Appendix A

THE 69TH STREET FIRE STATION

MIAMI BEACH HISTORIC SITE

DESIGNATION REPORT

Figure 1 Designed by Robert Law Weed and Edwin T. Reeder, the 69th Street Fire Station was built by the Southeastern Construction Company for the City of Miami Beach in 1937.

PREPARED BY

CITY OF MIAMI BEACH PLANNING DEPARTMENT

DESIGN, PRESERVATION & NEIGHBORHOOD PLANNING DIVISION

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Revised January 22, 2002

CITY OF MIAMI BEACH

HISTORIC SITE DESIGNATION REPORT

THE 69TH STREET FIRE STATION

Prepared By

CITY OF MIAMI BEACH PLANNING DEPARTMENT

DESIGN, PRESERVATION & NEIGHBORHOOD PLANNING DIVISION

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THE 69TH STREET FIRE STATION

CITY OF MIAMI BEACH

HISTORIC SITE DESIGNATION REPORT

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I. REQUEST

On April 10, 2001, the Historic Preservation Board unanimously approved a motion (5 to 0; 1 absence, 1 vacancy) to direct Planning Department staff to prepare a preliminary evaluation report with recommendations regarding the possible designation of the 69th Street Fire Station (now known as Fire Station No. 4), located at 6860 Indian Creek Drive, as a local historic site. The Historic Preservation Board further requested a special meeting to be held at the site in order to tour the fire station and examine the existing conditions of the structure.

On May 1, 2001, the Historic Preservation Board held a special meeting at the 69th Street Fire Station. A tour of the subject property was conducted by Commissioner Luis R. Garcia, Jr., former Fire Chief of the City of Miami Beach. Those persons present at the special meeting included members of the Historic Preservation Board, City Commission, City staff, and the general public.

On May 8, 2001, the Historic Preservation Board reviewed the preliminary evaluation report with recommendations prepared by the staff of the Planning Department regarding the designation of the 69th Street Fire Station as a local historic site. The Historic Preservation Board unanimously approved a motion (5 to 0; 1 absence, 1 vacancy) to direct staff to prepare a designation report and schedule a public hearing relative to the designation of this new historic site to be known as the Historic 69th Street Fire Station.

On September 12, 2001, the Historic Preservation Board continued the public hearing of the proposed Historic 69th Street Fire Station until the October 9, 2001, meeting in order to allow the City Administration to explore options relative to the siting of the new fire fighting facility or possible addition to the existing 69th Street Fire Station.

On October 9, 2001, the Historic Preservation Board continued the public hearing of the proposed Historic 69th Street Fire Station until the December 11, 2001, meeting in order to allow the City Administration to explore options relative to the siting of the new fire fighting facility or possible addition to the existing 69th Street Fire Station.

On December 11, 2001, the Historic Preservation Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the 69th Street Fire Station as an historic site in accordance with staff recommendations, as reflected in this designation report.

On January 22, 2002, the Planning Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the 69th Street Fire Station as an historic site.

II. DESIGNATION PROCESS

The process of historic designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X, Division 4). An outline of this process is delineated below.

Step One: A request for designation is made either by the City Commission, the Historic Preservation Board, other agencies and organizations as listed in the Land Development Regulations of the City Code, or the property owners involved. Proposals for designation shall include a completed application form available from the Planning Department.

Step Two: The Planning Department prepares a preliminary evaluation report with recommendations for consideration by the Board.

Step Three: The Historic Preservation Board considers the preliminary evaluation to determine if proceeding with a designation report is warranted.

The designation report is an historical and architectural analysis of the proposed district or site. The report:

1) describes the historic, architectural and/or archeological significance of the property or subject area proposed for Historical Site or District designation;

2) recommends Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of proposed Developments affecting the designated Site or District; and

3) will serve as an attachment to the Land Development Regulations of the City Code.

Step Four: The designation report is presented to the Board at a public hearing. If the Board determines that the proposed site or district satisfies the requirements for designation as set forth in the Land Development Regulations of the City Code, the Board transmits a recommendation in favor of designation to the Planning Board and City Commission.

Step Five: The Planning Board will hold a public hearing on the proposed designation, and shall consider the proposed historic designation as an amendment to the Land Development Regulations of the City Code and, subsequently, transmit its recommendation to the City Commission.

Step Six: The City Commission may adopt an amendment to the Land Development Regulations of the City Code which thereby designates the Historic Preservation Site or Historic District after one (1) public hearing for a parcel of land less than ten (10) contiguous acres or after two (2) public hearings for a parcel of land which is more than ten (10) contiguous acres.

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.

   (a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:

      (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;

      (2) Association with the lives of persons significant in the city's past history;

      (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;

      (4) Possesses high artistic values;

      (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

      (6) Have yielded, or are likely to yield information important in pre-history or history;

      (7) Be listed in the National Register of Historic Places;

(8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.

(b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

2. The 69th Street Fire Station is eligible for designation as an historic site as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.

(a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:

(1) <u>Association with events that have made a significant contribution to the history of the city, the county, state or nation;</u>

The north end of Miami Beach was sparsely inhabited during the 1920's and 1930's with little more than empty sand, water, and a light sprinkling of trees and structures. Visionary City officials, however, foresaw the rapid future growth of the area in light of the development boom in south and mid beach, and they carefully planned in anticipation of the impending north beach urban expansion event.

Providing advance infrastructure was cardinal to successful development northward. Among infrastructure priorities, municipal funds were authorized for the construction of a fire fighting facility in North Beach as early as 1926. It was clearly realized the new fire station would be critical to assuring public safety both during and after the expansion event. Further, the presence of a stately Neoclassical Revival structure with the qualities of a fine classical residence would demonstrate the Municipality's commitment to quality and high artistic value in the future growth and development of North Beach.

The fire station project, together with most of the North Beach urban expansion itself, was delayed for eleven years due to the devastation of the great hurricane of 1926 and the economic circumstances of the Great Depression. A new fire fighting facility was finally built in 1937 at Indian Creek Drive and 69th Street in as timely a manner as was likely possible.

The new fire station was clearly conceived as more than an efficient, carefully scaled fire fighting facility to service its region. It was specifically designed in the Neoclassical Revival tradition which was a bedrock architectural style of its time; it symbolized the Ancient qualities of strength, stability, and the beauty of the ages, in combination with municipal integrity, dignity, and community assuredness. This style was common in communities across the nation for both public, civic, commercial, and private architecture; but of special note in Miami Beach was the fact that the Neoclassical Revival standard was applied to a modest fire fighting facility in the format of a fine classical residence.

Today the 69th Street Fire Station is the oldest free-standing fire station in Miami Beach. It was designed to meet the demanding requirements of the Miami Beach Fire Department in its service region while in full coordination with the locations and roles of the City's other fire stations and their inventories of equipment. Similarly important, it is an early landmark of Miami Beach's municipal commitment to the establishment of another uniquely defined quality community in preparation for the acknowledged major northern expansion event.

(2) <u>Association with the lives of persons significant in the city's past history:</u>

Frank Osborn, who was a Quaker from Middletown, New Jersey, filed the first land plat north of John Collins' original property holdings on February 21, 1919. This 671-foot wide strip of land spanned from the Atlantic Ocean to Indian Creek and centered at present-day 69th Street. (A corrected plat of the Atlantic Heights subdivision was later filed by Osborn and others on March 10, 1923.) It was in the Atlantic Heights subdivision that the 69th Street Fire Station would be built in 1937. Frank Osborn filed the Atlantic Heights subdivision nearly 40 years after he had helped to plant coconuts in Miami Beach with his father Ezra, Elnathan Field,

and Henry Lum in a failed coconut plantation scheme from 1882.

J.S. Stephenson was appointed the City's first Fire Chief in 1920, on the opening of the first permanent Miami Beach City Hall at 617 Collins Avenue. The new City Hall also housed the City's first fire fighting facility. According to Fire Department legend, Stephenson was elevated to top rank because he was the only one in the Fire Department who knew how to operate the new pumper.

Chief Stephenson's professional and personal contribution to the City thereafter was clearly of major significance. For the next twenty-three years as Fire Chief, he oversaw the City's second fire station constructed at 2331 Liberty Avenue in 1924; its third fire station built in the north wing of the "new" City Hall at 1130 Washington Avenue in 1927; its fourth fire fighting facility erected at 6860 Indian Creek Drive in 1937; and its fifth, ultimate state-of-the-art fire station constructed at 2300 Pinetree Drive in 1939.

Chief Stephenson was responsible for the City's fire safety through its first two major development boom periods in the 1920's and the 1930's; these development boom periods were times of astonishing rates of new construction that required a seasoned master to keep abreast of. Chief Stephenson would clearly have been one of the central City figures in determining the need to construct the new fire fighting facility at 6860 Indian Creek Drive in North Beach in 1926 and again in 1937 in the advance planning for the North Beach expansion event.

Since the Miami Beach Fire Department was founded in 1920, the following persons were appointed as Fire Chief to oversee the daily activities of the fire department and entrusted with the public safety: J.S. Stephenson (1920-1943), D.C. Kennett (1943-1967), Hubert Albritton (1967-1972), Albert Bishop (1973-1979), Homer Goltzene (1979-1982), Edward Walterman (1982-1985), Braniard Dorris (1985-1994), Thomas Sullivan (1994-1996), Luis R. Garcia, Jr. (now Commissioner Luis R. Garcia, Jr.)(1996-1999), and Floyd Jordan (1999 to present).

Architect Robert Law Weed served his country in World War I and World War II as a planner who provided architectural expertise to the Army Air Force in addition to being a nationally recognized designer. He was highly involved with many civic affairs through

his public service, served on numerous juries for architectural awards, and participated in advisory committees for the discussion of problems relative to architecture and the building industry.

Architect Edwin T. Reeder served his country in World War II when he was called to duty with the Navy Civil Engineering Corps. Reeder was involved with many civic organizations in the Miami area. He served as a member and later the director of the Florida South Chapter of the American Institute of Architects, chairman of the Metro Planning Advisory Board, a member of the State Board of Architecture, and a member of the Miami Zoning Board of Appeals.

(3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction:

Designed by architects Robert Law Weed and Edwin T. Reeder, the 69th Street Fire Station embodies defining characteristics of the Neoclassical Revival period of architecture as popularized across the United States from about 1900 to the 1950's.

The original fire station building features a classical two-story symmetrically massed plan with a side-gabled roof and central chimney. Its principal facade (facing Indian Creek Drive) is organized about a grand two-story high curved entrance portico dignified by four pairs of full height columns connoting simplified classical columns in the manner of a grand residence. The front entrance door of the building and the ornamental lantern (now removed) suspended from the oval feature ceiling above it are placed at the center of the portico and facade in accordance with the customary fashion of the style, and which gives it the feeling of the south wing of the White House.

Concordantly, the windows and two large equipment bay doors of the principal facade are ordered symmetrically about the front door. The original design of the equipment bay doors was carefully broken down into a symmetrical arrangement of detailed panels about four centrally placed glass lites to preserve the stately character of the facade and maintain the architectural order of the style.

The exterior masonry surface of the original building is carefully crafted and constructed to read as brickwork painted white. The windows are typically double-hung, wooden sash with a truly divided glass lite configuration (in this instance "six over six" lites). The windows originally featured full dramatic shutters (but now removed) painted a contrasting color to the surrounding brickwork. These latter handsome characteristics are shared with the Colonial Revival style.

(4) Possess high artistic values:

Constructed in 1937, the 69th Street Fire Station is a unique interpretation of the Neoclassical Revival style of architecture as applied to a functional, small scale fire fighting facility in Miami Beach. This architectural style was fashionable throughout the United States for the first half of the 20th century due to its close association with the highly respected artistic values of the Ancient architecture of the Greeks and Romans while at the same time realistically addressing the functional needs of a modern technological society.

The earlier predecessor to this style in America was the Early Classical Revival style, popular from circa 1780 to 1830. This remarkably brazen style borrowed the highest artistic values and direct architectural features of the Greeks and Romans as found in the Five Ancient Orders of architecture: Tuscan, Doric, Ionic, Corinthian, and Corinthian Composite. These high artistic values were intentionally used to create a powerful public and domestic image in the building of the new American nation.

Notable examples displaying these high artistic values include: the United States Capitol, designed by William Thornton in 1795 (with the new dome and north and south wings added by Thomas Walter in 1855), the White House, the Lincoln Memorial and Jefferson Memorial, many fine domestic residences (including two designed by William Thornton), as well as the Decatur House designed by Benjamin Latrobe in 1818, among a large host of others in the early architecture of the District of Columbia and the nation.

(5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

Robert Law Weed (1897-1961). Florida's most renowned World's Fair submission was probably Robert Law Weed's "Florida Tropical Home" for the 1933 U.S. World's Fair, "A Century of Progress," in Chicago, Illinois. Weed began his career as an architect of extravagant Florida homes, but he eventually built his reputation on the Neoclassical Revival style, International style, and Streamline Moderne structures. His designs for educational, commercial, and residential buildings were developed to key into Florida's climate and terrain.

Notable architectural works during Weed's stellar career include the Miami Shores Elementary School (1930), the Royal Palm Club (1937), numerous buildings at the University of Miami, a residential aviation community near Miami's airport (1947), the Paramount Theater in Miami (1938), the Administration and Terminal Building at the Miami International Airport, the Fleet Sonar School for the U.S. Navy in Key West (1953), and the Jai Alai Fronton in Dania (1953). His commissions in Miami Beach include the "House of Tomorrow" at 5757 Sheridan Avenue in 1935, the South Florida Art Center (originally known as Burdine's Department Store) at 800 Lincoln Road in 1935, the Dade Boulevard Fire Station (now known as Fire Station No. 2) at 2300 Pinetree Drive in 1939, the interior of the Beach Theater at the west end of 420 Lincoln Road in 1940, the Jorge B. Sanchez House at 1700 Michigan Avenue in 1948, and the current Burdine's Department Store at 1675 Meridian Avenue in 1953.

