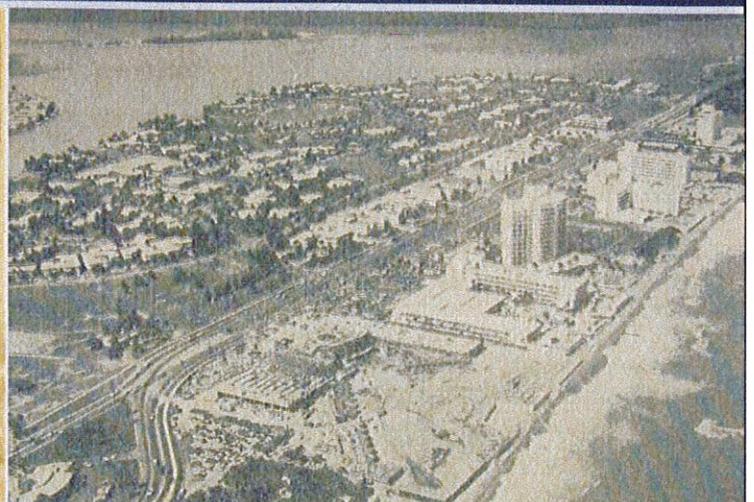
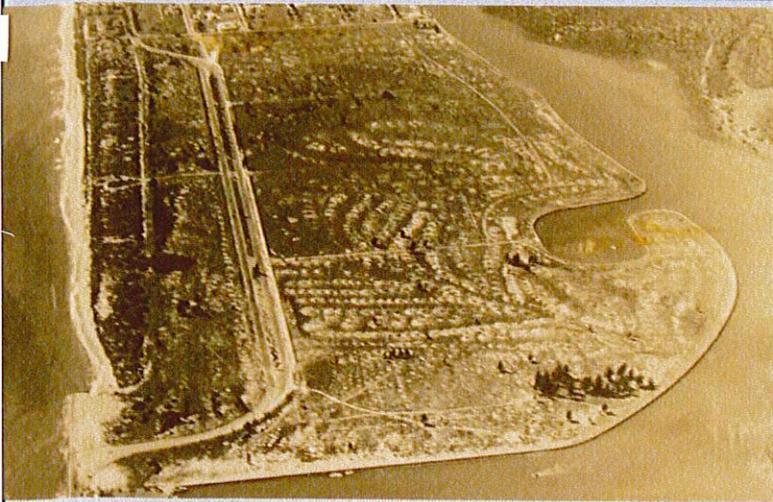


Bal Harbour Village Historic Structures Survey

Final Report

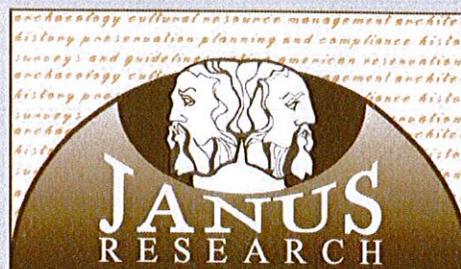
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EXECUTIVE SUMMARY

Bal Harbour Village received a survey and planning grant from the Florida Bureau of Historic Preservation, Division of Historical Resources to conduct a historic resources survey of the structures within the residential areas of the Village. The Village's residential areas are divided into three distinct districts which include a single-family residential district located on the western side of the Village adjacent to Indian Creek and Biscayne Bay; a low-rise multi-family residential district located east of the single-family district and along the west side of Collins Avenue; and an oceanfront district located along the east side of Collins Avenue. The goal of the survey is to identify, record, and evaluate the historic residential resources within the Village limits and prepare recommendations, which could include potential historic districts or other preservation activities, for the consideration of the Village.

This survey complies with Chapter 1A-46 (*Archaeological and Historical Report Standards*), Florida Administrative Code. This historic resources survey was conducted by Emily Sheckels Ahouse and Julia Skowronski under the supervision of Amy Groover Streehman, M.H.P.

The Bal Harbour Village Historic Structures Survey is the result of the identification and evaluation of specified historic resources in the community. Within this report, historic resources are identified and evaluated, and suggestions and recommendations are offered to ensure the resources are recognized and considered for protection for current and future use. Bal Harbour's extant historic resources enhance the quality of life for those who live and work in the area, and they help to establish a unique sense of place. Without an understanding and appreciation for those historic resources, the Bal Harbour community and the Village of Bal Harbour would lose an integral aspect of its identity.

Overall, 138 historic resources were identified as part of this study. This includes 134 historic structures, three designed historic landscapes, and one historic district. These resources encompass primarily residential buildings, including both single- and multi-family examples in a variety of architectural styles. Of the identified historic resources, one potentially National Register-eligible historic district was identified: Bal Harbour Apartments Historic District (8DA11612). Analysis of the single-family residential area found that it does not contain a sufficient contiguous concentration of historic resources which retain their historic integrity in order to designate a historic district. Rather, it is recommended that National Register designation of the area's individually significant resources be pursued. In addition to the Bal Harbour Apartments Historic District (8DA11612), thirty historic resources which are potentially individually eligible for inclusion in the National Register were identified during the survey:

- 73 Bal Bay Drive (8DA12149)
- 148 Bal Bay Drive (8DA12158)
- 159 Bal Bay Drive (8DA12161)
- 167 Bal Bay Drive (8DA12163)
- 189 Bal Bay Drive (8DA12165)

- 220 Bal Bay Drive (8DA12167)
- 286 Bal Bay Drive (8DA12179)
- 101 Biscay Drive (8DA12215)
- 237 Bal Cross Drive (8DA12200)
- 260 Bal Cross Drive (8DA12203)
- 287 Bal Cross Drive (8DA12207)
- 120 Harbour Way (8DA12249)
- 64 Camden Drive (8DA12226)
- 77 Camden Drive (8DA12227)
- 50 Park Drive (8DA12252)
- 90 Park Drive (8DA12256)
- 218 Park Drive (8DA12266)
- Park Space and Streetscape Elements within the Single-Family Residential Area (8DA11796)
- Bal Harbour Village Yacht Basin (8DA11799)
- Carlton Terrace Apartments/10245 Collins Avenue (8DA11564)
- Lanai Condominiums/10210 Collins Avenue (8DA12244)
- Bal Harbour Manor/10190 Collins Avenue (8DA11555)
- Brownstone Apartments/10178 Collins Avenue (8DA11554)
- Avondale Apartments/10170 Collins Avenue (8DA11553)
- The Admiralty/10150-10160 Collins Avenue (8DA11565)
- Beach Club Apartments/9940-9944 Collins Avenue (8DA12243)
- Vista Shores Apartments/9920 Collins Avenue (8DA11552)
- Tahoma Apartments/9910-9916 Collins Avenue (8DA11551)
- Fairfield Manor/9800 Collins Avenue (8DA11550)
- Sea View Hotel/9909 Collins Avenue (8DA11566)

Recommendations

Historic preservation, the process of protecting and maintaining buildings, structures, objects, districts, sites, and archaeological resources, can be placed into three categories: identification, evaluation, and protection. The historic resources survey conducted as part of this project is an important phase in the identification and consideration of possible preservation of the Village's cultural resources. The results of the survey, including the FMSF forms, recommendations, and final report, are designed to educate property owners, surrounding communities, Village staff, and municipal officials about Bal Harbour Village's valuable resources. The following suggestions are measures the Village can apply towards the preservation of the identified historic resources.

- Copies of the final report and the associated FMSF forms completed during the course of this project should be maintained and available for public use. The most logical location for these materials is the Bal Harbour Village offices. It would also be advantageous to have copies of the final report at the Miami-Dade County Public

Library's Florida Room, and on file with History Miami. Copies of the FMSF forms should be accessible for property owners and interested residents.

- Bal Harbour Village could utilize the information in this report to consider designating the potentially National Register-eligible resources and district identified within this report. Further in-depth research regarding potentially eligible resources may need to be conducted prior to the designation of some of the resources, as this report did the initial identification and evaluation for most resources.

Listing in the National Register does not automatically preserve a building, and does not keep a property from being modified or even destroyed. Unless work which has potential to impact the property (such as alterations, additions, or adjacent construction) is state or federally funded, or regulated by local ordinance, private property owners may deal with their properties in any way they see fit. If a property is listed in the National Register, the property owners are not required to open their property to the public. In addition, federal and state governments will not attach restrictive covenants to a property or seek to acquire it because it is listed in the National Register.

- Structures which are good examples of the period's styles and are associated with the community's local history, but are of common design types found across the state of Florida during the Post-World War II and Modern periods, were identified throughout the survey area. While they do not meet the threshold for inclusion in the National Register, they retain their historic integrity and local historic significance and it is recommended that local historic designation by Miami-Dade County be pursued for these resources. Local historic designation can be pursued on a voluntary basis, with homeowner approval. It would protect the character of the Bal Harbour Village single-family residential area, which has already witnessed much demolition and alteration. A list of all structures which are potentially eligible for local historic designation within the single-family residential area is included within the report. In addition, all resources which are recommended for listing in the National Register could be designated by Miami-Dade County.

Miami-Dade County local historic designation also offers homeowners financial incentives, through the Ad-Valorem Tax Exemption Program. In order to qualify, a property must be listed in the National Register or locally designated by Miami-Dade County, and must be about to undergo restoration or rehabilitation. This program allows for a 10 year exemption of the taxes on the value added to a property during a restoration.

- Community awareness and understanding of Bal Harbour Village's historic resources needs to be enhanced. Many property owners and potential property buyers still do not fully realize the value of historic buildings and the benefits of preserving these resources. Among the general public there is often a reluctance to acknowledge that resources of the recent past, having only recently crossed the fifty-year threshold to be considered historic, are considered historically significant and valuable. Therefore, an

expanded public relations program should be implemented. There is, however, much current interest in Modern and Miami Modern or MiMo architecture, as is found within Bal Harbour, within the architecture and historic preservation communities. Raising awareness about the community's unique architecture from the Post-World War II and Modern periods can help lure visitors and residents to the community, and gain recognition for the Village's proactive approach to the acknowledgement of the value of the recent past. Suggested marketing tools include:

- A walking tour that focuses on the various important historic resources, accompanied by a brochure containing history and photographs of the area, including a map that identifies the potential historic district and individually significant buildings. Due to the gated nature of the single-family residential district, this would be limited to the Collins Avenue and 96th Street thoroughfares. Grants from the Florida Bureau of Historic Preservation, Division of Historical Resources could be acquired to produce brochures, and a walking tour could be conducted and promoted in conjunction with Dade Heritage Trust's annual Dade Heritage Days or History Miami's local tour programs;
- Educational programs on the various aspects of historic preservation—this could include having lectures, seminars, hands-on workshops or guest speakers talk about different subjects, such as the economic benefits of historic preservation or the importance of the history and architecture of Bal Harbour; and
- Notification to new property owners of buildings that are 50 years of age or older about the benefits of historic property ownership, the possible financial incentives offered to historic property owners, and the regulations involved in locally designating individual resources and historic districts.
- As noted above, much interest and scholarship within the architecture and historic preservation communities is currently being focused on the Modern architecture of the recent past, from the Post-World War II and Modern periods. There are many local and national historic preservation organizations which would be interested in publishing articles or hosting conference sessions about the architecture and historic preservation efforts within the Bal Harbour community. These include the National Trust for Historic Preservation, Florida Trust for Historic Preservation, DOCOMOMO (International working party for the documentation and conservation of buildings, sites, and neighborhoods of the Modern movement), Recent Past Preservation Network, and Dade Heritage Trust. Partnerships with these organizations could also be established to more broadly promote any educational programs or tours that the community hosts.

- Both the Recent Past Preservation Network and DOCOMOMO Florida have windshield surveys and listings of significant resources by state on their websites. Significant resources identified in Bal Harbour can be submitted to these lists to raise local and national awareness of the community's unique architecture from the Post-World War II and Modern periods.
- The current Historic Structures Survey identified historic resources constructed prior to or during 1963 that are located within the residential districts of the Village of Bal Harbour. As more properties reach the threshold of 50 years of age to be considered historic, those historic properties should also be documented. In the future, it is suggested that the Village once again pursue grants provided by the Florida Bureau of Historic Preservation, Division of Historical Resources to record any historic resources that meet the 50-year criteria. Periodic re-evaluation of the structures documented as part of this study is also recommended, in order to note any changes which they may undergo over time. This report is not intended to be a static document, but one which can be continually updated to provide the Village with a strong understanding of its historic resources from which to make informed decisions regarding future planning efforts.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
TABLE OF CONTENTS.....	vi
LIST OF FIGURES	vii
LIST OF TABLES.....	xi
ACKNOWLEDGMENTS	1
INTRODUCTION AND PURPOSE	2
PROJECT METHODS	7
SURVEY CRITERIA	8
National Register Criteria for Evaluation	9
Miami-Dade County Criteria for Evaluation	10
CONTEXT AND HISTORY RELATED TO THE DEVELOPMENT OF BAL HARBOUR.....	12
The Settlement and Establishment of Miami Beach to 1920.....	12
The Florida Land Boom Period (1920-1929)	13
Depression and New Deal Period (1930-1940).....	15
World War II (1941-1945).....	16
Post-World War II Period (1945-1950)	17
Modern Period (1950-1960)	29
Post 1960.....	36
HISTORIC RESOURCES RESULTS.....	42
REPRESENTATIVE ARCHITECTURAL STYLES	51
<i>Post-World War II Modern</i>	52
<i>Masonry Vernacular</i>	65
<i>Modern Vernacular</i>	68
<i>Ranch</i>	70
<i>Split Level</i>	72
<i>Neo-Mediterranean</i>	74
<i>Mediterranean Transitional</i>	76
<i>Neo-Classical Revival</i>	77
<i>French Eclectic</i>	78
OTHER HISTORIC RESOURCES.....	81
BAL HARBOUR ARCHITECTS AND BUILDERS	83
Builders.....	83
Harry Tolton & Son Inc.	83
Architects	84
Gerard Pitt.....	88
Wahl Snyder.....	89
Carlos B. Schoeppl.....	92
Stefan H. Zachar	93
Russell T. Pancoast	95
Robert Fitch Smith.....	97
Igor Polevitzky.....	98
BAL HARBOUR VILLAGE SINGLE-FAMILY RESIDENTIAL AREA.....	99
National Register Individual Designation.....	104

Miami-Dade County Local Historic Designation	125
BAL HARBOUR VILLAGE LOW-RISE MULTI-FAMILY RESIDENTIAL AREA AND OCEANFRONT AREA	128
CONCLUSIONS.....	135
Recommendations.....	136
REFERENCES CITED.....	140
APPENDIX A: Survey Log Sheet	

LIST OF FIGURES

Figure 1: General Location of the Survey Area.....	4
Figure 2: Survey Area.....	5
Figure 3: Bal Harbour Village Residential Districts.....	6
Figure 4: Robert C. Graham, Developer of Bal Harbour Village (n.a. 1959)	14
Figure 5: 1930 Aerial Photograph of Bal Harbour	16
Figure 6: Soldiers on Miami Beach in 1939	17
Figure 7: Undated Aerial Photograph of Bal Harbour Village Prior to Development	19
Figure 8: Plat Map for the Residential Section of Bal Harbour.....	21
Figure 9: Plat Map for the Residential Section of Bal Harbour.....	22
Figure 10: 1946 Swearing in of the Village’s first Council and Staff.....	23
Figure 11: View of the Former Military Administration Building which became the first Village Hall.....	24
Figure 12: 1966 View of the Former Military Administration Building which became the first Village Hall, prior to its demolition	24
Figure 13: Sales Map for Bal Harbour Utilized by Marion Butler.....	25
Figure 14: Undated Photograph of the Kenilworth-by-the-Sea Hotel.....	27
Figure 15: Circa-1959 Postcard view of the Sea View Hotel.....	27
Figure 16: 1949 Photograph showing the Kenilworth-by-the-Sea Hotel (now demolished) and Residential Construction.....	28
Figure 17: 1952 Aerial Photograph showing Development in Bal Harbour	30
Figure 18: 1956 Aerial View of Bal Harbour	31
Figure 19: Postcard View of the Americana Hotel.....	32
Figure 20: Drawing of the Carlton Terrace Hotel.....	33
Figure 21: 1956 Photograph of Bal Harbour Village Hall under construction.....	34
Figure 22: c. 1976 Photograph of the Sinclair Station.....	35
Figure 23: 1959 View of Collins Avenue in Bal Harbour	35
Figure 24: The Completed First Level of the Bal Harbour Shops, Prior to the Construction of Neiman Marcus or Saks Fifth Avenue.....	36
Figure 25: 1970 View within the Bal Harbour Shops	37
Figure 26: Beach creation taking place between Bal Harbour and Baker’s Haulover Inlet, date unknown	38
Figure 27: 1970 Aerial Photograph of Northern Portion of Bal Harbour.....	39
Figure 28: 1970 Aerial Photograph of Southern Portion of Bal Harbour.....	40

Figure 29: Historic Structure at 118 Camden Drive, being demolished at the time of the survey	41
Figure 30: Locations of Identified Historic Resources	50
Figure 31: Representative Photo of a Post-World War II Modern Residence, 260 Bal Cross Drive (8DA12203), Facing Northwest	55
Figure 32: Representative Photo of a Post-World War II Modern Residence, 77 Camden Drive (8DA12227), Facing Northeast.....	55
Figure 33: Representative Photo of a Post-World War II Modern Apartment Building, 9800 Collins Avenue (8DA11550), Facing North.....	56
Figure 34: Representative Photo of a Post-World War II Modern Apartment Building, 9910-9916 Collins Avenue (8DA11551), Facing Southwest.....	56
Figure 35: Representative Photo	57
Figure 36: Representative Photo of concrete screen block utilized in Bal Harbour	57
Figure 37: Representative Photo of screening device enclosing a courtyard in Bal Harbour	58
Figure 38: Representative Photo of screening device enclosing a courtyard in Bal Harbour	58
Figure 39: Representative Photo of integral planters utilized in Bal Harbour.....	59
Figure 40: Representative Photo of integral planters utilized in Bal Harbour.....	59
Figure 41: Representative Photo of beanpole supports and an eyebrow ledge utilized in Bal Harbour	60
Figure 42: Representative Photo of an eyebrow ledge utilized in Bal Harbour	60
Figure 43: Representative Photo of cutouts, integral planters, and an eyebrow ledge utilized in Bal Harbour.....	61
Figure 44: Representative Photo of canted roof support element utilized in Bal Harbour.....	61
Figure 45: Representative Photo of canted walls, geometric cutouts, and integral planters utilized in Bal Harbour.....	62
Figure 46: Representative Photo of a concrete canopy and concrete screen block utilized in Bal Harbour.....	62
Figure 47: Representative Photo of boxed windows utilized in Bal Harbour	63
Figure 48: Representative Photo of boxed windows utilized in Bal Harbour	63
Figure 49: Representative Photo of ornamental supports utilized in Bal Harbour	64
Figure 50: Representative Photo of a Masonry Vernacular Residence, 232 Park Drive (8DA12268), Facing West.....	67
Figure 51: Representative Photo of a Masonry Vernacular Residence, 226 Bal Cross Drive (8DA12197), Facing West.....	67
Figure 52: Representative Photo of a Modern Vernacular Residence, 124 Park Drive (8DA12258), Facing Northwest.....	69
Figure 53: Representative Photo of a Modern Vernacular Apartment Building, 70 Park Drive (8DA12254), Facing Northwest.....	69
Figure 54: Representative Photo of a Ranch Residence, distinguished from the Masonry Vernacular Residences in Figures 50 and 51 on page 67 by its elongated design with a prominent two-car garage, 223 Bal Bay Drive (8DA12168), Facing Northeast	71
Figure 55: Representative Photo of a Ranch Residence, distinguished from the Masonry Vernacular Residences in Figures 50 and 51 on page 67 by its elongated design with a prominent two-car garage, 145 Harbour Way (8DA12250), Facing Northeast	71

Figure 56: Representative Photo of a Split Level Residence, 211 Bal Cross Drive (8DA12195), Facing Southeast.....	73
Figure 57: Representative Photo of a Split Level Residence, 229 Bal Cross Drive (8DA12198), Facing Northeast.....	73
Figure 58: Representative Photo of a Neo-Mediterranean Residence, 88 Bal Bay Drive (8DA12151), Facing West.....	75
Figure 59: Representative Photo of a Neo-Mediterranean Residence, 92 Bal Cross Drive (8DA12181), Facing Southeast.....	75
Figure 60: Representative Photo of a Mediterranean Transitional Residence, 210 Bal Cross Drive (8DA12194), Facing West.....	76
Figure 61: Representative Photo of a Mediterranean Transitional Residence, 287 Bal Cross Drive (8DA12207), Facing Southeast.....	77
Figure 62: Representative Photo of a Neo-Classical Revival Residence, 178 Park Drive (8DA12263), Facing West.....	78
Figure 63: Representative Photo of a French Eclectic Residence, 237 Bal Cross Drive (8DA12200), Facing Northeast.....	79
Figure 64: Representative Photo of a French Eclectic Residence, 73 Bal Bay Drive (8DA12149), Facing Northeast.....	80
Figure 65: View of the Yacht Basin (8DA11799) within the Single-Family Residential Section of Bal Harbour, Facing Southwest.....	81
Figure 66: View of the Medians along Collins Avenue (8DA11806), Facing Southwest at 9920 Collins Avenue.....	82
Figure 67: View of the Park Space within the Single-Family Residential Section of Bal Harbour (8DA11796), Facing South from Bal Cross Drive.....	82
Figure 68: Representative Photo of an Apartment Building Designed by Gerard Pitt in Bal Harbour, 70 Park Drive (8DA12254), Facing Northwest.....	88
Figure 69: Undated Photograph of Wahl Snyder.....	89
Figure 70: Representative Photo of one of Wahl Snyder's Split Level Residences in Bal Harbour, 229 Bal Cross Drive (8DA12198), Facing Northeast.....	90
Figure 71: Perspective Drawing of 101 Biscay Drive (8DA12215), Designed by Wahl Snyder.....	91
Figure 72: Main/Southeast Elevation for 101 Biscay Drive (8DA12215), Designed by Wahl Snyder,.....	91
Figure 73: Representative Photo of an Apartment Building Designed by Carlos Schoepl in Bal Harbour, 90 Park Drive (8DA12256), Facing Northwest.....	92
Figure 74: c. 1957 Photograph of Stefan H. Zachar with his Daughter.....	93
Figure 75: Representative Photo of a Residence Designed by Stefan H. Zachar in Bal Harbour, 226 Bal Cross Drive (8DA12197), Facing Northwest.....	94
Figure 76: 1964 Photograph of Local Architects Robert Law Weed, Russell T. Pancoast, Alfred Browning Parker, John E. Petersen, and Robert Fitch Smith (seated).....	95
Figure 77: Representative Photo of a Residence Designed by Russell T. Pancoast in Bal Harbour, 218 Park Drive (8DA12266), Facing Southwest.....	96
Figure 78: Representative Photo of a Residence Designed by Robert Fitch Smith in Bal Harbour, 159 Bal Bay Drive (8DA12161), Facing Southeast.....	97
Figure 79: Historic Photograph of the Carlton Terrace Apartments.....	98

Figure 80: Representative Streetscape View within the Bal Harbour Village Single-Family Residential Area, Facing Northwest at 232 Park Drive (8DA12268)	99
Figure 81: Representative Photo of Historic Structure which has Undergone Alterations, 208 Park Drive (8DA12265), Facing West.....	100
Figure 82: Representative Photo of Historic Structure which has Undergone Alterations, 174 Park Drive (8DA12262), Facing West.....	100
Figure 83: Representative Photo of Incompatible Non-Historic Construction, 211 Bal Bay Drive, Facing Northeast	101
Figure 84: Representative Photo of Incompatible Non-Historic Construction, 182 Bal Bay Drive, Facing Northwest.....	101
Figure 85: Representative Photo showing out of scale new construction in the background and Historic Structure in the foreground, 52 Camden Drive (8DA12224), Facing Northwest.....	102
Figure 86: Contributing and Non-contributing Status of Resources to a Potential Single-Family Residential Historic District	103
Figure 87: 73 Bal Bay Drive (8DA12149), Facing Northeast	104
Figure 88: 148 Bal Bay Drive (8DA12158), Facing Southwest.....	105
Figure 89: 159 Bal Bay Drive (8DA12161), Facing Southeast.....	106
Figure 90: 167 Bal Bay Drive (8DA12163), Facing Southeast.....	107
Figure 91: 189 Bal Bay Drive (8DA12165), Facing South	108
Figure 92: 220 Bal Bay Drive (8DA12167), Facing West	109
Figure 93: 286 Bal Bay Drive (8DA12179), Facing North	110
Figure 94: 101 Biscay Drive (8DA12215), Facing Northwest	111
Figure 95: 237 Bal Cross Drive (8DA12200), Facing Northeast	112
Figure 96: 260 Bal Cross Drive (8DA12203), Facing Northwest	113
Figure 97: 287 Bal Cross Drive (8DA12207), Facing Southeast	114
Figure 98: 120 Harbour Way (8DA12249), Facing South	115
Figure 99: 64 Camden Drive (8DA12226), Facing West.....	116
Figure 100: 77 Camden Drive (8DA12227), Facing Northeast.....	117
Figure 101: 50 Park Drive (8DA12252), Facing Northeast.....	118
Figure 102: 90 Park Drive (8DA12256), Facing West.....	119
Figure 103: 218 Park Drive (8DA12266), Facing Southwest.....	120
Figure 104: 1952 Aerial Photograph Showing the Park Space and Streetscape Elements within the Single-Family Residential Area (8DA11796)	121
Figure 105: Representative view of park space between East and West Harbour Way, Facing West towards the Yacht Basin	122
Figure 106: Representative view of park space on the east side of Park Drive, Facing Northeast at 208 Park Drive.....	122
Figure 107: Representative view of Historic Lighting found throughout the Bal Harbour Village Single-Family Residential Area, Facing Northeast at 223 Bal Bay Drive.....	123
Figure 108: Representative view of Historic Street Signs found throughout the Bal Harbour Village Single-Family Residential Area, Facing Northwest.....	123
Figure 109: Bal Harbour Village Yacht Basin (8DA11799), Facing North.....	124
Figure 110: Collins Avenue, Facing Southwest at 9920 Collins Avenue (8DA11552)	128
Figure 111: Boundaries of the Bal Harbour Apartments Historic District (8DA11612).....	129

Figure 112: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Avondale Apartments/10170 Collins Avenue (8DA11553), Facing West.....	131
Figure 113: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Tahoma Apartments/9910-9916 Collins Avenue (8DA11551), Facing West.....	131
Figure 114: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Brownstone Apartments/10178 Collins Avenue (8DA11554), Facing West.....	132
Figure 115: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Sea View Hotel/9909 Collins Avenue (8DA11566), Facing East.....	132
Figure 116: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Carlton Terrace Apartments/10245 Collins Avenue (8DA11564), Facing East.....	133

LIST OF TABLES

Table 1. Previous Historic Resource Surveys Conducted in Survey Area	7
Table 2. Historic Resources Identified in the Survey Area	43
Table 3: Post-World War II Modern Style Resources in the Bal Harbour Survey Area	54
Table 4: Masonry Vernacular Style Resources in the Bal Harbour Survey Area.....	65
Table 5: Modern Vernacular Style Resources in the Bal Harbour Survey Area	68
Table 6: Ranch Style Resources in the Bal Harbour Survey Area	70
Table 7: Split Level Style Resources in the Bal Harbour Survey Area	72
Table 8: Neo-Mediterranean Style Resources in the Bal Harbour Survey Area	74
Table 9: Mediterranean Transitional Style Resources in the Bal Harbour Survey Area	76
Table 10: Neo-Classical Revival Style Resources in the Bal Harbour Survey Area.....	78
Table 11: French Eclectic Style Resources in the Bal Harbour Survey Area.....	79
Table 12. Historic Resources in the Survey Area that Do Not Exhibit an Architectural Style	81
Table 13: Structures constructed by Harry Tolton & Son Inc. Builders in the Bal Harbour Survey Area	84
Table 14: Identified Architects in the Bal Harbour Survey Area	85
Table 15: Resources which are Potentially Eligible for Local Designation	125

ACKNOWLEDGMENTS

Throughout the course of this project, many people contributed their time, knowledge, and effort, which resulted in the successful completion of the Bal Harbour Village Historic Resources Survey. Assistance is often needed to gather various maps, identify sources of local history, and locate historic resources. We would like to acknowledge those who helped us produce this work.

The financial and administrative support provided by Bal Harbour Village was integral to this project. In addition to supplying the funding necessary to meet the state matching grant requirements, the Village also made available materials, services, and resources necessary for the field survey, research process, and preparation of the final report. We feel very fortunate to have had access to information such as the property appraiser's data, historic photographs, and building cards. Additionally, we greatly appreciate the assistance of the Village staff and the support of the Village Council. In particular, we would like to thank Jay Smith, Director of Human Resources and Community Outreach; Daniel Nieda, Building Official; Maria Diaz, Building Department Assistant; and Patricia Andrade, Building Department Assistant. In addition, we would like to thank Robert Collins, Senior Planner with Michael Miller Planning Associates, for his assistance with the project.

We would also like to recognize the staff of History Miami for allowing us to use their research facilities, particularly Dawn Hugh, Archives Manager. We appreciate the assistance of the staff at the Florida Bureau of Historic Preservation, Division of Historical Resources, who provided support throughout the project, and the Florida Historical Commission for devoting their time towards the recognition and funding of projects such as the Bal Harbour Village Historic Resources Survey. This project has been financed in part with historic preservation grant assistance provided by the Florida Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Florida Historical Commission.

We are also grateful to the citizens and property owners in Bal Harbour Village for their interest in this project and their patience when we conducted site inspections and took photographs of their properties. Past and current residents provided invaluable first-hand information regarding life in the community. We particularly wish to thank Stanley Whitman, Carolyn Veinovic, and Anthony Gilliam for taking the time to discuss their knowledge of local history. It is our hope this report will facilitate the Village's efforts to recognize and preserve the heritage of Bal Harbour Village.

INTRODUCTION AND PURPOSE

Bal Harbour Village received a survey and planning grant from the Florida Bureau of Historic Preservation, Division of Historical Resources to conduct a historic resources survey of the structures within the residential areas of the Village. The Village's residential areas are divided into three distinct districts which include a single-family residential district located on the western side of the Village adjacent to Indian Creek and Biscayne Bay; a low-rise multi-family residential district located east of the single-family district and along the west side of Collins Avenue; and an oceanfront district located along the east side of Collins Avenue. The goal of the survey is to identify, record, and evaluate the historic residential resources within the Village limits and prepare recommendations, which could include potential historic districts or other preservation activities, for the consideration of the Village.

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The Bal Harbour Village Historic Structures Survey is the result of the identification and evaluation of specified historic resources in the community. Within this report, historic resources are identified and evaluated, and suggestions and recommendations are offered to ensure the resources are recognized and considered for protection for current and future use. Bal Harbour's extant historic resources enhance the quality of life for those who live and work in the area, and they help to establish a unique sense of place. Without an understanding and appreciation for those historic resources, the Bal Harbour community and the Village of Bal Harbour would lose an integral aspect of its identity. Figures 1 and 2 on pages 4 and 5 are general maps showing the survey area. Figure 3 on page 6 shows the three residential districts within Bal Harbour Village.

The preservation of cultural resources has the potential for civic improvement, and many communities such as Bal Harbour Village invest in the identification and analysis of cultural resources, which highlight existing resources and chart a path for maintaining them. The results of preservation activities are limitless, providing an array of social, economic, and aesthetic benefits. Various benefits of preservation include:

- Preservation, enhancement, and maintenance of existing resources;
- The recycling or adaptive use of buildings for continued use and benefit;
- The maintenance or enhancement of property values;
- The retention of the indigenous character and sense of time and place which provides an identity to the community and its residents;
- Enhancement of the aesthetic qualities of the community and promotion of support for design standards; and
- Guidance for the orderly growth and development of the community.

Overall, 138 historic resources were identified as part of this study. This includes 134 historic structures, three designed historic landscapes, and one historic district. These resources encompass primarily residential buildings, including both single- and multi-family examples in a variety of architectural styles. The fieldwork for the survey was undertaken in January and February of 2011. The historic resources survey portion provides written and photographic documentation of the historic resources. Following the survey information is an analysis of the findings, which outlines the building styles, prominent local architects, and predominant characteristics of each residential area. Although the survey and survey results comprise a large portion of this report, an overview of the developmental history of Bal Harbour Village is included as part of this survey.

This Historic Resources Survey is intended as a tool for the use of the local government and citizens of Bal Harbour Village to protect their neighborhood environment. The resources of Bal Harbour Village should be viewed as a continually contributing component to the development and growth of Miami-Dade County as a whole. The identified resources remain viable and valuable resources within Bal Harbour Village.

