Cultural Resource Assessment Survey

TOWN OF BAY HARBOR ISLANDS

BROAD CAUSEWAY BRIDGE REPLACEMENT
PROJECT DEVELOPMENT & ENVIRONMENT STUDY



Prepared for:

Town of Bay Harbor Islands, Florida

April 3, 2024



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Cultural Resource Assessment Survey for Broad Causeway Bridge Replacement Project

April 3, 2024

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being or have been carried out by Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration (FHWA) and FDOT.



Prepared for:
Town of Bay Harbor Islands

Prepared by:
AtkinsRéalis

EXECUTIVE SUMMARY

On behalf of the Town of Bay Harbor Islands and the Florida Department of Transportation District 6 (FDOT), AtkinsRéalis has prepared this Cultural Resource Assessment Survey (CRAS) for the Broad Causeway Bridge Replacement Project Development and Environment (PD&E) Study, Financial Project Identification (FPID) No. 452428-1-21-01. This locally funded project spans the Broad Causeway Bridge (FDOT Bridge No. 875101) that crosses the Intracoastal Waterway and connects the City of North Miami with the Town of Bay Harbor Islands within Section 27 of Township 52 South, Range 42 East in Miami-Dade County, Florida. The project will require state and federal permits.

Proposed improvements for this project include the replacement of the current Broad Causeway Bridge. This PD&E Study will evaluate the potential effects of bridge replacement alternatives. The height and width of the bridge will be increased to meet current design standards and United States Coast Guard (USCG) requirements, which have the potential to change the visual setting of the area. Future bridge concepts may incorporate dedicated bicycle lanes and sidewalks as well as guardrails to comply with the Americans with Disabilities Act of 1990 (ADA) and increase safety for pedestrians and cyclists. No right-of-way (ROW) acquisition is anticipated for the project.

This assessment is designed to comply with Section 106 of the *National Historic Preservation Act* (NHPA) of 1966 (Public Law 89-665), as amended, as implemented by 36 Code of Federal Regulations (CFR) 800 (Protection of Historic Properties, effective August 2004), as well as Chapter 267, *Florida Statutes* (FS), Chapter 1A-46, *Florida Administrative Code* (FAC), and Stipulation VII of the *Section 106 Programmatic Agreement* among the Federal Highway Administration (FHWA), the Florida Department of Transportation (FDOT), the Advisory Council on Historic Preservation (ACHP), and the Florida State Historic Preservation Officer (SHPO) regarding Implementation of the Federal-aid Highway Program in Florida (2023 PA). All work will be performed in accordance with the standards outlined in the *Cultural Resources Management Standards and Operational Manual* (Florida Division of Historical Resources [FDHR], 2003), the *Cultural Resource Management Handbook* (Florida Department of Transportation [FDOT] 2013), and the *Project Development and Environment Manual* (FDOT 2023). All work also conforms to professional guidelines set forth in the *Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716, as amended and annotated).

Principal Investigators meet the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture. Historic resource investigations were conducted under the direction of Jo-Anne Peck, MFA HP. Archaeological investigations were conducted under the direction of Joshua Goodwin, MA RPA.

The purpose of this CRAS is to locate and identify any cultural resources located within the Area of Potential Effects (APE) that have been established based on the proposed bridge replacement alternatives and any others that may be developed during the PD&E Study (see **Appendix A**). Because the anticipated changes could potentially affect existing historic districts and other cultural resources, the historical APE has been developed through a viewshed analysis using the Geodesic Viewshed tool in the Environmental Systems Research Institute (ESRI) Arc GIS Pro proprietary software. Conceptual bridge locations were extracted from the concept designs and the visual impacts were evaluated to establish the historical APE for the project using the Geodesic Viewshed tool. The APE was then refined to only include parcels within a ½ mile radius that orient towards the project area. Based upon the scale and nature of the activities, the archaeological APE was limited to the parcels in which potential ground disturbance may take place. A Cultural Resources Research Design and Survey Methodology was prepared for this project on May 30, 2023, and it was approved by SHPO on June 19, 2023 (see **Appendix D**). A historic resources desktop analysis was conducted prior to any field surveys to identify any previously recorded historic resources and any parcels of historic age with the potential for containing structures 48 years of age or older. Background research identified nine (9) previously recorded resources within the project APE (see **Table 3-2**). These included one (1) previously recorded linear resource (Broad Causeway [8DA10123, FDOT Bridge 875101]), six (6) previously recorded historic structures (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], 9720 W Broadview Drive [8DA10433], 9700 W Broadview Drive [8DA10435], and Citgo [8DA10436]), and two (2) previously recorded resource groups (Bay Harbor Islands Historic District [8DA10515] and Keystone Islands [8DA11549]). Background research also identified 20 previously unrecorded historic resources located within the historical APE (see **Figure 1-4**).

A field survey of the project APE conducted on September 6–September 8 of 2023 confirmed the location of nine (9) previously recorded resources identified during the historic resources desktop analysis (see **Figure 3-7**), including four (4) that had been demolished (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], and 9720 W Broadview Drive [8DA10433]). The field survey also confirmed the location of 20 previously unrecorded resources within the project APE identified during the historic resources desktop analysis (see **Figure 7-2**). Florida Master Site File (FMSF) forms were prepared for each newly recorded resource, and each newly recorded resource structure was evaluated based on its integrity. FMSF update forms were prepared for previously recorded resources as needed. FMSF update forms were not prepared for previously recorded resources with FMSF forms that meet current Florida Division of Historical Resources (FDHR) standards and did not display significant changes since last recorded.

No shovel tests of the archaeological APE were conducted, as a field survey of the project area conducted on September 6–September 8 of 2023 revealed that the area was highly disturbed by construction activities, installation of landscaping, and several underground utilities.

The Cultural Resource Assessment Survey (CRAS) determined that thirteen (13) historic resources are eligible for listing in the NRHP individually or as part of a historic district. These identified resources include one (1) linear resource (Broad Causeway [8DA10123, FDOT Bridge No. 875101]), eight (8) historic structures (9700 W Broadview Drive [8DA10435], Citgo [8DA10436], 2395 Bayview Lane [8DA21593], Whitehouse Inn on the Bay [8DA21598], and Majorca Towers [8DA21599], 9600 Broadview Terrace [8DA21630], 1371 96th Street [8DA21606], and 1330 96th Street [8DA21607]), and four (4) resource groups (Bay Harbor Islands Historic District [9DA10515], Keystone Islands [8DA11549], Broad Causeway Island [8DA21594], and Indian Creek Country Club Golf Course [8DA21608]) (see **Table 7-5** and **Figure 7-28**). The background research and field survey identified 12 historic resources considered ineligible for listing in the NRHP that are also considered as non-contributing resources to a historic district. No archaeological sites were identified that are eligible for listing in the NRHP within the archaeological APE.

The results of this CRAS indicate that a Section 106 Case Study will be required to assess the impacts of the proposed Broad Causeway Bridge Replacement alternatives on these identified resources.

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Appendix B: FMSF Survey Log
Appendix C: Newly Recorded FMSF Forms
Appendix D: Cultural Resource Identification and Methodology Meeting Minutes

ACRONYMS AND ABBREVIATIONS

A	**ACHP**	Advisory Council on Historic Preservation
	AD	Anno Domini
	ADA	Americans with Disabilities Act of 1990
	APE	Area of Potential Effect
	AtkinsRéalis	AtkinsRéalis North America, Inc.
B	**BAR**	Bureau of Archaeological Research
	BP	Before Present
C	**CIP**	Capital Improvements Program
	CRAS	Cultural Resource Assessment Survey
D	**DOE**	Determination of Eligibility
	DSM	Digital Surface Model
E	**ESRI**	Environmental Systems Research Institute
F	**FAC**	Florida Administrative Code
	FDEP	Florida Department of Environmental Protection
	FDHR	Florida Division of Historical Resources
	FDOT	Florida Department of Transportation
	FHWA	Federal Highway Administration
	FIND	Florida Inland Navigation District
	FMSF	Florida Master Site File
	FR	Federal Register
	FS	Florida Statutes
	ft.	Feet
G	**GIS**	Geographic Information Systems
	GLO	General Land Office
I	**in.**	Inches
L	**LABINS**	Land Boundary Information System
	LIDAR	Light Detection and Ranging

M	**m.**	Meters
	MiMo	Miami Modern
	MLRA	Major Land Resource Area
	mm.	Millimeters
	MHW	Mean High Water
	MLW	Mean Low Water
	MV	Masonry Vernacular
N	**NHPA**	National Historic Preservation Act of 1966 as Amended
	No.	Number
	NOAA	National Oceanic and Atmospheric Administration
	NRHP	National Register of Historic Places
P	**PD&E**	Project Development and Environmental
	PR	Photorevised
R	**ROW**	Right-of-Way
S	**SHPO**	State Historic Preservation Officer
	SR	State Road
T	**Town**	Town of Bay Harbor Islands
U	**USACE**	United States Army Corps of Engineers
	USCG	United States Coast Guard
	USDA	United States Department of Agriculture
	USGS	United States Geological Survey
Z	**ZAP**	Zones of Archaeological Potential

1.0 PROJECT OVERVIEW

1.1 Project Description

The project involves the potential replacement of the Broad Causeway Bridge connecting the Town of Bay Harbor Islands (Town) with the City of North Miami, within Miami-Dade County. The bridge is part of Broad Causeway, a roadway classified as "Urban Minor Arterial". This arterial also begins in Bal Harbour/Surfside and connects those commuters to the mainland. The specific limits of the project extend from the Broad Causeway Island (25°53'19.41"N, 80° 8'54.52"W) on the west side and (25°53'11.30"N, 80° 8'18.93"W) to east of West Broadview Drive within Section 27 of Township 52 South, Range 42 East. The Florida Department of Transportation (FDOT) Bridge Identification (ID) Number (No.) is 875101. A graphic depicting the location of the bridge is provided as **Figure 1-1** and **Figure 1-2**. The project is approximately 0.77 miles in length.

The existing bridge consists of four lanes, undivided (two in each direction), the four travel lanes are 10 ft. wide, without a raised median. The outside travel lanes also include shared-use markings to accommodate bicycles. In addition, a raised sidewalk is present on each side of the bridge, with a width that varies from 22 to 36 inches. There are no guardrails separating the sidewalk from the travel lane. Crossing over the Intracoastal Waterway (ICWW), the bridge has a horizontal clearance of 79.7 ft., a maximum vertical clearance of 18.0 ft. at Mean Low Water (MLW) and a minimum vertical clearance of 15.7 ft. at Mean High Water (MHW) at the Bascule crossing. The ICWW at the bridge crossings is deemed a navigable waterway by the United States Coast Guard (USCG). The bridge bascule is required by the USCG to open twice per hour on the quarter and three-quarter hour but only opens if vessels are waiting.

The existing bridge, constructed in 1951, has been determined to be functionally obsolete with fracture critical components based on a Bridge Inspection Report prepared in January 2023 and determined to be structurally deficient based on a Bridge Inspection Report prepared in January 2024 by FDOT. In 2017, major structural repairs were performed to the bridge at a construction cost of approximately $17 million. As a result of a 2020 inspection carried out by FDOT, a design to address additional repairs has been completed, and it has been determined that the cost of performing these repairs will amount to $3.0 million. As a result of the 2024 inspection, temporary emergency repairs will be completed. One lane of the bridge is closed until repairs are complete. It is expected that major costly repairs will be needed more frequently as the bridge ages to prevent closure or severe damage. Because of the structure type, the number of structural deficiencies, and high maintenance costs, the Town is considering replacement of the bridge.

The PD&E Study is being conducted to address the structural and functional deficiencies of the existing Broad Causeway Bridge and to evaluate and compare the feasibility of continued rehabilitation and repair versus replacement of the bridge. Bridge concepts will include provisions

for new pedestrian and bicycle accommodations to comply with Americans with Disabilities Act (ADA) requirements and guardrails for the safety of pedestrians.

Existing right-of way (ROW), owned by the Town, is anticipated to accommodate the replacement bridge and approaches. Included in the Town Charter by the 1953 Senate Bill No. 865, the State of Florida surrendered and granted to the Town any claim or control over all tidewaters and other lands, and all bayous and bay bottoms, beaches, waters, waterways and water bottoms, and all riparian rights within and adjacent to the Town limits for municipal purposes only, a strip of 300 ft. wide from Kane Concourse, westwardly across Biscayne Bay to approximately 123rd Street in the City of North Miami. Therefore, the replacement bridge will be built within the 300 ft. strip over Biscayne Bay under claim or control by the Town.



Figure 1-1: Project Location Map.

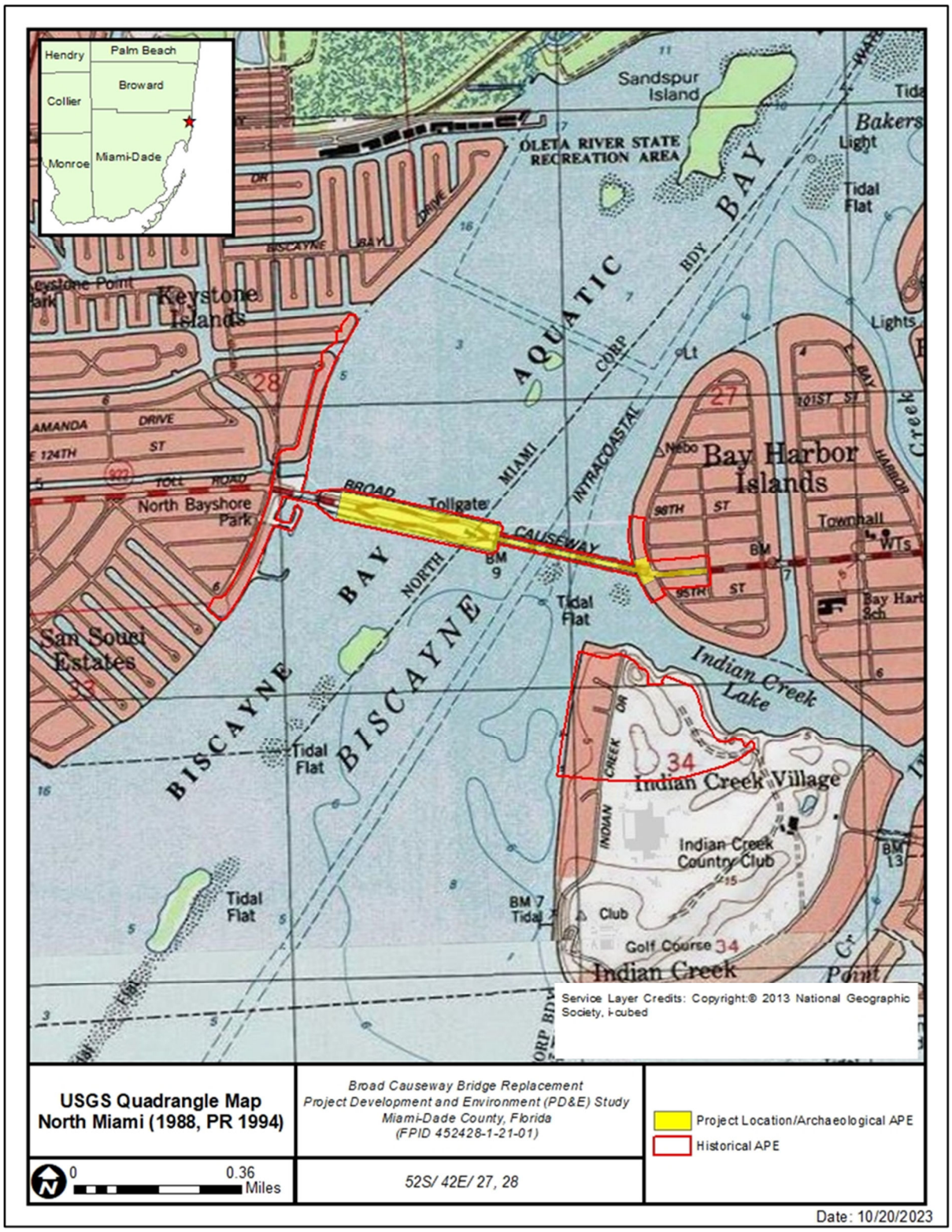

Figure 1-2: USGS Quadrangle Map.

1.2 Purpose and Need

The purpose of this project is to address the structural and functional deficiencies of the existing Broad Causeway Bridge. The need for the project is to improve bridge deficiencies because the 73-year-old bridge is structurally deficient, functionally obsolete, and contains fracture-critical components; improve safety since there have been several vehicular crashes in the project corridor, many involving bicycles and pedestrians that resulted in injuries; improve flow of traffic along the project corridor which has high traffic volumes and frequent bridge openings; and to maintain emergency evacuation.

1.3 Project Alternatives

The Broad Causeway Bridge Replacement PD&E study evaluates three bridge improvement alternatives based on the ability to meet the project needs. These alternatives, outlined below, include a No-Build (Repair) Alternative, a Mid-Level Moveable Bridge Alternative, and a High-Level Fixed Bridge Alternative. These three alternatives provide a range of vertical clearances that will be considered for the purposes of this Section 106 Consultation Case Study Report.

For both Build Alternatives under consideration, the new bridge alignment would be located to the south of the existing bridge, allowing for traffic to be maintained along the existing bridge while the proposed bridge is constructed. Demolition of the existing bridge would be phased so that traffic would be maintained within the existing corridor for most of the construction duration and progressively transferred from the existing bridge to the new bridge. Emergency vehicles would have 24/7 access to pass through the corridor, and should a hurricane warning be issued, the corridor would still be used as a Hurricane Evacuation Route during construction as it is today.

Broad Causeway Bridge (FDOT Bridge No. 875101) Improvement Alternatives

1. **No Build (Repair) Alternative**

   The No-Build (Repair) Alternative consists of continuing the maintenance and repairs on the existing 73-year-old Broad Causeway Bridge (FDOT Bridge No. 875101) and to address ongoing structural repairs.

2. **Mid-Level Moveable Bridge Alternative**

   The Mid-Level Moveable Alternative involves replacing the existing Broad Causeway Bridge (FDOT Bridge No. 875101), with a new drawbridge with a minimum vertical navigation clearance of 40 ft. above the MHW level at the fenders, when the bascule levees are lowered.

3. **High-Level Fixed Bridge Alternative**

The High-Level Fixed Bridge Alternative involves replacing the existing Broad Causeway Bridge (FDOT Bridge No. 875101), with a fixed-span bridge with a vertical navigational clearance of 65 ft. above the existing Intracoastal Waterway navigation channel.

This assessment is designed to comply with Section 106 of the *National Historic Preservation Act* (NHPA) of 1966 (Public Law 89-665), as amended, as implemented by 36 Code of Federal Regulations (CFR) 800 (Protection of Historic Properties, effective August 2004), as well as Chapter 267, *Florida Statutes* (FS), Chapter 1A-46, *Florida Administrative Code* (FAC), and Stipulation VII of the *Section 106 Programmatic Agreement* among the Federal Highway Administration (FHWA), the Florida Department of Transportation (FDOT), the Advisory Council on Historic Preservation (ACHP), and the Florida State Historic Preservation Officer (SHPO) Regarding Implementation of the Federal-aid Highway Program in Florida (FDOT 2023). All work will be performed in accordance with the standards outlined in the *Cultural Resources Management Standards and Operational Manual* (FDHR 2003), the *Cultural Resource Management Handbook* (FDOT 2013), and the *Project Development and Environment Manual* (FDOT 2023). All work also conforms to professional guidelines set forth in the *Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716, as amended and annotated).

Principal Investigators meet the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture. Historic resource investigations were conducted under the direction of Jo-Anne Peck, MFA HP. Archaeological investigations were conducted under the direction of Joshua Goodwin, MA RPA.

1.4 Area of Potential Effect (APE)

As defined in 36 CFR Part § 800.16(d), the APE is the "geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist." Upon initiating this CRAS, the proposed project was studied, and various evaluation techniques are applied to determine the appropriate APE within which to identify archaeological and historic resources.

1.4.1 Archaeological APE

The archaeological APE is based on potential ground-disturbing activities related to the project. The proposed replacement bridge alternatives have the potential to disturb both terrestrial and underwater areas within the project area. A review of the Intracoastal Waterway showed that the United States Army Corps of Engineers (USACE) regularly dredges this area for regular waterway maintenance (USACE, 2022). As such, the underwater soil stratigraphy of the waterway is highly disturbed and unlikely to contain intact archaeological material. Therefore, the archaeological APE was set to the terrestrial project limits.

1.4.2 Historical APE

The Broad Causeway Bridge improvement project involves alternatives that can potentially change the visual setting of the area. The number of parcels included in the historical APE is based primarily on the potential visual impacts, i.e., if a new bridge replaces the existing bridge. Thus, the historical APE extends out from the bridge ROW based on the three (3) proposed Broad Causeway Bridge Improvement Alternatives outlined above.

Because these anticipated changes could affect the area's existing historic districts and other cultural resources, the historical APE was evaluated based on a computer-generated viewshed analysis. Using the Geodesic Viewshed Tool in ArcGIS Pro by the Environmental Systems Research Institute (ESRI), all properties that offered a view of the bridge were identified. The data sources for the viewshed analyses include a Light Detection and Ranging (LiDAR) based Digital Surface Model (DSM) (National Oceanic and Atmospheric Administration [NOAA] Digital Coast) that processed all returns from the LiDAR-based point cloud, including tree crowns and building footprints. AtkinsRéalis developed the potential concept designs extracted from the conceptual bridge locations used in the viewshed analysis. Using data from the tallest bridge alternative at 65' (Alternative No. 3), the LiDAR DSM identified all properties that displayed the bridge alternative within the viewshed. The result of this visual analysis is shown in **Figure 1-3**. The viewshed analysis for the high-level fixed bridge structure showed that it should not be visible from most parcels in the previously recorded potential historic districts (Bay Harbor Islands Historic District [8DA10515] and Keystone Island Historic District [8DA11549]); however, nearly all waterfront properties within the surrounding area would have at least some visibility of an Alternative 3 replacement bridge.

After the computer-generated viewshed analysis was completed, the historical APE was refined to limit it to properties within a half-mile radius of the bridge based on the reduced visual impact beyond that distance. It was further refined to remove properties oriented away from the bridge. An additional evaluation was made in the field to verify that the appropriate historical APE was evaluated. A Cultural Resources Research Design and Survey Methodology was prepared for this project on May 30, 2023, and it was approved by SHPO on June 13, 2023 (**Appendix D**).

The historical and archaeological APEs for this project can be seen in **Figure 1-4**.

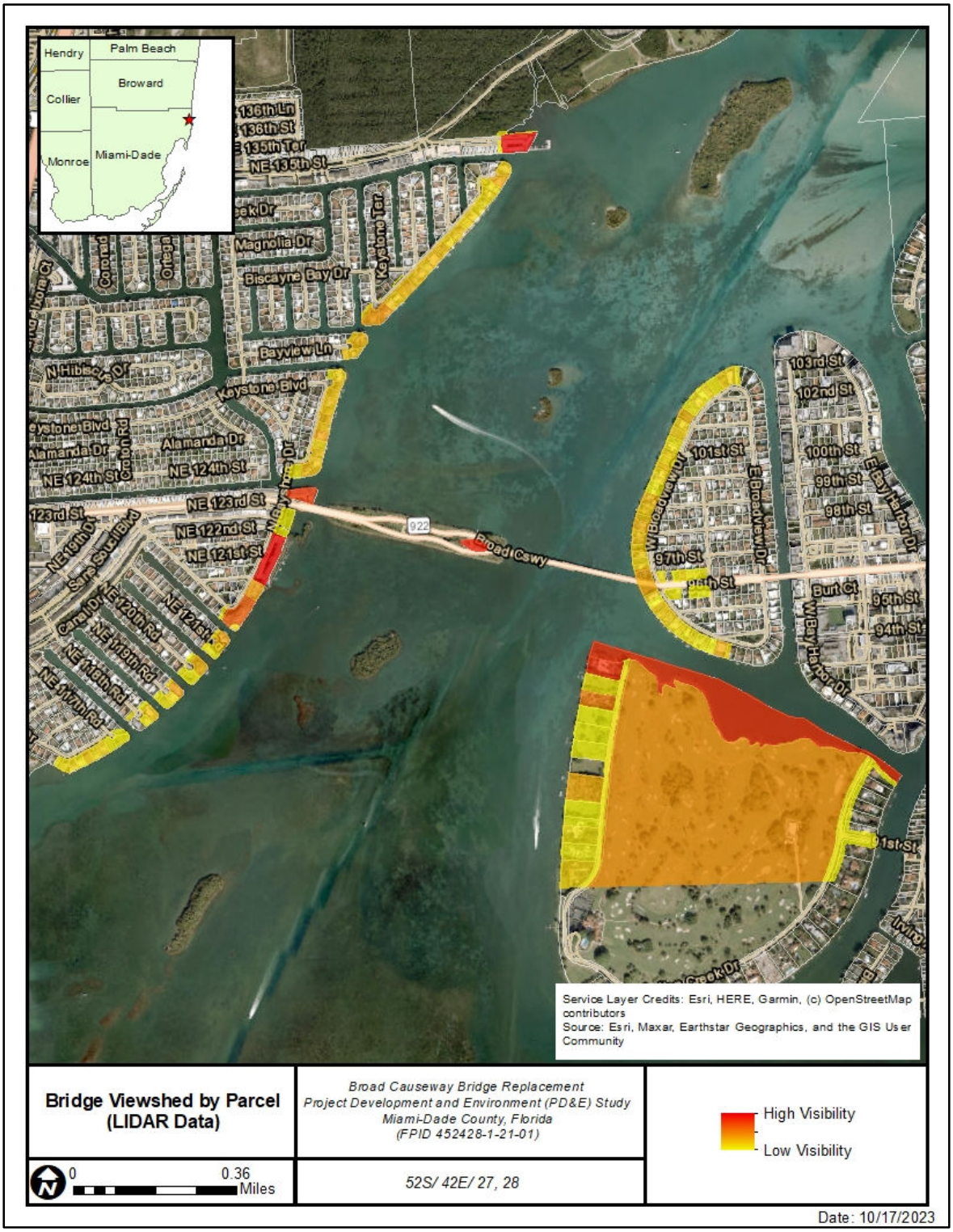

Figure 1-3: Results of Computer-Generated Viewshed Analysis.



Figure 1-4: Area of Potential Effect (APE) Map.

2.0 ENVIRONMENTAL OVERVIEW

Relative changes in landforms, soils, vegetation, and water availability inform the probability of uncovering *in situ* archaeological material within the archaeological APE. Precontact archaeological sites are most often found in areas with elevated landforms, better-drained soils, and areas adjacent to freshwater. Post-contact Native American and historic sites are also found in similar areas near homesteads and communities that developed primarily along waterways, trails, early roads, and railroad corridors. This section presents an evaluation of the environmental setting of the project APE and the degree to which development activities have subsequently altered natural features. Understanding the relative distribution of environmental variables and anthropogenic disturbance informs our evaluation of archaeological probability within the current project area (See *Section 5.0 Survey and Laboratory Methods* for archaeological probability within the project area).

The project archaeological APE is located within the southeastern portion of Major Land Resource Area (MLRA) 156A – Florida Everglades and Associated Areas. It is an area dominated by low, level coastal plains with large areas of swamp and marsh (USDA, 2002). Coastal regions consist of low beach ridges and dunes rising 10 to 15 ft (3 to 5 meters) above the adjacent swamps and marshes. Soils in this area are predominantly very shallow to very deep and organic, loamy or sandy, and dominantly poorly drained or very poorly drained. Minor areas of somewhat poorly drained to moderately well-drained soils can be found along beach ridges and dunes on the coast. The coastal areas around the City of North Miami have been heavily urbanized, with the remainder of the MLRA consisting of national parks, game refuges, and other large holdings. The project APE is located within one of the heavily urbanized areas of the MLRA (USDA 2022).

The area within the project APE (**Figure 2-1**) is composed almost entirely of Entisols and Histosols. More specifically, the area within the Town of Bay Harbor Islands and the Keystone Islands is defined as Urban Land, which is typically found beneath structures, streets, sidewalks, parking lots, and airports (USDA 1996). Due to the disturbed nature of the area, the natural soils cannot be observed. Soils found on the manmade Broad Causeway Island near the western end of the project APE are Udorthents that consist primarily of parks, vacant lots, or lawns. Both are highly disturbed soil types unlikely to contain bonded archaeological material (USDA 1996).

The remainder of the project APE consists of Biscayne Bay and the Intracoastal Waterway, which the USACE regularly dredges as part of their routine waterway maintenance activities (USACE 2023). As such, the underwater soil stratigraphy of the waterway is highly disturbed and unlikely to contain any intact archaeological material. Based on these environmental factors and given the construction of the Broad Causeway Bridge (FDOT Bridge 875101) and the development of the Town, the likelihood for intact archaeological sites is considered low.

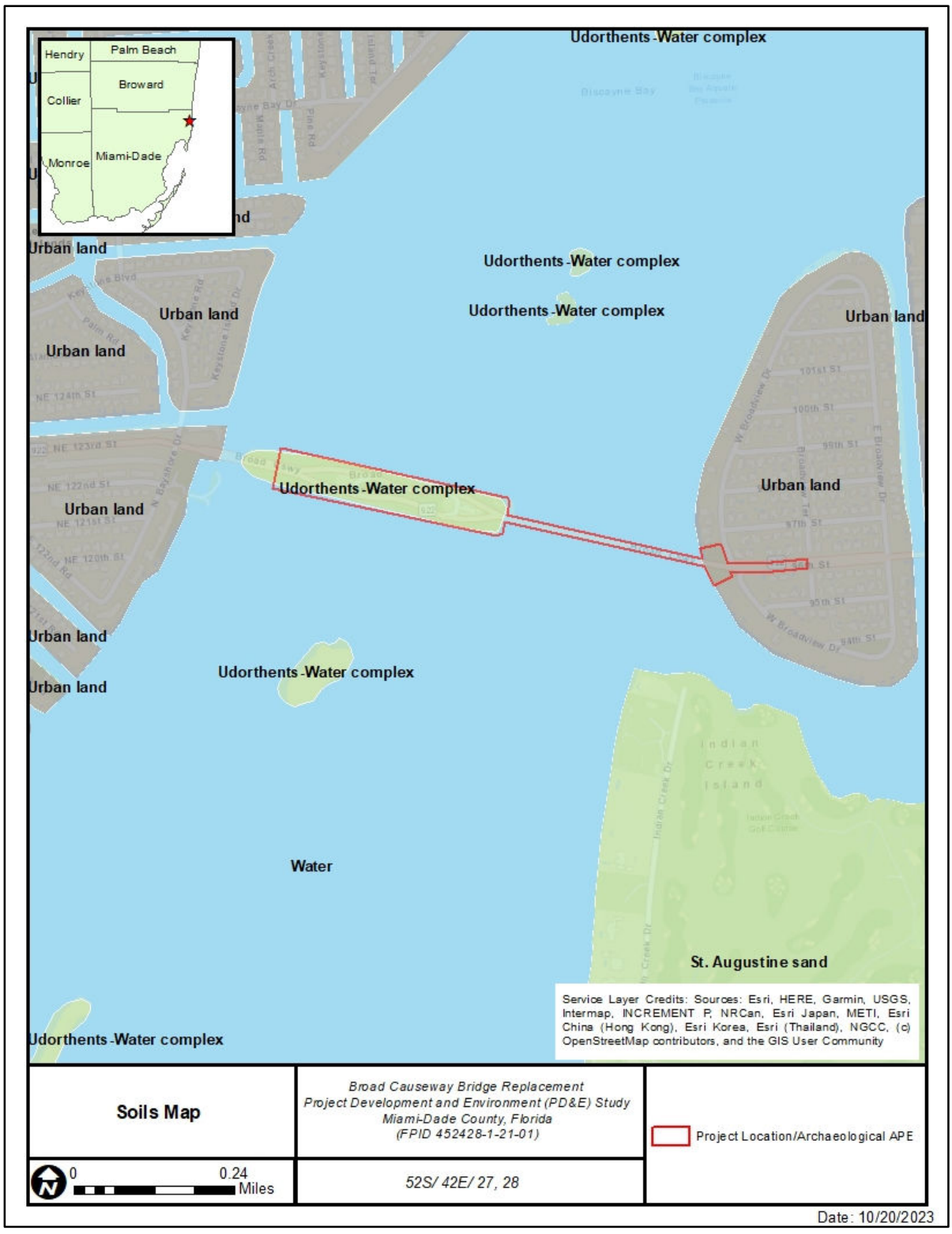

Figure 2-1: Soils Map.

3.0 BACKGROUND RESEARCH AND ARCHITECTURAL/ HISTORICAL CONSIDERATIONS

This section represents an overview of previous archaeological and historical investigations conducted in the general vicinity of the project area. The information presented is designed to provide a comparative base from which to interpret the data obtained during the present assessment of the project. Information on previously recorded historic surveys, resources, and sites was obtained by examination of the U.S. Department of Agriculture (USDA) soil survey data for Miami-Dade County, Florida Master Site File (FMSF) and associated Geographic Information System (GIS) data, historic and contemporary United States Geological Survey (USGS) topographic maps, historical USDA aerial photographs, historical newspapers, Miami-Dade County Property Appraiser data, Google Earth, and other relevant sources. Prior to the field survey, a review of the FMSF records, as well as an examination of the pertinent literature of the surrounding area, was conducted for the purpose of identifying any previously recorded archaeological or historical sites and/or surveys within the project APE and the immediate project vicinity.

3.1 Previous CRAS Reports in the Project Area

The area within the current project APE has been surveyed for cultural resources as part of five (5) previous cultural resource assessment surveys (see **Table 3-1**).

Table 3-1: Previous Cultural Resource Assessment Surveys

Survey No.	Year	Title	Prepared By
00340	*1980*	*Dade County Archaeological Survey Interim Report*	*Robert S. Carr*
02127	*1989*	*Dade County Historic Survey Phase II Final Report*	*Metropolitan Dade County*
13458	*2006*	*Final Report – Historical Structure Survey, Town of Bay Harbor Islands*	*GAI Consultants, Inc.*
20425	*2013*	*Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive*	*Janus Research*
25327	*2018*	*Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida*	*Search*

Survey No. 00340 (Carr 1980) is a countywide archaeological survey that focused on the rapidly developing sections of Metropolitan Dade County. It included a review of aerial photography and a field survey with systematic subsurface testing and surface examination. The survey covered an area east of US Highway 27, tracts along Biscayne Bay, and others within downtown Miami. A total

of 109 sites were recorded during the survey, including 25 previously recorded and 84 newly recorded sites, none of which are within the current project APE.

Survey No. 02127 (Metropolitan Dade County 1989) is a historical/architectural field survey of Coral Gables, Miami Beach, and unincorporated areas of Dade County. The survey identified a total of 13 areas eligible for designation as individual NRHP historic districts, but no resources were recorded by the survey.

Survey No. 13458 (GAI Consultants, Inc. 2006) is a historical/architectural survey of the Bay Harbor Islands and Broad Causeway to the eastern edge of FDOT Bridge 875105 where it intersects the Broad Causeway Island. No previously recorded structures or resources were identified during the survey. However, a total of 312 newly recorded structures (including Citgo, 1501 Broad Causeway [8DA10436]) were identified. It also identified one (1) newly recorded linear resource (Broad Causeway [8DA10123, FDOT Bridge No. 875101]) and one (1) newly recorded resource group (Bay Harbor Islands Historic District [8DA10515]). A total of 83 structures were considered individually eligible for local listing, five (5) were considered individually NRHP-eligible, and 86 were considered contributing structures to the Miami Modern (MiMo) Multiple Resources Group proposed by the survey.

Survey No. 20425 (Janus Research 2013) consisted of a historical/architectural study of Kane Concourse/96th Street from west of Broadview Drive to East of East Bay Harbor Drive. It identified one (1) previously recorded resource group (Bay Harbor Islands Historic District [8DA10515]) and one (1) newly recorded linear resource FDOT Bridge No. 875102 [8DA13364]) within the survey area. The survey considered FDOT Bridge No. (8DA13364) as a contributing linear resource to the Bay Harbor Islands Historic District (8DA10515).

Survey 25327 (SEARCH 2018) is a historical/architectural field survey of the Broad Causeway conducted as part of the Broad Causeway Corridor Enhancement Project. It identified two (2) previously recorded linear resources (Broad Causeway [8DA10123, FDOT Bridge No. 875101] and FDOT Bridge No. 875102 [8DA13364]), one (1) previously recorded structure (Citgo [8DA10436]), and one (1) previously recorded resource group (Bay Harbor Islands Historic District [8DA10515]) within the survey area. However, no unrecorded resources were identified within the survey area. SHPO determined that there was insufficient information regarding the NRHP eligibility of the Bay Harbor Islands Historic District (8DA10515) resource group and that the Citgo (8DA10436) historic structure, as well as the Broad Causeway (8DA10123, FDOT Bridge No. 875101) and FDOT Bridge 875102 (8DA13364) linear resources, were NRHP-eligible on August 15, 2018.

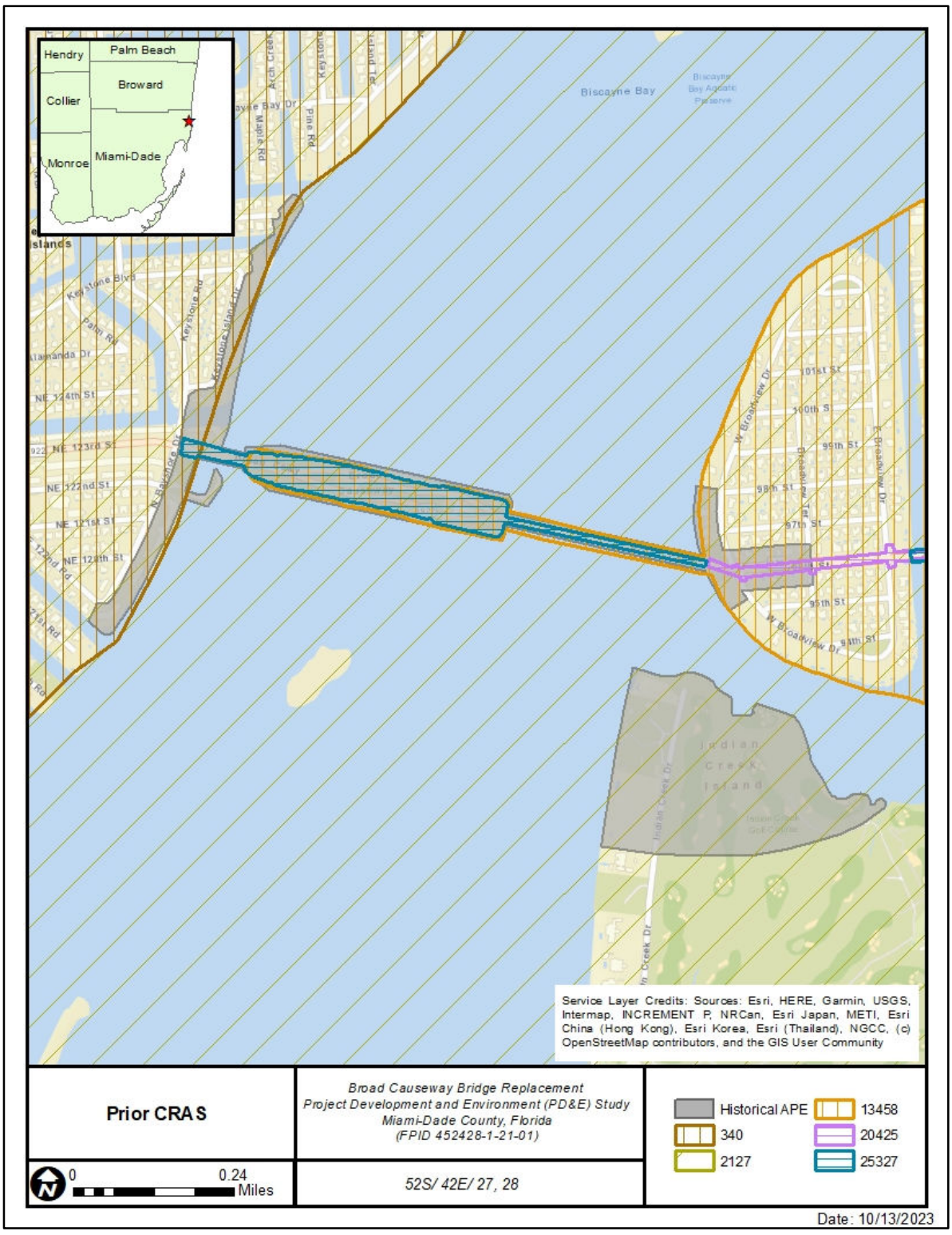

Figure 3-1: Prior CRAS Map.

3.2 Previously Recorded Resources Identified

Background research identified a total of nine (9) previously recorded historic resources and no previously recorded archaeological sites within the project APE. These included one (1) previously recorded linear resource (Broad Causeway [8DA10123, FDOT Bridge No. 875101]), six (6) previously recorded historic structures (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], 9720 W Broadview Drive [8DA10433], 9700 W Broadview Drive [8DA10435], and Citgo [8DA10436]), and two (2) previously recorded resource groups (Bay Harbor Islands Historic District [8DA10515] and Keystone Islands [8DA11549]). No previously recorded archaeological sites were identified within a half-mile radius of the project area. The historic resources desktop analysis also identified 20 previously unrecorded resources within the project APE, which are discussed in **Section 7.2**. An overview of each previously recorded resource is provided below, a summary can be found in **Table 3-2** and **Table 3-3**, and the location of each previously recorded resource can be seen in **Figure 3-7**. A summary of the newly recorded resources can be found in **Table 7-2** and the location of each newly recorded resource can be seen in **Figure 7-2**.

Table 3-2: Previously Recorded Resources within Current Project APE

FMSF No.	Address/Name	Year Constructed	Resource Type	NRHP Determination Eligibility
8DA10123	*Broad Causeway/ FDOT Bridge No. 875101*	*c. 1951*	*Linear Resource*	*NRHP-Eligible August 15, 2018*
8DA10268	*9530 W Broadview Drive*	*c. 1947*	*Structure*	*Not Evaluated by SHPO*
8DA10269	*9520 W Broadview Drive*	*c. 1956*	*Structure*	*Not Evaluated by SHPO*
8DA10431	*9740 W Broadview Drive*	*c. 1952*	*Structure*	*Not Evaluated by SHPO*
8DA10433	*9720 W Broadview Drive*	*c. 1950*	*Structure*	*Not Evaluated by SHPO*
8DA10435	*9700 W Broadview Drive*	*c. 1955*	*Structure*	*Not Evaluated by SHPO*
8DA10436	*Citgo/1501 Broad Causeway*	*c.1951*	*Structure*	*NRHP-Eligible August 15, 2018*
8DA10515	*Bay Harbor Islands Historic District*	*c.1940s–1960s*	*Resource Group*	*Insufficient Information August 15, 2018*
8DA11549	*Keystone Islands*	*c. 1948–1964*	*Resource Group*	*Not Evaluated by SHPO*

Table 3-3: Summary of Previously Recorded Resources

Resource Type	Number of Resources Identified	Number of Resources with Updated FMSF Forms	Number of Resources Determined NRHP Eligible	Resources contributing to a district
Resource Groups	2	0	0	0
Structures	6	1	1	2
Cemeteries	0	0	0	0
Archaeological Sites	0	0	0	0
Linear Resources	1	0	1	1
Total	9	1	2	3

8DA10123—BROAD CAUSEWAY LINEAR RESOURCE

The Broad Causeway (8DA10123, FDOT Bridge No. 875101) linear resource spans from a manmade island in the Intracoastal Waterway to the western Bay Harbor Island. Broad Causeway (**Figure 3-2**, **Figure 3-3**) is a movable Bascule steel and poured concrete bridge that features art deco-style elements and two tender stations west of the movable span. The rectangular-shaped manmade island to its west contains the Citgo (1501 Broad Causeway [8DA10436]) historic structure. The Broad Causeway linear resource was first recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006) and **was determined NRHP-eligible by SHPO** under Criterion A for its association with the development of the Bay Harbor Islands during the post-World War II Boom as part of Survey 25327 (SEARCH 2018) on August 15, 2018. Additionally, Broad Causeway (8DA10123) is a contributing resource to the Bay Harbor Islands Historic District (8DA10515).



Figure 3-2: Dedication plaque on the Broad Causeway.



Figure 3-3: Broad Causeway Bridge looking east from Broad Causeway Island.

8DA10268—9530 W BROADVIEW DRIVE

The 9530 W Broadview Drive (8DA10268) historic structure was an L-shaped one-story Masonry Vernacular Classical Revival style single-family residence constructed c. 1947 that was recorded as part of Survey No 13458 (GAI Consultants, Inc. 2006). The structure was not evaluated by SHPO. An architectural field survey conducted on September 6–September 8 of 2023 indicated that the structure has been demolished.

8DA10269—9520 W BROADVIEW DRIVE

The 9520 W Broadview Drive (8DA10269) historic structure was a rectangular one-story Masonry Vernacular/MiMo single-family residence constructed c. 1956 that was recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006). The structure was not evaluated by SHPO. An architectural field survey conducted on September 6–September 8 of 2023 indicated that the structure has been demolished.

8DA10431—9740 W BROADVIEW DRIVE

The 9740 W Broadview Drive (8DA10431) historic structure was an L-shaped one-story Masonry Vernacular single-family residence constructed c. 1953 that was recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006). The structure was not evaluated by SHPO. An architectural field survey conducted on September 6–September 8 of 2023 indicated that the structure has been demolished.

8DA10433—9720 W BROADVIEW DRIVE

The 9720 W Broadview Drive (8DA10433) historic structure was an irregularly shaped two-story Masonry Vernacular/Post-Modern single-family residence constructed c. 1953 that was recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006). The structure was not evaluated by SHPO. An architectural field survey conducted on September 6–September 8 of 2023 indicated that the structure has been demolished.

8DA10435—9700 W BROADVIEW DRIVE

Located in the Bay Harbor Islands Historic District (8DA10515), the 9700 W Broadview Drive (8DA10435; **Figure 3-4**) historic structure is a one-story single-family Masonry Vernacular style residence built in 1955. The smooth stucco building has a U-shaped plan with a front-facing integral garage and recessed central entry with double doors. The hipped roof has a low slope with wide boxed eaves and is clad in flat clay tiles. It is built on a concrete slab foundation. It was recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006). The structure has not been evaluated by SHPO. A FMSF update form was completed as part of the architectural field survey conducted on September 6–September 8 of 2023.