Weed's architectural work was published in many national magazines which include Architectural Forum, Architectural Record, Progressive Architecture, Life, and the Saturday Evening Post. Weed received a high professional honor when he was elected to the American Institute of Architects' College of Fellows for his achievements in design in 1960.

Edwin T. Reeder (1908-1963). In addition to his architectural works designed with Robert Law Weed from 1935 until 1941, Edwin T. Reeder was commissioned in Miami Beach to design the Due residence at 1179 Bay Drive in 1949, the Barnes residence at

2 La Gorce Circle in 1951, the Miami Beach Federal Building (now Bank of America) at 401 Lincoln Road in 1955, and the Miami Beach Federal Savings and Loan (later Fedco, now vacant) at 1611 Washington Avenue in 1955. Other notable architectural works by Reeder include the Industrial National Bank of Miami and the Greater Miami Federal and the Edison Center branch office buildings of the Dade Savings and Loan Association. Along with an associate, B.R. Swartburg, he designed Miami-Dade County's civic center and jail and the Public Safety and Criminal Courts buildings on NW 14th Street in Miami.

(6) Have yielded, or are likely to yield information important in pre-history or history:

Retention of the 69th Street Fire Station promotes the general welfare of the City by providing an opportunity for the study and appreciation of a unique interpretation of the Neoclassical Revival style of architecture as applied to a fire fighting facility. The fire station represents an early official step by the City of Miami Beach to plan well in advance of the anticipated development of North Beach. This official step was physically consummated in 1937 through the construction of a modern and efficient fire station with its stately architectural roots derived from American interpretations of Ancient Greek and Roman architecture.

The overall design of the fire station has a strong residential influence which may be attributed to its location and period of construction. The building was constructed on the north side of North Bay Park (now known as Atlantic Heights Park) during a period of time when North Beach was still largely undeveloped.

The study of the architectural proportions, features, and details of the 69th Street Fire Station, especially once fully restored, will reveal very important insights into the Classical style of architecture of the Ancient Greeks and Romans as it evolved over two and one half thousand years of time into its more functional modern (18th, 19th, and 20th century) successors in America.

The Classical Revival residential architecture from which 69th Street Fire Station draws its primary inspiration is recognized across the country as a significant symbolic national style peculiar to its historical periods (i.e., 1780-1830, the building of a new

nation; and the first half of the 20th century, following the Industrial Revolution of the last half of the 19th century); it embodies high levels of artistic achievement in its form, classical proportions, and details, especially as applied to a modest fire fighting facility.

(7) Be listed in the National Register of Historic Places:

Currently, the 69th Street Fire Station is neither listed individually as an historic site nor is it located within an historic district on the National Register of Historic Places. However, because its symbolic and dignified design character was derived from classical residential architecture and successfully applied to a functional fire station of its own time, it appears to have clear potential to be determined to be eligible for national historic designation. It would most certainly hold the status of a "contributing" building in either a nationally designated historic district or a locally designated historic district in the City of Miami Beach.

Despite a variety of intrusions on the historic park site over time, including the pumping station and more recently the Police Department substation, the historic site still retains a significant amount of its original character and integrity as a park-like setting on Biscayne Bay. The historic site hosts a stately Neoclassical Revival residential edifice which lends dignity, security, and a touch of elegance to its North Beach community. With restoration and professional landscaping, this original park-like character will be greatly enhanced.

(8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction:

The Atlantic Heights Park, which forms the general boundary line of the proposed 69th Street Fire Station Historic Site, is clearly a geographically defined green area on Biscayne Bay. The proposed historic site features the 69th Street Fire Station as its architectural centerpiece, which is united by the aesthetic cohesiveness of its waterfront setting, grass, large shade trees, and formal plantings, as well as its historical role in the City's

North Beach expansion event.

(b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

Although the 69th Street Fire Station has been expanded over the years, no major alterations have been made to its significant architectural features with the exception of a more recent southwest (rear) addition. The original fire station structure clearly maintains a high degree of its original exterior architectural integrity as well as it original front entrance lobby. Accurate exterior restoration could be successfully completed by following original architectural plans and excellent available historical photographs. Despite minor alterations to this structure, it continues to be representative of the architectural and cultural history of Miami Beach and, particularly, North Beach in its early development period.

IV. DESCRIPTION OF BOUNDARIES

The 69th Street Fire Station (now known as Fire Station No. 4) is located at 6860 Indian Creek Drive in the Atlantic Heights Park (formerly North Bay Park) in Miami Beach, Florida. A detailed legal description of the boundaries of the proposed historic site is as follows:

A portion of Lots 1 through 6, Block M, CORRECTED PLAT OF ATLANTIC HEIGHTS, recorded in Plat Book 9, at Page 14, Public Records of Miami-Dade County, Florida, together with the riparian rights appurtenant and adjacent thereto, and together with a portion of Atlantic Drive (now 69th Street). Said portion of land located in the south half of Government Lot One, Section 11, Township 53 South, Range 42 East, and more particularly described as follows:

Commence at the southeast corner of Lot 6, Block M, of the above mentioned CORRECTED PLAT OF ATLANTIC HEIGHTS; thence North 89° 12' 34" West, along the south line of said Lot 6 for a distance of 38.36 feet to the POINT OF BEGINNING of the tract of land herein described; then North 26° 00' 53" West along the new right-of-way line of Indian Creek Drive for a distance of 427.95 feet to the point of intersection with the southerly line of Lot 6, Block N, of said CORRECTED PLAT OF ATLANTIC HEIGHTS; thence run along the arc of a curve concave to the northwest whose radius bears North 62° 11' 32" West, having a central

angle of 63° 01' 09" and a radius of 20.00 feet for a distance of 22.00 feet to a point of tangency; thence North 89° 10' 23" West, along the north right-of-way line of Atlantic Drive (now 69th Street) for a distance of 152.47 feet; thence South 16° 52' 06" East for a distance of 74.53 feet; thence South 19° 41' 17" East for a distance of 37.33 feet to a point of tangency; thence along the arc of a curve concave to the northeast, having a central angle of 19° 13' 49" and a radius of 703.27 feet for a distance of 236.04 feet to a point of tangency; thence South 38° 55' 06" East for a distance of 53.57 feet; thence South 53° 17' 11" West for a distance of 33.97 feet; thence South 89° 12' 34" East, along the south line of the above mentioned Lot 6, Block M and its westerly extension, for a distance of 202.55 feet to the POINT OF BEGINNING. Said lands located, lying, and being in the City of Miami Beach, Miami-Dade County, Florida, and containing 1.6066 acres (more or less).

The described boundaries, as recommended by the Planning Department, are shown in the proposed historic site map (see **Map 1**).

V. PRESENT OWNERS

The property located within the boundaries of the proposed historic site is owned and controlled by the City of Miami Beach. (The Warranty Deed which transfers the described property from Helen S. Pearson to the City of Miami Beach was recorded in Deed Book 1634, Page 476, on June 17, 1935.)

VI. PRESENT USE

The current use within the boundaries of the proposed historic site includes the following (as seen from north to south): a portion of the public right-of-way of 69th Street, the 69th Street Fire Station at 6860 Indian Creek Drive, a sewage pumping station to the south of the fire station, the Miami Beach North Shore Police Substation (formerly Sailport) at 6840 Indian Creek Drive, a parking lot to the south of the police substation, and the area known as Atlantic Heights Park.

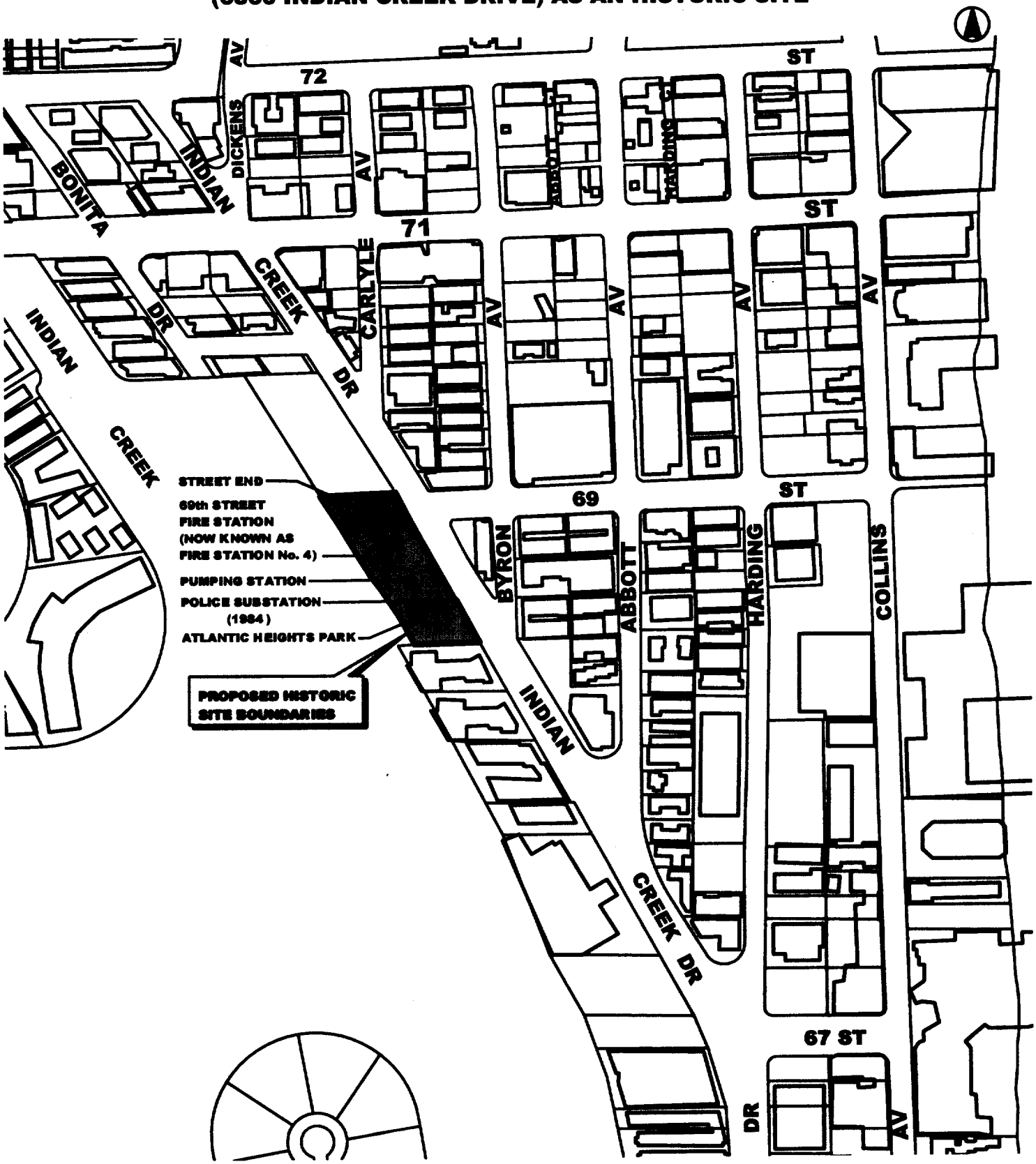
VII. FUTURE LAND USE/ZONING

Established Future Land Use/Zoning Districts within the boundaries of the proposed historic site are as follows:

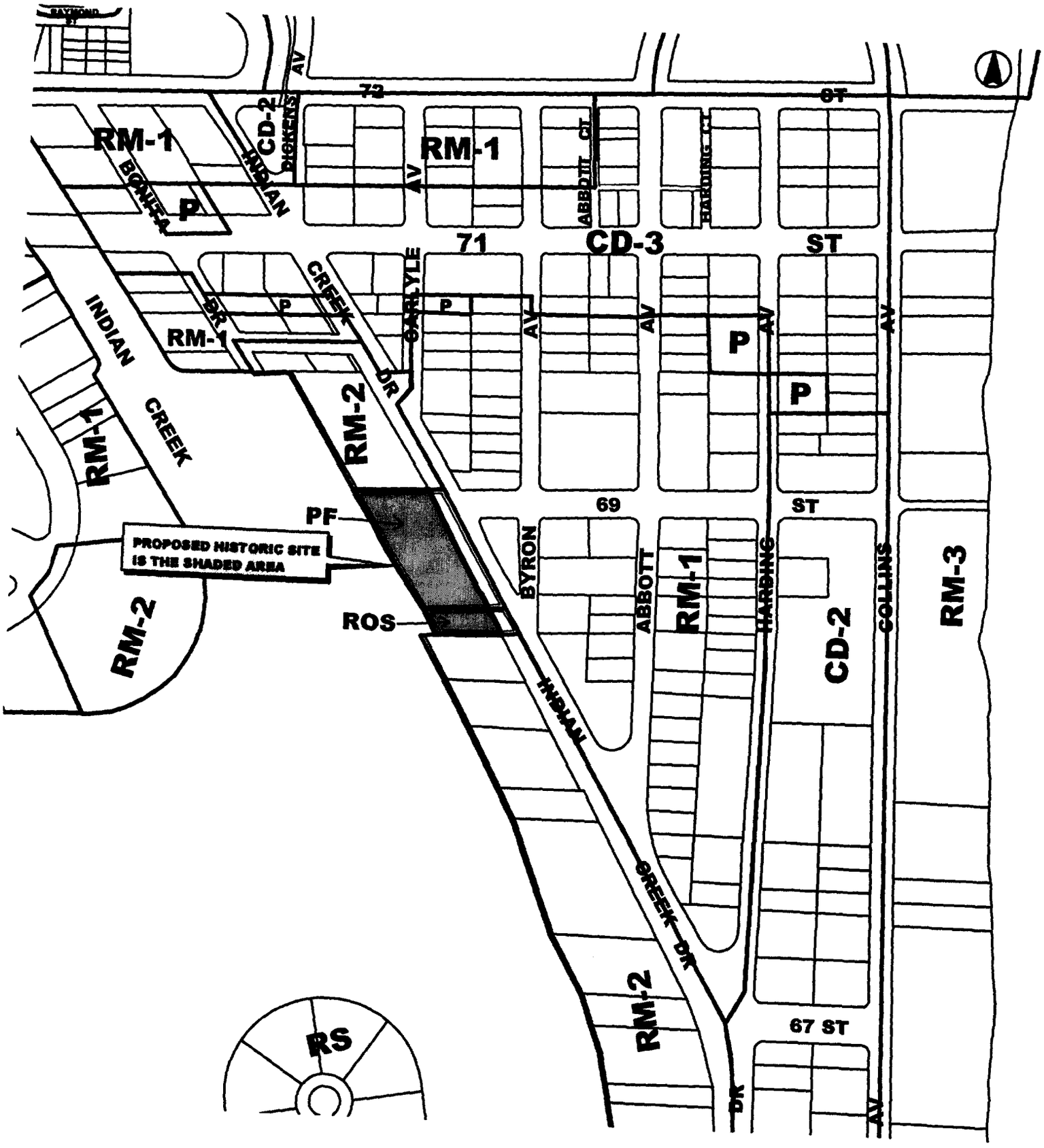
PF	Public Facility (Fire, Police, Other)
ROS	Recreation and Open Space

Please refer to the future land use/zoning map for more detailed information (**Map 2**).

MAP 1 : PROPOSED DESIGNATION OF THE 69TH STREET FIRE STATION (6860 INDIAN CREEK DRIVE) AS AN HISTORIC SITE



MAP 2 : FUTURE LAND USE / ZONING DISTRICTS WITHIN THE BOUNDARIES OF THE PROPOSED HISTORIC 69TH FIRE STATION AND THE SURROUNDING AREAS



VIII. HISTORICAL BACKGROUND

Miami Beach Fire Department

In 1920, just five years after the incorporation of Miami Beach, the first permanent City Hall was constructed at 617 Collins Avenue.[1] The 1920 City Hall housed the City's first fire fighting facility. The new fire station opened under the direction of Chief J.S. Stephenson in 1920. Legend has it that Stephenson was elevated to the top rank because he was the only one in the Fire Department who knew how to operate the new pumper.[2] The first City Hall was in operation from 1920 until 1927 when a new City Hall was built at 1130 Washington Avenue. In 1927, the fire station was transferred to the north wing of the new City Hall. The 1920 City Hall was then converted to the Miami Beach Athletic Club. The building was demolished and replaced with a parking lot sometime between 1944 and 1952.

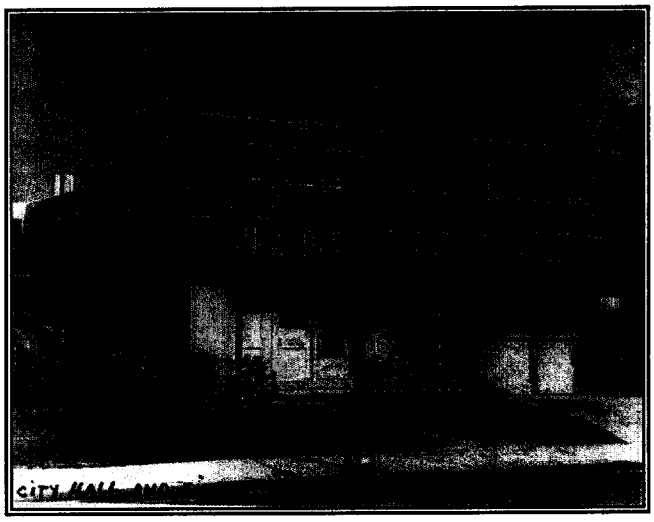


Figure 2 The first permanent City Hall was built in 1920 at 617 Collins Avenue. It housed the City's first fire fighting facility.

The City's second fire station was constructed at 2331 Liberty Avenue in 1924. At that time, the Headquarters of the Fire Department was transferred from the "Number One Station" at the 1920 City Hall to the Liberty Avenue Fire Station. The two-story structure was constructed by John Cooper for the City of Miami Beach at a cost of $16,000. The architect of the Mediterranean Revival style structure is

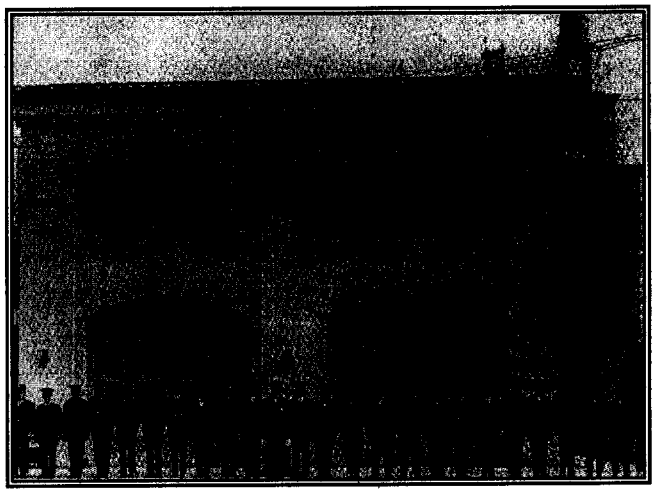


Figure 3 This photo depicts Miami Beach's second fire fighting facility. The Liberty Avenue Fire Station (now demolished) was built at 2331 Liberty Avenue in 1924. Notice that the Roney Plaza is under construction in the background of the photo. (The hotel opened in February of 1926.)

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[1] H.M. Raley, L.G. Polansky, and A.J. Millas, Old Miami Beach, 1994, p. 8.

[2] City of Miami Beach, Fire Department, Miami Beach Fire Department (1917-1992), 1992, p. 8.

unknown. The Liberty Avenue Fire Station operated from 1924 until it was replaced in 1939 by a new fire fighting facility located nearby at 2300 Pinetree Drive (the Dade Boulevard Fire Station). The Liberty Avenue Fire Station was converted to the Belmar Garage in 1939, then Hertz Car Rental in 1948, and finally Avis Rent-A-Car in 1958. The original building was demolished in 1968.[3]

According to the City of Miami Beach Annual Report of 1926, the Fire Department employed 25 men during that year. The force was divided into two companies, according to their assignment to either the fire station at the 1920 City Hall or the Liberty Avenue Fire Station, and further divided into platoons for the purpose of handling the working shifts of 12 hour periods. Fire fighting equipment in 1926 included two American La France trucks and a 75-foot American La France aerial ladder truck. The City's central fire alarm system was located at the Liberty Avenue Fire Station. In 1926, the Fire Department conducted 3,188 inspections, issued 271 permits to burn, and answered 218 fire calls. The City authorized funds for the construction of a third fire station at 63rd Street that same year;[4] however, a fire station was not constructed in North Beach until the 69th Street Fire Station was erected at 6860 Indian Creek Drive in 1937. The construction delay was almost certainly due to the setbacks of the great hurricane of 1926 and the Great Depression.

In 1927, Miami Beach constructed its second City Hall at 1130 Washington Avenue. The nine-story Mediterranean Revival style building, now known as Old City Hall, replaced the 1920 City Hall at 617 Collins Avenue. The structure was designed by Martin Luther Hampton and built by H.A. Peters for the City of Miami Beach at a cost of $260,000. The fire fighting facility at the 1920 City Hall was transferred to the new structure's north wing. The fire station at Old City Hall was in operation from 1927 until 1967 when a new Fire Station No. 1 was built at 1051 Jefferson Avenue. (Old City Hall was designated as the City's first local historic site on October 15, 1983.)[5]

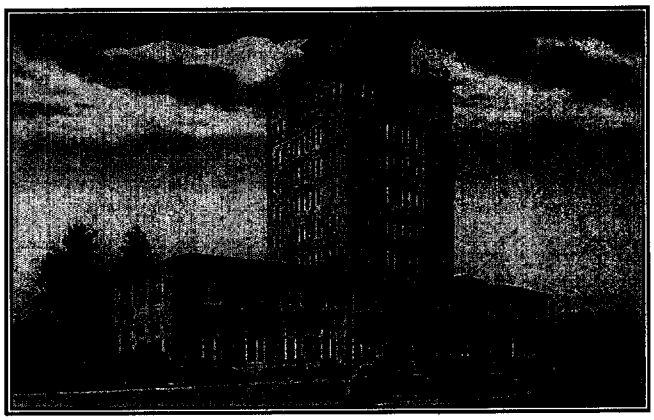

Figure 4 A fire fighting facility occupied the north wing of Old City Hall at 1130 Washington Avenue from 1927 until 1967.

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[3] City of Miami Beach, Building Permit Card No. 17073, 2331 Liberty Avenue, Permit No. 832, 24 April 1924, and others.

[4] City of Miami Beach Archives, City of Miami Beach Annual Report, 30 November 1926, pp. 33-34.

[5] City of Miami Beach, Planning Department, Old City Hall Designation Report, 1983.

In 1937, the 69th Street Fire Station was built at 6860 Indian Creek Drive. It was originally known as Fire Station No. 3, but it was renamed to Fire Station No. 4 after the new fire station was built at 5301 Collins Avenue in 1975. The two-story building was designed by Robert Law Weed and Edwin T. Reeder in an interpretation of the Neoclassical Revival style of architecture. It was built by the Southeastern Construction Company for the City of Miami Beach at a cost of $27,300.[6] Today the 69th Street Fire Station is the oldest free-standing fire station in Miami Beach and a landmark of the historic emergence of North Beach. (Refer to later sections in this report for more detailed information about the 69th Street Fire Station.)

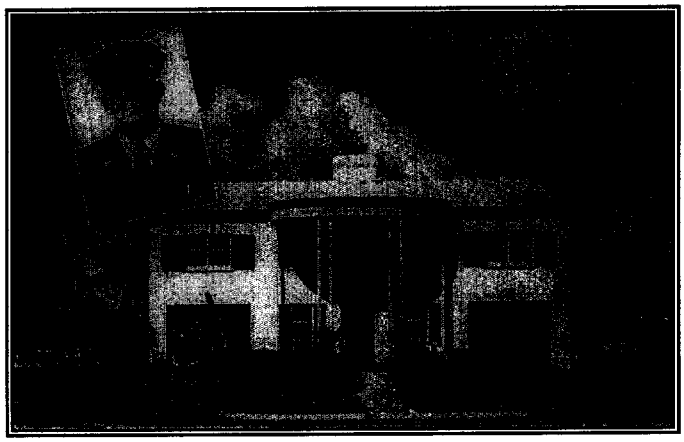

Figure 5 This photo of the 69th Street Fire Station was published in the September 1957 issue of The American City with a caption that reads, ***"Fire stations look like neighborhood homes. (Inset) Fire Chief D.C. Kennett of Miami Beach."***

In 1939, another new fire fighting facility was constructed at 2300 Pinetree Drive to replace the nearby Liberty Avenue Fire Station. The two-story building was designed by Robert Law Weed and Edwin T. Reeder, the same architects who had designed the 69th Street Fire Station two years earlier. The Dade Boulevard Fire Station (now known as Fire Station No. 2) was built by the C.F. Wheeler Company for the City of Miami Beach at a cost of $67,000. The multi-use structure provided a "modern" fire fighting facility with a central training station, a residence for the Fire Chief, and a central fire alarm system. The building's unique design, which embodies characteristics of the Streamline Moderne, International, and Vernacular styles of architecture, respects the surrounding low-scale residential neighborhood. (The Dade Boulevard Fire Station was designated as a local historic site on October 20, 1999.)[7]

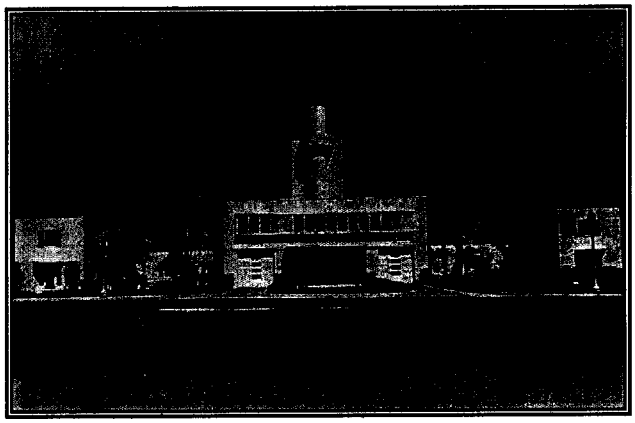

Figure 6 The Dade Boulevard Fire Station replaced the nearby Liberty Avenue Fire Station in 1939. It was designed by Robert Law Weed and Edwin T. Reeder.

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[6] City of Miami Beach, Building Permit Card No. 114, 69th Street and Indian Creek Drive, Permit No. 10621, November 1937.

[7] City of Miami Beach, Planning Department, Dade Boulevard Fire Station Designation Report, 1999.