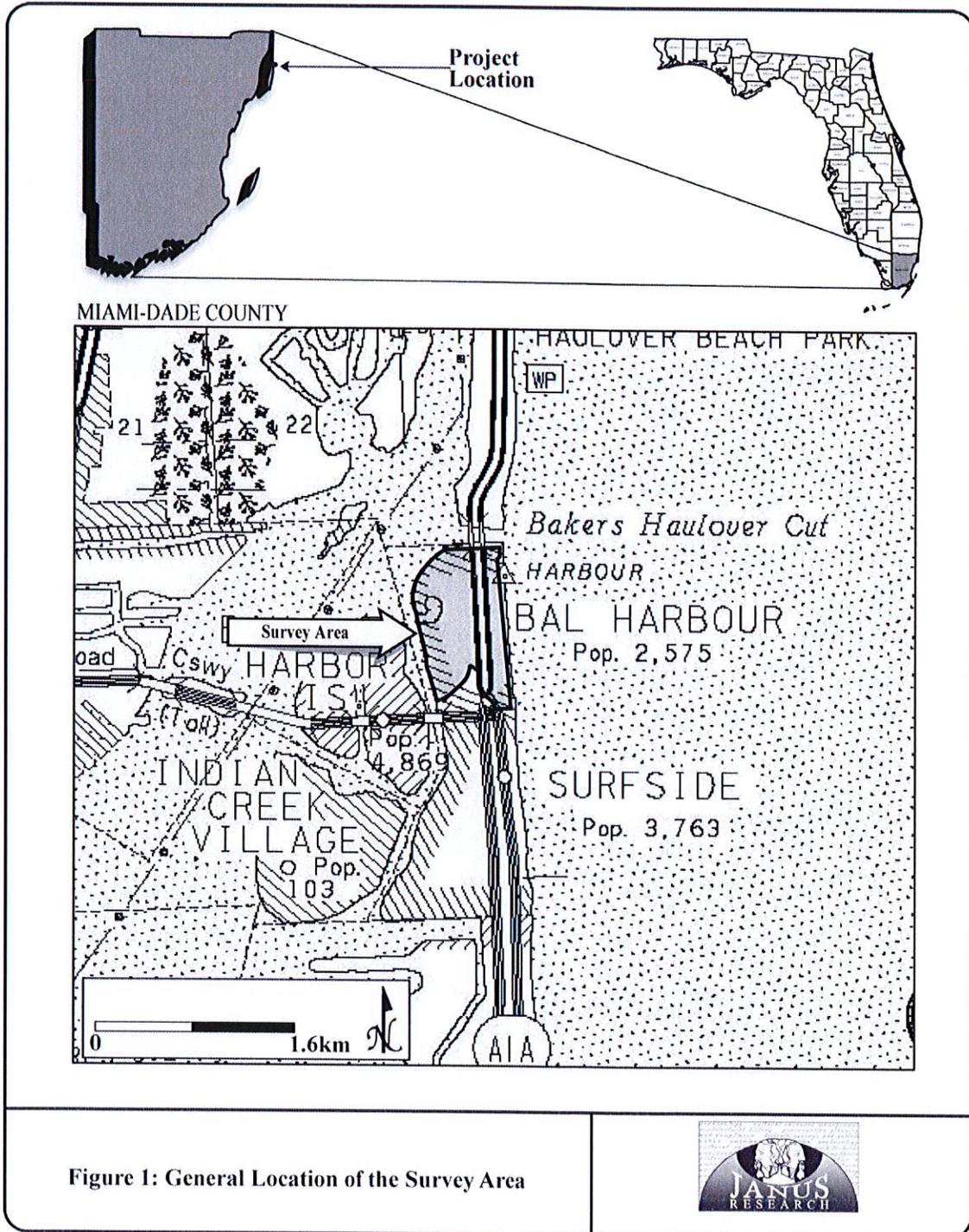


Figure 1: General Location of the Survey Area







PROJECT METHODS

The primary goals of this historic resources survey were to locate, document, and evaluate resources in Bal Harbour that were constructed in or before 1963. Janus Research's survey methodology consists of a series of phases that produce efficient and accurate survey results.

The first phase consisted of gathering all information previously compiled on Bal Harbour's development and historic resources. This background research oftentimes reveals historic resources that may not have been readily apparent due to their simple or unassuming appearance. This research was conducted through a variety of primary and secondary sources, such as numerous newspaper and magazine articles, period photographs, books, and historic maps. The research and final report Janus Research prepared for the *Miami-Dade County Historic Context 1945-1964* were also consulted.

Surveys previously conducted within the Village are also an important source of background information. A search of the Florida Master Site File (FMSF) revealed that four prior field surveys have been conducted within Bal Harbour (Table 1). Information was incorporated into this survey from the relevant previous architectural surveys. These surveys were relied upon to gather history and determine previously identified historic resources. However, only a small number of Bal Harbour's resources were covered in the previous surveys, and many of the resources in the survey area have not been previously recorded in the FMSF.

Table 1. Previous Historic Resource Surveys Conducted in Survey Area

Survey #	Title	Date	Author
2127	Dade County Historic Survey, Phase II: Final report.	1989	Metropolitan Dade County
4741	A Cultural Resource Assessment Survey for SR A1A/Harding and Collins Avenues from N.E. 94th Street to N.E. 96th Street and SR 922/N.E. 96th Street from Bridge No. 875103 to Collins Avenue in Dade County, Florida	1997	Janus Research
8839	Cultural Resource Assessment of the EFG\$ Tower Location in Miami-Dade County, Florida	2003	Sims, Cynthia L.
N/A	Miami-Dade County Comprehensive Historic Properties Assessment Phase II Reconnaissance Survey Report	2010	Janus Research

The next phase of the project involved conducting the historic resources field survey. Tax roll information provided by the Miami-Dade County Property Appraiser's office was used to compile a preliminary list of all residential resources in Bal Harbour built prior to or during 1963. Construction dates were verified using the available building cards and permits from the Bal Harbour Village Building Department. These documents also provided information about architects, builders, alterations, and additions to the historic structures.

Janus Research then obtained aerial photographs of the entire survey area, which were taken into the field where an architectural historian and one historical technician conducted the

reconnaissance survey. During this portion of the survey, all resources within the specified project area featuring materials, construction methods, and styles indicative of a construction date in or before 1963 were noted on the aerials. Based on this information, the team next surveyed each street on foot and evaluated the resources according to the guidelines established by the National Register of Historic Places (National Register) and the Florida Department of State. Each historic resource, regardless of integrity and condition, was recorded on a FMSF form, assigned a recorder number, located on a USGS Quadrangle map, and photographed. Photographs were taken with a high-resolution digital camera. A log was kept to record the resource's physical location and compass direction of each photograph. One-hundred and thirty-eight properties were recorded during the survey.

During the next phase, information collected from the field survey was brought back to Janus Research's main office in Tampa and the field site file forms were compiled. The field data was entered into a Microsoft Access database. On this computer-generated form, each resource's physical architectural information, style, and present and original use was determined. The characteristics and condition of each building were evaluated based on a visual inspection of exterior elements such as the roofing materials, exterior wall fabric, windows, foundation, chimneys, architectural details, and the general appearance of the building.

The final stage of the survey methodology involved the determination of the architectural and historical significance of each resource by evaluation at the local, state, and national level. This includes evaluating the potential eligibility for listing in the National Register. The integrity of each resource was determined from site observations, field data, and photographic documentation. The context for evaluating significance was established based on the research and survey conducted by Janus Research. Research was conducted at History Miami, the Miami-Dade County Public Library's Helen Muir Florida Collection, and the Bal Harbour Village Building Department. The American Institute of Architects Directories from 1956, 1962, and 1970 were also reviewed. Local informants knowledgeable about the area's history and development were also contacted. The resulting data is presented in the report in tables and text relating to the identified resources. This information assisted in the formulation of recommendations. A bibliography of the sources consulted during the project is located at the end of this report.

SURVEY CRITERIA

Surveys conducted in association with the Florida Bureau of Historic Preservation, Division of Historical Resources employ the criteria for listing of cultural resources in the National Register as a basis for site evaluations. Survey findings can be utilized by various agencies required to comply with both state and federal preservation regulations as an authoritative database. In order to evaluate the diverse resources found in the U.S., the criteria are worded in a subjective manner. The following is a brief description of the criteria established by the U.S. Department of the Interior to evaluate properties for inclusion in the National Register. Following this description is a summary of the local criteria that was also employed during this survey.

National Register Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

Resources such as cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years are not generally considered to be eligible for the National Register. However, if they are integral parts of districts that satisfy the criteria or if they fall within the following categories, these properties will qualify for listing in the National Register:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past fifty years if it is of exceptional importance. (U.S. Department of the Interior/National Park Service 1990)

The Division of Historical Resources encourages use of the FMSF, maintained in Tallahassee, to inventory properties of a certain vintage that, while not independently meeting the strict criteria of the National Register, may have significance when they are assessed in the overall context of a community's strategic planning process. It is important to note the FMSF is **not** a state historic register, but a repository that holds thousands of documents intended for use as planning tools and a central location for storing archival data on the archaeological and historic sites of Florida's history. FMSF forms are permanent documentation of cultural resources.

Miami-Dade County Criteria for Evaluation

This survey also considered the criteria for local designation and listing by the Miami-Dade County Historic Preservation Board, as outlined in Miami-Dade County Ordinance 81-13 Chapter 16-A Historic Preservation. The Historic Preservation Chapter provides a means of identifying and classifying objects, sites, structures, buildings, districts and/or archaeological areas, both private and public, which have been deemed historically, archaeologically, or architecturally significant by the Miami-Dade County Historic Preservation Board.

The Historic Preservation Board shall have the authority to designate areas, places, buildings, structures, landscape features, archeological and paleontological sites and other improvements or physical features, as individual sites, districts or archeological or paleontological zones that are significant in Miami-Dade County's history, architecture, paleontology, archeology or culture and possess an integrity of location, design, setting, materials, workmanship or association, or:

- a) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation; or
- b) Are associated with the lives of persons significant in our past; or
- c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction; or
- d) Have yielded, or are likely to yield information in history or prehistory; or
- e) Are listed in the National Register of Historic Places.

Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last fifty years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- b) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with an historic event or person.
- c) A birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.
- d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- e) A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance.
- f) A property or district achieving significance within the past fifty (50) years if it is of exceptional importance.

CONTEXT AND HISTORY RELATED TO THE DEVELOPMENT OF BAL HARBOUR

The following narrative is designed to provide a broad context for the historic resources surveyed within Bal Harbour Village. Development began in the southern part of Miami Beach during the late 1910s and 1920s, and proceeded north in the 1940s and 1950s with the development of North Beach, Surfside, Bay Harbor Islands, and Bal Harbour. The Bal Harbour community was developed almost entirely during the Post-World War II and Modern periods. A brief overview of the early history of Miami Beach is provided first, in order to identify the greater context in which the Bal Harbour community was developed. An understanding of the historical development of a community is the foundation that makes it possible to place architectural resources within an historical context and permits the logical framing of arguments for their preservation.

The Settlement and Establishment of Miami Beach to 1920

After visiting the island that would later become Miami Beach in 1870, Henry Lum and his son Charles purchased most of the island for \$.25 an acre from the federal government. Lum would later sell the property to Elnathan Field and Ezra Osborne, who, in turn would sell the land to John Stiles Collins and his son-in-law, Thomas Pancoast (Miami Beach Historical Association n.d.).

The year 1912 marked the creation of the first land sales companies and first plat of land in Miami Beach. The first land sale company in Miami Beach was the Ocean Beach Realty Company, established by J.N. Lummus. The Lummus brothers, J.N. and J.E., had purchased much land to the south of John Collins' land in Miami Beach (Zingman 1978:152-153). The Ocean Beach Realty Company filed the first plat on Miami Beach, and began to develop modest single-family residences. Later in 1912 Collins, along with family members including son-in-law Thomas Pancoast, established the Miami Beach Improvement Company and began to sell land for residential development (Patricios 1994:31). The Company intended to raise enough capital to construct a wooden bridge connecting Miami Beach to the mainland and a canal connecting Lake Pancoast to the Bay.

During the next year, 1913, a third Miami Beach development company was established by Carl Fisher: the Alton Beach Realty Company. The Alton Beach Realty Company lent \$50,000 to Collins' company for the completion of the bridge in return for 200 acres of Collins' Miami Beach land. It also lent money to the Lummus Brothers in exchange for 210 acres of their development company's land. During this period Fisher desired to develop Miami Beach into an exclusive residential enclave like Palm Beach, while the Lummus' were less discriminating selling more modest home sites (Zingman 1978:155). This resulted in the varied types of residential development on the island (Zingman 1978:155).

In 1915, the three Miami Beach development companies got together and incorporated the Town of Miami Beach, with voters electing J.N. Lummus mayor. Around this time the first hotels were being constructed in Miami Beach and much effort was made to market it as a

seaside resort. Still, sales of residential lots were sluggish during this period (Zingman 1978:159).

In 1917 the Town of Miami Beach was changed into a city, with Lummus remaining as mayor. This same year the construction of the County Causeway, later renamed the MacArthur Causeway, was approved by Dade County voters. This would connect 5th Street on Miami Beach to NE 13th Street in the City of Miami. However, its construction was interrupted by the war and it was not completed until 1920. At this time, a fourth development company was formed, the Miami Ocean View Company, headed by Fisher's engineer John Levi. The company absorbed Lummus' Ocean Beach Realty Company and in 1919 J.N. Lummus left the Miami Beach area (Zingman 1978:160).

The Florida Land Boom Period (1920-1929)

Improved transportation to Miami Beach, with the completion of the County Causeway, caused an immediate increase in land sales in the early 1920s. In addition to the completion of the causeway, Fisher opened a streetcar line running from Biscayne Boulevard in downtown Miami, along the causeway to 5th Street, down Alton Road and looping around to terminate at the Collins Canal. By the early 1920s Alton Road, named by Fisher after Alton Illinois, had become one of Miami Beach's major north-south routes (Gomez 2006). Between 1920 and 1925 the population of Miami Beach increased from 644 to 15,000 (City of Miami Beach Planning and Zoning Department 1990: 4).

As was occurring throughout the rest of Miami-Dade County, land values were increasing rapidly on Miami Beach, often at a rate of 100% per month (Zingman 1978:162). During the height of the boom, land prices could double or triple in just one day. Front-page stories in major newspapers replaced paid advertisements as the means of promoting South Florida. During the 1920s many new hotels were also constructed on Miami Beach and its reputation was solidified as a prominent winter resort destination.

In the 1920s, the Detroit-based Miami Beach Heights Corporation began to develop the area which would become Bal Harbour. The project was headed by Robert C. Graham, Charles T. Fisher, and Walter O. Briggs, and Graham took the primary role of developer for the community (Figure 4, page 14). When the land was purchased it consisted of sand, scrub, and 6,000 year old Native American middens (Naunton 1975). A "rutty, sandy road rambled vaguely along the eastern edge" of the island at this time (n.a. 1959:6). During this period, a mangrove swamp was filled and a yacht basin dredged, but little additional development work occurred (Smiley 1970).

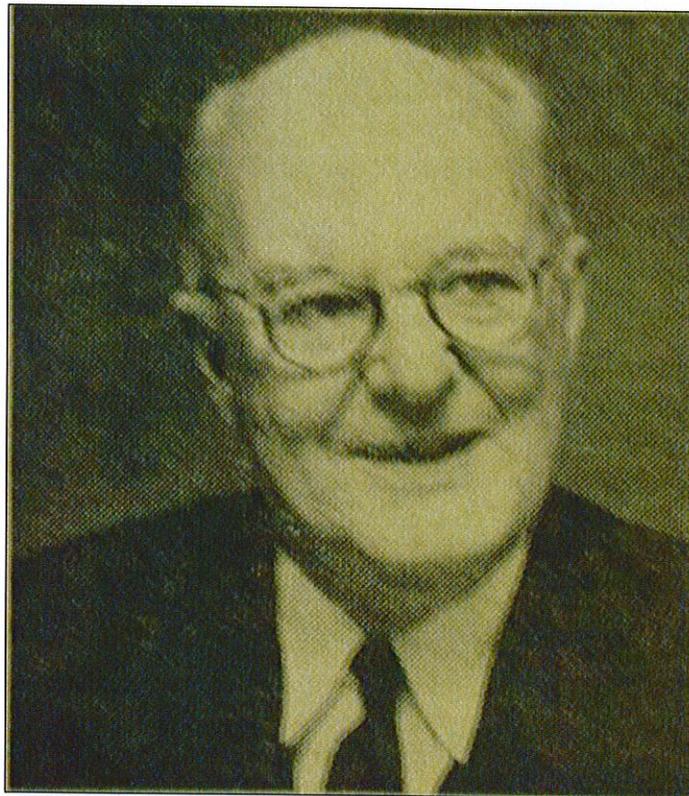


Figure 4: Robert C. Graham, Developer of Bal Harbour Village (n.a. 1959)

By the end of 1925, over-speculation and over-development threatened Miami's vigorous and unprecedented growth. Housing was scarce, more lots were for sale than could be sold, more acreage was available than could be portioned into subdivisions, and prices were out of proportion to the value (Parks 1991:118; Sessa 1950:353). Then, in August of 1925, the Florida East Coast (FEC) Railway announced an embargo on all carload freight except fuel, petroleum, livestock and perishable goods (Sessa 1950:264–265). Soon after, steamship companies followed suit and refused to bring in any additional goods until buyers cleared out the backlog of goods that existed in warehouses, freight cars, and steamships in Miami. This embargo threatened the economy of the area by delaying or cutting off the arrival of supplies for building contractors and forcing them to lay off workers. Compounding the problems posed by the embargo was an active anti-Florida campaign in the northern states. Major magazines did exposés on the often unscrupulous practices of Florida developers and warned of the dangers of speculating in Florida real estate. Finally, the capsizing of the *Prinz Valdemar*, a World War I era brigantine undergoing renovations, in the middle of the shipping channel in January 1925 prevented the use of the Miami Harbor for 25 days (Parks 1991:120).

Another blow to the boom came with the hurricane in 1926. Despite the warnings that the area was extremely vulnerable to tropical storms and hurricanes, development of Miami, Miami Beach and the newly-created islands in Biscayne Bay continued uninterrupted until the hurricane of September 19, 1926. Because there had not been a major storm in Miami-

Dade County for 16 years, the 1926 hurricane took the area completely by surprise (Tebeau 1980:387). Following the hurricane, much of the Miami area lay in ruins.

Depression and New Deal Period (1930-1940)

The Depression affected most areas of the state's economy. Beef and citrus production declined, manufacturing slowed, and development projects were stopped. By the time the stock market collapsed in 1929, Florida was suffering from an economic depression. Subdivisions platted several years earlier remained empty and buildings stood on lots partially-finished and vacant. The 1929 Mediterranean fruit fly infestation that devastated citrus groves throughout the state only worsened the recession (Weaver et al. 1996). Still, much of the wealthy population of Miami Beach was still demanding public facilities and amenities during this period (Zingman 1978:165).

During the Great Depression, the Miami region fared better than many areas, as tourism helped keep the local economy alive. In Miami Beach during the late 1930s there was still much development as hundreds of hotels and apartment buildings were constructed in the style which would come to be known as Art Deco. The number of hotels grew from 100 in 1936 to more than 300 by 1941 (Kleinberg 2001:45).

In the 1930s, Robert C. Graham hired Harland Bartholomew and Associates to plan the community which would come to be known as Bal Harbour as an exclusive residential area with limited commercial activity. Harland Bartholomew was the country's first full-time city planner, and has been called the dean of comprehensive city planning in the United States (Cook 1989). His firm, Harland Bartholomew and Associates, completed over 6,000 projects prior to his death in 1989 (Lovelace n.d.: 1). These projects included comprehensive plans for over 500 cities and counties, and many zoning ordinances (Cook 1989). Only two municipalities within Miami-Dade County were built with a fully developed master plan, Bal Harbour and Coral Gables. At this time, the only development which had occurred in the area which would become Bal Harbour was Collins Avenue and the construction of the yacht basin (Figure 5, page 16).



Figure 5: 1930 Aerial Photograph of Bal Harbour *Courtesy the Florida Photographic Collection, State Library and Archives of Florida*

World War II (1941-1945)

Following the outbreak of World War II, Miami and Miami Beach became war camps and major training centers for the Armed Forces (Figure 6, page 17). By the end of 1942, many of the area's once empty hotels had become barracks for the Army Air Force Officers Candidate School, an Officers Training School, and a basic training center. Other hotels were turned into hospitals; golf courses were transformed into drill fields; fancy restaurants and clubs became mess halls; and churches and synagogues were used for classrooms. Additionally, Air Bases were established in Opa-locka and Homestead, greatly influencing the expansion of Miami-Dade County's economy.

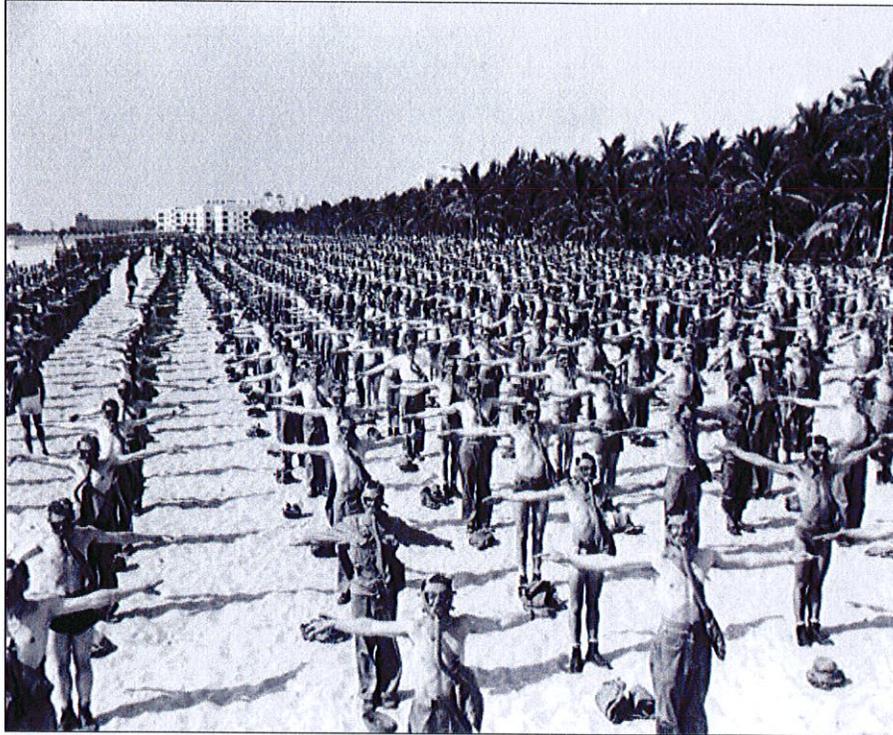


Figure 6: Soldiers on Miami Beach in 1939, Courtesy the Florida Photographic Collection, State Library and Archives of Florida

Construction in Bal Harbour was put on hold during World War II, when the land was leased to the U.S. Army Air Corps for one dollar a year. The area was used as training grounds, which included barracks and a gunnery range. A prisoner of war camp, at the current site of the Bal Harbour Shops, was used to house German prisoners. Soldiers stationed throughout Miami Beach marched in Bal Harbour for maneuvers, and the area was known as “tent city” (Bal Harbour Village 2011). During World War II, “every man who trained in Miami Beach marched up here at one time or another to bivouac while he used the firing range” (n.a. 1959: 7). The range was east of Collins Avenue along the ocean, and the bivouac area was on the west side (n.a. 1959: 7).

The conclusion of World War II, and the closure of area military bases did not mark the end of Miami-Dade County’s economic expansion and population growth. Rather, great numbers of soldiers returned to South Florida after the War to establish permanent residency, and Miami-Dade County’s population continued to increase.

Post-World War II Period (1945-1950)

During the Post-World War II period, Miami-Dade County witnessed similar trends and was influenced by the same events as the state of Florida and the nation as a whole. The county’s population grew and a construction boom followed the end of the War; its transportation systems were improved and roadside, automobile-oriented architecture constructed; it was influenced by the events of the Cold War; it experienced the struggles and advances of the

Civil Rights Movement; the local tourism industry expanded; the Modern architectural style was widely utilized; suburban residential development flourished; and a consumptive materialistic attitude predominated.

However, Miami-Dade County experienced and embraced many of these trends and events on a larger scale than the rest of the state and the country. While the country saw a post-War rise in building permits issued to eight-and-a-half times that prior to the War, Miami-Dade County's building permits were eighteen times pre-War figures (Criswell 1950). The county not only felt the effects of the Cold War, but witnessed it firsthand as operatives trained here, operations were launched from the area, and tens of thousands of Cubans immigrated to Miami-Dade County. The post-War resorts on Miami Beach epitomized the period's lavish consumptive lifestyle. Local architects not only utilized Modern design principles, but embraced and adapted them to the local climate so as to create a new style, Miami Modern or MiMo. Development in Miami-Dade County during the post-War period did not just follow the prevailing trends, rather it created new trends as its growth surpassed state and national averages.

During the Post-World War II period, people were no longer solely coming to Miami Beach for a winter vacation spot, but many now called it their year-round home. Although much of the southern portion of Miami Beach, South Beach, had already been developed prior to the war, the northern portion of the island, North Beach, and the communities to the north of South Beach including Surfside, Bay Harbour Islands, and Bal Harbour were almost entirely developed during this period (Figure 7, page 19).



Figure 7: Undated Aerial Photograph of Bal Harbour Village Prior to Development,
Courtesy History Miami Photograph Collection

As soon as the war concluded, plans for the development of Bal Harbour resumed, and Graham converted the Army barracks into apartments. Graham stated that, “we have only one objective. We want to make this village, with its unusual advantages of ocean and bay and South Florida climate, a lovely place in which to live” (n.a. 1959:7). In 1946, twenty-five families moved into the building formerly used as an Army barracks on Bal Harbour (which no longer exists), so that the quota of twenty-five male voters could be met. One of the residents of the former military structure was Stanley Whitman.

Mr. Whitman spent five years in the Navy during World War II. He had always lived in Miami, with his first family home being constructed in Miami Beach at 7th Street and Ocean Drive in 1912, and later moving to a home at 32nd Street and Collins Avenue (constructed in 1920 and currently the site of the Saxony Hotel). He was married during the war, and upon returning home after his 1945 discharge he was not going to return to living at his family home in Miami Beach with his wife. However, there was a tremendous housing shortage during this period due to the influx of soldiers returning from the war. Rents were very high and Mr. Whitman had a limited budget. He eventually chose to move into the former

barracks in Bal Harbour with his wife and year old son because they offered cheap rent (Whitman 2011).

Mr. Whitman describes the former barracks as being furnished with cheap furniture and serving as minimal housing at best. The draw for him and other residents was simply that it was an affordable price. It was a win-win situation as Graham was looking to get the necessary twenty-five male voters, and the residents needed an inexpensive place to live (Whitman 2011).

The plat for the residential section of Bal Harbour Village was filed on July 25, 1946 (Figures 8 and 9, pages 21 and 22). This plat is according to the layout and planning conceived by Harland Bartholomew and Associates. The plat maps show the layout of the single-family residential area with extensive park space and a yacht basin. Graham had initially received a plan from architect Russell Pancoast proposing that the community's business area be located between Harbour Way East and Harbour Way West from Collins Avenue to the yacht basin, the site of park space on the plat map (Whitman 2011). However, Graham did not like this proposal and instead preferred to layout this area as park space and locate the business area at the northwest corner of 96th Street and Collins Avenue (Whitman 2011). The inclusion of park space between Harbour Way East and Harbour Way West from Collins Avenue to the yacht basin created a grand entrance boulevard into the single-family residential area and offered its residents ample recreational space. The layout of the lots, as well as the park space, has remained in the same configuration since their conception on the plat maps, offering an important connection with the community's original planning.

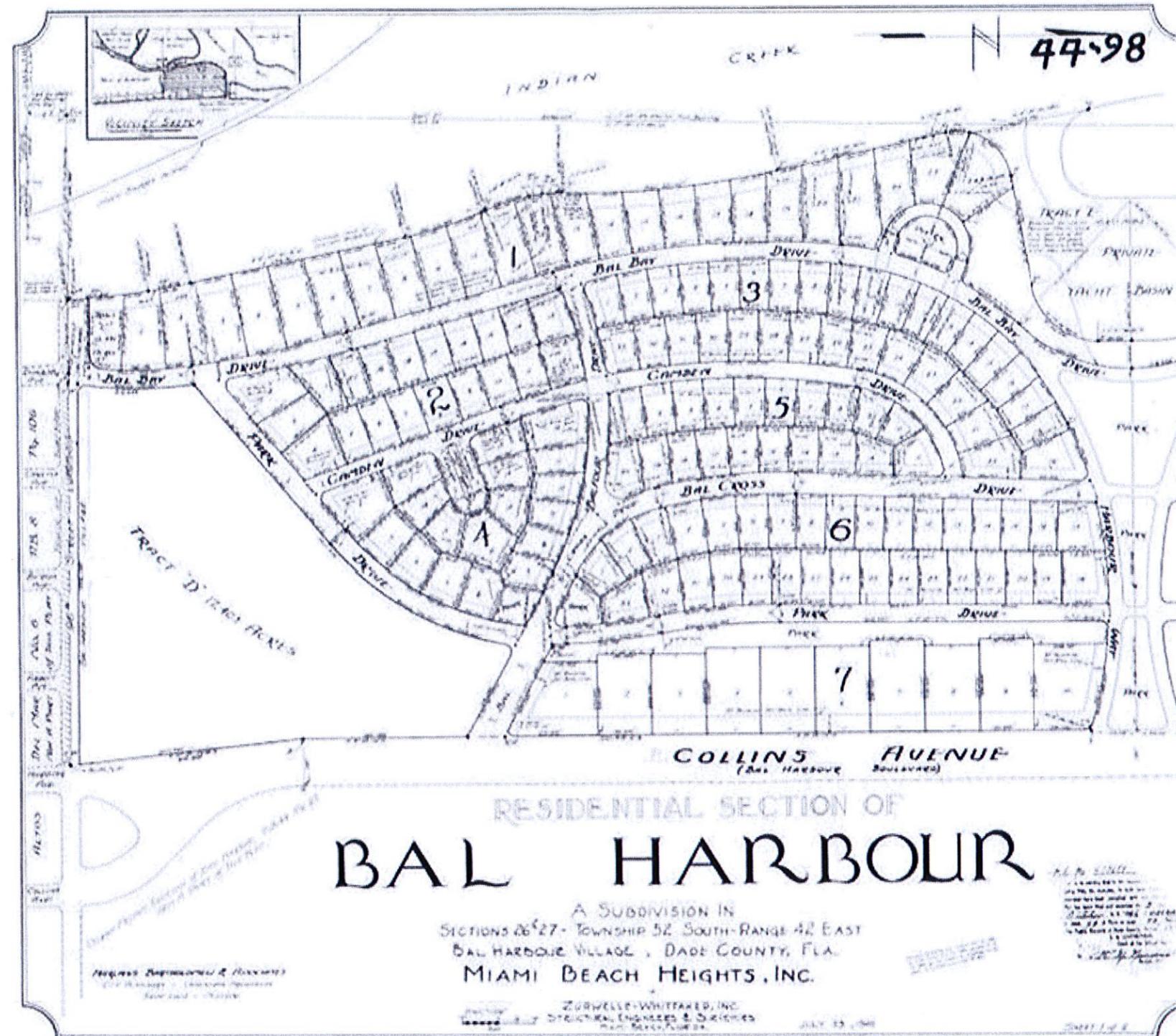


Figure 8: Plat Map for the Residential Section of Bal Harbour, Courtesy Miami-Dade County Clerk of Courts Records

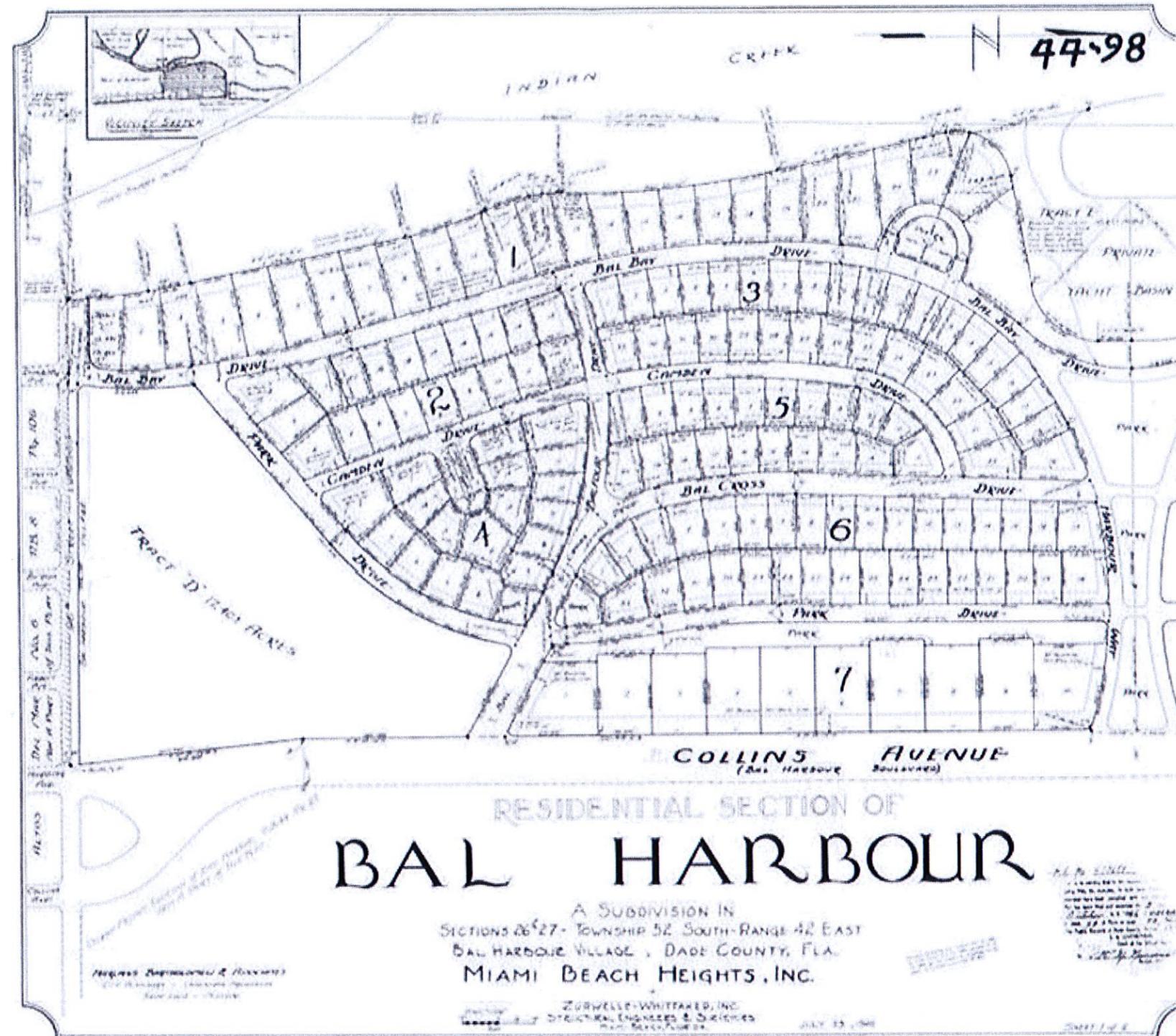


Figure 8: Plat Map for the Residential Section of Bal Harbour, Courtesy Miami-Dade County Clerk of Courts Records

