STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

TECHNICAL REPORT COVERSHEET

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ENVIRONMENTAL
MANAGEMENT
06/17

Cultural Resource Assessment Survey

Florida Department of Transportation

District Six

ATLANTIC ISLE BRIDGE (FDOT Bridge No. 874218)

Limits of Project: Atlantic Avenue, Sunny Isles Beach

Miami-Dade County, Florida

Financial Management Number: 430029-2-21-01

ETDM Number: January 14, 2022

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated December 14, 2016 and executed by FHWA and FDOT.

EXECUTIVE SUMMARY

In 2020, the Florida Department of Transportation (FDOT), District 6 conducted a Cultural Resource Assessment Survey (CRAS) for the Atlantic Isle at West Bridge (FDOT Bridge No. 874218) Project Development and Environment (PD&E) Study in the city of Sunny Isles Beach, Miami-Dade County, Florida (Financial Project ID [FPID] No. 430029-2-21-01). The purpose of this CRAS was to locate and evaluate archaeological and historic resources within the area of potential effect (APE) and to assess their eligibility for inclusion in the National Register of Historic Places (National Register) according to the criteria set forth in 36 CFR Section 60.4. The current survey is being conducted for the PD&E Study to address a permanent solution for the Atlantic Isle Bridge (FDOT Bridge No. 874218), also known as the Atlantic Island Bridge (Florida Master Site File [FMSF] No. 8DA6433).

This assessment complies with Section 106 of the National Historic Preservation Act (NHPA) of 1966 (Public Law 89-665, as amended), as implemented by 36 CFR 800 -- Protection of Historic Properties (incorporating amendments effective August 5, 2004); Stipulation VII of the Programmatic Agreement among the Federal Highway Administration (FHWA), the Advisory Council on Historic Preservation (ACHP), the Florida Division of Historical Resources (FDHR), the State Historic Preservation Officer (SHPO), and the FDOT Regarding Implementation of the Federal-Aid Highway Program in Florida (Section 106 Programmatic Agreement, effective March 2016, amended June 7, 2017); Section 102 of the National Environmental Policy Act (NEPA) of 1969, as amended (42 USC 4321 et seq.), as implemented by the regulations of the Council on Environmental Quality (CEQ) (40 CFR Parts 1500–1508); Section 4(f) of the Department of Transportation Act of 1966, as amended (49 USC 303 and 23 USC 138); the revised Chapter 267, Florida Statutes (F.S.); and the standards embodied in the Florida Division of Historical Resources' (FDHR) Cultural Resource Management Standards and Operational Manual (February 2003), and Chapter 1A-46 (Archaeological and Historical Report Standards and Guidelines), Florida Administrative Code. In addition, this report was prepared in conformity with standards set forth in Part 2, Chapter 8 (Archaeological and Historical Resources) of the FDOT Project Development and Environment Manual. 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.

No previously recorded archaeological sites were located within the APE, nor within a one-mile buffer encompassing the APE. Subsurface testing within the corridor was not possible or necessary within the APE due to the artificial nature of the island landform and the ubiquity of paved roadway, buried utilities, and hardscaping. The desktop analysis and pedestrian survey determined that the archaeological APE exhibits a low potential for containing intact archaeological sites. No Miami-Dade County-designated archaeological sites or zones are located within the APE.

The historic resources survey resulted in the identification of 12 historic resources within the historic resources APE, one of which was previously recorded. The previously recorded Atlantic Island Bridge (8DA6433) was documented in 2016 and determined eligible for listing in the National Register by the SHPO on August 23, 2016 under Criteria A and C in the areas of Community Planning and Development and Architecture for its association with the development of the Atlantic Island subdivision and Sunny Isles Beach, as well as its unique design. No changes to the bridge were observed since it was last recorded and the FMSF form was not updated during the current survey. The FMSF form for the Atlantic Island Bridge, as well as the concurrence letter from the SHPO regarding its National Register-eligibility are included in Appendix A.

The 11 newly recorded historic resources include eight historic buildings (8DA15822-8DA15823, 8DA19157-8DA19162), two historic designed landscape features (8DA15824-8DA15825), and one historic designed landscape (8DA19241). The Atlantic Island Resource Group (8DA19241), a designed landscape, is considered eligible for listing in the National Register under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture. The two landscape features, the Lake of the Isles

(8DA15824) and Atlantic Island Park (8DA15825), are considered a contributing part of the resource group, along with the previously recorded National Register-eligible Atlantic Island Bridge (8DA6433).

The eight newly recorded historic buildings (8DA15822-8DA15823, 8DA19157-8DA19162) exhibit common architectural styles and design types found in South Florida. Many of the structures feature alterations or modifications which diminish their historic physical integrity including replaced windows, doors, or exterior material, the addition of non-historic exterior ornament, or additions to the historic structure. Research conducted during this study did not identify known associations with significant people or historical events.

Analysis of aerial photographs revealed that the area surrounding the project APE was not largely developed until the 1960s, with more than half of the lots in the subdivision containing the APE remaining undeveloped by 1968. While every lot within the subdivision is now developed, this construction mainly occurred after the early 1970s. Furthermore, a later wave of development in the 1990s and 2000s resulted in several adjacent historic parcels with large additions which have altered the appearance of any historic buildings or contain modern buildings constructed as infill. Based on field observations, it does not appear that there are any potential residential historic districts that may contain any of the buildings within the APE at this time. Therefore, these eight newly recorded historic resources are considered ineligible for listing in the National Register, either individually or as part of a historic district.

FMSF forms were completed for the newly recorded historic resources identified within the historic resources APE and are included in Appendix B.

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1.0 INTRODUCTION

In 2020, the FDOT, District 6 conducted a CRAS for the Atlantic Isle at West Bridge (FDOT Bridge No. 874218) PD&E Study in the city of Sunny Isles Beach, Miami-Dade County, Florida (FPID No. 430029-2-21-01). The purpose of this CRAS was to locate and evaluate archaeological and historic resources within the APE and to assess their eligibility for inclusion in the National Register according to the criteria set forth in 36 CFR Section 60.4. The current survey is being conducted for the PD&E Study to address a permanent solution for the Atlantic Isle Bridge (FDOT Bridge No. 874218), also known as the Atlantic Island Bridge (FMSF No. 8DA6433).

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Principal Investigators meet the Secretary of the Interior's Professional Qualification Standards (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture.

2.0 PROJECT DESCRIPTION

The FDOT is conducting a PD&E Study (FPID No. 430029-2-21-01) for the Atlantic Isle Bridge (FDOT Bridge No. 874218). The Atlantic Isle Bridge is a historic bridge located within the City of Sunny Isles Beach in Miami-Dade County, Florida, which has been recorded in the FMSF as the Atlantic Island Bridge (8DA6433). **Figure 2-1** presents the Project Location Map. The bridge was designated as a historic site on January 19, 1984, by the Dade County Preservation Board and re-designated by the City of Sunny Isles Beach on July 14, 2005. The bridge was determined eligible for listing in the National Register by the SHPO in 2013. The bridge was most recently determined National Register-eligible by the SHPO in 2016.

Because of the bridge's age and exposure to the harsh marine environment, it has structural deficiencies. The bridge is also functionally obsolete and has substandard traffic barriers and roadway geometry. The purpose of this PD&E Study is to evaluate bridge alternatives that address the Atlantic Isle Bridge's structural and functional deficiencies.

Figure 2-1 Project Location Map

2.1 PROJECT BACKGROUND

The Atlantic Isle Bridge was constructed circa 1925 as a low-level, closed, segmental, spandrel, filled, cast-in-place (CIP) reinforced concrete arch. The facade of the arch is covered with a coquina or oolitic limestone (coral rock) rubble. The oolitic limestone was quarried in southern Miami-Dade contributing to the bridge's significance. The soffit of the arch is covered with a stucco finish. The concrete arch spandrel walls rise above the roadway to provide the parapets, which also serve as traffic barriers. The interior face of the parapets and the arch soffit is covered with an irregular stucco finish.

Three bridges on Atlantic Island were noted to be the only structures with this limestone and stucco treatment and low arch deck style during their documentation as part of the Florida Highway Historic Bridges Survey (Irwin et al. 2003). Two of these bridges were located at the entrance of Atlantic Island and were reconstructed in 1993 (FDOT Bridge Nos. 874210 and 874219) and incorporate some of the historic material such as oolitic limestone exterior surfacing from the original structures. The Atlantic Isle Bridge is, therefore, a rare example of an existing bridge with this surface treatment.

The previously recorded Atlantic Island Bridge (8DA6433) was documented in 2016 and determined eligible for listing in the National Register by the SHPO on August 23, 2016 under Criteria A and C in the areas of Community Planning and Development and Architecture for its association with the development of the Atlantic Island subdivision and Sunny Isles Beach, as well as its unique design. The current CRAS document features a larger APE that includes 11 additional historic resources, based on the alternatives developed in the FDOT's study. FDOT conducted a feasibility study to identify bridge rehabilitation alternatives to better serve the needs of the community and to preserve the service life of Atlantic Isle Bridge. The results of the feasibility study are documented in the *Atlantic Isle Lagoon Bridge Proof of Concept Report* finalized in September 2016 (FDOT 2016a).

The *Proof of Concept Report* evaluated several alternatives to rehabilitate the bridge, which included reusing the existing concrete arch, replacing the existing arch with a new CIP reinforced concrete arch, reconstructing the existing bridge with a new precast concrete structure, and preserving the existing bridge with minor repairs but without any bridge rehabilitation. FDOT prepared rehabilitation design plans based on the preferred alternative to reuse the existing concrete arch. The location of foundations was coordinated with the FDOT District 6 geotechnical and maintenance staff. Results from borings and excavations were not conclusive at the bridge approaches, and excavation of both approaches were required to complete the rehabilitation design plans. Because excavation of the bridge approaches could have an adverse effect on the bridge, FDOT discontinued the bridge rehabilitation design until further study of a range of alternatives could be analyzed for environmental effects. Subsequently, FDOT initiated this PD&E Study in September 2020 to fully evaluate impacts of all potential alternatives. Prior to the initiation of this PD&E Study, an Efficient Transportation Decision Making (ETDM) Programming Screen was completed in February 2020.

The project study area (**Figure 2-2**) includes Atlantic Avenue and Atlantic Isle between the western and eastern intersections of the two roadways. The Atlantic Isle Bridge is a one-way, low-level fixed bridge located along Atlantic Avenue on Atlantic Island just west of State Road (SR) A1A (Collins Avenue) and on the north side of the Atlantic Isle Lagoon. Atlantic Avenue is approximately 0.25 miles in length and is a one-way eastbound, undivided roadway that serves residential traffic and service vehicles. Atlantic Isle is a two-way, east-west residential roadway that intersects with Atlantic Avenue and is located on the south side of the Atlantic Isle Lagoon. There are approximately 14 residential properties along Atlantic Avenue that require use of the bridge to access their properties on the one-way roadway. The functional classification for both facilities is local road. The roadways on Atlantic Island are owned and operated by the City of Sunny Isles Beach, however FDOT maintains the island bridges including the Atlantic Isle Bridge.

The Atlantic Isle Bridge spans approximately 60 feet over a narrow channel between the Lake of the Isles (Atlantic Isle Lagoon) and Biscayne Bay. The west and east bridge approaches are approximately 16 feet wide. The bridge typical section is approximately 20 feet wide with one 10-foot-wide travel lane in the center, and includes a planter easement, curbs, and barrier walls on both sides. Bicyclists and pedestrians must share the 10-foot-wide travel lane to cross the bridge as no sidewalks are provided on the existing facility. The latest bridge inspection report dated September 30, 2020, indicates that this one-way bridge is

functionally obsolete, with a sufficiency rating of 40.9 and a health Index of 76.93. Because of the continued deterioration of the bridge, it has a posted weight restriction for single unit (SU) and combination (C) trucks at 12 tons and 21 tons, respectively.

The bridge is open to vehicular traffic that meets posted weight restrictions and is used for access to the residential properties on Atlantic Avenue. The Atlantic Avenue roadway typical section east and west of the bridge consists of 16 feet of pavement utilized by one-way traffic with curb and gutter on the outside. The posted speed limit along Atlantic Isle and Atlantic Avenue is 20 miles per hour.

A detailed engineering discussion, including alternatives analysis is included in the Preliminary Engineering Report, prepared under separate cover.

Figure 2-2 Project Study Area

3.0 AREA OF POTENTIAL EFFECT

In order to comply with federal and state regulations, a CRAS is conducted to identify all historic and archaeological resources that may be affected by the project improvements. An APE must be established in order to determine the physical area in which cultural resources will be identified. For this CRAS, the APE was determined by considering the type of improvements being proposed for each alternative and the potential effects these improvements could have on cultural resources. The APE determination also considered the character of the project corridor.

The archaeological APE focuses upon identifying and evaluating resources within the geographic limits of the proposed action and its associated ground disturbing activities. Therefore, the archaeological APE was confined to the footprint of subsurface construction activity within the existing ROW.

Due to the residential nature of the project area and the proposed alternatives, the current APE for historic resources includes parcels adjacent to the edge of the proposed project improvements for each alternative. **Figure 3-1** shows the historic resources APE for this project on an aerial map.

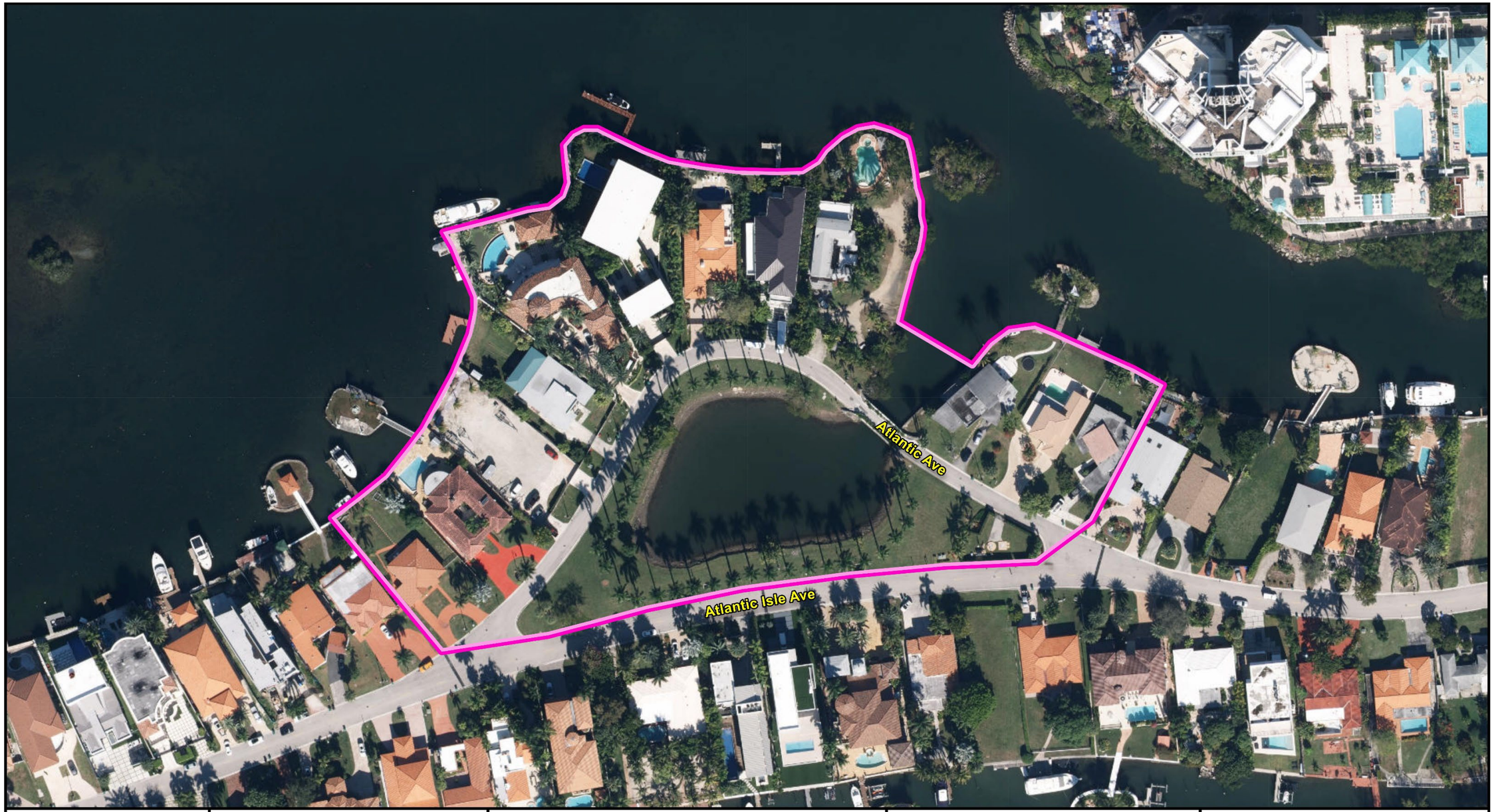


Figure 3-1: Historic Resources APE	*Cultural Resource Assessment Survey for the Atlantic Isle at West Bridge #874218 Project Development and Environment (PD&E) Study (FPID No. 430029-2-21-01)*	Historic Resources APE	**Note:** The archaeological APE is limited to the footprint of subsurface construction activity within existing ROW.	**Miami-Dade County** N 0 100 200 Feet

4.0 ENVIRONMENTAL SETTING

Environmental and ecological factors through time are used to reconstruct past conditions that influence early human occupation of the project area.

4.1 PALEO-ENVIRONMENT AND MACRO-VEGETATIONAL CHANGE

Since the termination of the Pleistocene Epoch at the end of the Wisconsin glaciation, roughly 11,550 BC, Florida has undergone significant climatic and environmental change. Notable changes in climate and subsequently in flora and fauna required human groups to adapt to their surroundings. These adaptations resulted in cultural changes in their hunting/foraging strategies and seasonal migration patterns. Within the archaeological record, these changes can be observed by differences in settlement patterns, midden composition, refuse disposal patterns, and the kinds of stone tools or pottery made.

Paleobotanical evidence suggests that between 31,050 and 11,550 BC, Florida was dry, windy, and cool (Whitehead 1973). By the early Holocene, roughly 11,550 BC, the climate in west-central Florida had warmed, and it is likely that precipitation increased; as a result, the shallow, perched lake levels rose. At about 3,050 BC, sea levels had risen to within a few meters of their current levels (Griffin 1988). Increased rainfall resulted in the formation of Lake Okeechobee, the Everglades, and other modern ecosystems (Watts and Stuiver 1980; Brooks 1984:38; Gleason et al. 1984:311). The relative sea level stability combined with freshwater discharge allowed for the development of coastal estuaries (Widmer 1988). Around 750 BC, the rising sea level had slowed to the point that some modern beach ridges in southern Florida, like Cape Sable, began to form. Increased precipitation in the interior made cypress common in many areas, including the Big Cypress Swamp, and made droughts in the Everglades less common (Griffin 1988). The southern rim of Lake Okeechobee reached its maximum height about this time (Brooks 1984:38). Vegetation reached its present distributional patterning and estuaries were fully formed and supplied by enough freshwater drainage to become highly productive (Widmer 1988; Griffin 1988).

The climatic fluctuations that have occurred over the past 13,000 years have affected the way human groups were able to exploit resources. The Paleoindian and Early Archaic inhabitants would have found the area drier and access to water restricted, possibly only seasonally available at perched water ponds, or in solution lakes (sinkholes). The Florida peninsula was wider as sea level was as much as 49 m (160 ft.) lower than present level (Milanich 1994:38). The continental shelf was exposed in what is now the Gulf of Mexico. Mixed forests of oak and pine probably dominated the lower, riparian areas and the higher, arid locations were covered with rosemary scrub and grass species.

By Late Archaic times, the environment of the region approached present conditions. With the incipient development of the Everglades, Lake Okeechobee, Lake Kissimmee, swamps, wetlands, and other drainages, water was no longer the limiting factor to site and resource location. The choice of site location was probably more a matter of finding a reasonably dry spot rather than a nearby water supply (Almy 1976, 1978; Grange et al. 1979). Sea levels were still fluctuating but were within one meter of current levels (Mörner 1969; Widmer 1988). Woodland Period culture groups exploited microhabitats that existed until modern logging, ranching, and land drainage practices were instituted.

4.2 REGIONAL ENVIRONMENT

Most of the project corridor is located within the Atlantic Coastal Ridge physiographic region. Within Miami-Dade County, the Atlantic Coastal Ridge is known as the Miami Ridge. The Ridge consists of a narrow, gently sloping limestone ridge that extends from Hollywood south to Homestead. A wave-cut cliff, known as the Silver Bluff Scarp, is located along the southeastern edge of the ridge. Features associated with the Miami Ridge include the Atlantic Ocean to the east, the Everglades to the west, and the Southern Slope to the south. A portion of the southern slope extends northeastward along the western shore of Biscayne Bay, terminating across from Key Biscayne. Elevation along the Atlantic Coastal Ridge averages approximately

10 to 15 feet (ft.) (3 to 4.5 meters [m]). The project corridor in this area has an elevation of approximately 10 feet above sea level.

Limestone and dolostone compose the sedimentary bedrock underlying Miami-Dade County. The uppermost rock formation is an oolitic limestone that is generally less than 40 feet thick (Puri and Vernon 1964). It characteristically contains large quantities of ooliths, which are small, spherical particles formed when calcite or aragonite was deposited in concentric layers around a nucleus of some type (USDA 1996:3–4). Outcrops of silicified limestone, or chert, which was often sought out by precontact peoples as raw material sources for the manufacture of stone tools do not occur in this area (Lane et al. 1980). The closest known outcrops lie to the west along the Peace River in the central part of the state (Scott 1978; Upchurch et al. 1982). Shell was the material of choice for the manufacture of precontact tools, and large univalve and bivalve shells occur in abundance along nearby Biscayne Bay.

Water resources consist of both ground and surface water. The surficial aquifer, known as the Biscayne Aquifer, consists of sediments from the Anastasia formation, Miami and Key Largo limestone, and the Fort Thompson formation (Scott 1992:53). The surficial aquifer is recharged through local rainfall. Because of low hydraulic gradients, movement of water within this zone is very slow. Water is discharged from the aquifer through lateral seepage into streams or lakes, or through evapotranspiration. Drainage ditches have allowed for more rapid drainage of inland areas. The ground water aquifer in southern Florida, known as the Floridan Aquifer, underlies the surficial Biscayne Aquifer. The Floridan Aquifer is presently non-potable due to saltwater intrusion caused by excessive pumping.

4.3 PHYSICAL ENVIRONMENT OF THE APE

Modern dredging, filling, and urban development have drastically changed the overall environment of the project area. The modified nature of the project area makes it difficult to determine the original soils, landform(s), and vegetation communities located in and around the survey area.

A review of the General Land Office (GLO) historic plat maps (Florida Department of Environmental Protection [FDEP] 1870) and surveyors' field notes (FDEP 1870) indicate that prior to development, the APE was within mangrove forest and/or tidal creek environment(s) situated between a wave-dominated barrier-island beach to the east and the mouth of Snake Creek, which drains the coastal mainland to the west. While hammocks, Native American village remnants, and "Indian Fields" are noted along the banks of Snake Creek, these features are situated approximately 1.25 miles west of the APE. No hammock vegetation is visible in the archaeological APE on the historic plat maps or described in the surveyors' notes. No military forts, roads, encampments, battlefields, or historical Native American villages or trails are noted within the APE.

Aerial photographs from 1947, and 1957 (FDOT Office of Surveying and Mapping 1996–2019, University of Florida, George A. Smathers Libraries 1999–2016) were reviewed to examine the recent history of land use and assess the nature of the environments encompassing and surrounding the APE. By 1947, Atlantic Island had been constructed from dredge spoil and fill in an area formerly supporting tidal mangrove forest. On the artificial island itself, parcels had been platted, property markers were apparent, and several homes had been constructed on the island. Development on Atlantic Island mirrored similar urban development encompassing Dumfounding Bay, Maule Lake, and Snake Creek. By 1957, the Atlantic Island's residential parcels were occupied by structures, and urban development of the back-bay to the north, south, and west had continued to intensify.

The Soil Survey of Miami-Dade County, Florida (United States Department of Agriculture [USDA] 2020) was reviewed to help determine the predevelopment environment, assess the level of modification, and identify natural features within the APE indicative of increased archaeological site potential. Atlantic Island was created from dredge spoil and fill during the early 20th century, and the APE is located within an area containing only Urban Land associated soils (**Table 4-1**).

Table 4-1 Characteristics of Detailed Soil Types within the Archaeological APE

Drainage Characteristics	Soil Type	Environmental Association
Various/ un-recorded	Urban Land (0 to 2% slopes)	Found in disturbed, altered, and/or artificial landforms associated with urban development.

Source: USDA 2020

The APE is located within the area of an artificial island that was subsequently altered by roadway construction and utilities instillations. The APE is made up largely of existing roadway, hardscape, landscaping, storm sewer, and other buried and overhead utilities. Due to the artificial nature of the island landform and subsequent alteration during roadway and residential development, the APE exhibits a low probability for containing intact archaeological resources.

5.0 PRECONTACT OVERVIEW

Native peoples have inhabited Florida for at least 14,000 years. The earliest cultural stages are pan-Florida in extent, while later cultures exhibited unique cultural traits. The following discussion of the precontact time period in the vicinity of the APE is included in order to provide a framework within which the local archaeological record can be understood.

5.1 PALEOINDIAN PERIOD (12,000–7500 BC)

The earliest inhabitants of Florida are known archaeologically as Paleoindians. The prevailing view of the Paleoindian culture, a view based on the uniformity of the known tool assemblage and the small size of most of the known sites, is that of a nomadic hunting and gathering existence, in which now-extinct Pleistocene megafauna were exploited. Settlement patterns were restricted by availability of fresh water and access to high-quality stone from which the specialized Paleoindian tool assemblages were made. Waller and Dunbar (1977) and Dunbar and Waller (1983), from their studies of the distribution of known Paleoindian sites and artifact occurrences, have shown that most sites of this time period are found near karst sinkholes or spring caverns.

The majority of Paleoindian sites in Florida consist of surface finds. The most widely recognized Paleoindian tool in Florida is the Suwannee point, typically found along the springs and rivers of northern Florida. Other points, including Simpson and Clovis points, are found in lesser numbers. Other Paleoindian stone tools tend to be unifacial and plano-convex, with steeply flaked, worked edges (Purdy and Beach 1980:114–118 and Purdy 1981), bifacial and “hump-backed” unifacial scrapers, blade tools, and retouched flakes, including spokeshaves (Purdy 1981; Daniel and Wisenbaker 1987:62–81, 86–87). Some tools are little more than flakes or blades that were struck from cores, used, and discarded (Milanich 1994:51).

By the end of the Paleoindian period, the climate had become warmer and wetter. It is possible that at this time the modern wetlands of southern Florida began to emerge. Sea levels began a fairly rapid rise, shrinking the available land mass through coastal inundation. These dramatic climate changes, and possible pressure from Paleoindian hunters, led to the extinction of the Pleistocene megafauna and other species.

5.2 ARCHAIC PERIOD (7500–500 BC)

During the Archaic period, climate and sea levels gradually stabilized and southern Florida began to take on its current appearance. The Archaic period is known for the adaptations made by Florida’s earliest inhabitants to the modernizing climate and landscape. At the beginning of the Archaic, lifeways in Florida were quite similar to those of the preceding Paleoindian period. However, by the end of the Archaic, Florida’s native people had developed more sedentary lifestyles, made many technological innovations, the most important of which was the invention of pottery, and began to differentiate themselves into distinct regional subcultures. Florida’s Archaic is divided into an Early, Middle, and Late sub-periods, each of which have recognized horizons that are limited to restricted geographic areas and/or times.

5.2.1 Early Archaic Period (7500–5000 BC)

By the beginning of the Early Archaic sub-period, the Pleistocene megafauna and other characteristic fauna had become extinct. The settlement patterns and tools of Early Archaic people in Florida were initially very similar to those of the preceding Paleoindian period. As the Early Archaic progressed, more wetland habitats within southern Florida began to emerge.

By the end of the Early Archaic, local environments were becoming more subtropical. Additionally, interior ponds had begun to form (Carr 2002:194–195; Wheeler 2004:7). Sea levels throughout the Early Archaic were also still lower than modern levels.

Most of what is known about Early Archaic subsistence comes from highly preserved materials recovered from the anaerobic muck of the Windover Pond site in Brevard County. The Windover analysis (Andrews et al. 2002) indicates that Early Archaic peoples utilized the fibers of sabal palm, saw palmetto, and other plants in the weaving of baskets and textiles. Windover also illustrates that at least some Early Archaic populations had developed an intensive exploitation strategy focused on inland aquatic resources supplemented by terrestrial game (Dickel and Doran 2002:54). Within southern Florida, sites dating to this time period are rare. The Cutler Fossil site (8DA2001) in the Deering Estate, Miami-Dade County, is one definite Early Archaic site (Carr 1986). Other possible Early Archaic sites in southern Florida include Sunset Lakes (8BD3176), Blue Cow (8BD2150) (Davis and Carr 1993), and Silver Lakes (8BD1873) (Carr et al. 1991).

5.2.2 Middle Archaic Period (5000–3000 BC)

During the Middle Archaic period, the environment of southern Florida approached that of modern times, becoming less arid and supportive of a broader range of animal and plant resources. Broad wetlands, lakes and rivers began to develop and sea levels began to stabilize (Dixon 1999; Littman 2000). The human populations began to develop distinct regional adaptations to the changing environmental conditions. For the first time, such distinct regional adaptations and cultures appeared across all of Florida, including the southern portion of the peninsula. Along the southwest coast, populations developed year-round adaptations to the developing estuaries, producing large shell middens and constructing shell mounds in the process. Within southern Florida, Middle Archaic populations began to adapt to the developing Everglades ecosystem as well as the more dispersed wetland resources to the north of what is now Lake Okeechobee. The unique adaptation to the interior marshlands of southern Florida that can be seen developing during the Middle Archaic has been labeled the Glades or Everglades Archaic (Pepe 2000:32; Pepe and Jester 1995:19; Wheeler 2004; Wheeler et al. 2002:143-144).

Large coastal shell middens dating to the Middle Archaic are known for the southwestern coast of Florida, providing ample evidence of fully developed estuaries there during these times (Russo 1991; Torrence 1996). Within the interior, peat formation became widespread toward the end of this period, eventually giving rise to the Everglades ecosystem. The Middle Archaic artifact assemblage is not well documented but includes Florida Archaic Stemmed (FAS) and related points. Thonotosassa points, related to FAS points but larger, thicker, and more crudely made, have also been found in southern Florida at sites dating to the Middle Archaic (David Dickel, personal communication with James Pepe 2007; Farr 2006:91). Within southern Florida, an example of this point was noted at Ryder Pond (8LL1850). Wooden artifacts known from the Middle Archaic include dugout canoes and a variety of wooden stakes and other tools recovered from wet sites. Although a variety of shell tool types are known from Middle Archaic sites, the main shell tool type known for southern Florida during this time is the Strombus celt (Wheeler 1994).

Several Middle Archaic sites have been identified on sandy ridges along the eastern edge of the Everglades. Sites such as Ranch Ridge (8BD1119) and Hiatus #2 (8BD3283) consist of scatters of lithic artifacts, including Middle Archaic point types and lithic debitage. Other probable Middle Archaic sites located in the Everglades, such as Bass Creek/Blockbuster #1 (8BD2878) and Cheetum (8DA1058), may represent early manifestations of the aforementioned Glades Archaic culture. All are, or were, hammock tree island sites surrounded by what would have been marshlands before modern drainage and other disturbances.

5.2.3 Late Archaic Period (3000–500 BC)

By the beginning of the Late Archaic, all of the modern physiographic regions and ecosystems of southern Florida were present in essentially their modern forms, including the entire Kissimmee-Lake Okeechobee-Everglades drainage system. Although the environment of southern Florida had achieved some sense of stability, the archaeological record of this period is much more dynamic. As a result, there is a great deal of variability between Late Archaic sites in southern Florida. Until recently, variations of Bullen's chronology for the Late Archaic Orange culture in northeastern Florida were generally used for the Late Archaic in southern Florida. Using this scheme, fiber-tempered pottery, the earliest pottery type known for all of North America, was considered to be a marker for the pottery of the Late Archaic. The generally accepted

chronological sequence for the Late Archaic was expressly unilineal, with plain (undecorated) fiber-tempered pottery, followed by decorated fiber-tempered pottery, replaced finally by plain pottery that was not tempered with fibers (Bullen 1954, 1955, 1972). It was also understood that sand was eventually added as a tempering agent to fiber-tempered pottery. Orange pottery tempered with both fiber and sand is sometimes referred to as "semi-fiber tempered." The application of this chronology to southern Florida seemed to indicate that most of the area, especially the Everglades, was sparsely settled during the Late Archaic due to the general absence of Orange pottery at sites (Griffin 2002:146-149; Widmer 1988:201-201).