The tenure of the City's first Fire Chief, J.S. Stephenson, took him through the land development boom of the 1920's and the great hurricane of 1926. Chief Stephenson retired in 1943 and was replaced by D.C. Kennett. Chief Kennett, commonly known as Doc, joined the department on September 19, 1926, the day after the great hurricane devastated Miami Beach. He was promoted to captain in December of 1934 and then Fire Chief in June of 1943. During World War II, Chief Kennett worked closely with the U.S. Army-Air Forces when they transformed Miami Beach into a major training center for an estimated 500,000 troops. After the war, in 1946, Chief Kennett increased the size of the Fire Department to 55 men and purchased additional fire equipment. The average fire loss in Miami Beach that year was only $15,000.[8]

According to the National Board of Fire Underwriters Report on the City of Miami Beach, the Fire Department employed 78 enlisted men in 1951, which included the following: the Fire Chief, two battalion captains, 14 captains, 49 firemen, four fire prevention inspectors, a signal system maintenance person and an assistant, a clerk, an acting mechanic, a chief's driver, and three extinguisher maintenance men. The Fire Chief was on continuous duty and occupied living quarters in the north wing of the Dade Boulevard Fire Station. The other members of the Fire Department worked on a 72 hour a week basis.[9]

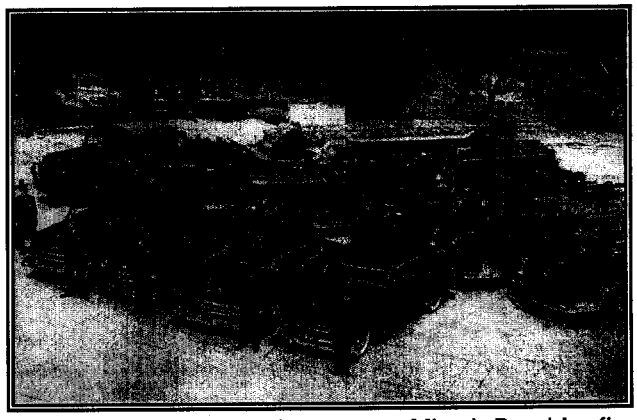

Figure 7 This photo documents Miami Beach's fire fighting equipment around 1950.

In 1951, there were three fire stations in operation in Miami Beach. Headquarters at Old City Hall (1130 Washington Avenue) housed a 1,500 gallon American La France pumping engine and a 100 foot Seagrave aerial ladder. The Dade Boulevard Fire Station housed a 1,000 gallon American La France pumping engine and a Pirsch pumper-ladder. The 69th Street Fire Station housed two 750 gallon American La France pumping engines. The central fire alarm system, a four-loop circuit control board by Gamewell, was located in the south wing of the Dade Boulevard Fire Station. During the 1950 fiscal year, 552 fire alarms were reported by the Fire Department.[10]

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[8] City of Miami Beach, Fire Department, Miami Beach Fire Department (1917-1992), 1992, pp. 8-9.

[9] City of Miami Beach Archives, National Board of Underwriters Report on the City of Miami Beach, August 1951, file no. 438, pp. 5-11.

[10] Ibid.

In a September 1957 article written by Miami Beach City Engineer Morris Lipp, he reports that ***"Miami Beach has one industry - tourism. The city's economy thrives on its reputation for beauty, cleanliness, and efficiency. Its fire department, like the other municipal services, must meet rigid and high operating standards. It is considered 'good business' in Miami Beach to make fire protection unobtrusive but of the highest caliber possible. Building and zoning requirements are well above average and strictly enforced. Fire hazards rarely arise, but when they do they are quickly eradicated. Two of our three fire stations are of architecture designed to enhance the appearance of their Pine Tree and Indian Creek neighborhoods."***[11]

In 1957, the Fire Department operated under a 60 hour work week and employed 122 men with a minimum pay of $327 per month. (The Fire Chief earned the highest salary of $700 per month.) Personnel included Chief Kennett, three deputy chiefs, nine fire captains, nine fire lieutenants, nine engine men, a fire prevention captain, a fire training captain, a master mechanic, a signal system maintenance person, a clerk, and a fire extinguisher lieutenant. There were 494 fire alarms and $110,482 in fire losses reported by the Fire Department in 1956.[12]

Chief Kennett retired after 41 years of service in 1967. Hubert Albritton, who had joined the Fire Department in 1941, was appointed as the City's third Fire Chief on May 1, 1967. One of his career achievements was his work to establish Miami Beach as one of the finest emergency medical services in the country.[13]

In 1967, a new Fire Station No. 1 was constructed at 1051 Jefferson Avenue to replace the fire fighting facility which had been housed in the north wing of Old City Hall at 1130 Washington Avenue for 40 years. The three-story building was designed by Morris Lapidus and built by David M. Abel Construction Company for the City of Miami Beach at a cost of

Figure 8 In 1967, Fire Station No. 1 at 1051 Jefferson Avenue replaced the fire fighting facility located in the north wing of Old City Hall. It was designed by Morris Lapidus.

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[11] City of Miami Beach Archives, Morris N. Lipp, "Fire Loss Low at Miami Beach," The American City, September 1957, pp. 120-123.

[12] Ibid.

[13] City of Miami Beach, Fire Department, Miami Beach Fire Department (1917-1992), 1992, p. 9.

$210,000.[14] (Morris Lapidus was also the architect who designed the landmark Fontainebleau Hotel at 4441 Collins Avenue in 1953 and the Eden Roc Hotel at 4525 Collins Avenue in 1955.)

In December of 1972, Chief Albritton retired after 31 years of service. Albert Bishop was appointed as the City's next Fire Chief in 1973. He began his career with the Fire Department in 1954. Chief Bishop was instrumental in persuading the City to build a new fire station in Mid-Beach to help protect the residents in the hi-rise buildings along Collins Avenue.[15]

In 1975, Fire Station No. 3 was built at 5301 Collins Avenue, and the 69th Street Fire Station was renamed from Fire Station No. 3 to Fire Station No. 4. The two-story building was designed by Severud-Knight and constructed by the Arkin Building Corporation for the City of Miami Beach at a cost of $495,000.[16]

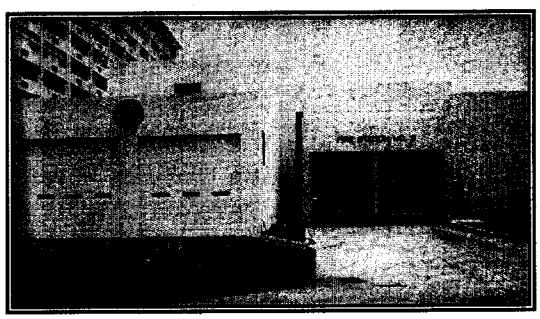

Figure 9 Fire Station No. 3 was constructed at 5301 Collins Avenue in 1975.

Chief Bishop was replaced by Homer "Bud" Goltzene in 1979. Goltzene began his career with the Fire Department in 1954. He was the first Fire Chief to hire a woman fire fighter in Dade County. Under his tenure, Chief Goltzene hosted the 107th annual conference of the International Association of Fire Chiefs in 1980.[17]

Edward "Waldo" Walterman, who had joined the Fire Department in 1954, was appointed as the City's sixth Fire Chief on May 17, 1982. When he began his appointment, Miami Beach was experiencing an economic depression with increased crime and frequent large fires. Chief Walterman applied for and received funds from the Community Development Block Grant program to modify and expand the Dade Boulevard Fire Station, modify the 69th Street Fire Station, and build a training and

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[14] City of Miami Beach, Building Permit Card No. 158, 1051 Jefferson Avenue, Permit No. 78482, 23 June 1967.

[15] City of Miami Beach, Fire Department, Miami Beach Fire Department (1917-1992), 1992, p. 9.

[16] City of Miami Beach, Building Permit Card No. 177, 5301 Collins Avenue, Permit No. 88887, 14 August 1975.

[17] City of Miami Beach, Fire Department, Miami Beach Fire Department (1917-1992), 1992, pp. 9-10.

maintenance facility.[18]

Braniard Dorris was promoted to Fire Chief in April of 1985. Chief Dorris served during the difficult "sprinkler wars" between the City and various property owners of high-rise buildings in Miami Beach. On April 8, 1990, nine people perished in a devastating fire at the Fontana Hotel (originally the Del Prado Hotel and now the site of the Capomar Condominium) at 2642 Collins Avenue. Their deaths inspired Chief Dorris to lead the push for compliance with the state law to retrofit existing high-rise buildings with fire sprinklers.

Under Chief Dorris' tenure, Hurricane Andrew hit South Florida on August 24, 1992. Miami Beach's fire fighting personnel had increased to 212 when Hurricane Andrew hit, in comparison to the 28 members with the City during the great hurricane of 1926. Chief Dorris commanded those 212 members to quickly and efficiently evacuate more than 65,000 residents and visitors. Hurricane Andrew was the catalyst for greater efforts in hurricane planning, and it became one of the Fire Chief's major responsibilities.[19]

Thomas Sullivan was appointed as the City's eighth Fire Chief after Chief Dorris retired in 1994. He was known as a "fire fighter's chief" whose personnel was extremely loyal to him. The "sprinkler wars," which began under Chief Dorris in 1990, ended following the disastrous Morton Towers fire (today's Grand Flamingo) at 1500 Bay Road on May 24, 1996. This fire left two dead, scores injured, and heavy casualties among the City's fire fighters.

Figure 10 Two fire fighters search for bodies after the disastrous Fontana Hotel fire at 2642 Collins Avenue on April 8, 1990.

More recently, Luis R. Garcia, Jr., (now Commissioner Luis R. Garcia, Jr.) was appointed as the City's ninth Fire Chief on July 3, 1996.[20] He joined the Fire Department in 1973 and first served as a Fire Fighter II for Rescue 11 in South Beach. In 1986, he was promoted to Lieutenant with an assignment to the 69th Street Fire Station. He advanced to Rescue Division Captain in 1989 and later Rescue Division

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[18] Ibid, pp. 10-11.

[19] Ibid, pp. 12-14.

[20] Web Site of the City of Miami Beach Fire Fighters, the City of Miami Beach Fire/Rescue Department, Fire and Rescue News, Miami Beach Appoints New Chief, 1 July 1996.

Chief in 1992. Chief Garcia served a remarkable 25 1/2 year professional career with the Fire Department in total dedication to the life safety of the City's residents and visitors. Chief Garcia's tenure as the City's ninth Fire Chief spanned from 1996 until his official retirement on March 26, 1999. Soon thereafter, he ran for City Commissioner for Group V and was elected to the Miami Beach City Commission in November of 1999. Under Chief Garcia's leadership, the Fire Department made great strides in the improvement of public safety throughout the City as a result of an aggressive public education and fire prevention program. Fire-related deaths in Miami Beach were reduced from four in 1996, to one in 1997, and to zero in both 1998 and 1999. Chief Garcia was instrumental in ensuring that all of the Fire Department's equipment was certified as Advance Life Support (ALS).[21]

On June 1, 1999, Chief Floyd Jordan was appointed as the City's tenth Fire Chief. He began his career with the Fire Department on August 12, 1996, as an Assistant Fire Chief. After a brief departure from the department in November of 1998, Chief Jordan returned to serve as the City's tenth Fire Chief following the retirement of Chief Garcia. Prior to his employment with the City of Miami Beach in 1996, he served 27 years with the City of Miami Fire Department and two and a half years as Fire Chief with the City of Boynton Beach.[22]

Presently the Fire Department employees 218 personnel, of which 201 are fire fighters. A full 84 percent of the fire fighters are state certified paramedics. The department features the Fire Prevention Bureau, Combat Division, Rescue Division, Support Services/Training Division, and the Communications Division. Combat and Rescue Division personnel are assigned to one of the three 24 hour shifts. Fire Prevention and Support Service/Training Division are on a four or five day work week. The Fire Department's command structure is the following (in ascending order): Fire Fighter I, Fire Fighter II, Lieutenant, Captain, Division Chief, Assistant Chief, and Fire Chief.[23]

Today there are four fire stations in operation in Miami Beach: Fire Station No. 1 at 1051 Jefferson Avenue, Headquarters at the Dade Boulevard Fire Station (now known as Fire Station No. 2) at 2300 Pinetree Drive, Fire Station No. 3 at 5301 Collins Avenue, and the oldest of the four fire stations - the 69th Street Fire Station (now known as Fire Station No. 4) at 6860 Indian Creek Drive. The fire stations are

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[21] Web Site of the City of Miami Beach, Commissioner Luis R. Garcia, Jr., Commissioner's Biography.

[22] Web Site of the City of Miami Beach Fire Fighters, the City of Miami Beach Fire/Rescue Department, Fire and Rescue News, Jordan Appointed as Miami Beach's Assistant Fire Chief, 12 August 1996.

[23] Web Site of the City of Miami Beach Fire Fighters, the City of Miami Beach Fire/Rescue Department, About the Department, copyright 2000.

strategically located throughout the City with an average response time of less than four minutes. Fire fighting equipment includes six Advanced Life Support Rescue Units, four Advanced Life Support Engines, two Advanced Life Support Ladder Trucks, and one Air/Lighting Support Vehicle. The Fire Department handles an average of 20,000 calls per year, and of those calls 85 percent are medical related.[24] The role of the Fire Department has expanded over the years from its original fire fighting function to include emergency medical services, fire prevention inspections, public education about fire safety, and hurricane preparation and evacuation planning.