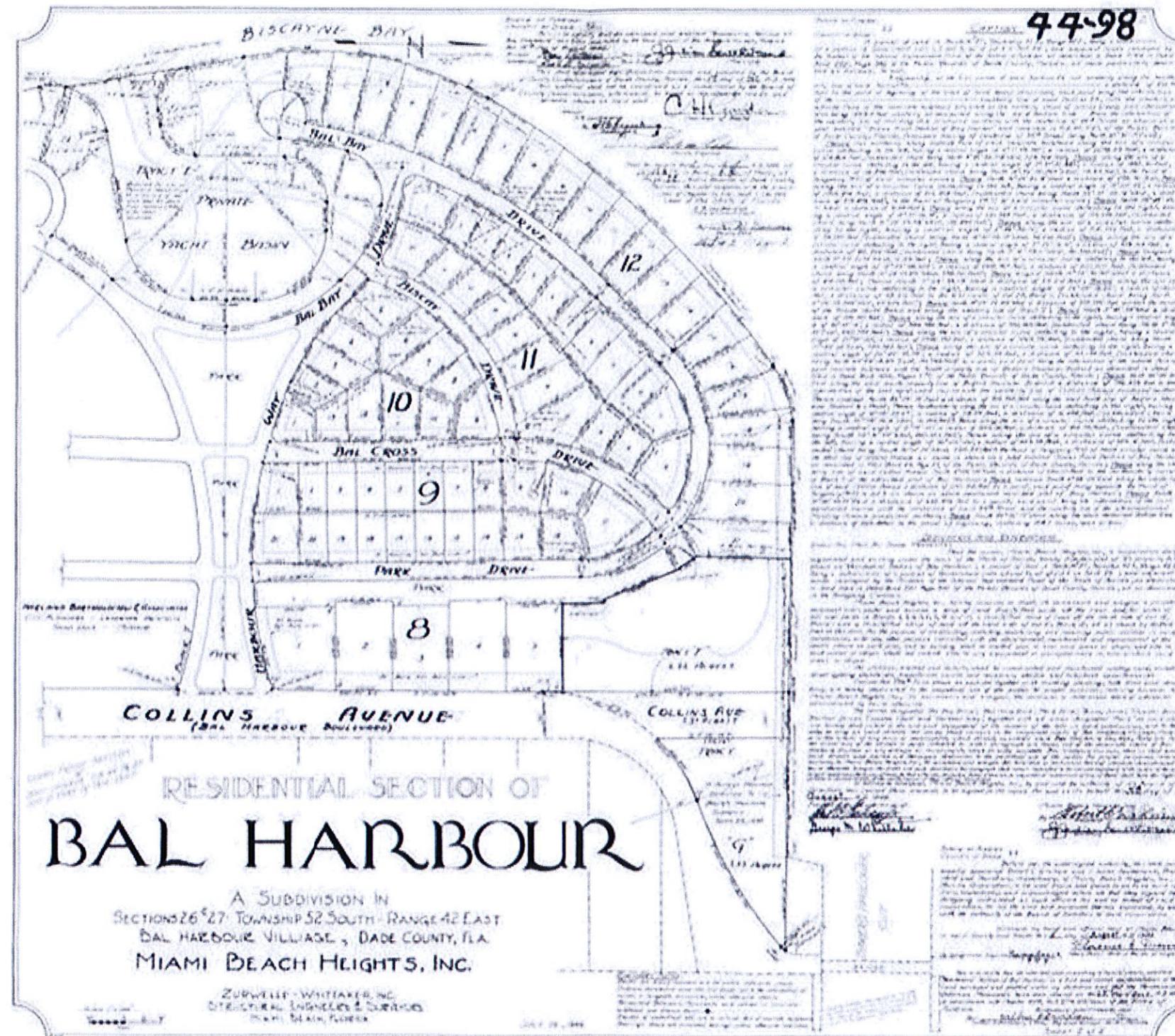


Figure 9: Plat Map for the Residential Section of Bal Harbour, Courtesy Miami-Dade County Clerk of Courts Records

The Village was incorporated on August 14, 1946. Willard Webb, Miami Beach's Tax Assessor, was hired by Graham to draft the Village's charter, and Judge J. Julien Southerland was responsible for the community's legal issues (Bramson 2008:19). The first Village Council included Mayor Judge Julian Southerland and councilmen Charles R. Graham, Glenn E. Massnick, Ray Semmes Jr., Willard Webb, and George Whittaker (Bal Harbour Village 2011) (Figure 10). The Village was operated with the City Manager form of government, and Willard Webb served as president of the Village Council in 1946 before becoming village manager in 1947. Mary Wetterer served as first village clerk and Herold Dickey as first marshal. In 1947, a volunteer fire department was established.



Figure 10: 1946 Swearing in of the Village's first Council and Staff (Bramson 2008:24)

The name of the community had originally been Bay Harbour, but was changed combining Bay and Atlantic into "Bal" to indicate that the community ran from the bay to the ocean (Bal Harbour Village 2011). The spelling of Harbour with a "u," rather than Harbor, was a reference to the Old English manner of spelling. It was likely intended to give the community the association with something more traditional and established. The font and styling of the street signs and lighting throughout the single-family residential area would also be conceived in the manner, referencing the Old English (Whitman 2011). At the time that the Village was chartered, prior to much construction, the property was still assessed at \$3.7 million (Naunton 1975). The military administration building served as Graham's offices and would become the first Village Hall (Nellius 1966). The structure would be moved and also serve as the home of the Community National Bank before its eventual demolition in 1966 (Figures 11 and 12, page 24).

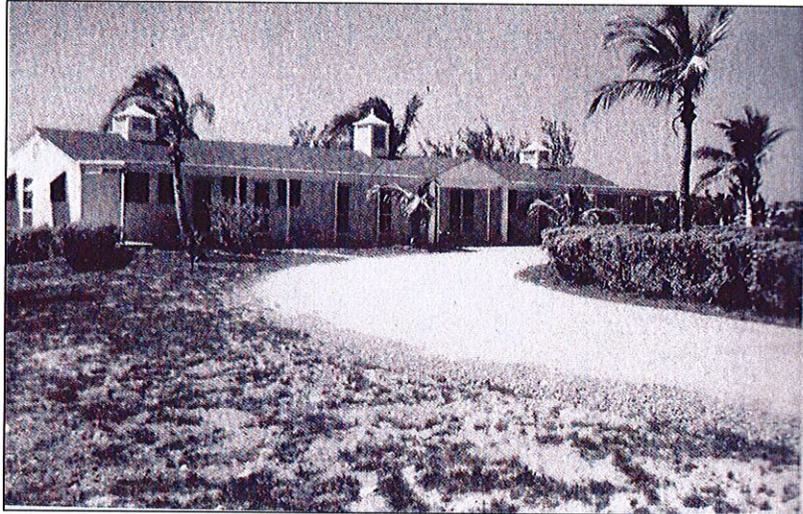


Figure 11: View of the Former Military Administration Building which became the first Village Hall (Bramson 2008: 26)

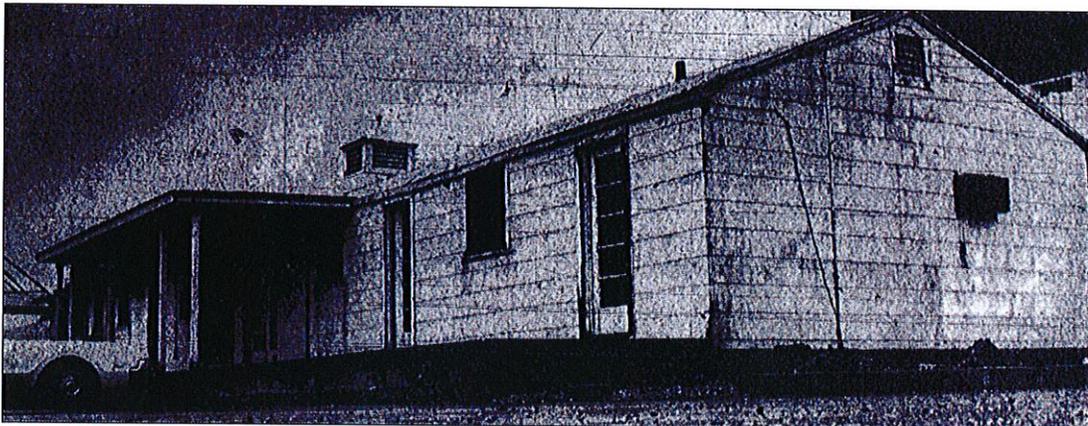


Figure 12: 1966 View of the Former Military Administration Building which became the first Village Hall, prior to its demolition (Nellius 1966)

In 1946, Graham turned the first shovel to begin construction in Bal Harbour (Bramson 2008:13). A G.I. spade which Graham found, left from the Army occupation, was used to turn the first shovelful of dirt for “every important building in the village” (n.a. 1959:6). Construction began by filling in swampland and constructing sea walls. The community became the first in Miami Beach to have underground utilities. Oceanfront lots were 200 feet deep and cost \$100,000, and lots in the residential area sold for between \$6,500 and \$20,000 (Bal Harbour Village 2011).

Marion Butler, a Surfside realtor, was responsible for the sale of a majority of the property in the Village for the Miami Beach Heights Corporation (Whitman 2011). Stanley Whitman worked for Butler selling lots in Bal Harbour. Figure 13 on page 25 shows the sales map utilized by Butler which has some differences from the plat maps for the community (Figures 8 and 9, pages 21 and 22).

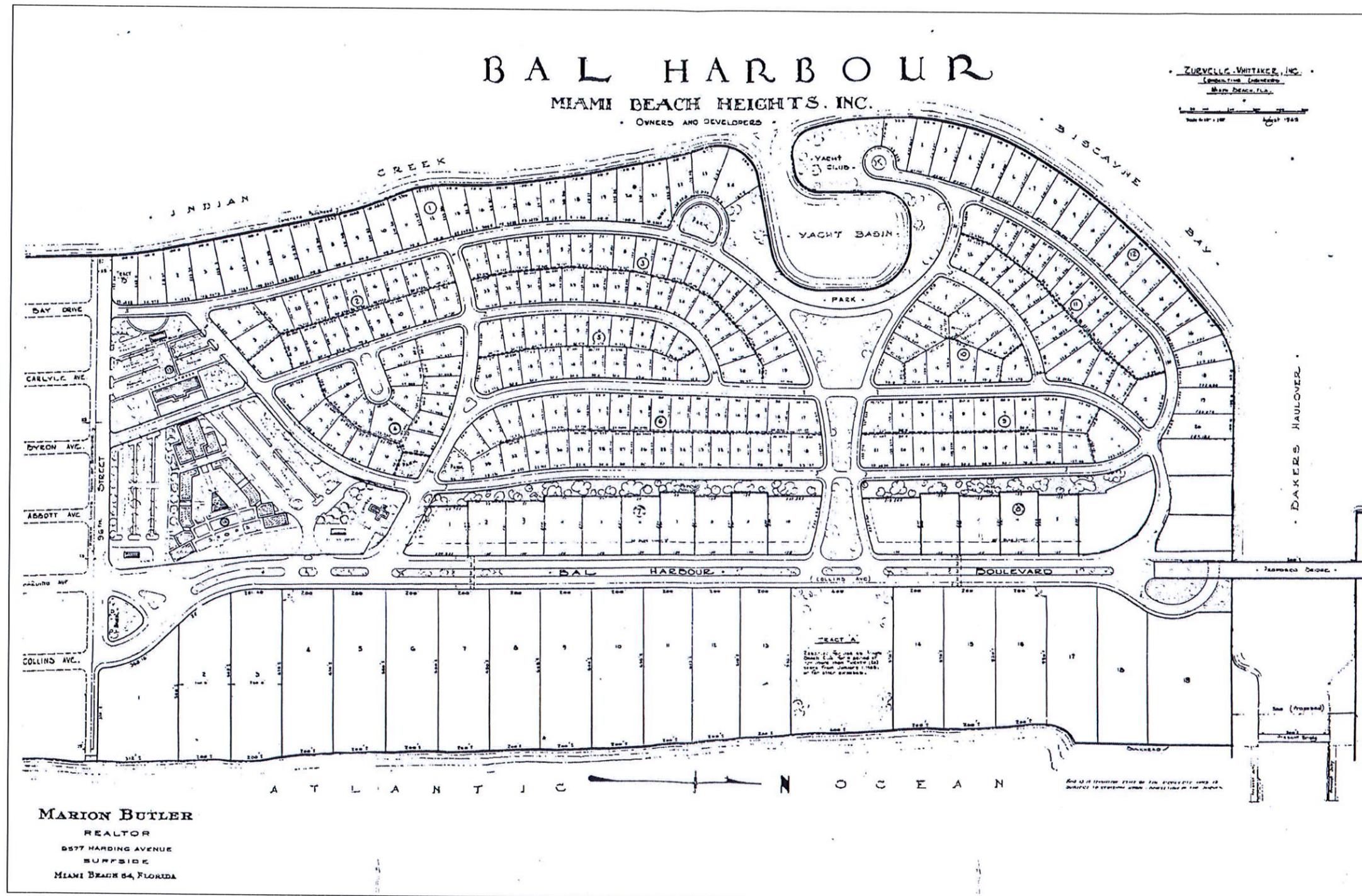


Figure 13: Sales Map for Bal Harbour Utilized by Marion Butler, Courtesy Stanley Whitman

On the sales map, the parcel at the northeast corner of the intersection of Collins Avenue and 96th Street is indicated as a park. However, there is no such stipulation on the plat map. The sales map also shows the proposed layout for the commercial area which is now the site of the Bal Harbour Shops, Church by the Sea, and Village Hall. This plan shows a church and gas station planned at the northeast corner of the parcel, today a part of the Bal Harbour Shops.

Initially, deeds restricted that lots not be sold or leased to, “anyone not a member of the Caucasian race, nor anyone having more than one-quarter Hebrew or Syrian blood” (Kleinberg 1994:152). Graham was soon advised that any deed restrictions would be thrown out in court, and rather than placing deed restrictions on the lots it became a requirement that in order to purchase a lot west of Collins Avenue, one had to become a member of the Bal Harbour Club, which carried its own membership restrictions (Whitman 2011). The initial structure which served as the Bal Harbour Club was a small frame building, similar to the military barracks. As Graham was friends with Howard Johnson, he arranged for Johnson to operate the food and beverage in the club originally, in exchange for the promise of the eventual construction of a Howard Johnson hotel in conjunction with the business development at the northwest corner of 96th Street and Collins Avenue (Whitman 2011). The construction of a Howard Johnson Hotel was never completed.

There are differing accounts of the first residence to be constructed in Bal Harbour. In his 2008 book, Seth Bramson notes that in 1946, the first residence was constructed on the island at 160 Bal Cross Drive (8DA12192) for Robert C. Graham Jr. (Bramson 2008: 20). The building permit for the structure was issued on February 3, 1947. This structure is still in existence, but has since been extensively modified. Other primary accounts note that the structure at 287 Bal Cross Drive (8DA12207) was the first residence to be constructed (Whitman 2011). It was also initially owned by Robert C. Graham Jr., and its building permit was issued on March 12, 1948. During the initial years of Bal Harbour’s residential development, lots in the single-family residential area sold at bargain prices. They were fifty percent larger than the lots being sold in neighboring Surfside, but the lots in Surfside cost more (Whitman 2011). The Bal Harbour community did not see the mass residential development of tract houses which was occurring throughout much of the county during this period. Rather, it was very unusual for one individual to buy more than one lot, and if they did it was generally just to purchase adjoining lots for a larger overall parcel (Whitman 2011).

The Kenilworth By-the-Sea, now demolished, was the first hotel constructed in Bal Harbour (Figure 14, page 27). It was built by Tom Raffington in 1946 for a cost of \$1.7 million (Sachs 1974:4A). The first network program to air live from Miami Beach, The Arthur Godfrey Show, would later broadcast from the hotel. Later the same year, construction began on the Sea View Hotel at 9909 Collins Avenue (Figure 15, page 27). After the construction of the two hotels, development proceeded along Collins Avenue and many apartment buildings and hotels were completed in the late 1940s and early 1950s (Figure 16, page 28).



Figure 14: Undated Photograph of the Kenilworth-by-the-Sea Hotel (now demolished)
(Bramson 2008: 31)

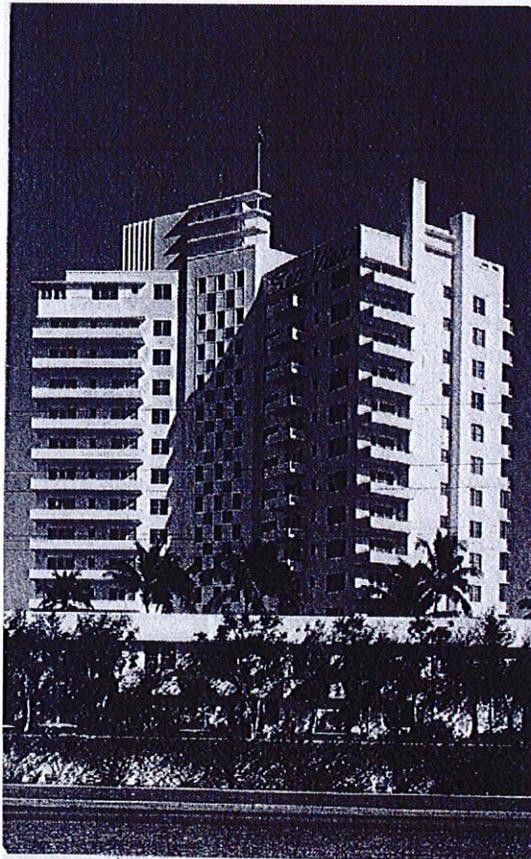


Figure 15: Circa-1959 Postcard view of the Sea View Hotel (The American News
Company c. 1959)

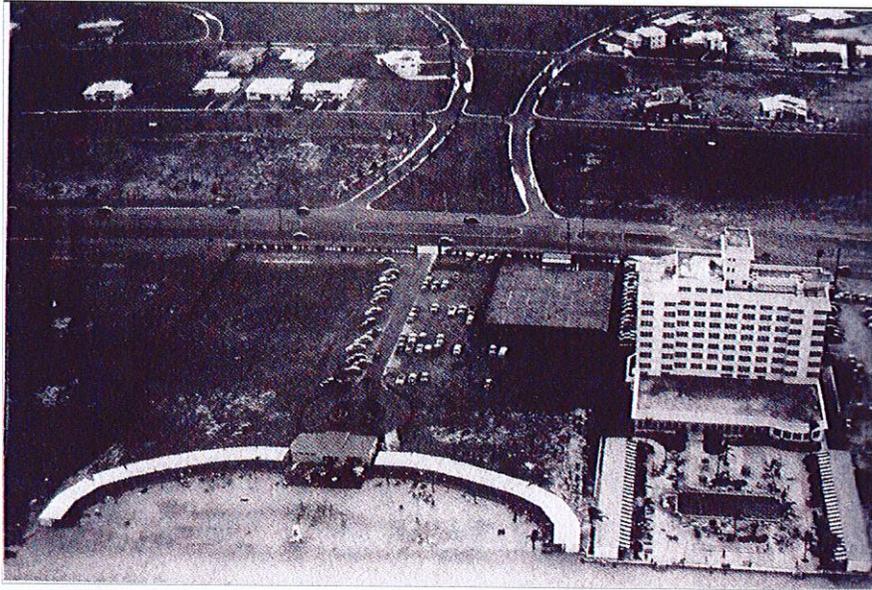


Figure 16: 1949 Photograph showing the Kenilworth-by-the-Sea Hotel (now demolished) and Residential Construction (Bramson 2008: 26)

In 1947, the Village was reincorporated and its new charter issued on June 16. The five officials elected to the council at this time were Edward L. Bonneau, Robert C. Graham Jr., Glenn E. Massnick, George Whittaker, and Judge Southerland (mayor). At this time, those who had previously held Village posts were reconfirmed, and Willard Webb was formally appointed as Village manager, Mary Wetterer was confirmed as the Village clerk, and Herold Dickey was appointed Chief of Police (Bramson 2008:20).

The Church by the Sea, Bal Harbour's first church and the only church within the Village limits, began construction of its facility in 1947. Previously, in 1944, Dr. Wylie Scott had organized a church school which met weekly in the Surfside Town Hall. The number of attendees increased each week as the area's population grew, and it was soon decided that it would be necessary to organize as a new church. A search committee organized and selected the Reverend John Lawrence Yanches. Reverend Yanches arrived in late 1944, and the new congregation's first worship service was held in February 1945 in the Surfside Town Hall (Church by the Sea 2009).

By the end of 1945, the church had 78 members, and as growth continued, land was purchased in 1947 for the construction of a church building within the new Village of Bal Harbour. At this time, land in Surfside was too expensive for the church to afford, and that is why the neighboring Bal Harbour location was chosen (Whitman 2011). The first service in this building was held on February 29, 1948. The building, which is still extant, was designed by architect Russell Pancoast, the grandson of Miami Beach pioneer, John Collins, and continued to be expanded in later years to meet the growing population's needs.

In 1949, construction of a new bridge over Haulover Cut was begun, and at its completion in 1950 Collins Avenue was rerouted to its current alignment, continuing straight north over the bridge, rather than curving east (Figure 5 on page 16, 7 on page 19, and 17 on page 30).

Modern Period (1950-1960)

During the Post-World War II period, air conditioning had transformed Miami from a seasonal resort town into a year-round vacation destination. Americans were experiencing unprecedented prosperity, they had more leisure time than ever before, and transportation advances made it much easier to travel to South Florida. A resort and motel building boom ensued to provide new accommodations for Miami's tourists, and by 1956, Miami and Miami Beach received one-quarter of the state's tourists (Mohl and Mormino 1996:437).

In 1950, construction began on the Broad Causeway, connecting NE 123rd Street in North Miami to Kane Concourse/96th Street in Bay Harbour Islands. This would tremendously improve transportation to Bal Harbour from mainland Miami-Dade County, as previously one had to either go north to the Sunny Isles Causeway, or south to the 79th Street Causeway. With improved transportation to the Village, Bal Harbour continued to see rapid development during the 1950s. The boom in development in all areas of Bal Harbour during the early 1950s can be seen when comparing 1952 aerial photographs of the area to 1956 (Figures 17 and 18, pages 30 and 31).

As previously discussed, during this period homes were generally custom built for a single owner rather than mass developed. The builder responsible for the largest amount of development within the single-family residential area was Harry Tolton & Son Inc. who constructed at least 27 of the remaining historic structures. Other speculative development occurring in the area was generally on a small scale. The Whitman Brothers Construction Company was involved in some of the small scale speculative residential development. Stanley Whitman noted that an architect had approached him about building houses in the single-family residential area, offering that if Mr. Whitman purchased the land, he'd draw up the plans, and they'd split the profits evenly (Whitman 2011). While at first this scenario was profitable and the investment was doubled in four months, later ventures took a long time to sell and the family got out of speculative residential construction in the area (Whitman 2011). Dudley Whitman and William Whitman each lived in houses that the brothers developed, at 167 Bal Bay Drive and 189 Bal Bay Drive, and each has remained in continual occupation by the Whitman family through today. Stanley Whitman chose to make Miami Shores his residence. The architects that were chosen for the houses were generally from a personal connection; for example Wahl Snyder was Stanley Whitman's neighbor in Miami Shores (Whitman 2011).

During the Post-World War II and Modern periods, the Bal Harbour single-family residential area was a private community where everyone knew each other (Veinovic 2011). Carolyn Veinovic, granddaughter of builder Harry Tolton who grew up in the area, recalls the residential area being a mix of seasonal and permanent residents. The neighborhood did not have a lot of kids and many of the residents were people who had retired or moved down from the north, rather than Miami area natives. While restricted and private, she recalls the

area as laid back and low key. She stated it was a great place to grow up, and it was a cohesive neighborhood with everything they needed. Many of the community's residents did not work, and there were some doctors, lawyers, and a car dealer (Veinovic 2011).



Figure 17: 1952 Aerial Photograph showing Development in Bal Harbour, Courtesy of Aerial Photography: Florida, State University System of Florida, <http://www.digital.uflib.ufl.edu/collections/FLAP/Index.htm>

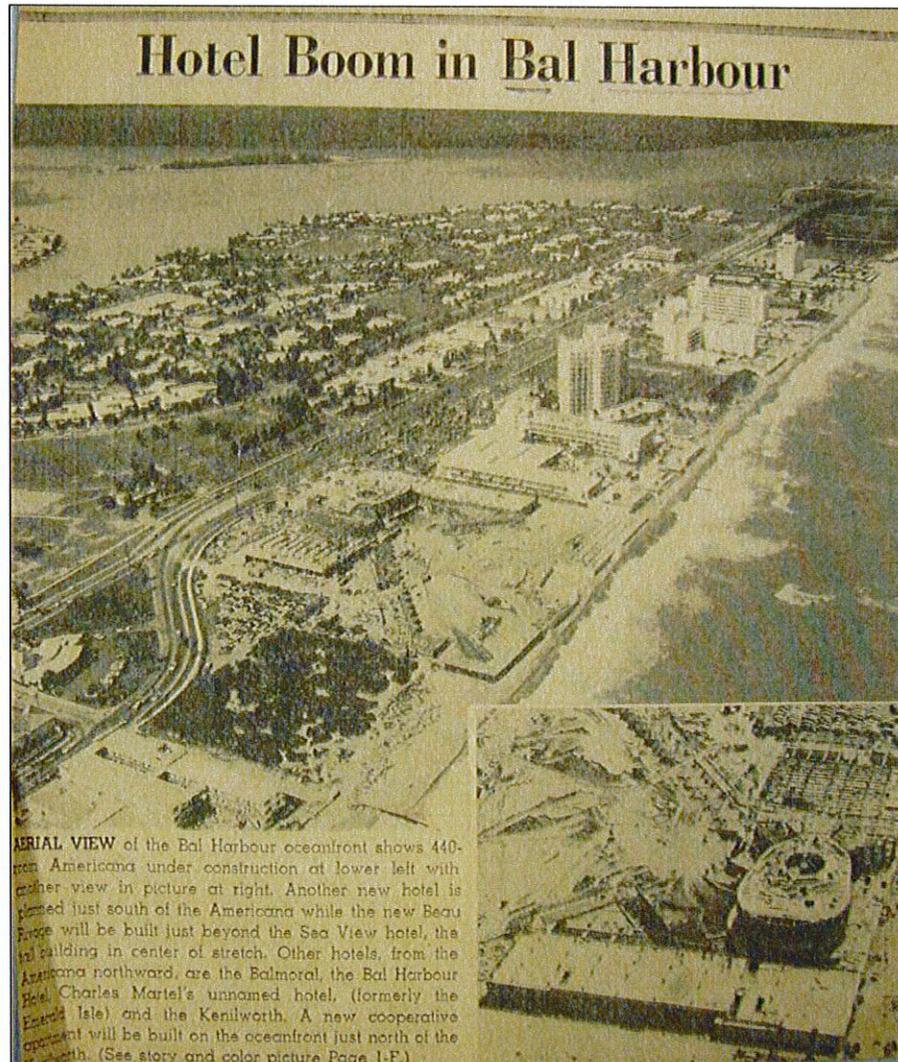


Figure 18: 1956 Aerial View of Bal Harbour, Courtesy History Miami HMSF WTVJ Television Research Files

An article in the Miami Herald in February of 1956 noted that, “there is probably no six-block stretch in the world which has seen quite as much hotel construction in two years as those six blocks which constitute the Bal Harbour Beach” (n.a. 1956a). The article goes on to note the advantages that Bal Harbour’s oceanfront lots have for resort development over those in Miami Beach. The lots are larger allowing for more space between buildings, and ample landscaped parking lots. Bal Harbour’s oceanfront resorts during this period included the Sea View (Figure 15, page 27), Bal Harbour, Balmoral, Ivanhoe, Colony, Singapore, Beau Rivage, Americana (Figure 19, page 32), and Kenilworth-by-the-Sea (Figure 14, page 27). Of these, only the Sea View still remains. When construction of the Carlton Terrace Apartments (also called the Carlton Terrace Hotel on some of the original drawings) was announced, in 1956, it was the last vacant oceanfront parcel in Bal Harbour which was not committed to a hotel project (n.a. 1956b) (Figure 20, page 33).

Throughout the 1950s, Bal Harbour's resorts attracted an upscale clientele and the country's top musicians and entertainers. Famous names such as Count Basie, Guy Lombardo, Frank Sinatra and his "Rat Pack," Duke Ellington, and Tony Bennett frequented many of the area's hotels.



Figure 19: Postcard View of the Americana Hotel, *Courtesy the Florida Photographic Collection, State Library and Archives of Florida*



Figure 20: Drawing of the Carlton Terrace Hotel, Courtesy History Miami

Additional media attention came to Bal Harbour in the 1950s when Arthur Godfrey began national broadcast of his radio and television show from the Kenilworth Hotel. Godfrey pitched Miami Beach and his show was virtually a tourism ad, drawing new residents and tourists to Bal Harbour and the greater Miami and Miami Beach areas (Nash and Robinson 2004:15). In later years, other television personalities including Jackie Gleason and Ed Sullivan would also broadcast from the area.

As the population of Bal Harbour expanded, so did the congregation of the Church by the Sea. A new sanctuary which could accommodate 400 people was constructed in 1951. Another building was started in 1960, which contained offices and other amenities (Church by the Sea 2009). It was not until 1956 that the current Village Hall began construction. In a 1959 newspaper article, Village manager Willard Webb stated that the architecture of the Church by the Sea set the pattern for the Village Hall, as they did not want the architecture to clash (n.a. 1959:7). The building was designed by architect Carlos B. Schoeppl (Whitman 2011). At the time of its construction, the Village Hall contained the area's only air conditioned jail in its detention cell (n.a. 1956c). The Village Hall cost \$105,000 to construct and housed the police and fire station, administrative offices, and a council room (n.a. 1956c). The western section of the building originally housed the fire truck, as illustrated in Figure 21 on page 34. At the dedication of the Village Hall, in January of 1957, Robert C. Graham stated that his vision of creating a lovely place to live had been realized (Maier 1957).

Up until 1957, Miami Beach, Florida was the official mailing address for Bal Harbour Village. Stanley Whitman had a U.S. Post Office substation placed in the Bal Harbour Village Hall on October 25, 1957, after extensive negotiations with the Postmaster (Bal Harbour Shops 1995). From this time on, Bal Harbour, Florida has served as the mailing address.

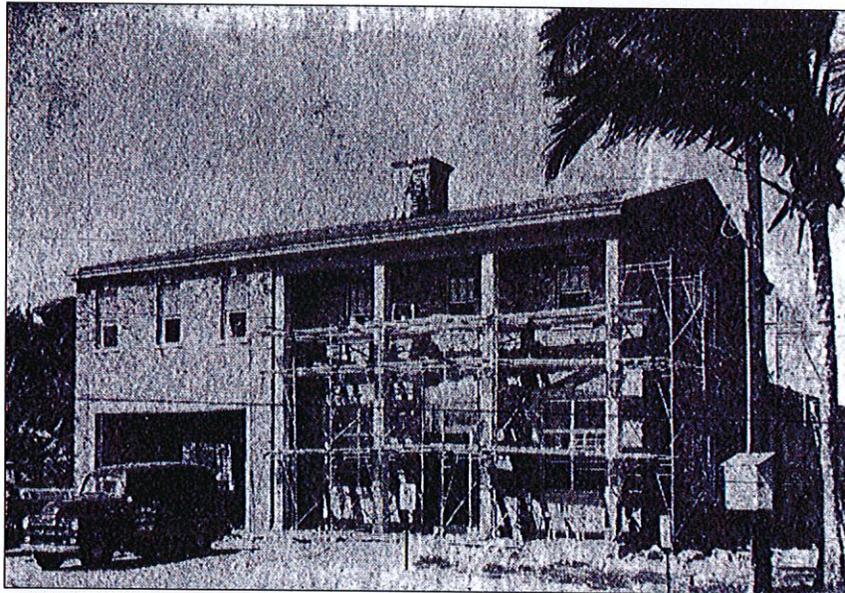


Figure 21: 1956 Photograph of Bal Harbour Village Hall under construction (n.a. 1956c)

In 1957, Graham was negotiating with Food Fair to construct a supermarket at the south end of the site currently occupied by the Bal Harbour Shops (Whitman 2011). During these negotiations, Stanley Whitman began discussing the possibility of developing the site with Graham. Graham knew that Mr. Whitman's experience in real estate sales, leasing, and building, as well as his experience with high fashion stores on Lincoln Road made him exceptionally qualified to develop the land and bring business to the area (Whitman 2011). Thus, he offered him a half interest in the land which would become the Bal Harbour Shops in 1957, and the next year Mr. Whitman purchased the second half (Whitman 2011). His brothers William and Dudley invested with him in the venture. William and Dudley Whitman were both active in the surfing community and had been instrumental in bringing the sport to South Florida during the 1930s (Stanton 2011:4NE). Both are featured in the East Coast Surfing Hall of Fame.