While the building has not been significantly altered from its original character, it is a common type of structure built using typical methods of construction found throughout Florida and has no known association with significant events or persons. Therefore, 9700 W Broadview Drive (8DA21602) is considered ineligible for individual listing in the NRHP. However, due to its lack of significant alterations, it is considered **a contributing structure to the Bay Harbor Islands Historic District (8DA10515)**.



Figure 3-4: 9700 W Broadview Drive, facing southwest.

8DA10436—CITGO/ 1501 BROAD CAUSEWAY

The Citgo (1501 Broad Causeway [8DA10436]; **Figure 3-5**) historic structure is a MiMo masonry vernacular auto repair/gas station constructed on the manmade Broad Causeway Island (8DA21594) that leads to the Broad Causeway (8DA10123, FDOT Bridge No. 875101) c. 1951. It was first recorded as part of Survey No. 13458 (GAI Consultants, Inc. 2006), and is the only fueling station within the Town of Bay Harbor Islands. It retains much of its original design integrity and is a contributing resource to the Bay Harbor Islands Historic District (8DA10515). The structure was **determined NRHP-eligible by SHPO** as part of Survey 25327 (SEARCH 2018) on August 15, 2018.



Figure 3-5: Citgo/1501 Broad Causeway, facing southwest.

8DA10515—BAY HARBOR ISLANDS HISTORIC DISTRICT

The Bay Harbor Islands Historic District (8DA10515) resource group is a well-preserved example of a post-World War II development and located on the eastern side of the current project APE (**Figure 3-6**). Shepard Broad and Benjamin N. Kane designed and planned the Town of Bay Harbor Islands as a resort-style community in 1945. The Town sought to attract returning veterans who yearned for a more relaxing, living community. The following year, Broad and Kane assembled a team of engineers and surveyors who dredged and filled the land, which had become a common method of creating habitable waterfront property in coastal Florida by this time. Soon thereafter, lots were laid out and developed. The Town of Bay Harbor Islands was first incorporated on April 27, 1947. Following its incorporation, Broad realized he needed to connect the islands to the mainland. The Florida legislature authorized the construction of Broad Causeway later that year and it was opened in 1951 (Town of Bay Harbor Islands 2023).

The Bay Harbor Islands Historic District (8DA10515) resource group was originally recorded as having 312 structures, both residential and commercial, representing MiMo, Ranch, and Masonry Vernacular styles constructed from the 1940s through the survey cut-off date of 1957. It is bounded by Indian Creek on the east, by Biscayne Bay and North Miami on the west, Biscayne Bay on the north, and Indian Creek on the south. It was first recorded during Survey No. 13458 (GAI Consultants, Inc. 2006), and is significant for the World War II and Aftermath (1941–1950) and Post-World War II (1940s–1960s) time periods in the areas of Architecture as well as Community Planning and Development. It was recommended NRHP-eligible by Survey No. 25327 (SEARCH 2018). SHPO determined that there was **insufficient information regarding the NRHP eligibility** of the resource group as part of Survey 25327 (SEARCH 2018) on August 15, 2018. Since the majority of this resource group is outside the APE for this project, there will be no further assessment of NRHP eligibility. The historic district is not locally listed. The resource group will be evaluated for this project as if determined NRHP-eligible.



Figure 3-6: Entry sign to Bay Harbor Islands from Broad Causeway.

8DA11549—KEYSTONE ISLANDS RESOURCE GROUP

The Keystone Islands (8DA11549) resource group is a post-World War II historic neighborhood recorded during Phase II of the Miami-Dade County Historic Property Assessment (Janus Research 2009). It consists of a total of 890 structures, 564 of which were considered contributing to the historic district in the 2009 survey. The district is significant the in the area of community planning and development and its man-made islands with integral canals set the neighborhood apart from other similar Miami area developments constructed during the same time period. The neighborhood is bounded by Biscayne Bay to the east, NE 124th Street to the south, Ixora Road to the west, and Arch Creek Drive to the north. The resource group has **not been evaluated by SHPO**, but is significant for the Post-World War II (1940s–1960s) time period in the areas of Architecture as well as Community Planning and Development. Since the majority of this resource group is outside the APE for this project, there will be no further assessment of NRHP eligibility. The resource group will be evaluated for this project as if determined NRHP-eligible.



Figure 3-7: Previously Recorded Resources Map.

4.0 CULTURAL OVERVIEW

Florida's prehistory is divided spatially and temporally based on predominant cultural ways of life in each region. Milanich and Fairbanks (1980:24-26) define the region surrounding the project area as the Glades Archaeological Region (**Figure 4-1**). Within each region, the archaeological past is subdivided into stages, each characterized by environmental and cultural changes (i.e., artifacts, settlement, and subsistence patterns). The region's history (post-contact) is divided into broad periods beginning with European Contact and Colonization in the 1500s. A review of these periods, important events, infrastructure improvements, and land utilization provides a framework for understanding the project area's prehistoric, historic, and modern development. Charlton W. Tebeau's *History of Florida* (1999), Michael Gannon's *The History of Florida* (1996), and Tracy Hollingsworth's *History of Dade County, Florida* (1949) provided much of the state and local historical context for this section of the survey.

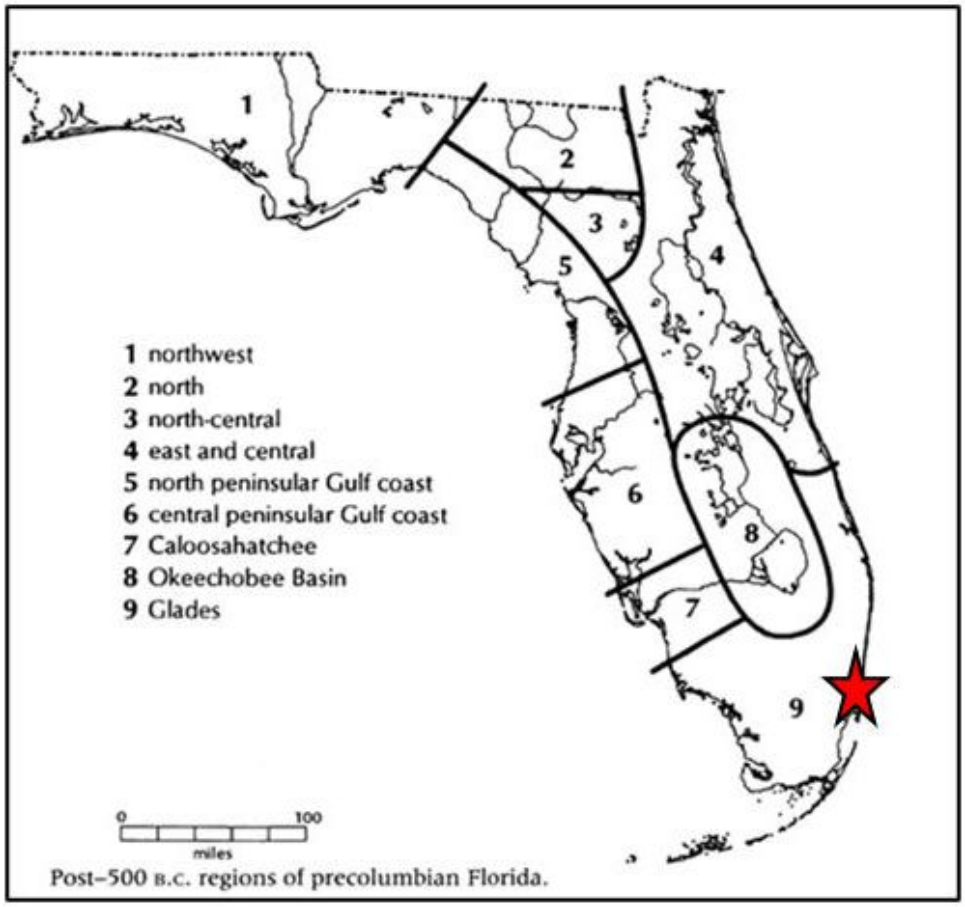

Figure 4-1: Archaeological Regions of Florida with star indicating the approximate location of the project area (Milanich 1994).

4.1 Paleoindian Period (14,000 BP–11,500 BP)

The Paleoindian Period is the earliest known cultural period in the region, which began with the first human arrival in Florida at the end of the Pleistocene. During this period, sea levels were approximately 50 or more meters lower than they are today (Milanich 1994), and most of what is now Florida consisted of uplands covered with xerophytic, oak-pine scrub extending into southern Georgia and probably onto the exposed Gulf and Atlantic continental shelves. Supplies of potable water could be found only in the sinkholes in the karst limestone. The inland rivers, streams, lakes, and marshy wetlands that exist today were probably nonexistent (Dunbar 1991). Most of the archaeological information we have about this period comes from excavations at the Harney Flats site in Hillsborough County (Daniel and Wisenbaker 1987) and two inland springs in Sarasota County: Warm Mineral Springs and Little Salt Springs (Clausen, Ehrenhard and Taylor 1979). Overall, the distribution of Paleoindian sites conforms remarkably well to regions of the state containing underlying Tertiary limestone deposits. This particular model of Paleoindian settlement has been called the Oasis Model (Dunbar 1991; Milanich 1994). Underwater surveys have demonstrated that Paleoindian sites can be found on the Continental Shelf of the Gulf Coast (Dunbar 1988). Investigations have demonstrated that the panhandle and central portions of the state were well settled during Paleoindian times; however, the southern peninsula has very few Paleoindian sites.

The majority of Paleoindian artifacts recovered in Florida are isolated finds usually found along and within many northern Florida rivers (Milanich 1994). The most widely recognized Paleoindian artifact is the Suwannee point. Bullen (1975:55) describes this point as "slightly waisted... with concave base, basal ears, and basal grinding of bottom and waisted parts of the side." Simpson and Clovis points have been found, but less frequently. Other artifacts of the Paleoindian lithic tool kit include microliths, unifacial scrapers, bifacial knives, spokeshaves, and bolas. Wooden tools have been documented from Little Salt Springs in Sarasota County as have bone and shell tools.

Although the data on Paleoindian subsistence are scant, the traditional interpretation of heavy reliance on the megafauna of the Pleistocene has been challenged. Evidence from sites like Little Salt Springs and the Cutler Fossil site suggest that Paleoindian subsistence was based on the exploitation of a broad spectrum of resources including extinct horse, peccary, white-tail deer, rabbit, opossum, fish, shellfish, roots, seeds, berries, and nuts (Bense 1994; Clausen, Ehrenhard and Taylor 1979).

4.2 Archaic Period (11,500 BP–3,200 BP)

These roughly eight thousand years subsume a vast era of change in the climate and the cultures of Florida and the greater Southeast. A rise in global temperatures at the end of the Younger Dryas marks the transition from the Pleistocene to the Holocene and ushered in severe changes in the environment. In Florida, this change would have been pronounced as cold-adapted plant and animal communities migrated northward giving way to ecological conditions closer to what is found in the

present. The Archaic Period in South Florida has been subdivided into three temporal phases – Early, Middle, and Late (Orange). These divisions are based largely on projectile point and pottery typologies (Bullen 1975; Milanich 1994).

Much of the archaeological information about this period comes from the excavation of the Harney Flats site (8HI00507) in Hillsborough County (Daniel and Wisenbaker 1987). Changes in point technology from fluted to side-notched forms that began in the Paleoindian period carried into the Early Archaic, possibly reflecting a move from hunting migratory megafauna to a more generalized subsistence model focused on localized non-migratory game, namely white-tailed deer (Anderson and Sassaman 2012).

Bolen-type points are associated with the transitional period from Late Paleoindian to the Early Archaic. At the Harney Flats site (8HI00507) mentioned above, these side-notched forms were found within the same stratigraphic levels as Suwannee and Simpson points, both well below the Middle Archaic strata (Daniel and Wisenbaker 1987; Milanich 1994). The results from Harney Flats (8HI00507) may indicate either that these forms are contemporaneous with Paleoindian lanceolate forms, or represent a slightly later, Early Archaic occupation on the same stabilized land surface previously occupied by earlier Paleoindian peoples (Daniel and Wisenbaker 1987; Milanich 1994). In Florida, the projectile point form most associated with the Early Archaic occupation is the Kirk and Kirk serrated point (Milanich 1994). Both corner-notched and stemmed Kirk points were found At Harney Flats (8HI00507), albeit in lesser concentrations, in the strata between the Paleoindian deposits and the Middle Archaic, with Newnan strata above (Daniel and Wisenbaker 1987) (Milanich 1994).

The corner- and side-notched point technology of the Early Archaic gives way to stemmed forms that are a hallmark of the Middle Archaic in Florida and throughout the Southeast (Anderson and Sassaman 2012; Milanich 1994). Newnan and Hillsborough are two of these stemmed, broad-blade varieties and perhaps some of the best represented among well-dated Middle Archaic contexts. However, given the variation among these forms, they are sometimes simply lumped into the "Florida Archaic Stemmed" points category (Milanich 1994). Along with these Middle Archaic stemmed points, the use of fire to treat tool stone has been suggested as another technical innovation introduced during this time (Purdy 1971). The Middle Archaic is assumed to be a time when groups of people concentrated settlement into increasingly localized regions. Most occupations are thought to have been seasonal. However, coastal occupations may have very well been permanent year-round settlements (Russo and Saunders 2011). The earliest evidence for shell mounds appeared along the coasts in the region during the Middle Archaic and are indicative of intensive use of saltwater aquatic environments (Mikel and Saunders 2007; Russo and Saunders 2011).

The Late Archaic is generally regarded as a period when populations and regional cultures in Southeastern North America fluoresced. It is considered to have begun about 5,800 cal yr BP, as the climatic upheaval of the Mid-Holocene gave way to near-modern conditions, and previously rising sea levels abated allowing the establishment of estuarine systems along the Southeastern coasts (Anderson and Sassaman 2012). This cultural development is most apparent in the large shell works

that began during the Late Archaic along the coasts and along the St. John's River. Not only do Late Archaic shell mounds demonstrate the first substantial permanent settlements in Florida, but they also demonstrate the development of practices such as feasting, large-scale gatherings, and cooperative public works projects which bear the marks of a trans egalitarian complex hunter-gatherer society (Russo 2004). Evidence of long-distance trade has been demonstrated during this period, including interaction with Poverty Point in Louisiana, which has its own expression unique to Florida known as Elliot's Point (Gibson 2000; Lazarus 1958). One significant result of the movement of people and ideas during the Late Archaic is the introduction of fiber-tempered ceramic pottery, a technology that originated along the Savannah River to the north where it is known as Stallings Point and locally in the Florida peninsula as Orange-series pottery (Anderson and Sassaman 2012; Milanich 1994).

4.3 Transitional Period (1,200–500 BP)

During the late-Orange phase, a time currently known as the Transitional Period (1,200 to 500 BP.), changes in pottery and technology occurred in some areas of Florida, and population levels generally increased (Milanich 1994). A decline in the use of fibers and a reciprocal increase in the use of sand as a tempering agent in ceramics occurred during this period. The Miami Circle, located on the south side of the Miami River at Brickell Point, dates to about 1,000 BP Regional ceramic assemblages such as Swift Creek, St. Johns, Safety Harbor, and Belle Glade also appeared, and several different projectile point styles came into use. These new developments, underway by 500 BP, have been shown to be the results of interaction between Florida populations and those to the north of the state (Milanich 1994).

4.4 Glades Period (750 BP–AD 1750)

John Goggin established a ceramic sequence for the Glades region based on his work from the 1930s to the 1950s. He defined the Glades I, II, and III periods. These divisions have proven most useful in extreme southern Florida. Subsequent research, especially by John Griffin (1989), has refined and revised this basic chronological framework. However, for the current project area, which is in the eastern Glades region but close to the Okeechobee Basin area, mention of the work of William Sears may be appropriate. The earliest known occupation of the Okeechobee Basin area was in the Late Archaic Period, sometime between 1,000 and 500 BP (Milanich 1994). Some fiber-tempered and fiber-and-sand-tempered pottery has been recovered at Glades culture sites, and maize horticulture is believed to have supplemented the basic hunting/gathering economy by 450 BP (Sears 1982), although this is highly controversial. Based on his work at Fort Center, Sears (1982) has divided the Belle Glade culture into four temporal periods (Fairbanks and Milanich 1980).

Period I (450 BP to AD 200) is characterized by a settlement pattern of small house mounds in the savannahs and along the creeks, presumably to facilitate the exploitation of the savannah with its rich variety of plants and animals (Sears 1982). Maize is hypothesized by Sears (1982) to have been raised within circular drainage ditches and to have been present by 450 BP, though there is no evidence for it elsewhere in Florida until a much later date (Milanich 1994). Ceramics of this period were first fiber-tempered, then sand-and-fiber-tempered. There is no evidence of contact with Florida cultures other than those of the St. Johns area (Milanich 1994).

Period II (AD 200 to AD 600 or 800) is defined by changes in the ceramic assemblage, primarily the shift to a sand-tempered pottery known as Glades Plain and, at Fort Center, the construction of a ceremonial center consisting of a platform mound, pond and associated charnel platform, as well as secular habitation mounds and a surrounding earthen wall (Sears 1982). The ceremonial complex was used in the preparation and disposal of the dead, and certain artifacts such as trade ceramics, wooden carvings, certain shells, and clay platform pipes were associated with the ceremonial components of the site. Sears (1982) suggests that the Fort Center horticultural economy and ceremonialism link it with Hopewell sites in Florida and throughout the eastern United States.

Period III (AD 600 or 800 to AD 1200 or 1400) is regarded as a gap between the ceremonial-centered society of Period II cultural groups: Calusa in southwestern Florida and Tequesta in southeastern Florida. The ceramics are mostly Glades varieties along with small quantities of St. Johns Check Stamped and chalky plain wares (Sears 1982).

Period IV (AD 1200 or 1400 to AD 1700) denotes increased earthworks construction and well-made house mounds (Milanich 1994). A shift to linear raised earthen embankments, suggested by Sears (1982) to be for maize horticulture, is observed. The recovery of silver badges or tablets, as well as early historic accounts, link the Okeechobee Basin to the coastal-based Calusa and Tequesta people of south Florida. Their complex political systems can perhaps be tied to a subsistence/exchange network that utilized the abundant resources of both the estuarine environment of the coast and the savannah/wetlands environment of the Okeechobee Basin (Fairbanks and Milanich 1980). The coastal Tequesta of southeastern Florida did not adopt Mississippian maize agriculture.

4.5 European Contact and Colonialism (c. 1500–1812)

The historic period began with European contact in the early 1500s. The Spanish are credited as the first European explorers in Florida and were soon followed by French and subsequently British explorers. Spanish explorer Ponce de Leon was the first documented European explorer to land in Florida in 1513. Ponce de Leon landed in northeast Florida, near St. Augustine, and named the area "La Florida," meaning land of flowers (Tebeau 1999). In 1528, Spaniard Panfilo de Narvaez landed near present-day Tampa, with some 300 men and began moving north, raiding, killing, and pillaging every native tribe he encountered along the way. Just over a decade later in 1539, a third Spanish explorer, Hernando de Soto landed in Florida near Tampa Bay (Waitley 1997). De Soto is believed to have explored the area to the east in search of gold and silver. He crossed the Kissimmee River through present-day Osceola County, eventually claiming all of what today is the Southeastern United States, for Spain (Tebeau 1999).

Spanish explorer Escalante de Fontenada is said to be the first European to arrive in what would later become Miami-Dade County after he and his crew were shipwrecked in the Florida Keys in 1545. He was later captured by the Tequesta, a band of the Calusa Federation who occupied an area at the northern end of present-day Biscayne Bay and remained a prisoner of the tribe for almost two decades (Hollingsworth 1949). Escalante de Fontana's accounts contain one of the

earliest known references to Miami, Lake Mayami (later Lake Okeechobee), which he discovered during his time with the Tequesta (Hollingsworth 1949).

In 1564, French explorer René Goulaine de Laudonniére founded Fort Caroline on a small inlet near the mouth of the St. John's River. Initially, the colony prospered under Laudonniére, who had established generally good relations with the native population. However, a series of voyages and exploration expeditions quickly depleted their supplies leading to a series of mutinies and desertions. A small detachment of deserters was captured by the Spanish, thus alerting the Spanish Crown to the French settlement. The Spanish subsequently sent their newly appointed captain of the Indies Fleet, Pedro Menendez de Aviles, to formally establish a colony in La Florida to secure their hold on the land. Menendez de Aviles, described as intrepid, energetic, loyal, and brutal, set sail for La Florida with 11 ships and 2,000 men. He entered a bay on the northeast coast of La Florida on August 8, 1565, and named it the Bay of San Augustín (St. Augustine) on behalf of the Spanish Crown. Menendez de Aviles immediately set upon building a fort to protect the Spanish claim. Meanwhile, in anticipation of a Spanish attack, the French Crown sent Jean Ribaut to relieve Laudonniére of command. However, the French defense strategy proved to be futile, as Pedro Menendez de Aviles captured Fort Caroline on September 20, 1564, just one year after the settlement was founded. Menendez de Aviles massacred the French population and renamed the fort San Mateo. Thereafter, the inlet was called Matanzas, meaning "place of slaughter" (Gannon 1996).

Recognizing the need to establish supply lines to San Mateo and San Augustín, Pedro Menendez de Aviles set sail for South Florida and Cuba soon after the capture of Fort Caroline. During his travels, he patrolled the coast in search of French survivors from the attack of Fort Caroline and landed at the Tequesta village (present-day Miami), where he constructed a block house in 1567. Upon his departure, he left a Catholic priest known as Brother Villarel and a garrison of 30 soldiers behind to establish a fort and mission (**Figure 4-2**). Within a little over a year, the suspected death of a Tequesta chief's brother at the hands of the Spanish prompted the tribe to attack and destroy the village. The Tequesta retreated to the Everglades, while Brother Villarel and the surviving Spanish soldiers were forced to abandon the fort and return to San Augustín (Hollingsworth 1949).

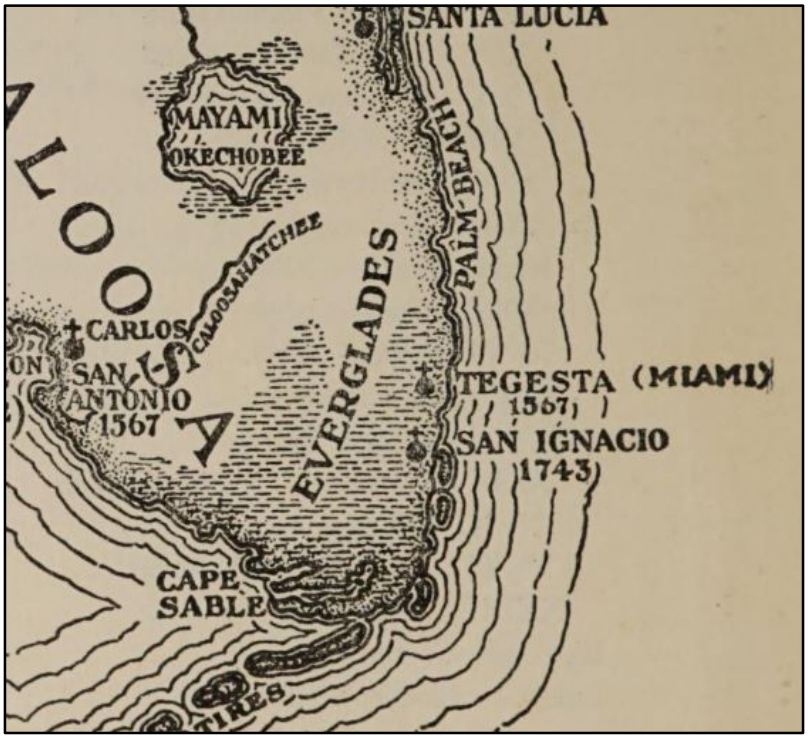

Figure 4-2: Illustration showing the approximate location of the Spanish Tequesta mission established in 1567 (Hollingsworth 1949).

However, the Spanish remained determined to establish a settlement in the area, and by November 1568 another Catholic priest and the Vice Provincial of Spain sailed from Havana, Cuba to the site of the Tequesta village. Hostilities with the Tequesta subsided, and the tribe is said to have welcomed the Spanish after Pedro de Menendez de Aviles returned with the Tequesta's chief's brother who was thought to have died from the plague. The Spanish established a mission once peace was restored, marking the first permanent white settlement in what is now Miami-Dade County. The mission was reportedly short-lived, as it was once again abandoned after its priests were dispatched to present-day Georgia in 1569 (Hollingsworth 1949).

Although Florida was home to several distinct tribal groups, such as the Tocobago, Timucua, Calusa, and Tequesta as late as the sixteenth century, much of its native Indigenous population was decimated by war, disease, and enslavement by the early 1700s (Gannon 1996). The British established the Colony of Georgia in 1732 and employed the Muscogee and other southeastern tribes to stage an invasion of La Florida soon after. Many of the Spanish missions throughout the territory were destroyed as a result. In response, the Captain-General of the island of Cuba, Don Juan Francisco de Guemes y Horcasitas dispatched two Spanish priests to the Miami area to

establish a fort and mission in 1743. Once their request for a larger garrison to defend the settlement was denied, the fort and mission were soon abandoned (Hollingsworth 1949).

Spain ultimately ceded La Florida to England at the end of the Seven Years' War in 1763 in exchange for Cuba as part of the peace treaty that officially ended the conflict (Gannon 1996). From France, Britain also gained the area that spanned west of La Florida to the Mississippi River. Britain divided this vast area into two provinces separated by the Apalachicola River. The land east of the Apalachicola River and south of the St. Mary River (the Florida Peninsula) became the province of East Florida, with St. Augustine as the capital. Meanwhile, the area that extended from the Apalachicola River westward to the Mississippi River (the Florida panhandle and much of Alabama and Mississippi) became West Florida, with Pensacola as the capital. British rule lasted about 20 years until Britain traded both East and West Florida back to Spain in exchange for the Bahamas as part of the Treaty of Versailles, thus marking the beginning of the Second Spanish Period (Gannon 1996).

When the Second Spanish Period began in 1783, La Florida was again divided into East and West portions, with Pensacola and St. Augustine serving as capitals for each territory. However, the United States of America, a new country to the north, now laid claim to all territory north of the St. Marys River. The former territory that had once encompassed "La Florida" was now divided into the United States to the north and France to the west. As the United States began expanding west, portions of the Muscogee Nation and remnants of other Native American groups from Alabama, Georgia, and South Carolina moved into Spanish Florida to repopulate the area after the depletion of its aboriginal inhabitants (Romans 1961). The Seminole, as these emigrating groups later became known, formed loose confederacies at various times for mutual protection against the new nation of the United States to the north (Tebeau 1999). The presence of the Seminole and its resistance complicated efforts for European settlement of Spanish Florida.

The Spanish governor of the Florida territory received permission from the king of Spain to grant land to both Spaniards and foreigners who pledged allegiance to the crown in 1790, which led to several large grants throughout its northern sections in the years that followed. By the early 1800s, pirate ships regularly patrolled the Florida Keys in search of cargo vessels to plunder. In response, the United States Revenue Cutters began policing the waters off South Florida in 1809, forcing many pirate ships to wreck on the coral reefs or land on the coast. Several officers and crews landed on the coast of present-day Dade County to build shelters and establish homesteads as squatters. They survived by fishing, manufacturing coontie starch from locally sourced coontie root, and salvaging materials and cargo from shipwrecks. Among the earliest Spanish land grants in the Miami area was a 100-acre parcel on the Miami River near Biscayne Bay granted to John Egan in 1808, which he retained until Florida became a United States territory (State Library and Archives of Florida 1937).

4.6 Seminole Wars, Statehood, and Creation of Dade County (c. 1812–1861)

Spain's hold over La Florida was tenuous at best during the second Spanish period. Military conflicts such as the War of 1812, continuous Seminole uprisings, and raids (First Seminole War 1816-1818), and financial costs of supporting the overseas territory contributed to undue strain on the Spanish Crown. Furthermore, with little military presence in the territory and rising territorial conflicts with the newly independent nation to its north, Spain's inability to effectively rule the territory had become apparent. As a result of the burden, Spain decided to cede the territory of Florida to the United States as part of the Adams-Onis Treaty in 1819 in exchange for settling a boundary dispute along the Sabine River in Spanish Texas (Gannon 1996).

Florida officially became a United States territory in 1821. Establishing the new territory meant an opportunity for development for American homesteaders who began to migrate south and settle in the area. General Andrew Jackson of the United States Army, named provisional governor of Florida, divided the territory into two counties: St. Johns County, which included all of Florida lying east of the Suwannee River, and Escambia County, which included the land lying to the west. During this period, settlement was concentrated mainly in the northern part of the state where the Seminoles were displaced as part of the First Seminole War. As more and more homesteaders filled the lands, the Seminoles were pushed southward, and tensions between the two cultures mounted (Gannon 1996).

The 1823 Treaty of Moultrie Creek officially ended the First Seminole War and ultimately affected the settlement of South Florida for decades to come. The treaty established a four-million-acre reservation in the center of the Florida peninsula in exchange for a Seminole exodus of northern Florida. The reservation extended from south of Ocala to north of Charlotte Harbor. However, the treaty was not well received by either party (Mahon 1967). The living conditions on the reservation were woefully inadequate and, as the demand for American frontier land grew, so did pressure for Native American removal. The ever-increasing strains soon produced another conflict (Tebeau 1999).

The Miami-Dade County area became part of Monroe County when it was created by an Act of the Legislative Council of the Florida Territory on July 3, 1823. Central Florida quickly became the most populous region, with the population booming from fewer than 2,400 persons in 1825 to 16,000 persons by 1830, totaling approximately 45 percent of the territory's entire population By 1830, the state of Florida had a total of 16 counties with the three largest, Alachua, Mosquito, and Monroe Counties comprising the southern three-quarters of the state (Gannon 1996).

The outbreak of the Second Seminole War followed in 1835 and led to a series of battles and skirmishes mainly fought across Central Florida. By 1836, Dade County was created from the eastern section of Monroe County, with Miami as the county seat. It was named in honor of Major

Francis Dade, who was killed during the Second Seminole War (State Library and Archives of Florida 1939:1,3). That same year, federal troops established a stockade at the mouth of the Miami River known as Fort Dallas. Within two years, another was constructed at the site. Dr. Henry Perrine, a distinguished Bahamian scientist, was granted a large tract in present-day Miami-Dade County at that time. He soon welcomed 36 families, most of whom were Black, to join him in homesteading the lands (State Library and Archives of Florida 1937).

Dr. Henry Pettengill was reportedly killed by the Seminole in 1840. At that point, Henry Flagler's Florida East Coast Railway assumed ownership of the lands he had been granted, commonly known as the Perrine Grant (State Library and Archives of Florida 1937). The Second Seminole War ended in 1842 when the federal government decided to withdraw its troops from Florida. Some battle-weary Seminoles were persuaded to emigrate west, where the federal government had set aside land for Native American inhabitation. However, those adamant about remaining were allowed to do so but were pushed further south into the Everglades and Big Cypress Swamp in southwest Florida. This area became the last stronghold for the Seminoles (Mahon 1967).

By the 1840s, the state of Florida consisted of 20 counties with a population of 55,000 (US Census). Still, most development was concentrated in the state's northern and eastern coastal regions, with Central and South Florida remaining essentially an unsettled frontier (Gannon 1996; Mahon 1967). This pattern changed when the Armed Occupation Act was passed in 1842. Designed to promote settlement and protection of the Florida frontier, it welcomed countless white pioneers to previously unsettled areas throughout Florida (Tebeau 1999). The Act made available 200,000 acres outside the already developed regions south of Gainesville to the Peace River. However, it prohibited the settlement of coastal lands, lands within a two-mile radius of a fort, and lands near the Peace River, which belonged to the Seminole Tribe (Baker 2018) (Polk County Historical Association 2008). During the nine months the law was in effect, 1,184 permits were issued, totaling some 189,440 acres (Covington 1961).

The Town of Miami was also first platted in 1842, yet South Florida remained mostly an unchartered region due to the area's swamp-like terrain until the passage of the Swamp Land Act of 1850. These conditions were unwelcoming to many settlers but also provided a haven for the renegade Seminole and the Miccosukee. The State of Florida was admitted to the Union as a slave state in 1845, with Tallahassee as the capital and a population of approximately 87,000 (Knotts 2003). The Swamp Land Act of 1850, combined with the State of Florida's acquisition of roughly 20 million acres in the Everglades in 1855, opened South Florida to further settlement but also led to increased hostilities with the Seminole (State Library and Archives of Florida 1937).

The Third Seminole War (1855-1858) began in December 1855 as the United States continued to pressure the Seminole remaining throughout Florida to emigrate to Indian Territory in present-day Oklahoma. After more than two years of fighting the Seminole in the Big Cypress Swamp and

the Everglades, the U.S. government resorted to monetary persuasion to induce many of the remaining Seminoles to migrate west in 1858 (Tebeau 1999). However, approximately 200-300 Seminole chose to remain in South Florida, living in small, scattered bands in the remote regions of Big Cypress Swamp and the Everglades (Gannon 1996) (Tebeau 1957). The government did not consider the swamplands valuable enough to continue with the forced removal of the Seminole, who remained free and unconquered to later become a federally recognized sovereign tribe in 1957 (Covington,1982; West 2008).

As settlers began to migrate to the last frontiers of the state, South Florida gave rise to sugarcane and produce farming. Wild cattle were found roaming Florida after the Seminoles were pushed south, and they were captured and/or sold to new settlers. By the late 1850s, there was a significant cattle industry in Florida with abundant land and access to shipping out of the various bays around the state (Gannon 1996).

4.7 Civil War, Reconstruction, and the Progressive Era (c. 1861–1899)

Florida's secession from the Union to join the Confederacy in January 1861 led to several battles throughout the state; however, the Miami-Dade County area saw little to no action during the Civil War. Before the war, most of Florida's population (approximately two-thirds) was concentrated in the northern portion of the state, and transportation was by way of wagon, stagecoach, or water. Steamboats often transported passengers and cargo up and down the St. John and Kissimmee Rivers and along canals to Lake Okeechobee. The US Navy blockaded the port in Tampa during the war years, but most of Central and South Florida saw little of the war as far as actual battles. With the extensive growth of cattle ranching in the state, unsurprisingly, cattle became one of Florida's main contributions to the war effort and was the principal beef supplier for the Confederate Army (Tebeau 1957). The Civil War officially ended in April 1865, and Florida was readmitted to the Union in 1868. A new era of significant change would come to the state as the South began the Reconstruction Era by the following decade (Tebeau 1999).

By the end of the Reconstruction Era, Florida began to develop as a new frontier. Its political leaders attempted to capitalize on the state's potential for growth and sought to attract new residents from the north as well as investment capital to rebuild the economy. To encourage outside investment and growth, taxes and government were kept to a minimum to not interfere with business development. New enterprises such as tourism, citrus farming, phosphate mining, turpentine distilling, and most importantly, railroad building transformed Florida society (Knotts 2003).

Following the Civil War, William Brickell purchased a large tract that was once part of a sizeable British plantation on the south side of the Miami River in 1868. Dr. V.J. Harris purchased 610 acres north of the river the next year and sold it to George M. Thew. The Biscayne Bay Company bought the tract from Thew and sold it to Joseph H. Day soon after. By 1891, Day had deemed the property

virtually worthless and sold the entire tract to Julie Tuttle to avoid paying taxes on the land. Upon her arrival, Tuttle realized that she had purchased nearly the entire townsite of Miami and is often recognized as the founder of the city (State Library and Archives of Florida 1937).

Fort Dade and private homes served as Dade County's first courthouses until the first Dade County courthouse was constructed in Juno, which became the county seat in 1881. The following year, Julia Tuttle convinced Henry Flagler to extend his Florida East Coast Railroad to Miami by donating 100 acres to construct the railroad and a hotel. The lands also provided the foundation for half of the town of Miami, which was then home to roughly 260 residents with its own board of trade (Hollingsworth 1949). A harsh freeze struck in 1895, just as the Florida East Coast Railway reached Miami. By 1899, the county seat was moved from Juno back to Miami, and a new courthouse was built (State Library and Archives of Florida 1937).

4.8 Early to Late-Twentieth Century (c.1900–1970)

Dade County underwent a series of boundary changes in the early twentieth century. Palm Beach County was created from its northernmost section in 1909, and the creation of Broward from another northern section followed in 1915. The boundaries of Dade (now Miami-Dade) County have not changed substantially since that time. A new courthouse, spanning an entire city block, was constructed in 1926 at the height of the Florida Land Boom. The creation of Miami Beach by Carl Fisher through the dredging of Biscayne Bay led to the establishment of several new residential neighborhoods and luxury hotels, ushering in a new era for Dade County. The population of Miami more than quadrupled from 29,549 in 1920 to 131,292 at the height of the boom. However, a devastating hurricane struck South Florida in 1926, and most of the records of Dade County were lost to the storm (State Library and Archives of Florida 1937).

By the 1930s, Miami became what some refer to as the "Magic City" after quickly overcoming the financial depression that had economically gripped the nation. Although the population initially showed a slight decrease, by 1935, it had returned to pre-depression levels with 127,210 residents. New communities such as Indian Creek Village continued to develop along Biscayne Bay despite the Great Depression and were joined by the Bay Harbor Islands, Keystone Islands, and condominiums such as Majorca Towers by the postwar era (Hollingsworth 1949; *Miami Daily News* 1947; *Miami News* 1968). Transportation quickly shifted from streetcars and ferries to buses and bridges as the growth of Miami continued well into the twentieth century, making it the modern metropolis it is today (Hollingsworth 1949).

4.9 Development in the Project Area

Several previous cultural resource assessment surveys have documented the history of the development of the area surrounding the current project area (**Table 3-1**). However, a further review of the General Land Office survey map (United States General Land Office [GLO], 1870), historic and modern topographic maps (United States Geological Survey [USGS] 1947, 1962,

1988), and historical aerial photographs (USDA 1951,1971) and newspapers provides an overview of the development within the project area from the late nineteenth to late twentieth century.

The 1870 General Land Office survey map for Township 52 South, Range 42 East (**Figure 4-3**) depicts the Bay Harbor Islands as one island, labeled "Island No. 2" and the island that would later be expanded to form Indian Creek Village is marked as "Island No. 1" (GLO 1870). Mangroves cover the area within the APE at that time, and there are no structures, trails, settlements, or other signs of development within its boundaries. Development of the two islands began in the early twentieth century when Biscayne Bay was dredged to create the Indian Creek Village community in 1929 (*Miami Daily News* 1929). The Indian Creek Golf Course opened the following year, and the Indian Creek Country Club followed in 1932 (*Miami Daily News* 1932).

The creation of the 300-acre Bay Harbor Islands (formerly known as Bailey's Island) development began when Broad Causeway namesake and New York attorney Shepard Broad joined with his business partner Benjamin N. Kane (for whom the Kane Concourse was named) to plat the Town of Bay Harbor Islands in 1946 (*Miami Daily News*, 1947,1950; Tolf, 2000). Thomas H. Horobin's purchase of 63 acres of submerged land surrounding the island north of Indian Creek Village on behalf of a party he "declined to identify" followed soon after. Residents of the adjacent Surfside community are said to have welcomed the development of the island, as they claimed it had been nothing more than "a mosquito breeding ground for 20 years." Plans called for the submerged lands to be filled to expand the island, but the developers agreed that a 17-acre strip at its center (which later became known as the Bay Harbor Waterway) would be retained as a channel (*Fort Myers News-Press* 1946). Once the island was divided, a business district was planned for the larger, eastern portion, while its western counterpart was slated for single-family residential development (*Miami Daily News* 1947).

The development of Indian Creek Village and the creation of the Bay Harbor Islands following World War II is highlighted by a 1947 topographic map of North Miami (USGS 1947; **Figure 4-4**). Streets have been plotted on the Bay Harbor Islands but are not labeled, and no structures are visible (USGS 1947). The Town of Bay Harbor Islands was incorporated on April 27, 1947, with Shepard Broad as its first mayor (Town of Bay Harbor Islands 2023). A two-lane wooden bridge had been constructed across the Bay Harbor Waterway by that time, and the first structure built on the islands, an eight-unit apartment building, was underway by May 1947 (*Miami Daily News*, 1947; SEARCH, 2018). Later that year, the Florida Legislature authorized the construction of the Broad Causeway, which is not yet shown on the 1947 topographic map. However, the proposed route of a "toll road" is shown crossing Biscayne Bay and the Intracoastal Waterway before continuing to the Bay Harbor Islands, where it crosses the Bay Harbor Waterway and Indian Creek to Surfside. An "Aviation Center" (airport) is shown adjacent to the north of Little Arch Creek at the western end of the proposed toll road, which was constructed after a mangrove swamp extending from Arch Creek south to Northeast 123rd Street was cleared in 1943 (*Miami Sunday*

News 1951; USGS 1947). Keystone Point (later Keystone Islands) and the area to the south are covered by mangroves and are undeveloped (USGS, 1947).

The development of the project area in the mid-twentieth century is illustrated by a 1951 aerial photograph (**Figure 4-5**). The Broad Causeway is depicted in its current configuration, crossing Biscayne Bay and the Intracoastal Waterway to connect the Bay Harbor Islands with North Miami (USDA 1951). The Causeway was constructed at a cost of $2.15 million that year (*Miami Daily News* 1951). The *Miami Daily News* documented its progress, including aerial photographs of the Causeway under construction (**Figure 4-6**, **Figure 4-7**; *Miami Daily News*, 1951). It officially opened on October 14, 1951, and was promoted in local newspapers as "the new…quick…scenic link between the mainland and the beach" (**Figure 4-8**; *Miami Daily News* 1951). By the following week, as many as 5,000 vehicles crossed the Causeway daily (*Miami Daily News* 1951). The 1951 aerial photograph also highlights increased residential and commercial density on the Bay Harbor Islands, including some structures that would later form the Bay Harbor Islands Historic District (8DA15015) resource group. The Keystone Point (also known as the Keystone Islands) residential subdivision (**Figure 4-9**) also began to take shape by 1951, as evidenced by the aerial photograph (USDA 1951). The neighborhood was heralded by its developers as the "last bay front subdivision north of Miami" (*Miami Sunday News* 1951). Roughly 550 acres of Keystone Point were dredged to form six 25-foot-deep canals, which were later named Little Arch Creek. Once dredged, the Keystone Point (later known as the Keystone Islands [8DA11549]) residential development spanned approximately one mile along Biscayne Bay and 5,000 ft along Northeast 123rd Street. The area was transformed from a mangrove swamp to an airport to a residential subdivision in less than a decade. Other plans proposed the construction of a Pan American Cultural Center and Trade Mart for the Graves Tract to the north, but it was never constructed (Forbes 1951). Also visible in the 1951 aerial photograph is the Citgo (1501 Broad Causeway [8D10436]) historic structure, which first opened as a Cities Service (later Citgo) Station in April 1952. Local newspapers carried advertisements for the opening, which noted its location as well as its "dramatic design and striking features" (**Figure 4-10**; *Miami Daily News* 1952; USDA 1951).

Infrastructural improvements in the late 1950s included widening the Kane Concourse/96th Street and the replacement of the wooden bridge crossing the Bay Harbor Waterway with FDOT Bridge 875102 (8DA13364) by 1958 (SEARCH 2018). A 1962 topographic map of North Miami (**Figure 4-11**) illustrates these and other changes to the project area. The map shows Keystone Point developed as the Keystone Islands (8DA11549) to the north of Northeast 123rd Street, labeled as a"toll road" leading east to the Broad Causeway. The area to its south has been developed as San Souci Estates, with its finger islands extending towards Biscayne Bay. The Citgo (8DA10436) historic structure can be seen on the island at the center of the Causeway, just to the east of a "tollgate." The Aviation Center shown in the 1947 topographic map has been developed as a residential/commercial area, and streets are platted at its former location. The Broad Causeway

(8DA10123, FDOT Bridge No. 875101) stretches from a manmade island to the western Bay Harbor Island, where the Kane Concourse/96th Street is labeled a "4 lane" thoroughfare. The Kane Concourse/96th Street then crosses the Bay Harbor Waterway via FDOT Bridge 875102 (8DA13364) and continues over Indian Creek to Surfside/Bal Harbour. The map shows Indian Creek Lake to the south of the Bay Harbor Islands with Indian Creek Village and the Indian Creek Country Club Golf Course (8DA21608) below. A cluster of structures is visible along Indian Creek Island Road, and the layout of the golf course can be seen to its east (USGS 1962).

A 1971 aerial photograph (**Figure 4-12**) illustrates the development of the project area in the early 1970s. The Keystone Islands are shown north of Northeast 123rd Street, and the vacant area to its south has been developed as San Souci Estates. The image shows that the Broad Causeway has retained its original configuration, connecting North Miami with the Bay Harbor Islands. A new toll plaza was constructed to the west of the Citgo structure (8DA10436;) in October 1968 (**Figure 4-13**) and was ultimately eliminated through an electronic toll system (*Tampa Tribune* 1989; Williams 1968). The image highlights an increase in residential and commercial development of the Bay Harbor Islands since the early 1950s. To the south of Indian Creek Lake, several homes have been constructed along Indian Creek Drive, while the Indian Creek Country Club Golf Course (8DA21608) has retained its original location at the center of Indian Creek Village (USDA 1971).

The continued development of the project area in the late twentieth century is apparent in a 1988 topographic map of North Miami (**Figure 4-14**; USGS 1988). Broad Causeway has been incorporated as a segment of State Road (SR) 922, and a Tollgate remains near its center. North Bayshore Park has been established at the western end of the Causeway, just north of San Souci Estates. The Keystone Islands are now bordered to the north by a series of structures along the northern segment of Little Arch Creek and the Oleta River State Recreation Area. Biscayne Bay has been designated as the Biscayne Bay Aquatic Preserve west of the Intracoastal Waterway. No structures are indicated on the western Bay Harbor Island, but the Bay Harbor Islands Townhall and Bay Harbor School are shown on the eastern island. In Indian Creek Village, there are several structures along the western portion of Indian Creek Island Road and also a small number along its eastern section. The Indian Creek Country Club Golf Course (8DA21608) is shown at the western edge of the golf course at the end of a minor road or trail leading north from Indian Creek Drive (USGS 1988).