[24] Web Site of the City of Miami Beach Fire Fighters, the City of Miami Beach Fire/Rescue Department, Stations and Equipment, copyright 2000.

Historical Overview of the 69th Street Fire Station Site

North Beach, like all the rest of Miami Beach, was originally part of a tract of land that was planted with imported coconuts in a plantation scheme by New Jersey investors Ezra Osborn, Elnathan Field, and Henry Lum in 1882. Imported coconuts were planted on 65 miles of oceanfront land from Key Biscayne to Jupiter, Florida. Frank Osborn, who accompanied his father Ezra to Miami Beach, was a member of the coconut planting crew. The Osborns and Field were Quakers from Middletown, New Jersey. They received deeds to the lands north of today's 11th Street in Miami Beach in 1882.[25]

One of the investors in the coconut plantation scheme was John S. Collins, a Quaker and a horticulturist from New Jersey. When Collins came to Miami in 1896 to investigate the failed project, he still saw agricultural promise in Miami Beach. In 1907, seven years after the death of Ezra Osborn, Collins bought out Field's land interest, and he became sole owner of 1,675 acres of land between 14th Street and 67th Street from the Atlantic Ocean to Biscayne Bay.[26] Miami Beach was incorporated as a town on March 26, 1915, and as a city on May 1, 1917. (It is important to note that the original northern city limit was not extended from today's 45th and 46th Streets[27] to 87th Terrace until about 1925).

The first land plat north of Collins' original property holdings was the Atlantic Heights subdivision. It was filed on February 21, 1919, by Frank Osborn and his wife Viola nearly 40 years after he had helped to plant coconuts here. This 671-foot wide strip of land spanned from the Atlantic Ocean to Indian Creek and centered at present-day 69th Street.[28] Due to erroneous measurements and missing information, a corrected plat of the Atlantic Heights subdivision was filed by Frank and Viola Osborn and Helen Pearson, a widow as trustee, on March 10, 1923.[29] Helen Pearson later sold all of Block M of the Atlantic Heights subdivision to the City of Miami Beach for a sum of $8,000 on June 17, 1935.[30] It was in Block M of the Atlantic Heights subdivision

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[25] Howard Kleinberg, Miami Beach, 1994, pp. 10-14.

[26] Howard Kleinberg, Miami Beach, 1994, p. 20.

[27] "Vote Tonight on Incorporating Miami Beach," Miami Metropolis, 26 March 1915.

[28] Biscayne Engineering Company, Plat of Atlantic Heights, 21 February 1919, plat 4-146.

[29] Biscayne Engineering Company, Corrected Plat of Atlantic Heights, 10 March 1923, plat 9-14.

[30] City of Miami Beach, City Clerk's Office, 69th Street Fire Station, File No. WD-22, Warranty Deed from Helen Pearson, recorded 17 June 1935, book 1634, p. 476.

that the 69th Street Fire Station would be built in 1937.

Other land plats north of the Atlantic Heights subdivision include Henry Levy's Normandy Beach South and the U.S. Government tract between 72nd and 73rd Streets (the former site of the Biscayne House of Refuge). Normandy Beach South was located between the Osborns' Atlantic Heights subdivision at 69th Street and the U.S. Government tract that began at 72nd Street. It was filed by Henry Levi and his wife Rose together with Reuben and Ethel Gryzmich on October 7, 1925. Present-day 71st Street, which ran down the middle of it, was the main thoroughfare to Normandy Isle.[31]

As seen in a 1927 aerial photograph of Miami Beach (**Figure 12**),[32] North Beach was still largely undeveloped with only a handful of structures highlighting the streets, even though eight years had elapsed since the first subdivision was platted. The north end of the City was slower to develop than the south. Although the land itself sold well during the 1920's, it seems that little was built upon it. One early Miami Beach resident recalled a significant structure in today's North Beach during the early 1920's. The Jungle Inn was Miami Beach's "*'first speakeasy and gambling joint, which was located in the wilderness at approximately 67th Street and Indian Creek Drive,' and that there was nothing between there and the Firestone Estate at 43rd Street and Collins Avenue (now the Fontainebleau).*"[33]

The slow growth of North Beach may be attributed to its remote location and limited accessibility on a long, narrow strip of land between Indian Creek and the Atlantic Ocean. The area suffered through the great hurricane of 1926 and the Great Depression. By 1935, there were only a few significant buildings located north of the Bath Club (5937 Collins Avenue), which included the Gulf Stream Apartments (6029-6039 Collins Avenue), St. Francis Hospital (250-63rd Street), the Deauville Casino (6701 Collins Avenue), and the Sea Village Apartments (6853-6877 Collins Avenue).[34]

Although the north end of Miami Beach was sparsely inhabited during the 1920's and 1930's, City officials foresaw the rapid growth of this area. Municipal funds were authorized for the construction of a fire fighting facility in North Beach as early as 1926.[35] The project was postponed for eleven years almost certainly due to the

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[31] Biscayne Engineering Company, Plat of Normandy Beach South, 7 October 1925, plat 12-54.

[32] Richard B. Hoit, Aerial Survey of Miami Beach, Florida, 17 February 1927, sheet 93A.

[33] Ruby Leach Carson, "Forty Years of Miami Beach," Tequesta, volume XV, 1955, p. 16.

[34] Franklin Survey Company, Property Atlas of Miami Beach to Golden Beach, Florida, 1935, plate 14.

[35] City of Miami Beach Archives, City of Miami Beach Annual Report, 30 November 1926, p. 33.

devastation of the great hurricane of 1926 and the economic circumstances of the Great Depression. In 1937, North Beach received a new fire fighting facility at 6860 Indian Creek Drive, the 69th Street Fire Station.

According to a 1937 newspaper article, Miami Beach spent $2 million on public improvements for the expected record influx of visiting tourists to the island resort colony during the 1937 season. These public improvements included the reconstruction of several main roads, the widening and paving of Collins Avenue, a new bridge at Washington Avenue and Dade Boulevard, various storm sewer and pumping station improvements, a new Police Station at First Street and Meridian Avenue, and a new fire station at 69th Street and Indian Creek Drive. The newspaper article reads, "*In order that a clean sweep of all necessary improvements and enlargements might be made at one time; and in order, too, that all city departments be well-housed, (the public improvements) also included the building of a fire station at Sixty-ninth street and Biscayne bay. Providing protection for the numberless new homes springing up in a territory that, during past years, would have been entirely without aid in the event of fire, and the new station is nearing completion and, with the police post, should be finished around the middle of January (1938).*"[36]

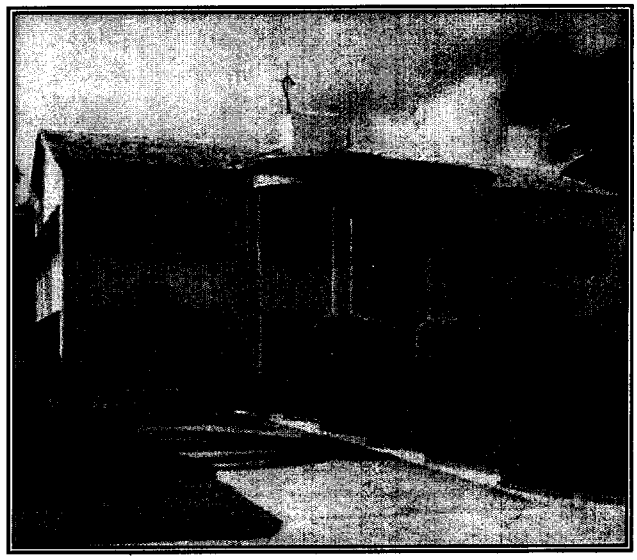

Figure 11 The 69th Street Fire Station was built in 1937 to provide protection to the numerous new structures springing up in North Beach.

As evidenced in a 1941 aerial photograph (**Figure 13**)[37] and the 1944 atlas of Miami Beach (**Figure 14**),[38] North Beach experienced a building construction boom during the 1940's. Buildings which surrounded the 69th Street Fire Station in 1944 included the Devon Hotel (6880 Byron Avenue) to the east, the Blue Ocean Villas (6918-6928 Indian Creek Drive) to the north, and the Biarritz Villas (6827 Indian Creek Drive) to the southeast.

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[36] Historical Museum of Southern Florida, "Public Improvements," The Beach Beacon, Progress Edition, 1937, p. 6.

[37] Abrams Aerial Survey Corporation, Aerial Survey of Miami Beach, Florida, 1941, sheet 129.

[38] Frank B. Dolph, Atlas of Miami Beach to Golden Beach, Florida, 1944, plate 14.

Numerous apartments, villas, and hotels were built in North Beach by 1952. Prominent hotels located south of the fire station that year included the Sherry Frontenac (6565 Collins Avenue), the Monte Carlo (6551 Collins Avenue), and the Bel Aire (6515 Collins Avenue).[39] Normandy Isle, just west of the 69th Street Fire Station, was becoming rapidly populated after World War II.

The 69th Street Fire Station is located at the southwest corner of 69th Street and Indian Creek Drive on Lots 1 and 2, Block M, in the Atlantic Heights subdivision. The building fronts Indian Creek Drive, which was originally known as Albacore Drive between 67th Street and 71st Street. This portion of the roadway was renamed to Indian Creek Drive sometime between 1944 and 1952. North Bay Park (now known as the Atlantic Heights Park) is located to the south of the fire station; it originally occupied Lots 3 through 6 of the same block and subdivision. In 1937, a sewage pumping station was constructed to the south of the fire station on Lot 3.[40] In 1984, Sailport (now the Miami Beach North Shore Police Substation) was built at 6840 Indian Creek Drive on Lot 5 and part of Lot 6.[41] A parking lot was built to the south of the Sailport on Lot 6. (Refer to **Figure 15** for present site conditions.)

The 69th Street Fire Station was expanded in 1961 to accommodate both the growing needs of North Beach and the changing specifications of new fire fighting equipment. An addition was constructed on the west (rear) elevation of the original 1937 fire station to house now larger fire trucks on the first floor and an expanded dormitory on the second floor. It was designed by architects Robert and Leonard H. Glasser. Although the addition enclosed the west elevation of the original fire station, it simply contained most of the original architecture and did not result in any significant demolition. Almost all of the original construction remains intact within the walls of the expanded structure today.

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[39] G.M. Hopkins Co., Plat Book of Miami Beach to Golden Beach, Florida, 1952, plate 20.

[40] City of Miami Beach, Building Permit Card No. 114, 69th Street and Indian Creek Drive, Permit No. 10621, November 1937.

[41] City of Miami Beach, Building Permit Card No. 175.1, 6840 Indian Creek Drive, Permit No. 91235, 17 April 1984.

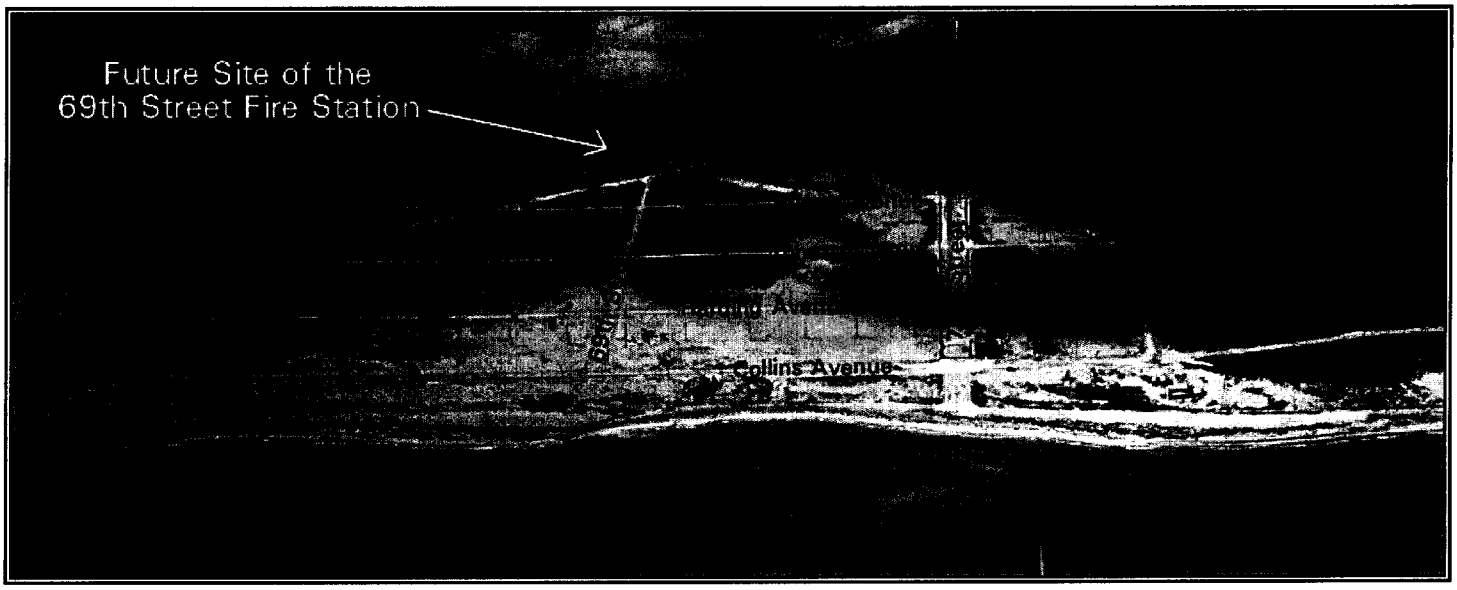

Figure 12 This 1927 aerial photograph of Miami Beach was taken over the Atlantic Ocean looking westward towards Miami ten years before the construction of the 69th Street Fire Station. It documents the sparsely inhabited conditions of North Beach. Frank Osborn's Atlantic Heights subdivision, platted in 1919, was centered at present-day 69th Street (left of center). It was in the Atlantic Heights subdivision that the 69th Street Fire Station would be built in 1937. Henry Levy's Normandy Beach South, platted in 1925, was located between the Atlantic Heights subdivision and the U.S. Government tract that began at 72nd Street (right of center). Present-day 71st Street, which ran down the middle of Normandy Beach South, was the main thoroughfare to Normandy Isle. The U.S. Government tract, which lay between 72nd and 73rd Streets, was the former site of the Biscayne House of Refuge (far right).