At the time that the land at the corner of 96th Street and Collins Avenue was purchased, the Sinclair Station (Figure 22, page 35) was located immediately at the northwest corner of 96th Street and Collins Avenue, a post office was proposed to its west, and the Village Hall and Church by the Sea were in the current locations. In addition, Shepard Broad was trying to get a public school built on the site for Bay Harbour Islands (Whitman 2011). However, Stanley Whitman had other plans for the site, a vision to create a luxury shopping mall. Mr. Whitman had seen that as landlords were raising rent for the shops along Lincoln Road, luxury retail

was leaving and the shops along Lincoln Road in Miami Beach were declining (Whitman 2011). With the decline of Lincoln Road, he thought a high fashion mall could be a success in Bal Harbour.



Figure 22: c. 1976 Photograph of the Sinclair Station (Bal Harbour Shops 1995)

The population grew rapidly during this period, and by 1959, there were 5,000 residents at the height of the winter season, and 324 permanent residents (n.a. 1959:6). Also in 1959, the community's beach was severely eroded and its first restoration project was begun. So much development had occurred that by this year the current assessed value of property in the community was \$23,617,700, having risen almost \$9 million from the time of the Village's incorporation (n.a. 1959:6). Of the apartment and hotel sites lining Collins Avenue, only four were vacant in 1959 (n.a. 1959:7) (Figure 23). The 1960 Sanborn Fire Insurance Maps shows that there were eleven oceanfront hotels and apartments located on this portion of Collins Avenue. The community had its own police force consisting of twelve men, and an eight man fire department, which were both housed in the current Village Hall.



Figure 23: 1959 View of Collins Avenue in Bal Harbour (Oswald 1959)

Post 1960

The Bal Harbour Shops opened in 1965 with 30 tenants, and was met with immediate success (Figure 24). In the development of the Bal Harbour Shops, Stanley Whitman ignored the trend of indoor, air-conditioned malls, in an attempt to celebrate South Florida's climate with a landscaped open air mall (Bal Harbour Shops n.d.). Another contrast to the predominant trends was that the Shops were planned for vertical growth rather than horizontal (Bal Harbour Shops n.d.). At the time of its opening, the Bal Harbour Shops was the first major shopping center in the country without an anchor store. The first tenant was F.A.O. Schwartz, and other original tenants included Martha, Mark Cross, Nessa Gaulois, Maus & Hoffman, Abercrombie & Fitch, Schrafft's Restaurant, and Lilly Dache, as well as local stores of equal quality (Bal Harbour Shops 1995). At the time of the center's opening, Stanley Whitman was advised by the leading shopping center feasibility consultants, Larry Smith & Company, that, "an apartment house on the site would be more prudent than a shopping center" and "a shopping center would not make it" (Bal Harbour Shops 1995). However, by 1970, the Miami Herald referred to the Bal Harbour Shops as "the classiest shopping center south of Palm Beach" (Smiley 1970) (Figure 25, page 37).

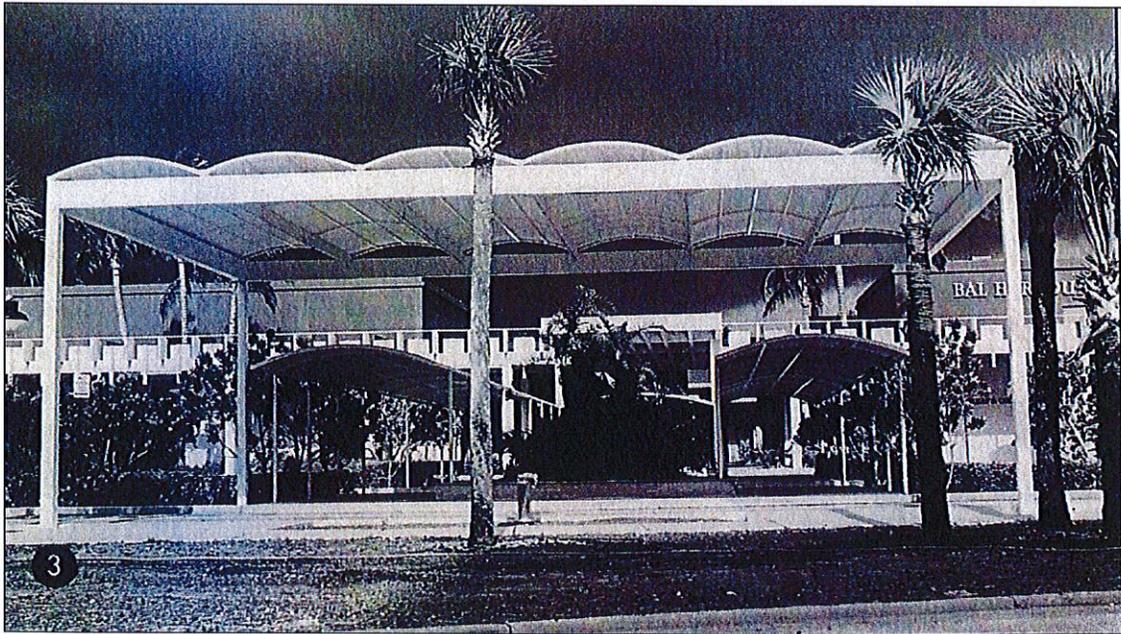


Figure 24: The Completed First Level of the Bal Harbour Shops, Prior to the Construction of Neiman Marcus or Saks Fifth Avenue (Bal Harbour Shops 1995)



Figure 25: 1970 View within the Bal Harbour Shops, Courtesy the Florida Photographic Collection, State Library and Archives of Florida

In 1971, Neiman Marcus opened their first store outside of Texas there, also becoming the first specialty department store south of Atlanta (Bal Harbour Shops 1995). In 1976, Saks Fifth Avenue closed its Lincoln Road store and opened its first full-line Florida store in the Shops (Bal Harbour Shops 1995). The Shops has continued to draw upscale retailers, who previously did not have mall locations and could only be found in cities such as New York. It was also the first shopping center to initiate a parking fee to secure parking spaces for its patrons, the first mall to screen itself from the main commercial street with landscaping, and the first mall to prohibit illuminated signage giving it a unique character and ambience (Bal Harbour Shops 1995).

Stanley Whitman and the Bal Harbour Shops have been instrumental in numerous additional beautification and planning projects for the Bal Harbour community. One of the first projects was a widening and beautification project for 96th Street. The street originally had a 55 foot right-of-way. During the first phase of the project, twenty feet from the north side along the Bal Harbour Shops were donated, widening the street to 75 feet. Stanley Whitman also purchased the lots on the south side of 96th Street in Surfside, and in 1978 donated another 55 feet to the roadway widening. He worked with Dade County Attorney Stewart Simon, and got consent of Bay Harbor Islands, Bal Harbour Village, Surfside, and Chase Bank (who owned adjacent property). Mr. Whitman also proposed medians with a landscape designed by Ed Stone Jr. (Whitman 2011). Dade County installed the new streets, median, and landscaping with an overall right-of-way total of 130 feet at no expense to Bal Harbour Village taxpayers (Bal Harbour Shops 1995). Stanley Whitman also commissioned a plan for the widening of Collins Avenue in Bal Harbour, which the Village would later model its improvements on as Collins Avenue was widened from four to six lanes with left turn bays (Whitman 2011).

One of the major problems that the Village of Bal Harbor, as well as the whole of the barrier islands, faced during this period was the erosion of its beaches. Stanley Whitman recalled that the Harbour House (at the north end of Collins Avenue) had 17 feet of ocean outside before one reached sand, and the Americana Hotel (at the south end of Collins Avenue) only had a beach at low tide (Whitman 2011). As previously noted, the first beach restoration project had taken place in 1959 (Bramson 2008: 20). Miami Beach resort owners Ben Novack and Harry Mufson worked during this period to secure a resort tax of 4% of the room and 2% of beverage which could be utilized to advertise, improve, and promote the community, and Stanley Whitman pushed for one in Bal Harbour (Whitman 2011). In 1968, the Village Council passed a resort tax which would fund Village maintenance and enhancement projects, including beach erosion, at no additional cost to residents (Bal Harbour Village 2011) (Figure 26). Stanley Whitman was the first chairman of the resort tax committee and served on the committee through 1983.



Figure 26: Beach creation taking place between Bal Harbour and Baker's Haulover Inlet, date unknown, Courtesy the Florida Photographic Collection, State Library and Archives of Florida

In 1970, there were nine hotels, 29 apartment buildings, and 163 residences in Bal Harbour (Figures 27 and 28, pages 39 and 40). No more than half a dozen vacant residential lots remained, and the oceanfront was entirely developed (Smiley 1970). At this time, it was difficult to buy or build a new home in the community for less than \$150,000 (Smiley 1970). In a 1970 Miami Herald article, Bal Harbour is described as, "perfectly laid out, perfectly landscaped, perfect in every way except that it's hard to get to because of the automobile traffic" (Smiley 1970). One of the ways that traffic was improved to Bal Harbour was in a change to the traffic pattern. As Chairman of the South Florida Highway Users Federation,

Stanley Whitman organized support to change the traffic patterns such that Collins Avenue was one-way north and Harding Avenue was one-way south in Surfside and Miami Beach (Bal Harbour Shops 1995).

A \$250,000 project landscaping Collins Avenue was also begun in 1970. When describing the proposed improvements, an article in the Miami Herald states that motorists, “may think they have reached the Promised Land as they begin descending the turtle-back bridge over Baker’s Haulover and see the tropical boulevard stretching before them” (Smiley 1970). Ed Stone Jr., the landscape architect for Stanley Whitman’s widening of 96th Street, was responsible for the landscaping improvements (Whitman 2011).



Figure 27: 1970 Aerial Photograph of Northern Portion of Bal Harbour, Courtesy of Aerial Photography: Florida, State University System of Florida, <http://www.digital.uflib.ufl.edu/collections/FLAP/Index.htm>



Figure 28: 1970 Aerial Photograph of Southern Portion of Bal Harbour, *Courtesy of Aerial Photography: Florida, State University System of Florida, <http://www.digital.uflib.ufl.edu/collections/FLAP/Index.htm>*

In June of 1974, the Kenilworth-By-the-Sea hotel was demolished because it was unable to compete with newer, larger hotels like the Americana (Sachs 1974:4A). The plan was to build condominiums in its place, “the route taken by other beach hotels” (Sachs 1974:4A). The trend of demolition has continued through recent years in Bal Harbour. As more new convention hotels were built throughout the area, the older convention hotels could not compete (Whitman 2011). Today, only two historic oceanfront structures remain along the Collins Avenue waterfront, the Sea View Hotel and the Carlton Terrace Apartments. The single-family residential area has also seen much demolition, and almost 25 percent of its

historic single-family residences have been demolished. While conducting the survey, Janus Research found that multiple structures still listed as historic, according to the records of the Miami-Dade County Property Appraiser, had recently been demolished or were in the process of demolition (Figure 29). The one area of Bal Harbour which has remained untouched by the trend of demolition is the low-rise multi-family residential district on the west side of Collins Avenue. The historic structures within this area remain and continue to convey a sense of their period of construction.



Figure 29: Historic Structure at 118 Camden Drive, being demolished at the time of the survey

HISTORIC RESOURCES RESULTS

The following portion of the report focuses on the historic resources identified within the survey area. The survey area includes the historic resources built in 1963 and earlier located within the residential areas of Bal Harbour Village. Overall, 138 historic resources were identified during this survey. Of these, 10 were previously recorded by Janus Research as part of the 2010 *Miami-Dade County Comprehensive Historic Properties Assessment Phase II Reconnaissance Survey Report*. As this report and its associated FMSF forms have not been previously submitted to the FMSF, updated FMSF forms were prepared for each of the previously recorded historic resources.

Whether or not they are architecturally or historically significant, all of the historic resources included in the survey area contribute in some way to the character of Bal Harbour. Through their location, design, setting, materials, workmanship, feeling, and association, these historic resources convey the prevalent architectural trends and historical development of the village. The pre-1964 historic resources included in this survey were inventoried regardless of their physical condition or integrity. Several of the resources surveyed have been significantly modified to the extent that the majority of their original historic fabric is not intact. Nevertheless, each of the surveyed resources is documented on FMSF forms and included in the analysis of the survey findings.

All resources identified within the survey area are listed in a comprehensive inventory in Table 2 and their locations are shown on Figure 30 on page 50. Some of the historic buildings within the survey area were obscured from view from the right-of-way due to heavy landscaping, a wall, or a large setback. Any information that was available or visible for these structures is noted on the FMSF forms and in Table 2. If an insufficient amount of the structure was visible from which to judge its level of historic integrity or architectural merit, then an evaluation of its eligibility for listing in the National Register was noted as unknown in both Table 2 and on the FMSF form.

Included in this section of the report is an analysis of the survey results. An overview of the area's distinctive architectural styles is provided to establish a context for determining the architectural significance of the buildings. A discussion of prominent local architects whose work is found within the survey area is also included. Images of representative buildings are located in this section to illustrate the elements of each style. As previously discussed, the survey area is arranged into three distinct residential districts: a single-family residential district located on the western side of the Village adjacent to Indian Creek and Biscayne Bay; a low-rise multi-family residential district located east of the single-family district and along the west side of Collins Avenue; and an oceanfront district located along the east side of Collins Avenue. Thus, an analysis of individually significant resources and the potential for historic districts is included for each residential district.

Table 2. Historic Resources Identified in the Survey Area

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA11550	Fairfield Manor/9800 Collins Avenue	c.1951	Post-World War II Modern	3	Stucco	Built-up roof	Metal SHS	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11551	Tahoma Apartments/9910-9916 Collins Avenue	c.1950	Post-World War II Modern	3	Stucco; Brick	Built-up roof	Metal Awning	c. 1990	Some windows replaced	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11552	Vista Shores Apartments/9920 Collins Avenue	c.1951	Post-World War II Modern	3	Stucco	Built-up roof	Metal Fixed, awning, jalousie	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11553	Avondale Apartments/10170 Collins Avenue	c.1955	Post-World War II Modern	1	Stucco; Brick	Built-up roof	Metal Awning; jalousie; fixed	c. 1990	Hurricane shutters added	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11554	Brownstone Apartments/10178 Collins Avenue	c.1950	Post-World War II Modern	2	Stucco; Brick	Built-up roof	Metal Jalousie	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11555	Bal Harbour Manor/10190 Collins Avenue	c.1948	Post-World War II Modern	3	Stucco; Brick	Built-up roof	Metal Awning; fixed; jalousie	1990s	Hurricane shutters added	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11564	Carlton Terrace/10245 Collins Avenue	c.1956	Post-World War II Modern	14	Stucco	Built-up roof	Metal Fixed, SHS	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11565	The Admiralty/10150-10160 Collins Avenue	c.1960	Neo-Classical Revival	3	Stucco	Built-up roof	Metal Awning, Fixed	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11566	Sea View Hotel Hotel/9909 Collins Avenue	c.1948	Post-World War II Modern	13	Stucco	Built-up roof	Metal SHS	1990s; 1970s	Some windows replaced; Balcony enclosed on fifth floor/SW	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11612	Bal Harbour Apartments Historic District	1948-1960	Various	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible historic district
8DA11799	Bal Harbour Yacht Basin	c. 1925	Designed Historic Landscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA11796	Bal Harbour Park Space and Streetscape Elements within the Single-Family Residential Section	C. 1946	Designed Historic Landscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA11806	Bal Harbour Collins Avenue/State Road (SR) A1A Medians	c. 1945	Designed Historic Landscape	N/A	N/A	N/A	N/A	c. 1970	Landscaping and beautification project	N/A	N/A	Ineligible
8DA12146	22-28 Bal Bay Drive	c.1950	Masonry Vernacular	2	Stucco; Brick	Tile unspecified	Metal Awning, SHS, jalousie	c. 1980s	Hurricane shutters added	c. 1967	NW corner/2nd floor masonry addition designed by architect Gene E. Baylis	Ineligible
8DA12147	34 Bal Bay Drive	c.1950	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Fixed; sliding	c. 2000s	Windows replaced, hurricane shutters added	N/A	N/A	Ineligible
8DA12148	63 Bal Bay Drive	c.1948	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal Fixed, sliding	c. 1990s	Windows replaced	N/A	N/A	Ineligible
8DA12149	73 Bal Bay Drive	c.1948	French Eclectic	1	Stucco	Flat tile	Metal Fixed	c. 1990s	Windows replaced	c. 1990	Rear additions	Potentially eligible individually
8DA12150	84 Bal Bay Drive	c.1948	Masonry Vernacular	1	Stucco; Brick	Mission tile	Metal Fixed	N/A	N/A	c. 1990	SW/masonry addition	Ineligible
8DA12151	88 Bal Bay Drive	c.1962	Neo-Mediterranean	2	Stucco	Tile unspecified	Wood Casement	c. 1990	Windows replaced, façade altered to give it Mediterranean Revival detailing	c. 1990	Multiple masonry additions on all sides of structure	Ineligible
8DA12152	100 Bal Bay Drive	c.1957	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed	2011	New roof added, front door changed, façade changed, windows replaced, cast stone and braces added	1982; 2011	1982: small rear addition added at NE corner; 2011: entry porch added, projecting bay added to façade	Ineligible
8DA12153	108 Bal Bay Drive	c.1956	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Fixed; casement	1990s	Windows replaced, garage door replaced	1988; 1994	1988: rear addition 1994: 2-story rear and front additions including new entrance porch by architect Barry Sugarman	Ineligible

Table 2. Historic Resources Identified in the Survey Area

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA11550	Fairfield Manor/9800 Collins Avenue	c.1951	Post-World War II Modern	3	Stucco	Built-up roof	Metal SHS	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11551	Tahoma Apartments/9910-9916 Collins Avenue	c.1950	Post-World War II Modern	3	Stucco; Brick	Built-up roof	Metal Awning	c. 1990	Some windows replaced	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11552	Vista Shores Apartments/9920 Collins Avenue	c.1951	Post-World War II Modern	3	Stucco	Built-up roof	Metal Fixed, awning, jalousie	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11553	Avondale Apartments/10170 Collins Avenue	c.1955	Post-World War II Modern	1	Stucco; Brick	Built-up roof	Metal Awning; jalousie; fixed	c. 1990	Hurricane shutters added	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11554	Brownstone Apartments/10178 Collins Avenue	c.1950	Post-World War II Modern	2	Stucco; Brick	Built-up roof	Metal Jalousie	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11555	Bal Harbour Manor/10190 Collins Avenue	c.1948	Post-World War II Modern	3	Stucco; Brick	Built-up roof	Metal Awning; fixed; jalousie	1990s	Hurricane shutters added	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11564	Carlton Terrace/10245 Collins Avenue	c.1956	Post-World War II Modern	14	Stucco	Built-up roof	Metal Fixed, SHS	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11565	The Admiralty/10150-10160 Collins Avenue	c.1960	Neo-Classical Revival	3	Stucco	Built-up roof	Metal Awning, Fixed	N/A	N/A	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11566	Sea View Hotel Hotel/9909 Collins Avenue	c.1948	Post-World War II Modern	13	Stucco	Built-up roof	Metal SHS	1990s; 1970s	Some windows replaced; Balcony enclosed on fifth floor/SW	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA11612	Bal Harbour Apartments Historic District	1948-1960	Various	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible historic district
8DA11799	Bal Harbour Yacht Basin	c. 1925	Designed Historic Landscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA11796	Bal Harbour Park Space and Streetscape Elements within the Single-Family Residential Section	C. 1946	Designed Historic Landscape	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA11806	Bal Harbour Collins Avenue/State Road (SR) A1A Medians	c. 1945	Designed Historic Landscape	N/A	N/A	N/A	N/A	c. 1970	Landscaping and beautification project	N/A	N/A	Ineligible
8DA12146	22-28 Bal Bay Drive	c.1950	Masonry Vernacular	2	Stucco; Brick	Tile unspecified	Metal Awning, SHS, jalousie	c. 1980s	Hurricane shutters added	c. 1967	NW corner/2nd floor masonry addition designed by architect Gene E. Baylis	Ineligible
8DA12147	34 Bal Bay Drive	c.1950	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Fixed; sliding	c. 2000s	Windows replaced, hurricane shutters added	N/A	N/A	Ineligible
8DA12148	63 Bal Bay Drive	c.1948	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal Fixed, sliding	c. 1990s	Windows replaced	N/A	N/A	Ineligible
8DA12149	73 Bal Bay Drive	c.1948	French Eclectic	1	Stucco	Flat tile	Metal Fixed	c. 1990s	Windows replaced	c. 1990	Rear additions	Potentially eligible individually
8DA12150	84 Bal Bay Drive	c.1948	Masonry Vernacular	1	Stucco; Brick	Mission tile	Metal Fixed	N/A	N/A	c. 1990	SW/masonry addition	Ineligible
8DA12151	88 Bal Bay Drive	c.1962	Neo-Mediterranean	2	Stucco	Tile unspecified	Wood Casement	c. 1990	Windows replaced, façade altered to give it Mediterranean Revival detailing	c. 1990	Multiple masonry additions on all sides of structure	Ineligible
8DA12152	100 Bal Bay Drive	c.1957	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed	2011	New roof added, front door changed, façade changed, windows replaced, cast stone and braces added	1982; 2011	1982: small rear addition added at NE corner; 2011: entry porch added, projecting bay added to façade	Ineligible
8DA12153	108 Bal Bay Drive	c.1956	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Fixed; casement	1990s	Windows replaced, garage door replaced	1988; 1994	1988: rear addition 1994: 2-story rear and front additions including new entrance porch by architect Barry Sugarman	Ineligible

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12154	117 Bal Bay Drive	c.1949	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal SHS	c. 1990s	Hurricane shutters added, windows replaced, garage doors replaced, façade archways added and elevation was significantly altered	1983	Rear addition and new entrance added by Diez-Solomon Associates, Inc. architects	Ineligible
8DA12155	Villa Contenta/122 Bal Bay Drive	c.1948	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Casement	c. 1980s	Hurricane shutters, awnings over second story windows, front doors replaced, façade window openings altered and windows replaced	1987	NE/2 story masonry addition designed by Morris-Powell Associates Inc.	Ineligible
8DA12156	134 Bal Bay Drive	c.1949	Masonry Vernacular	1	Stucco	Flat tile		N/A	N/A	1985	N addition behind the garage and rear garden room addition	Unknown
8DA12157	145 Bal Bay Drive	c.1962	Post-World War II Modern	1	Stucco; Stone veneer	Flat tile	Metal Covered by shutters	c. 1990s	Hurricane shutters added, front doors replaced	1986	Rear addition	Ineligible
8DA12158	148 Bal Bay Drive	c.1958	Post-World War II Modern	2	Wood siding; Stone	Flat tile	Metal Fixed	c. 1990s	Hurricane shutters	N/A	N/A	Potentially eligible individually
8DA12159	152 Bal Bay Drive	c.1950	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal Fixed, casement	c. 1980s	Hurricane shutters	1994	Masonry addition by architect Charles H. Benson	Ineligible
8DA12160	153 Bal Bay Drive	c.1950	Neo-Classical Revival	2	Stucco; Wood siding	Flat tile	Metal Casement	2000s	Windows replaced, entryway and some window shapes altered, cast stone added	N/A	N/A	Ineligible
8DA12161	159 Bal Bay Drive	c.1950	Post-World War II Modern	1	Stucco	Flat tile	Metal Awning; Fixed	2000s	Some windows replaced	N/A	N/A	Potentially eligible individually
8DA12162	165 Bal Bay Drive	c.1949	Split Level	1	Stucco; Brick	Tile unspecified	Metal Awning; Fixed	1970s	Shutters added to some windows, windows replaced, sliding glass doors added	N/A	N/A	Ineligible
8DA12163	167 Bal Bay Drive	c.1950	Split Level	1	Stucco; Brick	5V-Sheet metal	Metal Fixed; Awning	c. 1970s	Shutters added	N/A	N/A	Potentially eligible individually
8DA12164	186 Bal Bay Drive	c.1948	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Not visible	c. 2000s	Main entrance doors replaced, windows replaced	Unknown	E/Addition obscured from view	Unknown
8DA12165	189 Bal Bay Drive	c.1956	Post-World War II Modern	2	Stucco; Brick; Concrete block	Tile unspecified	Metal Awning	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12166	216 Bal Bay Drive	c.1952	Masonry Vernacular	1	Stucco; Masonry veneer	Flat tile	Metal View obstructed	N/A	N/A	N/A	N/A	Unknown
8DA12167	220 Bal Bay Drive	c.1948	Neo-Classical Revival	2	Stucco	Unspecified		N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12168	223 Bal Bay Drive	c.1950	Ranch	1	Stucco	Tile unspecified	Metal Casement; Fixed	c. 2000s	Windows replaced	N/A	N/A	Ineligible
8DA12169	224 Bal Bay Drive	c.1953	Masonry Vernacular	2	Stucco; Stone	Flat tile	Metal Fixed, awning	c. 1990s	Windows replaced, cast stone surrounds added			Ineligible
8DA12170	231 Bal Bay Drive	c.1950	Split Level	1	Stucco	Flat tile	Metal Casement	c. 1980s	Hurricane shutters added, porch rail replaced	N/A	N/A	Ineligible
8DA12171	243 Bal Bay Drive	c.1951	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed, casement	1991	Windows replaced, original garage enclosed and window added	1991	W/Entrance porch added, carport added by architect Joseph B. Kaller	Ineligible
8DA12172	247 Bal Bay Drive	c.1951	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed, casement	1990	Windows replaced	1990	SE addition by Evola Design International	Ineligible
8DA12173	251 Bal Bay Drive	c.1950	Masonry Vernacular	2	Stucco	Tile unspecified	Wood SHS	2011	Windows replaced, entire exterior redone and window openings appear to be altered	2011	Entry porch and trellises added	Ineligible

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12174	256 Bal Bay Drive	c.1949	Neo-Mediterranean	2	Stucco	Tile unspecified	Metal Fixed; casement	c. 1999	New façade treatment and Mediterranean detailing added, windows and doors replaced	c. 1999	Large addition at the west connecting the main structure to the former outbuilding at the SW, Tower and new entrance feature added	Ineligible
8DA12175	259 Bal Bay Drive	c.1957	Masonry Vernacular	1	Stucco; Stone veneer	Flat tile	Metal SHS, awning, fixed	N/A	N/A	Unknown		Ineligible
8DA12176	275 Bal Bay Drive	c.1960	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed, casement	2011	Windows replaced, new stucco added, and façade treatment may be altered	N/A	N/A	Ineligible
8DA12177	280 Bal Bay Drive	c.1955	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	c. 1990s	Windows replaced, hurricane shutters added	N/A	N/A	Ineligible
8DA12178	Waterway Manor/284 Bal Bay Drive	c.1952	Modern Vernacular	2	Stucco	Tile unspecified	Metal View obstructed	1985	Windows replaced	N/A	N/A	Ineligible
8DA12179	Water's Edge House Condominiums/286 Bal Bay Drive	c.1954	Post-World War II Modern	2	Stucco; Brick	Tile unspecified	Metal Fixed; Awning; Jalousie	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12180	91 Bal Cross Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed, sliding	c. 1990s	Windows replaced and openings altered, door replaced and stone surrounds added, textured stucco added	N/A	N/A	Ineligible
8DA12181	92 Bal Cross Drive	c.1948	Neo-Mediterranean	1	Stucco	Tile unspecified	Metal Fixed, casement	c. 1990s	Tile, cast stone ornamentation, parapet, metal courtyard fence, metal screening added, garage door replaced	c. 1990s	Tower built/N	Ineligible
8DA12182	96 Bal Cross Drive	c.1951	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed; awning	1989, 1993	1989: Windows and door replaced, 1993: decorative window frames and columns added	1989	Porch entrance added and projecting bay to the west of the entrance added	Ineligible
8DA12183	107 Bal Cross Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Awning, casement, fixed	N/A	N/A	N/A	N/A	Ineligible
8DA12184	112 Bal Cross Drive	c.1950	Masonry Vernacular	2	Stucco	Tile unspecified	Metal SHS, some with fanlights	Unknown	Windows replaced, main entrance altered including the addition of stairs and replacement of door, tile added to roof	1993	SE/Two-story masonry addition and courtyard wall modified by McLeod Architectural Group P.A.	Ineligible
8DA12185	121 Bal Cross Drive	c.1950	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed, casement	c. 1990s	Garage door replaced/W	N/A	N/A	Ineligible
8DA12186	126 Bal Cross Drive	c.1951	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Awning	N/A	N/A	N/A	N/A	Ineligible
8DA12187	131 Bal Cross Drive	c.1952	Modern Vernacular	1	Stucco	Flat tile	Metal Not visible	c. 1990s	Front door replaced, garage doors replaced	N/A	N/A	Ineligible
8DA12188	141 Bal Cross Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Not visible	1978	Original one-car garage at west enclosed	1978, 1992	1978: S One-story masonry addition includes two-car garage and wall enclosing courtyard, 1992: SE one-story masonry addition	Ineligible
8DA12189	151 Bal Cross Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Awning; SHS	c. 1990s	Windows replaced, hurricane shutters added	N/A	N/A	Ineligible
8DA12190	156 Bal Cross Drive	c.1951	Masonry Vernacular	1	Stucco	Flat tile	Metal Casement	1996	Windows replaced, shutters added	1996	Porch added to façade; SW masonry addition constructed by Requejo & Lence Architecture	Ineligible
8DA12191	157 Bal Cross Drive	c.1962	Masonry Vernacular	1	Stucco	Flat tile	Metal Awning	c. 1990s	Shutters added	N/A	N/A	Ineligible
8DA12192	160 Bal Cross Drive	c.1947	Split Level	2	Stucco	Tile unspecified	Metal Fixed; casement	1991	Windows replaced	1991	E/Large masonry addition completely altered the façade appearance	Ineligible

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12193	163 Bal Cross Drive	c.1961	Masonry Vernacular	1	Stucco	Flat tile	Metal SHS	c. 1990s	Garage door replaced, shutters added	N/A	N/A	Ineligible
8DA12194	210 Bal Cross Drive	c.1948	Mediterranean Transitional	2	Stucco	Tile unspecified	Metal Fixed, sliding	c. 1990s	Windows replaced, cast stone added	Unknown		Ineligible
8DA12195	211 Bal Cross Drive	c.1953	Split Level	2	Stucco; Brick	Flat tile	Metal Fixed	c. 1990s	Hurricane shutters added, windows replaced, garage door replaced	N/A	N/A	Ineligible
8DA12196	216 Bal Cross Drive	c.1950	Split Level	2	Stucco	Flat tile	Metal Sliding, fixed	c. 1990s	Windows replaced, openings may have been altered	N/A	N/A	Ineligible
8DA12197	226 Bal Cross Drive	c.1949	Masonry Vernacular	1	Stucco; Brick	Flat tile	Metal Fixed, SHS	c. 1980s	Hurricane shutters	c. 1986	Large rear addition	Ineligible
8DA12198	229 Bal Cross Drive	c.1950	Split Level	2	Stucco	Tile unspecified	Metal SHS	c. 1990s	Windows replaced	N/A	N/A	Ineligible
8DA12199	234 Bal Cross Drive	c.1949	Ranch	1	Stucco	Tile unspecified	Metal Fixed; SHS	c. 2000s	Garage door replaced, windows replaced, front door replaced, hurricane shutters added	Unknown	Expansions/W	Ineligible
8DA12200	237 Bal Cross Drive	c.1952	French Eclectic	1	Stucco; Brick	Flat tile	Metal Awning	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12201	241 Bal Cross Drive	c.1956	Masonry Vernacular	1	Stucco	Flat tile	Metal Awning	N/A	N/A	N/A	N/A	Ineligible
8DA12202	253 Bal Cross Drive	c.1956	Split Level	2	Stucco; Brick	Flat tile	Metal Awning	N/A	N/A	N/A	N/A	Ineligible
8DA12203	260 Bal Cross Drive	c.1961	Post-World War II Modern	2	Stucco; Stone; Concrete	Flat tile	Metal Fixed, awning	c. 1980s	Some hurricane shutters added to windows	1982; 1985; 1995	1982: Entrance bay (Louis R. Clerco); 1985: N 2-story addition (James F. Silvers); 1995: SW 1-story garage addition (Isaac Sklar)	Potentially eligible Individually
8DA12204	261 Bal Cross Drive	c.1950	Ranch	1	Stucco	Flat tile	Metal Fixed, casement	N/A	N/A	N/A	N/A	Ineligible
8DA12205	271 Bal Cross Drive	c.1950	Ranch	1	Stucco; Brick	Tile unspecified	Metal Casement, fixed	c. 2000s	Windows replaced, hurricane shutters added	N/A	N/A	Ineligible
8DA12206	280 Bal Cross Drive	c.1948	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed, casement	1995	Windows and doors replaced, some window openings altered	1995	Wing walls added at the N and S, Main entrance was modified and expanded	Ineligible
8DA12207	287 Bal Cross Drive	c.1948	Mediterranean Transitional	2	Stucco	Tile unspecified	Metal SHS; Fixed; Awning	c. 1980s	Some NW windows filled in; Hurricane shutters added	N/A	N/A	Potentially eligible individually
8DA12208	110 Balfour Drive	c.1948	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed; casement	1996	Some window and door openings on façade altered and replaced; Entry porch added	1996	S/One-story masonry addition	Ineligible
8DA12209	121 Balfour Drive	c.1957	Split Level	2	Stucco	Tile unspecified	Metal SHS	1996	Windows replaced, cast stone added, doors replaced, garage door replaced	1996	N/Masonry rear addition designed by Giorgio Balli, Entrance feature and stairs added	Ineligible
8DA12210	128 Balfour Drive	c.1948	Masonry Vernacular	1	Stucco	Tile unspecified	Metal SHS	c. 1990s	Bahamian shutters added, garage door replaced, windows replaced	N/A	N/A	Ineligible
8DA12211	143 Balfour Drive	c.1951	Ranch	1	Stucco	Flat tile	Metal Fixed, jalousie	c. 1990s	Hurricane shutters added, 1-car garage enclosed with French doors	N/A	N/A	Ineligible
8DA12212	170 Balfour Drive	c.1951	Ranch	1	Stucco; Brick	Flat tile	Metal SHS	c. 1980s	Windows replaced	N/A	N/A	Ineligible
8DA12213	190 Balfour Drive	c.1950	Masonry Vernacular	2	Stucco	Tile unspecified	Metal Fixed, awning	c. 1990s	Windows replaced, façade altered including decorative surrounds	1992	2-story rear addition designed by MerLo and Associates	Ineligible
8DA12214	100 Biscay Drive	c.1951	Split Level	2	Stucco; Brick	Tile unspecified	Metal Fixed; Awning	c. 1980s	Hurricane shutters added	N/A	N/A	Ineligible
8DA12215	101 Biscay Drive	c.1960	Post-World War II Modern	1	Stucco; Stone veneer	Flat tile	Metal Fixed, casement, sliding	c. 1990s	Window replaced	N/A	N/A	Potentially eligible individually