Overall, a review of the General Land Office survey, historic topographic maps, and historical aerial photographs and newspapers indicated that the project area was substantially altered from the late nineteenth to late twentieth century. The creation of the Bay Harbor Islands, Keystone Islands, and Indian Creek Village, combined with the construction of the Broad Causeway, rapidly transformed what was once a mangrove-covered swamp into modern residential housing developments, a business district, and roadways that substantially transformed the landscape of

the project area from the 1920s through the 1950s. As such, the likelihood of intact archaeological sites is considered low for the project area.

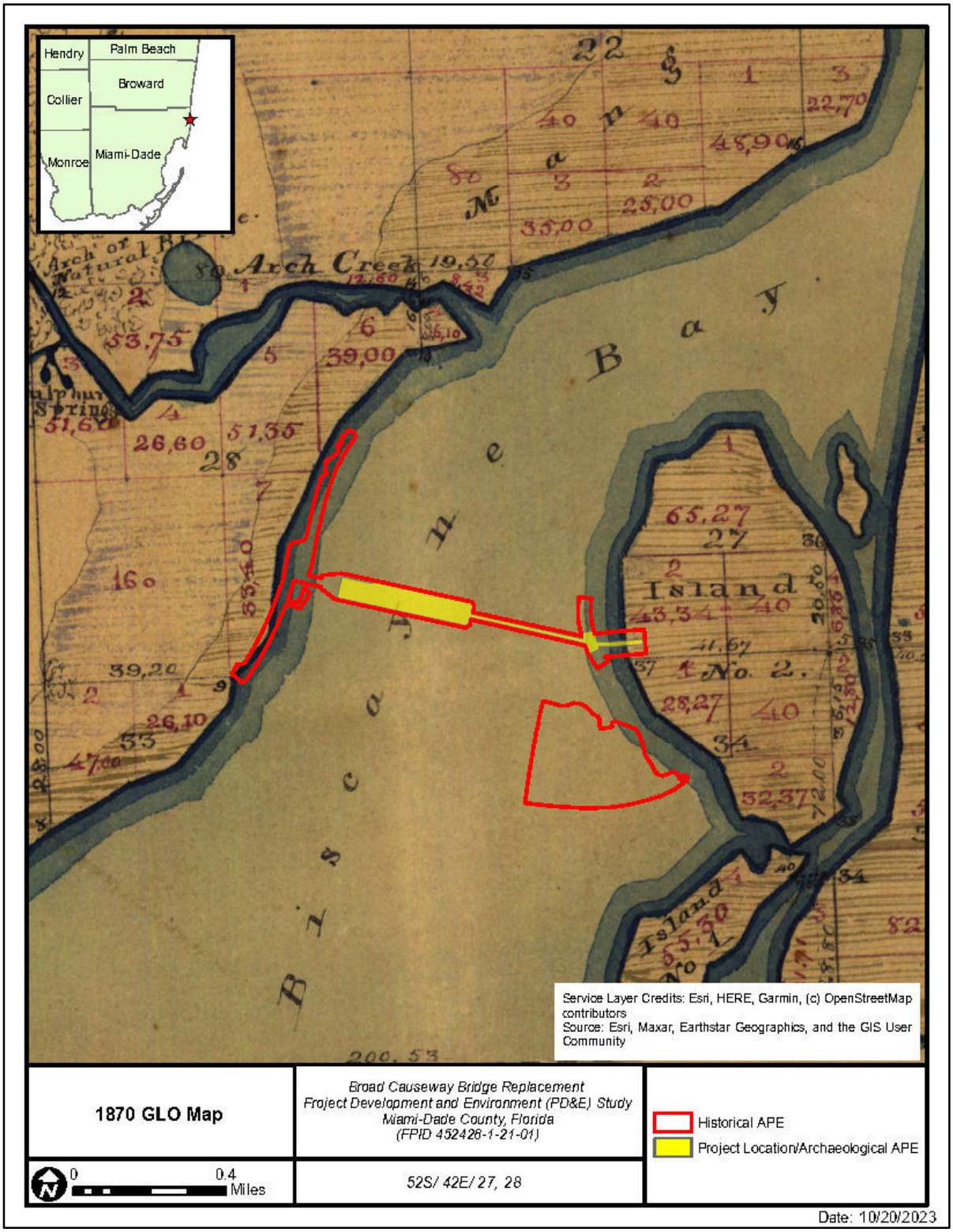

Figure 4-3: 1870 General Land Office Survey Map (GLO 1870).

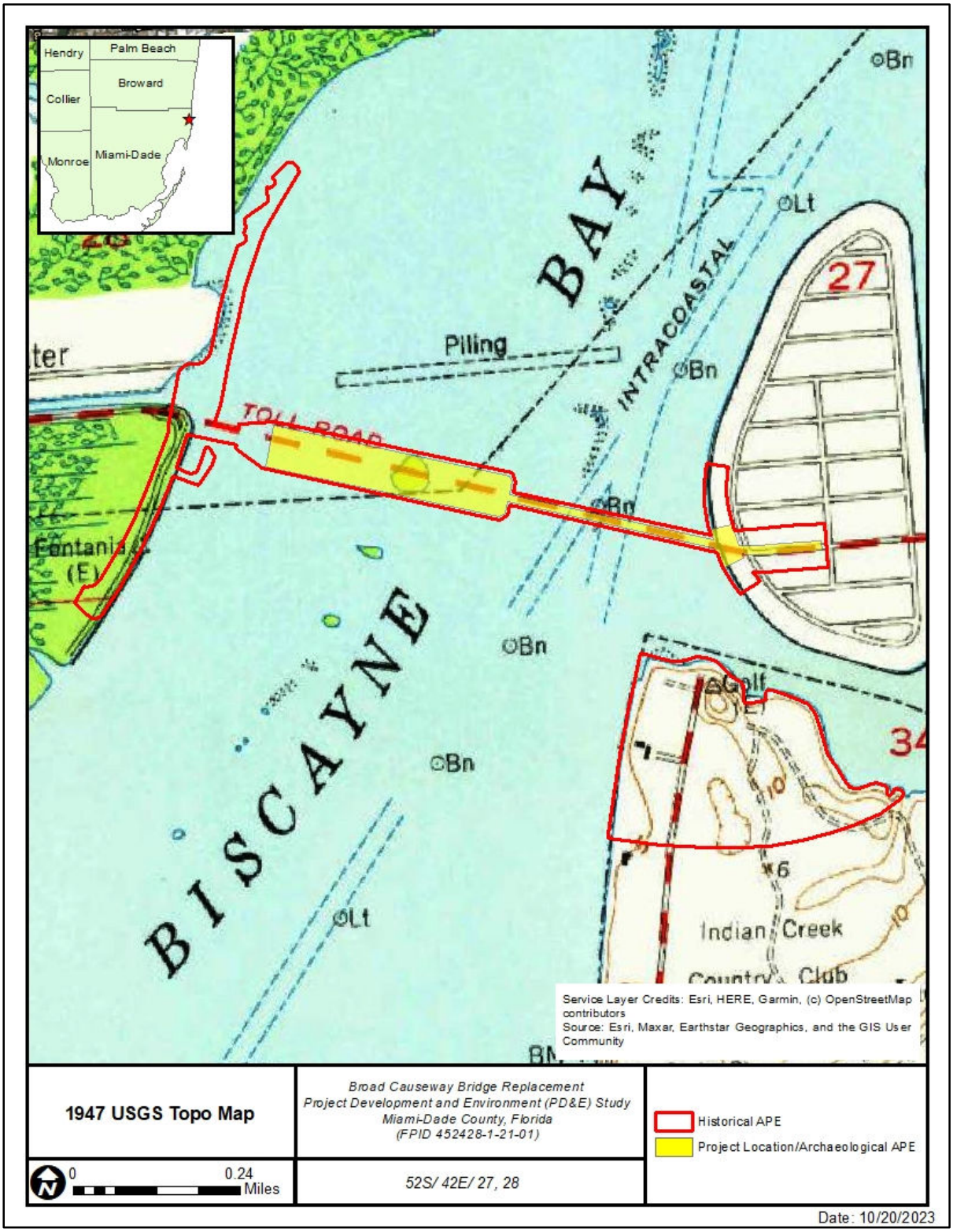

Figure 4-4: 1947 Topographic Map of North Miami (USGS 1947).

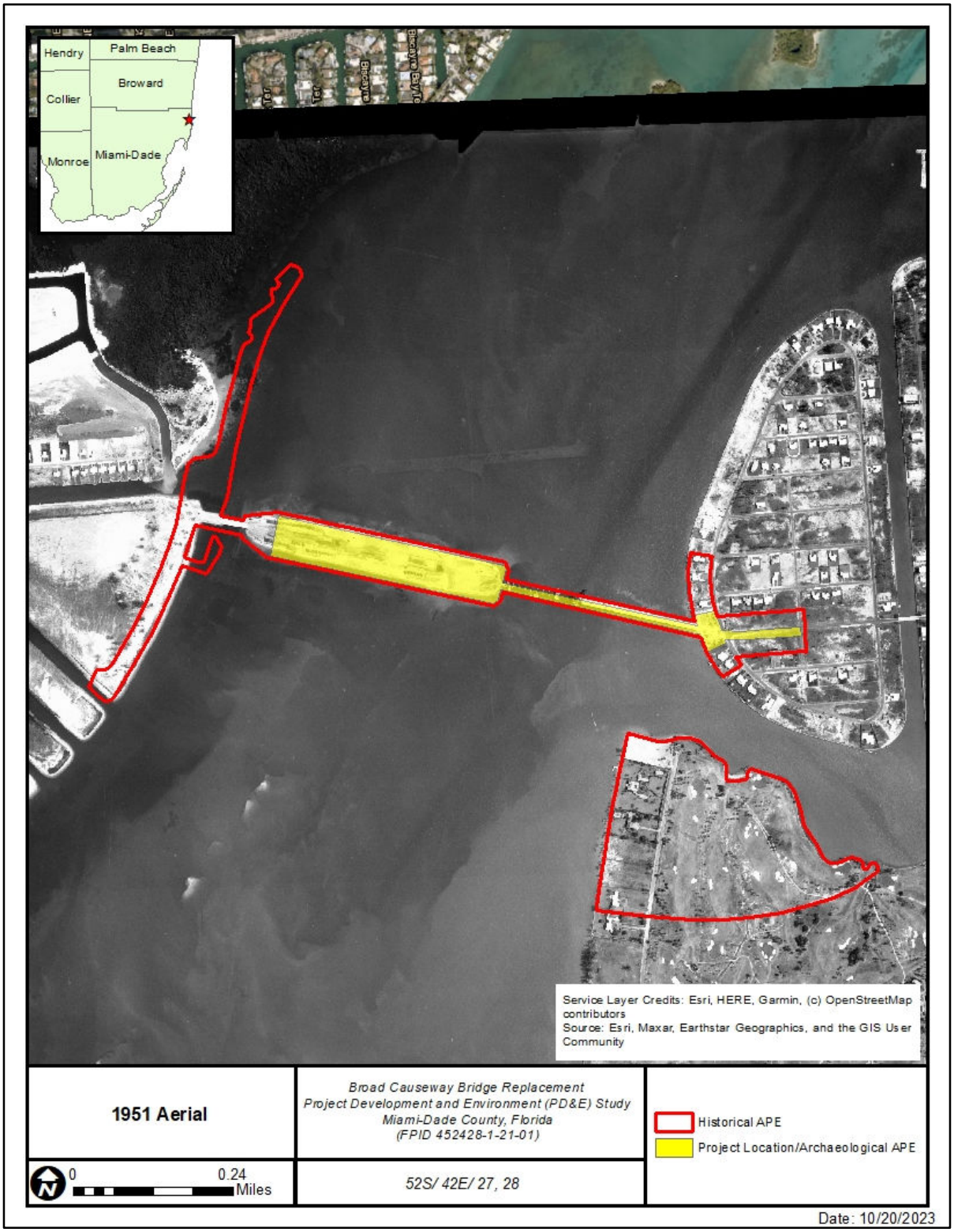

Figure 4-5: 1951 Aerial Photograph (USDA 1951).

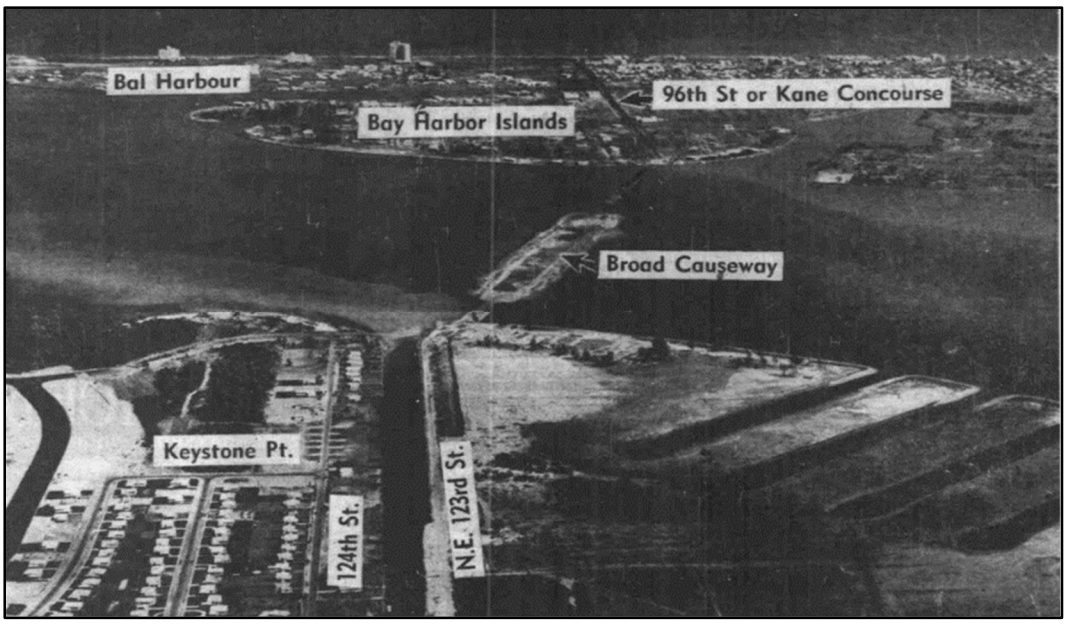

Figure 4-6: Miami Daily News aerial photograph showing the Broad Causeway under construction, c. 1951 (Miami Daily News 1951).

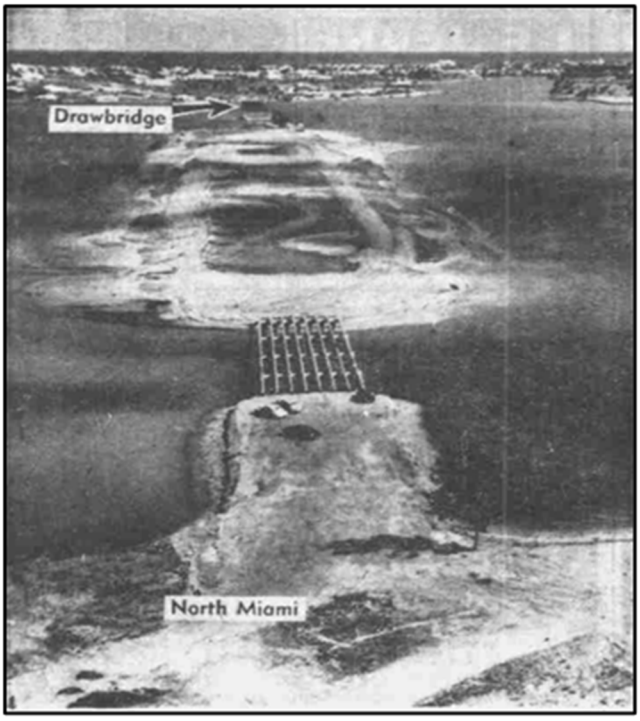

Figure 4-7: Miami Daily News aerial photograph showing the Broad Causeway under construction, c. 1951 (Miami Daily News 1951).



Figure 4-8: Local newspaper advertisement for the opening of the Broad Causeway (Miami Daily News 1951).

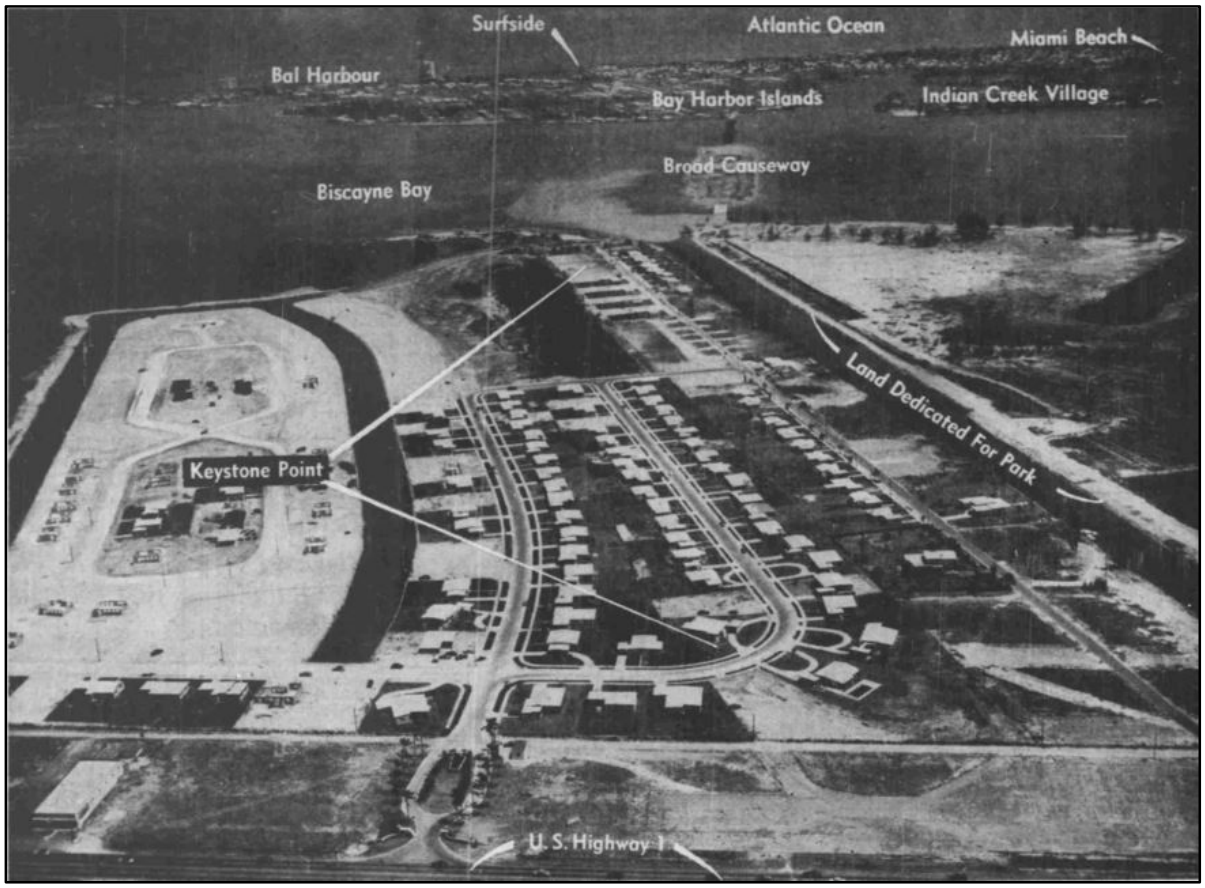

Figure 4-9: Newspaper aerial photograph illustrating the construction of the Keystone Point residential neighborhood (Miami Sunday News 1951)



Figure 4-10: Newspaper advertisement for the grand opening of the "sparkling new Broad Causeway Cities Service Station" at 1501 Broad Causeway (Miami Daily News 1952).

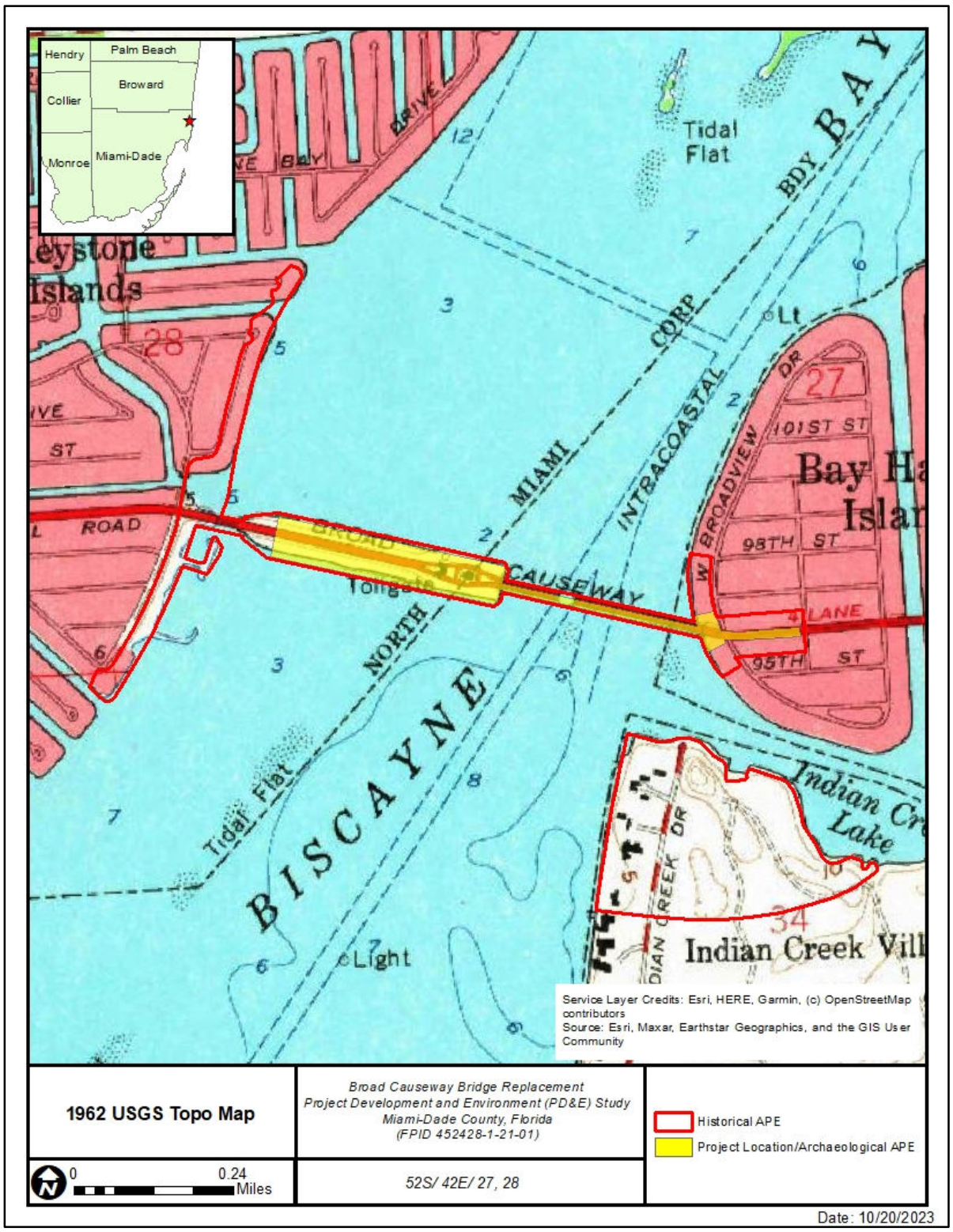

Figure 4-11: 1962 Topographic Map of North Miami (USGS 1962).

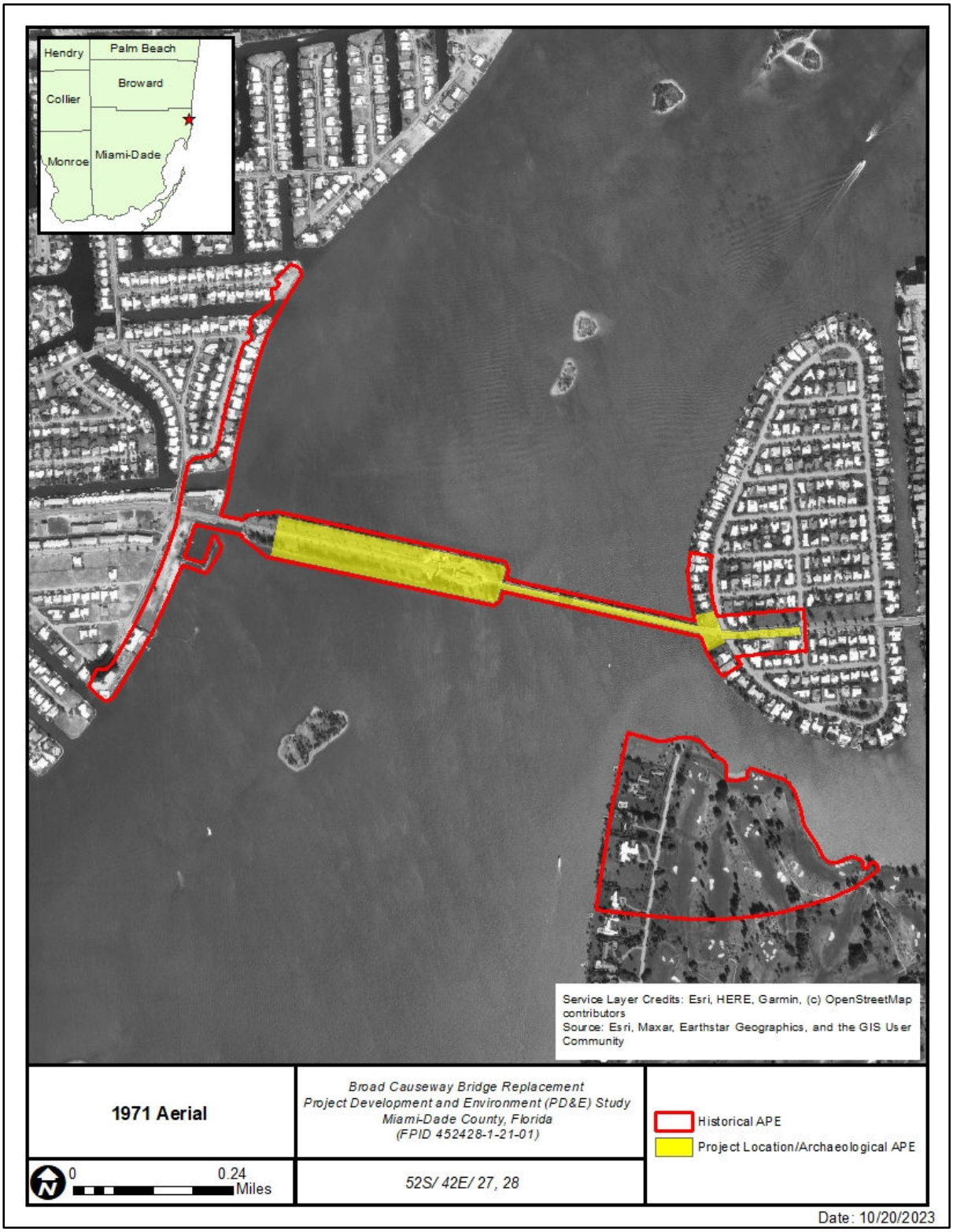

Figure 4-12: 1971 Aerial Photograph (USDA 1971).



Figure 4-13: Newspaper photograph of new toll plaza west of Citgo (8DA10436) on the Broad Causeway (Williams 1968).

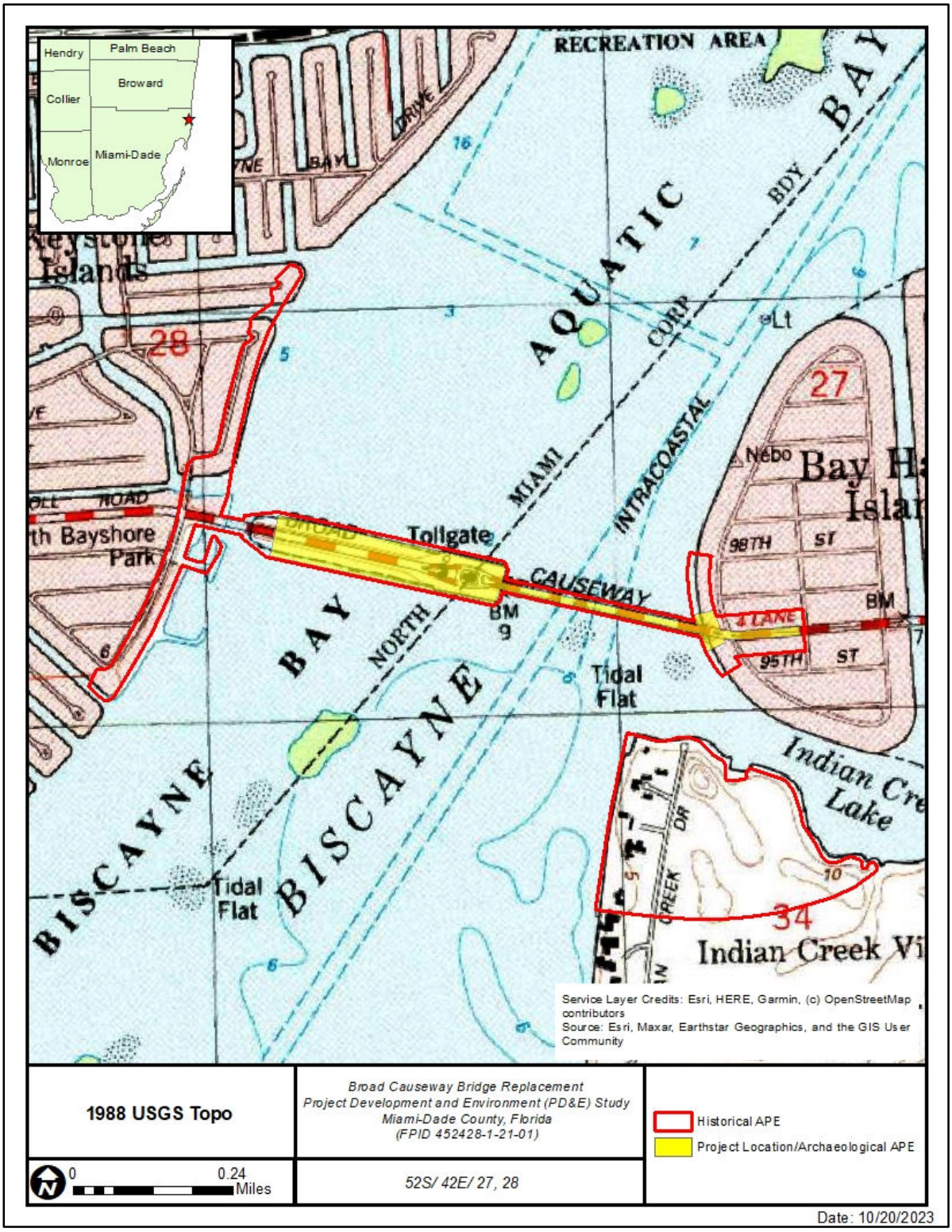

Figure 4-14: 1988 Topographic Map of North Miami (USGS 1988).

5.0 SURVEY AND LABORATORY METHODS

5.1 Laboratory and Curation

No archaeological testing was performed, and no artifacts were recovered. Therefore, no laboratory or curation methods were utilized; however, typical methods would have included the following: All recovered artifacts are analyzed at the AtkinsRéalis facilities in Tallahassee by qualified archaeologists using accepted practices. Recovered artifacts are washed and brushed clean, when necessary, and allowed to air-dry. Procedures and analyses are employed that are necessary to meet project goals and are completed in the most effective and cost-efficient manner possible.

If encountered, aboriginal ceramics and lithic artifacts are designated and classified, when possible, following existing typologies (Bullen 1975) (Willey 1949). Ceramics are analyzed and classified according to type, vessel portion, surface decoration, surface finish, and temper. Likewise, if encountered, historic material is sorted and divided into groups on the basis of material, such as ceramics, glass, metal, construction debris, etc.

All artifacts, field notes, maps, photographs, and digital data, including geospatial project data, are curated at the AtkinsRéalis Tallahassee facility.

5.2 Historic Resources

A historic resources desktop analysis was conducted prior to the field survey to identify any previously recorded historic resources and any parcels with the potential for containing historic-age structures. In order to account for project build time, an additional two years was added to the period of evaluation, for a total of 48 years old or older, i.e., constructed in or before 1975. These parcels were outlined on field APE maps and used for reference during the subsequent field survey.

A field survey of the project APE was conducted on September 6–September 8, 2023, to review the location of the proposed improvements in relation to these known or potential cultural resources. The historic resources field survey included a pedestrian architectural field survey of the overall project APE to identify, document, photograph, and evaluate any resource 48 years of age or older. Update forms were prepared for resources with forms that do not meet current Florida Division of Historical Resources (FDHR) standards, or that have changed significantly since last recorded. However, previously recorded resources whose FMSF forms meet current FDHR standards and have not displayed any significant changes since they were last recorded were not updated. The field survey also evaluated the integrity of any cultural resources and their eligibility for listing in the NRHP. All newly identified resources were documented, photographed, and subsequently received an associated identification number with the FMSF.

One area within the project APE, the Indian Creek Country Club Golf Course (8DA21608), was not accessible to the architectural historians during the fieldwork for this study; however, Rodney Carrero-Satana, PE, Bay Harbor Islands Town Engineer, was allowed access to the golf course on September 8, 2023, and was provided two photographs of the bridge as seen from the golf course.

5.3 Archaeological

This CRAS was designed to evaluate the APE for the presence of historic resources. Historic resources include, but are not limited to, archaeological sites, structures/buildings, historic cemeteries, historic objects, and historic features, including landscape and linear features. No subsurface testing of the archaeological APE was conducted, as a field survey conducted on September 6–September 8 of 2023 revealed that the project area was highly disturbed by previous construction activities, including utility and landscaping installation.

The archaeological survey consisted of a thorough visual inspection of surface exposures and photographic documentation of the survey area. Prior to conducting the field investigations, an examination of the information in the FMSF, historical and modern aerial photographs, soil maps, and historic and modern topographic maps was undertaken. This research and analysis determined that the likelihood for intact archaeological sites was considered low for the area within the APE.

6.0 Inadvertent/Unanticipated Discovery of Cultural Remains

Although rare, archaeological deposits, subsurface features, or unmarked human remains can be encountered during project development despite the project having received a thorough professional cultural resource assessment. In the event that human remains are encountered during the course of project development, the procedures outlined in Chapter 872.05 of the Florida Statutes (FS) as amended (2021) will be followed. All activities in the immediate vicinity of the discovery will be suspended, the Town of Broad Causeway will be notified immediately, and the proper authorities will be contacted per Chapter 872, FS. Chapter 872.05, F.S. states that when human remains are encountered, all activity that might disturb the remains shall cease and may not resume until authorized by the District Medical Examiner or the State Archaeologist. The District Medical Examiner has jurisdiction if the remains are less than 75 years old or if the remains are involved in a criminal investigation. The State Archaeologist may assume jurisdiction if the remains are 75 years of age or older.

In the event archaeological sites or deposits are encountered during construction, the Project Manager will be notified immediately, and a professional archaeologist will also be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the SHPO will determine if the discovery is significant. In the event the discovery is found not to be significant, the work may immediately resume. If the discovery is found to be

significant, then project development activities in the immediate vicinity of the discovery will continue to be suspended until such time as a mitigation plan, developed in consultation with the SHPO, is implemented, after which project development activities may then resume.

7.0 Survey Results

A field survey of the project APE conducted on September 6–September 8 of 2023 confirmed the location of the previously recorded Broad Causeway (8DA10123, FDOT Bridge No. 875101) linear resource, the location of the previously recorded Bay Harbor Islands Historic District (8DA10515) and Keystone Islands (8DA11549) resource groups, as well as the location of the six (6) previously recorded structures (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], 9720 W Broadview Drive [8DA10433], 9700 W Broadview Drive [8DA10435], and Citgo [8DA10436]) that had been identified during the historic resources desktop analysis within the APE. The field survey revealed that four (4) of the six (6) previously recorded historic structures (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], and 9720 W Broadview Drive [8DA10433]) have been demolished. The field survey also confirmed the location of 20 previously unrecorded resources within the project APE identified during the historic resources desktop analysis. FMSF forms were prepared for each newly recorded resource, and each newly recorded resource structure was evaluated based on its integrity. FMSF update forms were prepared for any previously recorded resources that displayed significant changes since last being recorded and any forms that did not meet current FDHR standards. FMSF update forms were not prepared for previously recorded resources with FMSF forms that meet current FDHR standards, or for those that did not display significant changes since last being recorded.

These resources and their associated details can be found in **Table 3-2**, **Table 3-3**, **Table 7-1**, and **Table 7-2**. Each previously recorded resource is georeferenced in **Figure 3-7**, and the newly recorded resources are presented in **Section 7.2** and georeferenced in **Figure 7-2**. A copy of each newly recorded FMSF form and FMSF update form is contained in **Appendix C**. No FMSF update forms were completed for the Broad Causeway (8DA10123, FDOT Bridge No. 875101) linear resource, the Bay Harbor Islands Historic District (8DA10515) resource group, or the Citgo (8DA10436) historic structure, as they displayed no significant changes since last being recorded. An updated FMSF form was completed for 9700 W Broadview Drive (8DA10436) since the previous FMSF form did not meet current FDHR standards.

7.1 Archaeological

The Broad Causeway island consists entirely of fill material, making it unsuitable for archaeological study; therefore, no shovel tests were plotted for that area. Shovel tests were plotted for the Bay Harbor Islands portion of the project area; however, a pedestrian field survey conducted on

September 6, 2023, revealed that the area (**Figure 7-1**) was highly disturbed by construction activities, underground utilities, and landscaping installation. Therefore, no shovel tests were conducted within the archaeological APE.



Figure 7-1: Area south of Broad Causeway on Bay Harbor Islands, facing southeast.

The Intracoastal Waterway, which is crossed by Broad Causeway (8DA10123, FDOT Bridge No. 875101), has periodic, intensive dredging by the USACE as part of their regular maintenance of the waterway (USACE, 2022). This regular disturbance of the underwater soils in proximity to the project area removes the likelihood of encountering any existing, submerged archaeological resources. Additionally, no submerged historic resources located were identified in the vicinity of the Broad Causeway Bridge (FDOT Bridge No. 875101) APE that would impact the proposed

bridge construction. Therefore, no maritime archaeological survey was conducted within the current project area.

7.2 Historic Resources

An architectural field survey was conducted on September 6–September 8 of 2023 that confirmed the location of the Broad Causeway (8DA10123, FDOT Bridge 875101) linear resource, as well as the location of the six (6) previously recorded historic structures (9530 W Broadview Drive (8DA10268), 9520 W Broadview Drive (8DA10269), 9740 W Broadview Drive (8DA10431), 9720 W Broadview Drive (8DA10433), 9700 W Broadview Drive (8DA10435), and Citgo (8DA10436) within the APE identified during the historic resources desktop analysis. The field survey revealed that four (4) of the six (6) previously recorded historic structures (9530 W Broadview Drive [8DA10268], 9520 W Broadview Drive [8DA10269], 9740 W Broadview Drive [8DA10431], and 9720 W Broadview Drive [8DA10433]) have been demolished. The previously recorded resources and their associated details can be found in **Table 3-2** and **Table 3-3**. The location of each previously recorded resource is georeferenced in **Figure 3-7**.

Local consultation for this project was facilitated through the Town of Bay Harbor Islands. Town personnel provided input on historic background and review for this project. Additionally, the Town reached out to the Indian Creek Country Club on September 7 and October 9 to request information on the recent golf course renovations as well as development history. No response was received. Public meetings were also held in person in the Town of Bay Harbor Islands on September 26, 2023, and virtually on September 28, 2023. Cultural resource personnel from AtkinsRéalis attended both meetings. Additionally, this CRAS was provided to the Miami-Dade County Office of Historic Preservation by the Town of Bay Harbor Islands for review. The County Historic Preservation Chief responded on January 11, 2024 with no additional comments. The transmittal letter and response are attached in **Appendix E**.

The architectural field survey also confirmed the location of 20 previously unrecorded resources within the project APE identified during the historic resources desktop analysis. This included 17 structures (8DA21585-8DA21593, 8DA21598-8DA21599, and 8DA21602-8DA21607) and three (3) resource groups (Broad Causeway Island [8DA21594], Indian Creek Country Club Golf Course [8DA21608], and Town of Bay Harbor Islands Playground [8DA21621]). No other historic resources were identified during the architectural field survey. Historical research was conducted for each newly recorded resource to determine any significant historical associations, and each newly recorded resource was then evaluated for its integrity. FMSF forms with continuation sheets were prepared for the 20 previously unrecorded resources (see **Appendix C**). Each newly recorded resource is discussed below; its associated details can be found in **Table 7-1**, and the location of each resource is georeferenced in **Figure 7-2**.

A FMSF update form was prepared for the previously recorded 9700 W Broadview Drive (8DA10435) historic structure since the previous FMSF form did not meet current Florida Division of Historical Resources (FDHR) standards. FMSF update forms were not prepared for any other previously recorded resources with FMSF forms that meet current FDHR standards and the resources that did not have substantial changes.

Once evaluated for integrity and significance, three (3) of the newly recorded resources (White House Inn on the Bay/ 2305 NE 123rd Street [8DA21598], 2395 Bayview Lane [8DA21593], and Majorca Towers/ 11930 N Bayshore Drive [8DA21599]) are recommended as individually eligible for listing in the NRHP. The Indian Creek Country Club Golf Course (8DA21608) may also be eligible for listing in the NRHP; however, since the private golf course was not accessible during the field survey, there is insufficient information to make a determination. Four (4) newly recorded resources (Broad Causeway Island [8DA21594], 9600 Broadview Terrace [8DA21603], 1371 96th Street [8DA21606], and 1330 96th Street [8DA21607]) are eligible as contributing resources within the Bay Harbor Islands Historic District (8DA10515). A list of all NRHP-eligible and eligible resources can be found in **Table 7-5** and georeferenced in **Figure 7-28**.

Table 7-1: Newly Recorded Resources

FMSF No.	Address/Name	Construction Date	Type/Style	Recommended NRHP Eligibility
8DA21585	12385 Keystone Island Drive	1969	Structure/ Masonry Vernacular	Not Eligible
8DA21586	12405 Keystone Island Drive	1959	Structure/ Masonry Vernacular	Not Eligible
8DA21587	12415 Keystone Island Drive	1955	Structure/ Masonry Vernacular	Not Eligible
8DA21588	12425 Keystone Island Drive	1956	Structure/ Mid-Century Modern	Not Eligible
8DA21589	12445 Keystone Island Drive	1956	Structure/ Masonry Vernacular	Not Eligible
8DA21590	12455 Keystone Island Drive	1961	Structure/ Masonry Vernacular	Not Eligible
8DA21591	12475 Keystone Island Drive	1961	Structure/ Masonry Vernacular	Not Eligible
8DA21592	12505 Keystone Island Drive	1962	Structure/ Masonry Vernacular	Not Eligible
8DA21593	2395 Bayview Lane	1973	Structure/ Classical Revival	**Eligible**
8DA21594	Broad Causeway Island	1951	Resource Group	**Contributing to Bay Harbor Islands Historic District**

8DA21598	White House Inn on the Bay/ 2305 NE 123rd Street	1969	Structure/ Colonial Revival	**Eligible**
8DA21599	Majorca Towers/ 11930 N Bayshore Drive	1969	Structure/ Mid-Century Modern	**Eligible**
8DA21602	9730 W Broadview Drive	1957	Structure/ Masonry Vernacular	Not Eligible
8DA21603	9600 Broadview Terrace	1971	Structure/ Neo-eclectic Mansard	**Contributing to Bay Harbor Islands Historic District**
8DA21604	1350 96th Street	1970	Structure/ Masonry Vernacular	Not Eligible
8DA21605	9601 W Broadview Drive	1959	Structure/ Masonry Vernacular	Not Eligible
8DA21606	1371 96th Street	1961	Structure/ Masonry Vernacular	**Contributing to Bay Harbor Islands Historic District**
8DA21607	1330 96th Street	1971	Structure/ Masonry Vernacular	**Contributing to Bay Harbor Islands Historic District**
8DA21608	Indian Creek Country Club Golf Course/ 55 Indian Creek Island Road	1930	Resource Group	**Insufficient Information**
8DA21621	Town of Bay Harbor Islands Playground/ 9600 W Broadview Drive	1954	Resource Group	Not Eligible

Table 7-2: Summary of Newly Recorded Resources

Resource Type	Number of Resources Identified	Number of Resources NRHP Eligible	Resources Contributing to a District
Resource Groups	3	1	1
Structures	17	3	3
Cemeteries	0	0	0
Archaeological Sites	0	0	0
Linear Resources	0	0	0
Total	20	4	4

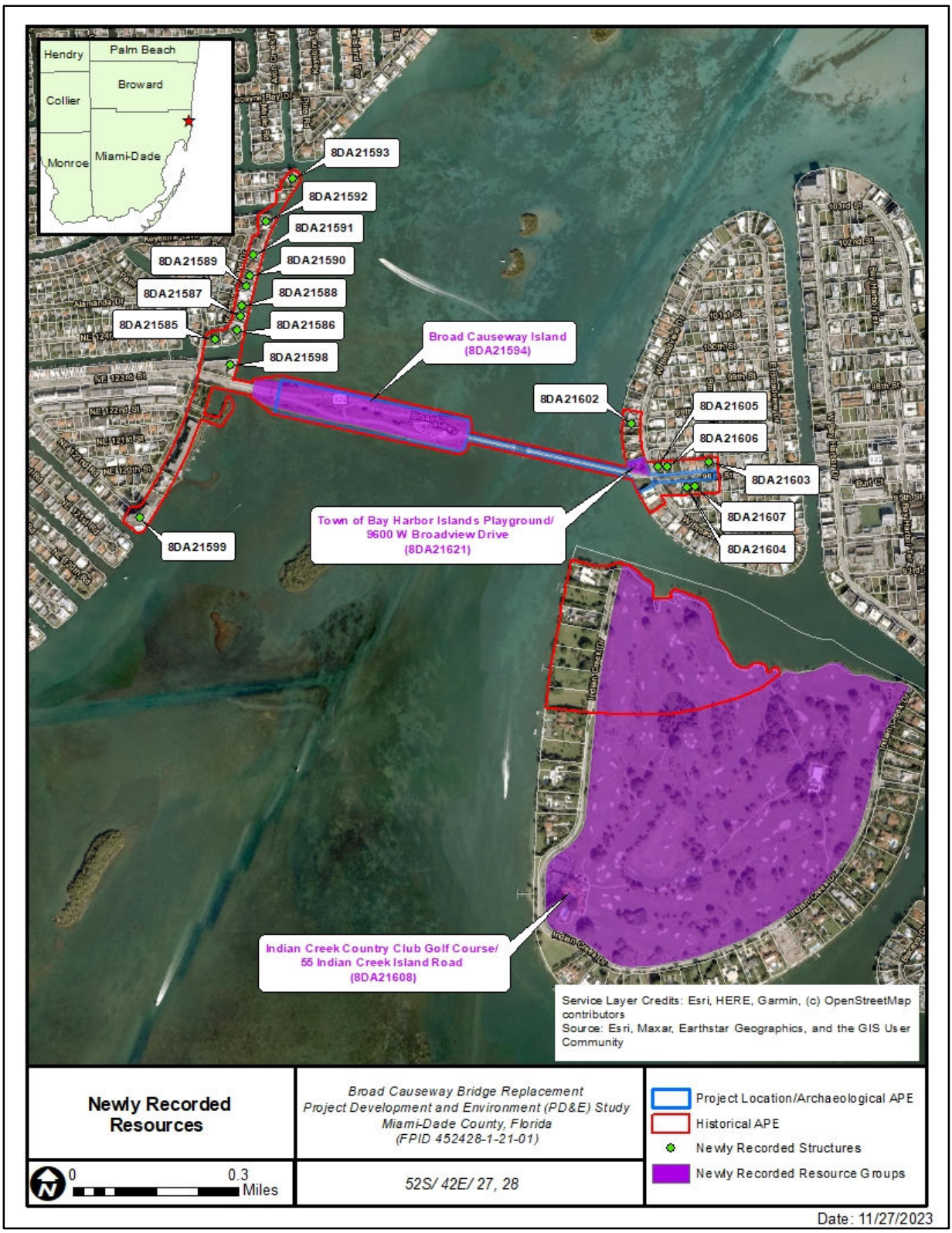

Figure 7-2: Map of Newly Recorded Resources.