Investigations have questioned the use of the "standard" fiber-tempered sequence for the Late Archaic in southern Florida and suggest that, at some sites or in some areas, the earliest pottery present may be Sand-tempered Plain or thick, chalky wares. Investigations of a Late Archaic period site in Jupiter, the Joseph Reed Shell Ring, resulted in a tentative new chronology for the Late Archaic in southeastern Florida (Russo and Heide 2002). The proposed Late Archaic I is marked by fiber-tempered and/or semi-fiber tempered plain pottery. During the next proposed period, Late Archaic II, only chalky ware pottery, possibly early St. Johns Plain, is predicted to occur. The Late Archaic III, is distinguished by the presence of plain sand-tempered pottery along with the chalky pottery. Pepe and Jester (1995:19) propose that there are two, distinct Archaic traditions in southeastern Florida. In this model, the fiber-tempered pottery tradition is largely a coastal phenomenon associated with shell mound building, while the aceramic Archaic or "Glades Archaic" is a more widespread tradition, perhaps giving rise to the distinctive regional culture of the Tequesta and their ancestors (see also Pepe 2000:29-32; Russo and Heide 2002:80; and Wheeler et al. 2002:143-144).

Many of the ubiquitous faunal bone middens located in the interior wetlands of southern Florida date to Late Archaic times, despite the fact that many of them lack pottery of any kind. These sites are notoriously difficult to date because, not only do they often lack chronologically diagnostic artifacts, but most of the faunal bone at the sites lacks collagen, the datable material in bone samples sent to radiocarbon labs. Nevertheless, many sites clearly have aceramic components that underlie pottery-bearing strata, logically indicating that these aceramic components most likely date at least as far back as the Late Archaic. Ongoing research by the National Park Service in the Big Cypress National Preserve and Everglades National Park has identified dense aceramic faunal bone middens yielding radiocarbon dates between 2850 and 1550 BC (Michael Russo, personal communication with James Pepe 2007; Schwadron 2006).

5.3 FORMATIVE PERIOD (500 BC – AD 1513)

The Formative Period represents a time when changes in pottery and technology occurred throughout Florida. The specific changes in pottery traditionally used by archaeologists to mark the beginning of this period include the replacement of fiber-tempered pottery with sand-tempered, limestone-tempered, and chalky-paste ceramics. Three different projectile point styles (basally notched, corner-notched, and stemmed) also occur in some areas in contexts contemporaneous with these new ceramic types. This profusion of ceramic and tool traditions suggests population movement and social interaction between culture areas. The earliest known major occupations of southern Florida date to this period (Bullen et al. 1968; Sears 1982). The regional diversity that marked this period has been primarily attributed to local adaptation to varied ecological conditions within the state. The ceramic tradition for southern Florida, characterized by sand tempered bowls with incurvate rims, is known as the Glades or Everglades cultural tradition.

The project area is located in the Glades (Milanich 1994:301). As defined by Milanich (1994:298), the Glades cultural region (**Figure 5-1**) includes all of south Florida "east and south of the Caloosahatchee and Okeechobee regions. It includes most of St. Lucie County, "the Everglades, a largely sawgrass marsh in Hendry, Palm Beach, Broward, Dade, and Monroe counties; the Big Cypress Swamp west of the Everglades in Collier County; and extensive saltwater marshes and mangrove forests ounce found along both coasts, now almost totally destroyed in Broward and Dade counties."

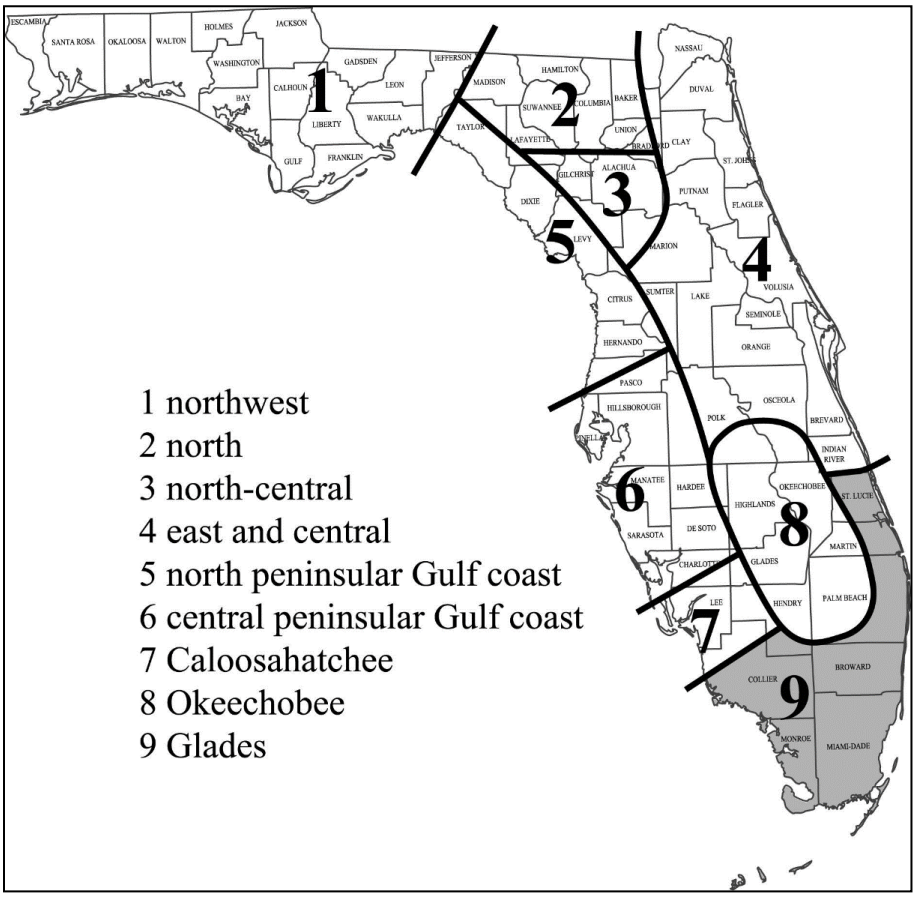


Figure 5-1 Glades Cultural Region

5.3.1 Glades Culture

Environmentally, the interior portions of the Everglades area are dominated by inundated or formerly inundated humic or peat soils which are drained by massive sheet-flow instead of river channeling. The Atlantic coast, which has developed from beach dune deposition, has a few rivers cutting through the Atlantic Coastal Ridge and a coast-parallel lagoon system.

John Goggin established a ceramic sequence for the Glades region on the basis of work he conducted from the 1930s to early 1950s (Goggin n.d.). Subsequent research has refined his basic chronological framework (Griffin 1988; Griffin et al. 1982). **Table 5-1** is based on Griffin's 1988 work and presents the most thorough chronological framework for southern Florida. Summaries of the ceramic markers associated with each period are provided, as well. It is important to note that the information provided in this table is most applicable to the heartland of the Glades archaeological area: the Big Cypress Swamp, Everglades, and coastal portions of southern Florida to the south of Lake Okeechobee.

Table 5-1 Glades Cultural Sequence

Period	Dates	Distinguishing Characteristics
Glades I early	500 BC–AD 500	First appearance of sand-tempered pottery; no decoration
Glades I late	AD 500–750	First appearance of decorated pottery: Fort Drum Incised, Fort Drum Punctated, Cane Patch Incised, Gordon's Pass Incised, Opa Locka Incised, Sanibel Incised; sand-tempered plain persists

Period	Dates	Distinguishing Characteristics
Glades IIa	AD 750–900	Appearance of Key Largo Incised and Miami Incised; sand-tempered plain and Opa Locka Incised persist; none of the earlier decorated types are present
Glades IIb	AD 900–1100	Sand-tempered plain and Key Largo Incised persist; Matecumbe Incised appears; none of the earlier decorated types are present; certain rim modifications (incised lip arcs and lip crimping and grooving) also appear for the first time
Glades IIc	AD 1100–1200	Almost no decorated ceramics; some grooved lips but no more lip arcs or crimped rims; Plantation Pinched appears
Glades IIIa	AD 1200–1400	Plantation Pinched is no longer present; Sand-tempered plain and grooved lips persist; appearance of Surfside Incised and St. Johns Check Stamped
Glades IIIb	AD 1400–1513	Glades Tooled, sand-tempered plain and St. Johns Check Stamped are present, Surfside Incised and grooved lips are not present
Glades IIIc	AD 1513–ca.1700	Same as previous period with the addition of historic artifacts

Source: Griffin 1988: 124–142

Glades period sites include those at Gordon's Pass (Goggin 1939), Goodland Point (Goggin 1950), Marco Island (Van Beck and Van Beck 1965), Useppa Island (Milanich et al. 1984), Horr's Island (McMichael 1982), Sanibel Island (Fradkin 1976), and the Turner River site (Sears 1956). An interesting feature of these large coastal sites is the progressive movement of habitation areas toward the water (Cushing 1896; Goggin 1950; Sears 1956), and indications are that dwellings may have been built to extend out over the water. Inland sites consist of shell and dirt middens along major watercourses (Laxson 1966) and small dirt middens containing animal bone and ceramic sherds in oak/palm hammocks or palm islands associated with freshwater marshes. The coastal Glades subsistence pattern is typified by the exploitation of fish and shellfish, wild plant food, and inland game, while Glades sites in the Big Cypress Swamp show a greater, if not exclusive, reliance on interior resources.

6.0 HISTORICAL OVERVIEW

The following overview traces the historical development of the general study area from the European settlement through the twentieth century. The intent of this historical overview is to serve as a guide to field investigations by identifying the possible locations of any resources within the project APE and to provide expectations regarding the potential historic significance of any such resources. It also provides a context with which to interpret any historic resources encountered during the CRAS.

6.1 EUROPEAN CONTACT AND COLONIAL PERIOD (C. 1513–1821)

Little is known about the terminus of the Glades culture and the early period of contact between the Native Americans and the European immigrants. The later precontact Glades groups appear to have been actively trading with other cultures to the north, as evidenced by the occurrence of exotic raw materials and ceramic designs similar to those seen farther north. Few ethnohistoric accounts exist for South Florida, and only one is widely publicized: Fontaneda's seventeenth century account of the Native Americans who lived near Lake Okeechobee (Fontaneda 1945). Many historic Glades sites contain European artifacts and European-derived raw materials such as silver, iron, and gold. These materials were probably salvaged from Spanish ships that sank or ran aground off the Straits of Florida.

The earliest contact between the native populations and the Europeans occurred through slave hunting expeditions. "Slaving expeditions," which provided workers for the mines of Hispaniola and Cuba, were not recorded in official documents as the Spanish Crown prohibited the enslavement of Caribbean natives. Evidence of these slave raids comes from the familiarity with the Florida coast stated by navigators of the earliest official coastal reconnaissance surveys (Cabeza de Vaca 1542: Chapter 4). The hostile response of the native population to expeditions during the 1520s may confirm this hypothesis.

Official credit for the discovery of Florida belongs to Juan Ponce de León, whose voyage of 1513 took him along the eastern coast of the peninsula (Tebeau 1971:21). He is believed to have sailed as far north as the mouth of the St. Johns River before turning south, stopping in the Cape Canaveral area and possibly at Biscayne Bay. The expedition then continued southward, following the Florida Keys, contacting the local Tequesta people en route before turning to the northwest, where they encountered the Calusa along the southwestern Gulf Coast.

Other Spanish explorers followed Juan Ponce de León, and over the next 50 years the Spanish government and private individuals financed expeditions hoping to establish a colony in "La Florida." In 1565, King Philip II of Spain licensed Pedro Menéndez de Avilés to establish a settlement in St. Augustine, Florida. Between 1565 and 1566, Menéndez sailed along the Florida coast placing crosses at various locations and leaving Spaniards "of marked religious zeal" to introduce Christianity to the Native American people (Gannon 1965:29). Settlements with associated missions were established at St. Augustine, San Mateo (Ft. Caroline) and Santa Elena, and smaller outposts and missions were located in Ais, Tequesta, Calusa, and Tocobaga territory (Gannon 1965:29).

In 1567, Brother Francisco Villareal was sent to one of the large Tequesta villages located on Biscayne Bay. In 1568, a skirmish between the Spanish soldiers and the Tequesta Indians temporarily closed the mission. By the end of 1568, the Tequesta were willing to reopen the mission, largely due to the work of Don Diego, a Tequesta who had visited Spain. Despite zealous attempts, the native groups in Florida continued to resist conversion, and in 1572 Jesuit authorities decided to abandon their missionary efforts in Florida.

Undaunted, Menéndez turned his attention to another order, the Franciscans, and entreated them to send priests. The Franciscan mission effort was most successful in the northern areas of Florida. One possible reason may have been differences in Native American settlement patterns and economies. According to Milanich (1978:68), the failure of the Spanish missions among the southern Florida native populations was due partially to the groups' subsistence pattern, which required seasonal movement for maximum resource

exploitation. Consequently, for the remainder of the First Spanish period (1565–1763), southern Florida was virtually ignored as the Spanish concentrated their efforts in the northern half of the peninsula.

Another attempt to build a mission in southeastern Florida took place nearly 150 years after the establishment of St. Augustine. Because it was in Spain's best interest to maintain control along the Florida coastline and alliances with the native groups inhabiting the coast, a missionary effort was supported in the Biscayne Bay area (Parks 1982:55–65). Father Joseph María Monaco and Joseph Xavier Alaña were sent from Cuba in 1743 and arrived at a Native American village located at the mouth of the Miami River. The village did not appear any more receptive towards accepting Christianity than before. After Joseph Xavier Alaña conveyed this to the Governor of Cuba, the mission was closed, and the fort they had erected was destroyed to prevent its fall into hostile hands (Parks 1982:55–65). Although the Spanish were resigned to the fact that missionization and settlement of South Florida came at too high a price, they did strive to maintain good relations with the various native people who lived in the area.

By the beginning of the eighteenth century, the Native American population of South Florida had declined considerably as a result of disease, slave raids, intertribal warfare, and attacks from a new group of Native Americans, the Seminoles. The Seminoles, descendants of Creek Indians, moved into Florida during the early eighteenth century to escape the political and population pressures of the expanding American colonies to the north (Wright 1986:218).

During the eighteenth century, Cuban fishermen had established seasonal fishing camps or ranchos along the Gulf coast. These fishermen were engaged in catching mullet and drying them for sale in the Havana markets. By the early nineteenth century, Native Americans were often employed as workers in these "ranchos pescados," which is probably why they were called "Spanish Indians" in Anglo-American documents (Wright 1986:219).

By the end of the eighteenth century, the Seminoles had become the dominant Native American group in the state. Groups of fugitive African American slaves also had settled among the Seminoles by the early nineteenth century (Brown 1991:5–19). Armed conflict with pioneers, homesteaders, and eventually the United States Army resulted in the removal of most of the Seminoles from Florida. This action forced the withdrawal of the remaining Seminole population to the harsh environment of the Everglades and Big Cypress Swamp by the late nineteenth century. Seminole artifacts were recovered from South Indian Fields (8BR23) in Brevard County (Rouse 1951:94) and two Seminole villages are reported to have been in the general vicinity of West Palm Beach, but their exact locations remain unknown (Fairbanks 1978:185).

6.2 TERRITORIAL AND STATEHOOD PERIOD (1821–1860)

In 1821, after several years of negotiations with Spain, the U.S. acquired Florida as a territory. The population of the territory at that time was still centered in the northern areas around Pensacola, St. Augustine, and Tallahassee. As more European-American settlers moved into the region, conflicts arose with the Seminole people over available land. Pressure began to bear upon the government to remove the Seminoles from northern Florida and relocate them farther south. The Treaty of Moultrie Creek (1823) restricted the Seminole people to approximately four million acres of land in the middle of the state, running south from Micanopy to just north of the Peace River (Mahon 1967: Rear foldout map). The Seminoles did not approve of this treaty because they were reluctant to move from their established homes to an area that they felt could not be cultivated. Other treaties soon followed such as Payne's Landing (1832) and Fort Gibson (1833), which called for Seminole emigration to the western territories (Mahon 1967:75–76, 82–83). These treaties fostered Seminole resentment of settlers that would culminate in the Second Seminole War in 1835.

At the beginning of the Second Seminole War, the conflict was centered near the Withlacoochee region. In 1838, U.S. troops moved south to pursue the retreating Seminoles into the Lake Okeechobee and Everglades regions. Colonel Zachary Taylor was sent to the area between the Kissimmee River and Peace Creek. Colonel Persifor Smith and his volunteers were dispatched to the Caloosahatchee River, and U.S. Navy Lt. Levi N. Powell was assigned the task of penetrating the Everglades (Mahon 1967:219–220). Powell's detachment had several skirmishes with Seminole people near Jupiter Inlet. Powell established a

depot on the Miami River and erected Fort Dallas in the approximate location of present-day downtown Miami. For three months, Fort Dallas was a base of operations as Powell led his men into the Everglades in search of the Seminoles (Gaby 1993:47).

The Second Seminole War had a deleterious effect on new settlement in Florida. To encourage settlement in the middle portion of the territory after the war, the Armed Occupation Act of 1842 offered settlers 160 acres of land at no cost, provided they built a house, cleared five acres, planted crops, and resided on the land for five years. Any head of a family, or single man over 18 years of age and able to bear arms, was eligible to receive a homestead. This act, plus the end of the Second Seminole War, created a small wave of immigration by Anglo-American pioneers to central Florida. Most of these immigrants were Anglo-American farmers and cattle ranchers, or "crackers," from the southeastern United States (Gaby 1993). During the latter years of the Territorial Period, South Florida represented a frontier with few European-American settlers who were primarily involved in the milling of lumber and arrowroot.

During the latter years of the Territorial Period, South Florida was a frontier with few European-American settlers. In 1842, William F. English established a plantation and platted the "Town of Miami" on land he had purchased south of the Miami River. Few settlers were attracted to the area and English abandoned his property when the Third Seminole War began in 1855. The Army reactivated Fort Dallas during the war, completing its stone buildings and adding new wooden structures. Military engineers also constructed the region's first road, connecting Fort Dallas with the military outpost at Fort Lauderdale. The Miami Post Office opened in December 1856, receiving mail once a month by boat from Key West. When the Third Seminole War ended, many soldiers settled in the area and Fort Dallas became the nucleus of a permanent community (Patricios 1994:12, 19).

6.3 CIVIL WAR AND POST-WAR PERIOD (1860–1898)

With the beginning of the Civil War, the Confederate Army required cattle to support their war efforts. Herds from as far south as central Florida were driven to railheads near the Georgia border. However, cattle ranchers discovered they could sell their herds in Cuba for a greater profit and began dealing with blockade-runners. Cattle ranchers from all over Florida drove their cattle to Punta Rassa to be shipped to Cuba for payment in Spanish gold. The United States attempted to stop all shipping from Florida ports, but blockade-runners were too abundant. It is not known how many cattle were shipped from the port during the Civil War but one estimate is 600 per week during the war (Gannon 1993, Gannon 1996).

In the 1880s, interest in the resources of South Florida increased due in large part to people like Hamilton Disston and Henry B. Plant. By 1881, the State of Florida faced a financial crisis involving a title to public lands. On the eve of the Civil War, land had been pledged by the Internal Improvement Fund to underwrite railroad bonds. After the War, when the railroads failed, the land reverted to the State. Almost $1 million was needed by the state to pay off the principal and accumulated interest on the debt, thereby giving clear title.

Hamilton Disston, son of a wealthy Philadelphia industrialist, contracted with the State of Florida in two large land deals: the Disston Drainage Contract and the Disston Land Purchase. The Drainage Contract was an agreement between Disston and the State in which Disston and his associates agreed to drain and reclaim all overflow lands south of present-day Orlando and east of the Peace River in exchange for one-half the acreage that could be reclaimed and made fit for cultivation.

The Disston Land Purchase was an agreement between Disston and the State in which Disston agreed to purchase Internal Improvement Fund Lands at $1.25 an acre to satisfy the indebtedness of the fund. A contract was signed on June 1, 1881 for the sale of 4,000,000 acres for the sum of $1 million, the estimated debt owed by the Improvement Fund. Disston was allowed to select tracts of land in lots of 10,000 acres, up to 3,500,000 acres. The remainder was to be selected in tracts of 640 acres (Davis 1938:206–207). Before he could fulfill his obligation, Disston sold half of this contract to a British concern, the Florida Land and Mortgage Company, headed by Sir Edward James Reed (Tischendorf 1954:123).

Disston changed Florida from a wilderness of swamps, heat, and mosquitoes into an area ripe for investment. This enabled Henry B. Plant to move forward with his plans to open the west coast of Florida with a railroad-steamship operation called the Jacksonville, Tampa & Key West Railway. Through the Plant Investment Company, he bought up defunct rail lines such as the Silver Springs, Ocala & Gulf Railroad, Florida Transit and Peninsular Railroad, South Florida Railroad, and Florida Southern Railroad to establish his operation (Mann 1983:68; Harner 1973:18–23). In 1902, Henry Plant sold all of his Florida holdings to the Atlantic Coast Line, which would become the backbone of the southeast (Mann 1983:68).

In 1874, George M. Thew established the Biscayne Bay Company to purchase several of the original land claims and market the property. Julia Sturtevant Tuttle, a resident of Cleveland, Ohio, moved to Florida in 1891, and was so taken with the old Fort Dallas property that she purchased it from the Biscayne Bay Company for $2,000.00. She also recognized the importance of transportation if the region was ever to progress. Consequently, she negotiated with railroad magnate Henry Flagler to transfer to him half of her acreage along the Miami River in exchange for bringing the F.E.C. Railway to Miami. Flagler agreed, and by 1896 the railroad arrived. Flagler used some of the land he received from Julia Tuttle to build the Royal Palm Hotel on the north bank of the river across from Brickell's Point. The City of Miami was incorporated three months after the construction of the railroad, with a population of 502 voters. Flagler extended his railway to Homestead, completing the line by 1903 (Mann 1983).

The town of Biscayne, created by William Henry Gleason in the early 1870s, was one of the earliest settlements in the north Miami area about six miles north of downtown Miami. The location of the town of Biscayne would become part of Miami Shores. Settlers in the north Miami area included Gleason, Andrew Price, and Edward Clinton Barnott who homesteaded near the small town of Biscayne. In 1892 the East Dixie Highway, the area's first "country road," was constructed from Lantana through Biscayne to Lemon City. In 1899, Henry Flagler built the Biscayne Depot in the small town. Despite these advancements, the town of Biscayne failed. Nevertheless, the East Dixie Highway made the area accessible by connecting Lemon City with northern settlements like Arch Creek, Fulford, and Ojus. East Dixie Highway was the area's only road until the construction of Biscayne Boulevard began in 1925 (Ferrer 1999:5).

The Florida Coast Line Canal and Transportation Company (FCLCTC) was chartered in 1881 to construct a series of canals connecting existing lakes and rivers between St. Augustine and Lake Worth, Florida. In 1893, railroad mogul Henry Flagler became associated with the company in order to help extend his railroad to the south of the state (Wiggins n.d.). **Table 6-1** illustrates the earliest land transactions in and adjacent to the project area.

Table 6-1 Historic Ownership of Land in the Vicinity of the Project Area

Township, Range, Section	Portion Owned	Owner	Date of Deed or Sale
52 S, 42 E, 14	Lots 1, 4, 5, & 8	Christopher W. McLean Trustee	May 31, 1890
	Lots 2, 3, 6, &7	Florida Coast Line Canal & Transportation Co.	September 24, 1890

6.4 TURN-OF-THE-CENTURY/WORLD WAR I AND AFTERMATH PERIOD (C. 1898–1920)

The early twentieth century represented a time during which the foundation of the modern metropolitan community of Miami was laid (Sessa 1950: ii). Flagler's railroad made Miami accessible, and the growth precipitated by this continued after the turn-of-the-century. In 1909, the construction of the Miami Canal began for the expressed purpose of controlling flooding in western Dade County and draining the Everglades for agriculture and development (Metro-Dade County Office of Community and Economic Development 1992:68). By the time of its completion in 1912, the Miami Canal had drained most of the

eastern portion of the Everglades and opened up land for settlement and development. Consequently, land to the east of the former wetlands became available for development. Much of this "new" land consisted primarily of scrub growth of palmetto, Florida pine, and coconut palms, with mangrove and sawgrass where water once was present (Sessa 1950:2).

By 1912, several agricultural and residential communities, which were initially settled in the 1800s and would eventually become part of metropolitan Miami, existed to the north and south of Miami. Some of the settlements to the north consisted of Little River, an agricultural area of fruit groves and vegetable fields; Lemon City, a residential neighborhood; and Buena Vista, which included both residences and groves where citrus, avocadoes, mangoes, sapodillas, papayas, and bananas were grown (Sessa 1950:13–14). Turner A. Winfield and Arthur M. Griffing were two pioneers of the north Miami area. To the south of Miami was Coconut Grove, a small settlement established in the late 1800s (Sessa 1950:13–14).

Buena Vista was considered the first town settled north of Miami and was founded before the turn-of-the-century (CMPD 1987:7). Early settlers included Captain Samuel Filer, William Gleason, E. L. White, Zachariah Taylor Merrit, Charles Crowley, and Dr. MacGonigle (Blackman 1921:81; DCHS 1980; CMPD 1987:7). Gleason arrived after the Civil War and established a homestead in Buena Vista. He was elected Lieutenant Governor of Florida and was later ousted from the post, but he retained his homestead in Buena Vista. E. L. White moved to Miami-Dade County from Georgia and homesteaded a portion of Buena Vista (CMPD 1987:7). Merritt became superintendent of schools in 1897 and later served as assistant postmaster of Miami and Clerk of the Circuit Court from 1906–1917 (DCHS 1980). Crowley named the small settlement. MacGonigle, a retired minister from St. Augustine, planted a citrus grove there (Blackman 1921:81–82, 86). During the Boom Times era, these early homesteaded lands were divided into subdivisions (CMPD 1987:7).

When Edward Barnott, an aforementioned settler of Biscayne, died in a 1900 tornado his widow, Mary Barnott, was forced to sell parcels of their homestead. In 1913, Arthur M. Griffing used some of the land he purchased from the Barnott homestead to create Biscayne Heights, one of the oldest subdivisions in north Miami. Griffing was one of the first commercial horticulturists in Miami-Dade County. The Griffing Tropical Nurseries and Groves produced citrus fruit trees, tropical ornamental trees, shrubs, roses, and Australian Pine seedlings. Griffing's nursery profits helped him purse real estate development. In addition to Biscayne Heights, Griffing developed Silver Palms Redland Groves in south Miami-Dade County, Miami Heights, and Biscayne Park Estates. Griffing was not the only owner of agricultural land in the north Miami area. Grove owner, Turner A. Winfield, owned most of the land north of Little River the majority of which would be subdivided to form the Shore Crest subdivision (Ferrer 1999:5-7).

Miami-Dade County experienced a tremendous amount of growth and development in the years following World War I. Beginning in 1916, promoters and developers placed advertisements about Miami in northern magazines and newspapers in hopes of attracting more buyers to the area. This advertising expanded yearly, and the demand for land gradually increased (Sessa 1950:47). Since many areas of South Florida were low-lying, and therefore prone to flooding during the rainy season, it was necessary to fill these areas to make them suitable for living (Sessa 1950:6). Another option used by developers to create livable land was to purchase bay bottom from the State Internal Improvement Fund, apply for permits from the U.S. Army Corps of Engineers to dredge, and then pump their claims in order to create islands. Some of the islands created by this practice of dredging and filling, which began in 1918, include Palm Island, Hibiscus Island, La Gorce Island, Sunset Islands, and Venetian Islands.

6.5 FLORIDA BOOM PERIOD (1917–1929)

In the early 1920s, the real estate boom hit Miami-Dade County. Prior to this, Miami operated primarily as a resort town with a "season" that began in December and ended in early April. During the "season" most of the social and commercial life centered around the Royal Palm Hotel (Sessa 1950:20). The real estate boom was created in part by the desirable sub-tropical climate of the area, the abundance of available land created by the draining of the Everglades, and the visions and schemes of promoters and developers (Parks 1991:107). The majority of growth took place on a narrow strip of land approximately 70 miles in length, which stretched from Palm Beach to Miami (Sessa 1950:1).

Between 1920 and 1923, the population of Miami-Dade County doubled and large-scale massive efforts were underway to replace the buildings constructed during Miami's pioneer days with "modern" ones. During this period, the City demolished the old docks in order to create new land for a bayfront park and wide boulevards. Several small communities developed throughout Miami-Dade County as new land was acquired and former agricultural areas gave way to subdivisions. Opa-Locka, Miami Springs, Hialeah, Buena Vista, Shore Crest, Allapattah, and Flagami were just a few of the new place names in Miami-Dade County. In 1925, the City annexed Buena Vista, Lemon City, Allapattah, Little River, Silver Bluff, and Coconut Grove thereby creating Greater Miami (Parks 1991:118).

The eastern barrier island containing the communities of Miami Beach, Bal Harbour and Sunny Isles also developed during this time. Miami Beach quickly grew following World War I with the construction of the County Causeway, now known as the MacArthur Causeway, which connects Miami Beach to downtown Miami, and hotels along the beach (Viglucci 2015). Bal Harbour, then known as Miami Beach Heights, was subject to development beginning in 1929 by industrialists Robert Graham and Carl Fisher (Bal Harbour Village 2020). Sunny Isles, the northernmost community on the barrier island at the time, was developed following the 1920 purchase of 2.26 square miles of land from the Model Land Company by New York transplant Henry Graves (Bramson 2007:15). Sunny Isles included the natural barrier island, several smaller landforms in Biscayne Bay, and planned man-made islands constructed of dredged fill (Bramson 2007). Sunny Isles was envisioned as a mix of residential islands, resorts, and recreational areas, but remained largely undeveloped during this time. Early bridges connecting the barrier island to greater Miami allowed tourists and locals alike to take advantage of recreational areas including beaches, piers, resorts, casinos, and bathhouses. Atlantic Island, like several of the islands in Sunny Isles Beach, was a planned subdivision created in the mid-1920s as the result of the filling project funded by Henry Graves. At least three islands were dredged and filled during this period, and named by Graves as Fairyland Island, Atlantic Island, and Poinciana Island (Bramson 2007).

During the 1920s, traffic problems in downtown Miami combined with the lack of a direct north-south route proved to be a dilemma for Hugh Anderson, one of Miami's most successful and active developers. In the early 1920s, Hugh Anderson and his partner, Roy C. Wright, were responsible for the development of the Venetian Islands and also erected the Venetian Causeway in 1924 (Eaton 1987:9). One of their next endeavors was the construction of Miami Shores, north of the City of Miami. Although Miami Shores was quickly growing and following just behind Coral Gables in terms of sales, they desired greater success for their suburban development, and a well-built road from the center of Miami to Miami Shores would facilitate its expansion. At this time, Anderson was also planning another ambitious development, north of Miami Shores, called Shoreland (Thompson 1956).

Consequently, Anderson developed the idea of a grand boulevard linking downtown with his northern subdivisions. However, there were several obstacles slowing the construction of Anderson's road, such as having to cut through residential areas and the dense tropical foliage of the original Charles Deering estate. The Deering estate consisted of 212 acres north of the Buena Vista area and extended from NE 2nd Avenue to Biscayne Bay. By mid-1925, Anderson and Wright purchased the Deering estate for a record-breaking $6.5 million or $30,600 an acre (Ballinger 1936:73). With the help of a multi-million dollar loan from the prominent Phipps family of Palm Beach and Pittsburgh, the developers financed the purchase of the rest of the ROW needed, as well as the property on both sides of the proposed boulevard. The city assisted Anderson and Wright by condemning many properties and also providing $1.8 million in bonds for paving (Ballinger 1936:144–145). Anderson and Wright are often credited with greatly influencing the real estate boom occurring at the time. After July of 1925, a profusion of real estate transactions was taking place and each week $1 million worth of property was being sold (Eaton 1987:10).

The construction of Biscayne Boulevard and Anderson's Shoreland development generated real estate development interest in the area north of Miami. The Krames-Corlett Company, a real estate company led by Edward S. Corlett and William H. Krames, was responsible for platting Shore Crest and North Shore Crest, two subdivisions south of Miami Shores. The Shore Crest subdivision resulted from the division of the Turner A. Winfield citrus groves. The Krames-Corlett Company represented Mr. Winfield when land speculation made his land more valuable for real estate development. On opening day, 41 Shore Crest lots sold for $132,750 (Ballinger 1936:33). Soon after the opening of the Shore Crest subdivision, the Krames-

Corlett Company began platting the North Shore Crest subdivision in the fall of 1924 (Krames n.d.:78). The area's accessibility looked increasingly promising as construction of the North Bay Causeway, currently the 79th Street Causeway, began which would connect northeast Miami to North Bay Village and Miami Beach.