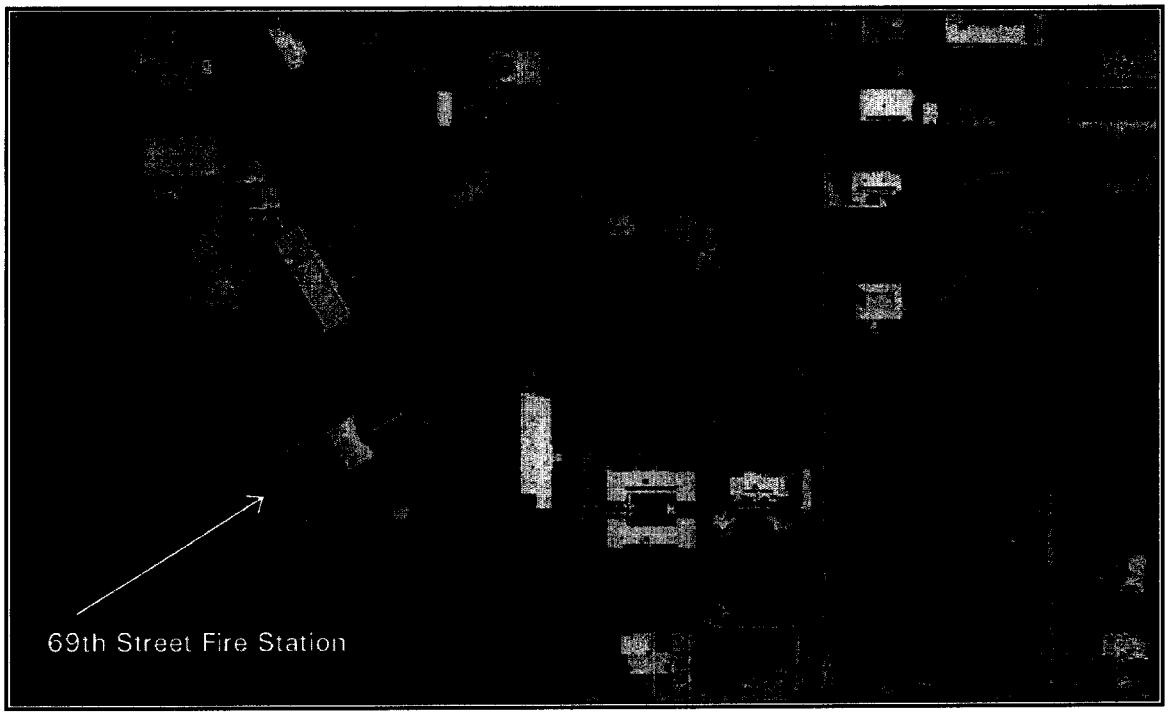

Figure 13 This 1941 aerial photograph of Miami Beach shows the 69th Fire Station (left-center) in its original park setting. Notice that the western end of 69th Street has not yet been built.

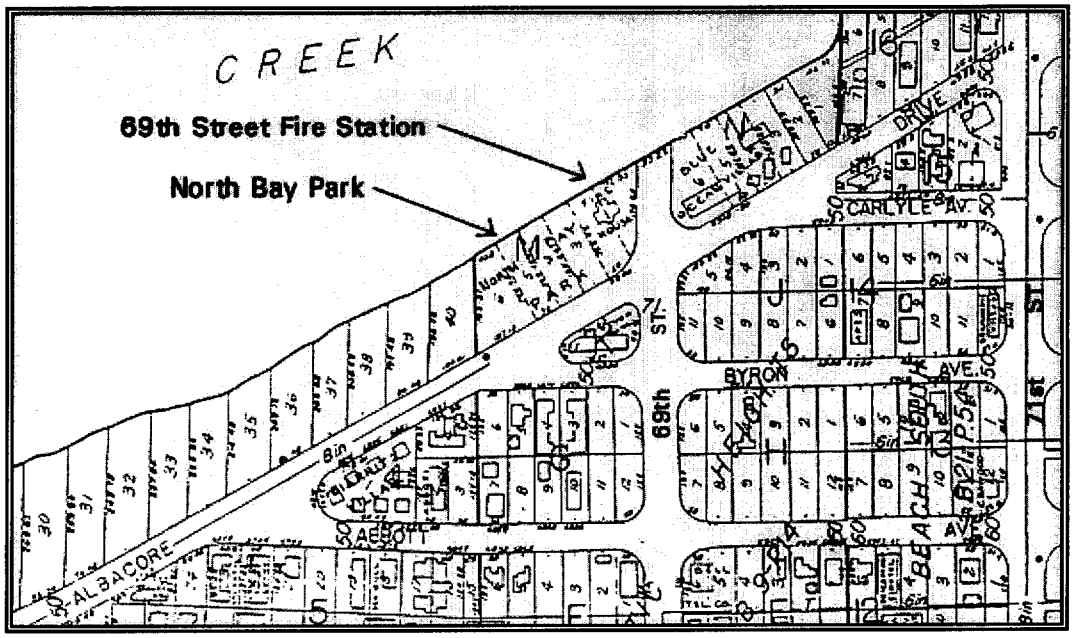

Figure 14 As seen in this 1944 plat of Miami Beach, the 69th Street Fire Station (top-center) is located in North Bay Park (now known as Atlantic Heights Park). Albacore Drive was renamed to Indian Creek Drive sometime between 1944 and 1952.

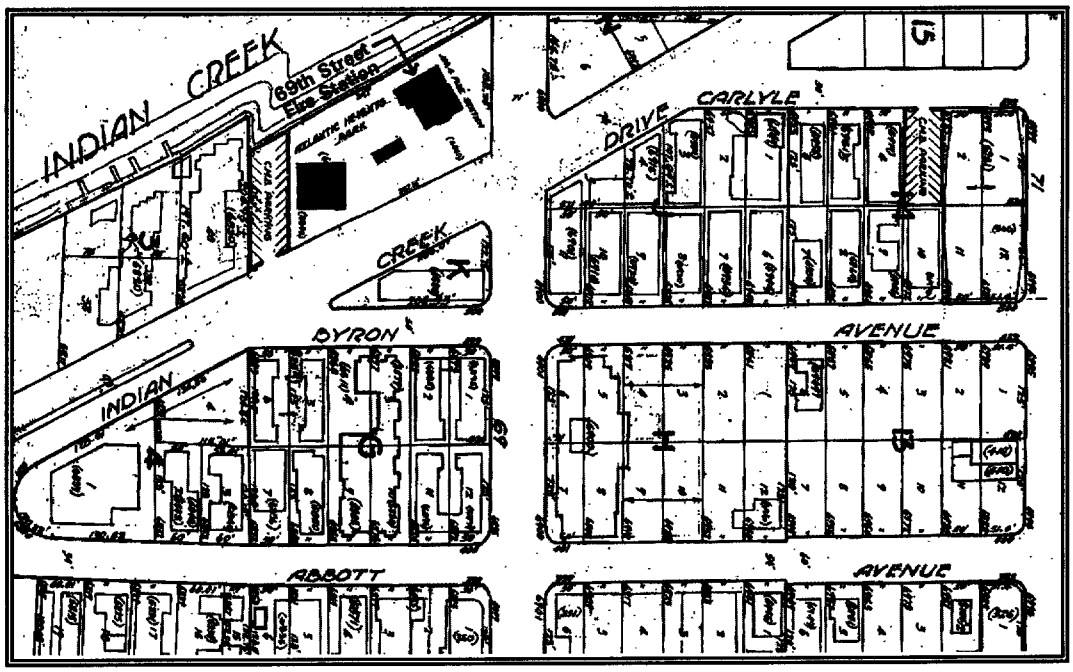

Figure 15 This 1985 plat of Miami Beach shows the current site conditions of the 69th Street Fire Station and the surrounding area. Notice the present use within the Atlantic Heights Park (top-center), which includes (as seen from north to south (right to left)) the 69th Street Fire Station, a sewage pumping station, the Miami Beach North Shore Police Substation, and a parking lot.

IX. ARCHITECTURAL BACKGROUND

The design of the 69th Street Fire Station by Robert Law Weed and Edwin T. Reeder is an interpretation of the Neoclassical Revival style of architecture. The Neoclassical Revival style was popular throughout the country during the first half of the 20th century. Although it was never quite as abundant as its closely related Colonial Revival contemporary, the Neoclassical Revival style had two principal waves of popularity. The first phase, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gable roofs and simple, slender columns.[42] The 69th Street Fire Station is an inspiration from the second phase of the Neoclassical Revival style.

Figure 16 The design of the 69th Street Fire Station is an interpretation of the Neoclassical Revival style, which was popular throughout the country during the first half of the 20th century.

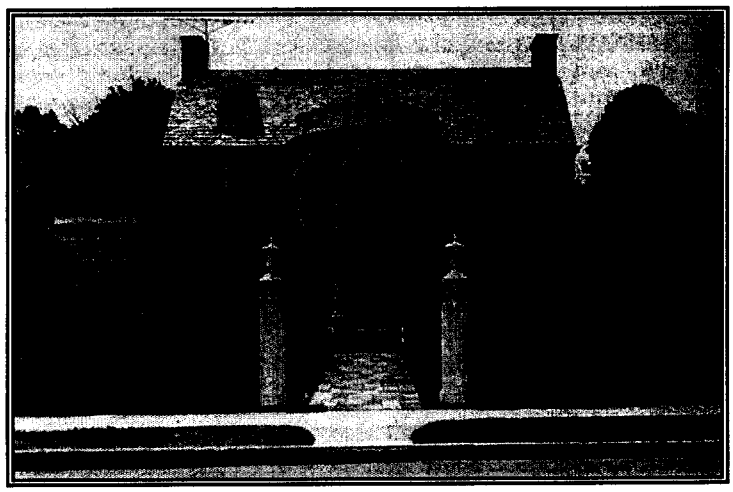

Figure 17 Although a slightly more ornate design with an unusual gambrel roof, this structure from Connecticut (circa 1910) shares many typical architectural characteristics of the Neoclassical Revival style with the 69th Street Fire Station. Both structures feature a symmetrically balanced facade, a central door, a curved entry portico with a flat roof and full height columns, a portico pendant lantern, a side pitched roof with one or more chimneys, multi-lited, double-hung windows with dramatic full shutters, and a deep front lawn with a central entrance walk.

The World's Columbian Exposition, held in Chicago in 1893, played an important part in reviving interest in classical architecture. The planners of the exposition mandated a classical theme. The exposition was widely photographed, reported, and attended. The Neoclassical Revival style soon became the latest fashion throughout the country. The central buildings of the exposition were of

[42] Virginia and Lee McAlester, A Field Guide to American Houses, 1984, p. 344.

monumental scale and inspired numerous public and commercial buildings in the following decades.[43]

Although the Neoclassical Revival style was popular for banks, colleges, and for public buildings such as museums and libraries, the 69th Street Fire Station was designed as a unique interpretation of this style as applied to a modern, functional fire fighting facility. The overall design of the building also has a strong residential influence which may be attributed to its location. The building was constructed on the north side of North Bay Park during a period of time when North Beach was still largely undeveloped. It represents an early formal step by the City in planning for the anticipated development of North Beach.

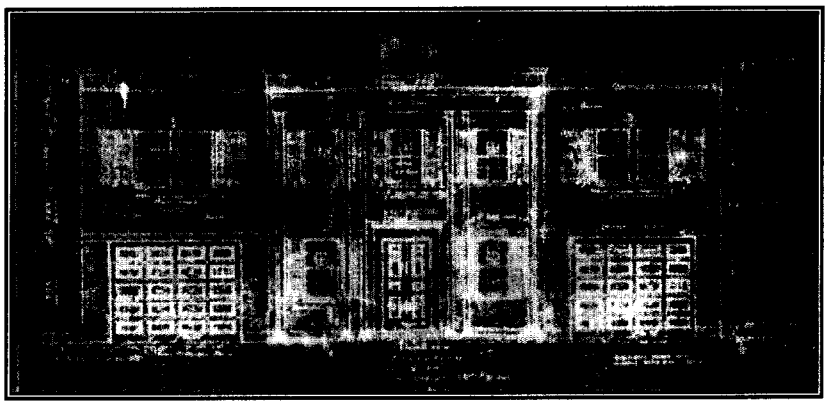

Figure 18 This 1937 original elevation drawing of the 69th Street Fire Station shows the first design concept of the building with a flat roof. It was revised by the architects to a side-gabled roof prior to construction; all other design elements remained the same.