7.2.1 Summary of Newly Recorded Resources

8DA21585—12385 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12385 Keystone Island Drive (**Figure 7-3**) is a two-story single-family Masonry Vernacular residence built in 1969 with a one-story attached two-car garage on the right side. The smooth stucco building has a low-pitched side-gable roof with flat concrete roof tiles. It rests on a concrete, slab-on-grade foundation. Windows are fixed metal single pane replacements (2017). The primary building mass has a symmetrical façade with a centered one-story front-gable portico over paired entry doors. Originally built as a Colonial Revival style residence with a faux brick base, the house has been altered significantly from its original design with new windows and smooth stucco. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21585 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-3: 12385 Keystone Island Drive, facing south.

8DA21586—12405 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12405 Keystone Island Drive (**Figure 7-4**) is a one-story single-family Masonry Vernacular residence built in 1959 with a 3,000+ sf raised two-story entry tower added in 2005. The smooth stucco building has a low-pitched hipped roof with flat concrete tiles. The original portions of the house rest on a concrete, slab-on-grade foundation, and the entry tower addition is on a continuous raised foundation. Windows are fixed metal single pane replacements. The property has a stuccoed masonry wall surrounding the property. The house has had large-scale additions built in 1974 and 2005 which alter it significantly from its original design. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21586 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-4: 12405 Keystone Island Drive, facing east.

8DA21587—12415 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12415 Keystone Island Drive (**Figure 7-5**) is a two-story single-family Masonry Vernacular residence built in 1955 with substantial additions and alterations constructed in the 1980s and 90s that added Spanish-style detailing. The smooth stucco building has a low-pitched hipped roof with S-tile roofing and ornamental corbels along the eaves. It rests on a concrete, slab-on-grade foundation. Windows are 1/1 single hung and sliding metal single pane replacements (2017). A hipped roof porte-cochère with arched openings is located in front of the main entrance. Originally built as a one-story residence, the house has been altered significantly from its original design with a two-story addition with an integral garage on the front right side, as well as stylistic alterations. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21587 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-5: 12415 Keystone Island Drive, facing northeast.

8DA21588—12425 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12425 Keystone Island Drive (**Figure 7-6**) is a two-story single-family Mid-Century Modern-style residence originally built in 1956 with a large low-sloped front-facing gable roof. The smooth stucco building has an integral garage on the left side of the main elevation. The building rests on a concrete, slab-on-grade foundation. Windows are 1/1 single hung and fixed single pane replacements (2019). A flat-roofed entry porch is located on the left end of the main elevation, semi-detached from the main house and supported by 4 large square columns. The building has undergone multiple alterations over the years, and it is unclear from building records as to whether this started as a 1- or 2 story structure. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21588 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-6: 12425 Keystone Island Drive, facing northeast.

8DA21589—12445 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12445 Keystone Island Drive (**Figure 7-7**) is a one-story single-family Masonry Vernacular residence originally built in 1956 with an integral two-car garage on the left side. The smooth stucco building has a low-pitched side-gable roof with S-shaped concrete roof tiles with very wide boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed and 1/1 single hung metal single light replacements. The house has a roughly H-shaped plan with a front gable loggia leading to the main entry doors. Stone veneer quoins and wainscot have been added to the exterior. Stone veneer planters are located along the front of the building as well. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21589 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-7: 12445 Keystone Island Drive, facing southeast.

8DA21590—12455 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12455 Keystone Island Drive (**Figure 7-8**) is a two-story single-family Masonry Vernacular residence originally built in 1955 with an integral two-car garage on the left side. The smooth stucco building has a gable on hip roof covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed and 1/1 single hung and sliding metal single light replacements. The house has been altered over the years, most notably with the addition of a second floor over the main mass of the building. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21590 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-8: 12455 Keystone Island Drive, facing southeast.

8DA21591—12475 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12475 Keystone Island Drive (**Figure 7-9**) is a one-story single-family Masonry Vernacular residence originally built in 1961. The smooth stucco building has a gable roof covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are tall, narrow fixed windows on the primary elevation. A pair of recessed stainless-steel doors complement the window design in the center of the façade. The building has been altered by extending the front walls to the edge of the front roofline, obscuring the original front fenestration. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21591 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-9: 12475 Keystone Island Drive, facing northeast.

8DA21592—12505 KEYSTONE ISLAND DRIVE

Located in the Keystone Islands (8DA11549) neighborhood, 12505 Keystone Island Drive (**Figure 7-10**) is a two-story single-family Masonry Vernacular residence originally built in 1962. The smooth stucco building has both hipped and gable roofs covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed metal. The front entry has a pair of single-light French doors set under a front-facing gable portico with a round window. The building has been extensively altered and has had several additions on the main elevation. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21592 does not appear eligible for listing in the NRHP, individually or as part of a district.



Figure 7-10: 12505 Keystone Island Drive, facing east.

8DA21593—2395 BAYVIEW LANE

Located in the Keystone Islands (8DA11549) neighborhood, 2395 Bayview Lane (**Figure 7-11**) is a two-story, single-family Classical Revival residence built in 1973 for Daniel M. Rosso. Rosso was President of Fidelity Bank of Beverly Hills, CA, before moving to Florida. He later served as president of the Miami National Bank, J.I. Kislak Mortgage Co., and American Bancshares, Inc. The central two-story building mass is rectangular, with two one-story wings forming a front courtyard. The building has a flat roof with simple cornice parapets. The paired front entry doors are flanked with a classical surround with three columns above supporting a gable pediment. Windows are set in pairs with Doric pilasters. The building walls are clad in a mix of brick and stucco. The facade of the structure was obscured by a fence and vegetation, which limited access from the ROW.

The building is a high-style example of 1970s Classical Revival architecture, which is often considered a return to Jeffersonian Classicism. Jeffersonian Classicism began in the late 1700s during the American Revolution and is associated with the work of Thomas Jefferson (City of Urbana 2016). As the bicentennial of the United States in 1976 approached, more architects incorporated the Greek and Roman styles of the buildings Jefferson designed to house the nation's government in Washington, D.C. in their work. It was a reflection of American patriotism, but also a reaction to the modernist architectural style of the previous decades, which some architects felt had failed in its promise of social change (Simonson 2020). Never falling out of style within mainstream America for residential work, but shunned by "serious" architects post WWII, classical architecture regained popularity in the United States in the 1970s among architects in part due to the growing historic preservation movement which focused on Colonial and early American buildings. Additionally, architecture and antique magazines in the 1960s and 70s increasingly promoted classical and colonial interiors and decoration (Wilson 2004).

2395 Bayview Lane appears to be an architect-designed residence that exemplifies the 1970s Classical Revival style. The structure's dominant front entry with columns supporting a gable pediment is reflective of the classical Greek and Roman styles. As such, and since the structure has undergone minimal character-altering changes, **8DA21593 is individually eligible for listing in the NRHP under Criterion C.**



Figure 7-11: 2395 Bayview Lane, facing east.

8DA21594—Broad Causeway Island

The Broad Causeway Island (8DA21594) resource group is a manmade island that spans east from FDOT Bridge No. 875105 across to the Broad Causeway (8DA10123, FDOT Bridge No. 875101), connecting North Miami with the Town of Bay Harbor Islands as part of Broad Causeway/State Road 922/NE 123rd Street. It forms the middle segment of the Broad Causeway, which consists of a fixed bridge, the man-made island, and a bascule bridge (8DA10123, FDOT Bridge No. 875101).

The Broad Causeway Island (8DA21594; **Figure 7-12**, **Figure 7-13**) was formed by dredging Biscayne Bay in 1951. The Causeway was initially constructed at a cost of $2.15 million by the Alleghany Asphalt and Paving Company, Incorporated of Pittsburgh, Pennsylvania, for the Town of Bay Harbor Islands to meet the growing transportation demands of North Miami, Bay Harbor Islands, Surfside, and Bal Harbour in 1951 (*Miami Sunday News* 1950; *Miami Daily News* 1951). Spanning nearly 4,000 feet from North Miami to the Bay Harbor Islands, the Causeway's main proponents were mayor and developer of the Town of Bay Harbor Islands, Shepard Broad (for whom it was named) and his business partner and Kane Concourse namesake Benjamin Kane. The two platted the town in 1946 after two small islands were enlarged by dredging the Intracoastal Waterway/Biscayne Bay (*Fort Myers News-Press* 1946; Tolf 2000). The *Miami Daily News* documented its progress, including aerial photographs of the Broad Causeway Island under

construction (**Figure 7-14**, **Figure 7-15**). The Broad Causeway officially opened on October 14, 1951, and was promoted in local newspapers as "the new…quick…scenic link between the mainland and the beach". By the following week, as many as 5,000 vehicles crossed the Causeway daily (*Miami Daily News* 1951).

The Broad Causeway Island's creation continued in the tradition of creating dredge and fill waterfront property that began in the Miami area with the building of the MacArthur and Venetian Causeways in the 1920s. Nearby Indian Creek Village Island was similarly created starting in 1929. By the 1950s, when dredge and fill techniques expanded existing land forms to create nearby Bay Harbor Islands and the Keystone Islands, as well as Broad Causeway Island, the practice was commonplace, and numerous man-made islands could be found along the South Florida coastline.

There is one building, NRHP-eligible structure (Citgo [8DA10436; 1501 Broad Causeway]), located on the Broad Causeway Island (8DA21594). The man-made island is a common type found throughout Florida, with no direct association association with significant events or persons, and is not individually eligible for listing in the NRHP. However, it retains many of its original character-defining features and is associated with the development of the Bay Harbor Islands. **As a result, 8DA21603 is a contributing resource group to the Bay Harbor Islands Historic District (8DA10515).**



Figure 7-12: Broad Causeway Island (8DA21594), facing east.



Figure 7-13: Broad Causeway Island (8DA21594), facing west.

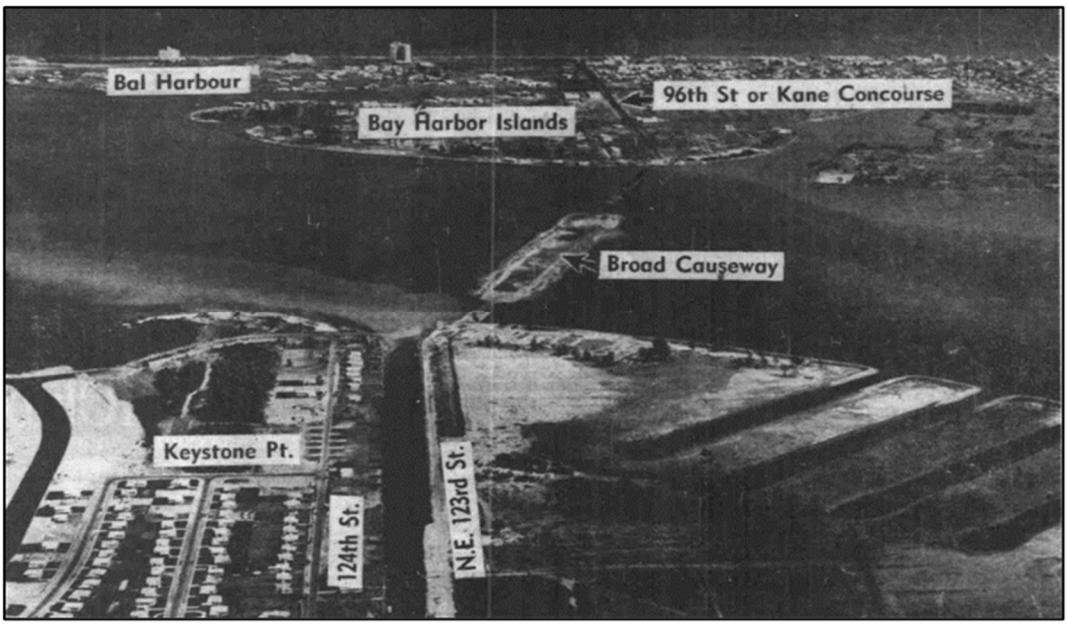

Figure 7-14: Newspaper aerial photograph showing Broad Causeway Island (8DA21594) under construction, facing west (Miami Daily News 1951).

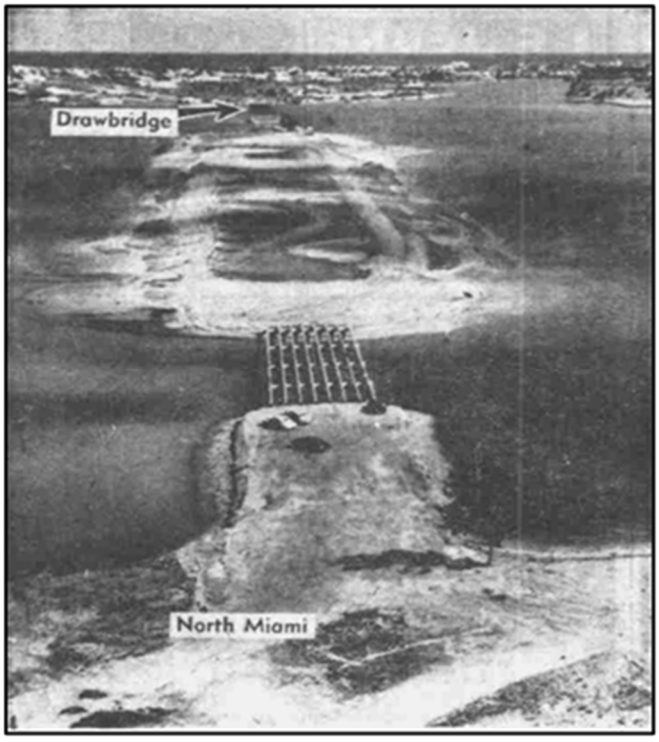

Figure 7-15: Newspaper aerial photograph showing Broad Causeway Island (8DA21594) under construction, facing west (Miami Daily News 1951).

8DA21598—2305 WHITE HOUSE INN ON THE BAY/2305 NE 123rd Street

White House Inn on the Bay (**Figure 7-16**) is located at 2305 NE 123rd Street on waterfront property facing Biscayne Bay. Built in 1969 in Colonial Revival style, the two-story stucco hotel has been vacant since 2014. The building has a V-shaped plan laid out to fit the property. The flat roof building has a mansard roof with S-tile along the street elevation. A curved entrance is located in the vertex of the V with two-story fluted Doric columns and curved stairs. Walkways extend along both floors of the building on both the street and waterside elevations, raised on a continuous foundation. The walkways on the street elevation are supported by simple round concrete columns and feature cast concrete balusters. The waterside elevation has cantilevered walkways and a more stylized cast concrete railing design. The view of the structure was obscured by a fence and vegetation, which limited access from the ROW.

Mid-Century Modern architecture was popular in much of the Miami area post WWII in response to the Atomic Age. However, by the 1960s, the Colonial Revival style was regaining a foothold among American architects as a symbol of "good taste" as well as a display of skillful design. Spurred by the approaching bicentennial and by magazines like *House Beautitful* and *Home and Garden* that inspired a renewed interest in early American design, architects increasingly created Colonial inspired commercial buildings, mixing Classical elements with modern design (Gyure n.d.). This mixture of traditional and modern can be seen at White House Inn on the Bay with its traditional design elements like symmetry and Doric columns combined with a faux mansard roof.

Although vacant and boarded, the building is in fair condition with few apparent exterior alterations and no additions. As such, 8DA21598 is representative of 1960s hotel architecture and development patterns in South Florida. Therefore, it **is eligible for the NRHP under Criteria A and C.** It was approved for demolition in May 2023 (Alvarado 2023).



Figure 7-16: White House Inn on the Bay/ 2305 NE 123rd Street, facing north.

8DA21599—MAJORCA TOWERS/11930 N BAYSHORE DRIVE

Majorca Towers (**Figure 7-17**) is located at 11930 N Bayshore Drive on waterfront property facing Biscayne Bay. Built in 1969, the 14-story condominium building has 120 units. The project was developed by Robert L. Siegel, president of Majorca Developers. Siegel's wife and son also served as company officers (Gardner 1968). Siegel went on to develop other condominiums in the area, including the Plaza Del Prado in Aventura, FL (Del Prado on the Bay Classified Ad 1969). It was designed by North Miami Beach architect Phillip Pearlman, who designed many of the apartment and condominium buildings in South Florida during this time period, including other projects for Siegel.

The construction of condominiums in South Florida during the late 1960s was fueled by a desire for a more affordable, leisurely waterfront lifestyle and a new sense of community. Condominiums were initially considered a creative solution to a lack of adequate housing, driven by cultural forces that emerged during the postwar era. The first condominium in the United States was built in Manhattan in 1881, but its real popularity came after World War II. By the late 1950s developers began covering the shoreline with two and three-story complexes and offering units for sale. The first waterfront high-rises constructed in South Florida included the Coral Sea Towers "cooperative apartment building" on the eastern Bay Harbor Island, built just across Biscayne Bay from the future site of Majorca Towers in 1957. Other residential towers soon crowded South Florida's "Gold Coast" in the years that followed, including Miami Beach, prompting developers to seek new areas for development. Following the establishment of the San Souci Estates residential development in the 1950s, developer Robert L. Siegel and his son selected nearby Bayshore Drive as the site for Majorca Towers (Lassner and Moore 2023, *Miami Daily News* 1957, *Miami News* 1968).

By that time, the sense of community that condominiums offered combined with an affordable waterfront view appealed to retirees who often lived independently in their homes far from their children. By creating what some describe as "a community of strangers," condominiums helped elderly residents to escape loneliness, and in places like South Florida, enjoy a moderate yet comfortable lifestyle in a sunny environment. Northern transplants commonly guided each other as they planned to move South, and also offered support for one another once they arrived. Among those to influence the popularity of condominiums in Miami was its growing Jewish American population, who first vacationed to the area seasonally as "snowbirds" before choosing to permanently relocate. Many came from New York, where they shared swimming pools, lobbies, and card tables while living in apartment buildings. The condominium offered similar amenities, but in an environment better suited to retirement living. Today, condominiums such as Majorca Towers and a host of others continue to cover the shorelines of Miami-Dade County and are now home to a more diverse population that includes younger generations, families, and a variety of ethnic groups (Lassner and Moore 2023).

The Majorca Towers building is an example of the Mid-Century Modern style with elements such as a double barrel vault roof porte-cochère, rounded building corners, and round balconies. Built from the beginning as condominium units, the building was touted as having individual water heaters and reverse-cycle air conditioning. The building received Gold Medallion status from Florida Power & Light for its use of clean electricity (Florida Power & Light Company 1970). The high-rise building has a flat roof and is constructed of cast concrete. Windows are either 2/2 or 1/1 metal single hung and are set in groups of 3 within the wall area and in groups of 4 that wrap the building corners. Balconies are set at the building corners and mid-wall as small, round individual balconettes.

Majorca Towers, once heralded as a "new luxury landmark" (**Figure 7-18**), has few apparent exterior alterations and no additions. It was built during a time when condominiums were fast becoming prevalent in South Florida in order to maximize waterfront property. In addition, it is an intact example of an architect-designed Mid-Century Modern multi-story residential building. **As such, 8DA21599 is eligible for the NRHP under Criteria A and C.**



Figure 7-17: Majorca Towers/ 11930 N Bayshore Drive, facing southeast.



Figure 7-18: Newspaper Advertisement for Majorca Towers (Miami News 1968).

8DA21602—9730 W BROADVIEW DRIVE

Located in the Bay Harbor Islands Historic District (8DA10515), 9730 W Broadview Drive (**Figure 7-19**) is a one- and two-story single-family Masonry Vernacular-style residence originally built in 1957. The smooth stucco building has a two-story garage addition facing the street, coupled with tall landscaping, which makes it difficult to see the original one-story portion of the building. The building has undergone multiple alterations over the years. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21602 is not eligible for listing in the NRHP, individually or as part of a district.



Figure 7-19: 9730 W Broadview Drive, facing west.

8DA21603—9600 BROADVIEW TERRACE

Located in the Bay Harbor Islands Historic District (8DA10515), 9600 Broadview Terrace (**Figure 7-20**) is a two-story single-family Neoeclectic-Mansard style residence built in 1971. The building has a two-story primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco, wood panels, and limestone stone veneer flanks the main entrance. The roof is flat with a faux mansard top that wraps the upper-story windows. It is built on a concrete slab foundation. While the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons, it retains its original character-defining features. As a result, 8DA21603 is not individually eligible for listing in the NRHP; however, **it is a contributing structure to the Bay Harbor Islands Historic District.**



Figure 7-20: 9600 Broadview Terrace, facing west.

8DA21604—1350 96th STREET

Located in the Bay Harbor Islands Historic District (8DA10515), 1350 96th Street (**Figure 7-21**) is a two-story single-family Masonry Vernacular style residence built in 1970. The building has a two-story 3-bay primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco with added quoins. Stucco surrounds with keystones have been added to the windows and door. The side gable roof is covered with clay tile and has boxed eaves. It is built on a concrete slab foundation. The building has undergone multiple alterations over the years, changing the building character. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21604 is not eligible for listing in the NRHP, individually or as part of a district.



Figure 7-21: 1350 96th Street, facing south.

8DA21605—9601 W BROADVIEW DRIVE

Located in the Bay Harbor Islands Historic District (8DA10515), 9601 W Broadview Drive (**Figure 7-22**) is a one- and two-story single-family Masonry Vernacular style residence originally built in 1959. The smooth stucco building has a two-story garage addition on the north side. The house has a low-sloped roof with wide boxed eaves and S-tile. Large, fixed windows wrap around the building corner. A recessed double-door entrance is located roughly in the center of the building mass. The building has undergone multiple alterations over the years. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21605 is not eligible for listing in the NRHP, individually or as part of a district.



Figure 7-22: 9601 W Broadview Drive, facing northeast.

8DA21606—1371 96th STREET

Located in the Bay Harbor Islands Historic District (8DA10515), 1371 96th Street (**Figure 7-23**) is hidden from the ROW by landscaping. The permit history shows very few alterations to the house. It is a one-story single-family Masonry Vernacular style residence originally built in 1961. From previous images, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21606 is not individually eligible for listing in the NRHP; however, **it is eligible as a contributing resource to the Bay Harbor Islands Historic District.**



Figure 7-23: 1371 96th Street Image from March 2021 MLS Photo.

8DA21607—1330 96TH STREET

Located in the Bay Harbor Islands Historic District (8DA10515), 1330 96th Street (**Figure 7-24**) is a two-story single-family Masonry Vernacular style residence built in 1971. The building has a two-story 3-bay primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco, and limestone stone veneer flanks the central main entrance. The low-sloped hip roof is covered with flay tile and has wide boxed eaves. It is built on a concrete slab foundation. While the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons, it retains its original character-defining features. As a result, 8DA21607 is not individually eligible for listing in the NRHP; however, **it is a contributing structure to the Bay Harbor Islands Historic District.**



Figure 7-24: 1330 96th Street facing south.

8DA21608—INDIAN CREEK COUNTRY CLUB GOLF COURSE

The creation of the 300-acre island that would later host the Indian Creek Country Club began when the United Dredging Company of Miami began dredging Biscayne Bay under the direction of Miami engineer Milton (M.B.) Garris (who also later oversaw the creation of the Bay Harbor Islands and Broad Causeway) in February 1929 (**Figure 7-25**). With an estimated initial construction cost of roughly $400,000, it was expected to become "one of the showplaces of metropolitan Miami" upon completion (*Miami Daily News and Metropolis* 1929; *Miami News* 1965). The construction of the island seawall was contracted by April, at which point 40 lots were made available to Indian Creek Golf Club members at a cost of $20,000 each. All were quickly sold, and the golf course, designed by prominent golf course architect William Flynn, was expected to open within two years (*Golf Digest* 2023; *Miami News and Metropolis* 1929).

By March 1930, roughly $1.5 million had been spent on dredging, pumping, and grading the golf course, which was scheduled to open by the following year. Those who had already secured memberships to the soon-to-be-completed course proclaimed it to be "one of the best layouts in the world" at the time (*Miami Daily News* 1930a:1). The first nine holes of the course opened on December 27, 1929, and the remaining nine holes were scheduled to open ten days later, making it the tenth course to open in the Miami district (*Miami Daily News* 1930b:11). The course's clubhouse, the Indian Creek Country Club, followed on January 11, 1932. Described by the *Miami Daily News* as "Greater Miami's newest society rendezvous," the opening was attended by some of the area's most noteworthy residents, including Robert Law, E.R. Thomas, James H. Hammond, Edward Grasselli, and a host of others (*Miami Daily News* 1932:7).

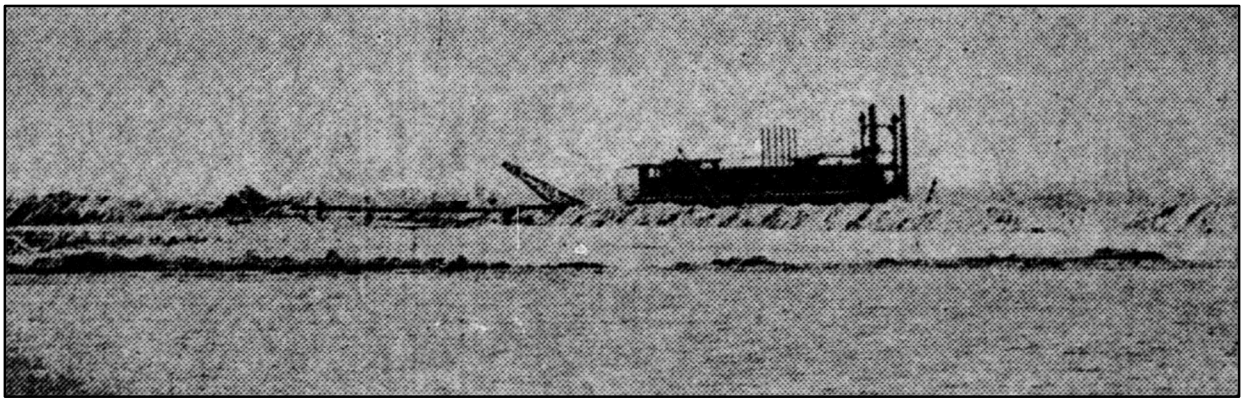

Figure 7-25: Newspaper clipping of photograph of United Dredging Company of Miami creating the island that would later host the Indian Creek Country Club Golf Course (Miami Daily News 1929).

The Indian Creek Country Club Golf Course began hosting annual golf tournaments by the late 1930s and by the postwar era, its Country Club continued as a site of "many social gatherings for both winter residents and Miamians" alike (*Miami Daily News*, 1939; 1948). A hurricane struck Indian Creek Village in 1947, but the golf course sustained little damage, with only about ten percent of its trees being downed and debris covering its links (*Miami Daily News* 1947). The Indian Creek Golf Club's "massive Mediterranean-style" clubhouse, designed by famed international architect Maurice Fatio, is said to have lost the shine of some of its original architecture by this time, as William Flynn's former associate, Dick Wilson, struggled to address its drainage issues (*Golf Digest* 2023). The Indian Creek Country Club retained its exclusive nature throughout the mid-to-late twentieth century by continuing to restrict membership to residents of Indian Creek Village. By the 1990s, homes on the island sold for as much as $2.52 million, which perpetuated the neighborhood's reputation as a "billionaire bunker" in the decades that followed (*Sun Sentinel* 1994; *Discover Homes Miami* 2021). The golf course was rebuilt by Andrew Green in 2022, with bunkers that are claimed to resemble William Flynn's original design for the course. Despite these changes, the Indian Creek Country Club Golf Course is still considered one of the best courses in Florida to this day (*Golf Digest* 2023).

The Indian Creek Country Club Golf Course (**Figure 7-26**) was not accessible during the fieldwork for this study. Repeated requests for background information from the Club on the changes that have occurred over the years were also not answered. Therefore, for the purposes of this project, it is assumed that **8DA21608 is eligible for listing on the NRHP** and will be treated as such.



Figure 7-26: View of Indian Creek Country Club Golf Course from Broad Causeway Bridge.

8DA21621—TOWN OF BAY HARBOR ISLANDS PLAYGROUND

The Town of Bay Harbor Islands Playground (**Figure 7-27**), 9600 West Broadview Drive, was established by the Town as part of its "long range programs for playgrounds and recreational areas" for the community in 1954 (*Miami Daily News* 1954). It is a roughly 300x175 parcel that contains play equipment and covered shelters. The park was remodeled in the early 2000s and, other than a dedication marker, does not retain the original layout of the original park nor any historic features. Therefore, the park is not eligible for listing in the NRPHP either individually or as a contributing resource to a district.



Figure 7-27: Town of Bay Harbor Islands Playground/ 9600 W Broadview Drive, facing northwest.

7.3 Results Summary

A list of all extant resources located during the background research and field survey can be seen in **Table 7-3** and **Table 7-4**. The survey identified thirteen (13) historic resources that are eligible for listing in the NRHP individually or as part of a historic district. These identified resources include one (1) linear resource (Broad Causeway [8DA10123, FDOT Bridge No. 875101]), eight (8) historic structures (9700 W Broadview Drive [8DA10435], Citgo [8DA10436], 2395 Bayview Lane [8DA21593], Whitehouse Inn on the Bay [8DA21598], and Majorca Towers [8DA21599], 9600 Broadview Terrace [8DA21630], 1371 96th Street [8DA21606], and 1330 96th Street [8DA21607]), and four (4) resource groups (Bay Harbor Islands Historic District [9DA10515], Keystone Islands

[8DA11549], Broad Causeway Island [8DA21594], and Indian Creek Country Club Golf Course [8DA21608]) (see **Table 7-5 and Table 7-6**). A map of all NRHP-eligible resources can be seen in **Figure 7-28**. No archaeological sites were identified that are eligible for listing in the NRHP within the archaeological APE.

Table 7-3: All Extant Resources Identified During Survey

FMSF No.	Address/Name	Construction Date	Type/Style	Recommended NRHP Eligibility
8DA10123	Broad Causeway/ FDOT Bridge No. 875101	c. 1951	Linear Resource	NRHP-Eligible August 15, 2018/ Contributing to Bay Harbor Islands Historic District
8DA10435	9700 W Broadview Drive	c. 1955	Structure/ Masonry Vernacular	Contributing to Bay Harbor Islands Historic District
8DA10436	Citgo/1501 Broad Causeway	c.1951	Structure/ MiMo	NRHP-Eligible August 15, 2018/ Contributing to Bay Harbor Islands Historic District
8DA10515	Bay Harbor Islands Historic District	c.1940s–1960s	Resource Group	Insufficient Information August 15, 2018
8DA11549	Keystone Islands	c. 1948–1964	Resource Group	Not Evaluated by SHPO/ Insufficient Inforamation
8DA21585	12385 Keystone Island Drive	1969	Structure/ Masonry Vernacular	Not Eligible
8DA21586	12405 Keystone Island Drive	1959	Structure/ Masonry Vernacular	Not Eligible
8DA21587	12415 Keystone Island Drive	1955	Structure/ Masonry Vernacular	Not Eligible
8DA21588	12425 Keystone Island Drive	1956	Structure/ Mid-Century Modern	Not Eligible
8DA21589	12445 Keystone Island Drive	1956	Structure/ Masonry Vernacular	Not Eligible
8DA21590	12455 Keystone Island Drive	1961	Structure/ Masonry Vernacular	Not Eligible
8DA21591	12475 Keystone Island Drive	1961	Structure/ Masonry Vernacular	Not Eligible
8DA21592	12505 Keystone Island Drive	1962	Structure/ Masonry Vernacular	Not Eligible
8DA21593	2395 Bayview Lane	1973	Structure/ Classical Revival	Eligible
8DA21594	Broad Causeway Island	1951	Resource Group	Contributing to Bay Harbor Islands Historic District

8DA21598	White House Inn on the Bay/ 2305 NE 123rd Street	1969	Structure/ Colonial Revival	Eligible
8DA21599	Majorca Towers/ 11930 N Bayshore Drive	1969	Structure/ Mid-Century Modern	Eligible
8DA21602	9730 W Broadview Drive	1957	Structure/ Masonry Vernacular	Not Eligible
8DA21603	9600 Broadview Terrace	1971	Structure/ Neo-eclectic Mansard	Contributing to Bay Harbor Islands Historic District
8DA21604	1350 96th Street	1970	Structure/ Masonry Vernacular	Not Eligible
8DA21605	9601 W Broadview Drive	1959	Structure/ Masonry Vernacular	Not Eligible
8DA21606	1371 96th Street	1961	Structure/ Masonry Vernacular	Contributing to Bay Harbor Islands Historic District
8DA21607	1330 96th Street	1971	Structure/ Masonry Vernacular	Contributing to Bay Harbor Islands Historic District
8DA21608	Indian Creek Country Club Golf Course/ 55 Indian Creek Island Road	1930	Resource Group	Insufficient Information
8DA21621	Town of Bay Harbor Islands Playground/ 9600 W Broadview Drive	1954	Resource Group	Not Eligible

Table 7-4: Summary of All Extant Resources Identified

Resource Type	Number of Resources Identified	Number of Resources Individually NRHP Eligible	Resources Contributing to a District
Resource Groups	5	3	1
Structures	19	4	5
Cemeteries	0	0	0
Archaeological Sites	0	0	0
Linear Resources	1	1	1
Total	25	8	7

Table 7-5: List of Individually NRHP-Eligible Resources

FMSF No.	Address/Name	Construction Date	Resource Type	NRHP Eligibility/ Determination Date
8DA10123	Broad Causeway/ FDOT Bridge No. 875101	c. 1951	Linear Resource	NRHP-Eligible/ August 15, 2018
8DA10436	Citgo/1501 Broad Causeway	c.1951	Structure	NRHP-Eligible/ August 15, 2018
8DA10515	Bay Harbor Islands Historic District	c.1940s–1960s	Resource Group	Insufficient Information/ August 15, 2018
8DA11549	Keystone Islands	c. 1948–1964	Resource Group	Insufficient Infomattion
8DA21593	2395 Bayview Lane	1973	Structure	Recommended Eligible
8DA21598	White House Inn on the Bay	1969	Structure	Recommended Eligible
8DA21599	Majorca Towers	1969	Structure	Recommended Eligible
8DA21608	Indian Creek Country Club Golf Course	1930	Resource Group	Insufficient Information

Table 7-6: Contributing Resources to a Historic District within the APE

FMSF No.	Address/Name	Construction Date	Resource Type	Historic District	NRHP Eligibility/ Determination Date
8DA10123	Broad Causeway/ FDOT Bridge No. 875101	c. 1951	Linear Resource	Bay Harbor Islands Historic District (8DA10515)	Individually NRHP-Eligible & Contributing/ August 15, 2018
8DA10435	9700 W Broadview Drive	c. 1955	Structure	Bay Harbor Islands Historic District (8DA10515)	
8DA10436	Citgo/1501 Broad Causeway	c. 1951	Structure	Bay Harbor Islands Historic District (8DA10515)	Individually NRHP-Eligible & Contributing/ August 15, 2018
8DA21594	Broad Causeway Island	1951	Resource Group	Bay Harbor Islands Historic District (8DA10515)	
8DA21603	9600 Broadview Terrace	c.1971	Structure	Bay Harbor Islands Historic District (8DA10515)	
8DA21606	1371 96th Street	c. 1961	Structure	Bay Harbor Islands Historic District (8DA10515)	
8DA21607	1330 96th Street	1971	Structure	Bay Harbor Islands Historic District (8DA10515)	

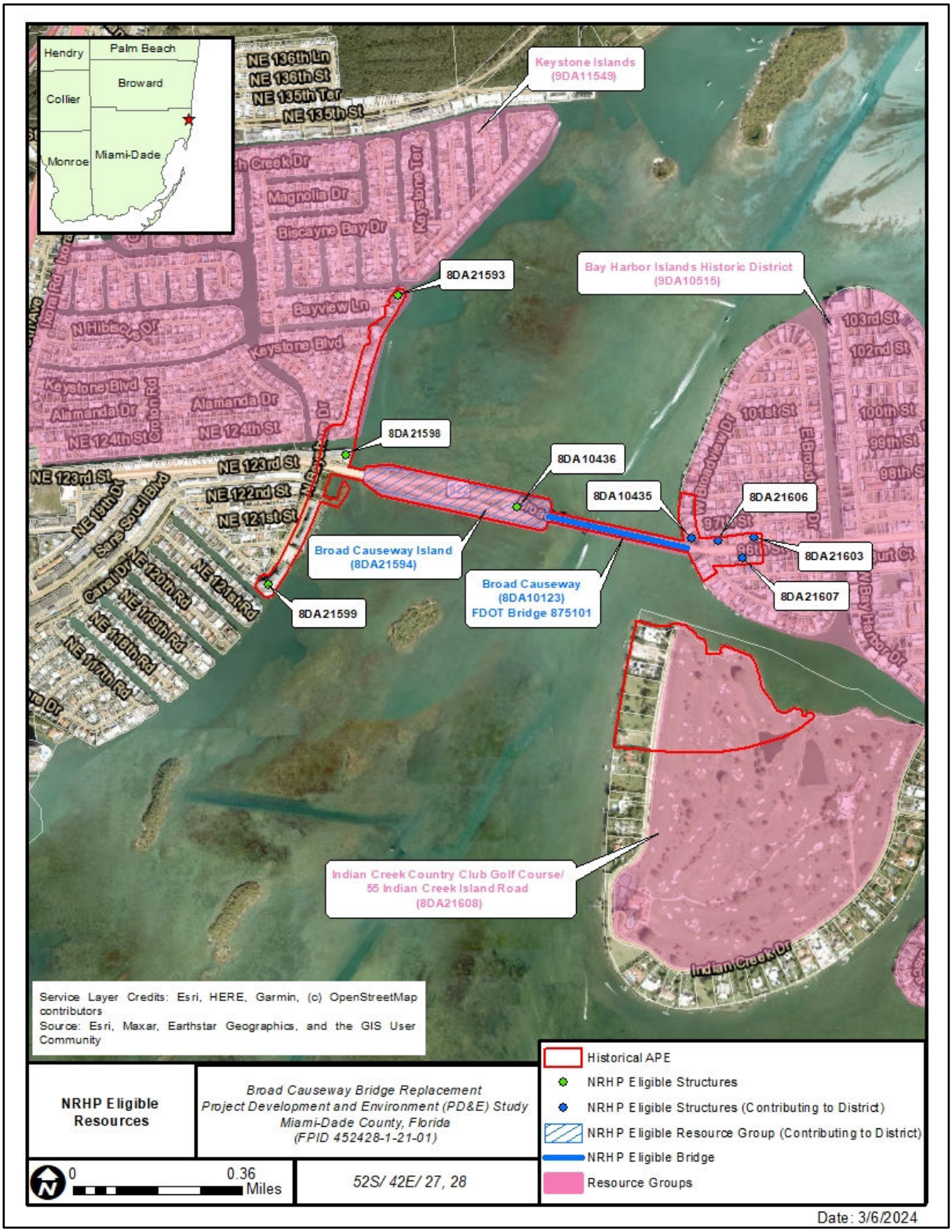

Figure 7-28: Map of NRHP eligible resources.

8.0 Conclusion

This Cultural Resource Assessment Survey (CRAS) for the Broad Causeway Bridge Replacement Project Development and Environment (PD&E) Study, Financial Project Identification (FPID) No. 452428-1-21-01 has been completed on behalf of the Town of Bay Harbor Islands and the Florida Department of Transportation District 6 (FDOT). This locally funded project spans the Broad Causeway (FDOT Bridge No. 875101) that crosses the Intracoastal Waterway and connects the City of North Miami with the Town of Bay Harbor Islands in Miami-Dade County, Florida. The project will require state and federal permits.

Proposed improvements for this project include the replacement of the current Broad Causeway Bridge. This PD&E Study will evaluate the potential effects of bridge replacement alternatives. The height and width of the bridge will be increased to meet current design standards and United States Coast Guard (USCG) requirements, which have the potential to change the visual setting of the area. Future bridge concepts may incorporate dedicated bicycle lanes and sidewalks as well as guardrails to comply with the Americans with Disabilities Act of 1990 (ADA) and increase safety for pedestrians and cyclists. No right-of-way (ROW) acquisition is anticipated for the project.

This CRAS located and identified cultural resources located within the Area of Potential Effects (APE) that was established based on the proposed bridge replacement alternatives and any others that may be developed during the PD&E Study (see **Appendix A**). Because the anticipated changes could potentially affect existing historic districts and other cultural resources, the historical APE was developed through a viewshed analysis using the Geodesic Viewshed tool in the Environmental Systems Research Institute (ESRI) Arc GIS Pro proprietary software. Conceptual bridge locations were extracted from the concept designs and the visual impacts were evaluated to establish the historical APE for the project using the Geodesic Viewshed tool. The APE was then refined to only include parcels within a ½ mile radius that orient towards the project area. A Cultural Resources Research Design and Survey Methodology was prepared for this project on May 30, 2023, and it was approved by SHPO on June 19, 2023 (**Appendix D**). Based upon the scale and nature of the activities, the archaeological APE was limited to the parcels in which potential ground disturbance may take place.

A historic resources desktop analysis conducted prior to any field surveys identified any previously recorded historic resources and any parcels of historic age with the potential for containing structures 48 years of age or older. Background research identified nine (9) previously recorded resources within the project APE (**Table 3-2**). These included one linear resource, ten (10) historic structures, and two (2) resource groups. Twenty (20) previously unrecorded historic resources were also identified within the historical APE (**Table 7-2**).

A field survey of the project APE conducted on September 6–September 8 of 2023 confirmed the location of the nine (9) previously recorded resources identified during the historic resources desktop analysis (**Figure 3-7**), including four (4) that had been demolished. The field survey also confirmed the location of 20 previously unrecorded resources within the project APE identified during the historic resources desktop analysis (**Figure 7-2**). FMSF forms were prepared for each newly recorded resource and each newly recorded resource structure was evaluated for its integrity. FMSF update forms were prepared for previously recorded resources as needed. FMSF update forms were not prepared for previously recorded resources with FMSF forms that meet current Florida Division of Historical Resources (FDHR) standards and that did not display significant changes since last recorded.

No shovel tests of the archaeological APE were conducted, as a field survey of the project area conducted on September 6–September 8 of 2023 revealed that it was highly disturbed by construction activities, underground utilities, and installation of landscaping.

The background research and field survey identified eight (8) historic resources eligible or potentially eligible for listing in the NRHP within the historical APE. This includes one (1) linear resource (Broad Causeway [8DA10123, FDOT Bridge No. 875101]), four (4) historic structures (Citgo [8DA10436], 2395 Bayview Lane [8DA21593], Whitehouse Inn on the Bay [8DA21598], and Majorca Towers [8DA21599]), and three (3) resource groups (Bay Harbor Islands Historic District [8DA10515], Keystone Islands [8DA11549], and Indian Creek Country Club Golf Course [8DA21608]; **Table 7-5 and Table 7-6**). Additionally, seven (7) historic resources were found that may contribute to the Bay Harbor Islands Historic District (8DA10515) (Broad Causeway [8DA10123, FDOT Bridge No. 875101], 9700 W Broadview Drive [8DA10435], Citgo [8DA10436], Broad Causeway Island (8DA21594), 9600 Broadview Terrace [8DA21603], 1371 96th Street [8DA21606], and 1330 96th Street [8DA21607]; **Figure 7-28**). The background research and field survey identified 12 historic resources considered ineligible for listing in the NRHP that are also considered as non-contributing resources to a historic district. No archaeological sites were identified that are eligible for listing in the NRHP within the archaeological APE.

The results of this CRAS indicate that a Section 106 Case Study Report will be required to assess the impacts of the proposed Broad Causeway Bridge Replacement Alternatives on these identified resources.

A FMSF Survey Log is included in **Appendix B** and FMSF forms are included in **Appendix C**.