Three communities began to develop in the area south of Miami at this time: Coral Gables, Kendall, and South Miami. Coral Gables, which was developed beginning in 1921, was incorporated as a city in 1925. Development was led by George Edgar Merrick who helped create a city of heavy Mediterranean influence with spacious plazas, long boulevards, and vistas (Uguccioni 2001:100). Kendall, which sits ten miles south of downtown Miami, was the northernmost railroad town in southern Dade County. The community was home to the Flagler Groves named after the railroad magnate, several packing houses, residences of prominent farming families, and a post office. During the 1920s Kendall became the home of the Dade County Home and Hospital and a prison work farm (George 2001: 119-120). The City of South Miami was incorporated in 1926, changing the name of the community from Larkins which had existed since the late 1890s. South Miami was centered around the local railroad station, and early community pioneers included the Dorn and Erwin families. As the community grew during the 1920s several buildings were constructed including fruit and vegetable packing houses, a general store, hotel, a drug store, bank, post office, and luxury theater (Redding 2001:109-111).

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

Another blow to the boom came with the hurricane in 1926. Despite the warnings that the area was extremely vulnerable to tropical storms and hurricanes, development of Miami, Miami Beach and the newly created islands in Biscayne Bay continued uninterrupted until the hurricane of September 19, 1926. Because there had not been a major storm in Miami-Dade County for 16 years, the 1926 hurricane took the area completely by surprise (Tebeau 1980:387). Following the hurricane, the City of Miami lay in ruins.

6.6 DEPRESSION AND NEW DEAL PERIOD (1930–1940)

During the Great Depression, the Miami region fared better than many areas, as tourism helped keep the area alive. However, Miami did not regain its vigor until the 1930s when it was rebuilt through the policies of Roosevelt's New Deal (Sessa 1950:350). Federal Emergency Relief Agency (FERA) funds were released to the unemployed, and the Civilian Conservation Corps (CCC) was started to build parks, such as Matheson Hammock and Greynolds Park, which became the nucleus of Miami's future park system. By 1935, the Works Progress Administration (WPA) was in the Miami area and new public buildings, such as the Miami Beach Post Office, the Coral Gables Fire Station, and the Miami Shores Golf Club, were constructed. These WPA projects gave jobs to construction workers and built Liberty Square, Florida's first public housing project, which opened in 1937. The WPA also hired unemployed artists, writers and teachers to teach art to the disadvantaged children, prepare guidebooks to Miami, and develop theater and music projects. The government also sent World War I veterans to the Florida Keys to assist in building the Overseas Highway.

6.7 WORLD WAR II AND THE POST-WAR PERIOD (1941–1949)

From the end of the Great Depression until after the close of the post-war era, Florida's history was inextricably bound with World War II and its aftermath. It became one of the nation's major training grounds for the various military branches including the Army, Navy, and Air Force. Prior to this time, tourism had been the state's major industry and it was brought to a halt as tourist and civilian facilities, such as hotels and private homes, were placed into wartime service. The influx of thousands of servicemen and their families increased industrial and agricultural production in Florida, and also introduced these new residents to the warm weather and tropical beauty of Florida. Railroads once again profited, since servicemen, military goods and materials needed to be transported. However, airplanes were now becoming the new form of transportation, and Florida became a major airline destination. The highway system was also being expanded at this time. The State Road Department constructed 1,560 miles of highway during the war era (Miller 1990).

Following the outbreak of World War II, Miami and Miami Beach became a war camp and major training center for the Armed Forces. By the end of 1942, many of the area's once empty hotels had become barracks for the Army Air Force Officers Candidate School, an Officers Training School, and a basic training center. Other hotels were turned into hospitals, golf courses were transformed into drill fields, fancy restaurants and clubs became mess halls, and churches and synagogues were used for classrooms.

War agencies tripled the income of the entire state and added about 25 percent to the population. After the war, there was a huge influx of cash from federal agencies. The Federal Security Administration built roads, bridges and public improvements. The Veterans Administration began to disburse millions of dollars in benefits to ex-GIs. The Federal Housing Authority guaranteed the financing of 15,000 new homes each year (Barrons National Business and Financial Weekly 1950: 15). By 1944, tourists started returning to Miami as the war economy put an end to the Great Depression. The end of the war brought an influx of new people to the area, as former soldiers who had trained in Miami decided to settle there. Consequently, Miami experienced a postwar boom. Between 1940 and 1950, the population nearly doubled, and new subdivisions of small concrete block homes dotted what had once been the outskirts of Miami (Parks 1991:168–170).

The beach communities of eastern Miami-Dade County quickly developed in the prosperous post-war period, with the construction of hotels and resorts for tourists, in addition to housing constructed for the fast-growing local population. Bal Harbour was incorporated in 1946, followed soon after by the opening of several hotels (Bal Harbour Village 2020). Sunny Isles Beach, which like much of the Miami region had been limited in development since the Great Depression, developed a strip of motels and a commercial corridor like many of the beach communities to its south. The largest developments were located along Collins Avenue which runs north-south and provided a central road for visitors and automobile traffic. At this time, residential development in the man-made finger islands in Sunny Isles and similar communities was still limited. **Figure 6-1** shows a 1947 historic aerial photograph of the project APE, which at that time was still largely undeveloped aside from a few residences and the landscaped features designed and installed during the 1920s.

Figure 6-1 A 1947 historic aerial photograph of the Historic Resources APE

6.8 MODERN PERIOD (1950 TO PRESENT)

Road building in Miami-Dade County had been an endeavor since the turn-of-the-century. Road systems like the Tamiami Trail, the Overseas Highway (current US 1), Biscayne Boulevard, and even the series of causeways connecting to Miami Beach helped catapult Miami into a metropolitan center by allowing an influx of people into the area. This trend continued in the 1950s when the Dwight D. Eisenhower System of Interstate and National Defense Highways was started under President Eisenhower in 1956. Commonly known as the Interstate Highway System, it is a system of highways that connects the United States that was fashioned after the German autobahn system. This immense transportation construction endeavor transformed the American landscape.

Miami experienced a substantial impact in the 1960s when construction of Interstate 95 (I-95) began in 1967 as part of the Interstate system. I-95 remains a major transportation artery servicing Miami, greater Miami, Miami-Dade and Broward Counties and continuing north. Although beneficial to national security and transportation, highway systems often impacted communities and areas traversed by the new construction.

Miami-Dade County was heavily settled by immigrants. At the time of the 1960 census, over 40 percent of Florida's foreign-born population resided in Dade County. The most dramatic impact came from the periods shortly before and after the fall of the Cuban Batista in 1959. Fidel Castro's rise to power in Cuba led to the exodus of over 800,000 Cubans in a thirty-five-year span. Many of these immigrants came to Florida, particularly Miami. This wave of immigration made Miami one of the nation's largest immigration ports in the latter half of the twentieth century. The Cuban Refugee Program and Refugee Emergency Center were established in 1960 by the federal government in cooperation with social service organizations and religious groups, notably the Catholic Archdiocese of Miami. Many thousands of these immigrants were resettled elsewhere in the United States but many returned to Miami.

The finger islands in Sunny Isles and northern Miami-Dade County were largely built out after the 1960s, even though the islands were dredged and constructed in the 1920s and 1930s. While the finger islands in Sunny Isles were constructed relatively early in the 1920s, man-made islands are ubiquitous throughout Miami-Dade County and greater South Florida. In fact, the finger island model was widely used throughout Florida following World War II, with land reclamation and dredging allowing developers to create housing for a fast-growing population (FDOT District 4 2015). **Figure 6-2** depicts several houses built on Atlantic Island and the project APE by 1957 which is directly west of Collins Avenue, where exotic themed hotels and resorts were located along "Motel Row" (City of Sunny Isles Beach 2018). At this time, more than half of the lots on Atlantic Island remained empty. The slow residential development continued in the following decades, largely occurring after 1968 and through the early 1970s (**Figures 6-3 and 6-4**). The construction of large-scale condominiums and high-rises in the surrounding vicinity can also be observed after 1968. The population of Miami-Dade County continued to grow exponentially, and new areas of the county in the south and west were subject to widespread development while smaller communities along the beach in the eastern portion of the county continued to densely develop with infill construction.

Figure 6-2 A 1957 historic aerial photograph of the Historic Resources APE

Figure 6-3 A 1968 historic aerial photograph of the Historic Resources APE

Figure 6-4 A 1973 historic aerial photograph of the Historic Resources APE

7.0 FLORIDA MASTER SITE FILE SEARCH AND LITERATURE REVIEW

An archaeological and historical literature and background information search pertinent to the project APE was conducted to determine the types, chronological placement, and location patterning of cultural resources within the project APE.

A review of FMSF data, previous surveys, property appraiser records, and historical research material was conducted to determine the potential for cultural resources within the project APE that are listed, eligible, or considered eligible for listing in the National Register, or that have potential or confirmed human remains. This information served as a guide for the field investigations by identifying the possible locations of archaeological sites and historic resources within the vicinity. It also helped provide expectations regarding the potential significance of any such resources.

The FMSF serves as an archive of information about Florida's recorded cultural resources. It represents an inventory of resources for which available information exists and describes their condition at a point in time. Because the inventory is not all-inclusive on a statewide basis, gaps in data may exist. The FMSF is only as accurate and as comprehensive as the information that is submitted, and users should be aware of the sometimes-uneven quality of the information. The FMSF is an important planning tool that assists in identifying potential cultural resources issues and resources that may warrant further investigation and protection. It can be used as a guide but should not be used to determine the official position of the FDHR or the SHPO regarding the significance of a resource.

The work of previous investigators was reviewed to gather information about the types of pre-Columbian and early historic period sites that could be expected to occur within the APE. An extensive search of pertinent literature and records was conducted to determine the locations of previously recorded National Register–listed, eligible, and potentially eligible resources within the APE, as well as any archaeological and historical assessments of other tracts of land within the APE.

7.1 PREVIOUSLY CONDUCTED CULTURAL RESOURCE SURVEYS

A search of the FMSF and in-house data identified five previously conducted surveys that partially contain the project APE. Two cultural resource surveys were county-wide cultural resource surveys that did not specifically focus on the current project area: the *Dade County Historic Survey* (Metropolitan Dade County 1989; FMSF Manuscript No. 602) and the *Dade County Historic Survey Phase II: Final Report* (Metropolitan Dade County 1989; FMSF Manuscript No. 2127). The 1989 report was a continuation of the earlier survey and focused on identifying significant cultural historic resources primarily in Miami Beach and Coral Gables but identified four resources in Sunny Isles Beach: the three Atlantic Island Bridges, one of which is located in the current APE (8DA6433); the two other bridges located outside of the project APE, which were reconstructed in 1993; and one historic structure located west of the project APE. The results of the 1989 survey were not subject to review by the SHPO and did not comprehensively survey the current project APE.

Two cultural resource surveys were state-wide surveys, conducted with the purpose of identifying significant historic bridges throughout the state: the 1992 Florida Historic Highway Bridges (Irwin, et al; FMSF Manuscript No. 3801) and the 2013 update Florida's Historic Highway Bridges (Archaeological Consultants, Inc.; FMSF Manuscript No. 20006). Both surveys identified the Atlantic Island Bridge (8DA6433) located within the APE, which was considered National Register-eligible as a result of the 2013 survey. The SHPO concurred with the result of the survey on February 5, 2013.

The Cultural Resource Assessment Survey of the Atlantic Isle Bridges in Miami-Dade County, Florida (Janus Research 2016; FMSF Manuscript No. 23155) was conducted in anticipation of proposed improvements to the Atlantic Island Bridge (8DA6433), which was rated as functionally obsolete. The study

area was limited to the footprint of the bridge since the proposed improvements at the time of the study were rehabilitation of the bridge. The Atlantic Island Bridge (8DA6433) was again considered National Register-eligible and the SHPO concurred with the findings of the report on August 23, 2016.

The project APE has not been comprehensively surveyed prior to the current study. The five surveys that partially contain the project APE are listed in **Table 7-1**.

Table 7-1 Cultural Resource Surveys Conducted within the Historic Resources APE

FMSF Survey No.	Title	Date	Author(s)
602	Dade County Historic Survey	1981	Metropolitan Dade County
2127	Dade County Historic Survey, Phase II: Final Report	1989	Metropolitan Dade County
3801	Florida Highway Historic Bridges	1992	Irwin, C. Leroy, Joseph E. King, and Roy Adlai Jackson
20006	Florida's Historic Highway Bridges	2013	Archaeological Consultants, Inc. (ACI)
23155	Cultural Resource Assessment Survey of the Atlantic Isle Bridges in Miami-Dade County, Florida	2016	Janus Research

7.2 PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES

A search of the FMSF data identified no archaeological sites within one mile of the APE. Several recorded archaeological sites that likely comprise a Glades-period Native American village complex are located approximately 1.25 miles west of the APE, along the banks of Snake Creek near Maule Lake. These sites include: Oleta River Mound (8DA24), Oleta River 2, 3, and 4 (8DA1024, 8DA25, and 8DA1025). Just north of this complex, where the creek drains from Maule Lake, is the Buttonwood Camp (8DA1026)—a multi-component Native American site that was noted clearly by surveyors on the 1870 GLO plat map as an area of "Indian Fields" surrounded by hammock (i.e., the Oleta River complex).

7.3 PREVIOUSLY RECORDED HISTORIC RESOURCES

A search of the records of the FMSF identified one previously recorded historic resource located within the historic resources APE: the Atlantic Island Bridge (8DA6433). The bridge has been documented several times and was first determined National Register-eligible in the 2013 update to Florida's Historic Highway Bridges (Archaeological Consultants, Inc.; FMSF Manuscript No. 20006) after being identified in the 1992 Florida Historic Highway Bridges (Irwin, et al; FMSF Manuscript No. 3801). Most recently, the bridge was recorded in 2016 during the Cultural Resource Assessment Survey of the Atlantic Isle Bridges in Miami-Dade County, Florida (Janus Research 2016; FMSF Manuscript No. 23155). The bridge was again determined National Register-eligible by the SHPO during the 2016 study.

The Atlantic Island Bridge (8DA6433) was subject to field review for any updates to its status since it was last recorded. As no changes to the bridge were observed and it continues to be restricted to pedestrian use only, the FMSF form was not updated during the current survey.

7.4 POTENTIAL HISTORIC RESOURCES

The Miami-Dade County Property Appraiser and GIS information was utilized in order to identify unrecorded parcels within the current historic resources APE with actual year built (AYRB) dates of 1972 or prior. In total, eight unrecorded parcels with historic AYRB dates were uncovered. In addition to these eight parcels, two unrecorded designed historic landscapes were identified within the historic resources APE. A review of aerial photographs from 1947, 1951, 1968, 1971, 1973, and 1978 (FDOT 1996-2019) was conducted to examine land use and to identify any additional unrecorded historic resources located within the historic resources APE.

The island, which encompasses the historic resources APE, was first observed on a 1948 historic aerial, at which time only a few structures were present, as well as the central lagoon and park, and automobile bridges connecting the man-made island (**Figure 6-1**). Construction of new residences was observed on aerials from the 1950s, but the subdivision was not fully built out until the 1970s (**Figures 6-2 – 6-4**). Property Appraiser and GIS data confirmed a wide range of AYRB on the island, with several parcels containing residences with modern additions to historic buildings or entirely modern buildings constructed after 1973. The aerial analysis did not identify any additional historic buildings, bridges, cemeteries, railroads, canals, or potentially unrecorded historic linear resources or resource groups within the historic resources APE.

8.0 PROJECT RESEARCH DESIGN AND SITE LOCATION MODEL

An archaeological site potential analysis provides information regarding which areas of a project have the highest probability of containing archaeological sites. Four environmental variables are typically used to predict site potential, including distance to fresh water, relative elevation, soil characteristics, and association with hardwood hammocks.

A review of historic GLO plat maps (Florida Department of Environmental Protection [FDEP] 1870), Miami-Dade County soil surveys (United States Department of Agriculture [USDA] 2020), historic USGS quadrangle maps, and aerial photographs (FDOT Surveying and Mapping Office 1996–2019) was conducted. Prior to the 20th-century dredge-and-fill operations that created Atlantic Island, the APE was situated within an area of tidal wetland (noted in 1870 as mangrove forest) along the landward portion of a narrow, wave dominated barrier island.

Given the artificial construction of the island landform from fill material and the subsequent disturbance of these sediments for residential development, roadway construction, and utilities installations, this analysis has determined that the APE exhibits low archaeological site potential.

9.0 METHODS

9.1 ARCHAEOLOGICAL FIELD METHODS

Desktop analysis was conducted to identify the presence of significant, or potentially significant archaeological sites that may be impacted by proposed project activities, and to assess archaeological probability. These analyses included a review of GLO historic plat maps, historic aerials, Miami-Dade County soil surveys, and pertinent environmental variables. The results of the desktop analysis were used to determine the feasibility and need for subsurface testing.

The artificial construction of the island landform from fill material during the early 20th century in an area formerly occupied by tidal wetlands sufficiently precludes the necessity and practicality of subsurface survey or testing. Further, no subsurface testing was feasible within the APE due to the presence of existing pavement, hardscape, and buried utilities. Therefore, the archaeological field survey consisted of a pedestrian survey. This included a visual inspection of the APE to determine whether subsurface testing was feasible and to look for evidence of any environmental factors indicative of increased archaeological site potential. Standard archaeological methods for recording field data were followed throughout the project. Photographs were taken to document the existing conditions.

9.2 HISTORIC RESOURCES FIELD METHODS

Two architectural historians conducted a historic resources survey in order to ensure that resources built during or before 1973 within the project area were identified, properly mapped, and photographed. The historic resources survey used standard field methods to identify and record historic resources. In addition, the previous studies of the project area were consulted. Resources within the APE received a preliminary visual reconnaissance. Resources with features indicative of 1973 or earlier construction materials, building methods, or architectural styles were noted on aerial photographs.

Previously recorded historic resources were field verified for any updates to their status and FMSF forms were only updated where the resources exhibited modifications or required an updated evaluation of significance since they were last recorded. For each newly identified historic resource, FMSF forms were filled out with field data, including notes from site observations and research findings. The estimated date of construction, distinctive features, and architectural style were noted. Photographs were taken with a high resolution digital camera. A log was kept to record the building's physical location and compass direction of each photograph.

Each historic resource's individual significance was then evaluated for its potential eligibility for listing in the National Register. Historic physical integrity was determined from site observations, field data, and photographic documentation. Local informants were consulted to assist in the research for known significant historical associations.

Concentrations of historic resources within the APE for the project were noted in terms of the potential for inclusion in a historic district. Each resource's present condition, location relative to other resources, and distinguishing neighborhood characteristics were noted and photographed for accurate assessment of National Register Historic District eligibility.

Research was also conducted in numerous electronic databases and archives for supplemental images and material related to the development of Sunny Isles and Atlantic Island including Florida Memory, HistoryMiami, the Miami-Dade Public Library System, the Florida International University Digital Collections, and the University of Florida Digital Collections.

9.3 LOCAL INFORMANTS AND CERTIFIED LOCAL GOVERNMENT COORDINATION

Local informants may often provide valuable information which is otherwise not available through official records or library collections. Miami-Dade County is listed on the September 30, 2020 list of Certified Local Governments (CLG) posted on the Florida Division of Historical Resources website (FDHR 2020). The designated CLG contacts for Miami-Dade County were contacted via email on November 19, 2020 for information regarding cultural resources in relation to the current project. A response to the coordination request was received via email on November 20, 2020 but did not provide any additional information related to the current study. One of the CLG contacts for Miami-Dade County also attended the October 27, 2020 project kick off meeting, along with SHPO staff, and the Director of Planning and Zoning for Sunny Isles/Staff for the Sunny Isles Historic Preservation Board.

10.0 RESULTS

10.1 ARCHAEOLOGICAL RESULTS

No previously recorded archaeological sites were located within the APE, nor within a one-mile buffer encompassing the APE. No subsurface testing was necessary or feasible within the APE due to the artificial nature of the island landform and the ubiquity of paved roadway, buried utilities, and hardscaping. The pedestrian survey did not identify any evidence of archaeological sites or environmental factors indicative of increased archaeological site potential. Representative photographs of the current condition of the archaeological APE are included in **Figures 10-1 and 10-2**.

Figure 10-1 Pavement, Buried Utilities, and Land Modification within the APE west of the Atlantic Island Bridge (8DA6433), Facing Northwest

Figure 10-2 Pavement, Buried Utilities, and Land Modification from the Southwest Corner of the APE, Facing Northeast

10.2 HISTORIC RESOURCES SURVEY RESULTS

The historic resources survey resulted in the identification of 12 historic resources within the historic resources APE. The resources include one previously recorded historic resource (8DA6433) and 11 newly recorded historic resources (8DA15822-8DA15825, 8DA19157-8DA19162, and 8DA19241). The one previously recorded historic resource, the Atlantic Island Bridge (8DA6433) was determined National Register-eligible by the SHPO on August 23, 2016. Because no significant changes were made to the resource since it was last recorded, an updated FMSF form was not completed. The previous FMSF form for the Atlantic Island Bridge (8DA6433), as well as the concurrence letter from the SHPO regarding its National Register-eligibility are included in **Appendix A**.

The 11 newly recorded historic resources include eight historic buildings (8DA15822-8DA15823, 8DA19157-8DA19162), two designed landscape features (8DA15824 and 8DA15825), and one historic designed landscape (8DA19241). The historic designed landscape, Atlantic Island Resource Group (8DA19241), is considered eligible for listing in the National Register under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture. The Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825) are both considered eligible as part of the Atlantic Island Resource Group, along with the National Register-eligible Atlantic Island Bridge (8DA6433).

The remaining eight identified historic resources in the APE (8DA15822-8DA15823, 8DA19157-8DA19162) are Masonry Vernacular-style single-family residential buildings, many of which feature non-historic alterations such as replaced windows, doors, and exterior fabric, the addition of non-historic decorative ornament, or additions. The eight newly recorded historic buildings are considered ineligible for listing in the National Register individually or as part of a historic district. In general, the historic buildings tend to feature simple forms and common design types, which can be found on buildings constructed during their respective periods throughout South Florida. Many have undergone alterations that detract from their historic integrity, and they are similar to many other residences found throughout Miami-Dade County. In

addition, limited research conducted during this study revealed no significant associations with important persons or events in connection with any of the structures.

At this time, the eight residential historic resources within the project APE are considered ineligible for listing in the National Register as part of an overall residential historic district. Analysis of aerial photographs revealed that the area surrounding the project APE was not largely developed until the 1960s, with more than half of the lots in the subdivision containing the APE remaining undeveloped by 1968. While every lot within the subdivision today is developed, this construction and development occurred after the early 1970s. Furthermore, a later wave of development in the 1990s and 2000s resulted in several adjacent historic parcels with large additions which have altered the appearance of any historic buildings or contain modern buildings constructed as infill.

This Results section includes a comprehensive table of the identified historic resources within the historic resources APE organized by FMSF number (**Table 10-1**). An Identified Historic Resources Map (**Figure 10-3**) depicts the location of each identified historic resource within the historic resources APE. All FMSF forms completed for historic resources as part of this survey are included in **Appendix B**.

Table 10-1 Identified Historic Resources within the Historic Resources APE

FMSF No.	Site Name/Address	Resource Type/Style	Year Built	National Register Evaluation
8DA6433	Atlantic Island Bridge	Historic Bridge	c. 1925	Determined Eligible Individually in 2016/ Also considered part of the Atlantic Island Resource Group (8DA19241)
8DA15822	263 Atlantic Avenue	Masonry Vernacular	c. 1954	Considered Ineligible
8DA15823	265 Atlantic Avenue	Masonry Vernacular	c. 1930	Considered Ineligible
8DA15824	Lake of the Isles	Site/Designed Historic Landscape	c. 1925	Eligible as Contributing Resource to 8DA19241
8DA15825	Atlantic Island Park	Site/Designed Historic Landscape	c. 1925	Eligible as Contributing Resource to 8DA19241
8DA19157	255 Atlantic Avenue	Masonry Vernacular	c. 1954	Considered Ineligible
8DA19158	257 Atlantic Avenue	Masonry Vernacular	c. 1970	Considered Ineligible
8DA19159	275 Atlantic Avenue	Masonry Vernacular	c. 1952	Considered Ineligible
8DA19160	283 Atlantic Avenue	Masonry Vernacular	c. 1951	Considered Ineligible
8DA19161	291 Atlantic Avenue	Masonry Vernacular	c. 1970	Considered Ineligible
8DA19162	299 Atlantic Avenue	Masonry Vernacular	c. 1950	Considered Ineligible
8DA19241	Atlantic Island Resource Group	District/Designed Historic Landscape	c. 1925	Considered Eligible

Figure 10-3: Identified Historic Resources

Cultural Resource Assessment Survey for the Atlantic Isle at West Bridge #874218 Project Development and Environment (PD&E) Study (FPID No. 430029-2-21-01)

Historic Resources APE
Atlantic Island Resource Group (8DA19241)
Atlantic Island Park (8DA15825)
Lake of the Isles (8DA15824)
Historic Bridge
8DA00 Newly Recorded Historic Resource
8DA00 Previously Recorded Historic Resource

Miami-Dade County

N
0 100 200 Feet

10.2.1 Significant Historic Resources

Four significant historic resources were identified within the historic resources APE: the previously recorded National Register-eligible Atlantic Island Bridge (8DA6433) and the newly recorded Lake of the Isles (8DA15824), Atlantic Island Park (8DA15825), and the Atlantic Island Resource Group (8DA19241). The Atlantic Island Resource Group (8DA19241) is a designed historic landscape comprised of the National Register-eligible Atlantic Isle Bridge (DA6433), the man-made Lake of the Isles (8DA15824), and the surrounding triangular shaped Atlantic Island Park (8DA15825), all of which were constructed circa 1925 and are directly connected spatially and historically (**Figures 10-4 – 10-6**).

Figure 10-4 The Atlantic Island Bridge (8DA6433), c. 1925, determined National Register-eligible, facing Northeast

Figure 10-5 The Lake of the Isles (8DA15824), c. 1925, considered National Register-eligible, facing Southwest

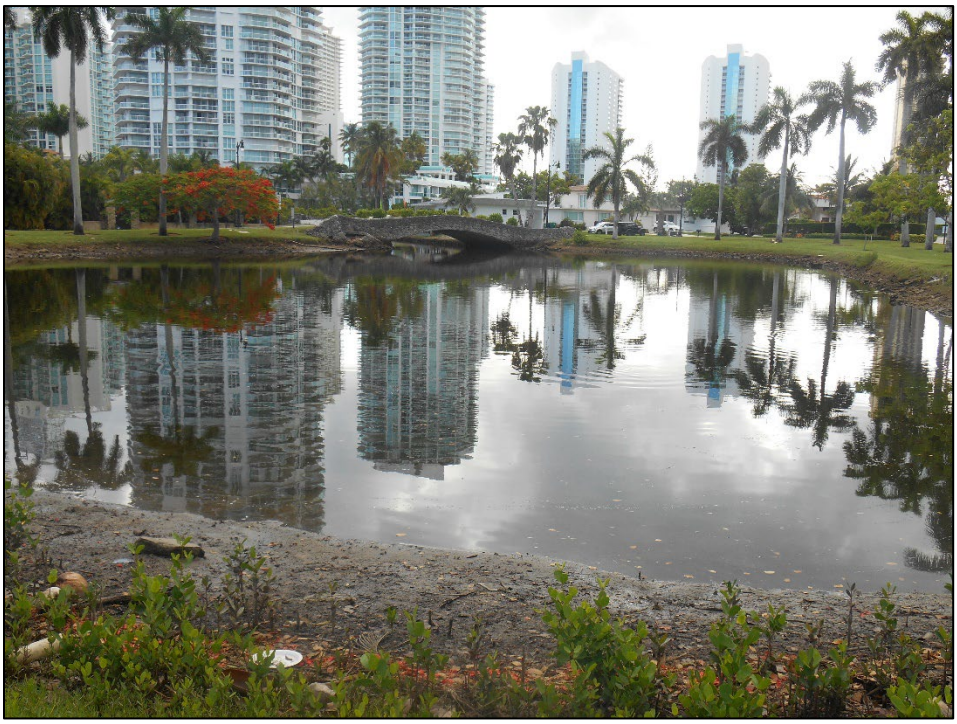


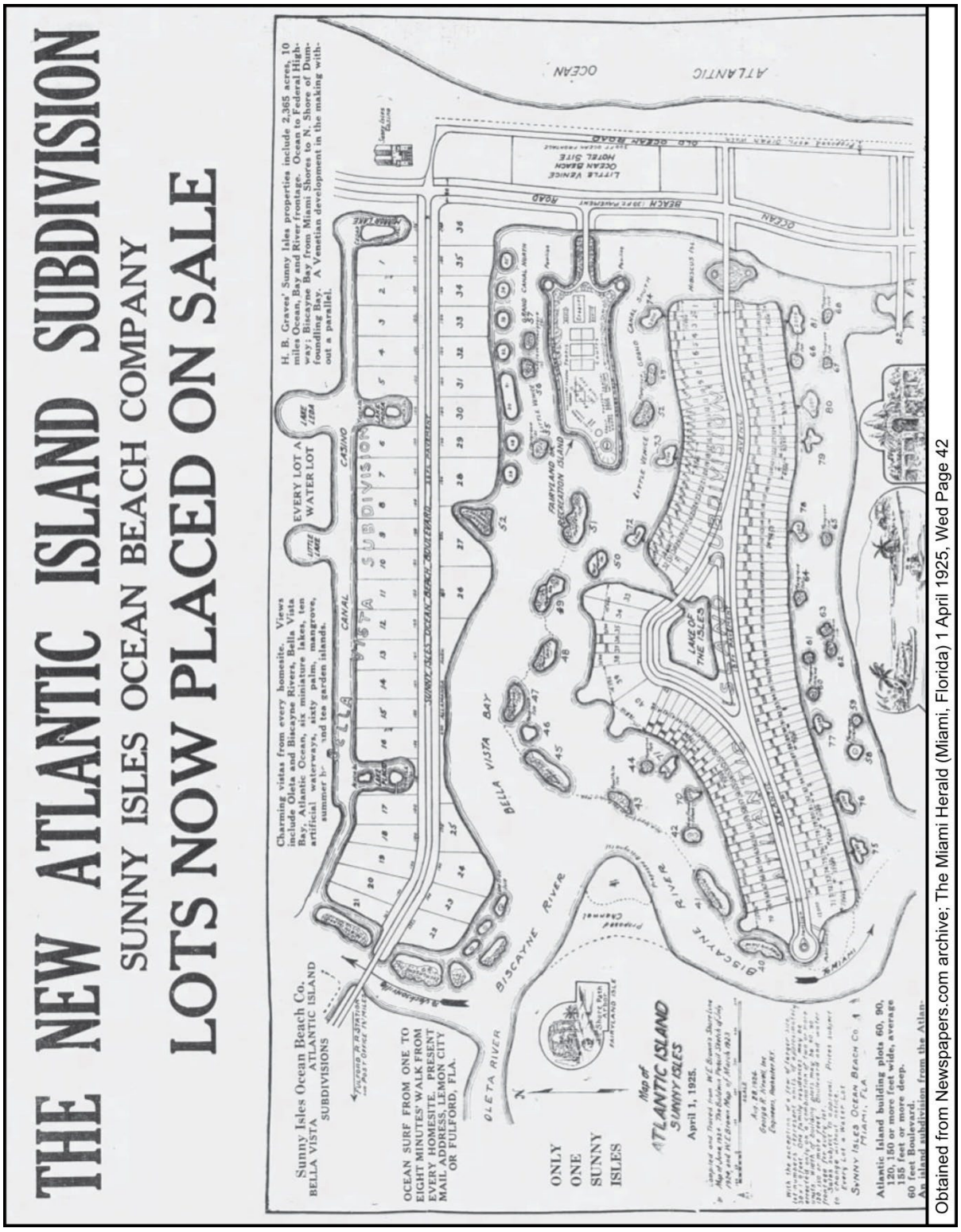
Figure 10-6 Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

Atlantic Island, like several of the islands in Sunny Isles Beach, was a subdivision created in the mid-1920s as the result of a filling project funded by New York transplant Henry Graves. Graves purchased 2.26 square miles of land from the Model Land Company in 1920, part of which would become Sunny Isles and known today as Sunny Isles Beach and marketed his development as "Sunny Isles-The Venice of America" (Bramson 2007). Sunny Isles included land on a natural barrier island, several smaller natural landforms in Biscayne Bay, and a series of man-made dredged islands in Biscayne Bay. A newspaper advertisement from 1925 depicts an ad of the planned development of manmade finger islands in **Figure 10-7** (The Miami Herald 1925). Graves envisioned the area as a community with a mixture of residences and resorts and began development with the construction of a number of gently-sloping concrete bridges surfaced with limestone. At least three islands were dredged and filled during this period, and named by Graves as Fairyland Island, Atlantic Island, and Poinciana Island. Graves also oversaw the construction of a bathhouse, casino, and pier in Sunny Isles (Bramson 2007).