The two-story building is post and beam construction with its walls being a combination of concrete masonry unit and non-structural terra cotta tiles. The exterior masonry construction is carefully crafted to read as brick painted white which was consistent with its architectural style. It has a rectangular massed plan with a central curved portico, a side-gabled roof, and a central chimney. The side-gabled roof is finished with white flat tiles. The windows are typically double-hung, wooden sash with a truly divided six over six glass lite configuration and dramatic full shutters (now removed) painted a dark contrasting color. The primary elevation has a stylistic feeling of the south facade of the White House. It is interesting to note that the original architectural plans call for a flat roof on both the main structure and the curved portico; however, a revised elevation drawing shows the main structure with a modest side-gabled roof with oval gable vents carefully articulated by brick patterning and the portico with a triangular pediment. The as-built condition reflects a combination of the flat and gable roof designs with the curved portico.[44]

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[43] Virginia and Lee McAlester, A Field Guide to American Houses, 1984, p. 345.

[44] City of Miami Beach, Building Permit Card No. 176, 6860 Indian Creek Drive, Permit No. 10169, 10 August 1937.

The symmetrical front (east) facade is dominated by a central entry portico which extends the full height of the building and about one-third the width. The curved portico features a flat roof which is supported by two-story pipe columns with modest bases. Decorative molding highlights the ceiling of the portico. The semi-circular entrance patio is finished in red brick. The central entrance is defined by panelled, double doors with a decorative cornice and flanking single windows. A bronze plaque (now painted over) is located to the north of the double doors, which reads, "Robert Law Weed, Architect," and "Southeastern Construction Co., Miami, Fla." Three single windows are located above the entrance; they are visually divided by the portico columns. Panelled wood, roll-up garage doors feature center windows recalling the paired windows above. They have since been removed and replaced by simple metal roll-up garage doors of two different types.

The side (north and south) elevations are uniform; they feature four single windows on the first floor and four single windows on the second floor. An oval louvered vent is located in the pediment on each side of the gabled roof. Alternating brick patterns define the gabled roof pediments and divide the first floor from the second floor.

The public interior lobby has original architectural features present, which include a formal Classically-influenced central fireplace, a patterned green terrazzo floor with a yellow border, and a curved staircase with a detailed wrought iron railing. According to the original 1937 architectural plans, the first floor featured a central lobby and a C-shaped fire truck room with green ceramic tiles and a green terrazzo floor which wrapped the lobby space. A small storage room projected out from the west elevation wall which was fully articulated in a manner consistent with the other facade walls. On the second floor, there was a dormitory on the south side, a locker room on the west side, a bathroom at the northwest corner, the captain's room at the northeast corner, and a lounge room on the east side.[45] The Fire Department advised staff that the entire original second floor was modified around 1984.

The deep front lawn of the fire station is defined by symmetrical, stepped planting beds between the central entrance walk and the fire truck entrance drives on the north and south sides of the site. The landscaped planting beds feature low concrete walls with red brick coping. These site features appear to be an original condition, as documented in a 1940 photograph.[46]

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[45] City of Miami Beach, Building Permit Card No. 176, 6860 Indian Creek Drive, Permit No. 10169, 10 August 1937.

[46] Miami Public Library, Florida Room, "69th Street Fire Station, Miami Beach Municipal Project," Florida Architecture Journal, 1940, p. 54.

The fire station clearly maintains most of its original architectural integrity even though it has been modestly altered over the years. In 1961, a substantial addition (26 feet in width, 67 feet in length, and 23 feet in height) was constructed and attached to the rear (west) elevation, but it simply enclosed most of the original architecture. It was designed by Robert and Leonard H. Glasser to house fire trucks on the first floor and dormitories on the second floor.[47] Other alterations include the following: removal of all of the window shutters, removal of the stately portico pendant lantern, replacement of some of the original wooden windows, replacement of both original roll-up garage doors, enclosure of one window masonry opening on the north elevation, and the reduction of the sill height for two window bays on the east elevation and one window on the north elevation.

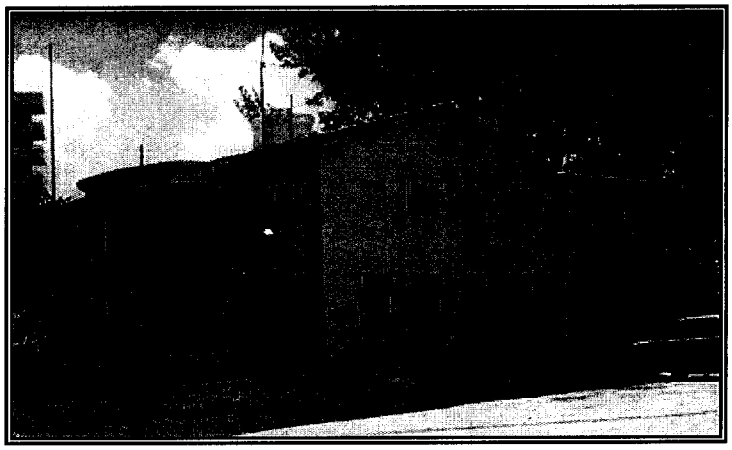

Figure 19 As seen in this 2001 photo, the 69th Street Fire Station clearly maintains most of its original architectural integrity. A rear addition (right side) simply enclosed most of the original architecture on the west elevation in 1961.

Restoration and appropriate renovation of the 69th Street Fire Station could be successfully completed by careful analysis of original architectural plans and available historical photographs. Despite minor alterations to this building, it continues to be representative of the architectural and cultural history of Miami Beach and, particularly, North Beach in its early development period.

[47] City of Miami Beach, Building Permit Card No. 176, 6860 Indian Creek Drive, Permit No. 65233, 28 June 1961.

Robert Law Weed. Robert Law Weed was born in Sewickley, Pennsylvania, on September 4, 1897. He graduated from high school in Richmond, Indiana, in 1915. Weed married Gertrude Weaver of Portsmouth, Virginia, and had three children: Robert Law, Jr., Richard Crosby, and Virginia Bishop. After attending two years at the Carnegie Institute of Technology in Pittsburgh, Weed studied under Florida architect Richard Kiehnel from 1921 until 1922. (Kiehnel and his partner Elliot are recognized for designing the Carlyle Hotel at 1250 Ocean Drive in 1939 and the Shorecrest Hotel at 1535 Collins Avenue in 1940.) Weed began to practice architecture in Florida in 1923.[48]

Figure 20 This photo of Robert Law Weed was taken in 1948.

Weed temporarily gave up his professional pursuit when he served his country in World War I (1917-1919) and World War II (1942-1945) as a planner who provided architectural expertise to the Army Air Force. During World War I, he served in Europe as a Lieutenant in the Coast Artillery Corps supervising field drafting and plotting and as an observation and orientation officer. During World War II, he served as a Lieutenant Colonel in the Air Transport Command of the Army Air Forces in Washington, D.C., India, China, Burma, and South America and on the Pacific Coast in charge of installations and supervising the design of airports and airport facilities for transport operations. Military awards received in recognition of his service include the Bronze Star and the Presidential Citation. After World War II, Weed continued his activities for the Army Air Force which resulted in the master planning of a number of installations in the United States and its dependencies.[49]

Figure 21 This architectural rendering by Weed depicts the Administration and Terminal Building at the Miami International Airport. It was published in an issue of Architecture and Design around 1940.

Based in Miami, Weed began his career as an architect of extravagant Florida homes, but he eventually built his reputation on stripped Neoclassical Revival, International

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[48] American Institute of Architects, Miami Chapter, Office Records, Robert Law Weed.

[49] Miami Beach Public Library, Florida Reference, Tracy Hollingsworth, History of Dade County, Florida, 1949, pp. 179-180.

style, and Streamline Moderne structures. Notable architectural works during his stellar career include the Miami Shores Elementary School (1930), the Royal Palm Club (1937), numerous buildings at the University of Miami, a residential aviation community near Miami's airport (1947), the Paramount Theater in Miami (1938), the Administration and Terminal Building at the Miami International Airport, the Fleet Sonar School for the U.S. Navy in Key West (1953), and the Jai Alai Fronton in Dania (1953). His commissions in Miami Beach include the South Florida Art Center (originally Burdine's Department Store) at 800 Lincoln Road in 1935, the Dade Boulevard Fire Station (now known as Fire Station No. 2) at 2300 Pinetree Drive in 1939, the interior of the Beach Theater at the west end of 420 Lincoln Road in 1940, the Jorge B. Sanchez House at 1700 Michigan Avenue in 1948, and the current Burdine's Department Store at 1675 Meridian Avenue in 1953.

Figure 22 Florida's most renowned World's Fair submission was probably Weed's "Florida Tropical Home" at the 1933 U.S. World's Fair in Chicago.

Weed was the architect of the "Florida Tropical Home" for the 1933 U.S. World's Fair, "A Century of Progress," in Chicago, Illinois. It was probably Florida's most renowned World's Fair submission. The Florida Tropical Home was a demonstration house designed for a section of the fair which showcased the "Homes of the Future." It was designed as a modest reinterpretation of Europe's International style villa. The masonry structure was equipped with eyebrows, large windows, gracious rooftop decks, and a double-height living room suitable to Florida's tropical climate. It was filled with a sparse selection of modern furnishings. The floor coverings were geometric, and the walls were lined with plate-glass mirrors and Vitrolite (a patented colored glass).[50] Today the Florida Tropical Home can be found together with four other demonstration houses from the "Homes of the Future" in Beverly Shores, Indiana. Soon after the World's Fair ended, these houses were barged across Lake Michigan to Beverly Shores as a publicity stunt to lure buyers to a new housing development. The housing development was eventually annexed to a neighboring park, and the surviving houses now comprise the Beverly Shores/Century of Progress Architectural District at the Indiana Dunes National Lakeshore, 45 miles southeast of Chicago.[51]

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[50] Joel M. Hoffman, "From Augustine to Tangerine: Florida at the U.S. World's Fairs," The Wolfsonian/Florida International University Journal of Decorative and Propaganda Arts, volume 23, 1998, pp. 64-66.

[51] Dennis W. Wilhelm, "Art Deco Architecture at the World's Fairs," Official Program of the Miami Design Preservation League Art Deco Weekend, 19-21 January 2001, pp. 9-10.

In collaboration with Eastman studios, Weed designed the "House of Tomorrow" at 5757 Sheridan Avenue in 1935. According to an article from The Society Pictorial, never before had a house of such size been built for exhibition purposes. The house was not meant to be regarded as a tropical home but as an indication of the possibilities in planning the southern residence. New technologies featured at the House of Tomorrow included glass brick windows, timed light switches, electric fountains, an automatic garage door opener, and an electric dumbwaiter. Approximately 250 different exhibitors were represented at the sixteen-room house.[52]

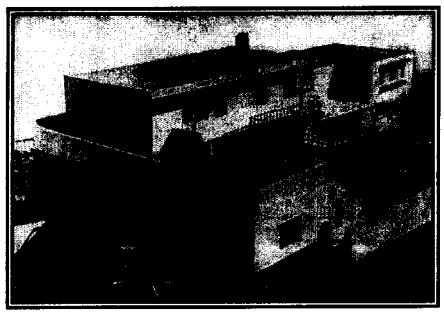

Figure 23 Weed's "House of Tomorrow" at 5757 Sheridan Avenue was built in 1935 to exhibit new technologies for the southern residence.

Weed's designs for educational, commercial, and residential buildings were developed to key into Florida's climate and terrain. His modern Florida designs and construction techniques led to other works in tropical and sub-tropical areas in South America and the Caribbean countries. Weed believed that, ***"New, simpler design must replace the old-style, traditional type of architecture. The reason is not hard to understand. People building today just cannot afford to build in the complicated, costly style of homes we know best. If a builder insists on the traditional lines, he will simply have to pay more for it."***[53]

During his architectural practice in Miami, Weed was highly involved with many civic affairs. He was an active member and served as director of the Florida South Chapter of the American Institute of Architects, a member of the Dade County Planning Board (1935-1937), chairman of the Greater Miami Emergency Housing Executive Committee after World War II, chairman of the Committee for Development of Airport Facilities (1946-1947), and member of the City of Miami Board of Appeals (1950-1951). He also served on numerous juries for architectural awards and participated in advisory committees for the discussion of problems relative to architecture and the building industry. Weed's architectural work was published in many national magazines, which include the Architectural Forum, Architectural Record, Progressive Architecture, Life, and the

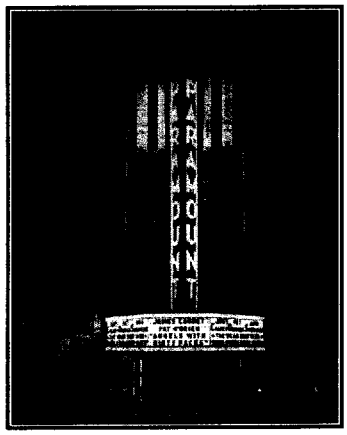

Figure 24 Built in 1922, the Fairfax Theatre on Flagler Street in Miami was converted to the Paramount in 1927. It received an updated Art Deco appearance by architect Robert Law Weed in 1938.

[52] "Something New Under Sunny Skies," The Society Pictorial, 19 January 1935, p. 25.

[53] "Future Must Bring Thrift in Building," Miami Herald, 13 June 1948, pp. 1-C and 3-C.