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10.0 APPENDICES

Appendix A: Project Plans (dated July 19, 2023)

Appendix B: FMSF Survey Log

Appendix C: Newly Recorded FMSF Forms

Appendix D: Cultural Resource Identification and Methodology Meeting Minutes

Appendix E: Letter to Miami-Dade County Office of Historic Preservation and Response

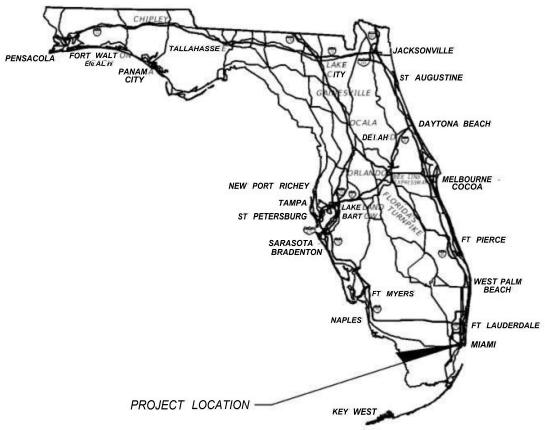
Appendix A: Project Plans (dated July 19, 2023)

STATE OF FLORIDA
DEPARTMENT OE TRANSPORTATION

TYPICAL SECTION PACKAGE

FINANCIAL PROJECT ID 452428-1-21-01

BROAD CAUSEWAY BRIDGE/FL-922 REPLACEMENT
PROJECT DEVELOPMENT & ENVIRONMENT STUDY



PROJECT LOCATION URL:	https://tinyurl.com/2ru jep6z
PROJECT LIMITS:	BEGIN MP 3.854 - END MP 4.868*
EXCEPTIONS:	NONE
BRIDGE LIMITS:	MP 4.207 - MP 4.498*
RAILROAD CROSSING:	NONE

*MP 3.741 - MP 4.546 NOT ON SHS

FDOT DISTRICT DESIGN ENGINEER

CONCURRING WITH:
TYPICAL SECTION ELEMENTS
TARGET SPEED
DESIGN & POSTED SPEEDS

FDOT DISTRICT TRAFFIC OPERATIONS ENGINEER

CONCURRING WITH:
TARGET SPEED
DESIGN & POSTED SPEEDS

FDOT DISTRICT INTERMODAL SYSTEMS DEVELOPMENT MANAGER

CONCURRING WITH:
CONTEXT CLASSIFICATION
TARGET SPEED

FDOT DISTRICT STRUCTURES DESIGN ENGINEER

CONCURRING WITH:
TYPICAL SECTION ELEMENTS

FHWA TRANSPORTATION ENGINEER

CONCURRING WITH:
TYPICAL SECTION ELEMENTS

TOWN OF BAY HARBOR ENGINEER

CONCURRING WITH:
TYPICAL SECTION ELEMENTS

APPROVED BY:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ATKINS NORTH AMERICA, INC.
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126
RYAN M. JENSEN, P.E. NO. 86609

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

INDEX OF SHEETS

SHEET NO	SHEET DESCRIPTION
1	COVER SHEET
2	TYPICAL SECTION NO. 1 - BROAD CAUSEWAY WALL PORTION WEST OF ICWW
3	TYPICAL SECTION NO. 2 - BROAD CAUSEWAY WEST OF ICWW
4	TYPICAL SECTION NO. 3 - BROAD CAUSEWAY BRIDGE OVER ICWW
5	TYPICAL SECTION NO. 4 - MID-LEVEL MOVEABLE BRIDGE OVER ICWW
6	TYPICAL SECTION NO. 5 - KANE CONCOURSE EAST OF ICWW RECONSTRUCTION
7	TYPICAL SECTION NO. 6 - KANE CONCOURSE EAST OF ICWW MILLING & RESURFACING

PROJECT CONTROLS

CONTEXT CLASSIFICATION

( ) C1 : NATURAL
( ) C2 : RURAL
( ) C2T : RURAL TOWN
( ) C3R : SUBURBAN RES.
( ) C3C : SUBURBAN COMM.
(x) C4 : URBAN GENERAL
( ) C5 : URBAN CENTER
( ) C6 : URBAN CORE
( ) N/A : L.A. FACILITY

FUNCTIONAL CLASSIFICATION

( ) INTERSTATE
( ) FREEWAY/EXPWY.
( ) PRINCIPAL ARTERIAL
( ) MINOR ARTERIAL
( ) MAJOR COLLECTOR
(X) MINOR COLLECTOR
( ) LOCAL

HIGHWAY SYSTEM

( ) NATIONAL HIGHWAY SYSTEM
( ) STRATEGIC INTERMODAL SYSTEM
( ) STATE HIGHWAY SYSTEM
(X) OFF-STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

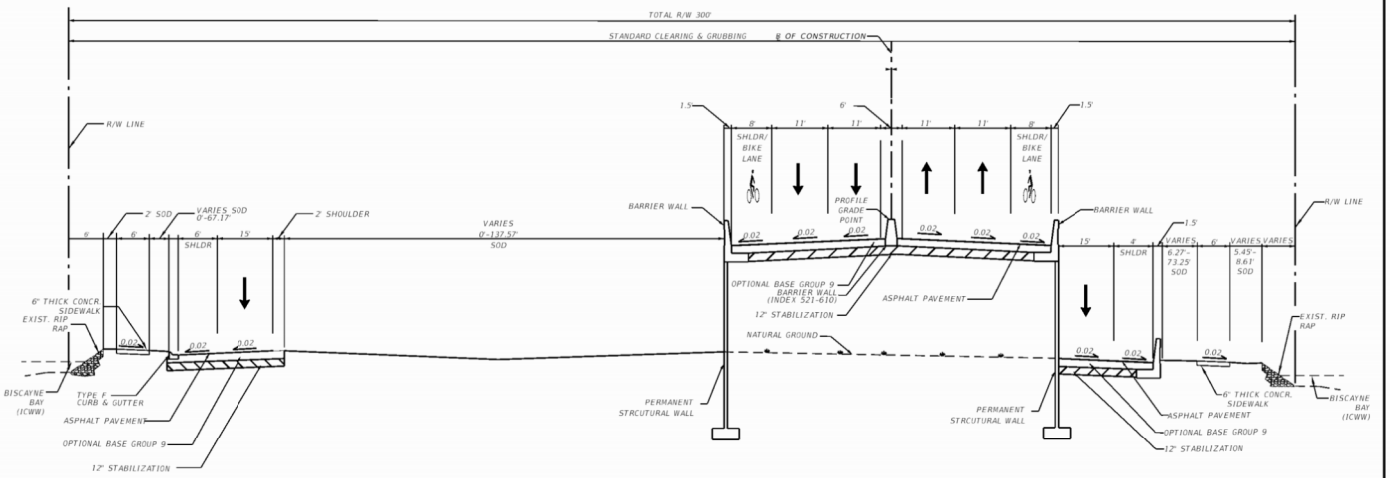
( ) 1 - FREEWAY
( ) 2 - RESTRICTIVE w/Service Roads
( ) 3 - RESTRICTIVE w/660 ft. Connection Spacing
(X) 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing
( ) 5 - RESTRICTIVE w/440 ft. Connection Spacing
( ) 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing
( ) 7 - BOTH MEDIAN TYPES

CRITERIA

(X) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
( ) RRR (ARTERIALS & COLLECTORS)

POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION:

TYPICAL SECTION No. 1



TYPICAL SECTION NO. 1
BROAD CAUSEWAY WALL PORTION WEST OF ICWW
STA. 5+19.28 TO STA. 11+79.50

NOT TO SCALE

TRAFFIC DATA

CURRENT YEAR = 2023 AADT = 22000
ESTIMATED OPENING YEAR = 2026 AADT = xxxx
ESTIMATED DESIGN YEAR = 2046 AADT = xxxxx
K = 9.0% D = 56.5% T = 2.6 % (24 HOUR)
DESIGN HOUR T = 8.0%
TARGET SPEED = 30 MPH
DESIGN SPEED = 30 MPH
POSTED SPEED = 35 MPH

FINANCIAL PROJECT ID	SHEET NO.
452428-1-21-01	2

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PROJECT CONTROLS

CONTEXT CLASSIFICATION

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( )	C2T : RURAL TOWN	( )	C5 : URBAN CENTER
( )	C3R : SUBURBAN RES.	( )	C6 : URBAN CORE
( )	N/A : L.A. FACILITY		

FUNCTIONAL CLASSIFICATION

( )	INTERSTATE	( )	MAJOR COLLECTOR
( )	FREEWAY/EXPWY.	(X)	MINOR COLLECTOR
( )	PRINCIPAL ARTERIAL	( )	LOCAL
( )	MINOR ARTERIAL		

HIGHWAY SYSTEM

- ( ) NATIONAL HIGHWAY SYSTEM
- ( ) STRATEGIC INTERMODAL SYSTEM
- ( ) STATE HIGHWAY SYSTEM
- (X) OFF-STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

- ( ) 1 – FREEWAY
- ( ) 2 – RESTRICTIVE w/Service Roads
- ( ) 3 – RESTRICTIVE w/660 ft. Connection Spacing
- (X) 4 – NON-RESTRICTIVE w/2640 ft. Signal Spacing
- ( ) 5 – RESTRICTIVE w/440 ft. Connection Spacing
- ( ) 6 – NON-RESTRICTIVE w/1320 ft. Signal Spacing
- ( ) 7 – BOTH MEDIAN TYPES

CRITERIA

- (X) NEW CONSTRUCTION / RECONSTRUCTION
- ( ) RESURFACING (LA FACILITIES)
- ( ) RRR (ARTERIALS & COLLECTORS)

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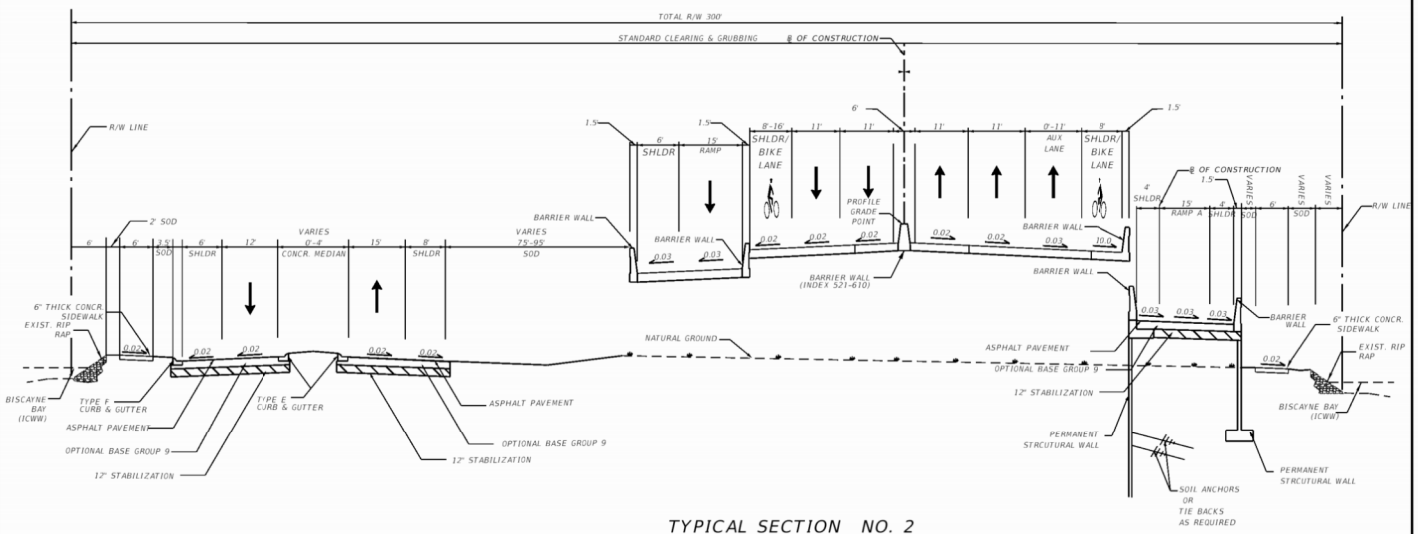

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NOT TO SCALE

TRAFFIC DATA

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ESTIMATED DESIGN YEAR = 2046 AADT = xxxxx
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DESIGN HOUR T = 8.0%
TARGET SPEED = 30 MPH
DESIGN SPEED = 30 MPH
POSTED SPEED = 35 MPH

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PROJECT CONTROLS

CONTEXT CLASSIFICATION

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( ) C2T : RURAL TOWN
( ) C3R : SUBURBAN RES.
( ) N/A : L.A. FACILITY
( ) C3C : SUBURBAN COMM.
(x) C4 : URBAN GENERAL
( ) C5 : URBAN CENTER
( ) C6 : URBAN CORE

FUNCTIONAL CLASSIFICATION

( ) INTERSTATE
( ) FREEWAY/EXPWY.
( ) PRINCIPAL ARTERIAL
(_) MINOR ARTERIAL
( ) MAJOR COLLECTOR
(X) MINOR COLLECTOR
( ) LOCAL

HIGHWAY SYSTEM

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( ) STRATEGIC INTERMODAL SYSTEM
( ) STATE HIGHWAY SYSTEM
(X) OFF-STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

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(X) 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing
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(_) 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing
( ) 7 - BOTH MEDIAN TYPES

CRITERIA

(X) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
( ) RRR (ARTERIALS & COLLECTORS)

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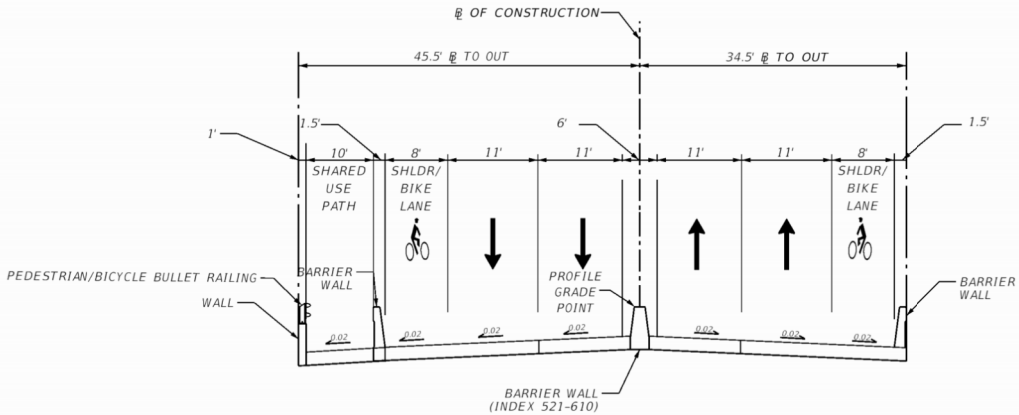

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BROAD CAUSEWAY BRIDGE OVER ICWW
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STA. 31+00.00 TO STA. 42+00.00

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NOT TO SCALE

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DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH

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PROJECT CONTROLS

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(X) OFF-STATE HIGHWAY SYSTEM

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( ) 7 - BOTH MEDIAN TYPES

CRITERIA

(X) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
( ) RRR (ARTERIALS & COLLECTORS)

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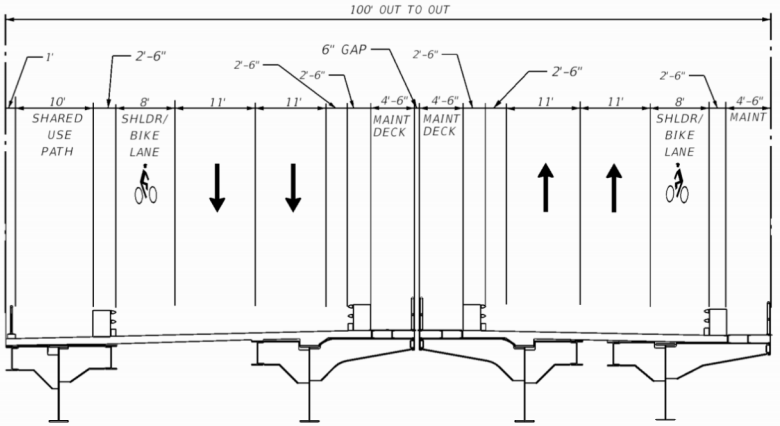

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MID-LEVEL MOVEABLE BRIDGE
BROAD CAUSEWAY OVER ICWW
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NOT TO SCALE

TRAFFIC DATA

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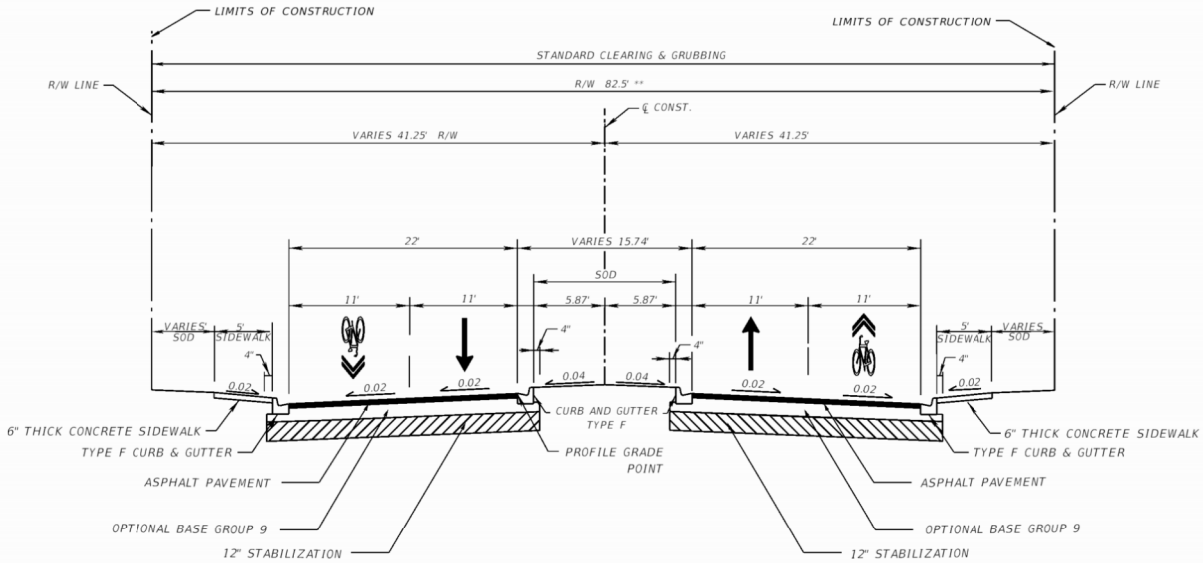
CRITERIA

(X) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
( ) RRR (ARTERIALS & COLLECTORS)

POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION:

TYPICAL SECTION No. 5



TYPICAL SECTION NO. 5
KANE CONCOURSE EAST OF ICWW
ROAD RECOSTRUCTION
STA. 42+00.00 TO STA. 44+00.00

NOT TO SCALE

TRAFFIC DATA

CURRENT YEAR = 2023 AADT = 22000
ESTIMATED OPENING YEAR = 2026 AADT = xxxx
ESTIMATED DESIGN YEAR = 2046 AADT = xxxxx
K = 9.0% D = 56.5% T = 2.6 % (24 HOUR)
DESIGN HOUR T = 8.0%
TARGET SPEED = 30 MPH
DESIGN SPEED = 30 MPH
POSTED SPEED = 35 MPH

FINANCIAL PROJECT ID	SHEET NO.
452428-1-21-01	6

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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PROJECT CONTROLS

CONTEXT CLASSIFICATION

( ) C1 : NATURAL
( ) C2 : RURAL
( ) C2T : RURAL TOWN
( ) C3R : SUBURBAN RES.
( ) N/A : L.A. FACILITY
( ) C3C : SUBURBAN COMM.
(X) C4 : URBAN GENERAL
( ) C5 : URBAN CENTER
( ) C6 : URBAN CORE

FUNCTIONAL CLASSIFICATION

( ) INTERSTATE
( ) FREEWAY/EXPWY.
( ) PRINCIPAL ARTERIAL
( ) MINOR ARTERIAL
( ) MAJOR COLLECTOR
(X) MINOR COLLECTOR
( ) LOCAL

HIGHWAY SYSTEM

( ) NATIONAL HIGHWAY SYSTEM
( ) STRATEGIC INTERMODAL SYSTEM
( ) STATE HIGHWAY SYSTEM
(X) OFF-STATE HIGHWAY SYSTEM

ACCESS CLASSIFICATION

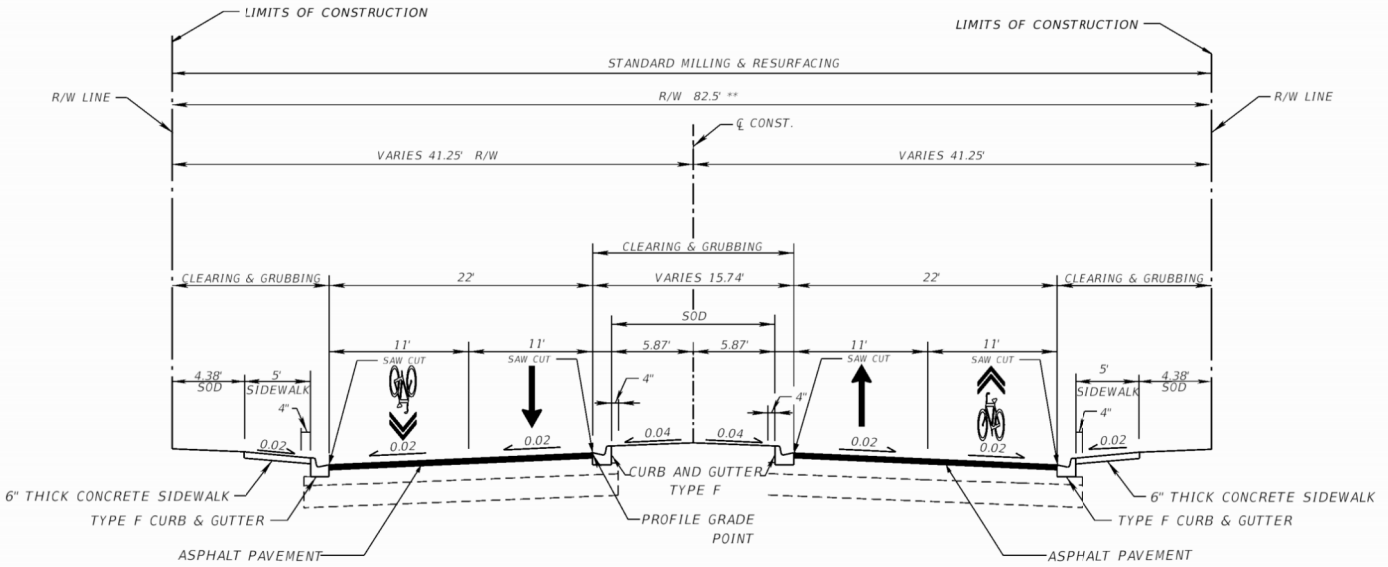
( ) 1 - FREEWAY
( ) 2 - RESTRICTIVE w/Service Roads
( ) 3 - RESTRICTIVE w/660 ft. Connection Spacing
(X) 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing
( ) 5 - RESTRICTIVE w/440 ft. Connection Spacing
( ) 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing
( ) 7 - BOTH MEDIAN TYPES

CRITERIA

(X) NEW CONSTRUCTION / RECONSTRUCTION
( ) RESURFACING (LA FACILITIES)
( ) RRR (ARTERIALS & COLLECTORS)

POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION:

TYPICAL SECTION No. 6



TYPICAL SECTION NO. 6
KANE CONCOURSE EAST OF ICWW
MILLING AND RESURFACING
STA. 44+00.00 TO STA. 51+60.00

NOT TO SCALE

TRAFFIC DATA

CURRENT YEAR = 2023 AADT = 22000
ESTIMATED OPENING YEAR = 2026 AADT = xxxx
ESTIMATED DESIGN YEAR = 2046 AADT = xxxxx
K = 9.0% D = 56.5% T = 2.6 % (24 HOUR)
DESIGN HOUR T = 8.0%
TARGET SPEED = 30 MPH
DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH

FINANCIAL PROJECT ID	SHEET NO.
452428-1-21-01	7

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LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED BIKE LANE

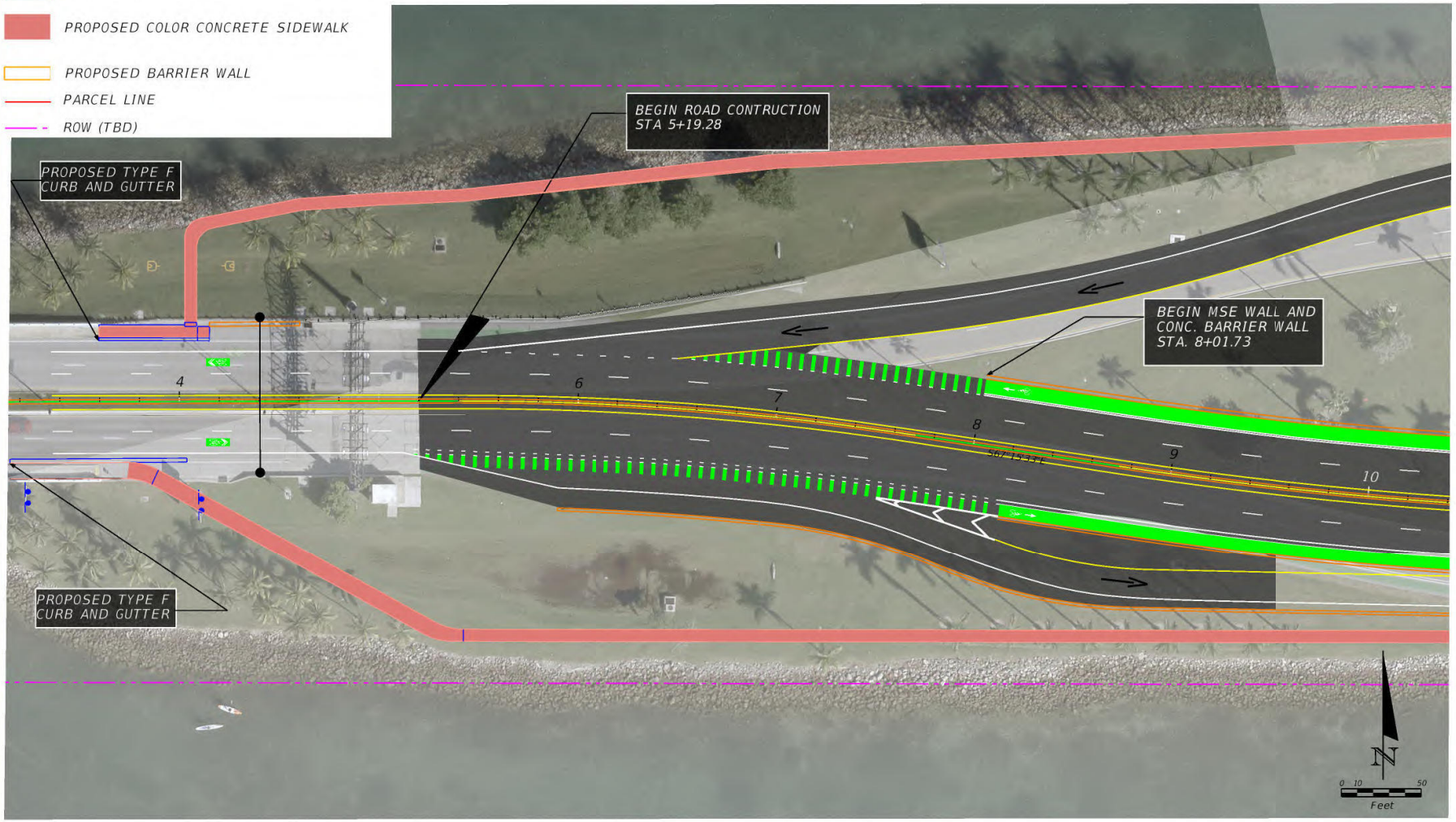
PROPOSED COLOR CONCRETE SIDEWALK

PROPOSED BARRIER WALL

PARCEL LINE

ROW (TBD)

Alternative 1: Moveable Bridge



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DATE	DESCRIPTION	DATE	DESCRIPTION	PROFESSIONAL NAME LICENSE NUMBER: ##### COMPANY NAME STREET CITY, STATE ZIP CODE	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		1
					ROAD #		PROJECT ID		

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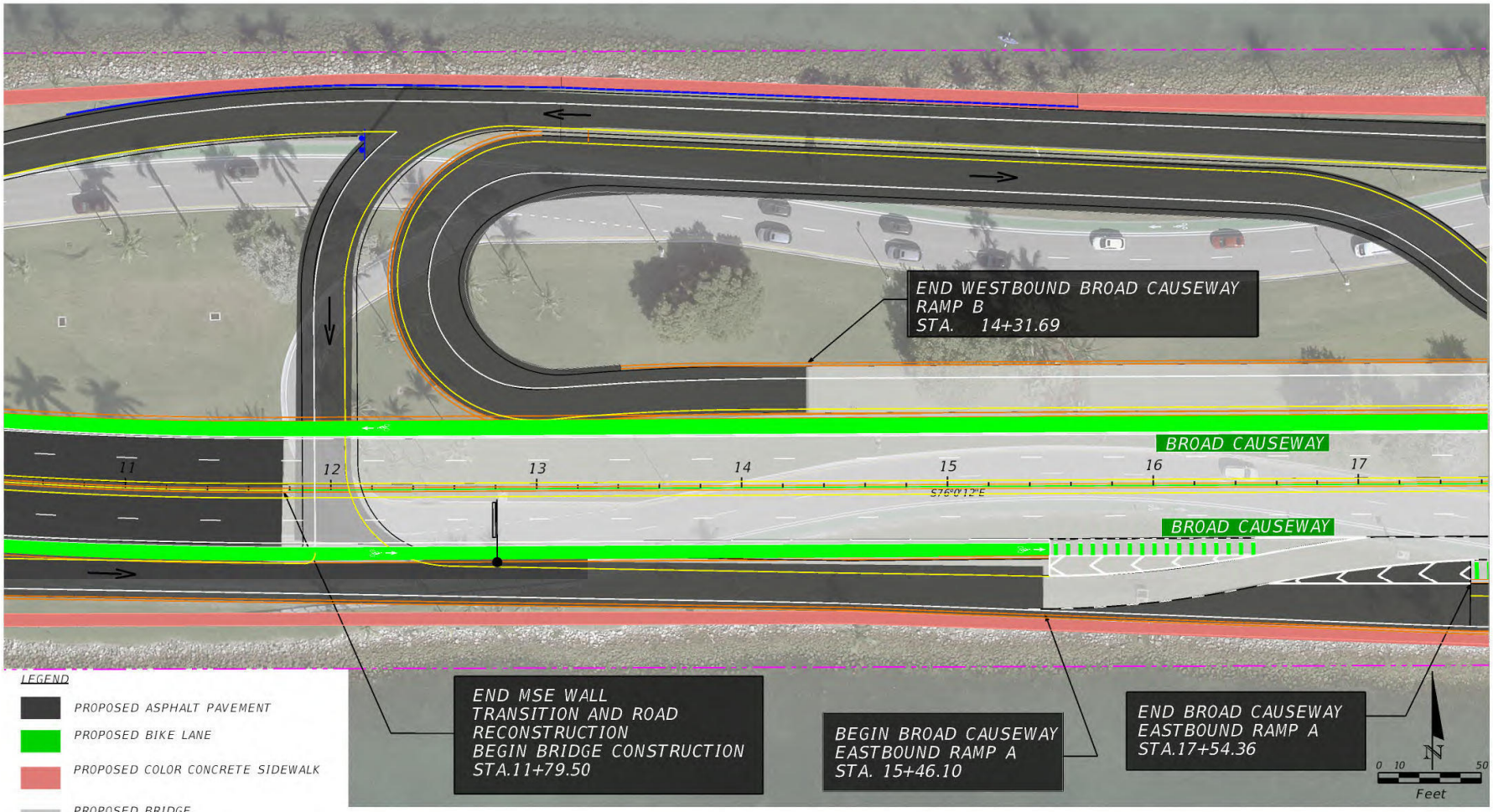

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED BIKE LANE
- PROPOSED COLOR CONCRETE SIDEWALK
- PROPOSED BRIDGE
- PROPOSED BARRIER WALL
- PARCEL LINE
- ROW (TBD)

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

N/A

PROFESSIONAL NAME
LICENSE NUMBER: #####
COMPANY NAME
STREET
CITY, STATE ZIP CODE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ROAD #		PROJECT ID

EXHIBIT 2-ROADWAY PLAN

SHEET NO. 2

FAC NOTE

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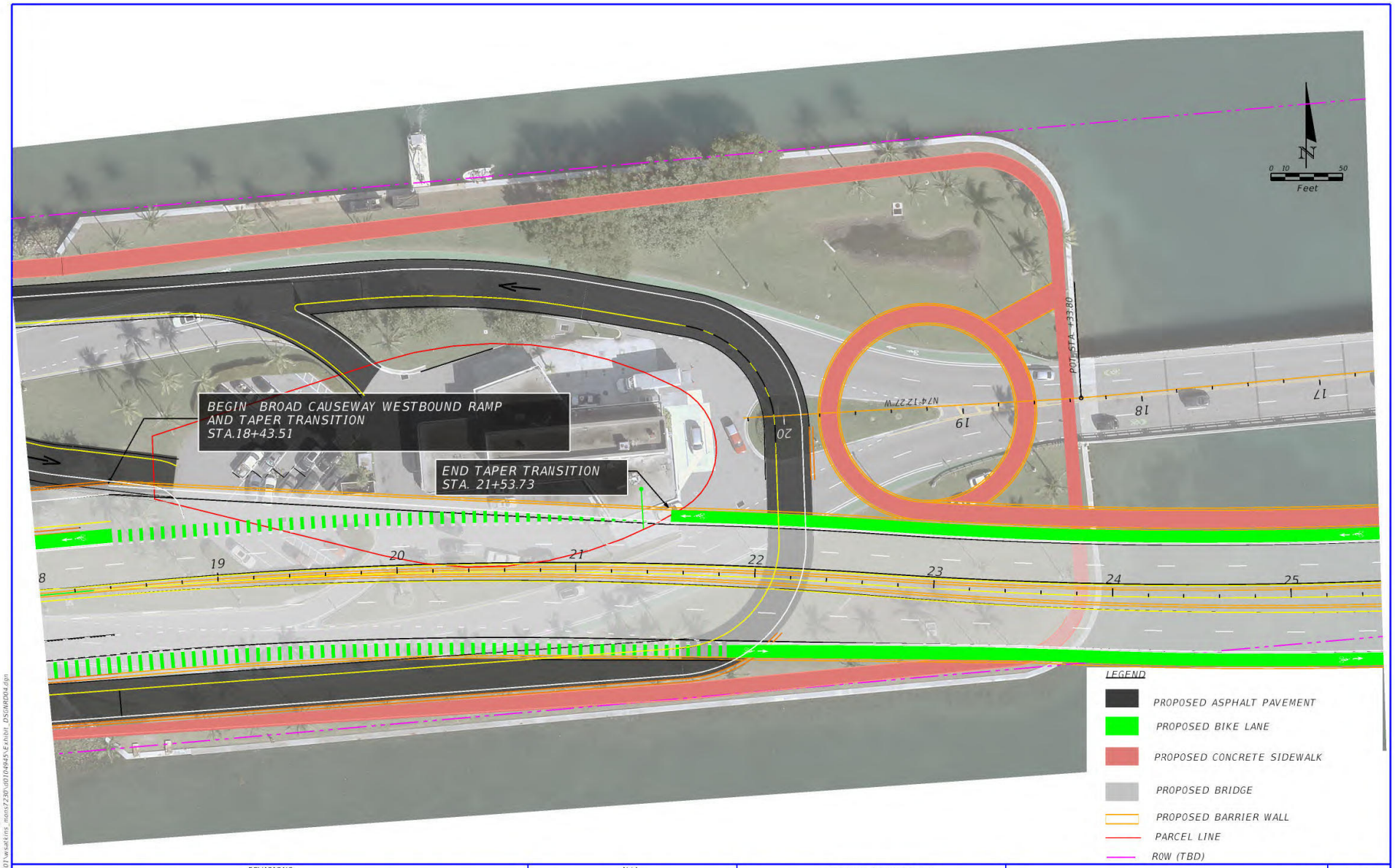

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

N/A

PROFESSIONAL NAME
LICENSE NUMBER: #####
COMPANY NAME
STREET
CITY, STATE ZIP CODE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ROAD #		PROJECT ID

EXHIBIT 3-ROADWAY PLAN

SHEET NO.
3

FAC NOTE

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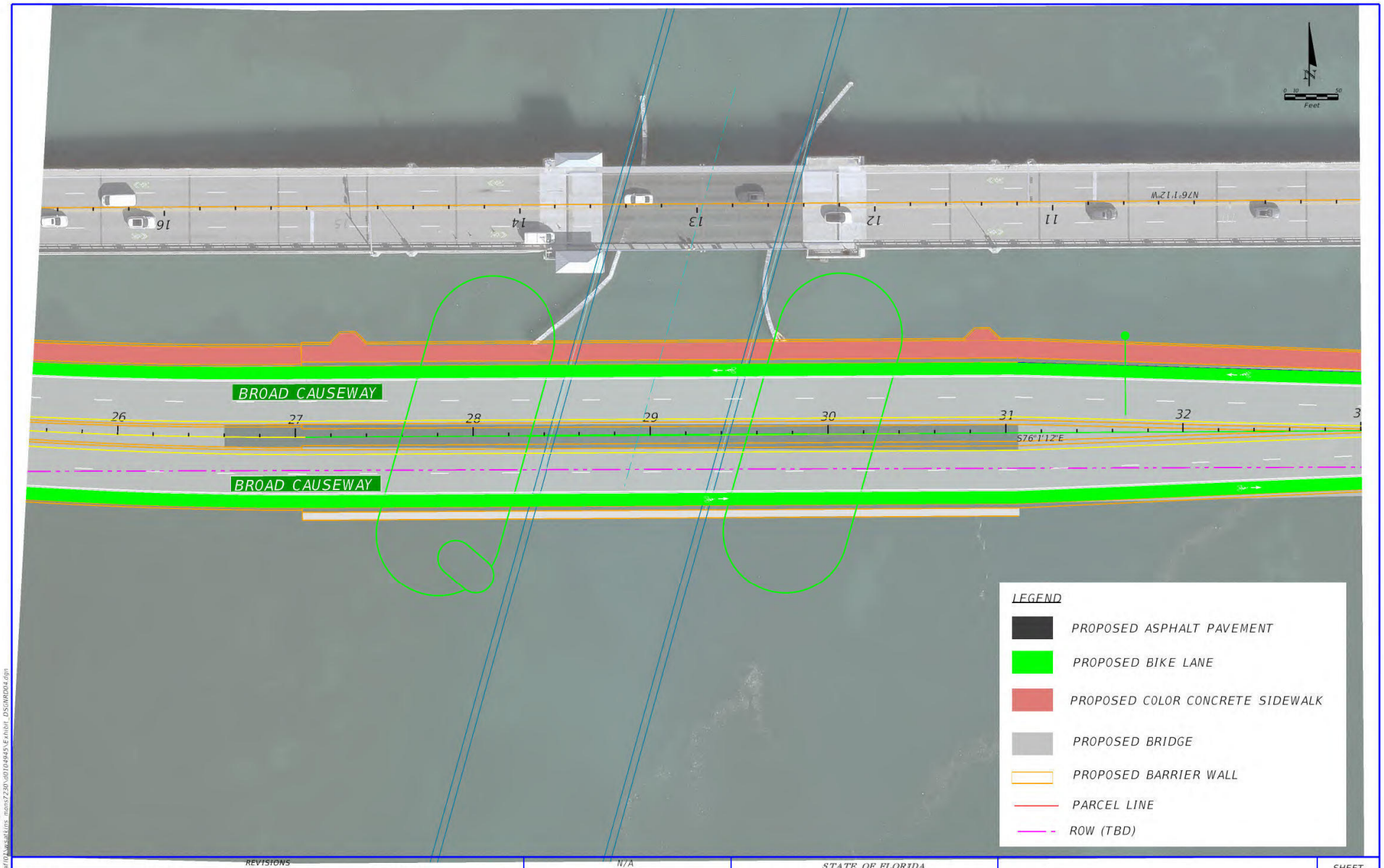

REVISIONS				N/A	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			EXHIBIT 4-ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	PROFESSIONAL NAME LICENSE NUMBER: ##### COMPANY NAME STREET CITY, STATE ZIP CODE	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					ROAD #		PROJECT ID		4

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FAC NOTE



REVISIONS				N/A	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			EXHIBIT 5-ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	PROFESSIONAL NAME LICENSE NUMBER: ##### COMPANY NAME STREET CITY, STATE ZIP CODE	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					ROAD #		PROJECT ID		5

FAC NOTE

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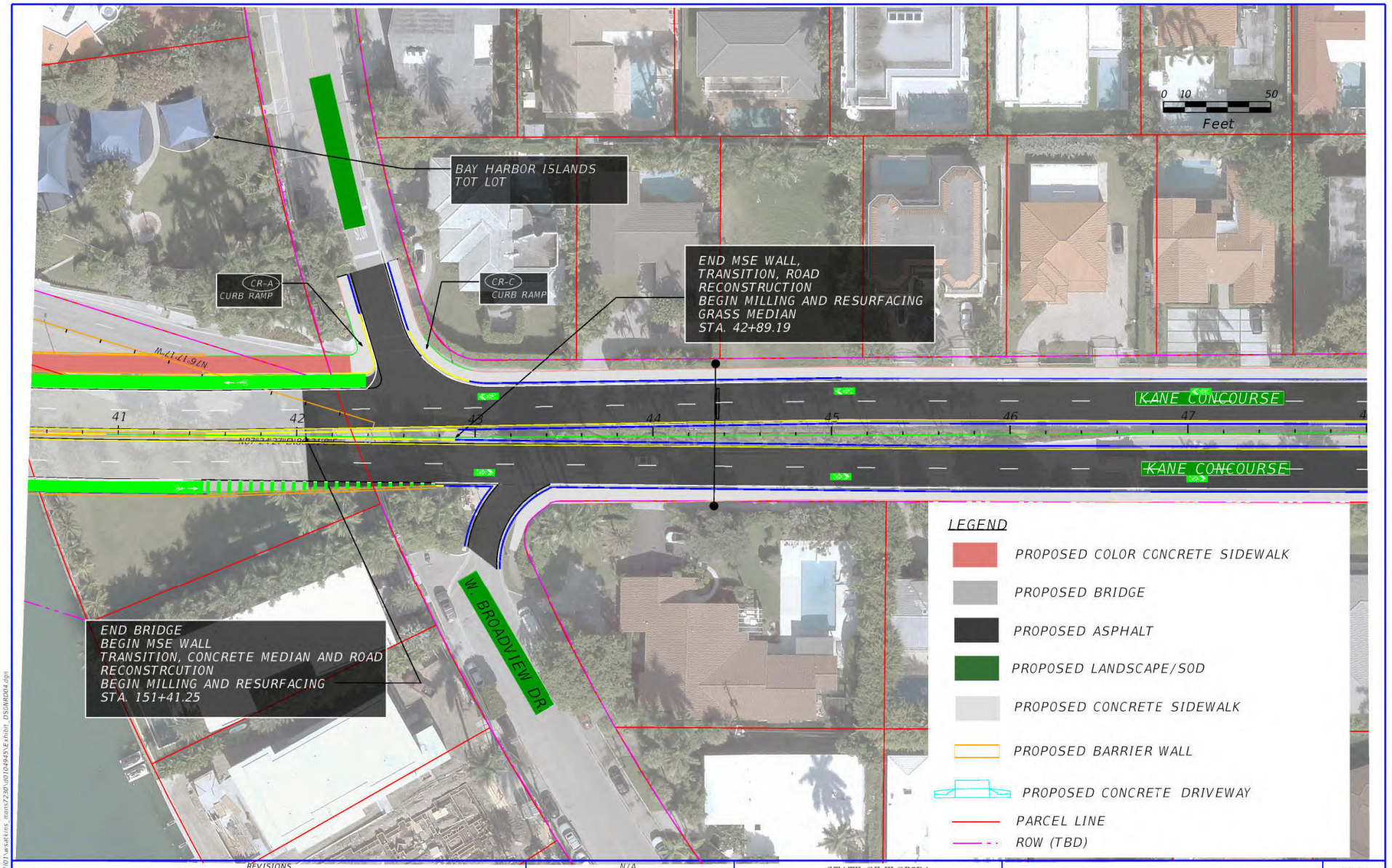

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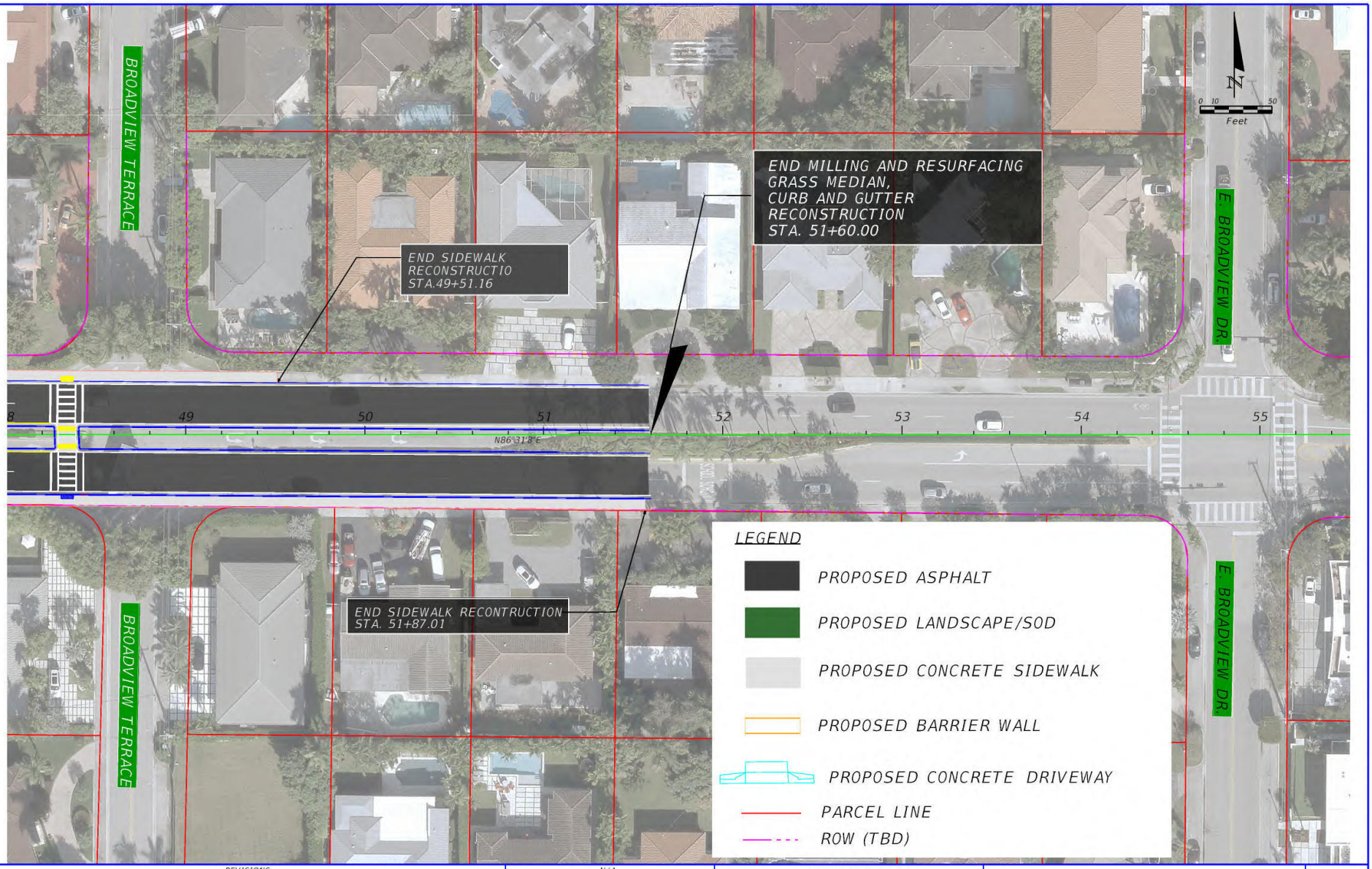

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

N/A

PROFESSIONAL NAME
LICENSE NUMBER: #####
COMPANY NAME
STREET
CITY, STATE ZIP CODE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
ROAD #		PROJECT ID

EXHIBIT 8-ROADWAY PLAN

SHEET NO.
8

FAC NOTE

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STATE OF FLORIDA

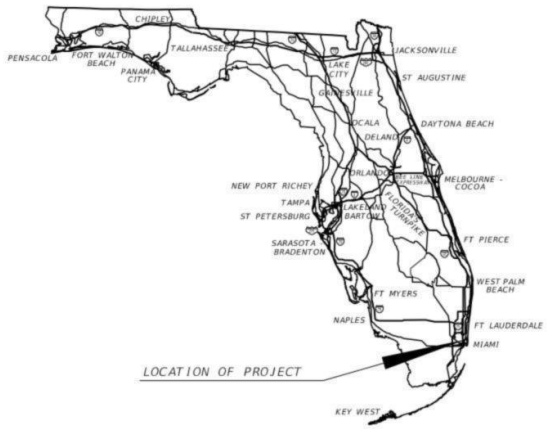
DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

FINANCIAL PROJECT ID 425428-1-21-01

MIAMI-DADE COUNTY

BROAD CAUSEWAY / KANE CONCOURSE



INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2 - 4	TYPICAL SECTION EXISTING
5 - 8	TYPICAL SECTION PROPOSED
9	PROJECT LAYOUT
10 - 15	PLAN SHEETS
16 - 19	BROAD CAUSEWAY PROFILE
20 - 21	WB RAMP PROFILE
22 - 24	EB RAMP PROFILE



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2023-24 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, June 2023 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

ROADWAY PLANS ENGINEER OF RECORD:

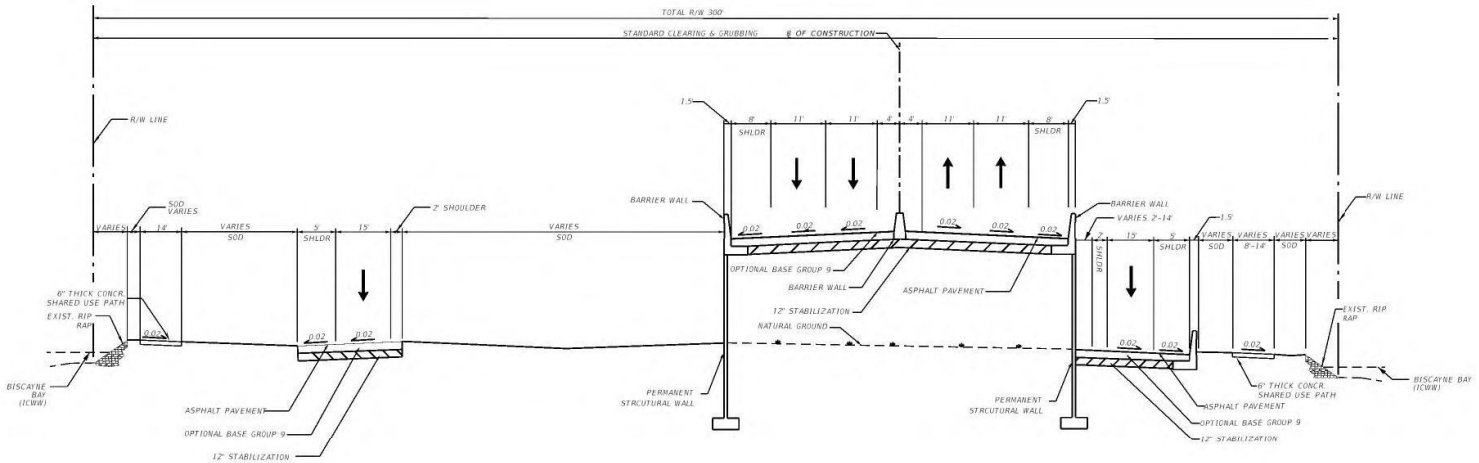
RYAN M. JENSEN, P.E.
P.E. LICENSE NUMBER 86609
ATKINS NORTH AMERICA
800 WATERFORD WAY, SUITE 700
MIAMI, FL 33126
CONTRACT NO.: C0000
VENDOR NO.: 99-999999

FDOT PROJECT MANAGER:

ROBERT T. MCMULLEN

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	23	1

THE STATE OF FLORIDA, F.A.C.