Many artificial waterways were designed and built as a part of Sunny Isles in order to help sell lots and beautify the associated islands (Lennox 1989). The Lake of the Isles (8DA15824), located in the center of Atlantic Island was described in a 1925 newspaper promotional about Sunny Isles as "A scenic little lake in the very heart of the Atlantic Island Subdivision, giving many lots a double water frontage" (The Miami Daily News 1925). A gazebo was originally part of the park which surrounds the lake but has since been demolished (City of Sunny Isles Beach Historic Preservation Board 2005). The park includes the open grassy area with palm trees lining the lakeshore.

The first subdivision within Sunny Isles was the Bella Vista subdivision located north of Atlantic Island, built circa 1922 and platted in 1927 (The Miami Daily Metropolis 1922). Of the other subdivisions within the Sunny Isles development, only the Bella Vista subdivision also contained artificial lakes. Atlantic Island was constructed in 1925 and platted in 1928, with the Lake of the Isles (8DA15824) on the center of the island with parcels surrounding the lagoon and park and Atlantic Avenue extending around the subdivision and crossing the Atlantic Island Bridge (**Figure 10-8**). The financial bust that began in 1926 left Graves's developments only partially realized. Atlantic Island was purchased by the North Miami Beach Corporation, under the leadership of Milwaukee magnate Kurtis Froedtert in 1936 and construction of luxury homes resumed (Janus Research 2016).

Froedtert completed three more subdivisions within Grave's vision: Poinciana Island, Royal Palm Island (now King's Court), and Bayview Point. Froedtert rebranded Sunny Isles as "the American Riviera" and used promotional brochures which showed the Lake of the Isles, the park and gazebo, and luxury homes found on Atlantic Island (City of Sunny Isles Beach Historic Preservation Board 2005).



Obtained from Newspapers.com archive; The Miami Herald (Miami, Florida) 1 April 1925, Wed Page 42

Figure 10-7 A 1925 newspaper advertisement for the Atlantic Island Subdivision
(Obtained from Newspapers.com)

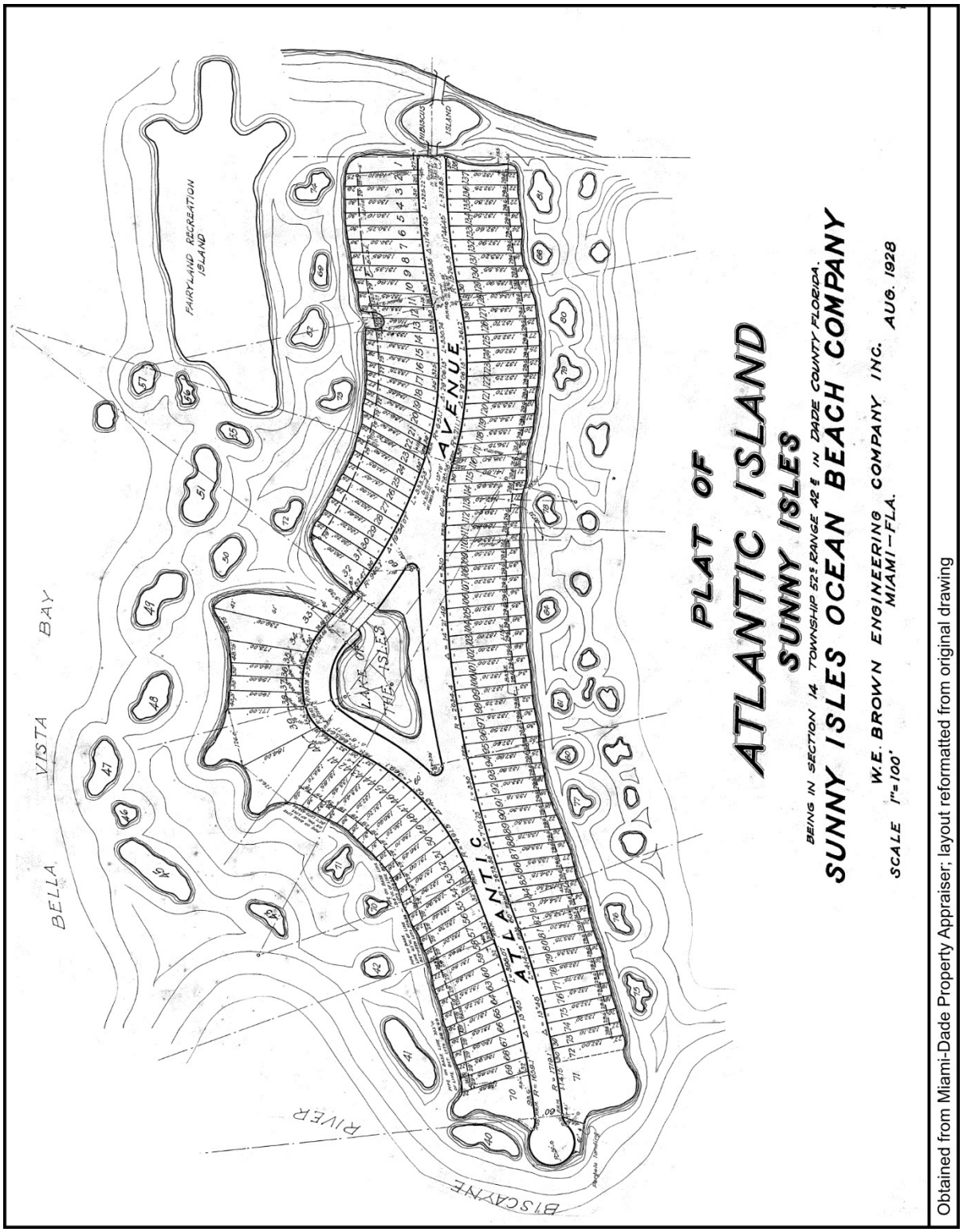


Figure 10-8 The 1928 plat of Atlantic Island Subdivision with Lake of the Isles depicted in the center of the island
(Obtained from Miami-Dade Property Appraiser)

An illustrated postcard of Sunny Isles from the 1930s depicts an oolitic limestone bridge and water feature, which could be the Lake of the Isles (8DA15824) and adjacent Atlantic Island Bridge (8DA6433). The illustration does not include enough specific information to confirm the location depicted in the drawing but is representative of the design principles and guidelines used when developing Sunny Isles (**Figure 10-9**). A historic photo of the Atlantic Island entrance bridges depicts the towers which were historically featured in the corners of all of the bridges throughout the development (**Figure 10-10**). An illustrated aerial of Sunny Isles from 1940s depicts the development including several man-made finger islands and a road system. Atlantic Island is seen in the center of the illustration (**Figure 10-11**).

Figure 10-9 A circa 1930 postcard of the Sunny Isles Development, featuring a bridge with an oolitic limestone exterior wall crossing water
(Obtained from Florida Memory)

Figure 10-10 Historic photograph of the entrance bridges to the Atlantic Island development *(Obtained from Bramson)*

Figure 10-11 A circa 1940 illustrated aerial of the Sunny Isles Development, with Atlantic Island depicted in the center of the image *(Obtained from Florida Memory)*

In 1984, the Atlantic Island Bridge (8DA6433) along with the two entrance bridges to Atlantic Island located east of the project area were designated as historic sites by the Metropolitan Dade County Historic Preservation Board. The bridges were noted as “tangible examples of the beautifying features of the early development of Atlantic Island” and as significant for their unique architectural design (Metropolitan Dade County Historic Preservation Board 1984). However, the two entrance bridges were reconstructed circa 1995, leaving the Atlantic Island Bridge (8DA6433) as the only bridge original to the development. In 2005, the Atlantic Island Bridge (8DA6433) and two reconstructed Atlantic Island entrance bridges were re-designated as historic sites by the City of Sunny Isles Beach (City of Sunny Isles Beach 2005).

The Lake of the Isles (8DA15824) was also historically known as Atlantic Isles Lagoon according to the City of Sunny Isles historic designation plaque found on the Atlantic Island Bridge (City of Sunny Isles Beach Historic Preservation Board 2005). Based on analysis of historic aerials, the artificial lakes in the Bella Vista subdivision were filled in the 1950s and 1960s, leaving the Lake of the Isles (8DA15824) as the only remaining original man-made lake in the Sunny Isles development. Atlantic Island Park (8DA15825) retains its historic design and layout with a palm tree court, comprised of replaced plant material, surrounding the lakeshore.

The Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825) are intrinsically linked and retain their historic footprint and spatial relationships. For the purposes of this study, the historic bridge and landscape elements are to be considered contributing resources to the Atlantic Island Resource Group (8DA19241). Descriptions and additional photographs of each significant resource are included below, as well an analysis of National Register-eligibility.

Figure 10-12 The Atlantic Island Bridge (8DA6433), c. 1925, determined National Register-eligible, facing East

8DA6433 Atlantic Island Bridge

The Atlantic Island Bridge (8DA6433) carries Atlantic Avenue over the Ocean Canal between the Lake of the Isles (8DA15824) and Biscayne Bay in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map (**Figure 10-12**). The bridge is an approximately 50-foot long concrete arch deck bridge and the outer walls of the bridge are covered in oolitic limestone. The inner walls of the bridge are treated with irregular whitewashed stucco. Non-historic alterations include the addition of curbs and concrete flowerpots with rubber plants (**Figure 10-13**). The bridge is currently restricted to pedestrian use only and barricaded at both ends to prevent vehicular traffic from crossing it. The Atlantic Island Bridge (8DA6433), along with the Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825), is one of three resources which comprise the Atlantic Island Resource Group (8DA19241).

The Atlantic Island Bridge (8DA6433) is the only remaining historic bridge of the three originally constructed for the island in 1925 and one of the few remaining elements of pre-World War II development in Sunny Isles Beach. The character-defining elements of the Atlantic Island Bridge (8DA6433) include its oolitic

limestone surface on its exterior, the irregular whitewashed stucco on the interior of the bridge, and its low, gentle slope. Oolitic limestone was quarried in southern Miami-Dade County beginning in the mid-nineteenth century and was used as a material in a number of historic buildings throughout the county (City of Miami 2011: 14). While oolitic limestone was a common material for chimney stacks or architectural embellishment during the early twentieth century in Miami-Dade County, the application of oolitic limestone to the exterior of the Atlantic Island Bridge (8DA6433) is unique.

Although the four towers that originally decorated its corners were removed after 1989, the bridge retains historic integrity and it continues to convey its significance as a rare example of pre-World War II development in Sunny Isles Beach. On August 23, 2016, the SHPO determined the Atlantic Island Bridge individually National Register–eligible under Criteria A and C in the areas of Community Planning and Development and Architecture for its association with the development of the Atlantic Island subdivision and Sunny Isles Beach, as well as its unique design. The FMSF form for the Atlantic Island Bridge (8DA6433) was not updated during the current survey as no changes to the bridge were observed since it was last recorded. A copy of the previous FMSF form and SHPO concurrence letter is included in **Appendix A**. The current study also considers the Atlantic Island Bridge to be a contributing resource to the newly recorded Atlantic Island Resource Group (8DA19241).

Figure 10-13 The Atlantic Island Bridge (8DA6433), c. 1925, determined National Register-eligible, facing North

Figure 10-14 The Lake of the Isles (8DA15824), c. 1925, considered National Register-eligible, facing Southwest

8DA15824 Lake of the Isles

The Lake of the Isles (8DA15824) is located in the center of Atlantic Island on an approximately 0.51-acre property between Atlantic Avenue to the west and the Atlantic Isle Bridge (DA6433) to the east in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (**Figure 10-14**). The man-made water feature is an approximately 275-foot-long and 170-foot-wide crescent-shaped lagoon surrounded by the triangular shaped open grassy area with palm trees lining the lakeshore. Designed historic landscapes are recorded in the FMSF under the National Register category of historic district or site. The Lake of the Isles is categorized as a site per National Register Bulletin 15, which specifies "designed landscape" as an example of a historic site (National Park Service 1995). The Lake of the Isles (8DA15824), along with the Atlantic Island Bridge (8DA6433) and Atlantic Island Park (8DA15825), is one of three resources comprising the Atlantic Island Resource Group (8DA19241).The Lake of the Isles (8DA15824) is one of few original beautifying features left from the Sunny Isles development and an extant example of a manmade water feature. The Lake of the Isles (8DA15824) has retained its historic design and layout and remains a central feature of the Atlantic Island Subdivision. The FMSF form completed for the Lake of the Isles (8DA15824) is included in **Appendix B**.

Figure 10-15 Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

8DA15825 Atlantic Island Park

Atlantic Island Park (8DA15825) is a designed historic landscape feature located in the center of Atlantic Island in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (**Figure 10-15**). The triangular shaped park was constructed circa 1925 and features an open grassy area with a palm tree court lining the Lake of the Isles (8DA15824). Designed historic landscapes are recorded in the FMSF under the National Register category of historic district or site. Atlantic Island Park is categorized as a site per National Register Bulletin 15, which specifies "designed landscape" as an example of a historic site (National Park Service 1995). The Atlantic Island Park (8DA15825), along with the Atlantic Island Bridge (8DA6433) and the Lake

of the Isles (8DA15824), is one of three resources which comprise the Atlantic Island Resource Group (8DA19241).The grassy park surrounding the Lake of the Isles (8DA15824) is one of the original beautifying features left from the Sunny Isles development and was used as an advertising and promotional feature of the Sunny Isles development during the 1930s, when the development was completed by Kurtis Froedtert. While an original gazebo has been removed from the park, the lake and surrounding landscape have retained their historic design and layout in relation. Although the existing palm tree court surrounding the lakeshore and other landscaped materials have been replaced over time, the replacements have been made with in-kind plants and vegetation and are consistent with early descriptions of the park. A small 0.05-acre portion at the southeastern corner of the park was deeded to the Miami-Dade County Water and Sewer Department by the City of Sunny Isles Beach in 2010 and features a county water and sewage pump station. The FMSF form completed for Atlantic Island Park (8DA15825) is included in **Appendix B**.

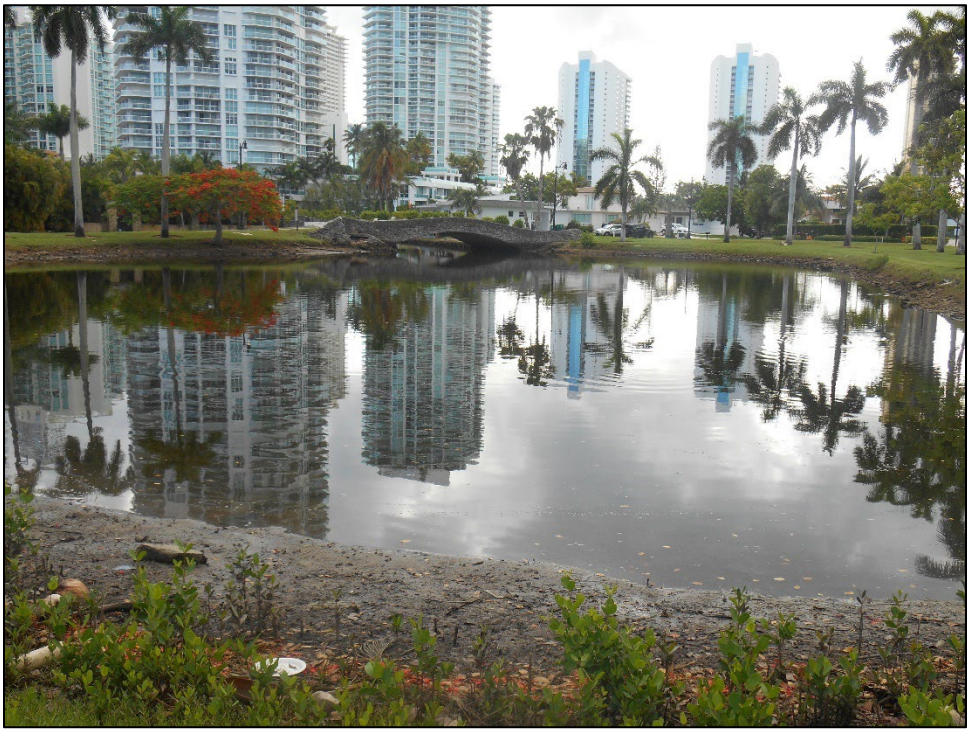


Figure 10-16 The Atlantic Island Resource Group (8DA19241), considered National Register-eligible, facing East

8DA19241 Atlantic Island Resource Group

The Atlantic Island Resource Group (8DA19241) is a designed historic landscape located in the center of Atlantic Island in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) USGS quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (**Figure 10-16**). The designed historic landscape is comprised of three contributing resources: the National Register-eligible Atlantic Isle Bridge (DA6433), the man-made Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825). Designed historic landscapes are recorded in the FMSF under the National Register category of historic district or site. The Atlantic Island Resource Group (8DA19241) is categorized as a district since it contains three distinct historic resources “united historically or aesthetically by plan or physical development” (National Park Service 1995).

Per National Register Bulletin 18, a designed historic landscape is defined as “a landscape that has significance as a design of work or art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical

association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture" (Keller and Keller 1987). Select examples of designed historic landscapes include "plaza/square/green/mall or other public spaces, subdivisions and planned communities/resorts, parks, (local, state and national), grounds designed and developed for outdoor recreation, or bodies of water and fountains" (Keller and Keller 1987).

The components of the Atlantic Island Resource Group (8DA19241) are extant examples of designed features associated with the beginnings of the Sunny Isles development and luxury residential development trends during the 1920s. The resources were intentionally sited in the physical center of the manmade Atlantic Island and designed with the goal of beautifying the development. Alterations to the resources include replaced material on the bridge and the replacement of landscaped materials within the park such as replaced palm trees and grass. The Atlantic Island Bridge (8DA6433) has previously been determined National Register–eligible. The Lake of the Isles (8DA15824), which is the only remaining artificial lake still extant within Sunny Isles, and the surrounding Atlantic Island Park (8DA15825) are considered National Register-eligible as part of the current study. The Atlantic Island Resource Group (8DA19241) features the three extant designed central features of the Atlantic Island Subdivision dating to the 1920s and retains a high degree of integrity including location, design intent, setting, feeling and association. Therefore, the Atlantic Island Resource Group (8DA19241) is considered National Register-eligible under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture.

10.2.2 Newly Recorded Historic Resources Considered National Register-Ineligible

This section contains photographs of the eight newly recorded historic structures within the project APE (**Figures 10-17 – 10-25**) and a brief description of each resource. All FMSF forms completed for historic resources as part of this survey are included in **Appendix B**. The boundaries for each resource shown on the FMSF forms reflect the parcel lines as shown in available Property Appraiser and GIS data.

Figure 10-17 263 Atlantic Avenue (8DA15822), c. 1954, considered National Register-ineligible, facing Northeast

8DA15822 263 Atlantic Avenue

The circa 1954 Masonry Vernacular-style residence located at 263 Atlantic Avenue is a single-story concrete block structure with a flat and shed roof (**Figure 10-17**). A circa 1971 addition is located on the east façade and a circa 1990 addition is located on the south facade, both with a flat roof. Windows include metal awning three-light windows, metal fixed one-light windows, and metal single-hung-sash one-over-one windows, some of which are paired. The structure includes an integrated carport on the east façade and is accessed via a metal panel door on the south façade. Distinguishing architectural features include wide eaves, a shed roof projection, and stamped stucco detail on the south and east facades.

The residence at 263 Atlantic Avenue exhibits a common architectural style found in South Florida, additions which have altered the historic plan of the structure, and non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-18 265 Atlantic Avenue (8DA15823), c. 1930, considered National Register-ineligible, facing Northeast

8DA15823 265 Atlantic Avenue

The circa 1930 Masonry Vernacular-style residence located at 265 Atlantic Avenue is a two-story concrete block structure with a gable roof (**Figure 10-18**). Three non-historic additions constructed circa 1990 were observed on the north, south, and east facades, all with a flat roof, resulting in an irregular plan. Windows include vinyl single-hung-sash one-over-one windows, although most of the structure is not visible from the ROW. Distinguishing architectural features include oolitic limestone embellishment on the first floor of the structure which is similar to the adjacent National Register-eligible Atlantic Island Bridge (8DA6433). The most notable feature associated with the structure is a circa 1930 stucco and oolitic limestone property wall on the west parcel line which includes a square plan, open-air gate house (**Figure 10-19**). The stone used on the pillars of the wall and the gate house is also similar to the adjacent Atlantic Island Bridge (8DA6433). Non-historic alterations to the property wall include the addition of metal gates and fencing, as well as replaced wood in the gate house roof.

While the residence at 265 Atlantic Avenue is one of the earliest structures constructed in the Atlantic Island subdivision, it features several non-historic additions which have altered the historic plan and appearance of the structure. Additional observed non-historic alterations include replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-19 265 Atlantic Avenue (8DA15823), c. 1954, considered National Register-ineligible, facing Northeast

Figure 10-20 255 Atlantic Avenue (8DA19157), c. 1954, considered National Register-ineligible, facing Northeast

8DA19157 255 Atlantic Avenue

The circa 1954 Masonry Vernacular-style residence located at 255 Atlantic Avenue is a single-story concrete block structure with a flat roof of built-up material (**Figure 10-20**). No additions were observed to the structure and the plan is irregular in nature. Windows include metal fixed one-light windows and metal jalousie windows, which are grouped beneath fixed windows. The structure includes an integrated garage on the south façade and is accessed via the main entrance on the south façade with a replaced metal and glass door. Distinguishing architectural features include a raised roof in the center of the structure and a flat roof extension along the exterior of the building.

The residence at 255 Atlantic Avenue exhibits a common architectural style found in South Florida and exhibits non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-21 257 Atlantic Avenue (8DA19158), c. 1970, considered National Register-ineligible, facing Northeast

8DA19158 257 Atlantic Avenue

The circa 1970 Masonry Vernacular-style residence located at 257 Atlantic Avenue is a two-story concrete block structure with a hipped roof with replaced material (**Figure 10-21**). No additions were observed to the structure and the plan is irregular in nature. Windows include vinyl two-light and three-light sliding windows, some of which are grouped. The structure includes an integrated garage on the south façade and it is accessed via the main entrance on the south façade with a replaced metal and glass door. Distinguishing architectural features include wide roof overhangs and a second-floor patio surrounded by metal railing in the southwest corner.

The residence at 257 Atlantic Avenue exhibits a common architectural style found in South Florida and exhibits non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-22 275 Atlantic Avenue (8DA19159), c. 1952, considered National Register-ineligible, facing North

8DA19159 275 Atlantic Avenue

The circa 1952 Masonry Vernacular-style residence located at 275 Atlantic Avenue is a two-story concrete block structure with a hipped and flat roof with replaced material (**Figure 10-22**). Three non-historic additions are appended to the building including a circa 1976 addition on the north façade with a flat roof, a circa 1981 second-story addition with a hipped roof, and a circa 2009 addition on the north façade with a flat roof. The plan is irregular in nature and windows include vinyl one-light fixed windows, although much of the structure is obscured from the ROW by vegetation. The structure includes an integrated garage on the south façade, the parcel is enclosed on the south by a non-historic metal property fence, and a non-historic swimming pool is located north of the structure. Distinguishing architectural features include wide roof overhangs and a barrel tile roof.

The residence at 275 Atlantic Avenue exhibits a common architectural style found in South Florida, additions which have altered the historic plan of the structure, and non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-23 283 Atlantic Avenue (8DA19160), c. 1951, considered National Register-ineligible, facing Northwest

8DA19160 283 Atlantic Avenue

The circa 1951 Masonry Vernacular-style residence located at 283 Atlantic Avenue is a single-story concrete block structure with multiple roof types (**Figure 10-23**). One non-historic addition with a flat roof was observed on the north façade of the building. The plan is irregular in nature and windows include metal one-light fixed windows, although much of the structure is not visible from the ROW. The structure includes an integrated garage on the west façade, and the parcel is enclosed on the south by a non-historic concrete and stucco property wall. Distinguishing architectural features include secondary roof structures of gable extensions and a parapet, corner windows, and a non-historic stone veneer applied to the exterior.

The residence at 283 Atlantic Avenue exhibits a common architectural style found in South Florida, additions which have altered the historic plan of the structure, and non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-24 291 Atlantic Avenue (8DA19161), c. 1970, considered National Register-ineligible, facing Northwest

8DA19161 291 Atlantic Avenue

The circa 1970 Masonry Vernacular-style residence located at 291 Atlantic Avenue is a single-story concrete block structure with a hip-on-hip roof (**Figure 10-24**). No additions were observed to the building and the plan is irregular in nature. Windows include vinyl two-light sliding windows. The structure includes an integrated garage on the south façade and a courtyard on the south façade enclosed by metal gates. Distinguishing architectural features include the courtyard on the south façade, an arcaded entry to the courtyard, eyebrow ledge above windows, and a concrete and stucco wall in the rear of the property.

The residence at 291 Atlantic Avenue exhibits a common architectural style found in South Florida and exhibits non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

Figure 10-25 299 Atlantic Avenue (8DA19162), c. 1950, considered National Register-ineligible, facing Northwest

8DA19162 299 Atlantic Avenue

The circa 1950 Masonry Vernacular-style residence located at 299 Atlantic Avenue is a single-story concrete block structure with a hip and gable roof with replaced material (**Figure 10-25**). No additions were observed to the structure and the plan is irregular in nature. Windows include vinyl two-light sliding windows, and the main entrance on the west façade includes a replaced metal and glass door. The structure includes an integrated garage on the west façade and a crescent concrete driveway. Distinguishing architectural features include stamped stucco on the west façade, stucco detailing beneath the gable roof, and concrete and stucco planter boxes along the west facade.

The residence at 299 Atlantic Avenue exhibits a common architectural style found in South Florida and exhibits non-historic alterations including replaced exterior material, windows, and doors. Therefore, it is considered ineligible for listing in the National Register, individually or as part of a historic district.

11.0 CONCLUSIONS

The FDOT, District 6, conducted a CRAS for the Atlantic Isle at West Bridge (FDOT Bridge No. 874218) PD&E Study in the city of Sunny Isles Beach, Miami-Dade County, Florida (FPID No. 430029-2-21-01). The objective of the survey was to identify cultural resources within the project APE and assess the resources in terms of their eligibility for listing in the National Register according to the criteria set forth in 36 CFR Section 60.4.

No previously recorded archaeological sites were located within the APE, nor within a one-mile buffer encompassing the APE. Subsurface testing within the corridor was not necessary or feasible within the APE due to the artificial nature of the island landform and the ubiquity of paved roadway, buried utilities, and hardscaping. The desktop analysis and pedestrian survey determined that the archaeological APE exhibits a low potential for containing intact archaeological sites. No Miami-Dade County-designated archaeological sites or zones are located within the APE.

The historic resources survey resulted in the identification of 12 historic resources within the historic resources APE. This includes one previously recorded historic resource, the Atlantic Island Bridge (8DA6433), which has been determined National Register-eligible by the SHPO. The 11 newly recorded historic resources include eight historic buildings (8DA15822-8DA15823, 8DA19157-8DA19162), two historic designed landscape features (8DA15824-8DA15825), and one historic designed landscape (8DA19241). The Atlantic Island Resource Group (8DA19241) is considered eligible for listing in the National Register under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture. The two landscape features, the Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825), along with the National Register-eligible Atlantic Island Bridge (8DA6433), are considered to be contributing resources to the Atlantic Island Resource Group (8DA19241).

All eight newly recorded historic buildings (8DA15822-8DA15823, 8DA19157-8DA19162) exhibit common architectural styles and design types found in South Florida. Many of the structures feature alterations or modifications which diminish their historic physical integrity including replaced windows, doors, or exterior material, the addition of non-historic exterior ornament, or additions to the historic structure. Research conducted during this study did not identify known associations with significant people or historical events.

Analysis of aerial photographs revealed that the area surrounding the project APE was not largely developed until the 1960s, with more than half of the lots in the subdivision containing the APE remaining undeveloped by 1968. While every lot within the subdivision today is developed, this construction and development occurred after the early 1970s. Furthermore, a later wave of development in the 1990s and 2000s resulted in several adjacent historic parcels with large additions which have altered the appearance of any historic buildings or contain modern buildings constructed as infill. Based on field observations, it does not appear that there are any potential residential historic districts that may contain any of the residences located within the APE at this time. Therefore, these eight newly recorded historic structures are considered ineligible for listing in the National Register, either individually or as part of a historic district.

FMSF forms for all newly recorded historic resources are included in **Appendix B**. A survey log is included in **Appendix C**.

11.1 UNANTICIPATED FINDS AND POST-REVIEW DISCOVERIES

Although unlikely, should construction activities uncover any archaeological material, it is recommended that activity in the immediate area be stopped while a professional archaeologist evaluates the material. If human remains are found during construction or maintenance activities, Chapter 872.05, F.S. applies and the treatment of human remains will conform to Chapter 3 of the FDOT CRM Handbook, Section 7-1.6 of the FDOT's Standard Specifications for Road and Bridge Construction, and Stipulation XI of the Section 106 Programmatic Agreement, which require that all work cease immediately in the area of the human remains. 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 have jurisdiction if the remains are 75 years of age or more.

If previously unidentified historic properties are discovered before or during construction, the potential to affect historic properties changes after the Section 106 review has been completed, or if unanticipated impacts to historic properties occur during construction, then the consultation process outlined in Stipulation VII of the Section 106 Programmatic Agreement will be followed in accordance with 36 CFR 800.13 and Stipulation X of the Section 106 Programmatic Agreement.

11.2 CURATION

FMSF forms (**Appendix B**) and photographs are curated at the FMSF, along with a copy of this report. A survey log sheet is included in **Appendix C**. Field notes and other pertinent project records are temporarily stored at Janus Research until their transfer to the FDOT storage facilities.

12.0 REFERENCES

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APPENDIX A

Previous FMSF Form and SHPO Concurrence Letter for the Atlantic Island Bridge (8DA6433)

2016-302
#23155

FDOT

Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, FL 33172-5800

JIM BOXOLD
SECRETARY

July 12, 2016

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2016 JUL 25 A 10: 12

Dr. Timothy A. Parsons
Director, Division of Historical Resources and
State Historic Preservation Officer
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Cultural Resource Assessment Survey of the Atlantic Isle Bridges
Miami-Dade County, Florida (FM No. 430029-1)

Attention: Ms. Ginny Jones, Compliance Review Architectural Historian

Dear Dr. Parsons:

At the request of the Florida Department of Transportation (FDOT), District 6, Janus Research conducted a Cultural Resource Assessment Survey (CRAS) of the Atlantic Isle Bridges in Miami-Dade County, Florida. This project is federally funded and was conducted in accordance with the Agency Operating Agreement (Sections 1B and 1C) and in consideration of Section 106 of the *National Historic Preservation Act (NHPA) of 1966* (Public Law 89-655, as amended), as implemented by 36 CFR 800 (*Protection of Historic Properties*, effective January 2001) and Chapter 267, *Florida Statutes (F.S.)*. The purpose of this analysis was to provide preliminary cultural resource information to assist in the avoidance of resources listed in, determined eligible for, or considered eligible for listing in the *National Register of Historic Places* (National Register) according to the criteria set forth in 36 CFR Section 60.4 and identify any cultural resources that may be effected by the proposed project improvements.

The historic resources survey resulted in the identification of one previously recorded historic resource, which has determined to be National Register–eligible (ACI 2013). Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) was constructed of concrete c. 1925 and retains its historic surface treatment of oolitic limestone and whitewashed stucco. Its character-defining features include this stucco and limestone exterior treatment as well as its distinctive low arch, allowing for a gentle slope of its short span. Originally one of several similar bridges constructed during the 1920s Land

Boom-era development of the Atlantic Isles neighborhood in Sunny Isles Beach, Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) is the sole bridge of its type known to be extant.

We kindly request that the cover letter and document are reviewed, and concurrence is provided by your office. This information is provided with in accordance with the provisions contained in 36 CFR, Part 800, as well as the provisions contained in the revised F.S. Chapter 267. If you have any questions regarding the subject project, please contact me at Barbara.Culhane@dot.state.fl.us or (305) 470-5231.