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12216	130 Biscay Drive	c.1948	Neo-Mediterranean	2	Stucco	Tile unspecified	Metal Fixed	c.2008	Façade was completely altered giving it a Mediterranean inspired appearance, new windows and doors	c. 2008	Entry tower/NW; Living space/SW	Ineligible
8DA12217	155 Biscay Drive	c.1962	Ranch	1	Stucco	Flat tile	Metal Fixed; Awning	c. 1990s	Windows replaced	1978	Bedroom and bathroom addition at NW	Ineligible
8DA12218	160 Biscay Drive	c.1948	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal Fixed	c. 1990s	Windows replaced, hurricane shutters added, front door replaced	1980	Florida room addition at rear	Ineligible
8DA12219	165 Biscay Drive	c.1949	Masonry Vernacular	1	Stucco; Brick	Tile unspecified	Metal Fixed	1984	Windows replaced, shutters added, columns added	N/A	N/A	Ineligible
8DA12220	59 Camden Court	c.1950	Masonry Vernacular	1	Stucco; Artificial masonry veneer	Flat tile	Metal Casement	c. 1980s	Some windows replaced	N/A	N/A	Ineligible
8DA12221	61 Camden Court	c.1950	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	c. 2000s	Windows replaced, front door replaced, cast stone surrounds added	1976, 1977, c. 2000	1976: Florida room added at the rear, 1977: S/One story masonry addition by architect George F. Reed, 2000: Entrance porch added	Ineligible
8DA12222	63 Camden Court	c.1951	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Awning	1986	Main door replaced and entrance altered with glass block, garage door replaced	1986	Entrance porch added	Ineligible
8DA12223	32 Camden Drive	c.1950	Masonry Vernacular	2	Stucco	Flat tile	Metal SHS; Fixed; Sliding	c. 1980s	Windows replaced	N/A	N/A	Ineligible
8DA12224	52 Camden Drive	c.1955	Masonry Vernacular	1	Stucco	Tile unspecified	Metal SHS	c. 1980s	Windows and door replaced	N/A	N/A	Ineligible
8DA12225	53 Camden Drive	c.1950	Masonry Vernacular	1	Stucco; Brick; Wood siding	Flat tile	Metal SHS	c. 1980s	Windows replaced, some openings altered	N/A	N/A	Ineligible
8DA12226	64 Camden Drive	c.1958	Post-World War II Modern	1	Stucco; Brick	Flat tile	Metal Awning	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12227	77 Camden Drive	c.1949	Post-World War II Modern	1	Stucco	Flat tile	Metal Fixed, awning	1980s	Bahamian shutters added to some windows	N/A	N/A	Potentially eligible individually
8DA12228	78 Camden Drive	c.1954	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	c. 1990s	Windows replaced, cast stone ornamentation added, fencing added, garage door replaced	N/A	N/A	Ineligible
8DA12229	88 Camden Drive	c.1950	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Awning	N/A	N/A	N/A	N/A	Ineligible
8DA12230	114 Camden Drive	c.1951	Modern Vernacular	1	Stucco	Tile unspecified	Metal Not visible from right of way	1990s	Courtyard doors replaced	N/A	N/A	Ineligible
8DA12231	118 Camden Drive	c.1951	Split Level	2	Stucco; Brick	Flat tile	Metal Awning	1980s	Hurricane shutters added, columns added, garage doors replaced, front doors replaced	1985	S/Masonry addition at south end of main elevation	Ineligible
8DA12232	139 Camden Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed; awning	c. 1990s	Garage door replaced, hurricane shutters added, windows replaced	N/A	N/A	Ineligible
8DA12233	147 Camden Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal SHS, Fixed	c. 1970s	Windows replaced	N/A	N/A	Ineligible
8DA12234	150 Camden Drive	c.1949	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed, sliding	1990s	Door and windows replaced	N/A	N/A	Ineligible
8DA12235	154 Camden Drive	c.1949	Masonry Vernacular	1	Stucco	Flat tile	Metal Casement	c. 1990s	Windows replaced, cast stone added	c. 1995	Multiple additions including a large rear addition, a new entrance porch, and an addition at the SE corner	Ineligible

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12236	161 Camden Drive	c.1955	Ranch	1	Stucco	Tile unspecified		c. 1980s	Windows replaced, cast stone detailing added, doors replaced, entrance opening may have been altered	N/A	N/A	Ineligible
8DA12237	168 Camden Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement, fixed	1980s	Windows, front door replaced	1987	NW/Two-story masonry addition designed by Shrum, Ali, & Associates Inc.	Ineligible
8DA12238	169 Camden Drive	c.1950	Masonry Vernacular	2	Stucco	Flat tile	Metal SHS; Awning; Sliding	1991	Quoin detailing added	1991	N/Second story portion added over existing first story by Ralph Choeff Architecture	Ineligible
8DA12239	172 Camden Drive	c.1957	Masonry Vernacular	1	Stucco	Flat tile	Metal Fixed	1995	Windows replaces	1995	S/Masonry addition and new entrance porch added	Ineligible
8DA12240	174 Camden Drive	c.1952	Modern Vernacular	1	Stucco	Flat tile	Metal Not visible	N/A	N/A	N/A	N/A	Ineligible
8DA12241	175 Camden Drive	c.1951	Modern Vernacular	1	Stucco	Tile unspecified	Metal SHS, Fixed	c. 1970s	Windows replaced, door replaced, garage door replaced, porch enclosed	N/A	N/A	Ineligible
8DA12242	Bal Harbour Collins Apartments/9930 Collins Avenue	c.1950	Modern Vernacular	2	Stucco; Brick	Flat tile	Metal Sliding	c. 1990	Windows replaced	N/A	N/A	Ineligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA12243	Beach Club Apartments/9940-9944 Collins Avenue	c.1951	Post-World War II Modern	2	Stucco; Brick	Built-up roof	Metal Fixed; awning; casement; jalousie	c. 1990	Hurricane shutters added	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA12244	Lanai Condominiums/10210 Collins Avenue	c.1952	Post-World War II Modern	3	Stucco; Brick	Built-up roof	Metal Fixed, awning, jalousie	1990s	Hurricane shutters added and some balconies enclosed	N/A	N/A	Potentially eligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA12245	Bal Bridge North/10240 Collins Avenue	c.1957	Post-World War II Modern	3	Stucco	Built-up roof	Metal Fixing, awning, jalousie	1990s	S/Some porches enclosed	N/A	N/A	Ineligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA12246	1 Harbour Way	c.1956	Post-World War II Modern	3	Stucco	Built-up roof	Metal Sliding; Fixed	c. 1990	Windows and doors replaced	N/A	N/A	Ineligible individually; Contributing to potential Bal Harbour Apartments Historic District
8DA12247	61 Harbour Way	c.1950	Neo-Classical Revival	2	Stucco	Tile unspecified	Metal DHS	1990	Windows and doors replaced, garage door replaced, some windows enclosed	1990	SW/addition and pedimented portico entrance added to façade by Architectural Design Collaborative	Ineligible
8DA12248	101 Harbour Way	c.1948	Masonry Vernacular	2	Stucco; Brick	Flat tile	Metal Awning	N/A	N/A	N/A	N/A	Ineligible
8DA12249	120 Harbour Way	c.1955	Split Level	2	Stucco; Brick	Flat tile	Metal Awning	1980s	Hurricane shutters	1977	Small aluminum addition at rear	Potentially eligible individually
8DA12250	145 Harbour Way	c.1948	Ranch	1	Stucco; Brick	Tile unspecified	Metal Fixed, SHS	c. 1980s	Some windows replaced, some hurricane shutters added, garage door replaced	N/A	N/A	Ineligible
8DA12251	Whitehall at Bal Harbour/20-30 Park Drive	c.1949	Masonry Vernacular	2	Stucco; Brick veneer	Composition shingles	Metal SHS; Sliding	c. 1990	Some windows replaced	N/A	N/A	Ineligible
8DA12252	50 Park Drive	c.1950	Post-World War II Modern	2	Stucco; Brick	Tile unspecified	Metal SHS; Awning; Sliding; Jalousie	c. 1990s	Some windows replaced, hurricane shutters added	N/A	N/A	Potentially eligible individually
8DA12253	60 Park Drive	c.1952	Masonry Vernacular	2	Stucco; Brick	Tile unspecified	Metal Awning	1990s	Windows replaced	N/A	N/A	Ineligible
8DA12254	70 Park Drive at Bal Harbour/70 Park Drive	c.1952	Modern Vernacular	2	Stucco; Brick	Tile unspecified	Metal Jalousie	N/A	N/A	N/A	N/A	Ineligible
8DA12255	80 Park Drive at Bal Harbour/80 Park Drive	c.1951	Modern Vernacular	1	Stucco	Tile unspecified	Metal Jalousie	1990s	Hurricane shutters	N/A	N/A	Ineligible
8DA12256	90 Park Drive	c.1955	Post-World War II Modern	1	Stucco	Tile unspecified	Metal Awning	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12257	114 Park Drive	c.1953	Ranch	1	Stucco	Flat tile	Metal Fixed, casement	c. 1990s	Windows replaced, door replaced, porch rail added, porch supports added, cornice altered, cast stone added	N/A	N/A	Ineligible

Table 2. Historic Resources Identified in the Survey Area Continued

Site #	Site Name	Date	Style	Stories	Ext Fabric	Roof Material	Windows	Alterations Date	Alterations Type	Additions Date	Additions Type	National Register Status
8DA12258	124 Park Drive	c.1949	Modern Vernacular	1	Stucco; Brick	Flat tile	Metal Awning	1980s	Windows replaced	N/A	N/A	Ineligible
8DA12259	146 Park Drive	c.1957	Masonry Vernacular	1	Stucco; Brick	Flat tile	Metal Fixed; awning	c. 1970s	Some windows replaced, driveway and parking access has been reconfigured	N/A	N/A	Ineligible
8DA12260	162 Park Drive	c.1962	Not specified by documenter	1	Stucco	Flat tile	Metal Not visible	N/A	N/A	N/A	N/A	Unknown
8DA12261	168 Park Drive	c.1951	Masonry Vernacular	1	Stucco	Flat tile	Metal Awning	1994	Windows replaced, hurricane shutters added, garage door replaced, stucco and concrete trim added	1994	E/Entrance porch added, SW/One-story masonry addition	Ineligible
8DA12262	174 Park Drive	c.1948	Neo-Mediterranean	2	Stucco	Tile unspecified	Metal Casement	1992	Windows and doors replaced, cast stone ornamentation added, quoins and brackets added, garage door replaced, property fenced	1992	New entrance tower added central to the façade and large two-story rear addition designed by Ramon J. Collado	Ineligible
8DA12263	178 Park Drive	c.1961	Neo-Classical Revival	2	Stucco	Flat tile	Metal Fixed; awning	N/A	N/A	N/A	N/A	Ineligible
8DA12264	188 Park Drive	c.1949	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Fixed; casement	1993	Windows replaced, stone facing added, doors replaced, garage door replaced	1993	E/Entrance porch added, SW/One-story masonry addition	Ineligible
8DA12265	208 Park Drive	c.1949	Masonry Vernacular	2	Stucco	Flat tile	Metal SHS, Fixed	1995	Windows and doors replaced, new stucco treatment including quoins added	1995	Entry porch added to the facade, 2-story rear addition constructed by architect Ralph Choeff	Ineligible
8DA12266	218 Park Drive	c.1948	Post-World War II Modern	1	Stucco; Brick	Flat tile	Metal Casement	N/A	N/A	N/A	N/A	Potentially eligible individually
8DA12267	228 Park Drive	c.1952	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	1993	Windows replaced, hurricane shutters added, columns and quoins added, some window openings altered and brick veneer removed	N/A	N/A	Ineligible
8DA12268	232 Park Drive	c.1956	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	c. 1980s	Front door replaced	Unknown	N/A	Ineligible
8DA12269	238 Park Drive	c.1948	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Casement	1995	Windows replaced, front doors changed, hurricane shutters added, stucco banding and columns added	1995	Rear addition, carport added, New entrance porch constructed	Ineligible
8DA12270	258 Park Drive	c.1956	Masonry Vernacular	1	Stucco	Tile unspecified	Metal Not visible	c. 1990s	Cast stone, tower added, garage doors replaced	c. 1990s	Entry porch/E	Ineligible

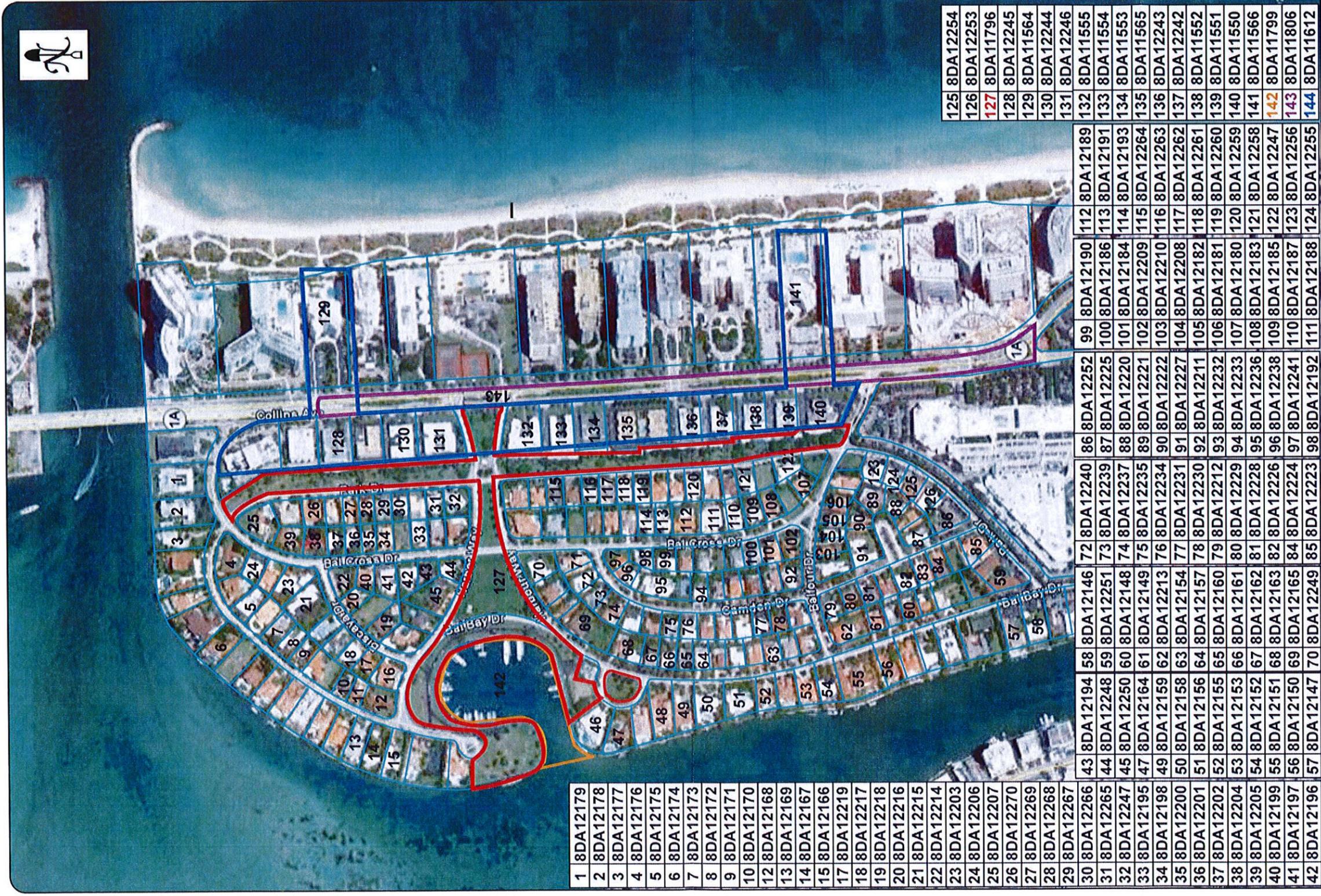


Figure 30: Locations of Identified Historic Resources

REPRESENTATIVE ARCHITECTURAL STYLES

The architecture of a building is described as a style composed of its overall form and decorative ornamentation. An architectural style reflects the prevailing needs and tastes of the time in which it was constructed, contributing to an understanding of the culture and society of that period. In respect to defining an architectural style, two primary elements should be considered: decoration and overall form. Decoration consists of ornamentation that is placed on a building. The design of the overall form involves the interplay of proportion, scale, massing, symmetry or asymmetry, as well as the relationships between solids and voids, or height, depth, and width.

Within Bal Harbour, the historic resources are represented by several architectural styles and encompass a wide range of building forms. Professional builders who were influenced by traditional building techniques and contemporary stylistic characteristics constructed some of the buildings; however, non-professional builders or the building owners also constructed various buildings. The styles found in the survey area were popular throughout the U.S. during their periods of construction.

There is a diverse array of architectural styles represented in Bal Harbour Village, giving the area its unique character. Recently, there has been much discussion in the field of architectural history regarding South Florida's architecture from the Post-World War II and Modern periods, and an appropriate style name. The architecture of this period has been called Post-World War II Modern, Mid-Century Modern, Subtropical Modern, Resort Modern, International Style, and most recently the term Miami Modern (MiMo) was coined. For the purposes of the survey, the term Post-World War II Modern is used, as is discussed further in the corresponding narrative within this section of the report. Within the survey area, the identified historic resources can be categorized as the following styles: Post-World War II Modern, Masonry Vernacular, Modern Vernacular, Ranch, Split Level, Mediterranean Revival, Mediterranean Transitional, Neo-Classical Revival, and French Eclectic. It should also be noted that one of the structures was so obscured from view during the survey that its style is indeterminate.

One of the striking aspects of Bal Harbour's residential architecture is its incorporation of Modern design elements. The influence of the period's Modern design principles can be seen in a variety of styles in the survey area including its Post-World War II Modern, Modern Vernacular, Masonry Vernacular, Split Level, and Ranch structures. There is a range of level of incorporation of Modern elements from the Masonry Vernacular structures which simply include a roof with wide, overhanging eaves providing functional sun protection, to the more elaborate Post-World War II Modern structures which incorporate many Modern design elements. Thus, an extensive discussion of the Post-World War II Modern style with illustrations of its elements is included first in this section of the report, followed by a brief narrative describing each of the additional styles exhibited by the identified historic resources.

Post-World War II Modern

Twenty-four Post-World War II Modern structures are located within the survey area (Table 3). Representative photos of identified Post-World War II Modern structures and the design elements described below are included at the conclusion of this narrative, in Figures 31-49 on pages 55-64. The Post-World War II Modern style is characterized by functional simplicity (Historic Preservation, Planning, and Design Division, City of Miami Beach n.d.). It represents a departure from the preceding modern styles towards a simpler, more functional architecture. The buildings are typically rectangular in form and one- to two-stories tall. Ornament takes the form of rock facing, cast concrete decorative panels, and applied masonry ornament. Floor plans were commonly reorganized from interior double loaded corridors to “open air” verandas or “cat walks” on one side or more. Overhanging roof plates, projecting floor slabs, and ornamental railings are typical of the style along with paired or clustered pipe columns to support them. Symmetrical staircases became significant exterior design features. Post-World War II Modern apartment buildings which have a U-shaped form with exterior entryways and corridors organized around a courtyard garden are also referred to as “Garden Style” apartments.

As previously discussed, in recent years Post-World War II Modern architecture in Miami has come to be known as Miami Modern, or MiMo. The term, MiMo, was coined by Randall C. Robinson Jr. and Teri D’Amico who are both active in protecting Post-World War II Modern architecture in Miami. Robinson has worked as an advocacy planner for the Miami Beach Community Development Corporation, served as a member of the City of Miami Beach Historic Preservation Board, and co-authored the book, *MiMo: Miami Modern Revealed* with Eric P. Nash. D’Amico has served on the board of directors for the Miami Design Preservation League and the City of Miami Beach’s Design Review Board, and is a practicing interior designer and adjunct professor at Florida International University. According to the Nash and Robinson book, MiMo refers to the architecture in South Florida from 1945 until the late 1960s, and includes the Subtropical Modern office buildings in downtown Miami and the Resort MiMo of the area’s hotels and motels. MiMo is not a single style, but describes the architecture of a time and place, which represented American faith and progress in the future (Nash and Robinson 2004:9).

Since the term MiMo was coined, it has generated a lot of excitement for the architecture from the Post-World War II and Modern periods in the Miami area. However, in March of 2011, at Dade Heritage Trust’s Meet MiMo conference there was also debate by presenters and attendees about the use of the term MiMo and its appropriateness and applicability. Some felt that it is a fitting style term which captures the unique architecture of the period in the Miami area. Others raised concerns that the term is more of a marketing slogan than an appropriate style term, that it does not apply to the structures outside of Miami Beach, and some architects practicing in the Miami area during the Post-World War II and Modern periods felt that it did not accurately capture their work as they were simply trying to design Modern buildings. For the purposes of this study, Post-World War II Modern is used as the name of the style, as MiMo is a relatively new term which has been met with some debate. The term MiMo is used when discussing the details and elements of the buildings’ designs. Thus, a building would be described as Post-World War II Modern with MiMo detailing. The details and elements which Nash and Robinson note as comprising MiMo architecture in

their 2004 book, *MiMo: Miami Modern Revealed*, are noted as MiMo elements throughout the documentation for this project and are discussed further below.

The architecture Nash and Robinson describe as MiMo uses symbolism to communicate its function. There is an emphasis on blending, and creating continuity from indoors to outdoors. MiMo elements incorporated into the designs include acute angles, have asymmetrical compositions, and often take the form of a tower atop a broad base. Boomerangs, hyperparaboloids, cheeseholes (round holes of various sizes), and woggles (biomorphic kidney shapes) are common shapes. Typical MiMo fenestration includes ribbon windows which can be boxed or canted. Often, window bays are set among projecting piers and floor slabs, creating an “egg crate” façade appearance. Clerestory and jalousie windows are also widely used.

Common materials in MiMo architecture include aggregate, aluminum, concrete block and stucco, crab orchard stone, keystone, glass mosaic tile, and plate glass. Buildings are often constructed with random ashlar masonry patterns and use slumped or Roman brick. Other typical elements are cantilevers, catwalks, compressed arches, concrete canopies, curtain wall construction, cutouts, eyebrows, floating staircases, intersecting planes, pilotis, rounded eaves, shed roofs, built-in planters, and tray balconies. Shading devices are an important component of MiMo architecture, and wooden, metal, and concrete louvers, metal grilles, and screen block in geometric and organic patterns are often used for screening. Buildings incorporate marine and space-age imagery. Decoration takes the form of murals, mosaics, decorative railings, and textured stucco. Thin metal rods known as “beanpoles” are also used for decoration in interior and exterior spaces, balconies, lobbies, and stairs. The Chalet Style was influential to MiMo designs, creating buildings with gabled front façades and long-eaved roofs. MiMo lettering used in signage on buildings is carefree, often italicized, sans serif, upward slanting script.

Nash and Robinson classify MiMo into two strains, Resort MiMo and Subtropical Modernism. Resort MiMo architecture reflects the Post-World War II period’s lavish Hollywood sets, automobile styles, space race, and desire for something newer, bigger, and better (Nash and Robinson 2004:37). It is characterized by excess. The American fascination with Futurism is a pervasive influence in the designs of Resort MiMo. Subtropical Modernism is a strain of the modern movement that recognized the needs of a year-round population rather than solely the demands of the resort guests. As a result, designers addressed the humidity and heat of summer by making accommodations for breezy corridors, covered galleries, and shady courtyards. Subtropical Modernism also employs elements associated with the International Style of architecture that include glass walls and low-slung lines, flat roofs and wide eaves, and free-flowing interior spaces.

Table 3: Post-World War II Modern Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA11550	Fairfield Manor/9800 Collins Avenue	c.1951
8DA11551	Tahoma Apartments/9910-9916 Collins Avenue	c.1950
8DA11552	Vista Shores Apartments/9920 Collins Avenue	c.1951
8DA11553	Avondale Apartments/10170 Collins Avenue	c.1955
8DA11554	Brownstone Apartments/10178 Collins Avenue	c.1950
8DA11555	Bal Harbour Manor/10190 Collins Avenue	c.1948
8DA11564	Carlton Terrace/10245 Collins Avenue	c.1956
8DA11566	Sea View Hotel Hotel/9909 Collins Avenue	c.1948
8DA12157	145 Bal Bay Drive	c.1962
8DA12158	148 Bal Bay Drive	c.1958
8DA12161	159 Bal Bay Drive	c.1950
8DA12165	189 Bal Bay Drive	c.1956
8DA12179	Water's Edge House Condominiums/286 Bal Bay Drive	c.1954
8DA12203	260 Bal Cross Drive	c.1961
8DA12215	101 Biscay Drive	c.1960
8DA12226	64 Camden Drive	c.1958
8DA12227	77 Camden Drive	c.1949
8DA12243	Beach Club Apartments/9940-9944 Collins Avenue	c.1951
8DA12244	Lanai Condominiums/10210 Collins Avenue	c.1952
8DA12245	Bal Bridge North/10240 Collins Avenue	c.1957
8DA12246	1 Harbour Way	c.1956
8DA12252	50 Park Drive	c.1950
8DA12256	90 Park Drive	c.1955
8DA12266	218 Park Drive	c.1948



Figure 31: Representative Photo of a Post-World War II Modern Residence, 260 Bal Cross Drive (8DA12203), Facing Northwest



Figure 32: Representative Photo of a Post-World War II Modern Residence, 77 Camden Drive (8DA12227), Facing Northeast



Figure 33: Representative Photo of a Post-World War II Modern Apartment Building, 9800 Collins Avenue (8DA11550), Facing North



Figure 34: Representative Photo of a Post-World War II Modern Apartment Building, 9910-9916 Collins Avenue (8DA11551), Facing Southwest



Figure 35: Representative Photo of wide, overhanging eaves, brick veneer, and integral planters utilized in Bal Harbour



Figure 36: Representative Photo of concrete screen block utilized in Bal Harbour



Figure 37: Representative Photo of screening device enclosing a courtyard in Bal Harbour



Figure 38: Representative Photo of screening device enclosing a courtyard in Bal Harbour



Figure 39: Representative Photo of integral planters utilized in Bal Harbour



Figure 40: Representative Photo of integral planters utilized in Bal Harbour



Figure 41: Representative Photo of beanpole supports and an eyebrow ledge utilized in Bal Harbour



Figure 42: Representative Photo of an eyebrow ledge utilized in Bal Harbour



Figure 43: Representative Photo of cutouts, integral planters, and an eyebrow ledge utilized in Bal Harbour



Figure 44: Representative Photo of canted roof support element utilized in Bal Harbour



Figure 45: Representative Photo of canted walls, geometric cutouts, and integral planters utilized in Bal Harbour



Figure 46: Representative Photo of a concrete canopy and concrete screen block utilized in Bal Harbour



Figure 47: Representative Photo of boxed windows utilized in Bal Harbour



Figure 48: Representative Photo of boxed windows utilized in Bal Harbour



Figure 49: Representative Photo of ornamental supports utilized in Bal Harbour

Masonry Vernacular

Sixty-four Masonry Vernacular structures are located within the survey area (Table 4 and Figures 50-51, page 67). Masonry Vernacular buildings were mostly designed and built by anonymous individuals (Vogel 1985:105). They are modest in design and tend to be simple, largely unornamented, and constructed out of locally accessible materials. The use of ready-mixed concrete revolutionized building techniques after 1920 (Rifkind 1980:293). Buildings constructed after this time used concrete blocks which provided the same amount of strength as other traditional masonry units but were lighter and cheaper (McAlester 1993:38). The concrete block walls are often covered with a smooth stucco veneer. Sometimes, concrete block was covered in a veneer of brick or stone in order to make composite masonry walls and to enhance the exterior appearance. Decoration is simple and limited usually to string courses, window and door lintels, vents, decorative brick panels or integral planters. Occasionally, horizontal bands are scored into the stucco. Windows and bays are often symmetrically spaced on a façade to form a regular rhythm of solids and voids. Fenestration typically consists of various metal window types including casement, single-hung sash, fixed, awning, and jalousies.

Table 4: Masonry Vernacular Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12146	22-28 Bal Bay Drive	c.1950
8DA12147	34 Bal Bay Drive	c.1950
8DA12148	63 Bal Bay Drive	c.1948
8DA12150	84 Bal Bay Drive	c.1948
8DA12152	100 Bal Bay Drive	c.1957
8DA12153	108 Bal Bay Drive	c.1956
8DA12154	117 Bal Bay Drive	c.1949
8DA12155	Villa Contenta/122 Bal Bay Drive	c.1948
8DA12156	134 Bal Bay Drive	c.1949
8DA12159	152 Bal Bay Drive	c.1950
8DA12164	186 Bal Bay Drive	c.1948
8DA12166	216 Bal Bay Drive	c.1952
8DA12169	224 Bal Bay Drive	c.1953
8DA12171	243 Bal Bay Drive	c.1951
8DA12172	247 Bal Bay Drive	c.1951
8DA12173	251 Bal Bay Drive	c.1950
8DA12175	259 Bal Bay Drive	c.1957
8DA12176	275 Bal Bay Drive	c.1960
8DA12177	280 Bal Bay Drive	c.1955
8DA12180	91 Bal Cross Drive	c.1949
8DA12182	96 Bal Cross Drive	c.1951
8DA12183	107 Bal Cross Drive	c.1949
8DA12184	112 Bal Cross Drive	c.1950
8DA12185	121 Bal Cross Drive	c.1950
8DA12186	126 Bal Cross Drive	c.1951
8DA12188	141 Bal Cross Drive	c.1949
8DA12189	151 Bal Cross Drive	c.1949
8DA12190	156 Bal Cross Drive	c.1951
8DA12191	157 Bal Cross Drive	c.1962
8DA12193	163 Bal Cross Drive	c.1961

Site #	Site Name	Date
8DA12197	226 Bal Cross Drive	c.1949
8DA12201	241 Bal Cross Drive	c.1956
8DA12206	280 Bal Cross Drive	c.1948
8DA12208	110 Balfour Drive	c.1948
8DA12210	128 Balfour Drive	c.1948
8DA12213	190 Balfour Drive	c.1950
8DA12218	160 Biscay Drive	c.1948
8DA12219	165 Biscay Drive	c.1949
8DA12220	59 Camden Court	c.1950
8DA12221	61 Camden Court	c.1950
8DA12222	63 Camden Court	c.1951
8DA12223	32 Camden Drive	c.1950
8DA12224	52 Camden Drive	c.1955
8DA12225	53 Camden Drive	c.1950
8DA12228	78 Camden Drive	c.1954
8DA12229	88 Camden Drive	c.1950
8DA12232	139 Camden Drive	c.1949
8DA12233	147 Camden Drive	c.1949
8DA12234	150 Camden Drive	c.1949
8DA12235	154 Camden Drive	c.1949
8DA12237	168 Camden Drive	c.1949
8DA12238	169 Camden Drive	c.1950
8DA12239	172 Camden Drive	c.1957
8DA12248	101 Harbour Way	c.1948
8DA12251	Whitehall at Bal Harbour/20-30 Park Drive	c.1949
8DA12253	60 Park Drive	c.1952
8DA12259	146 Park Drive	c.1957
8DA12261	168 Park Drive	c.1951
8DA12264	188 Park Drive	c.1949
8DA12265	208 Park Drive	c.1949
8DA12267	228 Park Drive	c.1952
8DA12268	232 Park Drive	c.1956
8DA12269	238 Park Drive	c.1948
8DA12270	258 Park Drive	c.1956



Figure 50: Representative Photo of a Masonry Vernacular Residence, 232 Park Drive (8DA12268), Facing West



Figure 51: Representative Photo of a Masonry Vernacular Residence, 226 Bal Cross Drive (8DA12197), Facing West

Modern Vernacular

Nine Modern Vernacular structures are located within the survey area (Table 5 and Figures 52-53, page 69). Modern Vernacular buildings are similar to Masonry Vernacular structures except they incorporate Modern details into the designs. They are typically of concrete block construction clad in stucco, and are modest in design. The most common roof forms are flat or front gable with a gentle slope. The roofs often have wide, overhanging eaves and there are sometimes multiple levels of roof planes. What differentiates Modern Vernacular architecture from Masonry Vernacular architecture is that its design incorporates one or two of the following elements: concrete screen block, cantilevered elements, beanpoles, stucco relief ornament, decorative railings, and pylons. These structures are differentiated from Post-World War II Modern structures as their designs are simpler. They were not holistically designed according to Modern principles. Rather, the one or two Modern and MiMo elements incorporated into their designs are typically a decorative application aimed at elevating the design of the structure from that of the typical Masonry Vernacular structure of the time.