PROP. TYPICAL SECTION NO. 1
BROAD CAUSEWAY WALL PORTION WEST OF ICWW
MSE ROAD TRANSITION FROM EXISTING GRADE TO PROP. BRIDGE ELEVATION
STA. 105+21.37 TO STA. 111+79.50

NOT TO SCALE

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROPOSED TYPICAL SECTION	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	RYAN M. JENSEN LICENSE NUMBER: 86609 ATKINS NORTH AMERICA, INC 800 WATERFORD WAY SUITE 700 MIAMI, FL 33126	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		5
					FL-922	MIAMI-DADE	425428-1-21-01		

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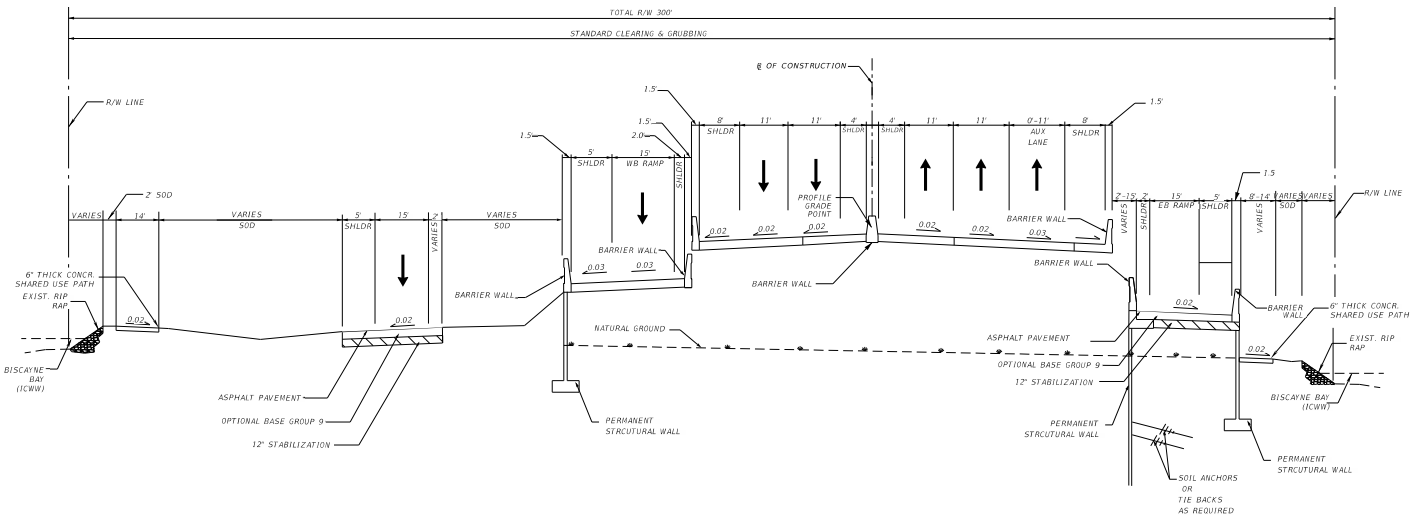

PROP. TYPICAL SECTION NO. 2
BROAD CAUSEWAY WESTBOUND AND EASTBOUND RAMP OF ICWW
STA. 111+79.50 TO STA. 124+00.00

NOT TO SCALE

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PROPOSED TYPICAL SECTION

SHEET NO. 6

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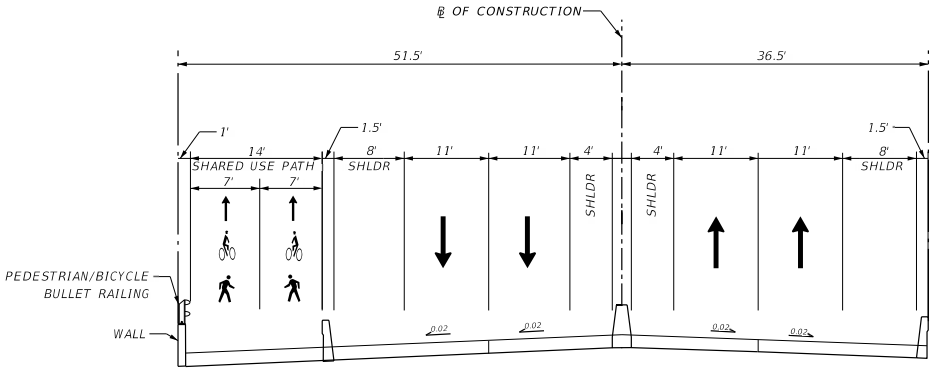

PROP. TYPICAL SECTION NO.3
BROAD CAUSEWAY BRIDGE OVER ICWW
STA. 124+00.00 TO STA. 141+41.25

NOT TO SCALE

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROPOSED TYPICAL SECTION	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	RYAN M. JENSEN LICENSE NUMBER: 86609 ATKINS NORTH AMERICA, INC 800 WATERFORD WAY SUITE 700 MIAMI, FL 33126	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		7
					FL-922	MIAMI-DADE	425428-1-21-01		

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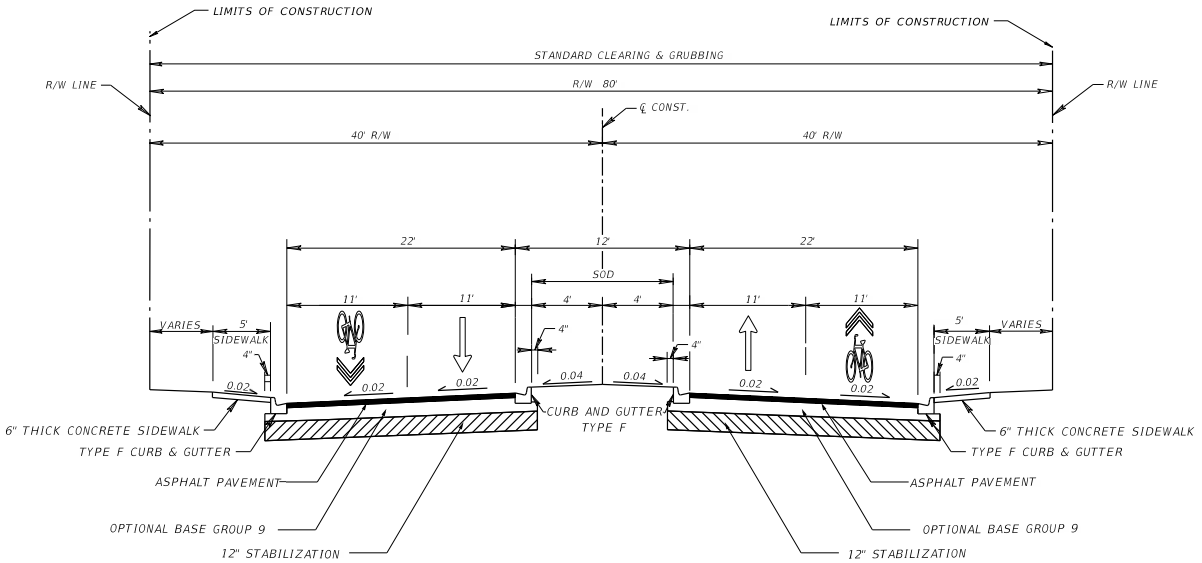

PROP. TYPICAL SECTION NO. 4
KANE CONCOURSE EAST OF ICWW
ROAD RECOSTRUCTION
STA. 141+41.25 TO STA. 145+56.01

NOT TO SCALE

REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROPOSED TYPICAL SECTION	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	RYAN M. JENSEN LICENSE NUMBER: 86609 ATKINS NORTH AMERICA, INC 800 WATERFORD WAY SUITE 700 MIAMI, FL 33126	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		8
					FL-922	MIAMI-DADE	425428-1-21-01		

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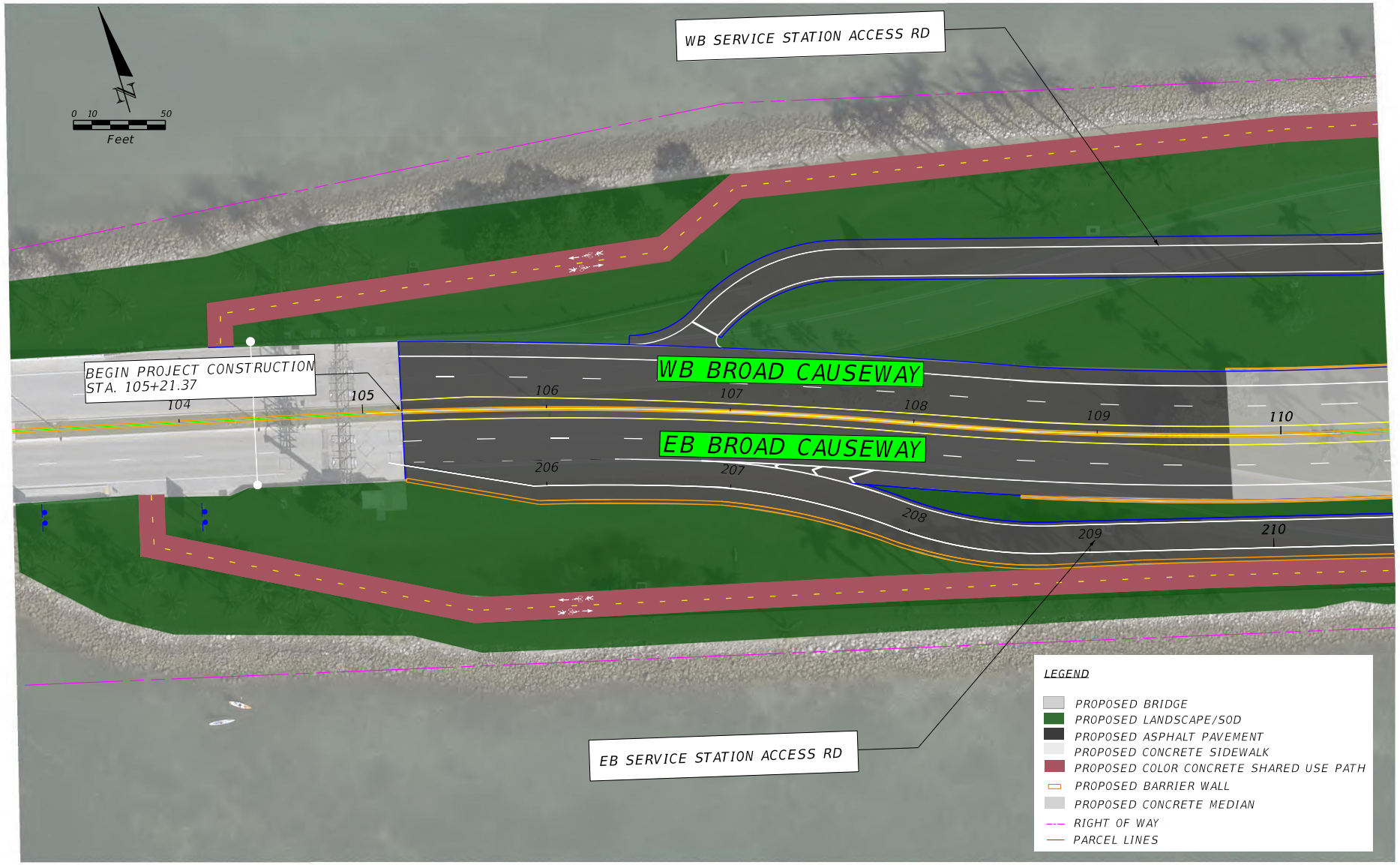

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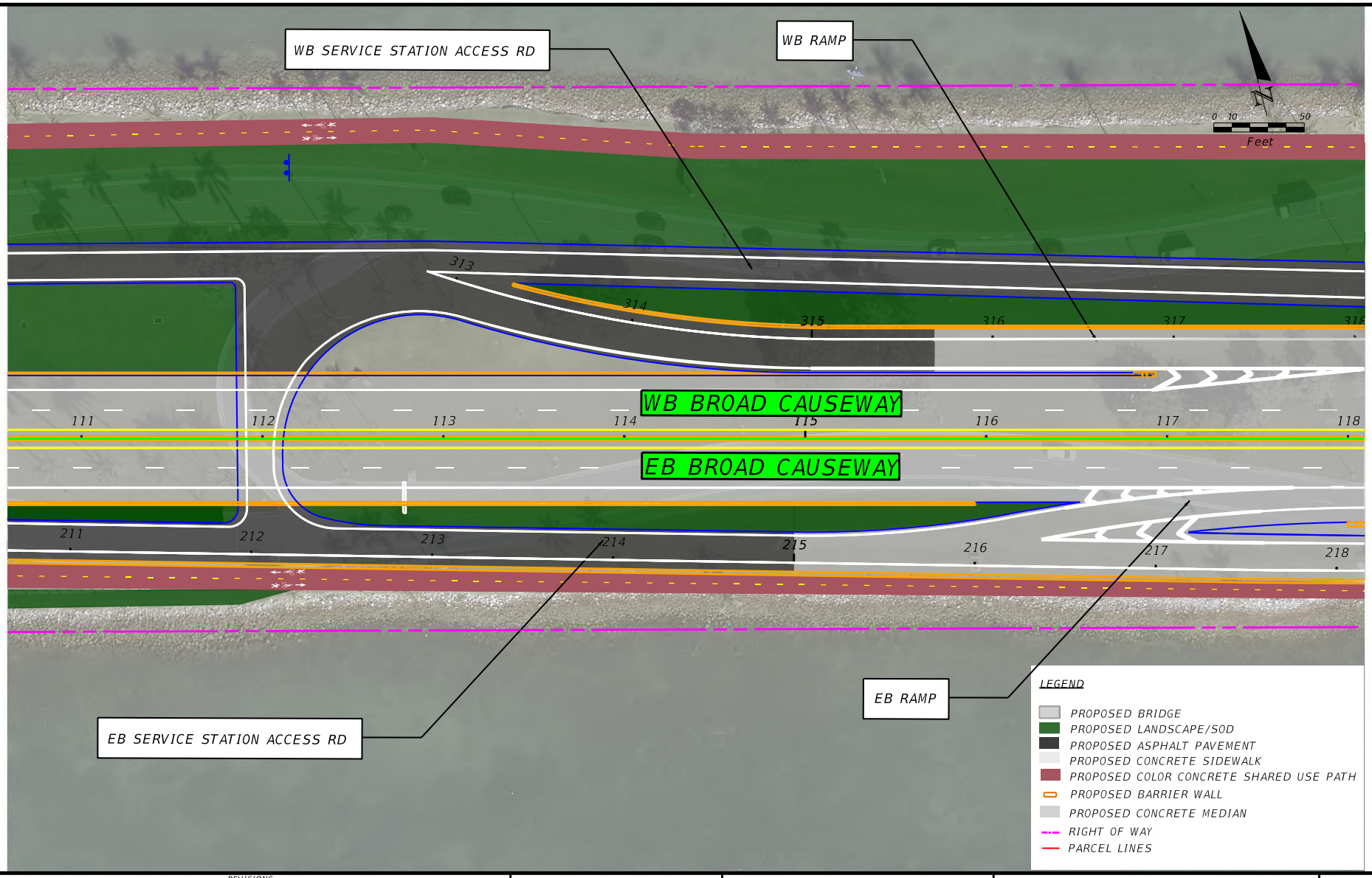

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PLAN SHEET (2)

SHEET NO. 11

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PLAN SHEET (3)

SHEET NO. 12

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PLAN SHEET (4)

SHEET NO. 13

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PLAN SHEET (5)

SHEET NO. 14

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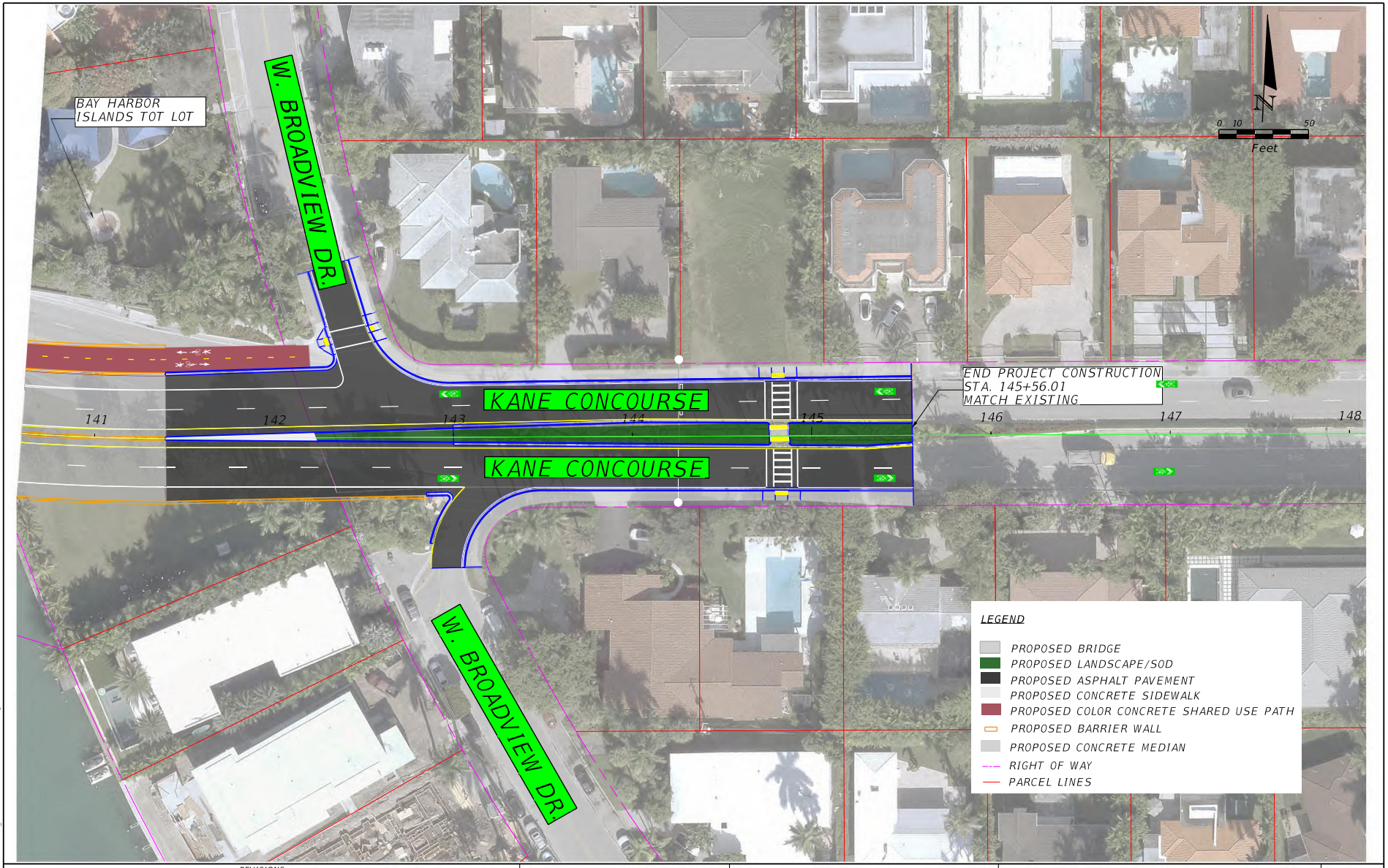

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN M. JENSEN
LICENSE NUMBER: 86609
ATKINS NORTH AMERICA, INC
800 WATERFORD WAY SUITE 700
MIAMI, FL 33126

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
FL-922	MIAMI-DADE	425428-1-21-01

PLAN SHEET (6)

SHEET NO. 15

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Appendix B: FMSF Survey Log

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

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

Manuscript Information

Survey Project (name and project phase)
Broad Causeway Bridge Replacement PD&E Study

Report Title (exactly as on title page)
BROAD CAUSEWAY BRIDGE REPLACEMENT PROJECT DEVELOPMENT & ENVIRONMENT STUDY

Report Authors (as on title page) 1. Jo-Anne Peck 3. Joshua Goodwin
2. Shannon Bruffett 4. _____

Publication Year 2023 **Number of Pages in Report** (do not include site forms) 88

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Jo-Anne Peck

Affiliation of Fieldworkers: Organization ATKINS Global City Tampa, FL

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. Broad Causeway 3. Keystone Islands 5. _____ 7. _____
2. Bay Harbor Islands 4. North Miami 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Maria Lasday, Town of Bay Harbor Islands Organization _____
Address/Phone/E-mail 9665 Bay Harbor Ter, Bay Harbor Islands 305-866-6241 mlasday@bayharbor

Recorder of Log Sheet Jo-Anne Peck **Date Log Sheet Completed** 10-16-2023

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Dade 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name NORTH MIAMI Year 1987 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 9-6-2023 End 9-8-2023 **Total Area Surveyed** (fill in one) _____ hectares 94.00 acres
Number of Distinct Tracts or Areas Surveyed _____
If Corridor (fill in one for each) **Width:** _____ meters 300 feet **Length:** _____ kilometers _____ miles

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Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☒architectural ☐historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

Architectural and archaeological pedestrian survey.

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☒library research- *local public*	☒local property or tax records	☒other historic maps	☒LIDAR
☐Florida Photo Archives (Gray Building)	☒library-special collection	☒newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☒literature search	☐windshield survey	
☒Site File survey search	☒local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, uncontrolled	☐water screen	☐soil resistivity	☐other remote sensing
☐shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☒building permits	☐demolition permits	☐neighbor interview	☒subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☒tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 9 **Count of Newly Recorded Resources** 19

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8DA10435

List Newly Recorded Site ID#s (attach additional pages if necessary)

8DA21585-8DA21593, 8DA21598-8DA21599, 8DA21602-8DA21608, 8DA21621

Site Forms Used: ☐Site File Paper Forms ☒Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Project Location Map	*Broad Causeway Bridge Replacement* *Project Development and Environment (PD&E) Study* *Miami-Dade County, Florida* *(FPID 452428-1-21-01)*	Project Location
0 0.4 Miles	*52S/ 42E/ 27, 28*	

Date: 10/11/2023

Appendix C: Newly Recorded FMSF Forms

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA10435
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 21

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 9700 W BROADVIEW DR — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
9700	W	Broadview	Drive	

Address: (above)
Cross Streets (nearest / between) 97th St
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-4500 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 23 — **Lot** 66
UTM Coordinates: **Zone** ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1956 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Rear add
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** U-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
Sliding impact windows

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, low sloped hip roof w/ boxed eaves, attached garage

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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HISTORICAL STRUCTURE FORM

Site #8 DA10435

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed double doors in center of main elevation

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons. However, may contribute to potential Bay Harbor Islands HD (8DA10515).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 9700 W Broadview Dr facing west

Located in the Bay Harbor Island Historic District (8DA10515), 9700 W Broadview Dr is a one-story single-family Masonry Vernacular style residence built in 1955. The smooth stucco building has a U-shaped plan with a front-facing integral garage and recessed central entry with double doors. The hipped roof has a low slope with wide boxed eaves and is clad in flat clay tiles. It is built on a concrete slab foundation. While the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons, it has not been significantly altered from its original character. As a result, 8DA21602 does not appear individually eligible for listing in the National Register of Historic Places; however, it is potentially a contributing structure to the Bay Harbor Islands Historic District.

References

2023. *Bay Harbor Islands Permit Search.* Accessed October 12, 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit.

GAI Consultants, Inc. 2006. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc.

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. 1989. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County.

Miami-Dade Property Appraiser. 2023. *Pedro J. Garcia: Miami Dade Property Appraiser.* Accessed October 8, 2023. https://www.miamidade.gov/pa/home.asp.

SEARCH. 2018. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH.



Resource Location Map

9700 W Broadview Dr.
(8DA10435)

0 0.08 Miles

52S/ 42E/ 28

Resource Location

Date: 10/18/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

9700 W Broadview Dr.
(8DA10435)

0 0.08 Miles

52S/ 42E/ 28

Resource Location

Date: 10/18/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21585
Field Date 9-6-2023
Form Date 10-6-2023
Recorder # 3

Site Name(s) (address if none) 12385 KEYSTONE ISLAND DR — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12385		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 06-2228-013-0280 — Landgrant _____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 26
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1969 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1969 — To (year): _____
Current Use Residence, private — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: 8-29-2017 Nature Faux brick removed, windows replaced
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Fixed single pane set singly

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, side gable roof, symmetrical primary facade w/ attached garage wing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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HISTORICAL STRUCTURE FORM

Site #8 DA21585

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Paired double doors centered on the main building mass

Porch Descriptions (types, locations, roof types, etc.)

Front-gable portico with low sloped tile roof centered on the main building mass

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12385 Keystone Island Dr facing south

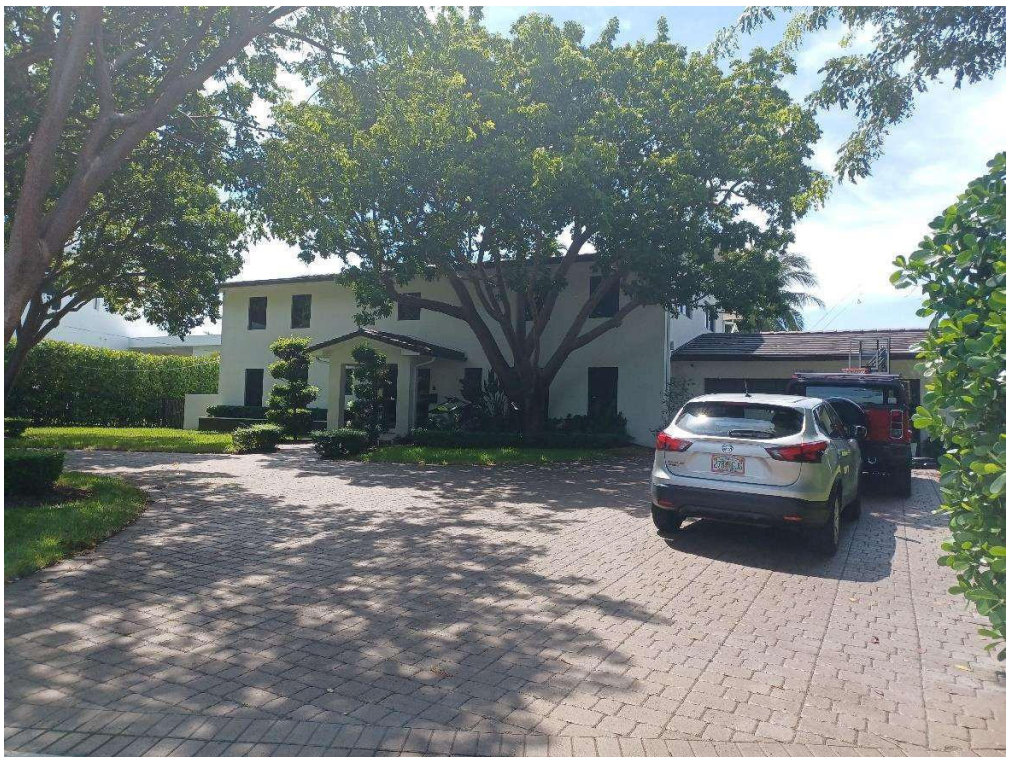


Figure 2: 12385 Keystone Island Dr facing south

Located in the Keystone Islands Neighborhood (8DA11549), 12385 Keystone Island Dr is a two-story single-family Masonry Vernacular residence built in 1969 with a one-story attached two-car garage on the right side. The smooth stucco building has a low-pitched side-gable roof with flat concrete roof tiles. It rests on a concrete, slab-on-grade foundation. Windows are fixed metal single pane replacements (2017). The primary building mass has a symmetrical façade with a centered one-story front-gable portico over paired entry doors. Originally built as a Colonial Revival style residence with a faux brick base, the house has been altered significantly from its original design with new windows and smooth stucco. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21585 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

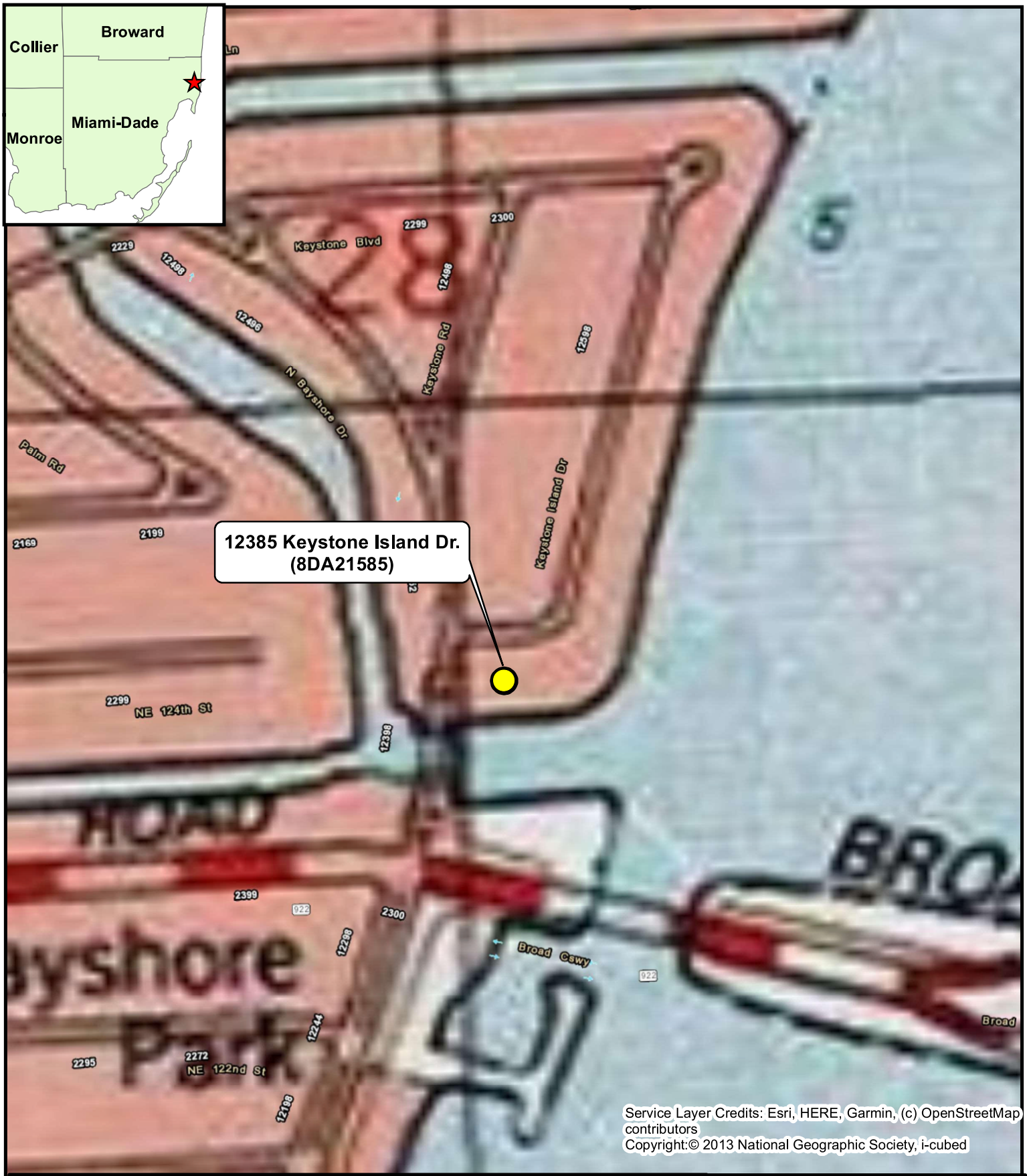
12385 Keystone Island Dr.
(8DA21585)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12385 Keystone Island Dr.
(8DA21585)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21586
Field Date 9-6-2023
Form Date 10-6-2023
Recorder # 4

Site Name(s) (address if none) 12405 KEYSTONE ISLAND DR — Multiple Listing (DHR only) ____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) ____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12405		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map ____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: ____
Tax Parcel # 06-2228-013-0260 — Landgrant ____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 24
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: ____ Y: ____ Coordinate System & Datum ____
Name of Public Tract (e.g., park) ____

HISTORY

Clear History Values

Construction Year: 1959 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1959 — To (year): ____
Current Use Residence, private — From (year): ____ — To (year): ____
Other Use ____ — From (year): ____ — To (year): ____
Moves: ☐yes ☒no ☐unknown Date: ____ Original address ____
Alterations: ☒yes ☐no ☐unknown Date: ____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: ____ Nature Large additions in 1974 & 2005
Architect (last name first): ____ Builder (last name first): ____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe ____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. ____ 3. ____
Roof Type(s) 1. Hip 2. ____ 3. ____
Roof Material(s) 1. Flat tile 2. ____ 3. ____
Roof secondary strucs. (dormers etc.) 1. ____ 2. ____
Windows (types, materials, etc.)

Fixed single pane set singly

Distinguishing Architectural Features (exterior or interior ornaments)

Smooth stucco, large two-story entry tower

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Pool, stucco wall

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date ____ Init.____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date ____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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HISTORICAL STRUCTURE FORM

Site #8 DA21586

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. Continuous

Foundation Material(s): 1. Concrete, Generic 2. Concrete Block

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Raised entry in 2005 addition with double doors and wide stairway

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☐ Sanborn maps
☒ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Large additions alter the original character of the building. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12405 Keystone Island Dr facing east

Located in the Keystone Islands Neighborhood (8DA11549), 12405 Keystone Island Dr is a one-story single-family Masonry Vernacular residence built in 1959 with a 3,000+ sf raised two-story entry tower added in 2005. The smooth stucco building has a low-pitched hipped roof with flat concrete tiles. The original portions of the house rest on a concrete, slab-on-grade foundation, and the entry tower addition is on a continuous raised foundation. Windows are fixed metal single pane replacements. The property has a stuccoed masonry wall surrounding the property. The house has had large-scale additions built in 1974 and 2005 which alter it significantly from its original design. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21586 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).



Resource Location Map

12405 Keystone Island Dr.
(8DA21586)

0 0.04 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12405 Keystone Island Dr.
(8DA21586)

Resource Location

0 0.06 Miles

52S/ 42E/ 28

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21587
Field Date 9-6-2023
Form Date 10-7-2023
Recorder # 5

Site Name(s) (address if none) 12415 KEYSTONE ISLAND DR — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12415		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) North Miami — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 06-2228-013-0250 — **Landgrant** _____
Subdivision Name Keystone Island No 1 — **Block** 2 — **Lot** 23
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced, Med Rev features added
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Addition/ remodel 1998
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
1/1 SH, some with arched tops

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, ornamental corbels, porte cochère on front elevation

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21587

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Porte cochère with arched openings on primary facade

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12415 Keystone Island Dr facing southeast



Figure 2: 12415 Keystone Island Dr facing northeast

Located in the Keystone Islands Neighborhood (8DA11549), 12415 Keystone Island Dr is a two-story single-family Masonry Vernacular residence built in 1955 with substantial additions and alterations constructed in the 1980s and 90s that added Spanish-style detailing. The smooth stucco building has a low-pitched hipped roof with S-tile roofing and ornamental corbels along the eaves. It rests on a concrete, slab-on-grade foundation. Windows are 1/1 single hung and sliding metal single pane replacements (2017). A hipped roof porte cochère with arched openings is located in front of the main entrance. Originally built as a one-story residence, the house has been altered significantly from its original design with a two-story addition with an integral garage on the front right side as well as stylistic alterations. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21587 is not eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

12415 Keystone Island Dr.
(8DA21587)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12415 Keystone Island Dr.
(8DA21587)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21588
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 6

Site Name(s) (address if none) 12425 KEYSTONE ISLAND DR — Multiple Listing (DHR only) ____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) ____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12425		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map ____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: ____
Tax Parcel # 06-2228-013-0240 — Landgrant ____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 22
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: ____ Y: ____ Coordinate System & Datum ____
Name of Public Tract (e.g., park) ____

HISTORY

Clear History Values

Construction Year: 1956 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): ____ To (year): ____
Current Use Residence, private — From (year): ____ To (year): ____
Other Use ____ — From (year): ____ To (year): ____
Moves: ☐yes ☒no ☐unknown Date: ____ Original address ____
Alterations: ☒yes ☐no ☐unknown Date: ____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: ____ Nature Additions 2004, 2017
Architect (last name first): ____ Builder (last name first): ____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe ____

DESCRIPTION

Clear Description Values

Style Mid-Century Modern — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. ____ 3. ____
Roof Type(s) 1. Gable 2. ____ 3. ____
Roof Material(s) 1. Asphalt shingles 2. ____ 3. ____
Roof secondary strucs. (dormers etc.) 1. ____ 2. ____

Windows (types, materials, etc.)
Fixed, 1/1 SH

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco,low slope front gable roof

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date ____ Init.____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date ____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21588

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. Stucco
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Slab 2.
Foundation Material(s): 1. Concrete, Generic 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Double doors recessed under main structure roof

Porch Descriptions (types, locations, roof types, etc.)

Flat roof entry porch partially detached from the main structure with 4 large square fluted columns

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

See attached

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☐ Sanborn maps
☒ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture
2. Community planning & develop
3.
4.
5.
6.

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization ATKINS Global
Document description — File or accession #'s

2) Document type — Maintaining organization
Document description — File or accession #'s

RECORDER INFORMATION

Recorder Name Jo-Anne Peck — Affiliation ATKINS Global
Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12425 Keystone Island Dr facing northeast

Located in the Keystone Islands Neighborhood (8DA11549), 12425 Keystone Island Dr is a two-story single-family Mid-Century Modern style residence originally built in 1956 with a large low-sloped front-facing gable roof. The smooth stucco building has an integral garage on the left side of the main elevation. The building rests on a concrete, slab-on-grade foundation. Windows are 1/1 single hung and fixed single pane replacements (2019). A flat-roofed entry porch is located on the left end of the main elevation, semi-detached from the main house and supported by 4 large square columns. The building has undergone multiple alterations over the years, and it is unclear from building records as to whether this started as a 1- or 2-story structure. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21588 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

12425 Keystone Island Dr.
(8DA21588)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12425 Keystone Island Dr.
(8DA21588)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21589
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 7

Site Name(s) (address if none) 12445 KEYSTONE ISLAND DR — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12445		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 06-2228-013-0220 — Landgrant _____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 20
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1956 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced, stone veneer, quoins
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Additions 1984, 1987
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Stone 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Fixed, 1/1 SH

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco,low slope roof, attached 2 car garage, wide boxed eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21589

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed in center of building

Porch Descriptions (types, locations, roof types, etc.)

Front gable entry loggia with stone clad square columns

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☐ Sanborn maps
☒ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12445 Keystone Island Dr facing southeast



Figure 2: 12445 Keystone Island Dr facing northeast

Located in the Keystone Islands Neighborhood (8DA11549), 12445 Keystone Island Dr is a one-story single-family Masonry Vernacular residence originally built in 1956 with an integral two-car garage on the left side. The smooth stucco building has a low-pitched side-gable roof with S-shaped concrete roof tiles with very wide boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed and 1/1 single hung metal single light replacements. The house has a roughly H-shaped plan with a front gable loggia leading to the main entry doors. Stone veneer quoins and wainscot have been added to the exterior. Stone veneer planters are located along the front of the building as well. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21589 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).