Sincerely,

Barbara Culhane, M.S., A.I.C.P.
District Cultural Resources Coordinator

The Florida State Historic Preservation Officer finds the attached Cultural Resource Assessment Survey complete and sufficient and ☐ concurs/ ☐ does not concur with the recommendations and findings provided in this cover letter for SHPO/FDHR Project File Number 2016-3102.

Comments:
At which time a final project is determined, the APE may need to expand to include the Atlantic Isles islands and structures on the islands.

For Timothy A. Parsons, Ph.D., Director, and
State Historic Preservation Officer
Florida Division of Historical Resources

Deputy SHPO
8/23/2016
[DATE]

Page 1

☐Original
☒Update

HISTORICAL BRIDGE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Consult *Guide to the Historical Bridge Form* for detailed instructions

Site #8 DA06433
Field Date 1-5-2016
Form Date 1-14-2016
Recorder #
FDOT Bridge # 874218

Bridge Name(s) Atlantic Island Bridge
Project Name CRAS of the Atlantic Isle Bridges in Miami-Dade
Multiple Listing (DHR only)
Survey # (DHR only) 23155
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☒state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Route(s) Carried/Feature(s) Crossed Atlantic Avenue
USGS 7.5 Map Name NORTH MIAMI USGS Date 1988 Plat or Other Map
City/Town (within 3 miles) Sunny Isles Beach In City Limits? ☒yes ☐no ☐unknown County Dade
Township 52S Range 42E Section 14 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name:
Township Range Section ¼ section: ☐NW ☐SW ☐SE ☐NE
Landgrant Tax Parcel #
UTM Coordinates: Zone ☐16 ☒17 Easting 587513 Northing 2867939
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Year Built 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Still in use? ☐yes ☐no ☒restricted use (describe) Weight limit 12T
Prior Fords, Ferries, or Bridges at this Location

Bridge Use: original and current with dates (standard descriptions: auto, railway, pedestrian, fishing pier, abandoned) Auto, c. 1925-present

Ownership history

Designers/Engineers
Builders/Contractors
Text of Plaque or Inscription "Atlantic Isles Lagoon Bridge, Built in Mid1920's. Designated as Historic Site January 19, 1984 by Dade County Preservation Board. Re-Designated by City of Sunny Isles Beach July 14, 2005"
Narrative History (How did bridge come to be built? How was it financed?, etc.) See continuation sheet

DESCRIPTION

GENERAL

Overall Bridge Design 1. Arch--Deck 2.
Overall Condition ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Style and Decorative Details See continuation sheet

Tender Station Description None present

Alterations: Dates and Descriptions See continuation sheet

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 KEEPER – Determined eligible: ☐yes ☐no NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	Date 8/23/2016 Init. GLJ Date

HISTORICAL BRIDGE FORM

Site #8 DA06433

DESCRIPTION (continued)

SUPERSTRUCTURE

Spans: Number 1 Total Length(ft) 50

Main Spans: Number _____ Length(ft) _____ Width(ft) _____ Roadway width(ft) _____
Main Span Design _____
Main Span Materials 1. _____ 2. _____

Approach Spans: Number _____ Length(ft) _____ Width(ft) _____ Roadway width(ft) _____
Approach Span Design _____
Approach Span Materials 1. _____ 2. _____

Deck Materials 1. Concrete 2. Stone

SUBSTRUCTURE

Abutment Materials 1. _____ 2. _____
Abutment Description _____

Pier Materials 1. _____ 2. _____
Pier Description _____

RESEARCH METHODS (check all that apply)

- ☒ FDOT database search
- ☐ HABS/HAER record search
- ☒ FMSF record search (sites/surveys)
- ☐ Other methods (specify) _____
- ☒ Fla. Archives / photo collection
- ☒ property appraiser / tax records
- ☐ library research
- ☐ newspaper files
- ☐ city directory
- ☐ Public Lands Survey (DEP)
- ☐ informal archaeological inspection
- ☐ formal archaeological survey
- ☒ cultural resource survey

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

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, use separate sheet if needed) See continuation sheet

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 & development
2. Architecture
3. _____
4. _____
5. _____
6. _____

DOCUMENTATION

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

1) Document type Field notes — Maintaining organization Janus Research
Document description _____ — File or accession #'s _____

2) Document type Photographs — Maintaining organization Janus Research
Document description _____ — File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research — Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' TOPO MAP WITH BRIDGE LOCATION MARKED**
❷ **PHOTO OF BRIDGE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

A. NARRATIVE DESCRIPTION OF SITE

The historic resources survey resulted in the identification of one previously recorded historic resource, Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433), which is shown in Figure 6. This single span, concrete arch deck bridge is located in Section 14 of Township 52 South, Range 42 East, on the North Miami USGS (1988) quadrangle. Its location and present setting are shown in Figure 2.

As noted above, the bridge was determined National Register–eligible as the result of the most recent *Florida's Historic Highway Bridges* survey (Archaeological Consultants, Inc. [ACI] 2013). The bridge historically featured a total of four oolitic limestone towers (Figure 1), one pair flanking each edge of the bridge. These towers have been removed, though aerial photographs are not clear enough to indicate the date of this alteration. At the time of the bridge's first recording during the *Dade County Historic Survey Phase II*, the towers were noted to have been present (Lenox 1989), so it is known that this alteration was made after 1989.

Figure 1: Undated Postcard Depicting Historic Appearance of Atlantic Island Bridges with Towers
Image courtesy of the Florida Memory Project

In spite of the removal of the towers, however, Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) retains its historic aesthetic and much of its original fabric. It features a distinctive low arch as it spans the narrow channel between Lake of the Isles and Biscayne Bay (Figure 2). The bridge is one lane wide and carries one-way eastbound traffic. Buffers

between the travel lane and the bridge's railings have been created by the addition of non-historic curbs that extend to surround beds of pebbles approximately two feet wide. Non-historic concrete flower pots with rubber plants are evenly spaced in these beds (Figure 3).

Figure 2: Exterior Surface and Low Arch of Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433), Facing Southeast

Figure 3: Deck of Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433), Facing Southeast

The bridge's exterior retains its rubble oolitic limestone surfacing, as shown in Figures 2 and 4. Oolitic limestone is a material that was quarried in southern Miami-Dade County beginning in the mid-nineteenth century and appears in a number of South Florida's historic buildings. It is generally used in rubble stone form because of its composition of small, round particles (City of Miami 2011:14). Although oolitic limestone was a common material for chimney stacks and architectural embellishment during the early twentieth century, its application to the Atlantic Island Bridges' exterior is unique.

The interior surfaces of the bridge's railings are treated with irregular whitewashed stucco (Figure 4). At each edge of the bridge, where the square towers were formerly located, this stucco treatment is withheld to reveal the limestone surface beneath. The FDOT bridge number, 874218, is stamped in black letters on stucco at the southwestern and northeastern corners of the bridge. At the southwestern corner, a plaque (Figure 5) is located beside this stamp commemorating the bridge's designation as a local historic landmark.

Figure 4: Whitewashed Stucco at Interior of Railings of Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433), Facing Southeast

Figure 5: Plaque Designating Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) as a Local Historic Landmark, Facing South

B. DISCUSSION OF SIGNIFICANCE

The three bridges on Atlantic Island were noted to be the only structures with this limestone and stucco treatment and low arch deck style during their documentation as part of the *Florida Highway Historic Bridges* Survey (Irwin, et al. 2003). As previously discussed, the two entrance bridges, FDOT Bridge No. 874210 and FDOT Bridge No. 874219, are not original to the Atlantic Island development but are 1993 reconstructions that incorporate historic fabric. Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) is, therefore, the sole known example of an extant bridge decorated in this way.

Atlantic Island, like several of the islands in Sunny Isles Beach, was created in the mid-1920s as the result of a filling project funded by New York transplant Henry Graves (Bramson 2007: 15). Graves envisioned the area as a community with a mixture of residences and resorts, and began development with the construction of a number of gently-sloping concrete bridges surfaced with limestone (Figure 6). The financial bust that began in 1926 left Graves's developments only partially realized. Atlantic Island was purchased by the North Miami Beach Corporation, under the leadership of Kurtis Froedtert, in 1936, and construction of luxury homes resumed. Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433) is the only remaining bridge and one of the few remaining elements of pre-World War II development in Sunny Isles Beach.

Figure 6: Original Entrance Bridges to Atlantic Avenue from SR A1A (at Left)
Image found in Bramson, page 27

Atlantic Island Bridge/FDOT Bridge No. 874218 (8DA6433)'s character-defining elements include its oolitic limestone surface at its exterior, its irregular whitewashed stucco interior, and its low, gentle slope. Despite the removal of the four towers that decorated its edges, the bridge remains National Register–eligible under Criterion A for its association with the Community Planning and Development of Sunny Isles Beach, as well as under Criterion C in the area of Architecture for its unique design, of which it is thought to be the sole remaining representative.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

Archaeological Consultants, Inc. (ACI)
2013 Florida's Historic Highway Bridges (FMSF Manuscript No. 20006). On file, Florida Department of State, Division of Historical Resources, Tallahassee, Florida.

Bramson, Seth
2007 From Sandbar to Sophistication: the Story of Sunny Isles Beach. The History Press: Charleston, SC.

City of Miami
2011 "Historic Preservation Guidelines." Accessed online. http://www.historicpreservationmiami.com/pdfs/2012%20updates/GENERAL%20DESIGN%20GUIDELINES_02272012.pdf. January 4, 2016.

City of Sunny Isles Beach Historic Preservation Board
2005 "Resolution No. 2005-808: Designating the Atlantic Isles Entrance Bridge and Atlantic Isles Lake Bridge as Historic Sites." Accessed online at http://docucentre.sibfl.net/WebLink/PDF/ump45mlskuw20njx33j0ouaz/2/Reso%202005-808.pdf. December 31, 2015.

Dade County Historic Preservation Division
1989 Dade County Historic Survey Phase II Final Report (FMSF Manuscript No. 2127). On file, Florida Department of State, Division of Historical Resources, Tallahassee, Florida.

The Florida Memory Project
2015 State Library and Archives of Florida. Accessed online. https://www.floridamemory.com/. January 4, 2016.

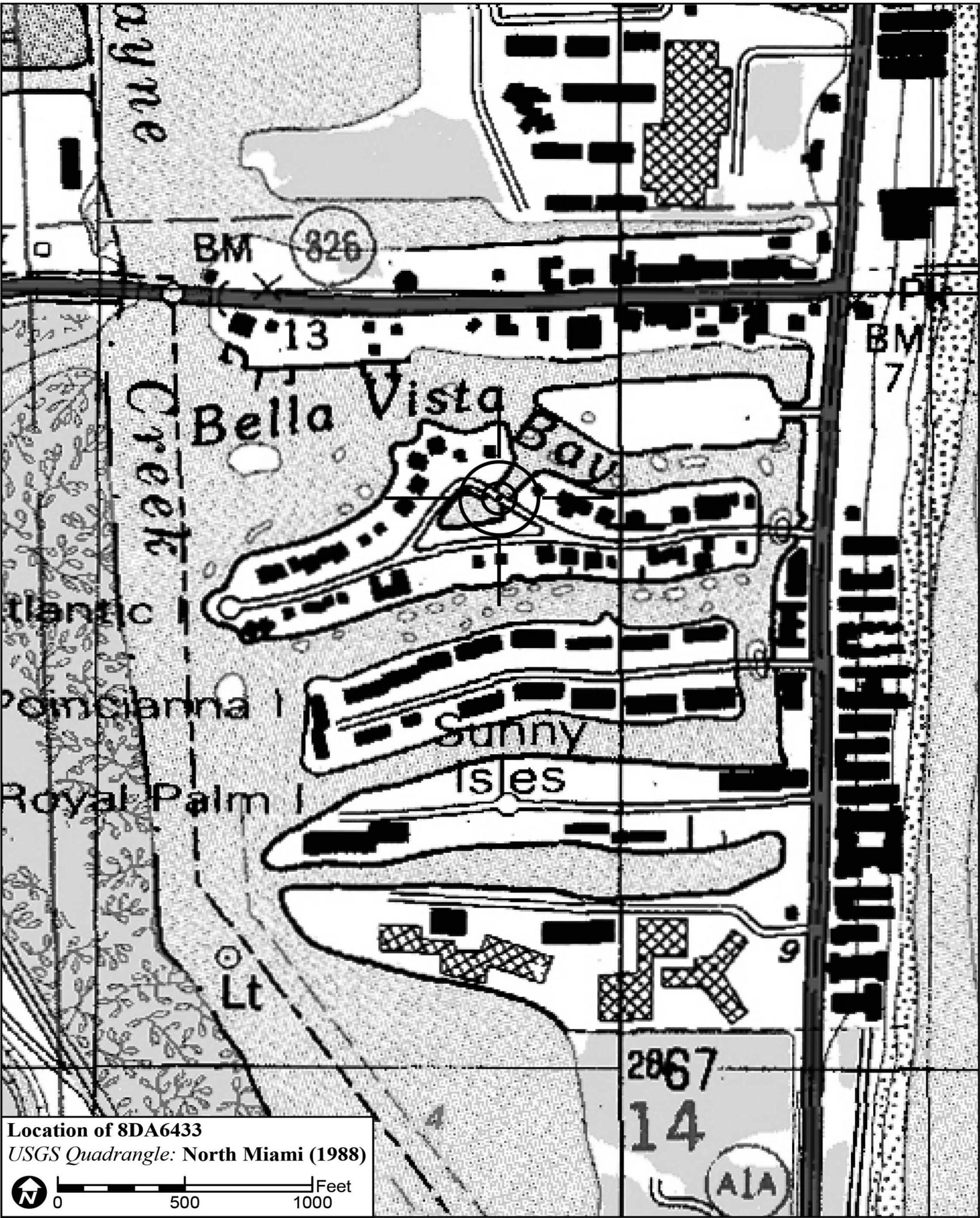
Irwin, C. Leroy et al.
1992 Florida Highway Historic Bridges (FMSF Manuscript No. 3801). On file, Florida Department of State, Department of Historical Resources. Tallahassee, Florida.

Lenox, Teresa
1989 Atlantic Island Bridges (FMSF No. 8DA6433). On file, Florida Department of State, Division of Historical Resources. Tallahassee, Florida.

PHOTOGRAPH

SKETCH MAP

USGS QUADRANGLE MAP



Location of 8DA6433

USGS Quadrangle: **North Miami (1988)**

N 0 500 1000 Feet

APPENDIX B
Florida Master Site File Forms

☒ Original
☐ Update

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

Site#8 DA15822
Field Date 6-12-2020
Form Date 11-19-2020
Recorder # _____

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) 263 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	263		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave E of Atlantic Island Bridge
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0250 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587544 — Northing 2867950
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1954 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1954 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced windows/doors
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1971 — Nature E flat roof add;1990 S flat roof 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

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. Shed — 3. _____
Roof Material(s) 1. Built-up — 2. Composition roll — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

Metal 3-light awning; Metal 1/1 SHS; Metal fixed 1-light

Distinguishing Architectural Features (exterior or interior ornaments)

Stamped stucco in brick pattern, wide eaves, projecting shed roof in central portion of the residence, integrated flat roof carport on E facade

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

None-observed

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**

HISTORICAL STRUCTURE FORM

Site # DA15822

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

S facade metal panel door under carport

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

Small raised concrete porch under west side of carport roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has some Mid-Century Modern features such as wide eaves and a shed roof projection. It has one small addition c 1971 and one large addition on the south facade c 1990.

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has multiple additions which alter its historic plan and appearance. In addition it is not an exceptional example of architecture on Atlantic Island. As a result it is considered National-Register ineligible.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

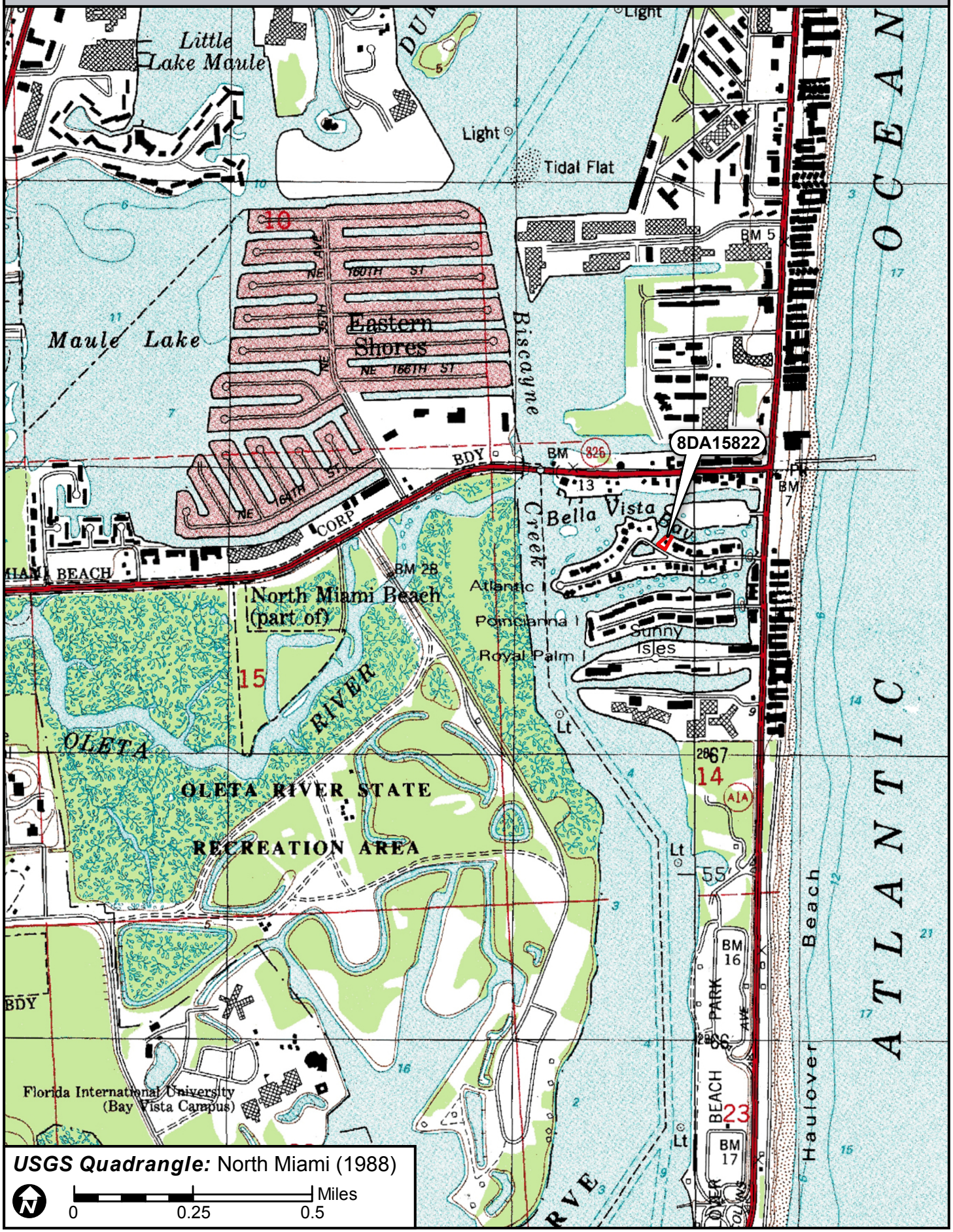
Required Attachments

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.

PHOTOGRAPH 8DA15822

SKETCH MAP 8DA15822

USGS QUADRANGLE MAP **8DA15822**



USGS Quadrangle: North Miami (1988)

Miles
0 0.25 0.5

☒ Original
☐ Update

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

Site#8 DA15823
Field Date 6-12-2020
Form Date 11-19-2020
Recorder # _____

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) 265 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	265		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave NWof Atlantic Island Bridge
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0270 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587490 — Northing 2867992
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☒approximately ☐year listed or earlier ☐year listed or later

Original Use	Residence, private	From (year):	1930	To (year): -
Current Use	Residence, private	From (year):	-	To (year): 2020
Other Use		From (year):		To (year):

Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: 1-1-2000 Nature Replaced windows
Additions: ☒yes ☐no ☐unknown Date: 1-1-1999 Nature N,S, and E flat roof adds
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

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Flat 3. _____
Roof Material(s) 1. Composition shingles 2. Composition roll 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Vinyl 1/1 SHS; most are obscured

Distinguishing Architectural Features (exterior or interior ornaments)

c1930 stucco & oolitic limestone wall on W parcel line; includes oolitic stone square plan open-air gatehouse & pillars; matches adj bridge (8DA6433)

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

c1930 Stucco and oolitic property wall w/ a pyramid roof, open-air, gate house. Stone on the pillars for the wall and gatehouse is the same as bridge.

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)	

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

HISTORICAL STRUCTURE FORM

Site #8 DA15823

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

Obscured

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

Obscured

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has 3 additions c 1990 and replaced windows. It is heavily obscured by fencing and vegetation. It has a stucco and stone property wall with an open-air gate house along the road, which has the same stone as the bridge.

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has multiple additions which alter its historic plan and appearance. In addition it has replaced windows. It is considered ineligible for listing in the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

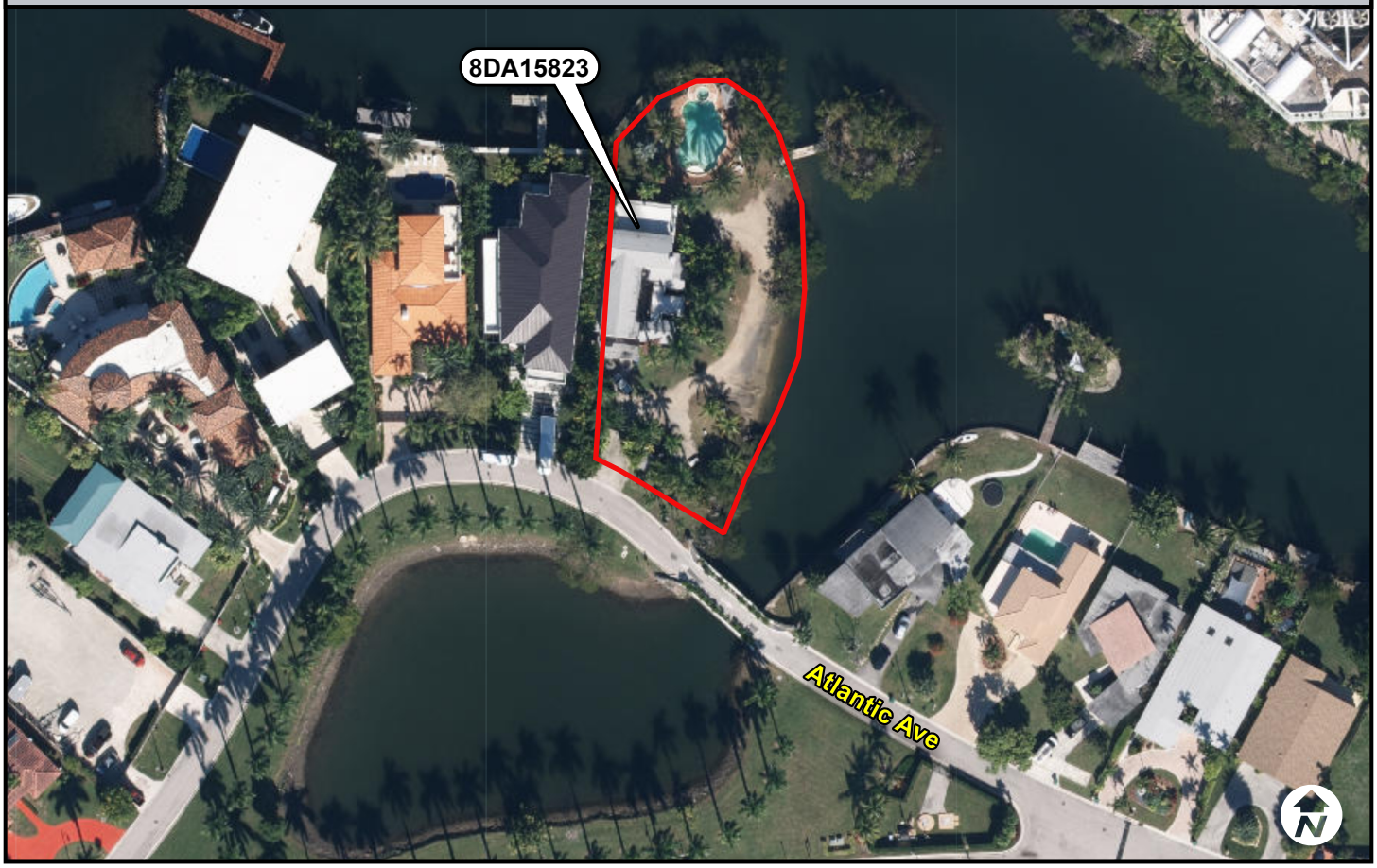
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

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.

PHOTOGRAPH 8DA15823

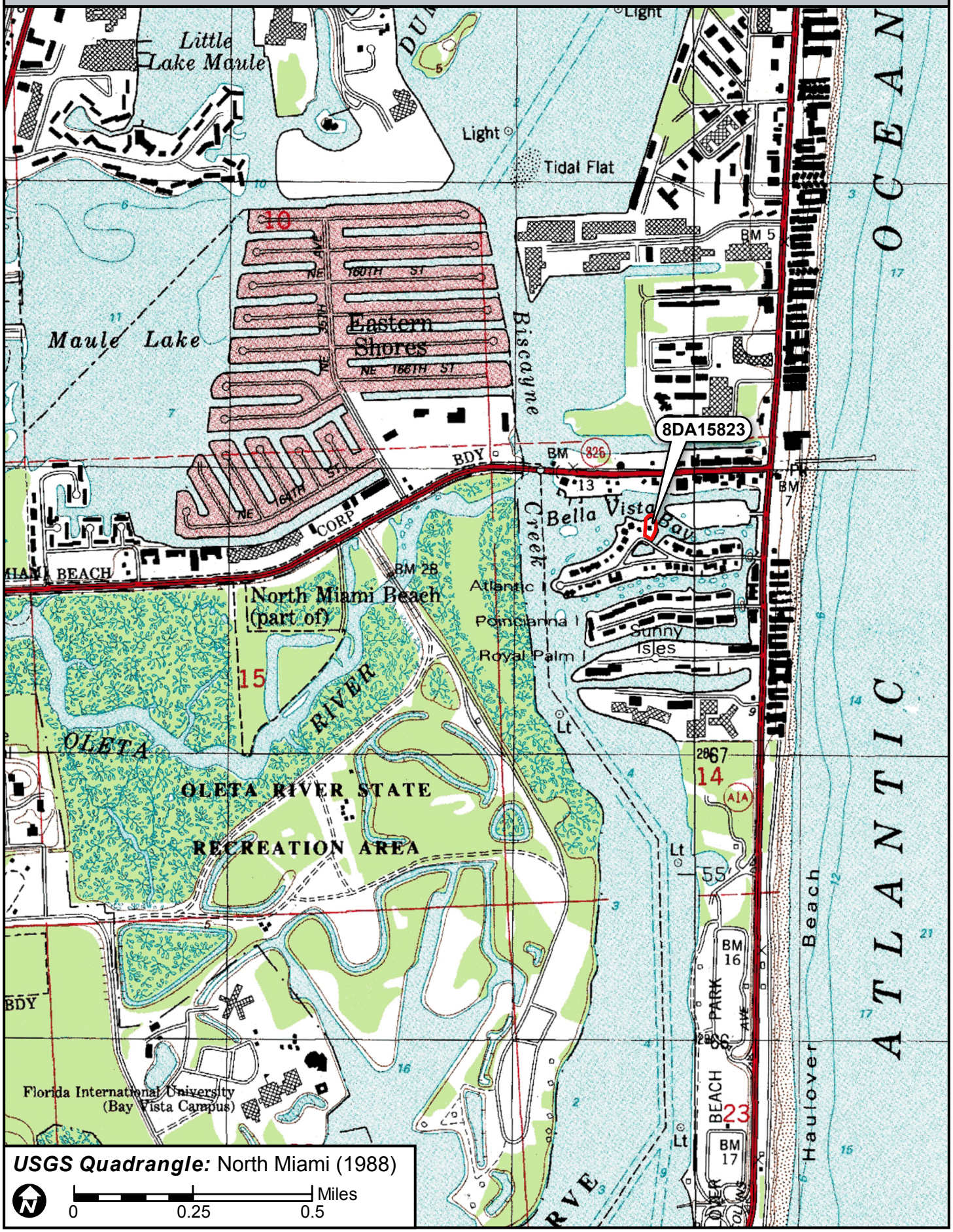
SKETCH MAP 8DA15823



PHOTOGRAPH **8DA15823**

PHOTOGRAPH **8DA15823**

USGS QUADRANGLE MAP **8DA15823**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

☒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 DA15824
Field Date 6-12-2020
Form Date 11-19-2020
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 Lake of the Isles Multiple Listing [DHR only] _____
Project Name CRAS for Atlantic Isle at West Bridge 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:					

City/Town (within 3 miles) Sunny Isles In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Dade
Name of Public Tract (e.g., park)_____
1) Township 52S Range 42E Section 14 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 1994
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)

Lake of the Isles lies to the southwest of the Atlantic Isles Bridge (8DA6433) at the center of Atlantic Island Park (8DA15825). All 3 resources are within the Atlantic Island Resource Group (8DA19241).

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)	

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

RESOURCE GROUP FORM

Site #8 DA15824

HISTORY & DESCRIPTION

Construction Year: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Graves, Harvey BAker Builder: Sunny Isles Ocean Beach Co.
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. Twentieth C American 3.
2. Boom Times 1921-1929 4.
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See continuation sheet.

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) Historic aerials
Bibliographic References (give FMSF Manuscript # if relevant)

See continuation sheet.

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 continuation sheet.

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 & developm 3. 5.
2. Landscape architecture 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 Field notes Maintaining organization Janus Research
Document description File or accession #'s

2) Document type Field maps Maintaining organization Janus Research
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St, Tampa, FL/81.636.8200/janus@janus-research.com
(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.

SITE NAME: Lake of the Isles

A. NARRATIVE DESCRIPTION OF SITE

The Lake of the Isles (8DA15824) is located in the center of Atlantic Island on an approximately 0.51-acre property between Atlantic Avenue to the west and the Atlantic Isle Bridge (8DA6433) to the east in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) United States Geological Survey (USGS) quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (Figure 1). The man-made water feature is a component of the larger designed historic landscape Atlantic Island Resource Group (8DA19241) and was designed by New York developer and investor Harvey Baker Graves and built by his Sunny Isles Ocean Beach Company in the center of Atlantic Island circa 1925. The approximately 275-foot-long and 170-foot-wide crescent-shaped Lake of the Isles (8DA15824) is a lagoon surrounded by the triangular shaped Atlantic Island Park (8DA15825) (Figure 2). The Lake of the Isles (8DA15824) was also historically known as Atlantic Isles Lagoon according to the City of Sunny Isles historic designation plaque found on the Atlantic Island Bridge (City of Sunny Isles Beach Historic Preservation Board 2005).

Figure 1: The Lake of the Isles (8DA15824), c. 1925, considered National Register-eligible, facing Southwest

Figure 2: The Lake of the Isles (8DA15824), c. 1925, considered National Register-eligible, facing Southwest

Designed historic landscapes are recorded in the Florida Master Site File (FMSF) under the National Register category of historic district or site. The Lake of the Isles is categorized as a site per National Register Bulletin 15, which specifies "designed landscape" as an example of a historic site (National Park Service 1995). The Lake of the Isles (8DA15824), along with the Atlantic Island Bridge (8DA6433) and Atlantic Island Park (8DA15825), is one of three resources which comprise the Atlantic Island Resource Group (8DA19241).

