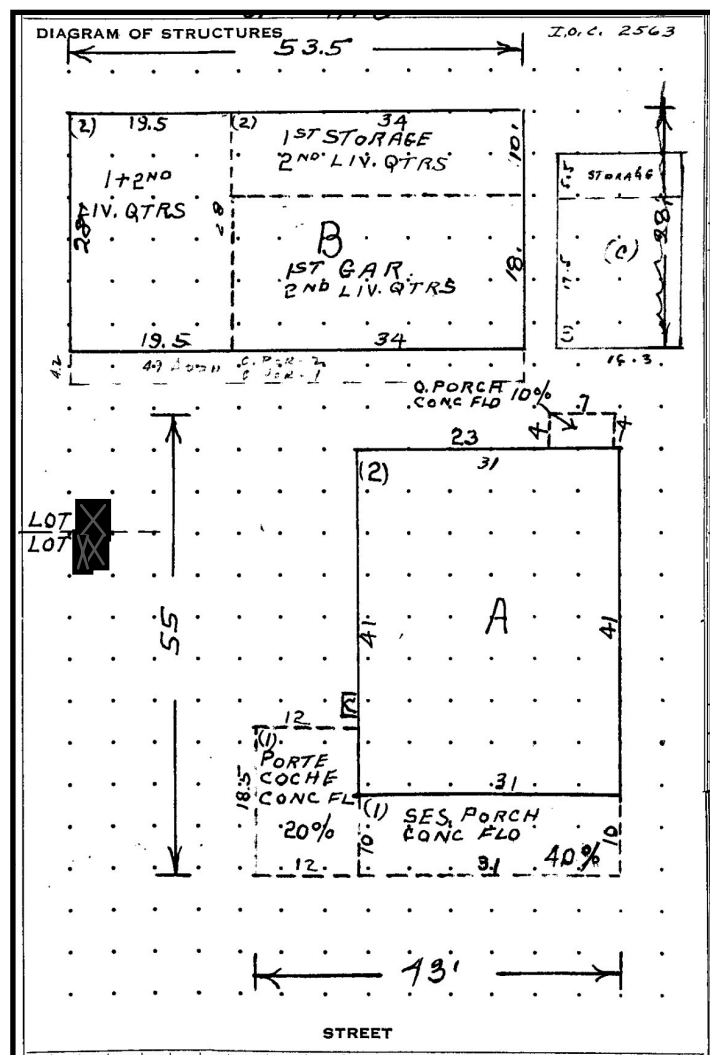


An advertisement for the Peacock-Rice Lumber Company.

Beverly decided to leave real estate and went into business with R.H. Rice by opening the Peacock-Rice Lumber Company in 1921 and he would serve as its president. This would be Beverly’s

permanent and main line of work for the rest of his life. The Peacock-Rice Lumber Company was extremely successful and supplied lumber and all other forms of building materials to home builders in Coconut Grove, Miami and beyond. His business partner, R.H. Rice had a background in truck farming and fruit raising. He planted two or three large grape fruit groves and in 1911 opened a fruit packing house on Douglas Road, right next to what would become the Peacock-Rice Lumber Company.

In 1922, Beverly and Margarita bought lots ,  and  of block  in the newly created Shenandoah neighborhood. Shenandoah was considered to be the most fashionable suburb of the fast-growing city of Miami. They built their home on lot  and their garage and servants' quarters on lots  and . The building that was their garage and servants' quarters still exists and was legally subdivided from the land the main house was on in 1995. Today, it is a six-unit apartment building. The deed from 1922 that Beverly signed states that only people of the Caucasian race could ever



Original diagram of the house and garage with servants' quarters from the 1923 tax card.

*HOSTESS AND GUESTS AT BRIDGE LUNCHEON*



Mrs. Beverly Peacock was hostess yesterday at a bridge luncheon at her home on [redacted] and [redacted]. Those present, reading from left to right, were Mrs. Fultz, Mrs. [redacted], Mrs. [redacted], Mrs. Beverly Peacock, Miss Lorraine Garfunkel, Mrs. William Delaney and Mrs. Joseph Kirckman.—Herald Photograph, by Stieglitz.

A 1925 photo of Margarita Valle Peacock's Bridge Luncheon at the residence.  
Margarita is the third from the left.

buy or rent in the new Shenandoah subdivision.

While Beverly ran his lumber supply business, he also served as County Budget Commissioner under Florida Governors Dave Sholtz, Fred Cone and Spessard Holland in the 1930s and 1940s. He also served as County Commissioner, prior to that in 1916.