Table 5: Modern Vernacular Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12178	Waterway Manor/284 Bal Bay Drive	c.1952
8DA12187	131 Bal Cross Drive	c.1952
8DA12230	114 Camden Drive	c.1951
8DA12240	174 Camden Drive	c.1952
8DA12241	175 Camden Drive	c.1951
8DA12242	Bal Harbour Collins Apartments/9930 Collins Avenue	c.1950
8DA12254	70 Park Drive at Bal Harbour/70 Park Drive	c.1952
8DA12255	80 Park Drive at Bal Harbour/80 Park Drive	c.1951
8DA12258	124 Park Drive	c.1949



Figure 52: Representative Photo of a Modern Vernacular Residence, 124 Park Drive (8DA12258), Facing Northwest



Figure 53: Representative Photo of a Modern Vernacular Apartment Building, 70 Park Drive (8DA12254), Facing Northwest

Ranch

Ten residences in the survey area were identified as the Florida Ranch style (Table 6 and Figures 54-55, page 71). This style originated in California during the mid-1930s and continued to be constructed through the mid-1970s. The popularity of this style is attributed to the increased dependence on automobiles after World War II and the cheaper land prices of the post-War era. Because of these reasons, the sprawling houses could be constructed on large lots outside of the central core of the cities. Also, following the war, the booming economy allowed property owners to build or buy homes larger than the ones constructed during the Depression and war years.

In Florida, many Ranch houses were constructed to take advantage of the temperate climate. Sliding glass doors and rear yard patios were popular design features of post-War Florida Ranch homes (Ferrer 1999:21). The faint influence of Spanish Colonial, Prairie, and Craftsman architecture can be seen in some Ranch style buildings. The one-story buildings generally have an asymmetrical front elevation and a horizontal emphasis. They have low-pitched roofs that are typically hipped, but sometimes gabled. The roofs are usually sheathed in composition shingles and the exterior is covered in a smooth stucco veneer. Fenestration consists of various metal windows including casement, awning, single-hung sash, and jalousie types. Ranch houses have few extraneous decorative features.

Ranch designs are differentiated from Post-World War II Modern, Masonry Vernacular, and Modern Vernacular residences through their strong horizontal emphasis and lack of decorative features. Decoration which is present is often more traditional in nature, through elements such as shutters. They are low and sprawling structures which are typically extended by the incorporation of a two-car garage into the designs.

Table 6: Ranch Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12168	223 Bal Bay Drive	c.1950
8DA12199	234 Bal Cross Drive	c.1949
8DA12204	261 Bal Cross Drive	c.1950
8DA12205	271 Bal Cross Drive	c.1950
8DA12211	143 Balfour Drive	c.1951
8DA12212	170 Balfour Drive	c.1951
8DA12217	155 Biscay Drive	c.1962
8DA12236	161 Camden Drive	c.1955
8DA12250	145 Harbour Way	c.1948
8DA12257	114 Park Drive	c.1953



Figure 54: Representative Photo of a Ranch Residence, distinguished from the Masonry Vernacular Residences in Figures 50 and 51 on page 67 by its elongated design with a prominent two-car garage, 223 Bal Bay Drive (8DA12168), Facing Northeast



Figure 55: Representative Photo of a Ranch Residence, distinguished from the Masonry Vernacular Residences in Figures 50 and 51 on page 67 by its elongated design with a prominent two-car garage, 145 Harbour Way (8DA12250), Facing Northeast

Split Level

Twelve Split Level structures are located within the survey area (Table 7 and Figures 56-57, page 73). This descriptive term refers to the form of the residence, and is a variation of the Ranch style. In the Split Level, one lateral wing has been modified to contain two stories, usually with an integral garage or family room on the lower ground level, and with the bedrooms located above. While the Split Level was greatly popular on the Eastern Seaboard and the Midwest where basement levels were already a traditional part of residential space, in Florida they were less common because of the low sea level encountered. Split Level residences are typically rectangular in plan. Detailing typically takes the form of gable vents, stucco belt courses, integral concrete planters, projecting and recessing facades, and projecting sills.

Table 7: Split Level Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12162	165 Bal Bay Drive	c.1949
8DA12163	167 Bal Bay Drive	c.1950
8DA12170	231 Bal Bay Drive	c.1950
8DA12192	160 Bal Cross Drive	c.1947
8DA12195	211 Bal Cross Drive	c.1953
8DA12196	216 Bal Cross Drive	c.1950
8DA12198	229 Bal Cross Drive	c.1950
8DA12202	253 Bal Cross Drive	c.1956
8DA12209	121 Balfour Drive	c.1957
8DA12214	100 Biscay Drive	c.1951
8DA12231	118 Camden Drive	c.1951
8DA12249	120 Harbour Way	c.1955



Figure 56: Representative Photo of a Split Level Residence, 211 Bal Cross Drive (8DA12195), Facing Southeast



Figure 57: Representative Photo of a Split Level Residence, 229 Bal Cross Drive (8DA12198), Facing Northeast

Neo-Mediterranean

Five Neo-Mediterranean structures are located within the survey area (Table 8 and Figures 58-59, page 75). The Neo-Mediterranean style is commonly found from 1970 through the present in California and the southwest (Recent Past Revealed 2011). The style's influential predecessor, the Mediterranean Revival style, flourished in Florida during the 1920s and 1930s. Its domestic buildings were associated chiefly with middle and elite class suburban housing developments. The style was also used for commercial, hotel, club, and school buildings. The style referenced the history and romance of the state's Spanish heritage and at the same time could be modified to suit Florida's hot and humid climate. Another reason for its popularity lay in that it could be stylized to suit the picturesque resort image the state was promoting to its winter visitors (Spain 1987:1).

These structures are distinguished from the Mediterranean Transitional style (described below) as they do not represent the transitional period blending earlier Mediterranean Revival elements with more Modern design elements. Rather, each of the structures which currently exhibit the Neo-Mediterranean style within the survey area have been altered, and their original appearances were often simpler, Post-World War II Modern and Masonry Vernacular designs. The buildings were given stylistic upgrades which included the application of Mediterranean Revival influenced ornament, materials, and in some cases additions such as towers.

Features of the Neo-Mediterranean style exhibited by the structures include stuccoed wall surfaces and low-pitched, tiled roofs. Roof tiles are commonly half-round barrel tiles or interlocking pantiles. Square towers are not uncommon. Semicircular arches are often used to mark doors and major windows. Doors are typically wood and may be ornamented further by inset tiles, carved stone, columns or pilasters on their surrounds. Balconies and window grilles are common and are typically made from wrought iron or wood. Ornamentation can range from simple to dramatic and may draw from a number of Mediterranean references (Whiffen 1992:225; McAlester 1993:417).

Table 8: Neo-Mediterranean Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12151	88 Bal Bay Drive	c.1962
8DA12174	256 Bal Bay Drive	c.1949
8DA12181	92 Bal Cross Drive	c.1948
8DA12216	130 Biscay Drive	c.1948
8DA12262	174 Park Drive	c.1948



Figure 58: Representative Photo of a Neo-Mediterranean Residence, 88 Bal Bay Drive (8DA12151), Facing West



Figure 59: Representative Photo of a Neo-Mediterranean Residence, 92 Bal Cross Drive (8DA12181), Facing Southeast

Mediterranean Transitional

Two Mediterranean Transitional structures are located within the survey area (Table 9, Figure 60 below, and Figure 61 on page 77). This stylistic definition is used simply to distinguish the more recent properties that employ Mediterranean Revival elements from the 1920s heyday and which begin to take on the Ranch style forms that were popular beginning in the late 1930s. In this more contemporary phase, homes are one story in height or a combination of one and two-stories, and rectangular in plan. Frequently, a front facing projecting bay is featured on one end of the principal elevation. Residences from this period lack the complex interaction of its one and two story predecessors that often combined varying roof pitches. They do continue to employ barrel or “S” tiles for the roof surface and ornament that is concentrated around windows and doors. Detailing typically takes the form of gable vents, stucco belt courses, integral concrete planters, projecting and recessing facades, and projecting sills.

Table 9: Mediterranean Transitional Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12194	210 Bal Cross Drive	c.1948
8DA12207	287 Bal Cross Drive	c. 1948



Figure 60: Representative Photo of a Mediterranean Transitional Residence, 210 Bal Cross Drive (8DA12194), Facing West



Figure 61: Representative Photo of a Mediterranean Transitional Residence, 287 Bal Cross Drive (8DA12207), Facing Southeast

Neo-Classical Revival

Five Neo-Classical Revival structures are located within the survey area (Table 10 and Figure 62, page 78). The Neo-Classical Revival style (frequently used interchangeably with Colonial Revival) is an eclectic renewal of Georgian, Adam, Early Classical Revival, and Greek Revival architecture. Interest in classical models was inspired by the World's Columbian Exposition, which was held in Chicago in 1893. Nearly all the buildings in the Chicago exhibition were designed based on classical precedents and were widely copied in the United States. While specific dates vary, architectural style guides chronicle the occurrence of the style from the late nineteenth century to the first half of the twentieth century. The Neo-Classical Revival style is found in public buildings and monuments as well as in residential construction.

The Neo-Classical Revival style is based mostly on the Greek architectural orders, as opposed to the Roman orders (Blumenson 1981:69). Because of this, windows and doorways are commonly spanned by lintels rather than by arches (Whiffen 1992:167). Another hallmark of the Neo-Classical style is a full-height entry porch on the principal facade. Its usually pedimented porch roof is supported by classical columns often in the Ionic or Corinthian orders. The arrangement of windows is commonly symmetrical about a central door. Other features of the style may include monumental proportions, large (sometimes triple-hung) sash windows, pilasters, smooth or polished stone surfaces, attic stories or parapets, and simple roof lines (McAlester 1993:342-346, Poppeliers et al. 1983:70, Blumenson 1981:69). In south Florida during the Post-World War II and Modern periods,

Neo-Classical design elements are often adapted to the local climate. This is most commonly seen in the incorporation of roofs with wide, overhanging eaves and the use of jalousie or awning windows.

Table 10: Neo-Classical Revival Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA11565	The Admiralty/10150-10160 Collins Avenue	c. 1960
8DA12160	153 Bal Bay Drive	c. 1950
8DA12167	220 Bal Bay Drive	c. 1948
8DA12247	61 Harbour Way	c. 1950
8DA12263	178 Park Drive	c. 1961



Figure 62: Representative Photo of a Neo-Classical Revival Residence, 178 Park Drive (8DA12263), Facing West

French Eclectic

Two French Eclectic structures are located within the survey area (Table 11 and Figures 63-64, pages 79-80). The French Eclectic style is part of the Eclectic movement, which began in the 1880s and continued through the 1940s. The Eclectic movement stressed relatively pure copies of architectural traditions as originally built in different European countries. The French Eclectic style is based on centuries of French domestic architecture, and has a variety of forms and detailing united by a similar roof form (McAlester 2003: 387). The roof is typically steeply pitched. While the style shares many features of the Tudor Revival style, it lacks the dominant front facing cross gables found (McAlester 2003: 387). Brick, stone, and stucco wall cladding are all common to the style, and doors are often set in arched openings.

Table 11: French Eclectic Style Resources in the Bal Harbour Survey Area

Site #	Site Name	Date
8DA12149	73 Bal Bay Drive	c.1948
8DA12200	237 Bal Cross Drive	c.1952



Figure 63: Representative Photo of a French Eclectic Residence, 237 Bal Cross Drive (8DA12200), Facing Northeast



Figure 64: Representative Photo of a French Eclectic Residence, 73 Bal Bay Drive (8DA12149), Facing Northeast

OTHER HISTORIC RESOURCES

The following photographs document several historic resources identified during the survey that do not exhibit architectural styles due to the resource type. These three resources are historic designed landscapes: the park space and streetscape elements within the single-family residential section, the yacht basin, and the medians along Collins Avenue (Table 12, Figure 65 below, and Figure 66-67, page 82). Historically, landscapes played a unique social role in the development and aesthetics of a community. Although these resources cannot be categorized with an architectural style, they remain important components of Bal Harbour Village's history. Further discussion of these resources and their significance is found on pages 115-119 of the report.

Table 12. Historic Resources in the Survey Area that Do Not Exhibit an Architectural Style

FMSF Number	Site Name/Address	Year Built	Resource Type
8DA11799	Bal Harbour Yacht Basin	c. 1925	Designed Historic Landscape
8DA11796	Bal Harbour Park Space and Streetscape Elements within the Single-Family Residential Section	c. 1946	Designed Historic Landscape
8DA11806	Bal Harbour Collins Avenue/SR A1A Medians	c. 1945	Designed Historic Landscape



Figure 65: View of the Yacht Basin (8DA11799) within the Single-Family Residential Section of Bal Harbour, Facing Southwest



Figure 66: View of the Medians along Collins Avenue (8DA11806), Facing Southwest at 9920 Collins Avenue



Figure 67: View of the Park Space within the Single-Family Residential Section of Bal Harbour (8DA11796), Facing South from Bal Cross Drive

BAL HARBOUR ARCHITECTS AND BUILDERS

Bal Harbour is fortunate to have retained materials such as building permits and building information cards from the early part of the Village's history. While not available for each structure, these sources proved to be very helpful in determining the dates of construction, architects, and builders for the majority of the surveyed resources. This information is located on each resource's FMSF form. The following section addresses the most prolific builder, and some of the notable architects who practiced in Bal Harbour, many of whom were responsible for the most significant number of designs within the survey area.

Builders

As previously discussed in the Context and History Related to the Development of Bal Harbour section of the report, mass development within the single-family residential area was rare, and builders typically only constructed a few houses in the area. The two most prolific builders within the single-family residential area were Harry Tolton & Son, Inc., and J.A. Benson, Inc. J.A. Benson, Inc. constructed at least 19 of the remaining structures. Research revealed little about the company's history. Harry Tolton & Son, Inc. was responsible for at least 27 of the remaining historic structures, the largest number constructed by a single builder, and information about the company's history and connection to the community is included below. The remaining identified builders typically only constructed between one and five structures within the Bal Harbour community. When available, builders are noted on the resource's FMSF form.

Harry Tolton & Son Inc.

Harry Tolton was a builder practicing in south Florida from the 1940s through the late 1970s. A list of the known structures he constructed within Bal Harbour is included in Table 13. The following information was received from an interview with his granddaughter, Carolyn Veinovic (Veinovic 2011). Tolton started building in Sunset Island and worked his way north to Bal Harbour. He built homes in the community both on a speculative basis and for specific clients. The houses he constructed throughout the area were generally similar models of repeated forms that changed over time. He worked with various local architects including Wahl Snyder and Gerard Pitt. These architects were chosen because they were friends. While today they are viewed as prominent local architects from the period, at the time of Bal Harbour's construction that were not chosen based on their renown but the personal connection. The homes Tolton was building were often second homes for the clients, and they typically had little input or specific requests for their designs.

Tolton chose to make Bal Harbour his home, and his extended family also moved to the area. He lived at 174 Camden Drive (8DA12240) and 280 Bal Cross Drive, and owned the apartment buildings at 50 and 60 Park Drive (8DA12252 and 8DA12253). After constructing the house at 174 Camden Drive for himself, the owner of the lot next door liked it so much he requested the same design be constructed at 172 Camden Drive (8DA12239), which has since been altered. Tolton's daughter-in-law's parents purchased the apartment buildings at 70 and 80 Park Drive (8DA12254 and 8DA12255) from Tolton. His son and his family lived

at 53 Camden Drive (8DA12225). Throughout his career he is known to have constructed houses in Sunset Island, LaGorce Island, Indian Creek, Bal Harbour, Miami Shores, and Golden Beach.

Table 13: Structures constructed by Harry Tolton & Son Inc. Builders in the Bal Harbour Survey Area

FMSF #	Site Name/Address	Architect	Date
8DA12152	100 Bal Bay Drive	Gerard Pitt	c. 1957
8DA12153	108 Bal Bay Drive	Gerard Pitt	c. 1956
8DA12156	134 Bal Bay Drive	Wahl Snyder	c. 1949
8DA12177	280 Bal Bay Drive	Gerard Pitt	c. 1955
8DA12178	Waterway Manor/284 Bal Bay Drive	Gerard Pitt	c. 1952
8DA12181	92 Bal Cross Drive	Gerard Pitt	c. 1948
8DA12187	131 Bal Cross Drive	Gerard Pitt	c. 1952
8DA12191	157 Bal Cross Drive	Paul A. Grupp	c. 1962
8DA12193	163 Bal Cross Drive	Paul A. Grupp	c. 1961
8DA12208	110 Balfour Drive	Gerard Pitt	c. 1948
8DA12223	32 Camden Drive	Gerard Pitt	c. 1950
8DA12224	52 Camden Drive	Gerard Pitt	c. 1955
8DA12225	53 Camden Drive	Gerard Pitt	c. 1950
8DA12226	64 Camden Drive	Wahl Snyder	c. 1958
8DA12227	77 Camden Drive	Wahl Snyder	c. 1949
8DA12239	172 Camden Drive	Gerard Pitt	c. 1957
8DA12240	174 Camden Drive	Gerard Pitt	c. 1952
8DA12252	50 Park Drive	Gerard Pitt	c. 1950
8DA12253	60 Park Drive	Gerard Pitt	c. 1952
8DA12254	70 Park Drive at Bal Harbour/70 Park Drive	Gerard Pitt	c. 1952
8DA12255	80 Park Drive at Bal Harbour/80 Park Drive	Gerard Pitt	c. 1951
8DA12256	90 Park Drive	Carlos B. Schoepl	c. 1955
8DA12260	162 Park Drive	Paul A. Grupp	c. 1962
8DA12261	168 Park Drive	Gerard Pitt	c. 1951
8DA12262	174 Park Drive	Gerard Pitt	c. 1948
8DA12268	232 Park Drive	Gerard Pitt	c. 1956
8DA12270	258 Park Drive	Gerard Pitt	c. 1956

Architects

Many sources including the records of History Miami, the Helen Muir Florida Collection of the Miami-Dade Public Library, previous surveys on file with the FMSF, and the American Institute of Architects Directories from 1956, 1962, and 1970 were reviewed. In some cases, research revealed no information about an architect who designed structures within the survey area. This may indicate that the architect had limited practice in South Florida, or was primarily involved with the design of simple, single-family residences and received little

recognition for their work. A comprehensive table of the identified architects of the historic structures is included below in Table 14.

Table 14: Identified Architects in the Bal Harbour Survey Area

FMSF #	Site Name/Address	Date	Architect
8DA12174	256 Bal Bay Drive	c. 1949	George A. Coffin
8DA12169	224 Bal Bay Drive	c. 1953	
8DA12194	210 Bal Cross Drive	c. 1948	Clair Darress
8DA12248	101 Harbour Way	c. 1948	
8DA12149	73 Bal Bay Drive	c. 1948	
8DA12183	107 Bal Cross Drive	c. 1949	
8DA12258	124 Park Drive	c. 1949	
8DA12247	61 Harbour Way	c. 1950	
8DA12196	216 Bal Cross Drive	c. 1950	
8DA12185	121 Bal Cross Drive	c. 1950	
8DA12195	211 Bal Cross Drive	c. 1953	
8DA12199	234 Bal Cross Drive	c. 1949	
8DA12201	241 Bal Cross Drive	c. 1956	Walter Fisher (Vahe Balikjian)
8DA12206	280 Bal Cross Drive	c. 1948	Walter Fisher
8DA11566	Sea View Hotel Hotel/9909 Collins Avenue	c. 1948	Roy F. France
8DA12234	150 Camden Drive	c. 1949	Gamble Pownall Gilroy
8DA12173	251 Bal Bay Drive	c. 1950	
8DA12168	223 Bal Bay Drive	c. 1950	D.H. Grootenboer
8DA12263	178 Park Drive	c. 1961	
8DA12193	163 Bal Cross Drive	c. 1961	Paul A. Grupp
8DA12191	157 Bal Cross Drive	c. 1962	
8DA12260	162 Park Drive	c. 1962	H.H. Hammer
8DA12186	126 Bal Cross Drive	c. 1951	
8DA12147	34 Bal Bay Drive	c. 1950	T. Hunter Henderson
8DA12230	114 Camden Drive	c. 1951	
8DA12212	170 Balfour Drive	c. 1951	
8DA12245	Bal Bridge North10240 Collins Avenue	c. 1957	Joseph Hoover
8DA12228	78 Camden Drive	c. 1954	Irving E. Horsey
8DA12179	Water's Edge House Condominiums286 Bal Bay Drive	c. 1954	Guy Platt Johnson
8DA12175	259 Bal Bay Drive	c. 1957	Nils Victor Johnson
8DA12232	139 Camden Drive	c. 1949	Thomas J. Kelly
8DA12237	168 Camden Drive	c. 1949	Alexander Lewis
8DA12219	165 Biscay Drive	c. 1949	Harry O. Nelson
8DA12220	59 Camden Court	c. 1950	Robert M. Nordin
8DA12162	165 Bal Bay Drive	c. 1949	Russell T. Pancoast
8DA12148	63 Bal Bay Drive	c. 1948	
8DA12265	208 Park Drive	c. 1949	Russell T. Pancoast and Associates
8DA12189	151 Bal Cross Drive	c. 1949	
8DA12266	218 Park Drive	c. 1948	
8DA12249	120 Harbour Way	c. 1955	Pancoast, Ferendino, Skeels, & Burnham
8DA12207	287 Bal Cross Drive	c. 1948	Dean Parmalee
8DA12180	91 Bal Cross Drive	c. 1949	

FMSF #	Site Name/Address	Date	Architect
8DA12259	146 Park Drive	c. 1957	William S. Pattison
8DA12217	155 Biscay Drive	c. 1962	
8DA12154	117 Bal Bay Drive	c. 1949	Harry E. Penny
8DA12192	160 Bal Cross Drive	c. 1947	John Edwin Petersen
8DA12167	220 Bal Bay Drive	c. 1948	
8DA12246	1 Harbour Way	c. 1956	Petersen & Shuflin
8DA12208	110 Balfour Drive	c. 1948	Gerard Pitt
8DA12181	92 Bal Cross Drive	c. 1948	
8DA12262	174 Park Drive	c. 1948	
8DA12252	50 Park Drive	c. 1950	
8DA12225	53 Camden Drive	c. 1950	
8DA12261	168 Park Drive	c. 1951	
8DA12255	80 Park Drive	c. 1951	
8DA12178	Waterway Manor/284 Bal Bay Drive	c. 1952	
8DA12240	174 Camden Drive	c. 1952	
8DA12187	131 Bal Cross Drive	c. 1952	
8DA12254	70 Park Drive	c. 1952	
8DA12253	60 Park Drive	c. 1952	
8DA12177	280 Bal Bay Drive	c. 1955	
8DA12224	52 Camden Drive	c. 1955	
8DA12270	258 Park Drive	c. 1956	
8DA12268	232 Park Drive	c. 1956	
8DA12152	100 Bal Bay Drive	c. 1957	
8DA12239	172 Camden Drive	c. 1957	
8DA12223	32 Camden Drive	c. 1950	
8DA12204	261 Bal Cross Drive	c. 1950	
8DA12202	253 Bal Cross Drive	c. 1956	
8DA12190	156 Bal Cross Drive	c. 1951	
8DA12153	108 Bal Bay Drive	c. 1956	
8DA12157	145 Bal Bay Drive	c. 1962	Arthur Thomas Pochert
8DA11564	Carlton Terrace/10245 Collins Avenue	c. 1956	Igor Polevitzky
8DA12213	190 Balfour Drive	c. 1950	Edwin T. Reeder
8DA12172	247 Bal Bay Drive	c. 1951	Donald Rowell
8DA11550	Fairfield Manor/9800 Collins Avenue	c. 1951	Carlos B. Schoepl
8DA12257	114 Park Drive	c. 1953	
8DA12267	228 Park Drive	c. 1952	
8DA12155	Villa Contenta/122 Bal Bay Drive	c. 1948	
8DA12235	154 Camden Drive	c. 1949	
8DA12233	147 Camden Drive	c. 1949	
8DA12256	90 Park Drive	c. 1955	
8DA12222	63 Camden Court	c. 1951	
8DA12250	145 Harbour Way	c. 1948	
8DA12188	141 Bal Cross Drive	c. 1949	
8DA12210	128 Balfour Drive	c. 1948	
8DA12184	112 Bal Cross Drive	c. 1950	Donald G. Smith and Irvin Korach
8DA12159	152 Bal Bay Drive	c. 1950	Robert Fitch Smith
8DA12161	159 Bal Bay Drive	c. 1950	

FMSF #	Site Name/Address	Date	Architect
8DA12171	243 Bal Bay Drive	c. 1951	
8DA12163	167 Bal Bay Drive	c. 1950	
8DA12236	161 Camden Drive	c. 1955	
8DA12156	134 Bal Bay Drive	c. 1949	
8DA12227	77 Camden Drive	c. 1949	
8DA12226	64 Camden Drive	c. 1958	
8DA12216	130 Biscay Drive	c. 1948	Wahl Snyder
8DA12198	229 Bal Cross Drive	c. 1950	
8DA12231	118 Camden Drive	c. 1951	
8DA12214	100 Biscay Drive	c. 1951	
8DA12165	189 Bal Bay Drive	c. 1956	
8DA12158	148 Bal Bay Drive	c. 1958	
8DA12215	101 Biscay Drive	c. 1960	Wahl Snyder & Associates
8DA12203	260 Bal Cross Drive	c. 1961	
8DA12238	169 Camden Drive	c. 1950	Robert A. Taylor
8DA12229	88 Camden Drive	c. 1950	Pamorrow Turner
8DA12264	188 Park Drive	c. 1949	M.M. Ungaro
8DA12160	153 Bal Bay Drive	c. 1950	James W. Voorhies
8DA12166	216 Bal Bay Drive	c. 1952	Maurice S. Weintraub
8DA12241	175 Camden Drive	c. 1951	
8DA12164	186 Bal Bay Drive	c. 1948	
8DA12209	121 Balfour Drive	c. 1957	Frank Wyatt Woods
8DA12146	22-28 Bal Bay Drive	c. 1950	
8DA12218	160 Biscay Drive	c. 1948	
8DA12269	238 Park Drive	c. 1948	
8DA12197	226 Bal Cross Drive	c. 1949	Stefan H. Zachar
8DA12205	271 Bal Cross Drive	c. 1950	
8DA12221	61 Camden Court	c. 1950	
8DA12151	88 Bal Bay Drive	c. 1962	
8DA12200	237 Bal Cross Drive	c. 1952	Herbert O. Ziegler

Gerard Pitt

Gerard Pitt was born in New York in 1885. He graduated from Columbia University in 1907 and moved to Miami in 1930 where he served as the supervising architect for the Southeast Area of the Florida Hotel Commission from 1935-1937 (Morillo 2008). Pitt was a prolific South Florida architect designing many single-family residences and small-scale apartment buildings throughout the area from 1940 through the 1960s (Figure 68). His designs within the Bal Harbour community are typically simple, vernacular residences and small scale apartments which incorporated modern design elements to various degrees. A large portion of his designs within the community were built by Harry Tolton and Son Inc., and it appears that they may have had a partnership during this period. Pitt was also responsible for the designs of many buildings in the nearby National Register-listed Normandy Isles Historic District (8DA8129). Within that designation report he is described as one of the young architects that dominated the area's new construction and, "defined a new direction of mid-century modern design in Miami Beach" (Myers and Shiver 2008).



Figure 68: Representative Photo of an Apartment Building Designed by Gerard Pitt in Bal Harbour, 70 Park Drive (8DA12254), Facing Northwest

Wahl Snyder

Wahl Snyder graduated from Pennsylvania State University with a B.S. in Architecture in 1932 and moved to Miami in 1935 (Figure 69). He “quickly established himself as one of South Florida’s most active and innovative architects,” and started his own firm in 1937 (History Miami n.d.:1). His practice initially focused on residential designs, and he “championed” inexpensive modern homes for returning veterans (Hochstim 2004:38). Snyder is credited with introducing the Split Level house to the Miami area in 1939, and the townhouse design in 1964. His designs recognize the South Florida climate and focus on the relationship between the indoors and outdoors. Snyder was made a Fellow of the American Institute of Architects (AIA) in 1959, and served as the President of the Florida Board of Architecture in 1968.

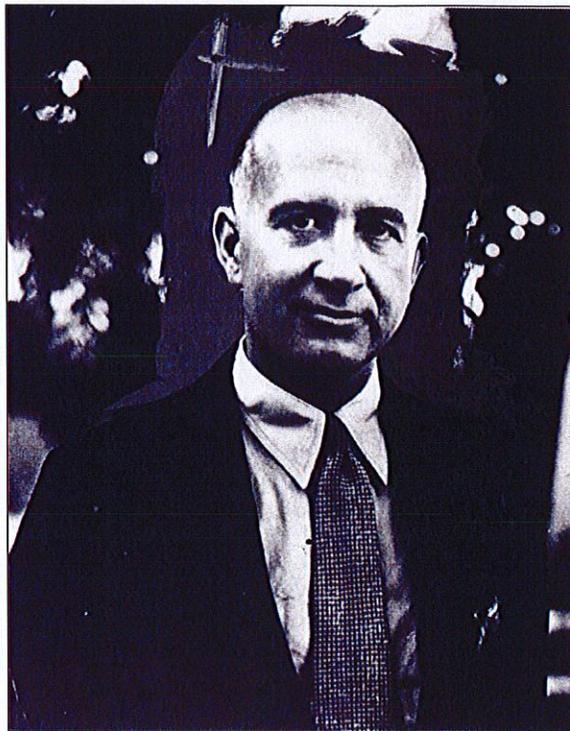


Figure 69: Undated Photograph of Wahl Snyder, Courtesy History Miami, Miami News Photographs Collection

Four of Wahl Snyder’s residences within the Bal Harbour community are of the Split Level design (Figure 70, page 90). He was hired to design residences for some of the area’s most prominent families including the Whitmans and Thomas E. Raffington. Two of the most strikingly Modern examples of his work are the residences at 148 Bal Bay Drive (8DA12158) and 260 Bal Cross Drive (8DA12203). Extensive historic photographs of these structures, on file at History Miami, show that each retains a high level of historic integrity, but the images were not available for reproduction due to copyright restrictions. Architectural drawings for the structure he designed at 101 Biscay Drive (8DA12215) are included in Figures 71 and 72 on page 91. The residence at 148 Bal Bay Drive (8DA12158) utilizes a

concrete screening for the courtyard similar to that which Snyder applied at a larger scale in one of his most notable buildings, the J. Neville McArthur Engineering Building on the University of Miami's campus. Other notable designs by the architect include the residence for Amelia Bacardi near Havana Cuba, Coral Park Elementary School, Miami Carol City High School, and townhouse developments in Lake Buena Vista, Hollywood, and Miami Lakes.