B. DISCUSSION OF SIGNIFICANCE

Atlantic Island, like several of the islands in Sunny Isles Beach, was a subdivision created in the mid-1920s as the result of a filling project funded by New York transplant Henry Graves. Graves purchased 2.26 square miles of land from the Model Land Company in 1920, part of which would become Sunny Isles and known today as Sunny Isles Beach and marketed his development as "Sunny Isles-The Venice of America" (Bramson 2007). Sunny Isles included land on a natural barrier island, several smaller natural landforms in Biscayne Bay, and a series of man-made dredged islands in Biscayne Bay. A newspaper advertisement from 1925 depicts an ad of the planned development of manmade finger islands in Figure 3 (The Miami Herald 1925). Graves envisioned the area as a community with a mixture of residences and resorts and began development with the construction of

SITE NAME: Lake of the Isles

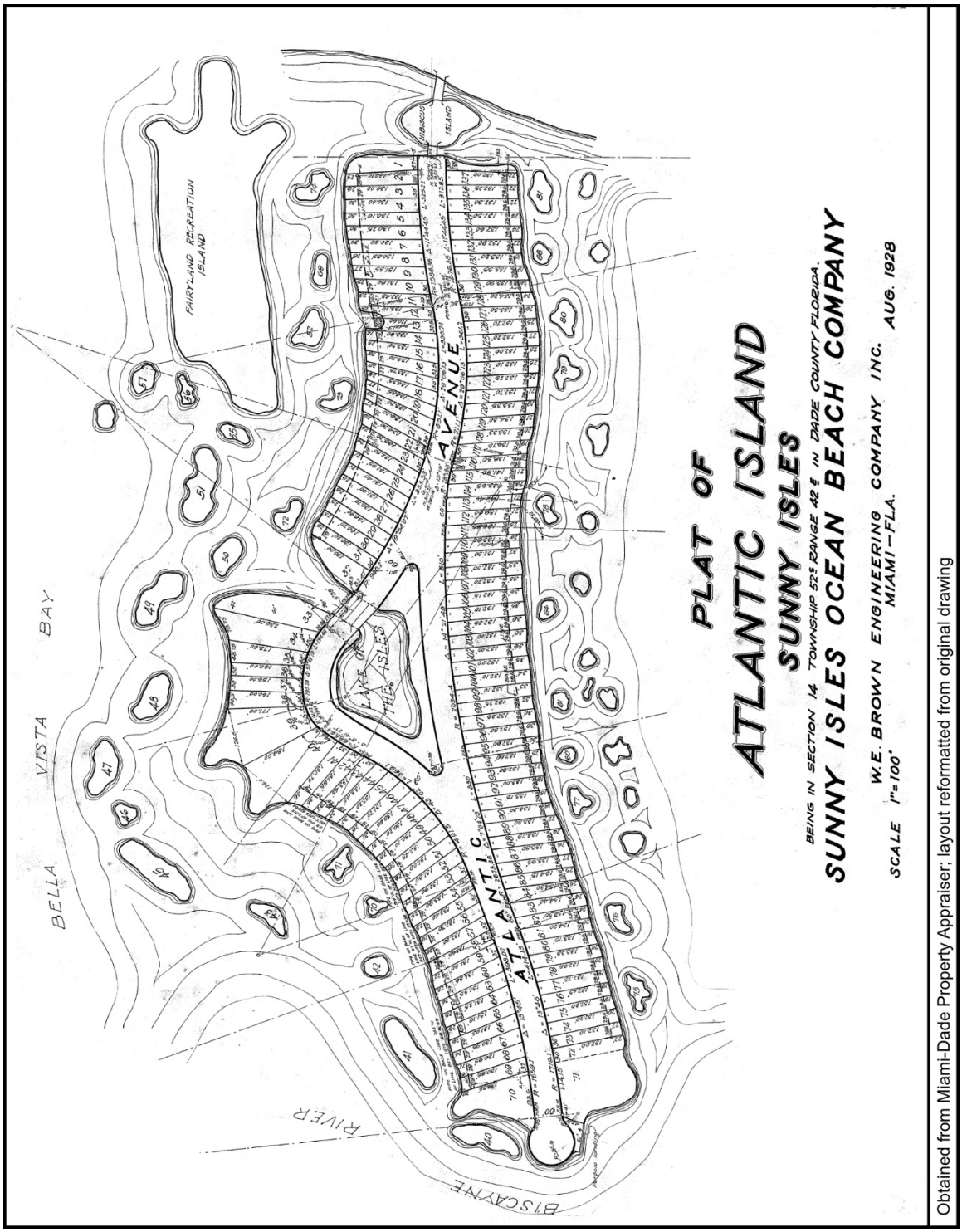


Figure 3: The 1928 plat of the Atlantic Island subdivision, which depicts the Lake of the Isles (8DA15824) at the center of the island

a number of gently-sloping concrete bridges surfaced with limestone. At least three islands were dredged and filled during this period, and named by Graves as Fairyland Island, Atlantic Island, and Poinciana Island. Graves also oversaw the construction of a bathhouse, casino, and pier in Sunny Isles. (Bramson 2007).

Many artificial waterways were designed and built as a part of Sunny Isles in order to help sell lots and beautify the associated islands (Lennox 1989). The Lake of the Isles (8DA15824), located in the center of Atlantic Island was described in a 1925 newspaper promotional about Sunny Isles as "A scenic little lake in the very heart of the Atlantic Island Subdivision, giving many lots a double water frontage" (The Miami Daily News 1925). A gazebo was originally part of the park which surrounds the lake but has since been demolished (City of Sunny Isles Beach Historic Preservation Board 2005).

The first subdivision within Sunny Isles was the Bella Vista subdivision located north of Atlantic Island, built circa 1922 and platted in 1927 (The Miami Daily Metropolis 1922). Of the other subdivisions within the Sunny Isles development, only the Bella Vista subdivision also contained artificial lakes. Atlantic Island was constructed in 1925 and platted in 1928, with the Lake of the Isles (8DA15824) on the center of the island with parcels surrounding the lagoon and park and Atlantic Avenue extending around the subdivision. The financial bust that began in 1926 left Graves's developments only partially realized. Atlantic Island was purchased by the North Miami Beach Corporation, under the leadership of Milwaukee magnate Kurtis Froedtert in 1936 and construction of luxury homes resumed (Janus Research 2016).

Froedtert completed three more subdivisions within Grave's vision: Poincianna Island, Royal Palm Island (now King's Court), and Bayvieew Point. Froedtert rebranded Sunny Isles as "the American Riviera" and used promotional brochures which showed the Lake of the Isles, the park and gazebo, and luxury homes found on Atlantic Island (City of Sunny Isles Beach Historic Preservation Board 2005). The Lake of the Isles (8DA15824) was also historically known as Atlantic Isles Lagoon according to the City of Sunny Isles historic designation plaque found on the Atlantic Island Bridge (City of Sunny Isles Beach Historic Preservation Board 2005). Based on analysis of historic aerials, the artificial lakes in the Bella Vista subdivision were filled in the 1950s and 1960s, leaving the Lake of the Isles (8DA15824) as the only remaining original man-made lake in the Sunny Isles development.

The Lake of the Isles (8DA15824) is one of few original beautifying features left from the Sunny Isles development, which was first planned and platted by Harvey Graves during the mid-1920s. The lake and surrounding Atlantic Island Park (8DA15825) were used as an advertising and promotional feature of the Sunny Isles development during the 1930s, when the development was complete by Kurtis Froedtert. The Lake of the Isles (8DA15824) is an extant example of a manmade design element tied to the beginnings of the Sunny Isles development. The Lake of the Isles (8DA15824) has retained its historic design and layout and remains a central feature of the Atlantic Island Subdivision.

Therefore, the Lake of the Isles (8DA15824) is considered to be National Register-eligible as a contributing resource to the Atlantic Island Resource Group (8DA19241) under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

Bramson, Seth
2007 *From Sandbar to Sophistication: The Story of Sunny Isles Beach*. The History Press: Charleston, SC.

City of Sunny Isles Beach Historic Preservation Board
2005 Resolution No. 2005-808: Re-Designating Historic Sites. Accessed online at http://docucentre.sibfl.net/WebLink/PDF/ump45mlskuw20njx33j0ouaz/2/Reso%202005-808.pdf.

Janus Research
2016 *Cultural Resource Assessment Survey of the Atlantic Isle Bridges in Miami-Dade County, Florida.* Manuscript on file, Florida Department of State, Division of Historical Resources, Tallahassee, Florida.

Keller, Timothy J. and Genevieve P. Keller
1987 *National Register Bulletin #18, How to Evaluate and Nominate Designed Historic Landscapes*. U.S. Department of the Interior, National Park Service, Cultural Resources. Electronic document, accessed online at https://www.nps.gov/subjects/nationalregister/publications.htm

Lenox, Teresa
1989 Atlantic Island Bridges (FMSF No. 8DA6433). On file, Florida Department of State, Division of Historical Resources. Tallahassee, Florida.

Miami-Dade County Property Appraiser
2020 Miami-Dade Property Search. Accessed online at http://www.miamidade.gov/pa/property_search.asp.

The Miami Daily Metropolis
1922 "Sunny Isles, Miami's Most Unique Ocean Front Development, To Be Tropical Venice of America." Published March 16, 1922. Accessed online at https://www.newspapers.com/image/299319261/?terms=belle%2Bvista%2Bsubdivision.

The Miami Daily News
1925 "Notice! Sunny Isles Lots Advance in Price March 21st." Published March 16, 1925. Page 31. Accessed online at https://www.newspapers.com/image/298710357/?terms=atlantic%2Bisland

The Miami Herald
1925 "The New Atlantic Island Subdivision." Published April 1, 1925. Page 42. Accessed online at https://www.newspapers.com/image/616569991/

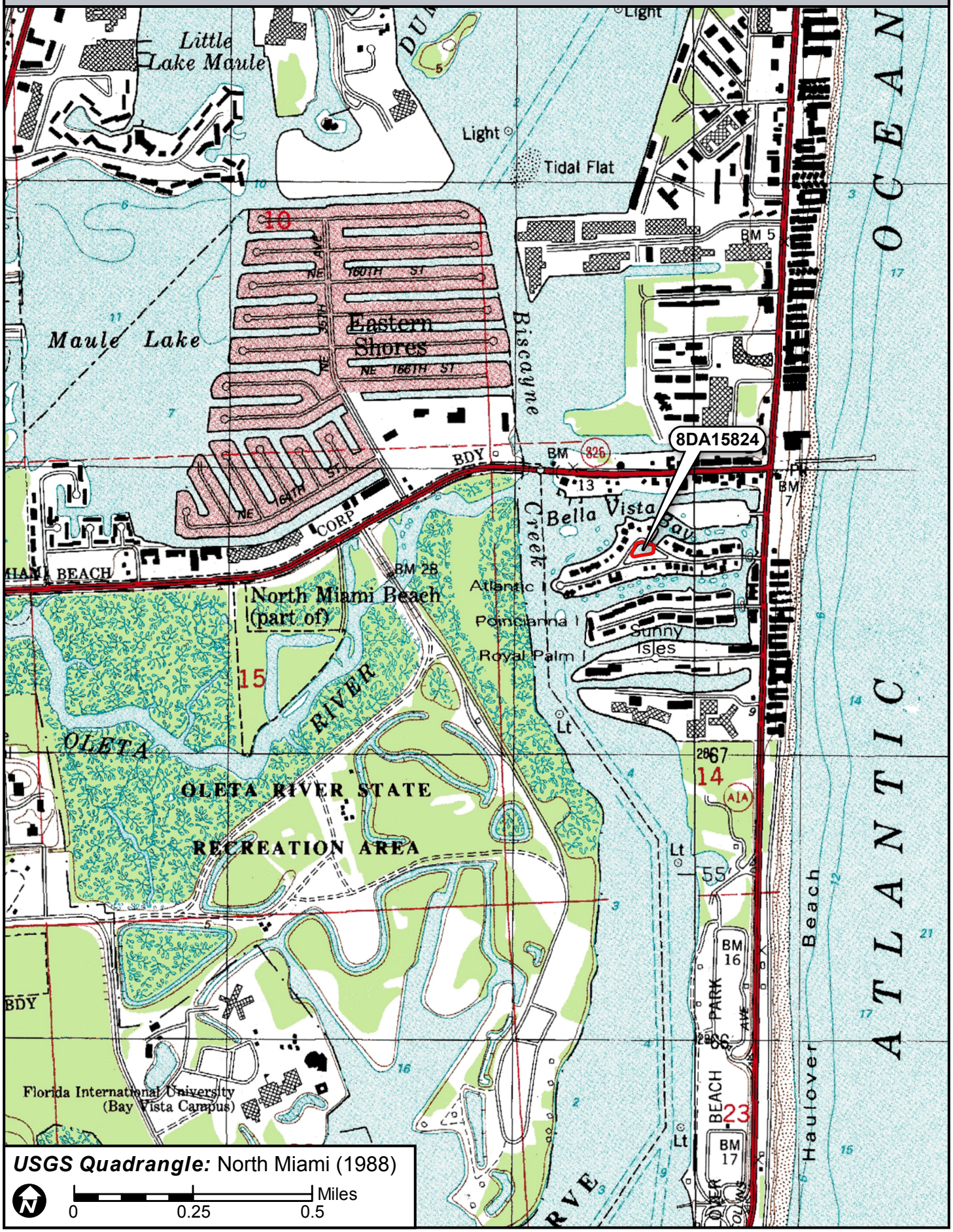
National Park Service
1995 *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, Cultural Resources. Electronic document, accessed online at https://www.nps.gov/subjects/nationalregister/publications.htm

PHOTOGRAPH 8DA15824

SKETCH MAP 8DA15824

PHOTOGRAPH **8DA15824**

USGS QUADRANGLE MAP **8DA15824**



USGS Quadrangle: North Miami (1988)

Miles
0 0.25 0.5

☒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 DA15825
Field Date 6-12-2020
Form Date 11-19-2020
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 Atlantic Island Park Multiple Listing [DHR only] _____
Project Name CRAS for Atlantic Isle at West Bridge 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:					

City/Town (within 3 miles) Sunny Isles In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Dade
Name of Public Tract (e.g., park) _____
1) Township 52S Range 42E Section 14 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 1994
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)

Atlantic Island Park lies in the center of Atlantic Island and is bounded by Atlantic Avenue on all sides. Lake of the Isles (8DA15824) lies in the center of the park.

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 DA15825

HISTORY & DESCRIPTION

Construction Year: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Graves, Harvey Baker Builder: Sunny Isles Ocean Beach Co.
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. Twentieth C American 3. _____
2. Boom Times 1921-1929 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See continuation sheet.

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) Historic aerials
Bibliographic References (give FMSF Manuscript # if relevant)

See continuation sheet.

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 continuation sheet.

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 & developm 3. _____ 5. _____
2. Landscape architecture 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 Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St, Tampa, FL/81.636.8200/janus@janus-research.com
(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.

SITE NAME: Atlantic Island Park

A. NARRATIVE DESCRIPTION OF SITE

Atlantic Island Park (8DA15825) is a designed historic landscape feature located in the center of Atlantic Island in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) United States Geological Survey (USGS) quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (Figure 1). The triangular shaped park was constructed circa 1925 and features an open grassy area with a palm tree court lining the Lake of the Isles (8DA15824). Designed historic landscapes are recorded in the Florida Master Site File (FMSF) under the National Register category of historic district or site. Atlantic Island Park is categorized as a site per National Register Bulletin 15, which specifies "designed landscape" as an example of a historic site (National Park Service 1995). The Atlantic Island Park (8DA15825), along with the Atlantic Island Bridge (8DA6433) and the Lake of the Isles (8DA15824), is one of three resources which comprise the Atlantic Island Resource Group (8DA19241).The Atlantic Island Park (8DA15825), and Atlantic Island in its entirety, were designed by New York developer and investor Harvey Baker Graves and built by his Sunny Isles Ocean Beach Company circa 1925.

Figure 1: Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

A gazebo was originally part of the park which surrounds the lake but has been demolished (City of Sunny Isles Beach Historic Preservation Board 2005). A small 0.05-acre portion at the southeastern corner of the park was deeded to the Miami-Dade County Water and

Sewer Department by the City of Sunny Isles Beach in 2010 and features a county water and sewage pump station.

Figure 2: Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

B. DISCUSSION OF SIGNIFICANCE

Atlantic Island, like several of the islands in Sunny Isles Beach, was a subdivision created in the mid-1920s as the result of a filling project funded by New York transplant Henry Graves. Graves purchased 2.26 square miles of land from the Model Land Company in 1920, part of which would become Sunny Isles and known today as Sunny Isles Beach and marketed his development as "Sunny Isles-The Venice of America" (Bramson 2007). Sunny Isles included land on a natural barrier island, several smaller natural landforms in Biscayne Bay, and a series of man-made dredged islands in Biscayne Bay. A newspaper advertisement from 1925 depicts an ad of the planned development of manmade finger islands in Figure 3 (The Miami Herald 1925). Graves envisioned the area as a community with a mixture of residences and resorts and began development with the construction of a number of gently-sloping concrete bridges surfaced with limestone. At least three islands were dredged and filled during this period, and named by Graves as Fairyland Island, Atlantic Island, and Poinciana Island. Graves also oversaw the construction of a bathhouse, casino, and pier in Sunny Isles. (Bramson 2007).

SITE NAME: Atlantic Island Park

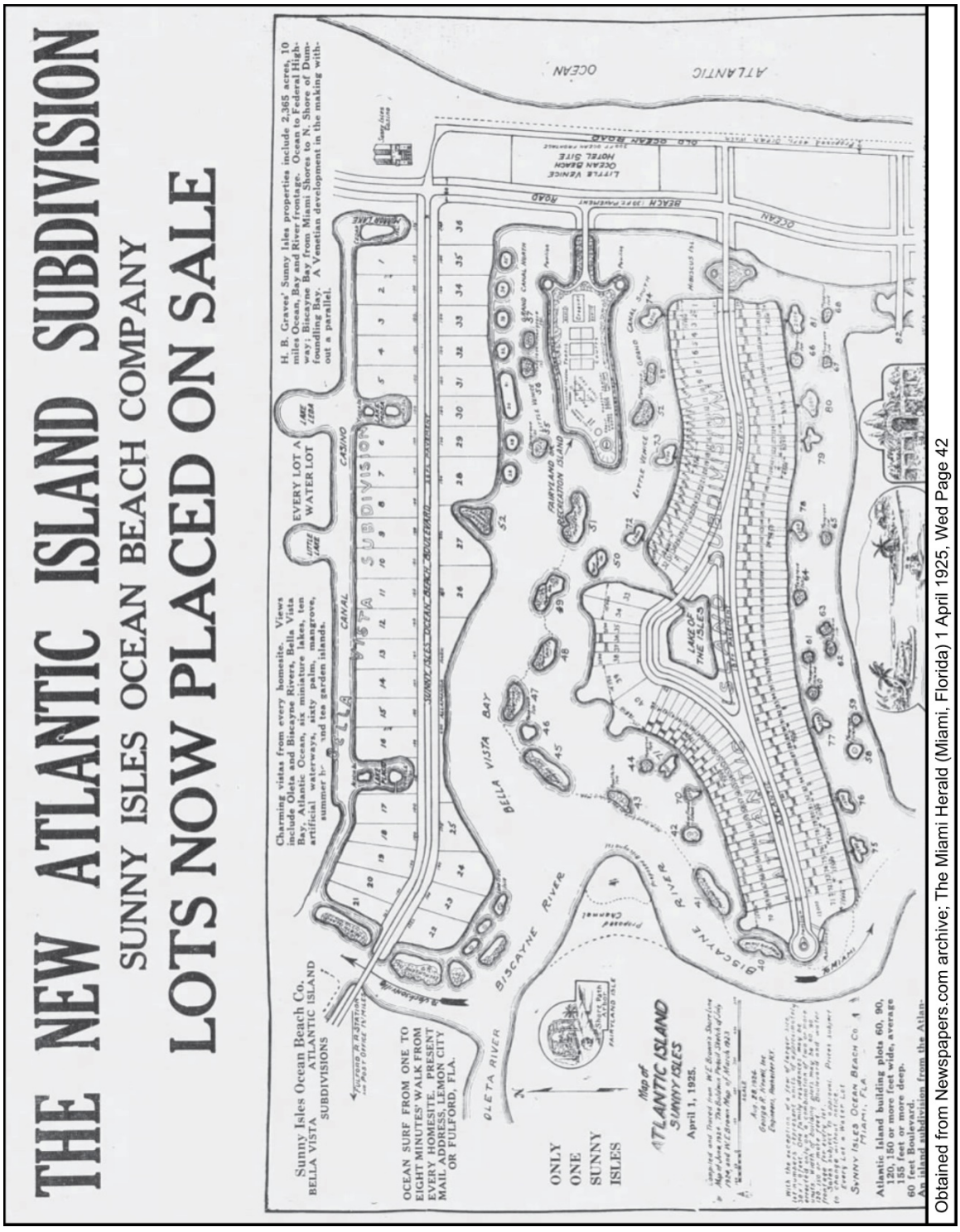


Figure 3: A 1925 newspaper advertisement for the Atlantic Island subdivision

Many artificial waterways were designed and built as a part of Sunny Isles in order to help sell lots and beautify the associated islands (Lennox 1989). The Lake of the Isles (8DA15824), located in the center of Atlantic Island was described in a 1925 newspaper promotional about Sunny Isles as "A scenic little lake in the very heart of the Atlantic Island Subdivision, giving many lots a double water frontage" (The Miami Daily News 1925). A gazebo was originally part of the park which surrounds the lake but has since been demolished (City of Sunny Isles Beach Historic Preservation Board 2005). The park includes the open grassy area with palm trees lining the lakeshore.

The first subdivision within Sunny Isles was the Bella Vista subdivision located north of Atlantic Island, built circa 1922 and platted in 1927 (The Miami Daily Metropolis 1922). Of the other subdivisions within the Sunny Isles development, only the Bella Vista subdivision also contained artificial lakes. Atlantic Island was constructed in 1925 and platted in 1928, with the Lake of the Isles (8DA15824) on the center of the island with parcels surrounding the lagoon and park and Atlantic Avenue extending around the subdivision and crossing the Atlantic Island Bridge (Figure 4). The financial bust that began in 1926 left Graves's developments only partially realized. Atlantic Island was purchased by the North Miami Beach Corporation, under the leadership of Milwaukee magnate Kurtis Froedtert in 1936 and construction of luxury homes resumed (Janus Research 2016).

Froedtert completed three more subdivisions within Grave's vision: Poinciana Island, Royal Palm Island (now King's Court), and Bayview Point. Froedtert rebranded Sunny Isles as "the American Riviera" and used promotional brochures which showed the Lake of the Isles, the park and gazebo, and luxury homes found on Atlantic Island (City of Sunny Isles Beach Historic Preservation Board 2005). An illustrated aerial of Sunny Isles from 1940s depicts the development including several man-made finger islands and a road system. Atlantic Island is seen in the center of the illustration (Figure 5).

SITE NAME: Atlantic Island Park

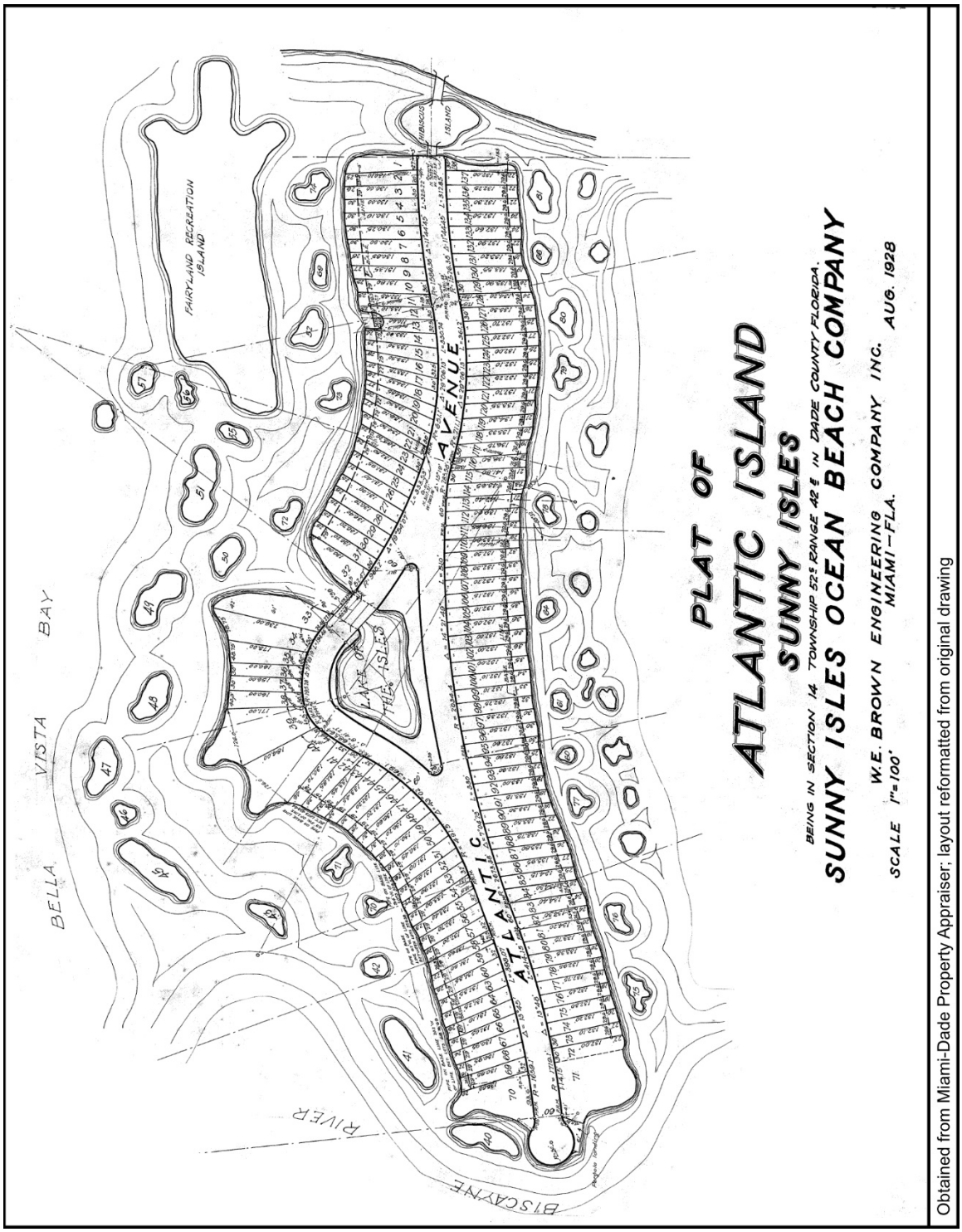


Figure 4: The 1928 Plat of Atlantic Island Subdivision with Lake of the Isles located in the center of the island

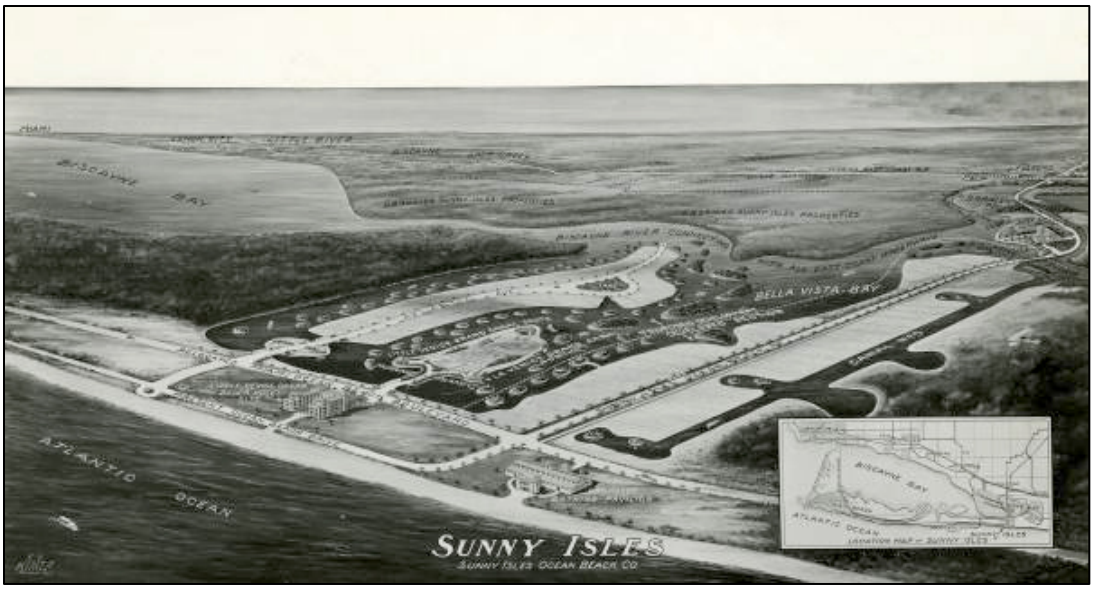


Figure 5: A circa 1940 illustrated aerial of the Sunny Isles Development, with Atlantic Island depicted in the center of the image *(Obtained from Florida Memory)*

Based on analysis of historic aerials, the artificial lakes in the Bella Vista subdivision were filled in the 1950s and 1960s, leaving the Lake of the Isles (8DA15824) as the only remaining original man-made lake in the Sunny Isles development. Atlantic Island Park (8DA15825) retains its historic design and layout with a palm tree court, comprised of replaced plant material, surrounding the lakeshore.

The Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825) are intrinsically linked and retain their historic footprint and spatial relationships. The historic bridge and landscape elements are to be considered contributing resources to the Atlantic Island Resource Group (8DA19241) and are extant examples of designed features associated with the beginnings of the Sunny Isles development. The Atlantic Island Bridge (8DA6433) is individually National Register–eligible under Criteria A and C in the areas of Community Planning and Development and Architecture for its association with the development of the Atlantic Island subdivision and Sunny Isles Beach, as well as its unique design. The Lake of the Isles (8DA15824) is the only remaining artificial lake still extant within Sunny Isles and is considered National Register-eligible as part of the current study.

The grassy park surrounding the Lake of the Isles (8DA15824) is one of few original beautifying features left from the Sunny Isles development and was used as an advertising and promotional feature of the Sunny Isles development during the 1930s, when the development was completed by Kurtis Froedtert. While an original gazebo has been removed from the park, the lake and surrounding landscape have retained their historic design and layout in relation. Although the existing palm tree court surrounding the lakeshore and other landscaped materials have been replaced over time, the replacements

have been made with in-kind plants and vegetation and are consistent with early descriptions of the park. Therefore, Atlantic Island Park is considered to be National Register-eligible as a contributing resource to the Atlantic Island Resource Group (8DA19241) under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

Bramson, Seth
2007 *From Sandbar to Sophistication: The Story of Sunny Isles Beach*. The History Press: Charleston, SC.

City of Sunny Isles Beach
2018 "Early Sunny Isles Beach." Electronic document, accessed online at https://www.sibfl.net/announcement/early-sunny-isles-beach/

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2005 Resolution No. 2005-808: Re-Designating Historic Sites. Accessed online at http://docucentre.sibfl.net/WebLink/PDF/ump45mlskuw20njx33j0ouaz/2/Reso%202005-808.pdf.

Florida State Archives (Florida Memory)
c. 1940 "Aerial view of proposed Miami developments." Image number PHF050. Electronic document, accessed online at http://www.floridamemory.com/items/show/165372

Janus Research
2016 *Cultural Resource Assessment Survey of the Atlantic Isle Bridges in Miami-Dade County, Florida.* Manuscript on file, Florida Department of State, Division of Historical Resources, Tallahassee, Florida.

Keller, Timothy J. and Genevieve P. Keller
1987 *National Register Bulletin #18, How to Evaluate and Nominate Designed Historic Landscapes*. U.S. Department of the Interior, National Park Service, Cultural Resources. Electronic document, accessed online at https://www.nps.gov/subjects/nationalregister/publications.htm

Lenox, Teresa
1989 Atlantic Island Bridges (FMSF No. 8DA6433). On file, Florida Department of State, Division of Historical Resources. Tallahassee, Florida.

Miami-Dade County Property Appraiser
2020 Miami-Dade Property Search. Accessed online at http://www.miamidade.gov/pa/property_search.asp.

The Miami Daily Metropolis

1922 "Sunny Isles, Miami's Most Unique Ocean Front Development, To Be Tropical Venice of America." Published March 16, 1922. Accessed online at https://www.newspapers.com/image/299319261/?terms=belle%2Bvista%2Bsubdivision.