Saturday Evening Post.[54] On April 18, 1960, Weed received a high professional honor when he was elected to the American Institute of Architects' College of Fellows for his achievements in design.[55]

Weed's architectural firm and his partners evolved over the years. His practice was originally known as Robert Law Weed, Architect, from 1923 until 1939. In 1939, Edwin T. Reeder (who was Weed's draftsman and then a junior partner from 1935 until 1939) was promoted to partner, and the firm was renamed Weed and Reeder, Architects. In 1941, Reeder left Weed and Reeder, Architects, to form his own firm known as Edwin T. Reeder, Architect. Weed's practice became Robert Law Weed and Associates from 1941 until 1953, then Weed-Russell-Johnson from 1953 until 1957, and then finally Weed-Johnson Associates from 1957 until 1962. Weed died at the age of 64 on October 7, 1961. Weed's firm was succeeded by his partner at that time Herbert H. Johnson. Robert Law Weed, Jr., who became a professional architect, worked with his father from 1949 until his father's death. He continued to practice architecture with Herbert H. Johnson Associates.[56]

Figure 25 Robert Law Weed and William L. Pereira, then of Chicago, designed the Beach Theatre at the west end of 420 Lincoln Road in 1940. Their project was so spectacular that it won an award as the nation's best theatre of the year at its opening in 1941.

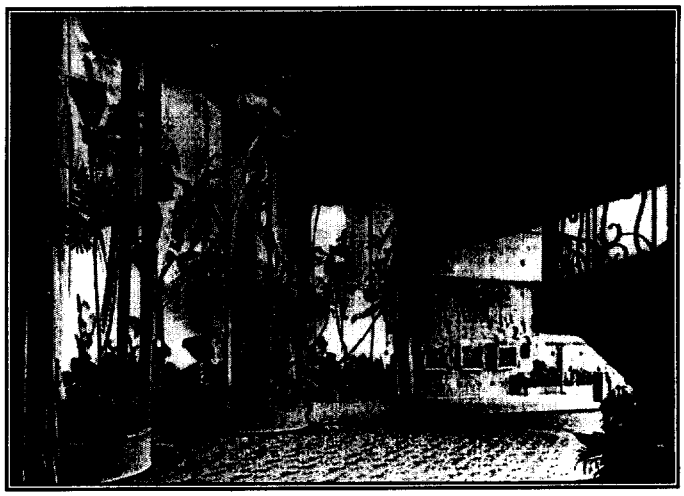

Figure 26 The Beach Theatre had a maximum seating capacity of 1,604. The auditorium displayed scrolling plaster work (photo left). The lobby featured glass atriums (photo above, left-side), which preceded by several years a similar design by Morris Lapidus in the Americana Hotel in Bal Harbour. The Beach Theatre even had a grand staircase at its entrance (photo above, right-side), like Lapidus' stairway to "nowhere at all" in the Fontainebleau Hotel, but it led to the balcony above.

[54] American Institute of Architects, Miami Chapter, Office Records, Robert Law Weed.

[55] "Three Miamians Get High Honor," Miami Herald, 28 February 1960.

[56] American Institute of Architects, Miami Chapter, Office Records, Robert Law Weed, Edwin T. Reeder, and Robert Law Weed, Junior.

Edwin T. Reeder. Edwin Thorley Reeder was born in Laurium, Michigan, on December 14, 1908. He graduated from high school in Rosiclare, Illinois, in 1926. Reeder received a degree in architecture from the University of Illinois in 1931. He served as a draftsman and then a junior partner with Robert Law Weed from 1935 until 1939. He was promoted to partner in 1939, and the firm was renamed Weed and Reeder. In 1941, Reeder left the firm and formed his own corporation called Edwin T. Reeder, Architect (later Edwin T. Reeder Associates). He temporarily gave up his professional practice when he was called to duty with the Navy Civil Engineering Corps during World War II.[57]

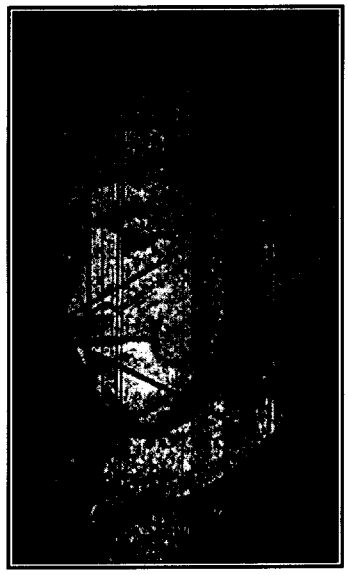

Figure 27 Edwin T. Reeder was elected president of the Florida South Chapter of the American Institute of Architects in November of 1953.

Notable architectural works by Reeder include the Industrial National Bank of Miami and the Greater Miami Federal and the Edison Center branch office buildings of the Dade Savings and Loan Association. Along with an associate, B.R. Swartburg, he designed Miami-Dade County's civic center and jail and the Public Safety and Criminal Courts buildings on NW 14th Street in Miami.[58]

In addition to his architectural works designed with Robert Law Weed from 1935 until 1941, as previously referenced, Reeder was commissioned in Miami Beach to design the Due residence at 1179 Bay Drive in 1949, the Barnes residence at 2 La Gorce Circle in 1951, the Miami Beach Federal Building (now Bank of America) at 401 Lincoln Road in 1955, and the Miami Beach Federal Savings and Loan (later Fedco, now vacant) at 1611 Washington Avenue in 1955.[59]

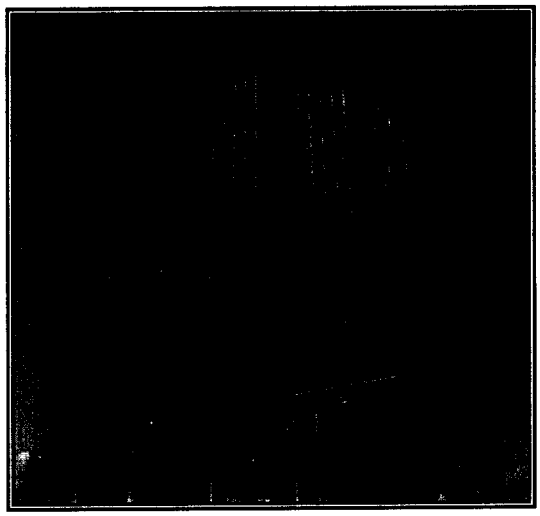

Figure 28 Reeder designed the bank building at 401 Lincoln Road in 1955.

Reeder served as a member and later the director of the Florida South Chapter of the American Institute of Architects, chairman of the Metro Planning Advisory Board, a member

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[57] American Institute of Architects, Miami Chapter, Office Records, Edwin T. Reeder.

[58] "Greater Miami Deaths," The Miami News, 21 February 1963, p. 8B.

[59] City of Miami Beach, Building Department, Building Records.

of the State Board of Architecture, and a member of the Miami Zoning Board of Appeals. Reeder was a partner in the architectural firm Coda Associates when he died at the age of 54 on February 21, 1963. He was survived by his wife, Ruth.[60]

[60] "Greater Miami Deaths," The Miami News, 21 February 1963, p. 8B.

X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** The Planning Department finds the proposed Historic 69th Street Fire Station to be in compliance with the Criteria for Designation listed in Section 118-592 in the Land Development Regulations of the City Code.

2. **Site Boundaries:** On May 8, 2001, the Historic Preservation Board reviewed the preliminary evaluation report and adopted the boundaries as recommended by the Planning Department for the proposed designation of the 69th Street Fire Station as an historic site. (Refer to **Section IV, Description of Boundaries**, for more information.)

   On September 12, 2001, the Historic Preservation Board continued the public hearing of the proposed Historic 69th Street Fire Station until the October 9, 2001, meeting in order to allow the City Administration to explore options relative to the siting of the new fire fighting facility or possible addition to the existing 69th Street Fire Station.

   On October 9, 2001, the Historic Preservation Board continued the public hearing of the proposed Historic 69th Street Fire Station until the December 11, 2001, meeting in order to allow the City Administration to explore options relative to the siting of the new fire fighting facility or possible addition to the existing 69th Street Fire Station.

   On December 11, 2001, the Historic Preservation Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the 69th Street Fire Station as an historic site in accordance with staff recommendations, as reflected in this designation report.

   On January 22, 2002, the Planning Board unanimously approved a motion (7 to 0) to recommend approval of the designation of the 69th Street Fire Station as an historic site.

3. **Areas Subject to Review:** The Planning Department recommends that the following areas within the boundaries of the proposed historic site shall be subject to review by the Historic Preservation Board: all exterior building elevations of the original fire station as well as its later additions, the ground floor public interior spaces of the original fire station, the exterior elevations of the Miami Beach North Shore Police Substation, the above grade pumping station elevations, the western street end of 69th Street, the parking lot at the south end of the historic site, the Atlantic Heights Park site and its landscape

features, and all new construction on the historic site.

4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon compatibility of the physical alteration or improvement with surrounding properties and where deemed applicable in substantial compliance with the following:

   a. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as revised from time to time;

   b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the City Commission;

   c. All additional criteria as listed under Sections 118-564(b) and 118-564(c) in the Land Development Regulations of the City Code;

   d. City of Miami Beach Design Guidelines as adopted by the Joint Design Review/Historic Preservation Board on October 12, 1993, amended June 7, 1994, as may be revised from time to time.

XI. FIGURE INDEX

Figure 1: City of Miami Beach Archives. City Hall and Fire Station, 617 Collins Avenue, photograph, 1928.

Figure 2: Miami Public Library, Florida Room. Florida Architecture Journal. "69th Street Fire Station, Miami Beach Municipal Project," 1940, p. 54.

Figure 3: Metropolitan Dade County. From Wilderness to Metropolis. Second Edition, Metropolitan Dade County, Florida, Office of Community Development, Historic Preservation Division, 1992, p. 88.

Figure 4: Kennedy, Patricia. Miami Beach in Vintage Postcards. Charleston, South Carolina: Arcadia Publishing, 2000, p.36.

Figure 5: City of Miami Beach Archives. Lipp, Morris N. The American City. "Fire Loss Low at Miami Beach," September 1957, p. 122.

Figure 6: Miami Public Library, Florida Room. Florida Architecture and Allied Arts. "Dade Boulevard Fire Station, P.W.A. Project," 1940.

Figure 7: City of Miami Beach, Fire Department. Miami Beach Fire Department (1917-1992). Taylor Publishing Company, 1992, p. 7.

Figure 8: City of Miami Beach, Planning Department. Fire Station No. 1, 1051 Jefferson Avenue, photograph, circa 1987.

Figure 9: City of Miami Beach, Fire Department. Miami Beach Fire Department (1917-1992). Taylor Publishing Company, 1992, p. 61.

Figure 10: City of Miami Beach, Fire Department. Miami Beach Fire Department (1917-1992). Taylor Publishing Company, 1992, p. 33.

Figure 11: City of Miami Beach, Fire Department. Miami Beach Fire Department (1917-1992). Taylor Publishing Company, 1992, p. 11.

Figure 12: City of Miami Beach, Public Works Department. Hoit, Richard B. Aerial Survey of Miami Beach, Florida. Miami, Florida: Richard B. Hoit, 17 February 1927, sheet 93A.

Figure 13: City of Miami Beach, Public Works Department. Abrams Aerial Survey Corporation. Aerial Survey of Miami Beach, Florida. Lansing, Michigan: Abrams Aerial Survey Corporation, 1941, sheet 129.

Figure 14: Miami Memorabilia Collectors Club. Dolph, Frank B. Atlas of Miami Beach to Golden Beach, Florida. Ft. Lauderdale, Florida: Frank B. Dolph, 1944, plate 14.

Figure 15: City of Miami Beach, Planning Department. City of Miami Beach Property Atlas. 1985, sheet 79.

Figure 16: Miami Public Library, Florida Room. Florida Architecture Journal. "69th Street Fire Station, Miami Beach Municipal Project," 1940, p. 54.

Figure 17: McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984, pp. 346-347, figure 7.

Figure 18: City of Miami Beach, Building Department. Building Permit Card No. 176: 6860 Indian Creek Drive. Permit No. 10169, 10 August 1937.

Figure 19: City of Miami Beach, Planning Department. 69th Street Fire Station, 6860 Indian Creek Drive, photograph, 16 April 2001.

Figure 20: Miami Herald. "Future Must Bring Thrift in Building," 13 June 1948, p. 1-C.

Figure 21: Miami Public Library, Florida Room. Weed, Robert Law and Edwin T. Reeder. Architecture and Design. New York City: Architectural Catalog Company, Inc., copyright 1937, published circa 1940.

Figure 22: Hoffman, Joel M. The Wolfsonian/Florida International University Journal of Decorative and Propaganda Arts. "From Augustine to Tangerine: Florida at the U.S. World's Fairs," volume 23, 1998, p. 65.

Figure 23: The Society Pictorial. "Something New Under Sunny Skies," 19 January 1935, p. 25.

Figure 24: **Photo:** Miami Public Library, Florida Room. Weed, Robert Law and Edwin T. Reeder. Architecture and Design. New York City: Architectural Catalog Company, Inc., copyright 1937, published circa 1940.
Text: Kinerk, Michael D. and Dennis W. Wilhelm. The Wolfsonian/Florida International University Journal of Decorative and Propaganda Arts. "Dream Palaces: The Motion Picture Playhouse in the Sunshine State," volume 23, 1998, pp. 227-228.

Figure 25: **Photo:** Miami Public Library, Florida Room. Weed, Robert Law and Edwin T. Reeder. Architecture and Design. New York City: Architectural Catalog Company, Inc., copyright 1937, published circa 1940.
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Text: Kinerk, Michael D. and Dennis W. Wilhelm. The Wolfsonian/Florida International University Journal of Decorative and Propaganda Arts. "Dream Palaces: The Motion Picture Playhouse in the Sunshine State," volume 23, 1998, pp. 235-236.

Figure 27: Miami Herald. "Public Relations Warm-Up Is Architects' Institute Goal," 8 November 1953, p. 2-G.

Figure 28: City of Miami Beach, Planning Department. 401 Lincoln Road, photograph, 10 January 1990.

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