Resource Location Map

12445 Keystone Island Dr.
(8DA21589)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12445 Keystone Island Dr.
(8DA21589)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21590
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 8

Site Name(s) (address if none) 12455 KEYSTONE ISLAND DR — Multiple Listing (DHR only) ____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) ____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12455		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map ____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: ____
Tax Parcel # 06-2228-013-0210 — Landgrant ____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 19
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: ____ Y: ____ Coordinate System & Datum ____
Name of Public Tract (e.g., park) ____

HISTORY

Clear History Values

Construction Year: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): ____ To (year): ____
Current Use Residence, private — From (year): ____ To (year): ____
Other Use ____ — From (year): ____ To (year): ____
Moves: ☐yes ☒no ☐unknown Date: ____ Original address ____
Alterations: ☒yes ☐no ☐unknown Date: ____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: ____ Nature 3,106 sf 2nd fl addition 1990
Architect (last name first): ____ Builder (last name first): ____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe ____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. ____ 3. ____
Roof Type(s) 1. Gable on hip 2. ____ 3. ____
Roof Material(s) 1. Spanish tile 2. ____ 3. ____
Roof secondary strucs. (dormers etc.) 1. ____ 2. ____
Windows (types, materials, etc.)
metal 1/1 SH, 1/1 slider

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool, masonry site wall

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date ____ Init.____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date ____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21590

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed in center of building

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12455 Keystone Island Dr facing southeast

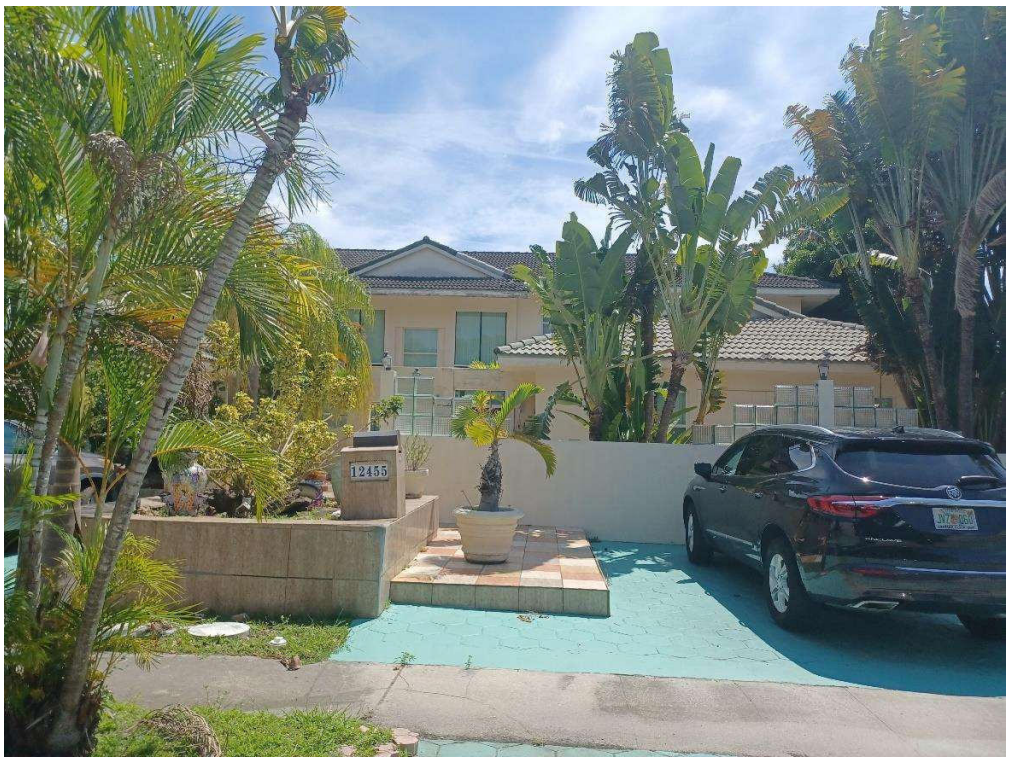


Figure 2: 12455 Keystone Island Dr facing east

Located in the Keystone Islands Neighborhood (8DA11549), 12455 Keystone Island Dr is a two-story single-family Masonry Vernacular residence originally built in 1955 with an integral two-car garage on the left side. The smooth stucco building has a gable on hip roof covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed and 1/1 single hung and sliding metal single light replacements. The house has been altered over the years, most notably with the addition of a second floor over the main mass of the building. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21590 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

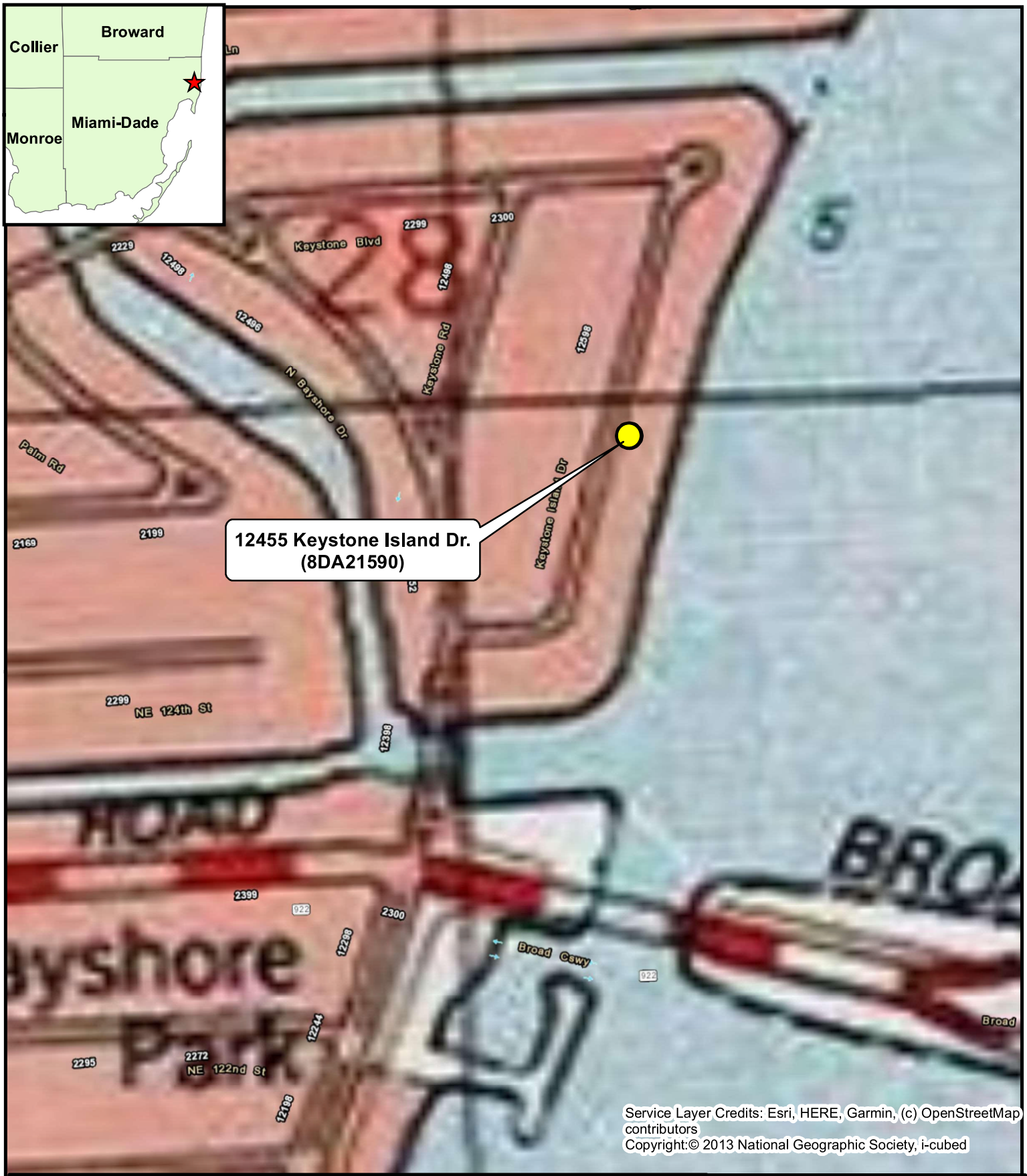
12455 Keystone Island Dr.
(8DA21590)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12455 Keystone Island Dr.
(8DA21590)

Resource Location

0 0.06 Miles

52S/ 42E/ 28

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21591
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 9

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 12475 KEYSTONE ISLAND DR — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12475		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) North Miami — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 06-2228-013-0190 — **Landgrant** _____
Subdivision Name Keystone Island No 1 — **Block** 2 — **Lot** 17
UTM Coordinates: **Zone** ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1961 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Front facade extended to edge of eave
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
Fixed, tall windows set in 4

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, stainless paired doors

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21591

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Paired modern stainless doors centered on the front elevation

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12475 Keystone Island Dr facing northeast



Figure 2: 12475 Keystone Island Dr facing southeast

Located in the Keystone Islands Neighborhood (8DA11549), 12475 Keystone Island Dr is a one-story single-family Masonry Vernacular residence originally built in 1961. The smooth stucco building has a gable roof covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are tall, narrow fixed windows on the primary elevation. A pair of recessed stainless-steel doors complement the window design in the center of the façade. The building has been altered by extending the front walls to the edge of the front roofline. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21591 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).



Resource Location Map

12475 Keystone Island Dr.
(8DA21591)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/16/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
12475 Keystone Island Dr.
(8DA21591)

Resource Location

0 0.06 Miles

52S/ 42E/ 28

Date: 10/16/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21592
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 10

Site Name(s) (address if none) 12505 KEYSTONE ISLAND DR — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
12505		Keystone Island	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 06-2228-013-0160 — Landgrant _____
Subdivision Name Keystone Island No 1 — Block 2 — Lot 13-14
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1962 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Roofline altered
Additions: ☒yes ☐no ☐unknown Date: _____ Nature 3 car attached garage, 2 story add
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. Gable — 3. _____
Roof Material(s) 1. Spanish tile — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Fixed replacement, stucco keystone

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, multi gable roofline, stucco recessed bands

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool, site wall

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21592

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Paired single light French doors

Porch Descriptions (types, locations, roof types, etc.)

Arched front gable entry portico

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 12505 Keystone Island Dr facing east



Figure 2: 12505 Keystone Island Dr facing northeast

Located in the Keystone Islands Neighborhood (8DA11549), 12505 Keystone Island Dr is a two-story single-family Masonry Vernacular residence originally built in 1962. The smooth stucco building has both hipped and gable roofs covered with S-shaped roof tiles and boxed eaves. The house rests on a concrete, slab-on-grade foundation. Windows are fixed metal. The front entry has a pair of single-light French doors set under a front-facing gable portico with a round window. The building has been extensively altered and has had several additions on the main elevation. The building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21592 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).



Resource Location Map

12505 Keystone Island Dr.
(8DA21592)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

12505 Keystone Island Dr.
(8DA21592)

Resource Location

0 0.06 Miles

52S/ 42E/ 28

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21593
Field Date 9-6-2023
Form Date 10-8-2023
Recorder # 11

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 2395 BAYVIEW LN — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
2395		Bayview	Lane	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 06-2228-000-0020 — Landgrant _____
Subdivision Name _____ — Block 6 — Lot 17
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1973 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Built for Daniel M. Rosso, President of Fidelity Bank of Beverly Hills, CA, Miami National Bank , JI Kislak Mortgage Co., American Bancshares, Inc.

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Classical Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
Roof Type(s) 1. Flat 2. Gable 3. _____
Roof Material(s) 1. Built-up 2. Flat tile 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Fixed replacement windows

Distinguishing Architectural Features (exterior or interior ornaments)

Asymmetrical design, flat roof with parapet, gable pediment supported by columns over entry door

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Pool, site wall, fountain

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21593

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Paired door with classical surround

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is a high-style example of 1970s classical architecture and has minimal character-altering changes. As such, 8DA21593 may be individually eligible for listing in the NRHP under Criterion C.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 2395 Bayview Ln facing east



Figure 2: 2395 Bayview Ln facing east

Located in the Keystone Islands Neighborhood (8DA11549), 2395 Bayview Ln is a two-story single-family Classical Revival residence built in 1973 for Daniel M. Rosso. Rosso was President of Fidelity Bank of Beverly Hills, CA, before moving to Florida. He later served as president of the Miami National Bank, JI Kislak Mortgage Co., and American Bancshares, Inc. The central two-story building mass is rectangular, with two one-story wings forming a front courtyard. The building has a flat roof with simple cornice parapets. The paired front entry doors are flanked with a classical surround with three columns above supporting a gable pediment. Windows are set in pairs with Doric pilasters. The building walls are clad in a mix of brick and stucco.

The building is a high-style example of 1970s Classical Revival architecture, which is often considered a return to Jeffersonian Classicism. Jeffersonian Classicism began in the late 1700s during the American Revolution and is associated with the work of Thomas Jefferson (City of Urbana 2016). As the bicentennial of the United States in 1976 approached, more architects incorporated the Greek and Roman styles of the buildings Jefferson designed to house the nation's government in Washington, D.C. in their work. It was a reflection of American patriotism, but also a reaction to the modernist architectural style of the previous decades, which some architects felt had failed in its promise of social change (Simonson 2020). Never falling out of style within mainstream America for residential work, but shunned by "serious" architects post WWII, classical architecture regained popularity in the United States in the 1970s among architects in part due to the growing historic preservation movement. Additionally, architecture and antique magazines in the 1960s and 70s increasingly promoted classical and colonial interiors and decoration (Wilson 2004).

2395 Bayview Lane appears to be an architect-designed residence that exemplifies the 1970s Classical Revival style. The structure's dominant front entry with columns supporting a gable pediment is reflective of the classical Greek and Roman styles. As such, and since the structure has undergone minimal character-altering changes, 8DA21593 may be individually eligible for listing in the NRHP under Criterion C.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

City of Urbana. "Classical Revival 1770-1883)." *City of Urbana.* October 11, 2016. https://www.urbanaillinois.us/residents/historic-urbana/100-most-significant-buildings/architectural-styles/classical-revival#:~:text=The%20Classical%20Revival%20style%20of%20architecture%20is%20known,classical%20antiquity%2C%20although%20later%20examples (accessed November 16, 2023).

Deibler, Dan. "Business Notes." *Tampa Tribune*, June 23, 1973: 1-E.

Fort Lauderdale News and Sun-Sentinel. "Large Loan Placed for Hotel." October 1, 1966: 6C.

Janus Research. *Keystone Islands Resource Group Form (8DA11549).* Florida Master Site File, Tallahassee: Florida Division of Historical Resources, 2009.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

O'Connor, Brian J. "People: Broward County." *Weekly Business*, July 21, 1986: 30.

Rosso, Daniel M. "Face It-The Bloom is Off the Rose." *Miami News*, June 26, 1960: 10E.

Simonson, Hannah. "The 70s Turn 50: Divergences in American Architecture." *Docomomo US.* August 17, 2020. https://docomomo-us.org/news/the-70s-turn-50-divergences-in-american-architecture (accessed November 16, 2023).
Wilson, Richard Guy. *The Colonial Revival House.* New York: Harry N. Abrams, Inc., 2004.



Resource Location Map

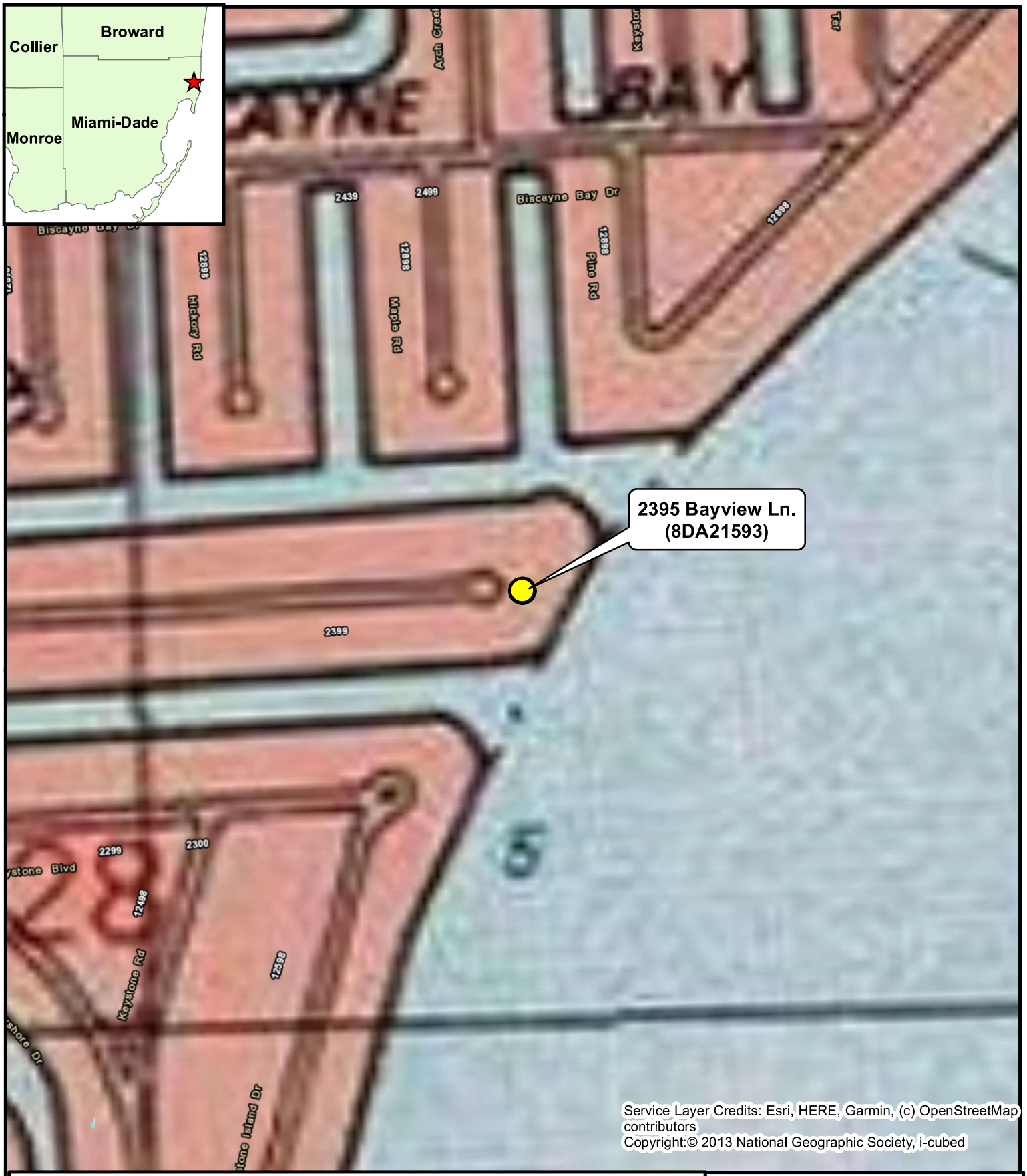
2395 Bayview Ln.
(8DA21593)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

2395 Bayview Ln.
(8DA21593)

0 0.06 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

☒Original
☐Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 DA21594
Field Date 9-6-2023
Form Date 11-27-2023
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☒ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Broad Causeway Island Multiple Listing [DHR only] _____
Project Name Broad Causeway Bridge Replacement PD&E Study FMSF Survey # _____
National Register Category (please check one): ☐building(s) ☐structure ☐district ☒site ☐object
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☒city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:			Broad	Causeway	

City/Town (within 3 miles) Town of Bay Harbor Isla In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Miami-Dade
Name of Public Tract (e.g., park) _____
1) Township 52S Range 42E Section 27 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 2021
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

Manmade Island that includes Segment of SR 922 leading from FDOT Bridge No. 875105 to FDOT Bridge No. 875101 (Broad Causeway 8DA10123)in the Intracoastal Waterway/Biscayne Bay

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

RESOURCE GROUP FORM

Site #8 DA21594

HISTORY & DESCRIPTION

Construction Year: 1951 ☐approximately ☐year listed or earlier ☒year listed or later

Architect/Designer: _____ Builder: _____

Total number of individual resources included in this Resource Group: # of contributing 1 # of non-contributing _____

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)

1. American 1821-present
2. WW II & Aftermath 1941-1950
3. American-20th Century
4. Modern (Post 1950)

Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

Circa 1951 manmade island in the Intracoastal Waterway/Biscayne Bay connecting FDOT Bridge numbers 875105 and 875101(Broad Causeway 8DA10123), linking NE 123rd St and North Miami to 96th St/Kane Concourse on the Bay Harbor Islands.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (specify) _____

Bibliographic References (give FMSF Manuscript # if relevant)

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information

Potentially eligible as contributor to a National Register district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

Resource not considered individually NRHP-eligible but may be eligible as a contributing resource to the Bay Harbor Islands Historic District (8DA10515).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Shannon Bruffett, Ph.D. Affiliation ATKINS Global

Recorder Contact Information 4030 Boyscout Blvd Ste 700 Tampa, Fl 33607/813-281-7317/shannon.bruffett@atk
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**

❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.

❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

The Broad Causeway Island (8DA21594; **Figure 1** and **Figure 2**) resource group is a manmade island that spans east from FDOT Bridge No. 875105 across to the Broad Causeway (8DA10123, FDOT Bridge No. 875101), connecting North Miami with the Town of Bay Harbor Islands as part of Broad Causeway/State Road 922/NE 123rd Street. It forms the middle segment of the Broad Causeway, which consists of a fixed bridge, the manmade island, and a bascule bridge.

The Broad Causeway Island (8DA21594) was formed by dredging Biscayne Bay in 1951. The Causeway was initially constructed at a cost of $2.15 million by the Alleghany Asphalt and Paving Company, Incorporated of Pittsburgh, Pennsylvania for the Town of Bay Harbor Islands to meet the growing transportation demands of North Miami, Bay Harbor Islands, Surfside, and Bal Harbour in 1951 (*Miami Sunday News* 1950; *Miami Daily News* 1951). Spanning nearly 4,000 feet from North Miami to the Bay Harbor Islands, the Causeway's main proponents were mayor and developer of the Town of Bay Harbor Islands, Shepard Broad (for whom it was named) and his business partner and Kane Concourse namesake Benjamin Kane, who first platted the town in 1946 after two small islands were enlarged by dredging the Intracoastal Waterway/Biscayne Bay (*Fort Myers News-Press* 1946; Tolf 2000). The *Miami Daily News* documented its progress, including aerial photographs of the Broad Causeway Island under construction (**Figure 3** and **Figure 4**). The Causeway officially opened on October 14, 1951, and was promoted in local newspapers as "the new…quick…scenic link between the mainland and the beach." By the following week, as many as 5,000 vehicles crossed the Causeway daily (*Miami Daily News* 1951).

There is one building, a National Register of Historic Places (NRHP)-eligible structure (Citgo [8DA10436; 1501 Broad Causeway]) located on the Broad Causeway Island (8DA21594). The manmade island is of a common type found throughout Southeast Florida and does not appear individually eligible for listing in the NRHP. However, it retains many of its original character-defining features and is associated with the development of the Bay Harbor Islands. As a result, 8DA21603 is considered a potentially contributing resource group to the Bay Harbor Islands Historic District (8DA10515).



Figure 1:: Broad Causeway Island (8DA21594), facing east.



Figure 2: Broad Causeway Island (8DA21594), facing west.

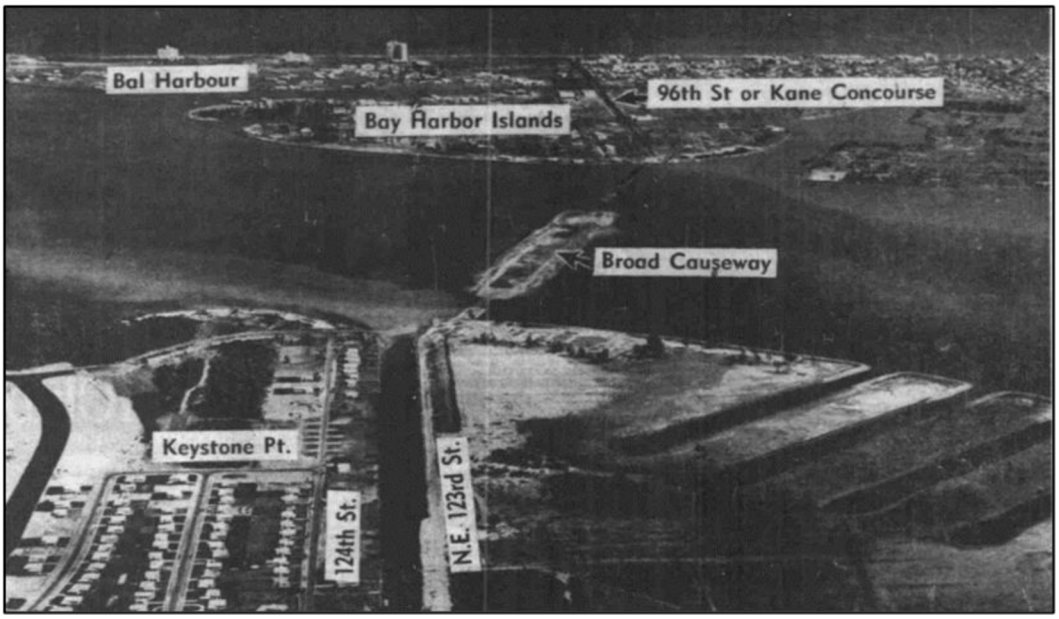


Figure 3: Newspaper aerial photograph showing Broad Causeway Island (8DA21594) under construction, facing west (Miami Daily News 1951).

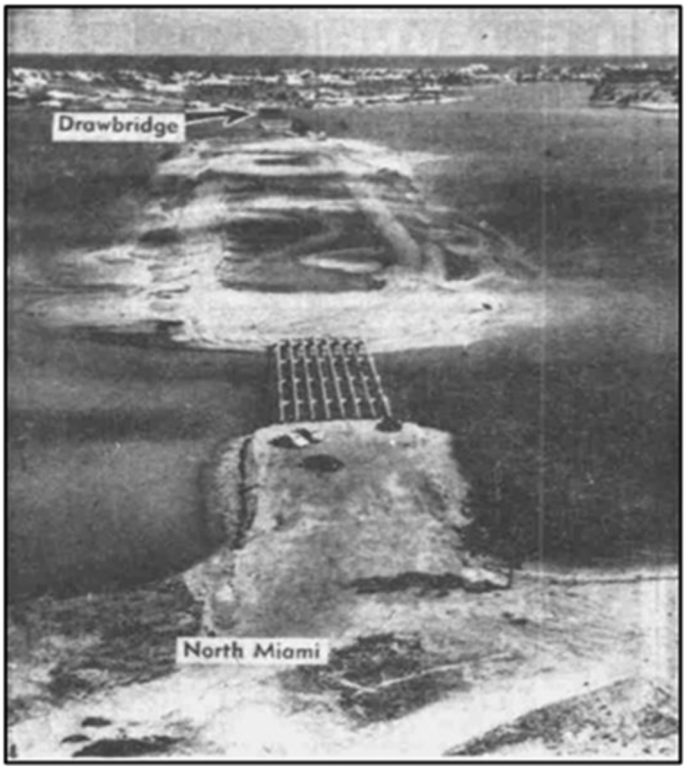


Figure 4: Newspaper aerial photograph showing Broad Causeway Island (8DA21594) under construction, facing west (Miami Daily News 1951).

References

Fort Myers News-Press. 1946. "Submerged Land Priced at $63,000." *Fort Myers News-Press*, January 30: 4.

Miami Daily News. 1951. "New Causeway Taking Shape at North End of Biscayne Bay." *Miami Daily News*, February 21: 1B.

—. 1951. "Open Sunday Afternoon October 14th." *Miami Daily News*, October 12: 22-A.

Miami Sunday News. 1950. "View of 'Broad Causeway' Which will Connect Bay Harbor Island with North Miami." *Miami Sunday News*, July 23: 12-C.

Tolf, Robert. 2000. "In Bal Harbour, Shop 'til You Drop, Then Rest." *Sun Sentinel, South Florida*, August 13: 9J.



Aerial Map

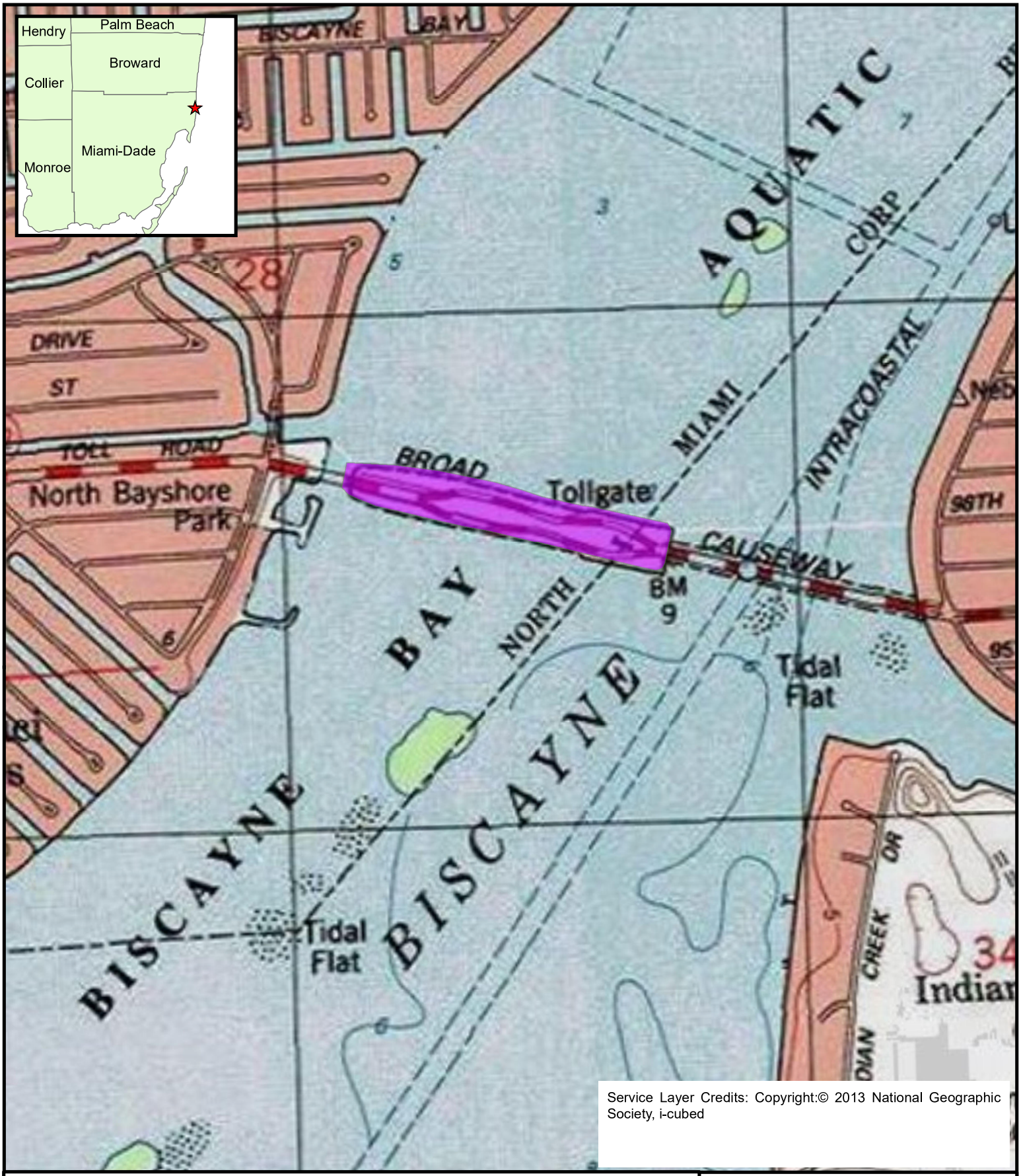
Broad Causeway Island
8DA21594

Resource Group

0 0.22 Miles

52S/ 42E/ 28

Date: 11/27/2023



USGS Quadrangle Map
North Miami (1988, PR 1994)
Broad Causeway Island
8DA21594

0 0.22 Miles

52S/ 42E/ 28

Resource Group

Date: 11/27/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21598
Field Date 9-6-2023
Form Date 10-10-2023
Recorder # 16

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) WHITE HOUSE INN ON THE BAY — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
2305	NE	123rd	Street	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) North Miami — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 06-2228-022-0010 — Landgrant _____
Subdivision Name SANS SOUCI HAVEN — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1969 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Hotel — From (year): 1969 — To (year): 2014
Current Use Vacant — From (year): 2014 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Colonial Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. Mansard — 3. _____
Roof Material(s) 1. Built-up — 2. Spanish tile — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
12/12 SH metal

Distinguishing Architectural Features (exterior or interior ornaments)
V-shaped plan to fit site, curved central entrance, fluted and smooth columns, full building length walkways with cast concrete balusters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY — OFFICIAL EVALUATION — DHR USE ONLY

NR List Date _____
☐Owner Objection

SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____
KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____
NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21598

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Curved entry at the center of the V with 2-story fluted Doric columns

Porch Descriptions (types, locations, roof types, etc.)

1st and 2nd floor walkways with plain round columns and cast concrete railing the full length of the front elevation. Cantilevered roof w/ 2 stories walkways on water elevations w/ cast concrete railings

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Representative of 1960s hotel architecture and development patterns in south Florida (Criteria A & C). Building has been approved for demolition.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: White House Inn on the Bay/ 2305 NE 123rd St facing north



Figure 2: White House Inn on the Bay/ 2305 NE 123rd St facing northwest



Figure 1: White House Inn on the Bay/ 2305 NE 123rd St facing north



Figure 2: White House Inn on the Bay/ 2305 NE 123rd St facing northwest

The White House Inn on the Bay is located at 2305 NE 123rd St on waterfront property facing Biscayne Bay. Built in 1969 in Colonial Revival style, the two-story stucco hotel has been vacant since 2014. The building has a V-shaped plan adjusted to fit the property. The flat roof building has a mansard roof with S-tile along the street elevation. A curved entrance is located in the vertex of the V with two-story fluted Doric columns and curved stairs. Walkways extend along both floors of the building on both the street and waterside elevations, raised on a continuous foundation. The walkways on the street elevation are supported by simple round concrete columns and feature cast concrete balusters. The waterside elevation has cantilevered walkways and a more stylized cast concrete railing design.

Mid-Century Modern architecture was popular in much of the Miami area post WWII in response to the Atomic Age. However, by the 1960s, the Colonial Revival style was regaining a foothold among American architects as a symbol of "good taste" as well as a display of skillful design. Spurred by the approaching bicentennial and by magazines like *House Beautiful* and *Home and Garden* that inspired a renewed interest in early American design, architects increasingly created Colonial-inspired commercial buildings, mixing Classical elements with modern design (Gyure n.d.). This mixture of traditional and modern can be seen at White House Inn on the Bay with its traditional design elements like symmetry and Doric columns combined with a faux mansard roof.

Although vacant and boarded, the building is in fair condition with few apparent exterior alterations and no additions. As such, 8DA21598 is representative of 1960s hotel architecture and development patterns in South Florida. Therefore, it is likely eligible for the National Register of Historic Places under Criteria A & C. It was approved for demolition in May 2023.

References

Alvarado, Francisco. "Jorge Perez's Related, partners can move ahead on North Miami condo project." *The Real Deal.* May 25, 2023. https://therealdeal.com/miami/2023/05/25/jorge-perezs-related-partners-can-move-ahead-on-north-miami-condo-project/ (accessed October 10, 2023).

Bulit, David. "White House Inn." *Abandoned Florida.* May 27, 2020. https://www.abandonedfl.com/white-house-inn/ (accessed October 10, 2023).

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

Gyure, Dale Allen, PhD. "The Colonial Revival: A Review of the Literature." *Colonial Revival in America: Annotated Bibliography.* n.d. https://colonialrevival.lib.virginia.edu/ (accessed April 2, 2024).

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

Morell, Samantha. "Battle for White House Inn Reaches Compromise." *Biscayne Times.* October 4, 2022. https://www.biscaynetimes.com/news/battle-for-white-house-inn-reaches-compromise/ (accessed October 10, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

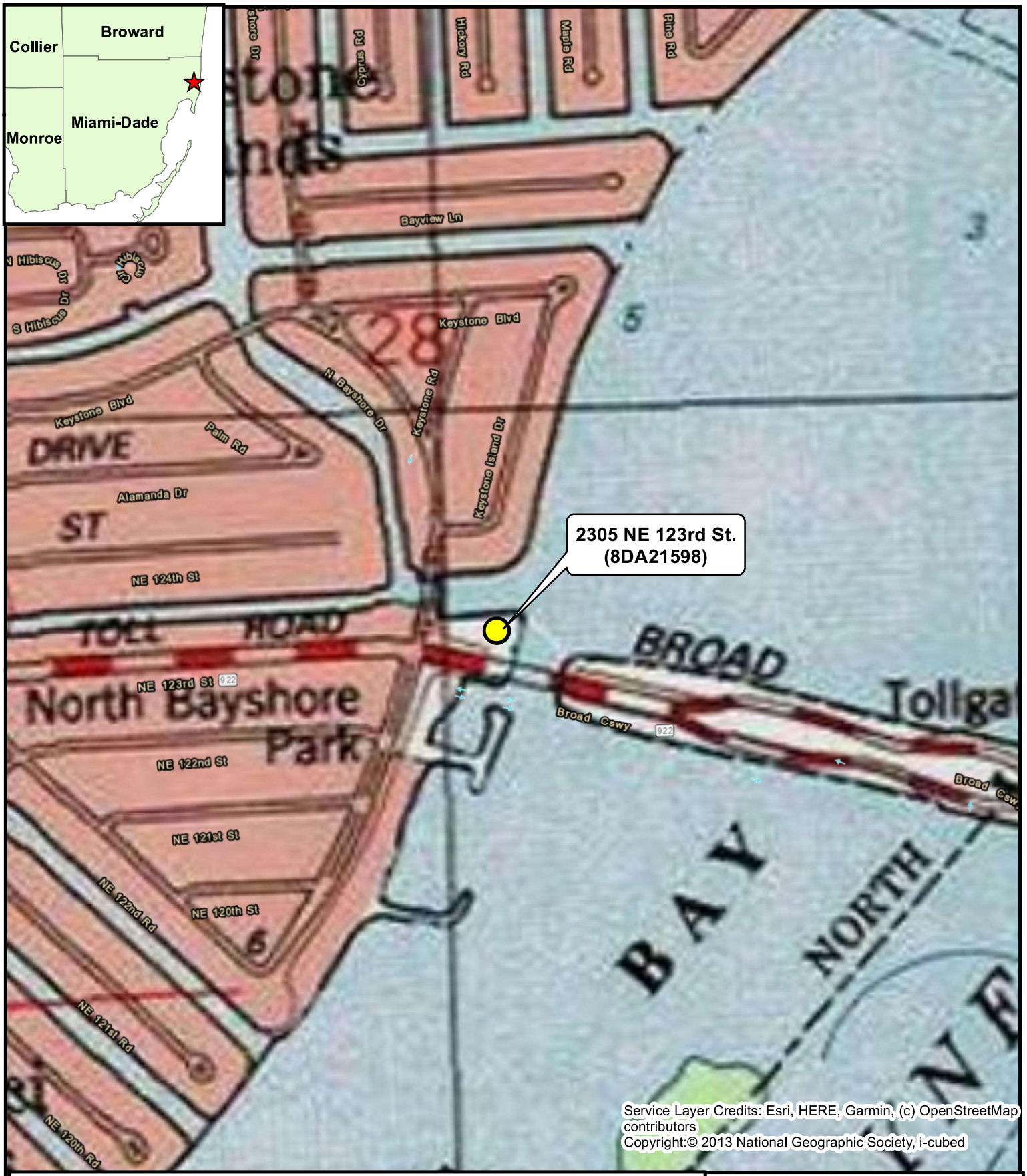
2305 NE 123rd St.
(8DA21598)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
2305 NE 123rd St.
(8DA21598)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21599
Field Date 9-6-2023
Form Date 10-11-2023
Recorder # 17

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) MAJORCA TOWERS — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
11930	N	Bayshore	Drive	

Address:
Cross Streets (nearest / between) N Bayshore Dr
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) North Miami — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 28 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 06-2228-034-0001 — **Landgrant** _____
Subdivision Name MAJORCA TOWERS CONDO — **Block** 14 — **Lot** 208-211
UTM Coordinates: **Zone** ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1969 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1969 — To (year): _____
Current Use Residence, private — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Some windows replaced
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): Pearlman, Phillip — **Builder** (last name first): Arkin Construction
Ownership History (especially original owner, dates, profession, etc.)

120 Condominium units

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Mid-Century Modern — **Exterior Plan** Irregular — **Number of Stories** 14
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

2/2 and 1/1 single hung metal

Distinguishing Architectural Features (exterior or interior ornaments)

V-shaped plan, raised over parking area, round balconies, round corners

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21599

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Cast-in-place concrete 2. Concrete block 3. _____

Foundation Type(s): 1. Continuous 2. Pilings

Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Double barrel vault covered porte-cochère at main entrance

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☐ Sanborn maps
☒ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Representative of 1960s early condo architecture and development patterns in south Florida (Criteria A & C).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: Majorca Towers/ 11930 N Bayshore Dr facing southeast



Figure 2: Majorca Towers/ 11930 N Bayshore Dr facing south (image courtesy Google Maps, August 2022)



Figure 3: Advertisement for Majorca Towers (Majorca Towers Advertisement 1968)



Figure 4: Advertisement for Majorca Towers (Majorca Towers Advertisement 1968)

Majorca Towers is located at 11930 N Bayshore Drive on waterfront property facing Biscayne Bay. Built in 1969, the 14-story condominium building has 120 units. The project was developed by Robert L. Siegel, president of Majorca Developers. Siegel's wife and son also served as company officers (Gardner 1968). Siegel went on to develop other condominiums in the area, including the Plaza Del Prado in Adventura, FL (Del Prado on the Bay Classified Ad 1969). It was designed by North Miami Beach architect Phillip Pearlman, who designed many of the apartment and condominium buildings in South Florida during this time period, including other projects for Siegel.

The construction of condominiums in South Florida during the late 1960s was fueled by a desire for a more affordable, leisurely waterfront lifestyle and a new sense of community. Condominiums were initially considered a creative solution to a lack of adequate housing, driven by cultural forces that emerged during the postwar era. The first condominium in the United States was built in Manhattan in 1881, but its resurgence came after World War II. By the late 1950s developers began covering the shoreline with two and three-story complexes and offering units for sale. The first waterfront high-rises constructed in South Florida included the Coral Sea Towers “cooperative apartment building” on the eastern Bay Harbor Island, built just across Biscayne Bay from the future site of Majorca Towers in 1957. Other residential towers soon crowded South Florida’s “Gold Coast” in the years that followed, including Miami Beach, prompting developers to seek new areas for development. Following the establishment of the San Souci Estates residential development in the 1950s, developer Robert L. Siegel and his son selected its Bayshore Drive as the site for Majorca Towers (Lasner and Moore 2023, Miami News 1968, Miami Daily News 1957).

By that time, the sense of community that condominiums offered combined with an affordable waterfront view appealed to retirees who often lived independently in their homes far from their children. By creating what some describe as “a community of strangers,” condominiums helped elderly residents to escape loneliness, and in places like South Florida, enjoy a moderate yet comfortable lifestyle in a sunny environment. Northern transplants commonly guided each other as they planned to move South, and also offered support for one another once they arrived. Among those to influence the popularity of condominiums in Miami was its growing Jewish American population, who first vacationed to the area seasonally as “snowbirds” before choosing to permanently relocate. Many came from New York, where they shared swimming pools, lobbies, and card tables while living in apartment buildings. The condominium offered similar amenities, but in an environment better suited to retirement living. Today, condominiums such as Majorca Towers and a host of others continue to cover the shorelines of Miami-Dade County and are now home to a more diverse population that includes younger generations, families, and a variety of ethnic groups (Lassner and Moore 2023).

The Majorca Towers building is an example of the Mid-Century Modern style with elements such as a double barrel vault roof porte-cochère, rounded building corners, and round balconies. Built from the beginning as condominium units, the building was touted as having individual water heaters and reverse-cycle air conditioning. The building received Gold Medallion status from Florida Power & Light for its use of clean electricity (Florida Power & Light Company 1970). The high-rise building has a flat roof and is constructed of cast concrete. Windows are either 2/2 or 1/1 metal single hung and are set in groups of 3 within the wall area and in groups of 4 that wrap the building corners. Balconies are set at the building corners and mid-wall as small, round individual balconettes.

Majorca Towers has few apparent exterior alterations and no additions. It was built during a time when condominiums were fast becoming prevalent in South Florida in order to maximize waterfront property.

In addition, it is an intact example of an architect-designed Mid-Century Modern multi-story residential building. As such, 8DA21599 is likely eligible for the National Register of Historic Places under Criteria A & C.

References

City of North Miami. *Permits and Inspections.* 2023. https://eportal.northmiamifl.gov/Default.asp?Build=PM.PermitsHome&ClearErrors=Y (accessed October 8, 2023).

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Gardner, Richard. "Models Open Sunday on New Condominium." *Miami News*, August 2, 1968: 1-D.

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Lasner, Matthew Gordon, and Deborah Dash Moore. "The Social Origins of the Miami Condo." *Platform.* July 26, 2023. https://www.platformspace.net/home/the-social-origins-of-the-miami-condo (accessed November 16, 2023).

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Miami News. "Del Prado on the Bay Classified Ad." March 21, 1969: 11-D.

Miami News. "Majorca Towers Advertisement." August 2, 1968: 3-D.

Miami News. "Majorca Towers Advertisement." July 26, 1968: 7-C.