The Miami Daily News

1925 "Notice! Sunny Isles Lots Advance in Price March 21st." Published March 16, 1925. Page 31. Accessed online at https://www.newspapers.com/image/298710357/?terms=atlantic%2Bisland

The Miami Herald

1925 "The New Atlantic Island Subdivision." Published April 1, 1925. Page 42. Accessed online at https://www.newspapers.com/image/616569991/

National Park Service

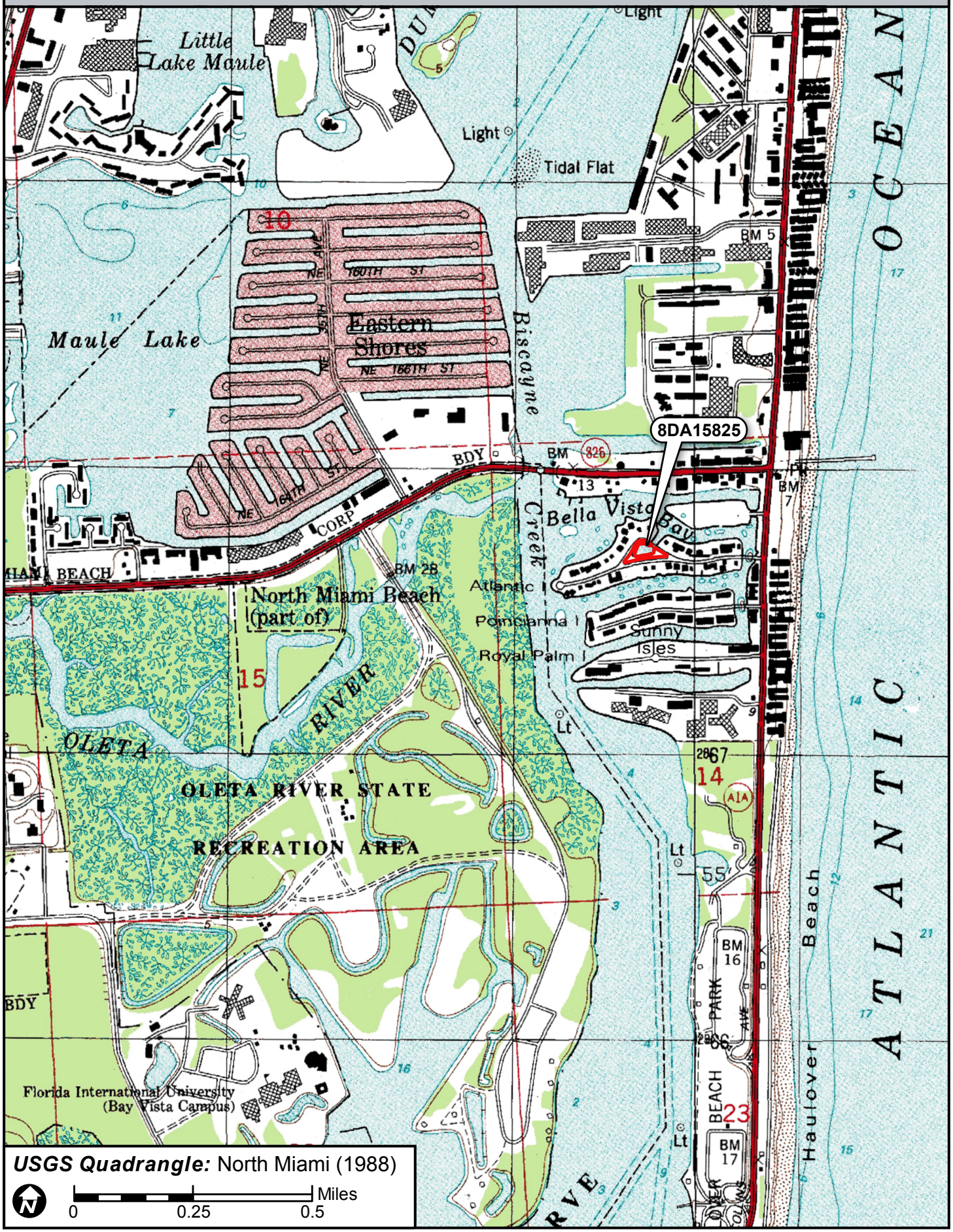
1995 *National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, Cultural Resources. Electronic document, accessed online at https://www.nps.gov/subjects/nationalregister/publications.htm

PHOTOGRAPH 8DA15825

SKETCH MAP 8DA15825

PHOTOGRAPH **8DA15825**

USGS QUADRANGLE MAP **8DA15825**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

☒ Original
☐ Update

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

Site#8 DA19157
Field Date 6-12-2020
Form Date 11-11-2020
Recorder # _____

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) 255 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	255		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Avenue N of E fork
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0220 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587582 — Northing 2867938
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1954 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1954 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced doors
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature None observed
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

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
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. Flat extension 2. _____
Windows (types, materials, etc.)

Metal one-light fixed, metal jalousie beneath one-light fixed windows

Distinguishing Architectural Features (exterior or interior ornaments)

Flat roof extension, irregular plan, raised central roof, enclosed garage attached on S facade

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

None observed

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)	

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HISTORICAL STRUCTURE FORM

Site # 8 DA19157

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

S facade replaced metal/glass door under flat roof extension on raised concrete porch

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

Raised open concrete porch on south facade, under flat roof extension

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to doors c 2000. There are no observed additions. It has an irregular plan which includes a raised center roof and an attached garage on the south facade.

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) Aerial Photography

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to doors which alter its historic appearance. It is not an exceptional example of architecture on Atlantic Island. As a result, it is considered ineligible for listing on the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

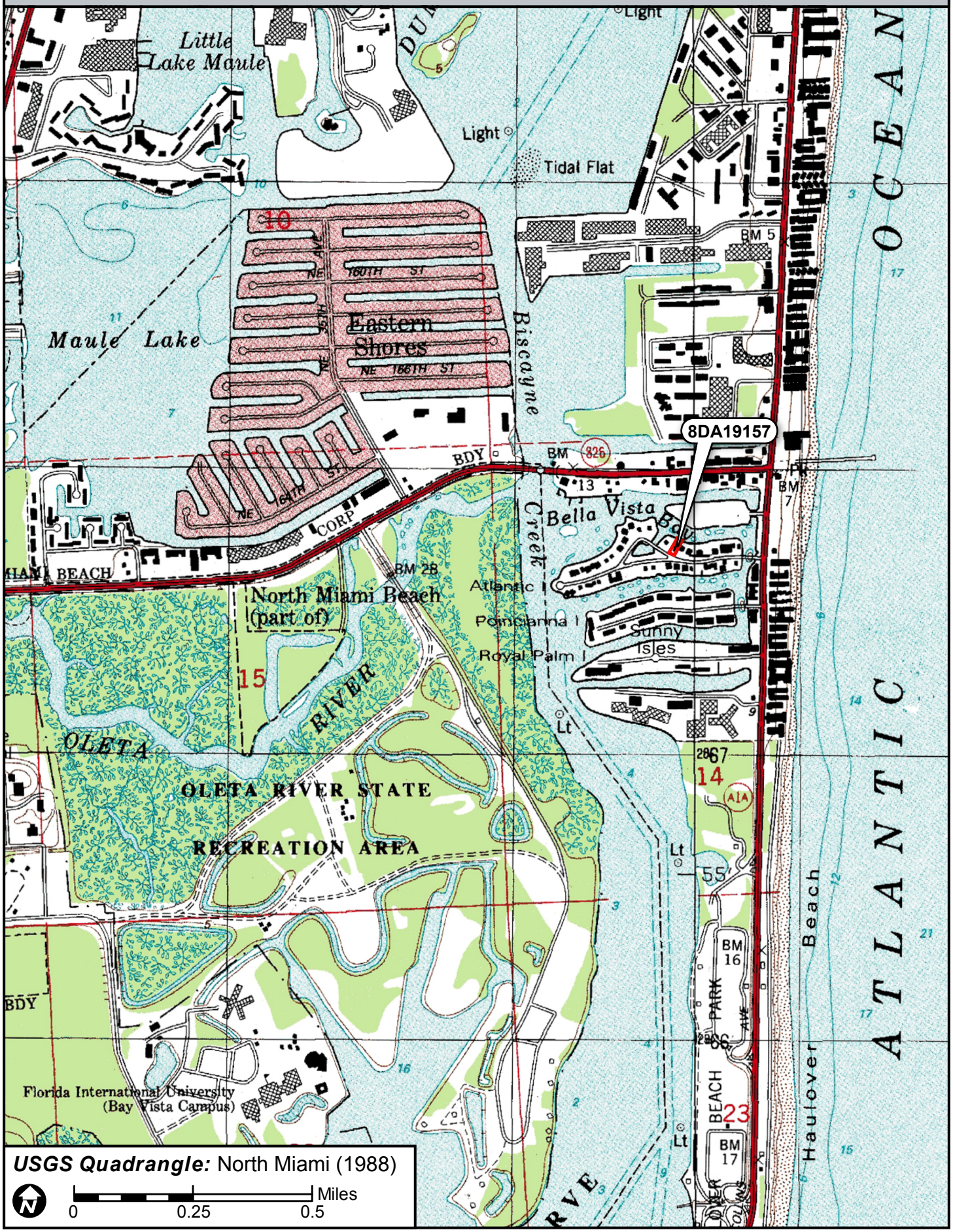
Required Attachments

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.

PHOTOGRAPH 8DA19157

SKETCH MAP 8DA19157

USGS QUADRANGLE MAP **8DA19157**



USGS Quadrangle: North Miami (1988)

Miles
0 0.25 0.5

☒ Original
☐ Update

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

Site#8 DA19158
Field Date 6-12-2020
Form Date 11-12-2020
Recorder # _____

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) 257 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	257		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave E of Atlantic Isle Bridge
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0230 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587566 — Northing 2867944
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1970 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1970 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2010 — Nature Replaced windows/doors/materials
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature None observed
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

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

Vinyl 3-light sliding, vinyl 2-light sliding

Distinguishing Architectural Features (exterior or interior ornaments)

Flat roof extension, wide roof overhangs, railing around second story porch, attached garage on SE corner; roof material likely replaced

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

Swimming pool to the north

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)	

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HISTORICAL STRUCTURE FORM

Site # DA19158

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

S facade replaced metal/glass door with sidelights, under flat roof extension on raised concrete porch

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

1. Raised open concrete porch on south facade, under flat roof extension 2. Rooftop patio on second story

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to windows, doors, and materials c. 2010. It has no observed additions, and an irregular plan. There is an attached garage on the southeast corner. There is a rooftop patio on the second story.

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) Aerial Photography

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to windows,doors,and materials. It no longer retains its historic appearance. As a result, it is considered ineligible for listing in the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

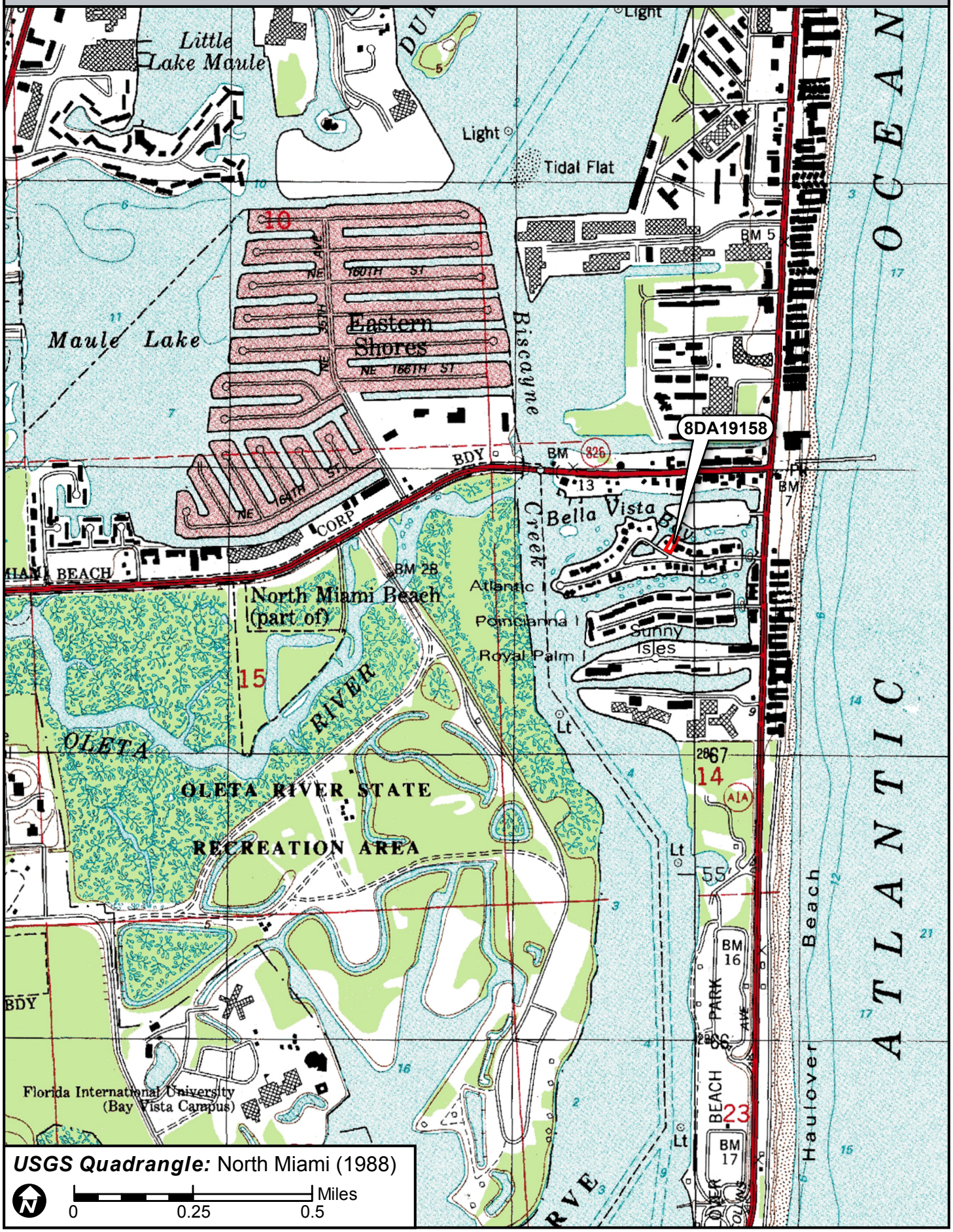
Required Attachments

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.

PHOTOGRAPH 8DA19158

SKETCH MAP 8DA19158

USGS QUADRANGLE MAP **8DA19158**



USGS Quadrangle: North Miami (1988)

Miles
0 0.25 0.5

☒ Original
☐ Update

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

Site#8 DA19159
Field Date 6-12-2020
Form Date 11-12-2020
Recorder # _____

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) 275 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	275		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave NW of Atlantic Isle Bridge
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0300 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587456 — Northing 2867996
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1952 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1952 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced windows/materials
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1976 — Nature N flat add;1981 N 2nd story;2009 N flat
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

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

Vinyl one-light fixed, most are obscured by vegetation

Distinguishing Architectural Features (exterior or interior ornaments)

Wide roof overhangs, attached garage on SW corner, irregular plan, barrel tile roof likely replaced material

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

Non-historic swimming pool to the north; non-historic fencing and gate on the south side of the parcel.

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)	

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HISTORICAL STRUCTURE FORM

Site # DA19159

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

Obscured by vegetation

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

Obscured by vegetation

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to windows and materials c. 2000. It has a N flat roof add c 1976, a N 2nd story hip roof add c 1981, and a N flat roof add c 2009. There is an attached garage on the SW corner.

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to windows and materials. It has three non-historic additions which alter its historic appearance. As a result, it is considered ineligible for listing in the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

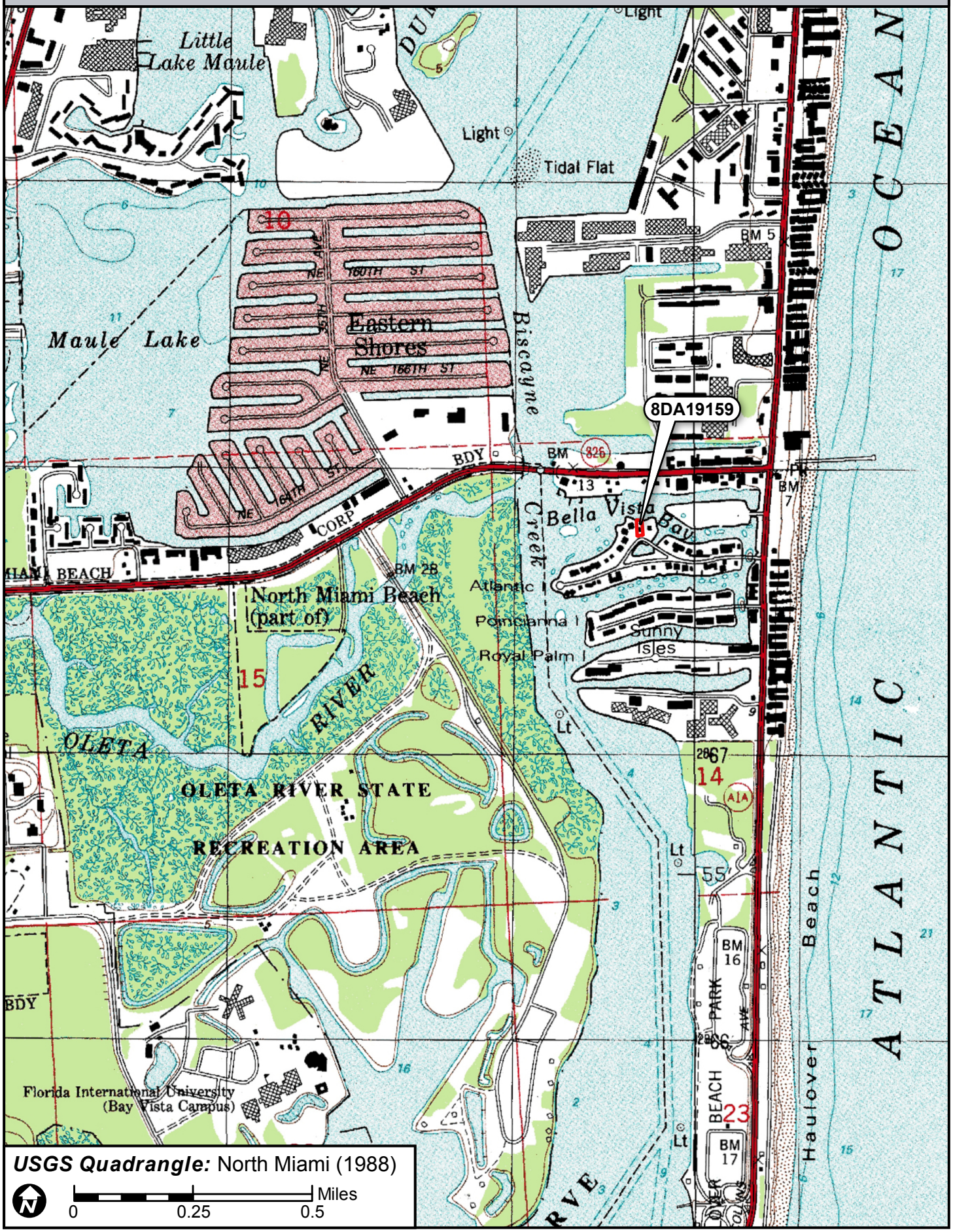
Required Attachments

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.

PHOTOGRAPH 8DA19159

SKETCH MAP 8DA19159

USGS QUADRANGLE MAP **8DA19159**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

☒ Original
☐ Update

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

Site#8 DA19160
Field Date 6-12-2020
Form Date 11-12-2020
Recorder # _____

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) 283 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

Street Number	Direction	Street Name	Street Type	Suffix Direction
283		Atlantic	Avenue	

Address:
Cross Streets (nearest / between) N side of Atlantic Ave NW of Atlantic Isle Bridge
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0330 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587407 — Northing 2867951
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1951 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1951 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced windows/door/materials
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1987 — Nature N flat roof addition
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

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Shed 2. Flat 3. Gable
Roof Material(s) 1. Composition roll 2. Built-up 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable extension 2. Parapet

Windows (types, materials, etc.)
Metal one-light fixed, several not visible from road

Distinguishing Architectural Features (exterior or interior ornaments)
Shed roof, varying roof line, parapet, corner windows, stone veneer

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Non-historic concrete and stucco wall along south side of property line

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)	

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HISTORICAL STRUCTURE FORM

Site # DA19160

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

On S facade concrete porch under gable roof extension, replacement door

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

1. S facade open concrete porch under gable roof extension supported by metal supports 2. Porch under hip roof attached on N facade (not visible from road)

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to windows, doors, and materials c. 2000. It has a N flat roof add c 1987. There is an attached garage under a gable roof on the W facade. It has a hip roof porch attached on the north facade.

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) Aerial Photography

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to windows, doors, and materials. It has one non-historic addition. The material alterations alter its historic appearance. As a result, it is considered ineligible for listing in the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

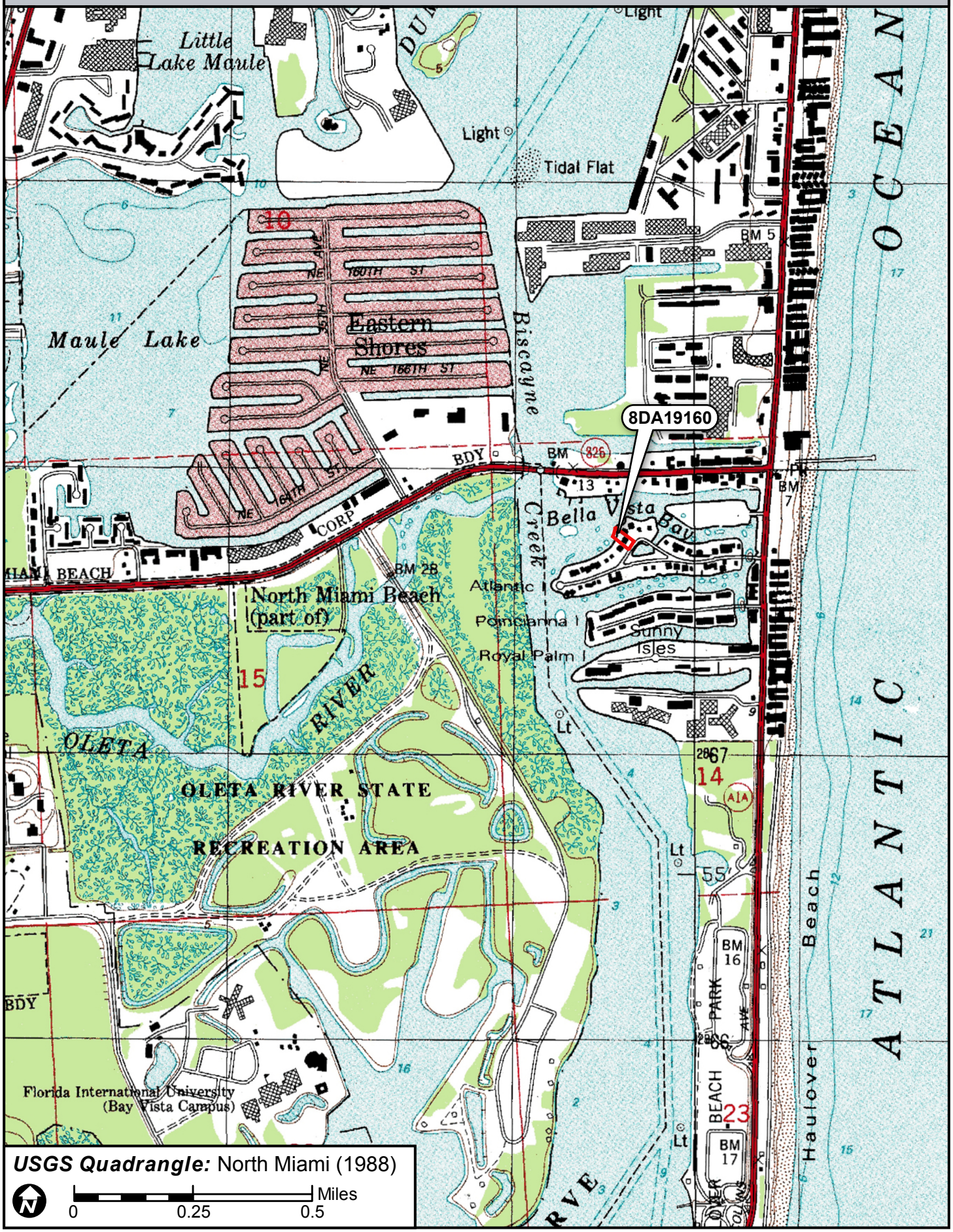
Required Attachments

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.

PHOTOGRAPH 8DA19160

SKETCH MAP 8DA19160

USGS QUADRANGLE MAP **8DA19160**



USGS Quadrangle: North Miami (1988)

Miles
0 0.25 0.5

☒ Original
☐ Update

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

Site#8 DA19161
Field Date 6-12-2020
Form Date 11-12-2020
Recorder # _____

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) 291 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	291		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave NE of West fork
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0360 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587373 — Northing 2867918
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1971 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1971 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced windows
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature None observed
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

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

Vinyl 2-light sliding, most not visible from road

Distinguishing Architectural Features (exterior or interior ornaments)

Courtyard plan, barrel tile roof, arcaded entry to courtyard, decorative gates at courtyard entrance, eyebrow ledge

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

Courtyard, concrete/stucco wall around backyard

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)	

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HISTORICAL STRUCTURE FORM

Site #8 DA19161

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

Not visible

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

None observed

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to windows c. 2000. It has an irregular plan with a courtyard in the center. There is a semi-circle, flat roof portion on the north facade. There are no observed additions.

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) Aerial Photography

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to windows. It is not an exceptional example of architecture on Atlantic Island. As a result, its is considered ineligible for listing in the National Register.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

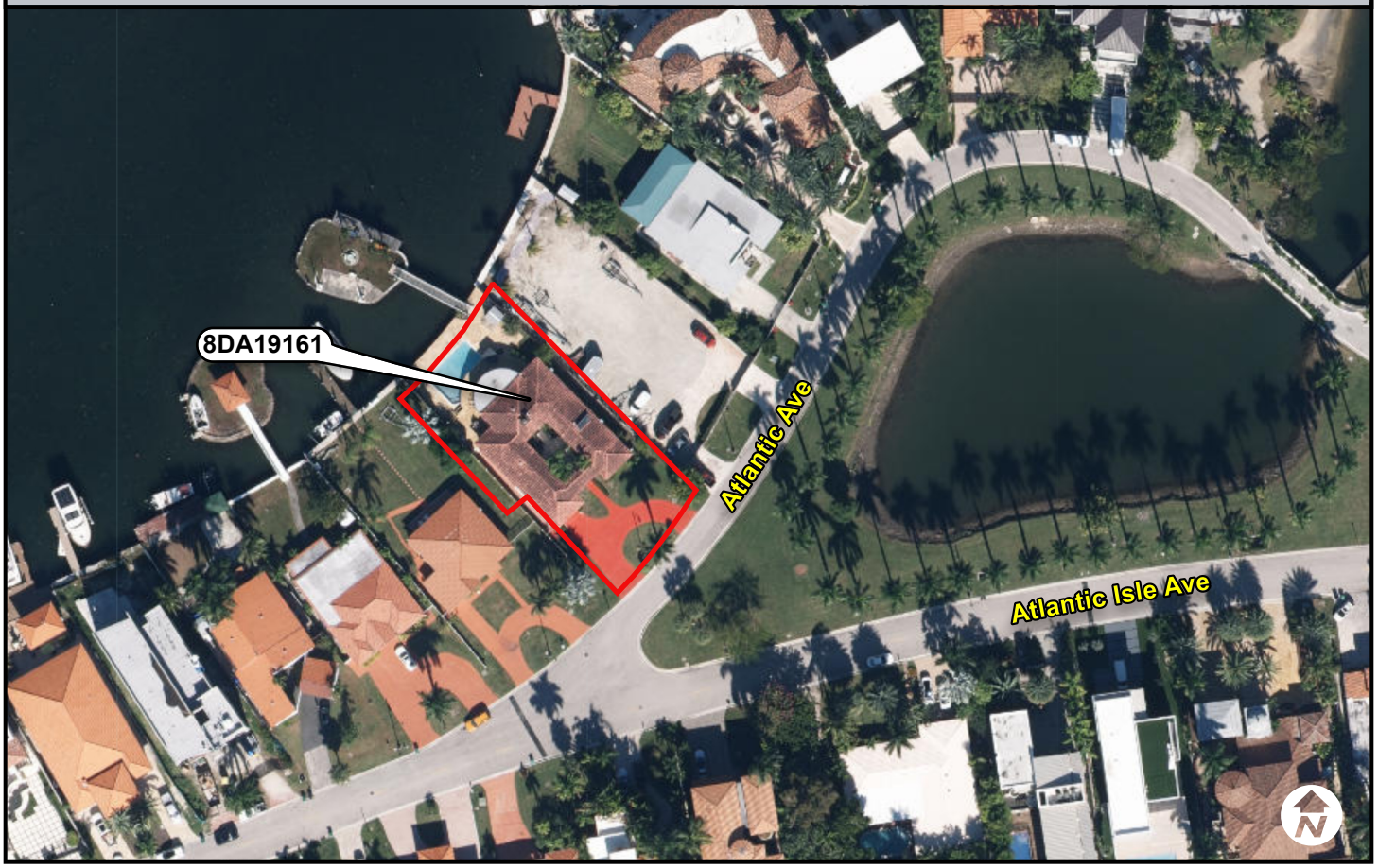
Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

Required Attachments

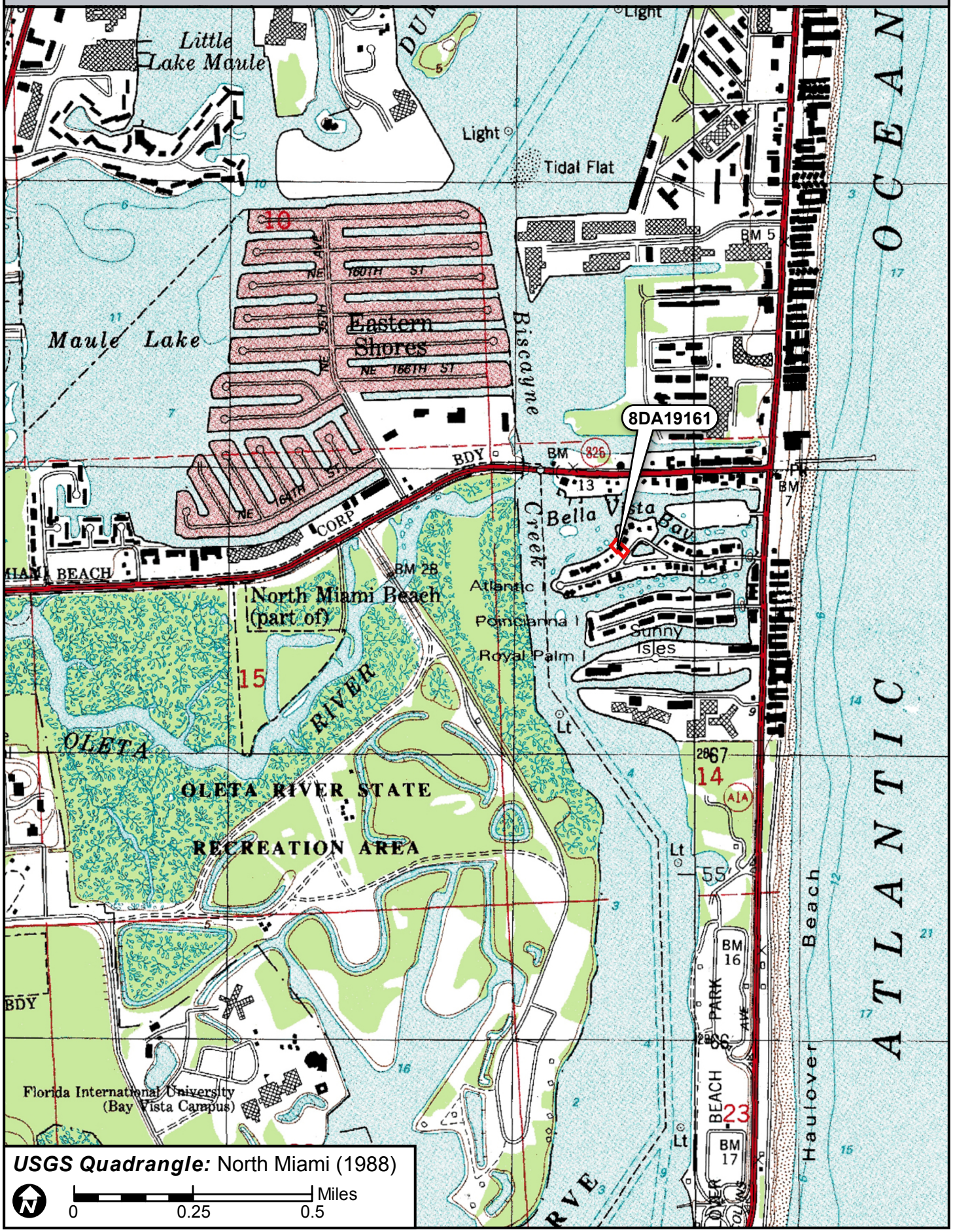
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale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

PHOTOGRAPH 8DA19161

SKETCH MAP 8DA19161



USGS QUADRANGLE MAP **8DA19161**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

☒ Original
☐ Update

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

Site#8 DA19162
Field Date 6-12-2020
Form Date 11-12-2020
Recorder # _____

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) 299 Atlantic Avenue — Multiple Listing (DHR only) _____
Survey Project Name CRAS for Atlantic Isle at West Bridge 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	299		Atlantic	Avenue	

Cross Streets (nearest / between) N side of Atlantic Ave at West fork
USGS 7.5 Map Name NORTH MIAMI — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Sunny Isles Beach — In City Limits? ☒yes ☐no ☐unknown — County Dade
Township 52S — Range 42E — Section 14 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 31-2214-003-0390 — Landgrant _____
Subdivision Name Atlantic Island — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 587361 — Northing 2867896
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1950 — To (year): -
Current Use Residence, private — From (year): - — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2000 — Nature Replaced windows/doors/material
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature None observed
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

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

Vinyl two-light sliding

Distinguishing Architectural Features (exterior or interior ornaments)

Stucco detail in gable, stamped stucco in stone pattern, concrete/stucco planter boxes; roof material likely replaced

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

Non-historic metal fencing

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)	

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

HISTORICAL STRUCTURE FORM

Site # DA19162

DESCRIPTION (continued)

Chimney: No.____ 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. _____
Main Entrance (stylistic details)

Replacement metal and glass door on concrete porch under shed roof extension

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

Tiled concrete porch under shed roof with decorative metal railing and porch supports

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource

This Masonry Vernacular residence has alterations to windows and doors c. 2000. It has no observed additions. There is a garage on the west facade integrated under the gable roof.