Figure 70: Representative Photo of one of Wahl Snyder's Split Level Residences in Bal Harbour, 229 Bal Cross Drive (8DA12198), Facing Northeast

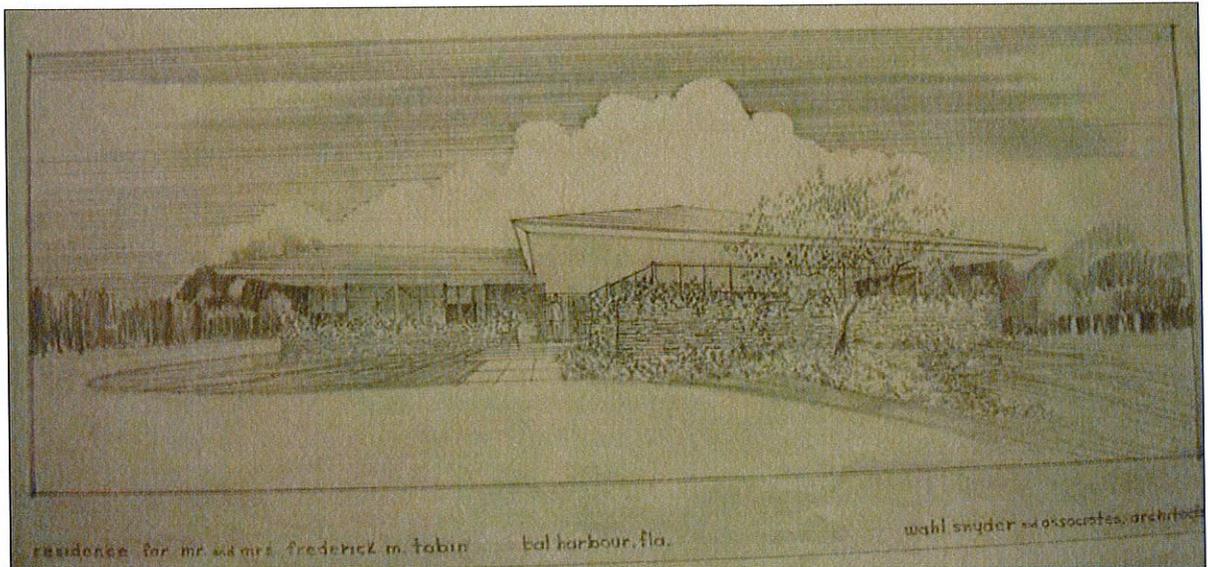


Figure 71: Perspective Drawing of 101 Biscay Drive (8DA12215), Designed by Wahl Snyder, Courtesy History Miami Wahl Snyder Architectural Records Collection

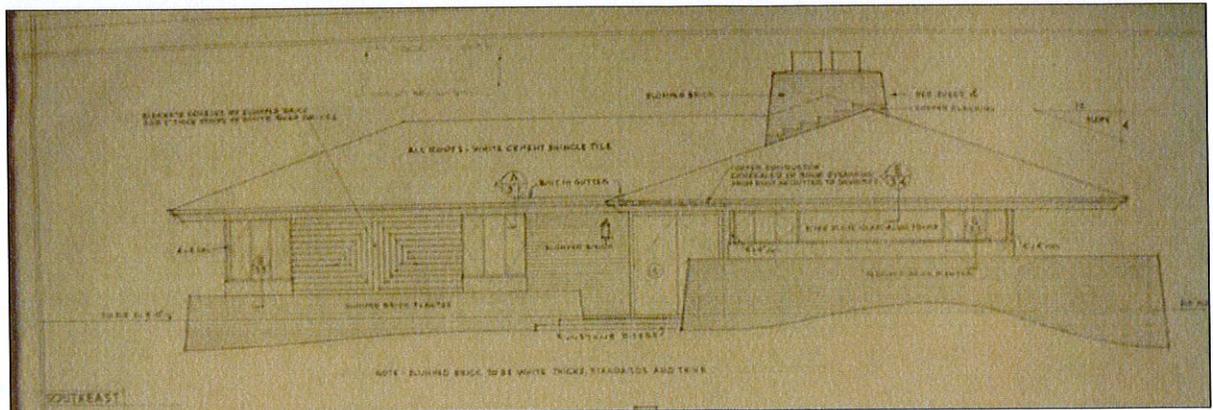


Figure 72: Main/Southeast Elevation for 101 Biscay Drive (8DA12215), Designed by Wahl Snyder, Courtesy History Miami Wahl Snyder Architectural Records Collection

Carlos B. Schoeppl

Born in Austria, Carlos B. Schoeppl came to Florida in 1927. He first established practices in Jacksonville and St. Augustine, before coming to Miami in 1929 and partnering with Arnold Southwell (Wood n.d.). While he designed many residences in the Miami Beach area, Schoeppl is most well known for his local Post-World War II motel designs. His notable Miami area motels include the Lucerne, at the corner of 41st Street and Collins Avenue in Miami Beach; his makeover of the Rowe Motel at 6600 Collins Avenue in Miami Beach; and the Sahara Motel in Sunny Isles Beach. The majority of the residences which Schoeppl designed in Bal Harbour are modest vernacular structures which incorporate varying degrees of Modern elements. One of his more striking structures within the single-family residential area is the apartment building at 90 Park Drive (8DA12256) which incorporates beanpoles, canted balconies, eyebrow ledges, and integral planters into the design (Figure 73). He is also responsible for the design of the Fairfield Manor/9800 Collins Avenue (8DA11550), an excellent example of the Post-World War II Modern style, and the Bal Harbour Village Hall.



Figure 73: Representative Photo of an Apartment Building Designed by Carlos Schoeppl in Bal Harbour, 90 Park Drive (8DA12256), Facing Northwest

Stefan H. Zachar

Stefan Zachar was born in Brezno, Czechoslovakia (Figure 74). He was a member of the Czechoslovakian Boxing Team in the 1924 Olympics, and after arriving in New York in 1924 continued to fight in amateur boxing events (Zachar Jr. n.d.). He received his United States architectural degree at the Polytechnic Institute of New York University, and then continued to take courses at Temple University. He came to Miami in 1925, and worked as a draftsman for the firm of Kiehnel & Elliott. From 1929 through 1937, Zachar worked for Russell Pancoast, working his way up from draftsman to co-lead architect after receiving his State of Florida board membership as an architect (Zachar Jr. n.d.). Zachar opened his own firm in Miami Beach in 1939, where he continued to practice until his death in 1980. He was designated AIA Emeritus in 1976, for his renovations and residential designs on Indian Creek Island, LaGorce Island, the Sunset Islands, and the Venetian Causeway Islands (Zachar Jr. n.d.). Zachar was also heavily involved in the Florida Thoroughbred Racing Circuit and designed the Calder Race Course (Zachar Jr. n.d.). While he designed multiple residences within Bal Harbour, they are primarily modest vernacular residences which lack any significant distinguishing features (Figure 75, page 94).



Figure 74: c. 1957 Photograph of Stefan H. Zachar with his Daughter, Courtesy History Miami, Miami News Photographs Collection



Figure 75: Representative Photo of a Residence Designed by Stefan H. Zachar in Bal Harbour, 226 Bal Cross Drive (8DA12197), Facing Northwest

Russell T. Pancoast

Born in New Jersey, Russell Pancoast came to Miami in 1913 (Figure 76). His father and mother, Thomas J. and Katherine, came to Florida with their three sons to assist John S. Collins (Katherine's father) in the development of Miami Beach. His father Thomas would serve as an early mayor of Miami Beach and was the founder of the Chamber of Commerce (City of Miami Beach Planning Department 2004:26). He studied architecture at Cornell University before returning to Miami and starting his own firm in the mid-1920s. His designs evolved from traditional before World War II, to a modified and then fully Modern style after the 1950s (Hochstim 2004:52). Pancoast believed one had to build in their present time and climate (n.a. 1966). The residences Pancoast designed within Bal Harbour appear to have been from his middle, "modified" period of design with many of relatively traditional forms. One residence designed by Pancoast which has more Modern style is the structure at 218 Park Drive (8DA12266) (Figure 77, page 96).

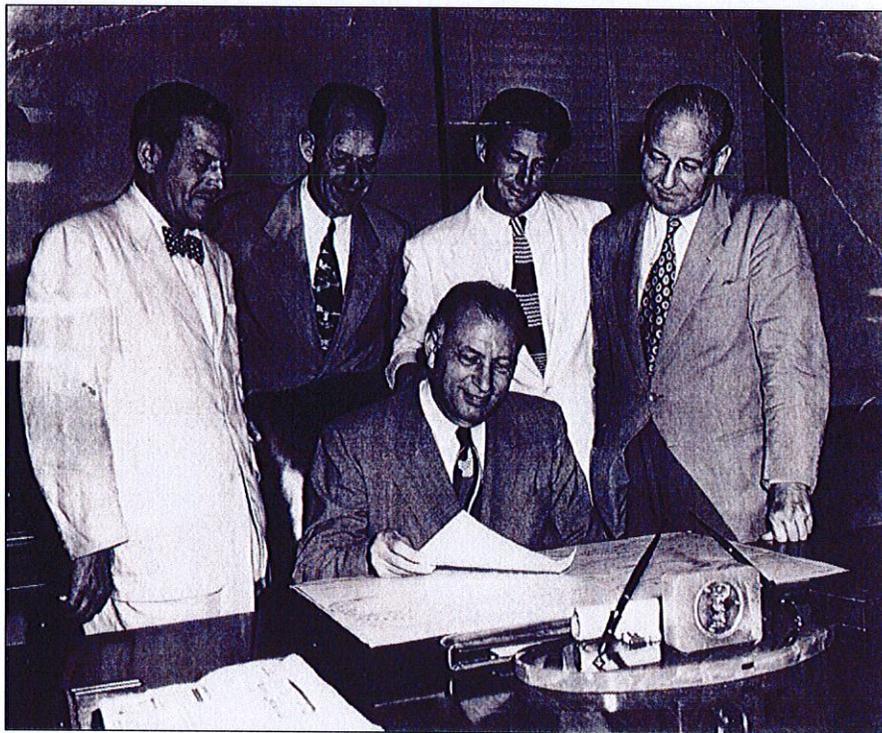


Figure 76: 1964 Photograph of Local Architects Robert Law Weed, Russell T. Pancoast, Alfred Browning Parker, John E. Petersen, and Robert Fitch Smith (seated), *Courtesy History Miami, Miami News Photographs Collection*



Figure 77: Representative Photo of a Residence Designed by Russell T. Pancoast in Bal Harbour, 218 Park Drive (8DA12266), Facing Southwest

In 1951, Pancoast was elected a Fellow of the AIA. His citation for the honor read, “he was one of the first South Florida architects to get away from the Spanish influence” (Sherman 1960). He served as past secretary and past president of the Florida South Chapter of the AIA, was a member of the Florida Association of the AIA, and served as past president of the Florida State Board of Architecture for 13 years. He also served on the Miami Housing Board of Appeals, Citizens’ Planning Committee of Miami Beach, Miami Beach Chamber of Commerce Board of Governors, South Florida Building Code Committee, and worked as a planner for the City of Plantation. His individual Miami Beach practice later evolved in Russell T. Pancoast and Associates; Pancoast, Ferendino and Grafton; Pancoast, Ferendino, Skeels and Burnham; and to the presently operating firm of Spillis Candela DMJM. Some of his notable Miami area projects include the Surfside Surf Club, Collins Memorial Library in Miami Beach (now part of the Bass Museum), the Miami Beach Woman’s Club, and the planning of the Snapper Creek Lakes Subdivision.

Robert Fitch Smith

Originally from Ohio, Robert Fitch Smith received his architecture degree from the University of Miami in 1931 (Figure 76, page 95). After graduating, Smith remained in Miami and started a successful architectural practice. He was a fellow of the AIA in 1960, and served as Chairman of the Regional Planning Board of Dade County, Executive Director of the Coordinating and Planning Committee of Dade County, Vice Chairman of the Urban Planning Committee, charter member of the Miami Planning Board, member of the Beaux Arts Institute of Design, and a member of the Architectural League of New York throughout his career. One of his notable works in Miami is the Biscayne Plaza Shopping Center, the area's first suburban strip shopping center. He was also known for his Miami area church designs which included the University Baptist Church of Coral Gables, Shenandoah and Westminster Presbyterian Churches, and North Hialeah Methodist Church. One of the best examples of his residential work in the Bal Harbour community is 159 Bal Bay Drive (8DA12161) (Figure 78).



Figure 78: Representative Photo of a Residence Designed by Robert Fitch Smith in Bal Harbour, 159 Bal Bay Drive (8DA12161), Facing Southeast

Igor Plevitzky

Igor Plevitzky worked as chief engineer for the Army Air Force in Miami Beach during World War II. After the War, he opened his own office from which he practiced until 1955 when he partnered with Verner Johnson. The central focus of Plevitzky's work was on reducing the distinction between inside and outside (Shulman 1998:359). His residential architecture was responsive to the living conditions of South Florida, and he created thematic progressions from indoors to outdoors with gradual changes in the levels of protection (Shulman 1998:335). To achieve the gradation, Plevitzky experimented with various forms of patios, porches, and loggias. As the use of air-conditioning became more prevalent in the 1960s, Plevitzky's residential work became less functionally relevant, and he shifted his focus to commercial and institutional projects (Hochstim 2004:56). While none of the extant historic residences in Bal Harbour were designed by Plevitzky, the Carlton Terrace Apartments/10245 Collins Avenue (8DA11564) is an excellent example of his work within the community (Figure 79).



Figure 79: Historic Photograph of the Carlton Terrace Apartments, Courtesy History Miami, Igor Plevitzky Photographs Collection

BAL HARBOUR VILLAGE SINGLE-FAMILY RESIDENTIAL AREA

The resources documented within the Bal Harbour Village Single-Family Residential Area reflect a variety of architectural styles which were prevalent during the Post-World War II and Modern periods (Figure 80). In addition, many of the structures were designed by the period's prominent local architects. During the field survey, each historic resource was evaluated as to whether or not it would be considered contributing to a potential National Register Bal Harbour Village Single-Family Residential Historic District. This analysis found that 86 of the 122 identified historic resources would be considered contributing to a potential historic district. The majority of the historic structures which were considered non-contributing to the potential historic district have undergone extensive non-historic alterations and additions which diminished their historic integrity (Figures 81-82, page 100). In addition, the area has been subject to extensive demolition and new construction which is often out of scale with, and of a different character than the historic structures, as illustrated in Figures 83-85 on pages 101-102. Thus, the overall percentage of potentially contributing to non-contributing resources within the entire single-family residential area once the non-historic construction is factored in is less than fifty percent, which is not a sufficient concentration from which to form a historic district. Analysis of the locations of significant buildings found that any reduction of district boundaries to only include a sufficient concentration of historic structures, would exclude a significant amount of the potentially contributing structures. Figure 86 on page 103 is a map showing the parcels identified as potentially contributing and non-contributing to a potential historic district.



Figure 80: Representative Streetscape View within the Bal Harbour Village Single-Family Residential Area, Facing Northwest at 232 Park Drive (8DA12268)

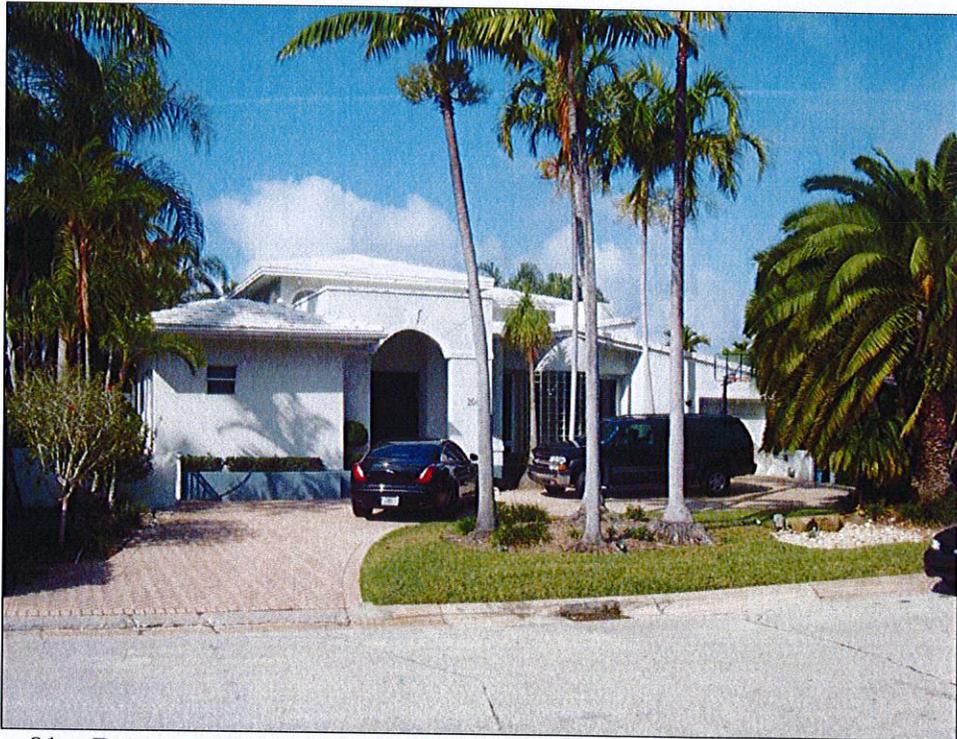


Figure 81: Representative Photo of Historic Structure which has Undergone Alterations, 208 Park Drive (8DA12265), Facing West



Figure 82: Representative Photo of Historic Structure which has Undergone Alterations, 174 Park Drive (8DA12262), Facing West



Figure 83: Representative Photo of Incompatible Non-Historic Construction, 211 Bal Bay Drive, Facing Northeast



Figure 84: Representative Photo of Incompatible Non-Historic Construction, 182 Bal Bay Drive, Facing Northwest



Figure 85: Representative Photo showing out of scale new construction in the background and Historic Structure in the foreground, 52 Camden Drive (8DA12224), Facing Northwest

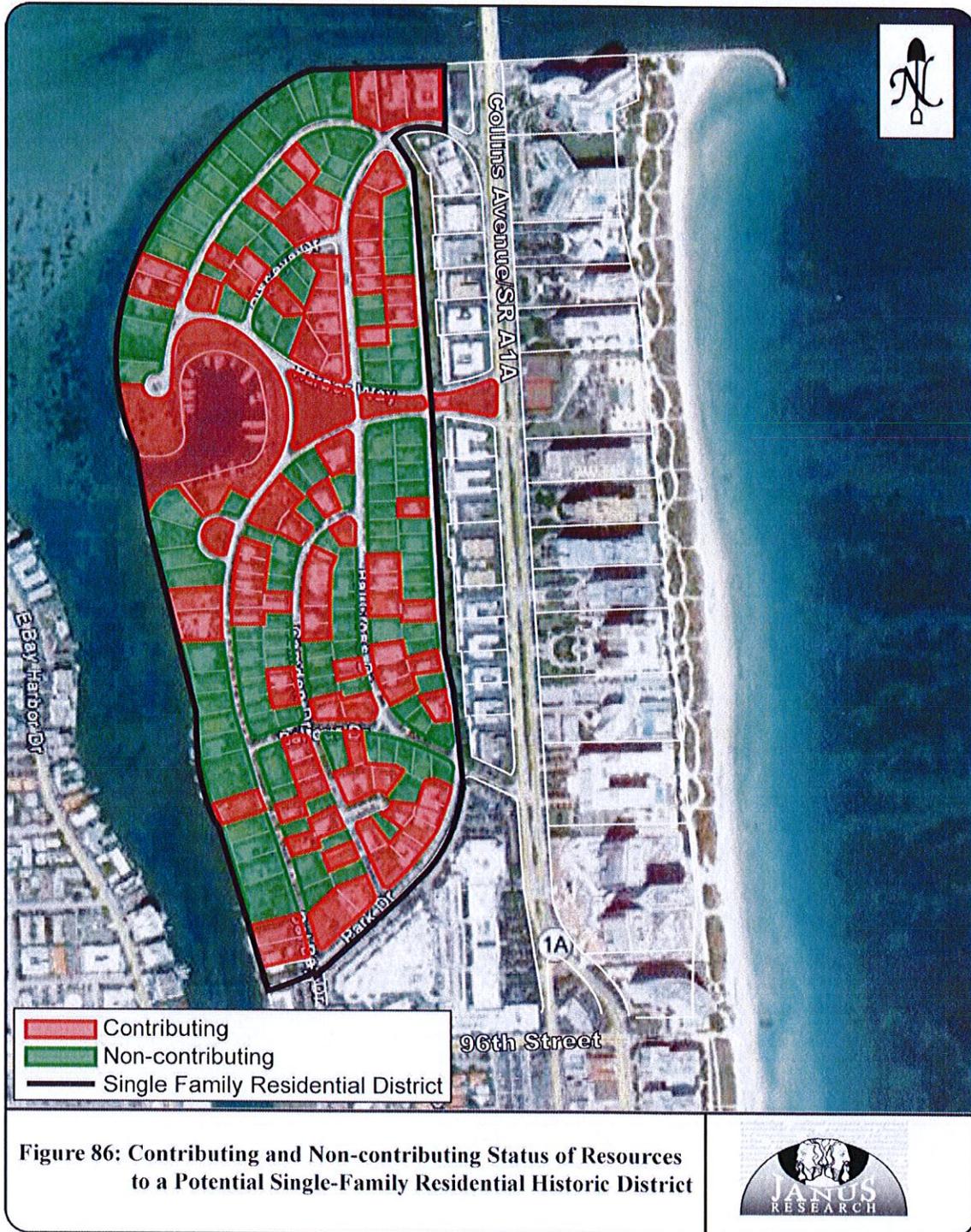


Figure 86: Contributing and Non-contributing Status of Resources to a Potential Single-Family Residential Historic District

National Register Individual Designation

As a contiguous historic district within the Bal Harbour Village Single-Family Residential Area is not viable, it is recommended that the individual designation of the area's significant resources be pursued. If properly attributed to Janus Research, the context and history related to the development of Bal Harbour, and discussions of architectural styles, architects, and builders included within this report can be utilized as the basis of the individual designation reports. The following nineteen resources within the Bal Harbour Village Single-Family Residential Area, documented during the survey, are potentially individually eligible for listing in the National Register:

- **73 Bal Bay Drive (8DA12149)** This building is an excellent example of the French Eclectic style, designed by local architect Clair Darress (Figure 87). It is associated with the early history and development of the community. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture. Criterion C recognizes resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Figure 87: 73 Bal Bay Drive (8DA12149), Facing Northeast

- **148 Bal Bay Drive (8DA12158)** This building is an excellent example of a Post-World War II Modern residence which incorporates dynamic forms and multiple types of sun protection devices (Figure 88). It was designed by prominent local architect Wahl Snyder for Thomas Raffington, who built the Kenilworth By-the-Sea, the first hotel constructed in Bal Harbour. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 88: 148 Bal Bay Drive (8DA12158), Facing Southwest

- **159 Bal Bay Drive (8DA12161)** This building exemplifies the Post-World War II Modern style (Figure 89). It was designed by prominent local architect Robert Fitch Smith and built by the Whitman Brothers, a family important in the early history of the community. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 89: 159 Bal Bay Drive (8DA12161), Facing Southeast

- **167 Bal Bay Drive (8DA12163)** This building exemplifies the Split Level style (Figure 90). It was designed by prominent local architect Wahl Snyder for Dudley Whitman. As discussed in the Context and History Related to the Development of Bal Harbour section of the report, the Whitman family was instrumental in the community's early history and has remained active in the community through to the present. Along with his late brother William, Dudley Whitman is featured in the East Coast Surfing Hall of Fame, and the Whitman brothers were instrumental in bringing the sport of surfing to South Florida in the 1930s (Stanton 2011:4NE). The residence has been in continual ownership by the Whitman family since the time of its construction. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 90: 167 Bal Bay Drive (8DA12163), Facing Southeast

- **189 Bal Bay Drive (8DA12165)** This building exemplifies the Post-World War II Modern style, and was designed by prominent local architect Wahl Snyder (Figure 91). It was designed for William F. Whitman. As discussed in the Context and History Related to the Development of Bal Harbour section of the report, the Whitman family was instrumental in the community's early history and has remained active in the community through to the present. Along with his brother Dudley, William Whitman is featured in the East Coast Surfing Hall of Fame, and the Whitman brothers were instrumental in bringing the sport of surfing to South Florida in the 1930s (Stanton 2011:4NE). The residence has been in continual ownership by the Whitman family since the time of its construction. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 91: 189 Bal Bay Drive (8DA12165), Facing South

- **220 Bal Bay Drive (8DA12167)** This building is an excellent example of the Neo-Classical Revival style and is one of the community's early residences, having been constructed in 1948 (Figure 92). One of its early residents was Robert C. Graham, developer of Bal Harbour Village. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 92: 220 Bal Bay Drive (8DA12167), Facing West

- **286 Bal Bay Drive (8DA12179)** This building is an excellent example of a Post-World War II Modern apartment building, associated with the development of Bal Harbour (Figure 93). It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 93: 286 Bal Bay Drive (8DA12179), Facing North

- **101 Biscay Drive (8DA12215)** This building is an excellent example of a Post-World War II Modern residence (Figure 94). It was designed by prominent local architect Wahl Snyder, and incorporates unique geometric cast stone ornament and elaborate integral planters. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 94: 101 Biscay Drive (8DA12215), Facing Northwest

- **237 Bal Cross Drive (8DA12200)** This building is an excellent example of the French Eclectic style which also shows influences of the Modern movement in its design, and is associated with the community's early history and development (Figure 95). It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 95: 237 Bal Cross Drive (8DA12200), Facing Northeast

- **260 Bal Cross Drive (8DA12203)** This building is an excellent example of the Post-World War II Modern style designed by prominent local architect Wahl Snyder (Figure 96). Its design incorporates concrete screen block, dynamic roof forms, wide overhanging eaves, stone facing, and a courtyard. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 96: 260 Bal Cross Drive (8DA12203), Facing Northwest

- **287 Bal Cross Drive (8DA12207)** This building is an excellent example of the Mediterranean Transitional style, showing the mixing of the earlier Mediterranean Revival style with the Modern design elements of the Post-World War II period (Figure 97). It was designed by prominent local architect Dean Parmalee. According to the records of the Bal Harbour Village Building Department, the original owners were Thomas E. Raffington, who built the Kenilworth By-the-Sea Hotel, and Robert C. Graham Jr., the son of the community's developer. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.

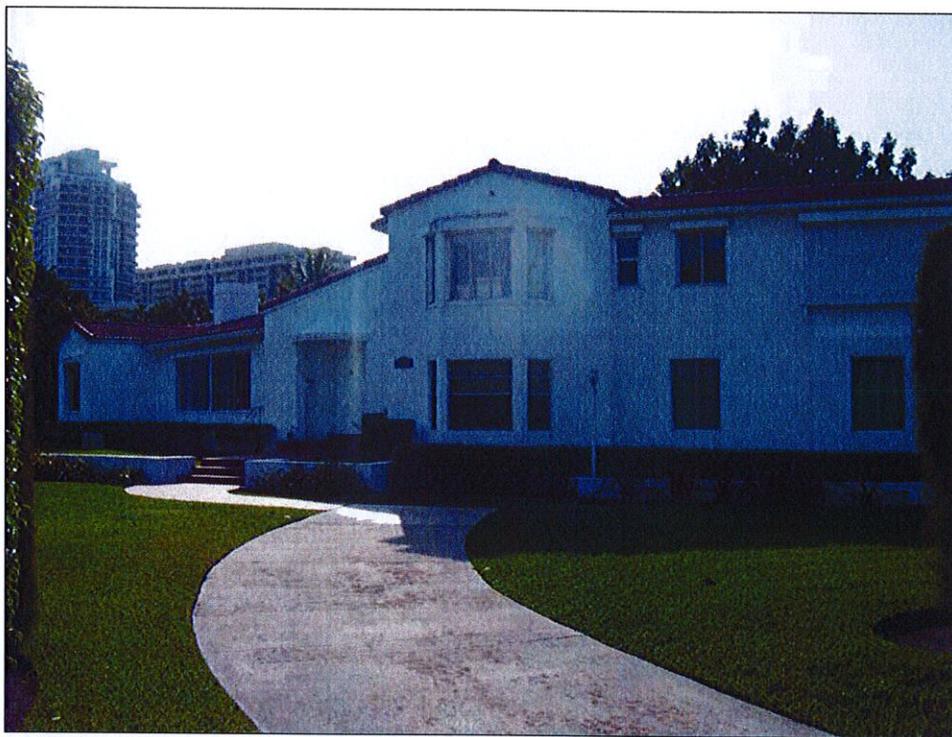


Figure 97: 287 Bal Cross Drive (8DA12207), Facing Southeast

- **120 Harbour Way (8DA12249)** This building is an excellent example of a Split Level residence which incorporates Modern detailing (Figure 98). It was designed by the prominent local architecture firm of Pancoast, Ferendino, Skeels, and Burnham. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 98: 120 Harbour Way (8DA12249), Facing South

- **64 Camden Drive (8DA12226)** This building exemplifies the Post-World War II Modern style, and was designed by prominent local architect Wahl Snyder (Figure 99). Its design includes concrete screening and recognizes the importance of sun protection. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 99: 64 Camden Drive (8DA12226), Facing West

- **77 Camden Drive (8DA12227)** This building exemplifies the Post-World War II Modern style as it incorporates wide, overhanging, curved roof eaves, brick veneer, and decorative metal supports (Figure 100). It was designed by prominent local architect Wahl Snyder. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 100: 77 Camden Drive (8DA12227), Facing Northeast

- **50 Park Drive (8DA12252)** This building exemplifies the Post-World War II Modern style, and is associated with the history and development of the community (Figure 101). It was designed by architect Gerard Pitt, and is a good example of his work in the Bal Harbour community. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 101: 50 Park Drive (8DA12252), Facing Northeast

- **90 Park Drive (8DA12256)** This building exemplifies the Post-World War II Modern style as it incorporates canted balconies, beanpole supports, and eyebrow ledges into its design (Figure 102). It was designed by prominent local architect Carlos Schoeppl. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 102: 90 Park Drive (8DA12256), Facing West

- **218 Park Drive (8DA12266)** This building is an excellent example of a Post-World War II Modern style residence, designed by prominent local architect Russell Pancoast (Figure 103). Its design incorporates brick veneer, integral planters, a screened courtyard, and shows the influence of the Chalet style. It is potentially eligible for listing in the National Register under Criterion C in the category of Architecture.



Figure 103: 218 Park Drive (8DA12266), Facing Southwest

- **Park Space and Streetscape Elements within the Single-Family Residential Area (8DA11796)** The Park Space and Streetscape Elements retain their historic integrity and are associated with the Village's original planning and development by Harland Bartholomew and Associates (Figures 104-108, pages 121-123). The park space along Harbour Way provides a lush, green entrance feature to the single-family residential area and has been in continuous use as community space since the Village's original development. The park space on the east side of Park Drive continues to provide both community park space and a buffer between the single-family residential area and the low-rise multi-family residential area. The original street signs and lighting also remain within the community, giving it a unique historic character. The font and designs of these elements were designed to give the community an Old English character, as previously discussed in the Context and History Related to the Development of Bal Harbour. The Park Space and Streetscape Elements are potentially eligible for listing in the National Register under Criterion C in the categories of Community Planning and Development and Landscape Architecture.