Miami News. "Models Open Sunday on New Condominium." *Miami News*, August 2, 1968: 1D.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

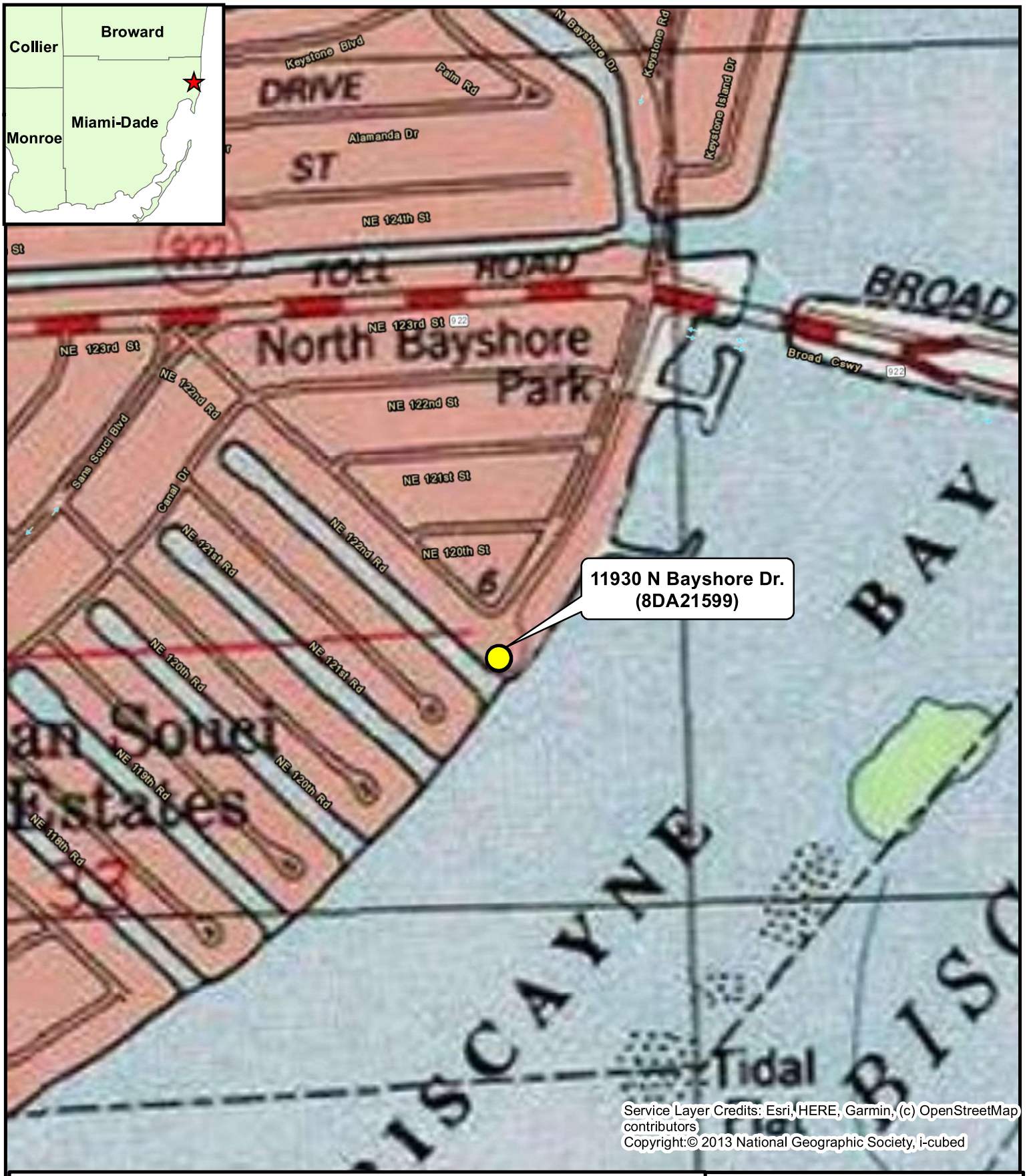
11930 N Bayshore Dr.
(8DA21599)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

11930 N Bayshore Dr.
(8DA21599)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site#8 DA21602
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 20

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 9730 W BROADVIEW DR — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
9730	W	Broadview	Drive	

Address:
Cross Streets (nearest / between) 98th St
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-4470 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 23 — **Lot** 63
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1957 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced, multiple changes
Additions: ☒yes ☐no ☐unknown Date: _____ Nature 2-story garage
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
Sliding impact windows

Distinguishing Architectural Features (exterior or interior ornaments)
Smooth stucco, moderate gable roof w/ boxed eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21602

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Not visible from the ROW

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 9730 W Broadview Dr facing west

Located in the Bay Harbor Island Historic District (8DA10515), 9730 W Broadview Dr is a one- and two-story single-family Masonry Vernacular style residence originally built in 1957. The smooth stucco building has a two-story garage addition facing the street, coupled with tall landscaping, which makes it difficult to see the original one-story portion of the building. The building has undergone multiple alterations over the years. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21602 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Historic Preservation Division, Department of Community and Economic Development, Metropolitan Dade County. *Dade County Historic Survey, Phase II: Final Report.* Miami, FL: Metropolitan Dade County, 1989.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).



Resource Location Map

9730 W Broadview Dr.
(8DA21602)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
9730 W Broadview Dr.
(8DA21602)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21603
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 22

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 9600 BROADVIEW TERRACE — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
9600		Broadview	Terrace	

Address:
Cross Streets (nearest / between) Kane Concourse
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-6370 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 34 — **Lot** 14
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1971 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Mansard — **Exterior Plan** Central Block, 1 wing — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. Stone 3. Wood/Plywood
Roof Type(s) 1. Mansard 2. Flat 3. _____
Roof Material(s) 1. Flat tile 2. Built-up 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
1/1 SH aluminum

Distinguishing Architectural Features (exterior or interior ornaments)
Masard roof, symmetrical main structure w/ 1-story wing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21603

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Two-story central entry bay w/ double doors

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Intact example of Neoeclectic-Mansard style. No known associations w/ significant events or persons. However, may contribute to potential Bay Harbor Islands HD (8DA10515).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 9600 Broadview Terrace facing west

Located in the Bay Harbor Island Historic District (8DA10515), 9600 Broadview Terrace is a two-story single-family Neoeclectic-Mansard style residence built in 1971. The building has a two-story primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco, wood panels, and limestone stone veneer flanks the main entrance. The roof is flat with a faux mansard top that wraps the upper-story windows. It is built on a concrete slab foundation. While the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons, it retains its original character-defining features. As a result, 8DA21603 does not appear individually eligible for listing in the National Register of Historic Places; however, it is a potentially contributing structure to the Bay Harbor Islands Historic District.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Janus Research. *Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive .* Tampa, FL: Janus Research, 2013.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

9600 Broadview Ter.
(8DA21603)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

9600 Broadview Ter.
(8DA21603)

Resource Location

0 0.14 Miles

52S/ 42E/ 28

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21604
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 27

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1350 96th ST — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
1350		96th	Street	

Address:
Cross Streets (nearest / between) W Broadview Dr/ Broadview Terrace
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-6150 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 33 — **Lot** 4-5
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1970 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Window & door trim added, quoins
Additions: ☒yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Central Block, 1 wing — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
Single light fixed, casement

Distinguishing Architectural Features (exterior or interior ornaments)
Side gable roof, boxed eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21604

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

double doors on center of main block

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons. Altered from original form/ style.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 1350 96th St facing south

Located in the Bay Harbor Islands Historic District (8DA10515), 1350 96th Street is a two-story single-family Masonry Vernacular style residence built in 1970. The building has a two-story, 3-bay primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco with added quoins. Stucco surrounds with keystones have been added to the windows and door. The side gable roof is covered with clay tile and has boxed eaves. It is built on a concrete slab foundation. The building has undergone multiple alterations over the years, changing the building's character. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21604 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Janus Research. *Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive .* Tampa, FL: Janus Research, 2013.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

1350 96th St.
(8DA21604)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
1350 96th St.
(8DA21604)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 DA21605
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 24

Site Name(s) (address if none) 9601 W BROADVIEW DR — Multiple Listing (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
9601	W	Broadview	Drive	

Address:
Cross Streets (nearest / between) Kane Concourse
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) Bay Harbor Islands — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 13-2227-001-6310 — Landgrant _____
Subdivision Name BAY HARBOR ISLAND — Block 34 — Lot 8
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1959 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Windows replaced
Additions: ☒yes ☐no ☐unknown Date: _____ Nature 2 story garage
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Fixed

Distinguishing Architectural Features (exterior or interior ornaments)
Low pitched roof with wide eaves, 2 story garage addition

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Pool

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21605

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed double doors

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Original character altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 9601 W Broadview Dr facing northeast

Located in the Bay Harbor Island Historic District (8DA10515), 9601 W Broadview Dr is a one- and two-story single-family Masonry Vernacular style residence originally built in 1959. The smooth stucco building has a two-story garage addition on the north side. The house has a low-sloped roof with wide boxed eaves and S-tile. Large fixed windows wrap around the building corner. A recessed double-door entrance is located roughly in the center of the building mass. The building has undergone multiple alterations over the years. In addition, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21605 does not appear eligible for listing in the NRHP, individually or as part of a district.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Janus Research. *Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive.* Tampa, FL: Janus Research, 2013.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

9601 W Broadview Dr.
(8DA21605)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
9601 W Broadview Dr.
(8DA21605)

Resource Location

0 0.14 Miles

52S/ 42E/ 28

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21606
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 25

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1371 96th ST — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
1371		96th	Street	

Address:
Cross Streets (nearest / between) W Broadview Dr/ Broadview Terrace
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-6320 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 34 — **Lot** 9
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1961 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Irregular — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)
Low pitched roof with wide eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21606

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed double doors

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons within the local area or Florida. Unable to see house from ROW to evaluate current architectural integrity for district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 1371 96th St image from March 2021 MLS Photo

Located in the Bay Harbor Island Historic District (8DA10515), 1371 96th St is hidden from the ROW by landscaping. The permit history shows few alterations to the house. It is a one-story single-family Masonry Vernacular style residence originally built in 1961. From previous images, the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons. As a result, 8DA21606 does not appear individually eligible for listing in the NRHP; however, it may be eligible as a contributing resource to the Bay Harbor Islands Historic District.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Janus Research. *Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive.* Tampa, FL: Janus Research, 2013.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

1371 96th St.
(8DA21606)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])
1371 96th St.
(8DA21606)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Clear Form Values

Site# DA21607
Field Date 9-6-2023
Form Date 10-12-2023
Recorder # 26

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1330 96th ST — **Multiple Listing** (DHR only) _____
Survey Project Name Broad Causeway Bridge Replacement PD&E Study — **Survey #** (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
1330		96th	Street	

Address:
Cross Streets (nearest / between) W Broadview Dr/ Broadview Terrace
USGS 7.5 Map Name NORTH MIAMI — **USGS Date** 1987 — **Plat or Other Map** _____
City / Town (within 3 miles) Bay Harbor Islands — **In City Limits?** ☒yes ☐no ☐unknown — **County** Dade
Township 52S — **Range** 42E — **Section** 27 — ¼ section: ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 13-2227-001-6140 — **Landgrant** _____
Subdivision Name BAY HARBOR ISLAND — **Block** 33 — **Lot** 2-3
UTM Coordinates: Zone ☐16 ☐17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1971 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): _____ To (year): _____
Current Use Residence, private — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown **Describe** _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — **Exterior Plan** Central Block, 1 wing — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. Stone 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Flat tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
8/8 metal SH, 9 light casement

Distinguishing Architectural Features (exterior or interior ornaments)
Low pitched roof with wide eaves, stone surround at entry

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 DA21607

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Recessed double doors on center of main block

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource

See attached

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Not representative of a significant architectural style or construction type. No known associations w/ significant events or persons. However, may contribute to potential Bay Harbor Islands HD (8DA10515).

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____

2. Community planning & develop 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Jo-Anne Peck Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: 1330 96th St facing south



Figure 2: 1330 96th St facing south

Located in the Bay Harbor Island Historic District (8DA10515), 1330 96th St is a two-story single-family Masonry Vernacular style residence built in 1971. The building has a two-story 3-bay primary block with a symmetrical façade and a 1-story wing on the left side. The building is clad in smooth stucco, and limestone stone veneer flanks the central main entrance. The low-sloped hip roof is covered with flay tile and has wide boxed eaves. It is built on a concrete slab foundation. While the building is a common type built using typical methods of construction found throughout Florida and has no known association with significant events or persons, it retains its original character-defining features. As a result, 8DA21607 does not appear individually eligible for listing in the National Register of Historic Places; however, it is a potentially contributing structure to the Bay Harbor Islands Historic District.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Janus Research. *Cultural Resources Desktop Analysis and Reconnaissance Survey for Kane Concourse/96th Street from West of West Broadview Drive to East of East Bay Harbor Drive .* Tampa, FL: Janus Research, 2013.

Miami-Dade Property Appraiser. *Pedro J. Garcia: Miami Dade Property Appraiser.* 2023. https://www.miamidade.gov/pa/home.asp (accessed October 8, 2023).

SEARCH. *Cultural Resource Field Review of the Broad Causeway Corridor Enhancement, Miami-Dade County, Florida.* Newberry, FL: SEARCH, 2018.



Resource Location Map

1330 96th St.
(8DA21607)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023



North Miami (1988 PR 1994) Quadrangle Map
(Source: United States Geological Survey [USGS])

1330 96th St.
(8DA21607)

0 0.14 Miles

52S/ 42E/ 28

Resource Location

Date: 10/17/2023

☒Original
☐Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site # DA21608
Field Date 9-6-2023
Form Date 11-13-2023
Recorder# 29

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☒ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Indian Creek Country Club Golf Course Multiple Listing [DHR only] _____
Project Name Broad Causeway Bridge Replacement PD&E Study FMSF Survey # _____
National Register Category (please check one): ☐building(s) ☐structure ☐district ☒site ☐object
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
55		Indian Creek Island	Road	

Address:
City/Town (within 3 miles) Indian Creek In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Miami-Dade
Name of Public Tract (e.g., park) _____
1) Township 52S Range 42E Section 34 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 1987
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

RESOURCE GROUP FORM

Site #8 DA21608

HISTORY & DESCRIPTION

Construction Year: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: William Flynn Builder:
Total number of individual resources included in this Resource Group: # of contributing # of non-contributing
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Boom Times 1921-1929 3.
2. 4.
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See attached

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☒FL State Archives/photo collection	☐city directory	☒occupant/owner interview	☒plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (specify)
Bibliographic References (give FMSF Manuscript # if relevant)

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☐no ☒insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☐no ☒insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See attached

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Community planning & develop 3. Entertainment/recreation 5.
2. Athletics 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization ATKINS Global
Document description File or accession #'s

2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Jo-Anne Peck/ Shannon Bruffett Affiliation ATKINS Global
Recorder Contact Information 4030 W Boy Scout Blvd, Tampa, FL 33607/813-281-7321/Jo-Anne.Peck@atkinsreali
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**

❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.

❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: View of the Indian Creek Country Club Golf Course facing southeast from Broad Causeway Bridge



Figure 2: View from the Indian Creek Country Club Golf Course facing northwest towards Broad Causeway Bridge (photo courtesy of the Town of Bay Harbor Islands)

The creation of the 300-acre island that would later host the Indian Creek Country Club began when the United Dredging Company of Miami began dredging Biscayne Bay under the direction of Miami engineer Milton (M.B.) Garris (who also oversaw the creation of the Bay Harbor Islands and Broad Causeway) in February 1929 (Figure 3). With an estimated initial construction cost of roughly $400,000, it was expected to become "one of the showplaces of metropolitan Miami" upon completion (*Miami Daily News and Metropolis* 1929a:17; *Miami News* 1965:14A). The construction of the island seawall was contracted by April, at which point 40 lots were made available to Indian Creek Golf Club members at a cost of $20,000 each. All were quickly sold, and the golf course, designed by prominent golf course architect William Flynn, was expected to open within two years (*Golf Digest* 2023; *Miami News Metropolis* 1929b:9).

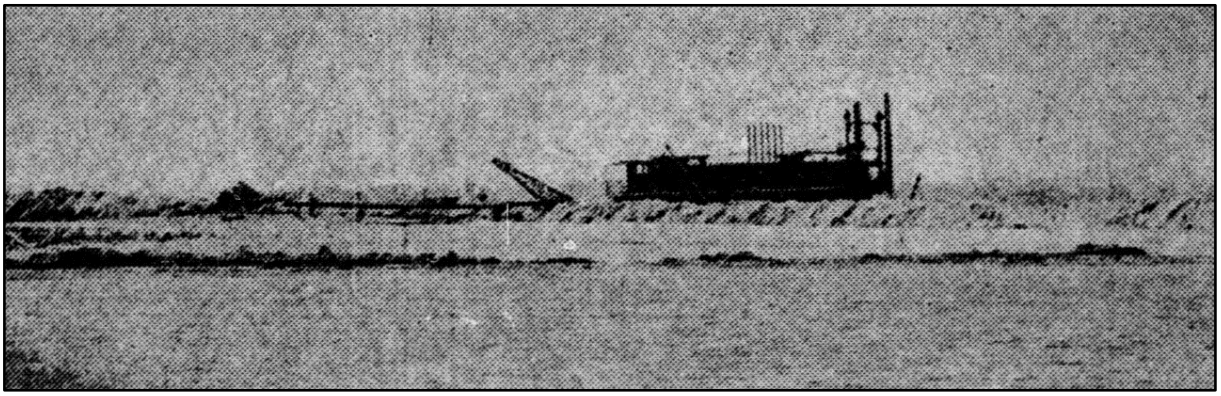


Figure 3: Newspaper clipping of photograph of United Dredging Company of Miami creating the island that would later host the Indian Creek Country Club Golf Course (*Miami Daily News* 1929:6).

By March 1930, roughly $1.5 million had been spent on dredging, pumping, and grading the golf course, which was scheduled to open by the following year. Those who had already secured memberships to the soon-to-be-completed course proclaimed it to be "one of the best layouts in the world" at the time (*Miami Daily News* 1930a:1). The first nine holes of the course opened on December 27, 1929, and the remaining nine holes were scheduled to open ten days later, making it the tenth course to open in the Miami district (*Miami Daily News* 1930b:11). The course's clubhouse, the Indian Creek Country Club, followed on January 11, 1932. Described by the Miami Daily News as "Greater Miami's newest society rendezvous," the opening was attended by some of the area's most noteworthy residents, including Robert Law, E.R. Thomas, James H. Hammond, Edward Grasselli, and a host of others (*Miami Daily News* 1932:7).

The Indian Creek Country Club Golf Course began hosting annual golf tournaments by the late 1930s and by the postwar era, its Country Club continued as a site of "many social gatherings for both winter residents and Miamians" alike (*Miami Daily News*, 1939:8C; 1948:1B). A hurricane struck Indian Creek Village in 1947, but the golf course sustained little damage, with only about ten percent of its trees being downed and debris covering its links (*Miami Daily News* 1947). The Indian Creek Golf Club's "massive Mediterranean-style" clubhouse, designed by famed international architect Maurice Fatio, is said to have lost the shine of some of its original architecture by this time, as William Flynn's former associate, Dick Wilson, struggled to address its drainage issues (*Golf Digest* 2023). The Indian Creek Country Club retained its exclusive nature throughout the mid-to-late twentieth century by continuing to restrict membership to residents of Indian Creek Village. By the 1990s, homes on the island sold for as much as $2.52 million, which perpetuated the neighborhood's reputation as a "billionaire bunker" in the decades that followed (*Sun Sentinel* 1994; *Discover Homes Miami* 2021). The golf course was rebuilt by Andrew Green in 2022, with bunkers that are claimed to resemble

William Flynn's original design for the course. Despite these changes, the Indian Creek Country Club Golf Course is still considered one of the best courses in Florida to this day (*Golf Digest* 2023).

The Indian Creek Country Club Golf Course was not accessible during the fieldwork for this survey. Repeated requests for background information from the Club on the changes that have occurred over the years were also not answered. Therefore, there is insufficient information in order to determine whether 8DA21608 is eligible for listing on the National Register of Historic Places.

References

Discover Homes Miami

2021 "Indian Creek, Miami Beach, FL: The Billionaire Bunker," 10 February, https://www.discoverhomesmiami.com/blog/indian-creek/. Accessed 13 October 2023.

Golf Digest

2023 "Indian Creek Country Club," https://www.golfdigest.com/courses/fl/indian-creek-country-club. Accessed 13 October 2023.

Miami Daily News

1929 "Dredging Busy on Indian Creek Development," 28 April, p. 6.

1932 "Opening of Indian Creek Country Club is Attended by Smart Society," 12 January, p. 7.

1930a "Polo Grounds at Beach will be Moved North," 2 March, p.1.

1948 Wells, Helen. "Season's Forecast – Gay Gatherings at Indian Creek and Bath Clubs," 12 December, p. 1B.

1939 "Ten Tournaments Set for Golfers at Indian Creek," 31 January, p. 8C.

1930b "The 19th Hole," 29 December, p. 11.

1947 Wallace, Bill. "Trees Leveled, Debris Covers Golf Courses," 18 September, p. 6C.

Miami Daily News and Metropolis

1929b "Beach Brevities," 21 April, p. 9.

1929a "Indian Creek Club Dredging to Start," 19 February, p. 17.

Miami News

1965 "M.B. Garris, Engineer," 12 April, p. 14A.

Sun Sentinel

1994 "Real Estate Report: Dade County," 21 March, p. 18.



Resource Location Map

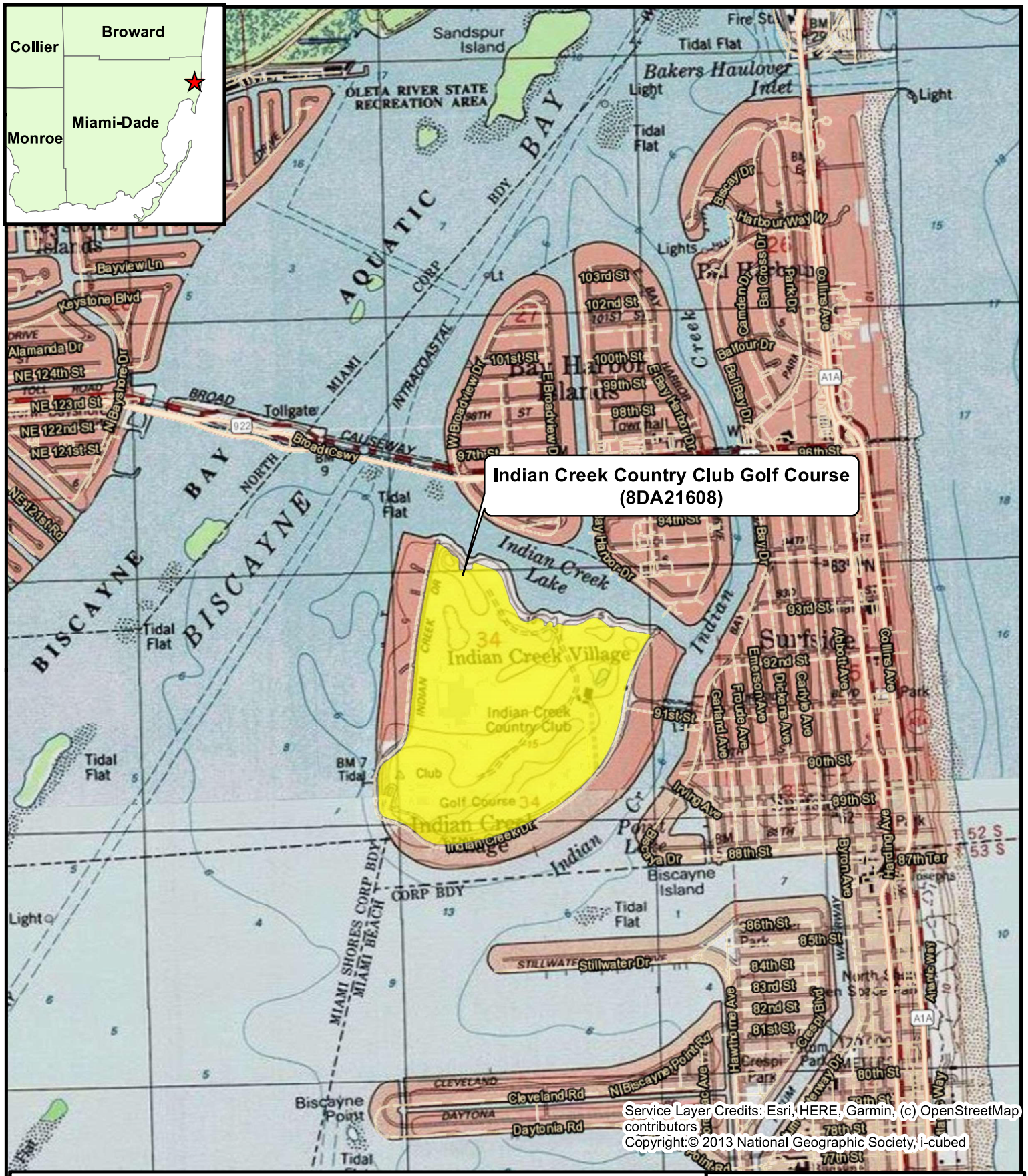
Indian Creek Country Club Golf Course
(8DA21608)

0 0.4 Miles

52S/ 42E/ 28

Resource Location

Date: 10/18/2023



Miami and North Miami (1988 PR 1994) Quadrangle Maps
(Source: United States Geological Survey [USGS])

Indian Creek Country Club Golf Course
(8DA21608)

0 0.4 Miles

52S/ 42E/ 28

Resource Location

Date: 10/18/2023

Page 1

☒Original
☐Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Clear Form Values

Site # DA21621
Field Date 9-6-2023
Form Date 10-13-2023
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☒ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Town of Bay Harbor Islands Playground Multiple Listing [DHR only] _____
Project Name Broad Causeway Bridge Replacement PD&E Study FMSF Survey # _____
National Register Category (please check one): ☐building(s) ☐structure ☐district ☒site ☐object Clear Check Boxes
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☒city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	9600	W	Broadview	Drive	

City/Town (within 3 miles) Town of Bay Harbor Isla In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Miami-Dade
Name of Public Tract (e.g., park) Town of Bay Harbor Islands Tot Lot

1) Township 52S Range 42E Section 27 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE

USGS 7.5' Map(s) 1) Name NORTH MIAMI USGS Date 2021
2) Name _____ USGS Date _____

Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

Irregular 300x175 foot lot at northeast corner of intersection of Kane Concourse/96th St and W Broadview Dr bounded on west by Biscayne Bay/Intracoastal Waterway,

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

RESOURCE GROUP FORM

Site #8 DA21621

HISTORY & DESCRIPTION

Clear Description Values

Construction Year: 1954 ☐approximately ☐year listed or earlier ☒year listed or later

Architect/Designer: _____ Builder: Town of Bay Harbor Islands

Total number of individual resources included in this Resource Group: # of contributing 1 # of non-contributing _____

Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)

1. Modern (Post 1950)
2. American-20th Century
3. _____
4. _____

Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

Modern Tot Lot constructed in early 2000s at site of a historic playground established by the Town of Bay Harbor Islands c. 1954.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☒building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (specify) Correspondence with Town of Bay Harbor Islands

Bibliographic References (give FMSF Manuscript # if relevant)

"Playground Sites Chosen," Miami Daily News, 27 April 1954, p. 10B.

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information

Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

Modern tot lot-style playground constructed at site of c. 1954 playground in the early 2000s. Site retains none of its original playground equipment and has lost all integrity due to the changes.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & develop
2. Landscape architecture
3. Entertainment/recreation
4. _____
5. _____
6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location — Maintaining organization ATKINS Global
Document description _____ — File or accession #'s _____

2) Document type _____ — Maintaining organization _____
Document description _____ — File or accession #'s _____

RECORDER INFORMATION

Recorder Name Shannon Bruffett, Ph.D. Affiliation ATKINS Global

Recorder Contact Information 4030 W Boy Scout Blvd Ste 700 Tampa, FL 33607/(813) 281-7317/shannon.bruffet
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**

❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.

❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Figure 1: Town of Bay Harbor Islands Tot Lot, 9600 W Broadview Drive, facing northwest.



Figure 2: Town of Bay Harbor Islands Tot Lot, 9600 W Broadview Drive, facing west.



Figure 3: Plaque dedicating "this park for children" in honor of Bay Harbor Islands Vice-mayor Louis Haas, M.D. at the front of Town of Bay Harbor Islands Tot Lot, 9600 W Broadview Drive.



Figure 4: Water fountain for children at the Town of Bay Harbor Islands Tot Lot, 9600 W Broadview Drive, with modern playground equipment in the background.

The Town of Bay Harbor Islands Playground, 9600 West Broadview Drive, was established by the Town as part of its "long-range programs for playgrounds and recreational areas" for the community in 1954 (Playground Sites Chosen 1954). It is a roughly 300x175 parcel that contains play equipment and covered shelters. The park was remodeled in the early 2000s and, other than a dedication marker, does not retain the original layout of the original park nor any historic features. Therefore, the park is not eligible for listing in the NRPHP either individually or as a contributing resource to a district.

References

Bay Harbor Islands Permit Search. 2023. https://www3.citizenserve.com/Portal/PortalController?Action=showSearchPage&ctzPagePrefix=Portal_&type=Permit (accessed October 12, 2023).

GAI Consultants, Inc. *Historical Structure Survey Town of Bay Harbor Islands, Miami-Dade County, Florida.* Orlando, FL: GAI Consultants, Inc., 2006.

Miami Daily News. "Playground Sites Chosen." April 27, 1954: 10B.

Appendix D: Cultural Resource Identification and Methodology Coordination Meeting Minutes

Minutes

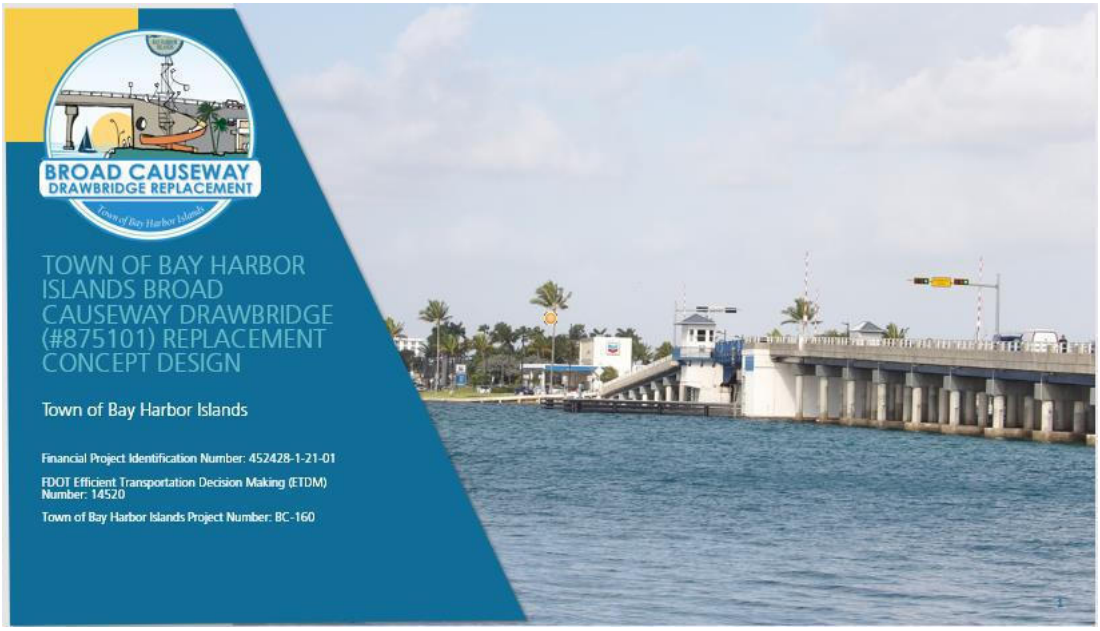
Project:	Broad Causeway Bridge Replacement PD&E Study		
Subject:	Cultural Resource Identification and Methodology Coordination Meeting		
Meeting place:	Teams Meeting		
Date and time:	June 19, 2023 | 10:00 a.m.		
Attendees:	Marsha Welch Kelly Chase Tory Vogt Rob McMullen Wendy Lasher Jo-Anne Peck Jonathan Brown Nicole DeFrancisco Amy Streelman Max Imberman	Representing:	SHPO SHPO FDOT FDOT Atkins Atkins Atkins Atkins Janus Research Janus Research

MINUTES:

1. Introductions: Attendees listed above.
    a. The PD&E study is being funded by the Town of Bay Harbor Islands (Town), but Federal funding will be sought for future phases. Therefore, based on Memorandum of Agreement between FHWA and FDOT, the FDOT Office of Environmental Management is the Lead Federal Agency for the project. The FDOT PM is Rob McMullen.
    b. The Town's PM is Rodney Carrero-Santana. Atkins is the Town's consultant for the project and the PM is David Konz. Wendy Lasher is the Assistant PM and NEPA Lead.
    c. The FDOT took representatives from the SHPO to the project location during a field review held in May 2023.
2. Project Overview: See PowerPoint below which was presented by Atkins.
    a. Atkins stated that the Town is evaluating a No-Build (Repair), Mid-level Movable, and High-level Fixed Alternatives. The proposed alignment is on the south side of the existing bridge and will stay within FDOT right-of-way.
    b. Previously recorded resources include: NRHP-eligible Broad Causeway Bridge (DA10123), NRHP-eligible Chevron Station/1501 Broad Causeway (DA10436), Bay Harbor Islands Historic District (DA10515), and Keystone Islands Historic District (DA 11549).
    c. Unrecorded resources include archeological resources, FDOT Bridge No. 877301, and historic-aged parcels/structures and golf course on the private island to the south (Indian Creek Community). Atkins will coordinate with the Town to get access to this island as part of the cultural resource assessment.

d. The Cultural Resources Research Design and Survey Methodology recommended that no underwater survey be completed for the project. The SHPO agreed with this recommendation since the Intracoastal Waterway is dredged often which would destroy any underwater resources present.
e. The project will not demolish or alter the Chevron station which the SHPO was happy about. There is the potential for visual/aesthetic impacts if a new bridge is constructed. It was noted that there will be openings under the bridge, touchdowns, and pedestrian facilities so that the gas station is not surrounded by walls. A rendering used for the proposal was displayed to give an idea of what it could look like at the gas station. New renderings are currently being created for the upcoming Alternatives Workshop and will be provided to the public and in future project reports.
f. The SHPO agreed with the methodology presented and Atkins will start their field reviews as soon as possible.
g. An Alternatives Workshop is scheduled for late September, a Public Hearing next summer, and LDCA for April 2025.

Minutes were provided to all attendees for review. Please provide comments for revision ***no later than 6/30/23 at 5:00pm EST***, otherwise the minutes are assumed to be accepted and final.



Project Location Map



Project Information

- Limits: Broad Causeway Island to East of West Broadview Drive
- Length: 0.782 mile
- Connects the Town of Bay Harbor Islands with the City of North Miami
- Bridge crosses Atlantic Intracoastal Waterway – navigable waterway
- Bascule is required by the USCG to open at :15 and :45 minutes of each hour to allow boat traffic
- Town of Bay Harbor Islands and Causeway Island are man-made spoil islands



Source: Town of Bay Harbor Islands – Close-Up Productions, Inc.

2

Project Location Map



Project Information

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- Length: 0.782 mile
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- Bridge crosses Atlantic Intracoastal Waterway – navigable waterway
- Bascule is required by the USCG to open at :15 and :45 minutes of each hour to allow boat traffic
- Town of Bay Harbor Islands and Causeway Island are man-made spoil islands

Included in the Town Charter by the 1953 Senate Bill No. 865, the State of Florida surrendered and granted to the Town of Bay Harbor Islands any claim or control over all tidewaters and other lands, and all bayous and bay bottoms, beaches, waters, waterways and water bottoms, and all riparian rights within and adjacent to the Town limits for municipal purposes only, a strip of 300 feet wide from Kane Concourse, westwardly across Biscayne Bay to approximately 123rd Street in the City of North Miami.

Purpose & Need – Bridge Deficiencies

1951 construction – 71 years old
Length 1,630 feet
Moveable-bascule bridge
Ongoing extensive repair projects

★★☆☆☆ Bridge Condition





Sufficiency Rating	Bridge Rating	Bridge Railings & Guardrail Ends	Maintenance Issues	Power Generation
46.3 / 100 Functionally Obsolete	Intolerable: Deck Geometry Fair: Condition, Deck, & Superstructure Good: Substructure	Does Not Meet Acceptable Standards	Increasing Costs to Operate Bridge	Undersized Emergency Power Generator

3

Purpose & Need – Bridge Deficiencies & Safety

Existing Sidewalks
- No passing spaces
- Does not meet ADA width
- No guardrails dividing sidewalk from roadway

Bicycles
- Share outside traffic lane

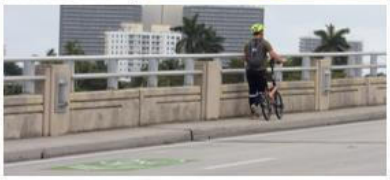














All Pictures Taken February 2022

4

Purpose & Need – Bridge Deficiencies & Safety

Bridge Deficiencies

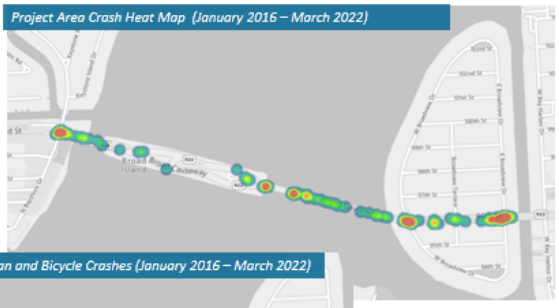
Safety

- Pedestrian and Bicyclists
- 17% of crashes – vehicle to bicycle interactions
- Average vehicle to bicycle interactions in M-D County for same type facility - 1.2%

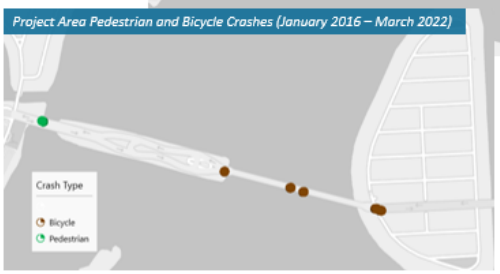
Emergency Evacuation



Project Area Crash Heat Map (January 2016 – March 2022)



Project Area Pedestrian and Bicycle Crashes (January 2016 – March 2022)



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Purpose & Need – Transportation Demand

High Traffic Volumes

Traffic Congestion

- Peak Hour
- Bascule opens at :15 and :45 minutes of each hour
- 4-minute bridge cycle
- 12-minute traffic flush





6

Broad Causeway Bridge Improvement Alternatives

Alternatives Have Not Been Determined

No Build (Repair) Alternative

- Continuing the maintenance and repairs on the existing 71-year-old Broad Causeway Bridge

Mid-Level Moveable Bridge Alternative

- Replace with a new drawbridge with a minimum vertical navigation clearance of 40 ft. above the MHW level at the fenders, when the Bascule levees are lowered. The USGS will set the established vertical guide clearance.

High-Level Fixed Bridge Alternative

- Replace with a fixed-span bridge with a vertical navigational clearance 65 ft. above the existing Intracoastal Waterway navigation channel.



Cultural – Section 4(f) & Historic Resources

Broad Causeway Bridge (DA10123)

- Determined NRHP eligible
- Built in 1951

Chevron/1501 Broad Causeway (DA10436)

- Determined NRHP eligible

Bay Harbor Islands Historic District (DA10515)

Keystone Islands Historic District (DA11549)











8

Proposed Area of Potential Effects (APE)

- APE established based on the potential visual impacts of the highest bridge height proposed (65')
- Computer modeling used to determine APE
- Archaeological APE equal to project limits



Archaeology

- Based on the archaeological site location predictive model, the project's APE has a very low potential for archaeological site occurrence.
- The remainder of the project corridor is a part of the Intracoastal Waterway, which the USACE regularly dredges it as part of their USACE regular waterway maintenance. As such, the underwater soil stratigraphy of the waterway is highly disturbed and unlikely to contain bonded archaeological material.
- No submerged historic resources located and identified in the vicinity of the Broad Causeway Bridge.
- No underwater archaeological surveys proposed.



Previously Recorded Resources

- Bay Harbor Island Historic District (DA10515) - Not Evaluated
- Broad Causeway Bridge (DA10123)/FDOT Bridge No. 875101 -Determined Eligible for the NRHP (2018)
- 1501 Broad Causeway (DA10436) – Structure Determined Eligible for the NRHP (2018)
- Keystone Island Historic District (DA11549)- Not Evaluated

Unrecorded Resources Identified

- FDOT Bridge No. 877301 (ca 1970)
- Historic Age Parcels/Structures - approximately 20 in APE built 1975 or before
- Archaeological Resources



NRHP Eligible Identified

Broad Causeway Bridge (DA10123)/FDOT Bridge No. 875101 -Determined Eligible for the NRHP (2018)







NRHP Eligible Identified

1501 Broad Causeway (DA10436) – Structure Determined Eligible for the NRHP (2018)





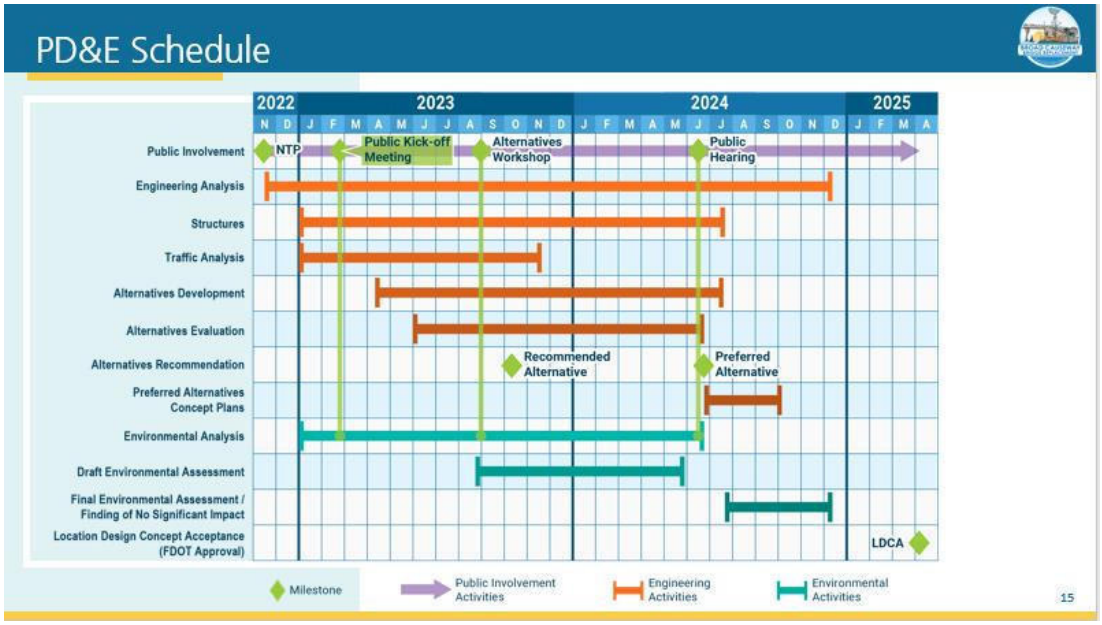
Potential Historic Districts

- Bay Harbor Island Historic District (DA10515) - Not Evaluated
- Keystone Island Historic District (DA11549)- Not Evaluated
- Indian Creek Neighborhood – Nothing Recorded

Individual Properties

- Indian Creek Golf Course
- ???




PD&E Schedule
2022
2023
2024
2025
N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A
Public Involvement
NTP
Public Kick-off Meeting
Alternatives Workshop
Public Hearing
Engineering Analysis
Structures
Traffic Analysis
Alternatives Development
Alternatives Evaluation
Alternatives Recommendation
Recommended Alternative
Preferred Alternative
Preferred Alternatives Concept Plans
Environmental Analysis
Draft Environmental Assessment
Final Environmental Assessment / Finding of No Significant Impact
Location Design Concept Acceptance (FDOT Approval)
LDCA
Milestone
Public Involvement Activities
Engineering Activities
Environmental Activities
15


Rodney Carrero-Santana, PE, LEED AP, CFM
Town of Bay Harbor Islands
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ATKINS
Broad Causeway Bridge PM
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david.konz@atkinsglobal.com
Wendy Lasher, AICP
ATKINS
Broad Causeway Bridge Assistant PM and FDOT POC
(813) 281-8309
wendy.lasher@atkinsglobal.com
18

Appendix E: Miami-Dade County Office of Historic Preservation Transmittal Letter and Response

Town Council

ElizabethTricoche
Mayor

Joshua D. Fuller
Vice Mayor

Stephanie Bruder
Council Member

Molly Diallo
Council Member

Teri D'Amico
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Town Manager

Yvonne Hamilton
Town Clerk

Greenspoon Marder LLP
Town Attorneys
By: Joseph Geller, Esq.

From: Town of Bay Harbor Islands

RE: Broad Causeway Bridge PD&E Study

To: Miami-Dade County Office of Historic Preservation
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, FL 33128

Attached is a Cultural Resource Assessment Survey (CRAS) for the Broad Causeway Bridge Replacement Project Development and Environment (PD&E) Study, Financial Project Identification (FPID) No. 452428-1-21-01, prepared for the Town of Bay Harbor Islands and FDOT District 6. This locally funded project spans the Broad Causeway Bridge (FDOT Bridge No. 875101) that crosses the Intracoastal Waterway and connects the City of North Miami with the Town of Bay Harbor Islands within Section 27 of Township 52 South, Range 42 East in Miami-Dade County, Florida. The project will require state and federal permits.

Proposed improvements for this project include the replacement of the current Broad Causeway Bridge. The PD&E Study evaluates the potential effects of bridge replacement alternatives that will utilize a new alignment adjacent to the existing bridge. The height and width of the bridge will be increased to meet current design standards and United States Coast Guard (USCG) requirements, which have the potential to change the visual setting of the area. Future bridge concepts will incorporate dedicated bicycle lanes and sidewalks as well as guardrails to comply with the Americans with Disabilities Act of 1990 (ADA) and increase safety for pedestrians and bicyclists.

The Town of Bay Harbor Islands asks for your review and comments, if any, on the attached CRAS to ensure that it is complete and accurate regarding historic resources within the project area of potential effect. Responses would be appreciated within 30 days of this notification.

Sincerely,

Rodney Carrero-Santana, PE, CFM, LEED AP
Project Manager, Town of Bay Harbor Islands
Office (305) 866-6241
Email: rcarrerosantana@bayharborislands-fl.gov

Peck, Jo-Anne

From: Cody, Sarah (RER) <Sarah.Cody@miamidade.gov>
Sent: Thursday, January 11, 2024 1:50 PM
To: Peck, Jo-Anne; Historic Preservation (RER)
Cc: Lasher, Wendy G; rcarrerosantana@bayharborislands-fl.gov; Ransom, Jeff (RER)
Subject: RE: Broad Causeway Bridge Replacement PD&E Study

Hi Jo-Anne,
Thanks very much for providing the study. We have reviewed and we do not have any comments or concerns about the APE or viewshed. Our office has not undertaken our own survey work in that particular area of Bay Harbor Islands, so we are not aware of any resources in addition to those that you've identified in the study.

Please let me know if you have any questions.

Thanks,
Sarah Cody | Historic Preservation Chief
Office of Historic Preservation | Miami-Dade County
(305) 375-4438 (office)
(786) 637-0748 (cell)

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From: Peck, Jo-Anne <FiletransferNA@atkinsglobal.com>
Sent: Wednesday, December 20, 2023 4:54 PM
To: Historic Preservation (RER) <historicpreservation@miamidade.gov>
Cc: Wendy.Lasher@atkinsrealis.com; rcarrerosantana@bayharborislands-fl.gov
Subject: Broad Causeway Bridge Replacement PD&E Study

EMAIL RECEIVED FROM EXTERNAL SOURCE

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The Town of Bay Harbor Islands asks for your review and comments, if any, on the attached CRAS to ensure that it is complete and accurate regarding historic resources within the project area of potential effect. Responses would be appreciated within 30 days of this notification.

- Jo-Anne Peck

Florida Cultural Resources Team Lead

AtkinsRéalis

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Filename	Size
Broad Causeway Bridge CRAS 12_20_23.pdf	88 MB
BCB CRAS Transmittal to County Preservation - Exect 121523.pdf	238 KB

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