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

OPINION OF RESOURCE SIGNIFICANCE

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)

This Masonry Vernacular residence has alterations to windows and doors which alter its historic appearance. In addition it is not an exceptional example of architecture on Atlantic Island. As a result it is considered National-Register ineligible.

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 Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St., Tampa FL 33607 / (813) 636-8200 / janus@janus-research.com
(address / phone / fax / e-mail)

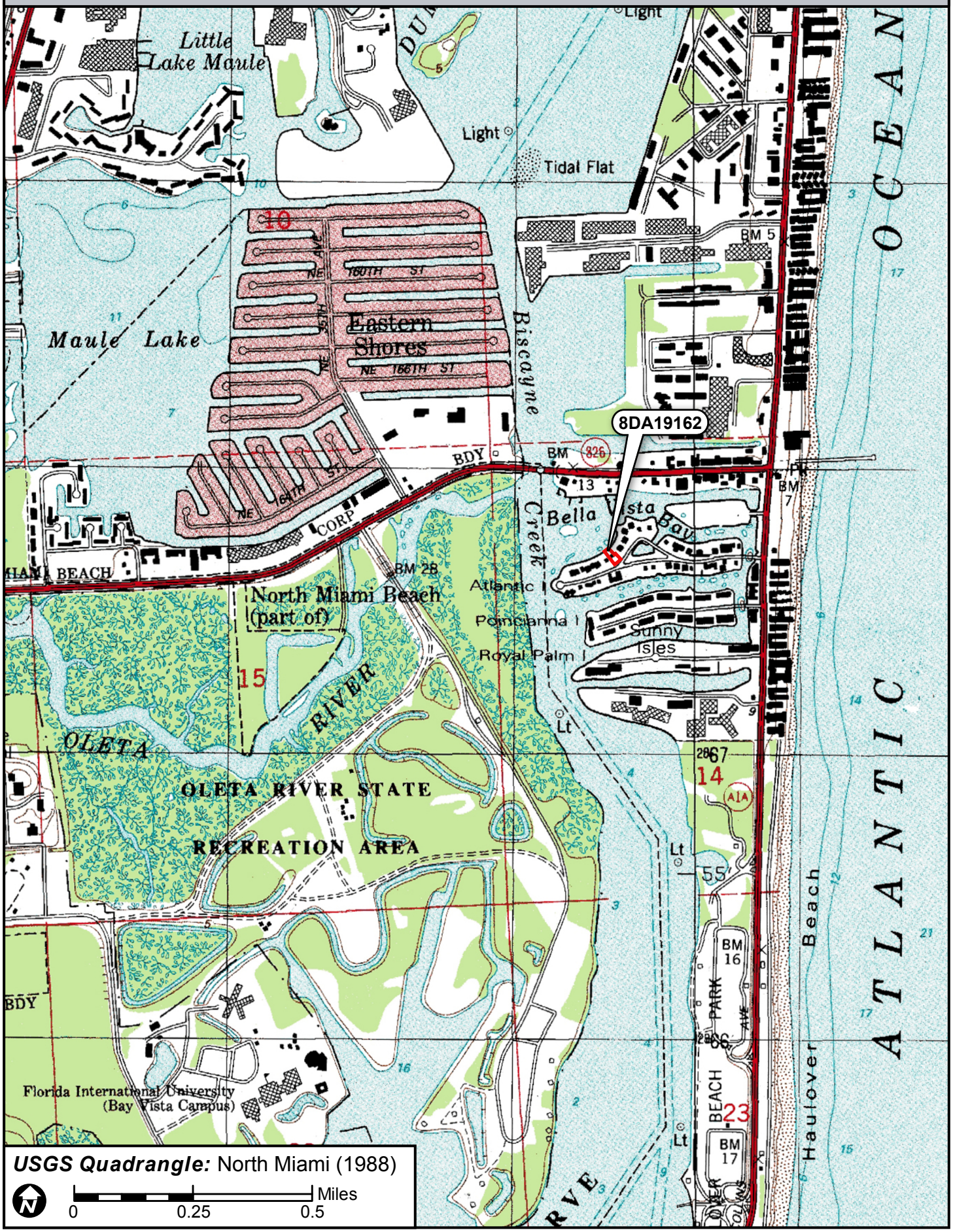
Required Attachments

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.

PHOTOGRAPH 8DA19162

SKETCH MAP 8DA19162

USGS QUADRANGLE MAP **8DA19162**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

☒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 DA19241
Field Date 6-12-2020
Form Date 6-30-2021
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 Atlantic Island Resource Group Multiple Listing [DHR only] _____
Project Name CRAS for Atlantic Isle at West Bridge 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

Address: Street Number | Direction | Street Name | Street Type | Suffix Direction
City/Town (within 3 miles) Sunny Isles In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Dade
Name of Public Tract (e.g., park)_____
1) Township 52S Range 42E Section 14 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 1994
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)

Atlantic Island Resource Group lies in the center of Atlantic Island and is bounded by Atlantic Avenue on all sides. The RG contains Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825).

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)	

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

RESOURCE GROUP FORM

Site #8 DA19241

HISTORY & DESCRIPTION

Construction Year: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Graves, Harvey Baker Builder: Sunny Isles Ocean Beach Co.
Total number of individual resources included in this Resource Group: # of contributing 3 # 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. Twentieth C American 3. _____
2. Boom Times 1921-1929 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See continuation sheet.

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) Historic aerials
Bibliographic References (give FMSF Manuscript # if relevant)

See continuation sheet.

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 continuation sheet.

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 & developm 3. _____ 5. _____
2. Landscape architecture 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 Field notes Maintaining organization Janus Research
Document description _____ File or accession #'s _____

2) Document type Field maps Maintaining organization Janus Research
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Janus Research Affiliation Janus Research
Recorder Contact Information 1107 N. Ward St, Tampa, FL/81.636.8200/janus@janus-research.com
(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.

SITE NAME: Atlantic Island Resource Group

A. NARRATIVE DESCRIPTION OF SITE

The Atlantic Island Resource Group (8DA19241) is a designed historic landscape feature located in the center of Atlantic Island in Section 14 of Township 52 South, Range 42 East on the North Miami (1988) United States Geological Survey (USGS) quadrangle map, in the City of Sunny Isles Beach, Miami-Dade County, Florida (Figure 1). The designed historic landscape is comprised of three contributing resources: the National Register-eligible Atlantic Isle Bridge (8DA6433), the man-made Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825) (Figures 2 and 3). Designed historic landscapes are recorded in the FMSF under the National Register category of historic district or site. The Atlantic Island Resource Group (8DA19241) is categorized as a district since it contains three distinct historic resources "united historically or aesthetically by plan or physical development" (National Park Service 1995).

Figure 1: The Atlantic Island Resource Group (8DA15825), contains the Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

Per National Register Bulletin 18, a designed historic landscape is defined as "a landscape that has significance as a design of work or art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture" (Keller and Keller 1987). Select examples of designed historic landscapes include "plaza/square/green/mall or other public spaces, subdivisions and planned communities/resorts, parks, (local, state and national), grounds designed and developed for outdoor recreation, or bodies of water and fountains" (Keller and Keller 1987).

Figure 2: The Atlantic Island Resource Group (8DA15825), contains the Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

Figure 3: The Atlantic Island Resource Group (8DA15825), contains the Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824) and Atlantic Island Park (8DA15825), c. 1925, considered National Register-eligible, facing East

B. DISCUSSION OF SIGNIFICANCE

Atlantic Island, like several of the islands in Sunny Isles Beach, was a subdivision created in the mid-1920s as the result of a filling project funded by New York transplant Henry Graves. Graves purchased 2.26 square miles of land from the Model Land Company in 1920, part of which would become Sunny Isles and known today as Sunny Isles Beach and marketed his development as "Sunny Isles-The Venice of America" (Bramson 2007). Sunny Isles included land on a natural barrier island, several smaller natural landforms in Biscayne Bay, and a series of man-made dredged islands in Biscayne Bay. A newspaper advertisement from 1925 depicts an ad of the planned development of manmade finger islands in Figure 4 (The Miami Herald 1925). Graves envisioned the area as a community with a mixture of residences and resorts and began development with the construction of a number of gently-sloping concrete bridges surfaced with limestone. At least three islands were dredged and filled during this period, and named by Graves as Fairyland Island, Atlantic Island, and Poinciana Island. Graves also oversaw the construction of a bathhouse, casino, and pier in Sunny Isles (Bramson 2007).

SITE NAME: Atlantic Island Resource Group

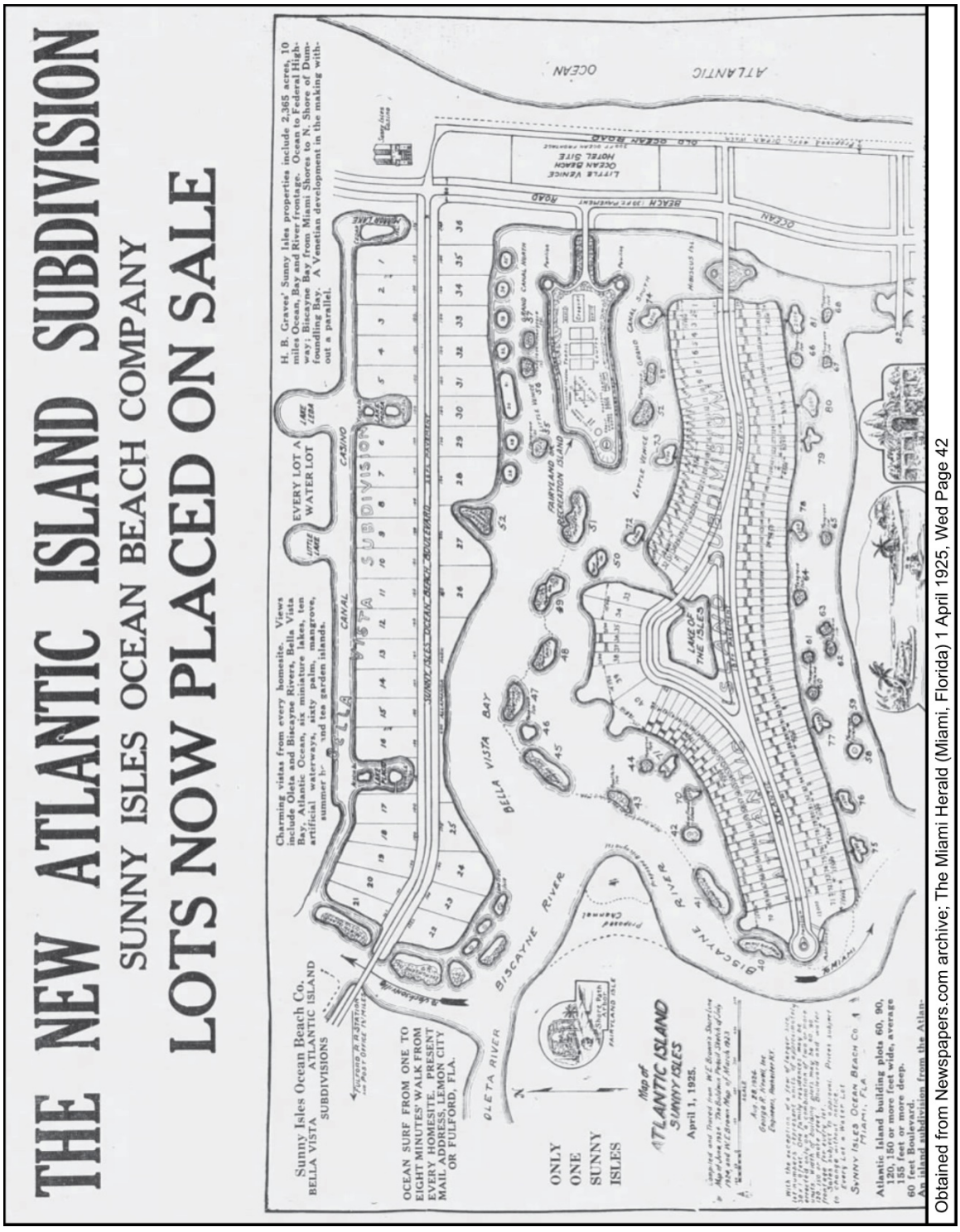

Figure 4: A 1925 newspaper advertisement for the Atlantic Island subdivision

Many artificial waterways were designed and built as a part of Sunny Isles in order to help sell lots and beautify the associated islands (Lennox 1989). The Lake of the Isles (8DA15824), located in the center of Atlantic Island was described in a 1925 newspaper promotional about Sunny Isles as "A scenic little lake in the very heart of the Atlantic Island Subdivision, giving many lots a double water frontage" (The Miami Daily News 1925). A gazebo was originally part of the park which surrounds the lake but has since been demolished (City of Sunny Isles Beach Historic Preservation Board 2005). The park includes the open grassy area with palm trees lining the lakeshore.

The first subdivision within Sunny Isles was the Bella Vista subdivision located north of Atlantic Island, built circa 1922 and platted in 1927 (The Miami Daily Metropolis 1922). Of the other subdivisions within the Sunny Isles development, only the Bella Vista subdivision also contained artificial lakes. Atlantic Island was constructed in 1925 and platted in 1928, with the Lake of the Isles (8DA15824) on the center of the island with parcels surrounding the lagoon and park and Atlantic Avenue extending around the subdivision and crossing the Atlantic Island Bridge (Figure 5). The financial bust that began in 1926 left Graves's developments only partially realized. Atlantic Island was purchased by the North Miami Beach Corporation, under the leadership of Milwaukee magnate Kurtis Froedtert in 1936 and construction of luxury homes resumed (Janus Research 2016).

Froedtert completed three more subdivisions within Grave's vision: Poinciana Island, Royal Palm Island (now King's Court), and Bayview Point. Froedtert rebranded Sunny Isles as "the American Riviera" and used promotional brochures which showed the Lake of the Isles, the park and gazebo, and luxury homes found on Atlantic Island (City of Sunny Isles Beach Historic Preservation Board 2005).

An illustrated postcard of Sunny Isles from the 1930s depicts an oolitic limestone bridge and water feature, which could be the Lake of the Isles (8DA15824) and adjacent Atlantic Island Bridge (8DA6433). The illustration does not include enough specific information to confirm the location depicted in the drawing but is representative of the design principles and guidelines used when developing Sunny Isles (Figure 6). An illustrated aerial of Sunny Isles from 1940s depicts the development including several man-made finger islands and a road system. Atlantic Island is seen in the center of the illustration (Figure 7).

SITE NAME: Atlantic Island Resource Group

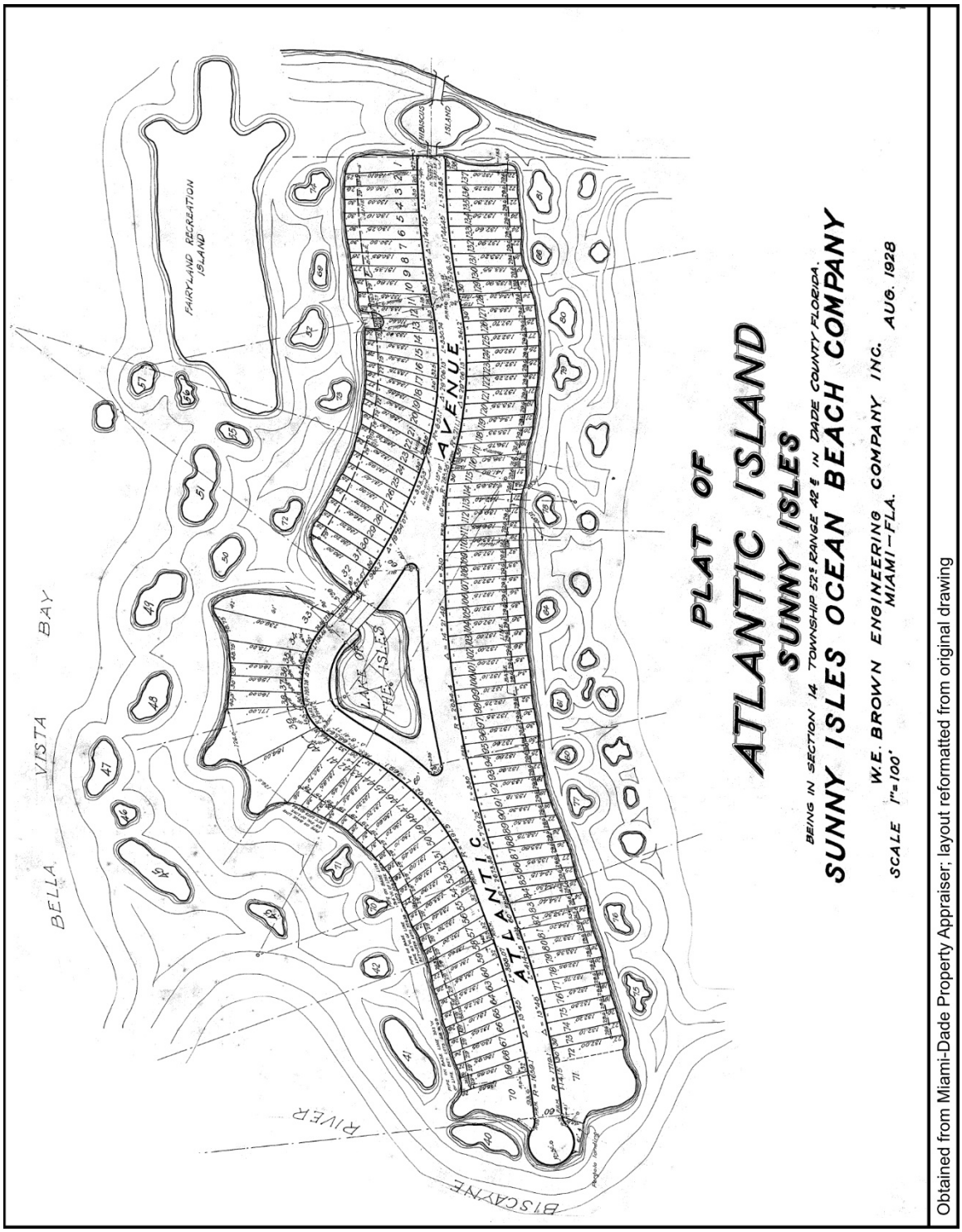

Figure 5: The 1928 Plat of Atlantic Island Subdivision with Lake of the Isles located in the center of the island

Figure 6: A circa 1930 postcard of the Sunny Isles Development, featuring a bridge with an oolitic limestone exterior wall crossing water
(Obtained from Florida Memory)

Figure 7: A circa 1940 illustrated aerial of the Sunny Isles Development, with Atlantic Island depicted in the center of the image *(Obtained from Florida Memory)*

In 1984, the Atlantic Island Bridge (8DA6433) along with the two entrance bridges to Atlantic Island located east of the project area were designated as historic sites by the Metropolitan Dade County Historic Preservation Board. The bridges were noted as "tangible examples of the beautifying features of the early development of Atlantic Island" and as significant for their unique architectural design (Metropolitan Dade County Historic Preservation Board 1984). However, the two entrance bridges were reconstructed in 1995, leaving the Atlantic Island Bridge (8DA6433) as the only bridge original to the development. In 2005, the Atlantic Island Bridge (8DA6433) and two reconstructed Atlantic Island entrance bridges were re-designated as historic sites by the City of Sunny Isles Beach (City of Sunny Isles Beach 2005).

The Lake of the Isles (8DA15824) was also historically known as Atlantic Isles Lagoon according to the City of Sunny Isles historic designation plaque found on the Atlantic Island Bridge (City of Sunny Isles Beach Historic Preservation Board 2005). Based on analysis of historic aerials, the artificial lakes in the Bella Vista subdivision were filled in the 1950s and 1960s, leaving the Lake of the Isles (8DA15824) as the only remaining original man-made lake in the Sunny Isles development. Atlantic Island Park (8DA15825) retains its historic design and layout with a palm tree court, comprised of replaced plant material, surrounding the lakeshore.

The Atlantic Island Bridge (8DA6433), Lake of the Isles (8DA15824), and Atlantic Island Park (8DA15825) are intrinsically linked and retain their historic footprint and spatial relationships. The components of the Atlantic Island Resource Group (8DA19241) are extant examples of designed features associated with the beginnings of the Sunny Isles development and luxury residential development trends during the 1920s. The resources were intentionally sited in the physical center of the manmade Atlantic Island and designed with the goal of beautifying the development. Alterations to the resources include replaced material on the bridge and the replacement of landscaped materials within the park such as replaced palm trees and grass.

The Atlantic Island Bridge (8DA6433) has previously been determined National Register–eligible. The Lake of the Isles (8DA15824), which is the only remaining artificial lake still extant within Sunny Isles, and the surrounding Atlantic Island Park (8DA15825) are considered to be contributing resources to the Atlantic Island Resource Group (8DA19241) as part of the current study. The Atlantic Island Resource Group (8DA19241) features the three extant designed central features of the Atlantic Island Subdivision dating to the 1920s and retains a high degree of integrity including location, design intent, setting, feeling and association. Therefore, the Atlantic Island Resource Group (8DA19241) is considered National Register-eligible under Criteria A and C in the areas of Community Planning and Development and Landscape Architecture.

SITE NAME: Atlantic Island Resource Group

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

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1925 "Notice! Sunny Isles Lots Advance in Price March 21st." Published March 16, 1925. Page 31. Accessed online at https://www.newspapers.com/image/298710357/?terms=atlantic%2Bisland

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PHOTOGRAPH 8DA19241

SKETCH MAP 8DA19241

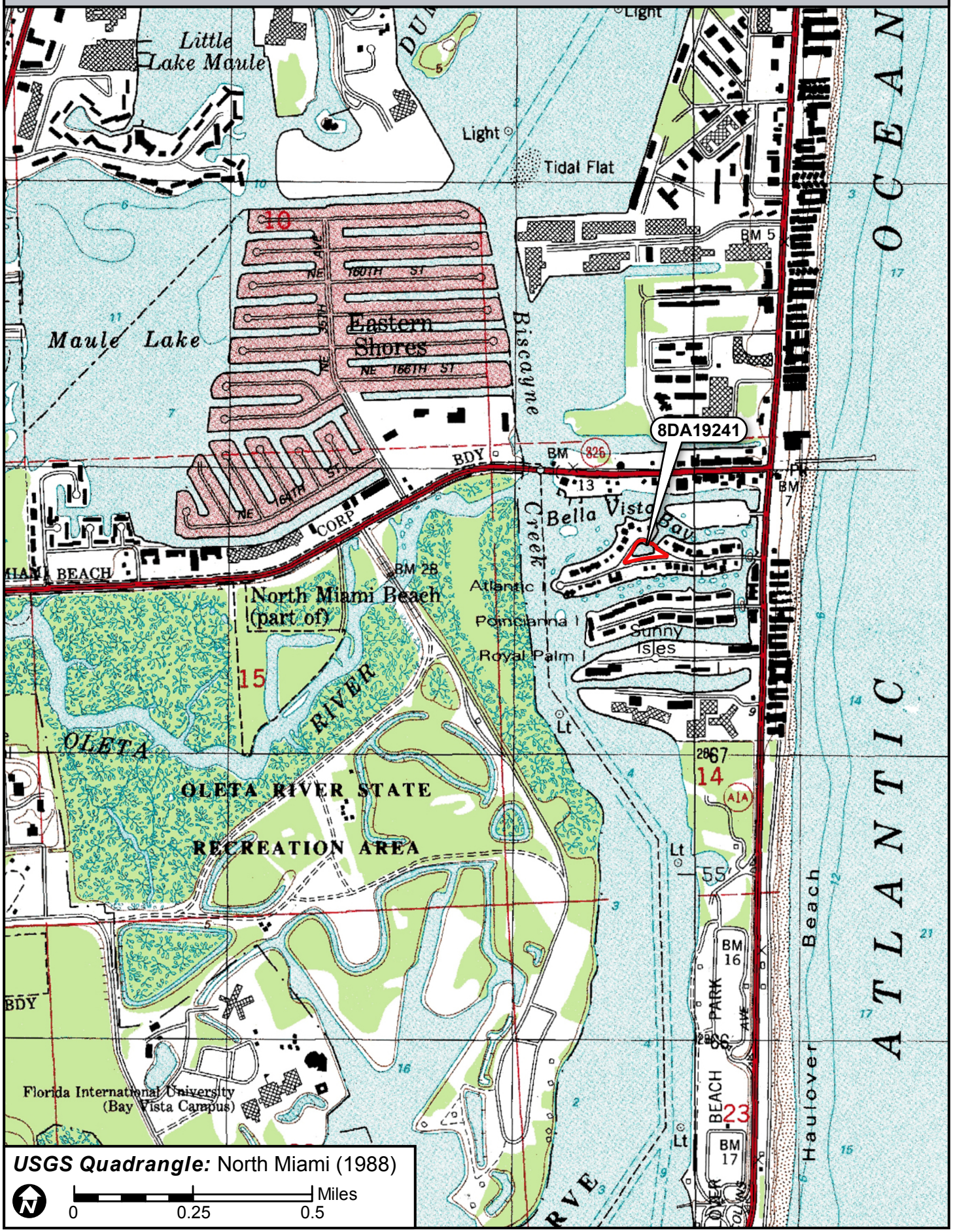
PHOTOGRAPH **8DA19241**

PHOTOGRAPH **8DA19241**

PHOTOGRAPH **8DA19241**

PHOTOGRAPH **8DA19241**

USGS QUADRANGLE MAP **8DA19241**



USGS Quadrangle: North Miami (1988)

N

0 0.25 0.5 Miles

APPENDIX C
Survey Log Sheet

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)

CRAS for Atlantic Isles Lagoon Bridge PD&E Study from Atlantic Isles West of SR A1A to Atlantic Avenue, Miami-Dade County (FPID No. 430029-2-22-02)

Report Title (exactly as on title page)

Cultural Resource Assessment Survey for the Atlantic Isles Lagoon Bridge (FDOT Bridge No 874218) Project Development & Environment (PD&E) Study from Atlantic Isles West of State Road (SR) A1A to Atlantic Avenue, Miami-Dade County (FPID No 430029-2-22-02)

Report Authors (as on title page) 1. Janus Research 3. _____ 2. _____ 4. _____

Publication Year 2020 **Number of Pages in Report** (do not include site forms) 86

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 Streelman, Amy Groover; James Pepe

Affiliation of Fieldworkers: Organization Janus Research City Tampa

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)

1. Atlantic Island 3. Lake of the Isles 5. _____ 7. _____
2. Sunny Isles Beach 4. Atlantic Island Bridge 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name FDOT 6 Organization Florida Dept of Transportation - District 6

Address/Phone/E-mail 1100 NW 111th Avenue, Miami, FL 33172

Recorder of Log Sheet Janus Research **Date Log Sheet Completed** 12-1-2020

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 1988
2. Name _____ Year _____
3. Name _____ Year _____
4. Name _____ Year _____
5. Name _____ Year _____
6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 6-12-2020 End 6-12-2020 **Total Area Surveyed** (fill in one) 2.72 hectares _____ acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

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

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

Desktop analysis and pedestrian survey for archaeological APE. Visual inspection of the project area of potential effects for historic resources.

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, **un**controlled	☐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): Aerial photography

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 1 **Count of Newly Recorded Resources** 10

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

8DA6433

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

8DA15822-8DA15825, 8DA19157-8DA19162

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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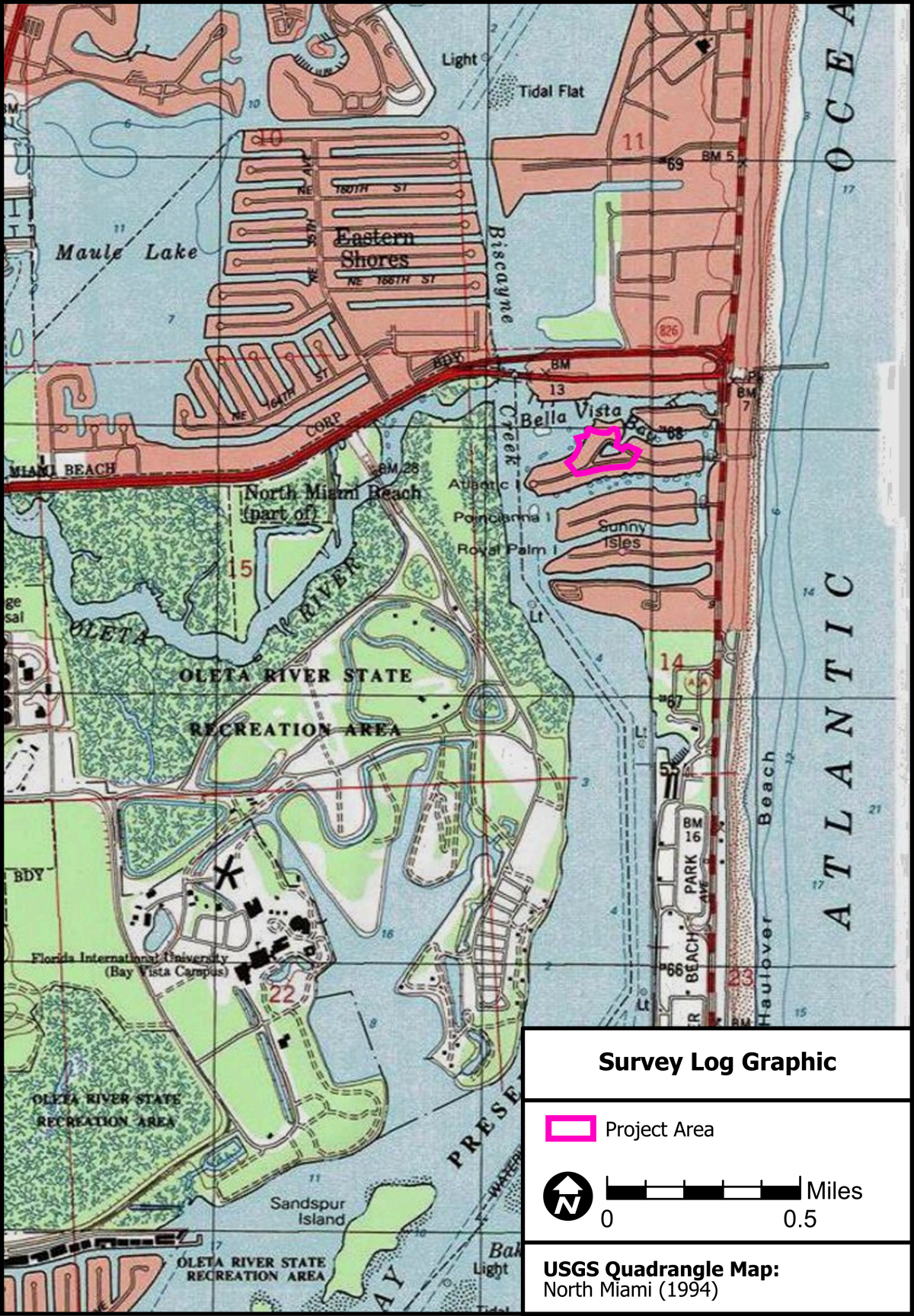

Survey Log Graphic

Project Area

N

0 Miles 0.5

USGS Quadrangle Map:
North Miami (1994)