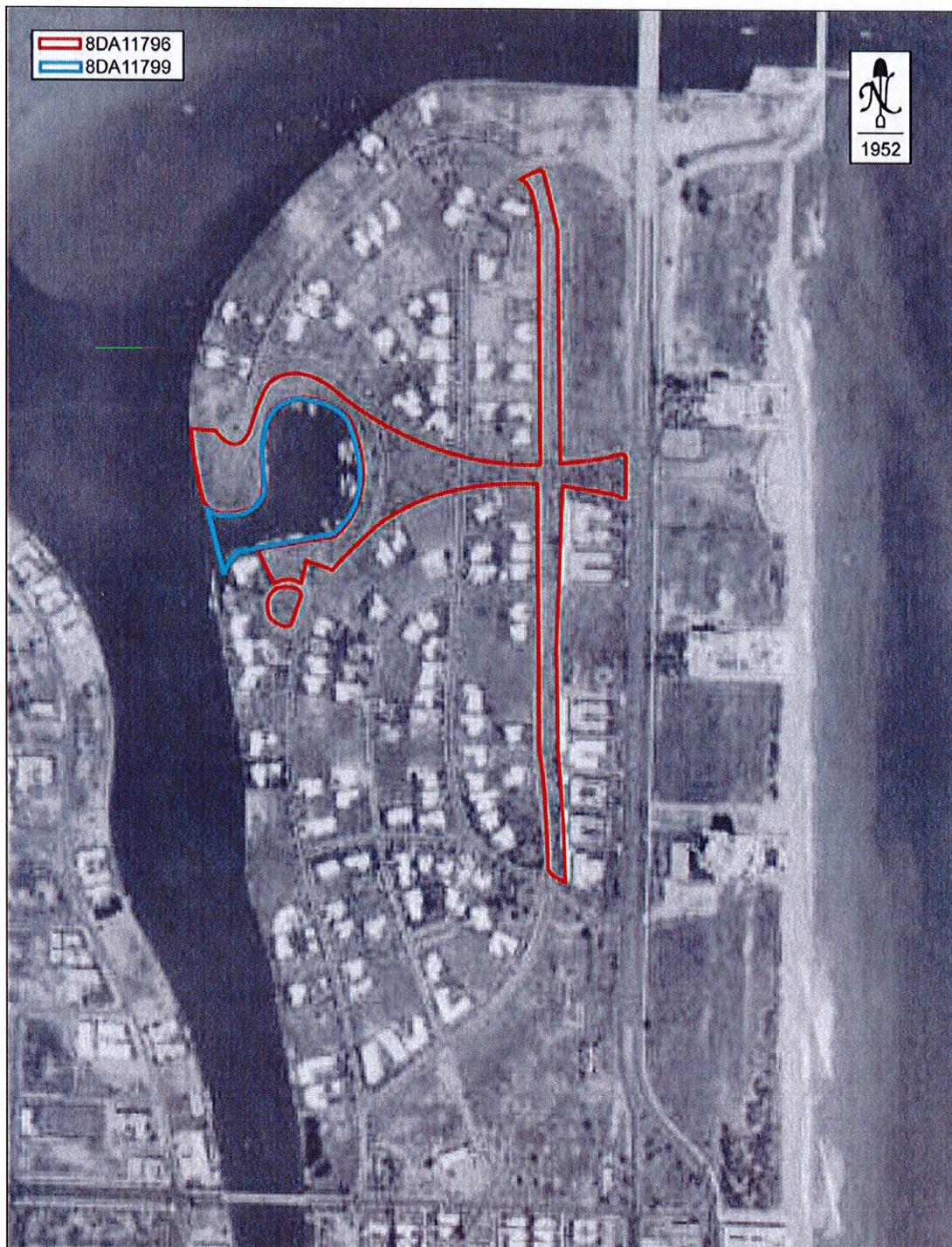


Figure 104: 1952 Aerial Photograph Showing the Park Space and Streetscape Elements within the Single-Family Residential Area (8DA11796) and the Yacht Basin (8DA11799), Aerial Photograph Courtesy of Aerial Photography: Florida, State University System of Florida, <http://www.digital.uflib.ufl.edu/collections/FLAP/Index.htm>



Figure 105: Representative view of park space between East and West Harbour Way, Facing West towards the Yacht Basin



Figure 106: Representative view of park space on the east side of Park Drive, Facing Northeast at 208 Park Drive

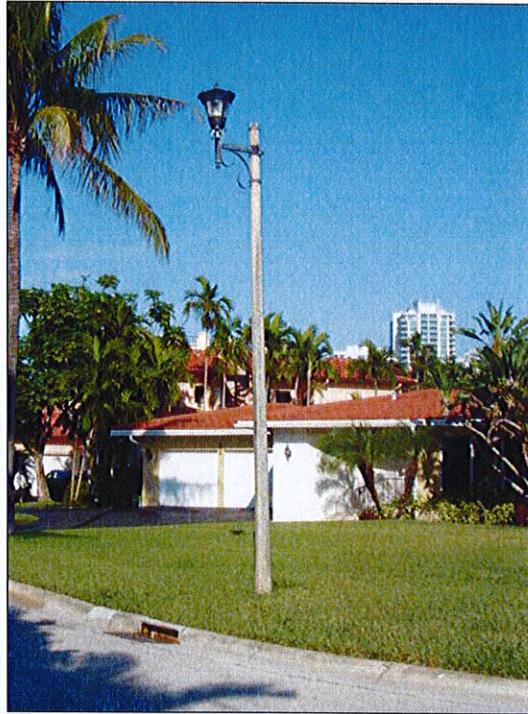


Figure 107: Representative view of Historic Lighting found throughout the Bal Harbour Village Single-Family Residential Area, Facing Northeast at 223 Bal Bay Drive

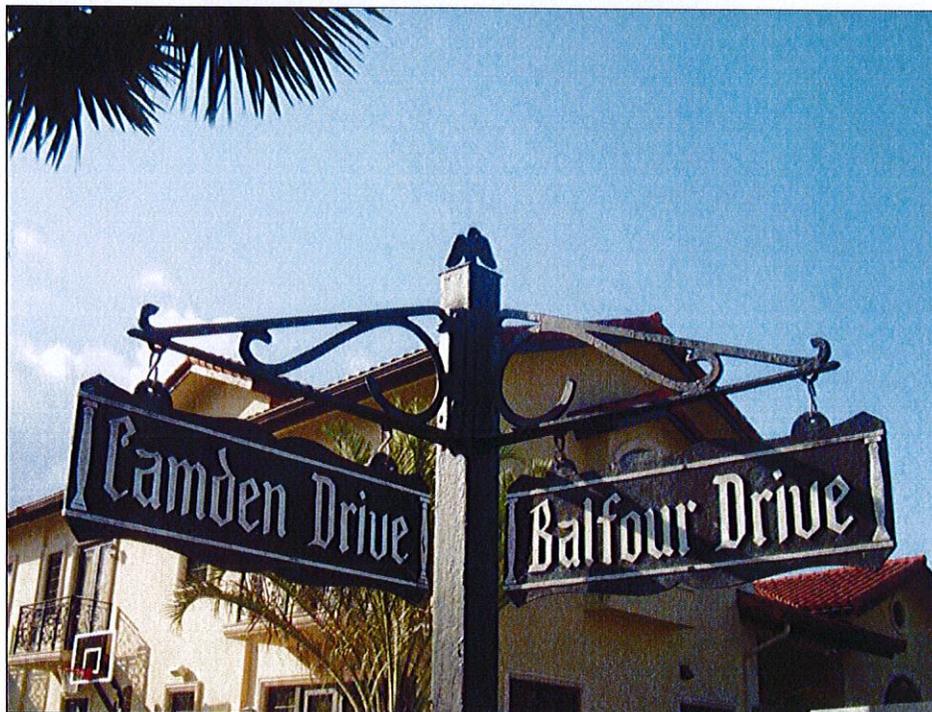


Figure 108: Representative view of Historic Street Signs found throughout the Bal Harbour Village Single-Family Residential Area, Facing Northwest

- **Bal Harbour Village Yacht Basin (8DA11799)** The Yacht Basin was the first and only development undertaken by the Miami Beach Heights Corporation during the 1920s when they began to develop the area which would become Bal Harbour (Figure 109). It has retained its historic form and use over time. It shows that the developers were looking to create a community rich with landscape and recreation features from their initial conception of the Village's planning during the 1920s and this intent was carried through the eventual development during the Post-World War II and Modern periods. The Yacht Basin is potentially eligible for listing in the National Register under Criterion C in the category of Community Planning and Development.



Figure 109: Bal Harbour Village Yacht Basin (8DA11799), Facing North

Miami-Dade County Local Historic Designation

As shown by the number of contributing resources illustrated in Figure 86 on page 103, many of the structures within the Bal Harbour Village Single-Family Residential Area retain their historic integrity. However, they do not meet the threshold for listing in the National Register. While they are good examples of the period's styles, and are associated with the community's local history, they are of common design types found across the state of Florida during the Post-World War II and Modern periods. It is recommended that local historic designation by Miami-Dade County be pursued for these resources. Local historic designation can be pursued on a voluntary basis, with homeowner approval. It would protect the character of the Bal Harbour Village Single-Family Residential Area, and offer homeowners financial incentives, as further described in the Recommendations section of the report. Table 15 notes each of the resources within the Bal Harbour Village Single-Family Residential Area which retain their historic integrity and were initially evaluated as contributing to a potential historic district. Pending further research and with owner consent, these resources could be considered eligible for local historic designation by Miami-Dade County. In addition, each of the resources noted throughout the report as potentially eligible for listing in the National Register either individually or as a historic district could be locally designated by Miami-Dade County.

Table 15: Resources which are Potentially Eligible for Local Designation

Site #	Site Name	Date	Style
8DA11796	Bal Harbour Park Space and Streetscape Elements within the Single-Family Residential Section	c. 1946	Designed Historic Landscape
8DA11799	Bal Harbour Yacht Basin	c. 1925	Designed Historic Landscape
8DA12146	22-28 Bal Bay Drive	c.1950	Masonry Vernacular
8DA12147	34 Bal Bay Drive	c.1950	Masonry Vernacular
8DA12148	63 Bal Bay Drive	c.1948	Masonry Vernacular
8DA12149	73 Bal Bay Drive	c.1948	French Eclectic
8DA12150	84 Bal Bay Drive	c.1948	Masonry Vernacular
8DA12157	145 Bal Bay Drive	c.1962	Post-World War II Modern
8DA12158	148 Bal Bay Drive	c.1958	Post-World War II Modern
8DA12159	152 Bal Bay Drive	c.1950	Masonry Vernacular
8DA12160	153 Bal Bay Drive	c.1950	Neo-Classical Revival
8DA12161	159 Bal Bay Drive	c.1950	Post-World War II Modern
8DA12162	165 Bal Bay Drive	c.1949	Split Level
8DA12163	167 Bal Bay Drive	c.1950	Split Level
8DA12165	189 Bal Bay Drive	c.1956	Post-World War II Modern
8DA12167	220 Bal Bay Drive	c.1948	Neo-Classical Revival
8DA12168	223 Bal Bay Drive	c.1950	Ranch
8DA12169	224 Bal Bay Drive	c.1953	Masonry Vernacular
8DA12170	231 Bal Bay Drive	c.1950	Split Level
8DA12172	247 Bal Bay Drive	c.1951	Masonry Vernacular
8DA12175	259 Bal Bay Drive	c.1957	Masonry Vernacular
8DA12177	280 Bal Bay Drive	c.1955	Masonry Vernacular
8DA12178	Waterway Manor/284 Bal Bay Drive	c.1952	Modern Vernacular

Site #	Site Name	Date	Style
8DA12179	Water's Edge House Condominiums/286 Bal Bay Drive	c.1954	Post-World War II Modern
8DA12183	107 Bal Cross Drive	c.1949	Masonry Vernacular
8DA12185	121 Bal Cross Drive	c.1950	Masonry Vernacular
8DA12186	126 Bal Cross Drive	c.1951	Masonry Vernacular
8DA12187	131 Bal Cross Drive	c.1952	Modern Vernacular
8DA12189	151 Bal Cross Drive	c.1949	Masonry Vernacular
8DA12191	157 Bal Cross Drive	c.1962	Masonry Vernacular
8DA12193	163 Bal Cross Drive	c.1961	Masonry Vernacular
8DA12194	210 Bal Cross Drive	c.1948	Mediterranean Transitional
8DA12195	211 Bal Cross Drive	c.1953	Split Level
8DA12196	216 Bal Cross Drive	c.1950	Split Level
8DA12197	226 Bal Cross Drive	c.1949	Masonry Vernacular
8DA12198	229 Bal Cross Drive	c.1950	Split Level
8DA12199	234 Bal Cross Drive	c.1949	Ranch
8DA12200	237 Bal Cross Drive	c.1952	French Eclectic
8DA12201	241 Bal Cross Drive	c.1956	Masonry Vernacular
8DA12202	253 Bal Cross Drive	c.1956	Split Level
8DA12203	260 Bal Cross Drive	c.1961	Post-World War II Modern
8DA12204	261 Bal Cross Drive	c.1950	Ranch
8DA12205	271 Bal Cross Drive	c.1950	Ranch
8DA12207	287 Bal Cross Drive	c.1948	Mediterranean Transitional
8DA12209	121 Balfour Drive	c.1957	Split Level
8DA12210	128 Balfour Drive	c.1948	Masonry Vernacular
8DA12211	143 Balfour Drive	c.1951	Ranch
8DA12212	170 Balfour Drive	c.1951	Ranch
8DA12214	100 Biscay Drive	c.1951	Split Level
8DA12215	101 Biscay Drive	c.1960	Post-World War II Modern
8DA12217	155 Biscay Drive	c.1962	Ranch
8DA12218	160 Biscay Drive	c.1948	Masonry Vernacular
8DA12219	165 Biscay Drive	c.1949	Masonry Vernacular
8DA12220	59 Camden Court	c.1950	Masonry Vernacular
8DA12222	63 Camden Court	c.1951	Masonry Vernacular
8DA12223	32 Camden Drive	c.1950	Masonry Vernacular
8DA12224	52 Camden Drive	c.1955	Masonry Vernacular
8DA12225	53 Camden Drive	c.1950	Masonry Vernacular
8DA12226	64 Camden Drive	c.1958	Post-World War II Modern
8DA12227	77 Camden Drive	c.1949	Post-World War II Modern
8DA12228	78 Camden Drive	c.1954	Masonry Vernacular
8DA12229	88 Camden Drive	c.1950	Masonry Vernacular
8DA12230	114 Camden Drive	c.1951	Modern Vernacular
8DA12231	118 Camden Drive	c.1951	Split Level
8DA12232	139 Camden Drive	c.1949	Masonry Vernacular
8DA12233	147 Camden Drive	c.1949	Masonry Vernacular
8DA12234	150 Camden Drive	c.1949	Masonry Vernacular
8DA12236	161 Camden Drive	c.1955	Ranch
8DA12237	168 Camden Drive	c.1949	Masonry Vernacular
8DA12240	174 Camden Drive	c.1952	Modern Vernacular
8DA12241	175 Camden Drive	c.1951	Modern Vernacular
8DA12248	101 Harbour Way	c.1948	Masonry Vernacular
8DA12249	120 Harbour Way	c.1955	Split Level

Site #	Site Name	Date	Style
8DA12250	145 Harbour Way	c.1948	Ranch
8DA12252	50 Park Drive	c.1950	Post-World War II Modern
8DA12253	60 Park Drive	c.1952	Masonry Vernacular
8DA12254	70 Park Drive at Bal Harbour/70 Park Drive	c.1952	Modern Vernacular
8DA12255	80 Park Drive at Bal Harbour/80 Park Drive	c.1951	Modern Vernacular
8DA12256	90 Park Drive	c.1955	Post-World War II Modern
8DA12257	114 Park Drive	c.1953	Ranch
8DA12258	124 Park Drive	c.1949	Modern Vernacular
8DA12259	146 Park Drive	c.1957	Masonry Vernacular
8DA12263	178 Park Drive	c.1961	Neo-Classical Revival
8DA12266	218 Park Drive	c.1948	Post-World War II Modern
8DA12267	228 Park Drive	c.1952	Masonry Vernacular
8DA12268	232 Park Drive	c.1956	Masonry Vernacular

BAL HARBOUR VILLAGE LOW-RISE MULTI-FAMILY RESIDENTIAL AREA AND OCEANFRONT AREA

The Bal Harbour Low-Rise Multi-Family Residential District is located east of the single-family district and along the west side of Collins Avenue, and the Oceanfront District is located along the east side of Collins Avenue. The two areas are located across Collins Avenue from each other and, besides the medians along Collins Avenue, little separates them other than the scale of the structures (Figure 110).



Figure 110: Collins Avenue, Facing Southwest at 9920 Collins Avenue (8DA11552)

This portion of Collins Avenue was evaluated by Janus Research in 2010 as part of the *Miami-Dade County Comprehensive Historic Properties Assessment Phase II Reconnaissance Survey Report*. During the initial drafts of that report, it was recommended that a National Register and local historic district, the Bal Harbour Apartments Historic District (8DA11612), be created on the west side of Collins Avenue, and the two remaining historic high rise structures on the east side of Collins Avenue (the Sea View Hotel/8DA11566 and the Carlton Terrace Apartments/8DA11564) be individually designated. After reviewing these recommendations, the Miami-Dade County Historic Preservation Chief requested that the district be revised with irregular eastern boundaries to include the two historic structures. Thus, in order to remain consistent with the preference of the local designating authority, during this study the eastern and western sides of Collins Avenue were evaluated together as a potential historic district. It was again determined that a potentially National Register-eligible historic district is located within this portion of Bal Harbour: the Bal Harbour Apartments Historic District (8DA11612) (Figure 111, page 129).



Figure 111: Boundaries of the Bal Harbour Apartments Historic District (8DA11612)



The Bal Harbour Apartments Historic District includes the apartment buildings on the west side of Collins Avenue from Bal Cross Drive to Bal Cross Drive, and two structures on the east side of Collins Avenue: the Sea View Hotel/8DA11566 and the Carlton Terrace Apartments/8DA11564. Many of the original, historic structures along the east side of this portion of Collins Avenue were demolished and new buildings constructed, as previously described in the Context and History Related to the Development of Bal Harbour section of the report. Thus, only the two remaining historic oceanfront structures are included within the potential historic district boundaries.

This district includes primarily two to four story apartment buildings which were constructed during the Post-World War II period and exhibit Post-World War II Modern/MiMo detailing. The two structures within the historic district which are located on the east side of Collins Avenue are taller, but utilize the same Post-World War II Modern/MiMo detailing. Common design elements include exterior corridors, concrete screen block, awning and jalousie windows, corner windows, eyebrow ledges, vertical emphasis created through brick veneer panels, and wide overhanging eaves. Although many of the buildings have exterior corridors, their designs also have a greater degree of security and privacy, showing the way that the period's typical apartment design was adapted to the exclusive nature of the Bal Harbour community. Many of the apartment buildings on the west side of Collins Avenue have smaller, one-story outbuildings to the west of the main structures.

Representative photos of structures within the potential historic district are included in Figures 112-116 on pages 131-133. The buildings to the south of Harbour Way, on the west side of Collins Avenue, typically retain a higher level of historic integrity than those to the north. The structures are in good condition and collectively convey a sense of the Post-World War II development in Bal Harbour. Each of the historic structures within the boundaries of the historic district is considered contributing to the potential historic district.



Figure 112: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Avondale Apartments/10170 Collins Avenue (8DA11553), Facing West



Figure 113: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Tahoma Apartments/9910-9916 Collins Avenue (8DA11551), Facing West



Figure 114: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Brownstone Apartments/10178 Collins Avenue (8DA11554), Facing West

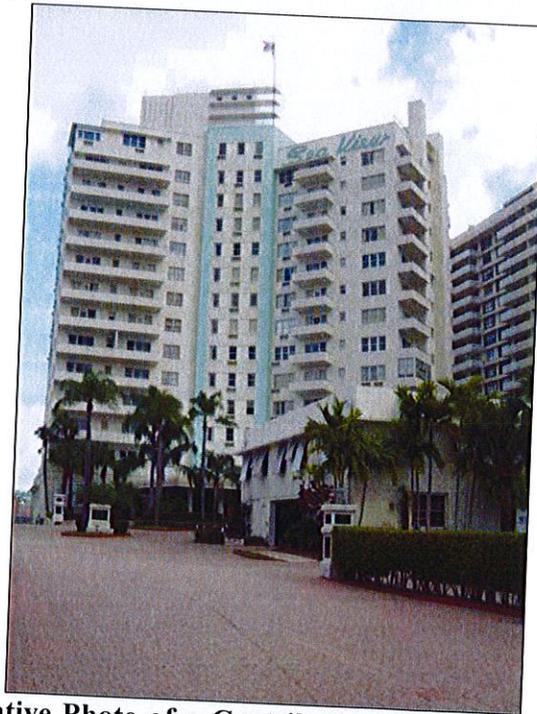


Figure 115: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Sea View Hotel/9909 Collins Avenue (8DA11566), Facing East



Figure 116: Representative Photo of a Contributing Resource within the Bal Harbour Apartments Historic District, Carlton Terrace Apartments/10245 Collins Avenue (8DA11564), Facing East

This potential historic district is associated with the history and pattern of development in Bal Harbour during the Post-World War II period. It contains rare remaining examples of Bal Harbour's early waterfront development, and a concentration of apartment buildings which exemplify the Post-World War II period's designs. The structures are significant for their architecture, and also illustrate the way that the period's typical apartment design features were adapted to suit the exclusive residential community. The historic district is potentially eligible for listing in the National Register under Criteria A and C in the categories of Architecture and Community Planning and Development.

The following eleven structures are also considered potentially eligible for listing in the National Register on an individual basis, under Criterion C in the category of Architecture, in addition to their potential designation as contributing structures to the historic district:

- **Carlton Terrace Apartments/10245 Collins Avenue (8DA11564)**
- **Lanai Condominiums/10210 Collins Avenue (8DA12244)**
- **Bal Harbour Manor/10190 Collins Avenue (8DA11555)**
- **Brownstone Apartments/10178 Collins Avenue (8DA11554)**
- **Avondale Apartments/10170 Collins Avenue (8DA11553)**
- **The Admiralty/10150-10160 Collins Avenue (8DA11565)**
- **Beach Club Apartments/9940-9944 Collins Avenue (8DA12243)**

- **Vista Shores Apartments/9920 Collins Avenue (8DA11552)**
- **Tahoma Apartments/9910-9916 Collins Avenue (8DA11551)**
- **Fairfield Manor/9800 Collins Avenue (8DA11550)**
- **Sea View Hotel/9909 Collins Avenue (8DA11566)**

CONCLUSIONS

The Bal Harbour Village Historic Structures Survey is the result of the identification and evaluation of specified historic resources in the community. This report contains information regarding the Village's historic residential resources, and the importance of these resources to the distinctive identity and history of the area. The Bal Harbour Village Historic Resources Survey is funded in part by a survey and planning grant from the Florida Bureau of Historic Preservation, Division of Historical Resources. The goal of the survey is to identify, record, and evaluate the historic residential resources within the Village limits and prepare recommendations, which could include potential historic districts or other preservation activities, for the consideration of the Village. This survey complies with Chapter 1A-46 (*Archaeological and Historical Report Standards*), Florida Administrative Code. This historic resources survey was conducted by Emily Sheckels Ahouse and Julia Skowronski under the supervision of Amy Groover Strelman, M.H.P.

As part of this survey, historic resources built in or before 1963, and located within the survey area were identified and evaluated. Overall, 138 historic resources were identified as part of this study. This includes 134 historic structures, three designed historic landscapes, and one historic district. These resources encompass primarily residential buildings, including both single- and multi-family examples in a variety of architectural styles.

Of the identified historic resources, one potentially National Register-eligible historic district was identified: Bal Harbour Apartments Historic District (8DA11612). Analysis of the single-family residential area found that it does not contain a sufficient contiguous concentration of historic resources which retain their historic integrity in order to designate a historic district. Rather, it is recommended that National Register designation of the area's individually significant resources be pursued. In addition to the Bal Harbour Apartments Historic District (8DA11612), thirty historic resources which are potentially individually eligible for inclusion in the National Register were identified during the survey:

- 73 Bal Bay Drive (8DA12149)
- 148 Bal Bay Drive (8DA12158)
- 159 Bal Bay Drive (8DA12161)
- 167 Bal Bay Drive (8DA12163)
- 189 Bal Bay Drive (8DA12165)
- 220 Bal Bay Drive (8DA12167)
- 286 Bal Bay Drive (8DA12179)
- 101 Biscay Drive (8DA12215)
- 237 Bal Cross Drive (8DA12200)
- 260 Bal Cross Drive (8DA12203)
- 287 Bal Cross Drive (8DA12207)
- 120 Harbour Way (8DA12249)
- 64 Camden Drive (8DA12226)
- 77 Camden Drive (8DA12227)
- 50 Park Drive (8DA12252)

- 90 Park Drive (8DA12256)
- 218 Park Drive (8DA12266)
- Park Space and Streetscape Elements within the Single-Family Residential Area (8DA11796)
- Bal Harbour Village Yacht Basin (8DA11799)
- Carlton Terrace Apartments/10245 Collins Avenue (8DA11564)
- Lanai Condominiums/10210 Collins Avenue (8DA12244)
- Bal Harbour Manor/10190 Collins Avenue (8DA11555)
- Brownstone Apartments/10178 Collins Avenue (8DA11554)
- Avondale Apartments/10170 Collins Avenue (8DA11553)
- The Admiralty/10150-10160 Collins Avenue (8DA11565)
- Beach Club Apartments/9940-9944 Collins Avenue (8DA12243)
- Vista Shores Apartments/9920 Collins Avenue (8DA11552)
- Tahoma Apartments/9910-9916 Collins Avenue (8DA11551)
- Fairfield Manor/9800 Collins Avenue (8DA11550)
- Sea View Hotel/9909 Collins Avenue (8DA11566)

Original forms and digital photographic files for this historic resources survey report are curated at the FMSF, along with a copy of the report. Digital photographs will be stored with the Village upon submittal of the final documents. Field notes and other pertinent project records are temporarily stored at Janus Research.

Recommendations

Historic preservation, the process of protecting and maintaining buildings, structures, objects, districts, sites, and archaeological resources, can be placed into three categories: identification, evaluation, and protection. The historic resources survey conducted as part of this project is an important phase in the identification and consideration of possible preservation of the Village's cultural resources. The results of the survey, including the FMSF forms, recommendations, and final report, are designed to educate property owners, surrounding communities, Village staff, and municipal officials about Bal Harbour Village's valuable resources. This final section of the report includes several suggested measures the Village can apply towards the preservation of the identified historic resources.

- Copies of the final report and the associated FMSF forms completed during the course of this project should be maintained and available for public use. The most logical location for these materials is the Bal Harbour Village offices. It would also be advantageous to have copies of the final report at the Miami-Dade County Public Library's Florida Room, and on file with History Miami. Copies of the FMSF forms should be accessible for property owners and interested residents.
- Bal Harbour Village could utilize the information in this report to consider designating the potentially National Register-eligible resources and district identified within this report. Further in-depth research regarding potentially eligible resources

may need to be conducted prior to the designation of some of the resources, as this report did the initial identification and evaluation for most resources.

Listing in the National Register does not automatically preserve a building, and does not keep a property from being modified or even destroyed. Unless work which has potential to impact the property (such as alterations, additions, or adjacent construction) is state or federally funded, or regulated by local ordinance, private property owners may deal with their properties in any way they see fit. If a property is listed in the National Register, the property owners are not required to open their property to the public. In addition, federal and state governments will not attach restrictive covenants to a property or seek to acquire it because it is listed in the National Register.

- Structures which are good examples of the period's styles and are associated with the community's local history, but are of common design types found across the state of Florida during the Post-World War II and Modern periods, were identified throughout the survey area. While they do not meet the threshold for inclusion in the National Register, they retain their historic integrity and local historic significance and it is recommended that local historic designation by Miami-Dade County be pursued for these resources. Local historic designation can be pursued on a voluntary basis, with homeowner approval. It would protect the character of the Bal Harbour Village Single-Family Residential Area, which has already witnessed much demolition and alteration. A list of all structures which are potentially eligible for local historic designation within the Single-Family Residential Area is included within the report.

Miami-Dade County local historic designation also offers homeowners financial incentives, through the Ad-Valorem Tax Exemption Program. In order to qualify, a property must be listed in the National Register or locally designated by Miami-Dade County, and must be about to undergo restoration or rehabilitation. This program allows for a 10 year exemption of the taxes on the value added to a property during a restoration.

- Community awareness and understanding of Bal Harbour Village's historic resources needs to be enhanced. Many property owners and potential property buyers still do not fully realize the value of historic buildings and the benefits of preserving these resources. Among the general public there is often a reluctance to acknowledge that resources of the recent past, having only recently crossed the fifty-year threshold to be considered historic, are considered historically significant and valuable. Therefore, an expanded public relations program should be implemented. There is, however, much current interest in Modern and MiMo architecture, as is found within Bal Harbour, within the architecture and historic preservation communities. Raising awareness about the community's unique architecture from the Post-World War II and Modern periods can help lure visitors and residents to the community, and gain recognition for the Village's proactive approach to the acknowledgement of the value of the recent past. Suggested marketing tools include:

- A walking tour that focuses on the various important historic resources, accompanied by a brochure containing history and photographs of the area, including a map that identifies the potential historic district and individually significant buildings. Due to the gated nature of the single-family residential district, this would be limited to the Collins Avenue and 96th Street thoroughfares. Grants from the Florida Bureau of Historic Preservation, Division of Historical Resources could be acquired to produce brochures, and a walking tour could be conducted and promoted in conjunction with Dade Heritage Trust's annual Dade Heritage Days or History Miami's local tour programs;
 - Educational programs on the various aspects of historic preservation—this could include having lectures, seminars, hands-on workshops or guest speakers talk about different subjects, such as the economic benefits of historic preservation or the importance of the history and architecture of Bal Harbour; and
 - Notification to new property owners of buildings that are 50 years of age or older about the benefits of historic property ownership, the possible financial incentives offered to historic property owners, and the regulations involved in locally designating individual resources and historic districts.
 - As noted above, much interest and scholarship within the architecture and historic preservation communities is currently being focused on the Modern architecture of the recent past, from the Post-World War II and Modern periods. There are many local and national historic preservation organizations which would be interested in publishing articles or hosting conference sessions about the architecture and historic preservation efforts within the Bal Harbour community. These include the National Trust for Historic Preservation, Florida Trust for Historic Preservation, DOCOMOMO (International working party for the documentation and conservation of buildings, sites, and neighborhoods of the Modern movement), Recent Past Preservation Network, and Dade Heritage Trust. Partnerships with these organizations could also be established to more broadly promote any educational programs or tours that the community hosts.
 - Both the Recent Past Preservation Network and DOCOMOMO Florida have windshield surveys and listings of significant resources by state on their websites. Significant resources identified in Bal Harbour can be submitted to these lists to raise local and national awareness of the community's unique architecture form the Post-World War II and Modern periods.
- The current Historic Structures Survey identified historic resources constructed prior to or during 1963 that are located within the residential districts of the Village of Bal Harbour. As more properties reach the threshold of 50 years of age to be considered historic, those historic properties should also be documented. In the future, it is

suggested that the Village once again pursue grants provided by the Florida Bureau of Historic Preservation, Division of Historical Resources to record any historic resources that meet the 50-year criteria. Periodic re-evaluation of the structures documented as part of this study is also recommended, in order to note any changes which they may undergo over time. This report is not intended to be a static document, but one which can be continually updated to provide the Village with a strong understanding of its historic resources from which to make informed decisions regarding future planning efforts.

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**APPENDIX A:
SURVEY LOG SHEET**

Ent D (FMSF only) ___/___/___



Survey Log Sheet

Florida Master Site File
Version 2.0 9/97

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (Name and project phase)

Bal Harbour Village Historic Structures Survey

Report Title (exactly as on title page)

Bal Harbour Village Historic Structures Survey

Report Author(s) (as on title page— individual or corporate; last names first)

Janus Research

Publication Date (year) 2011 Total Number of Pages in Report (Count text, figures, tables, not site forms) 145

Publication Information (If relevant, series and no. in series, publisher, and city. For article or chapter, cite page numbers. Use the style of

American Antiquity; see *Guide to the Survey Log Sheet*.)

Janus Research, 1107 N Ward Street, Tampa FL 33607

Supervisor(s) of Fieldwork (whether or not the same as author[s]; last name first) Streelman, Amy

Affiliation of Fieldworkers (organization, city) Janus Research, Tampa

Key Words/Phrases (Don't use the county, or common words like *archaeology*, *structure*, *survey*, *architecture*. Put the most important first.

Limit each word or phrase to 25 characters.)

Bal Harbour Village

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name Bal Harbour Village

Address/Phone 655 96 Street, Bal Harbour, FL 33154

Recorder of *Log Sheet* Janus Research Date *Log Sheet* Completed 3/31/11

Is this survey or project a continuation of a previous project? No Yes: Previous survey #(s) [FMSF only]

Mapping

Counties (List each one in which field survey was done - do not abbreviate; use supplement sheet if necessary)

Miami-Dade

USGS 1:24,000 Map(s) : Map Name/Date of Latest Revision (use supplement sheet if necessary):

North Miami 1988

Description of Survey Area

Dates for Fieldwork: Start 1/31/11 End 2/4/11 Total Area Surveyed (fill in one) _____ hectares 221 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each): Width _____ meters _____ feet Length _____ kilometers _____ miles

Survey Log Sheet of the Florida Master Site File

Research and Field Methods

Types of Survey (check all that apply): archaeological architectural historical/archival underwater other: _____

Preliminary Methods (✓ Check as many as apply to the project as a whole. If needed write others at bottom).

- Florida Archives (Gray Building) library research- local public local property or tax records windshield
 Florida Photo Archives (Gray Building) library-special collection - nonlocal newspaper files aerial photography
 FMSF site property search Public Lands Survey (maps at DEP) literature search
 FMSF survey search local informant(s) Sanborn Insurance maps
 other (describe) Janus Research Library

Archaeological Methods (Describe the proportion of properties at which method was used by writing in the corresponding letter. Blanks are interpreted as "None.")

F(-ew: 0-20%), S(-ome: 20-50%); M(-ost: 50-90%); or A(-ll, Nearly all: 90-100%). If needed write others at bottom.

Check here if NO archaeological methods were used.

- ___ surface collection, controlled ___ other screen shovel test (size: ___) ___ block excavation (at least 2x2 M)
___ surface collection, uncontrolled ___ water screen (finest size: ___) ___ soil resistivity
___ shovel test-1/4" screen ___ posthole tests ___ magnetometer
___ shovel test-1/8" screen ___ auger (size: ___) ___ side scan sonar
___ shovel test 1/16" screen ___ coring ___ unknown
___ shovel test-unscreened ___ test excavation (at least 1x2 M)
___ other (describe): _____

Historical/Architectural Methods (Describe the proportion of properties at which method was used by writing in the corresponding letter. Blanks are interpreted as "None.")

F(-ew: 0-20%), S(-ome: 20-50%); M(-ost: 50-90%); or A(-ll, Nearly all: 90-100%). If needed write others at bottom.

Check here if NO historical/architectural methods were used.

- S building permits S demolition permits ___ neighbor interview ___ subdivision maps
___ commercial permits ___ exposed ground inspected ___ occupant interview A tax records
___ interior documentation A local property records ___ occupation permits ___ unknown
A other (describe): Field Survey

Scope/Intensity/Procedures

Cultural Resource Assessment Survey of the Project Area

Survey Results (cultural resources recorded)

Site Significance Evaluated? Yes No If Yes, circle NR-eligible/significant site numbers below.

Site Counts: Previously Recorded Sites 10 Newly Recorded Sites 128

Previously Recorded Site #'s with Site File Update Forms (List site #'s without "8." Attach supplementary pages if necessary)

DA11550-11555, DA11564, DA11565, DA11566, DA11612

Newly Recorded Site #'s (Are you sure all are originals and not updates? Identify methods used to check for updates, ie, researched the

FMSF records. List site #'s without "8." Attach supplementary pages if necessary.)

DA12146-DA12270, DA11796, DA11799, DA11806

Site Form Used: SmartForm FMSF Paper Form Approved Custom Form: Attach copies of written approval from FMSF Supervisor.

DO NOT USE SITE FILE USE ONLY DO NOT USE

Table with 2 columns: BAR Related and BHP Related. Includes checkboxes for 872, 1A32, CARL, UW, State Historic Preservation Grant, and Compliance Review: CRAT #.

ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)



Survey Area

