



1
2 **FIGURE 505.** South elevation.



3
4 **FIGURE 506.** South elevation showing infilled porch
5 areas.



25
26 **FIGURE 507.** Non-original screen porch with
27 projecting roof.



28
29 **FIGURE 508.** West elevation.

6 The two offset sections that make up building 416
7 are visible on the south elevation (Figure 505). The
8 original screen porches located at the east and
9 west ends of each section of the building have
10 been enclosed with new walls with vertical wood
11 siding and a set of two double-hung windows
12 (Figure 506). Between the original screen porch
13 spaces now enclosed as interior rooms is a non-
14 original wood-framed screen porch. The roof of
15 this newer porch sits slightly higher than the roof
16 on the rest of the building (Figure 507). This roof
17 surface slopes toward the building interior and is
18 assumed to drain onto the original roof surface. A
19 galvanized steel stair extends from the center of
20 the porch to grade.

21 The west elevation, like the east elevation, consists
22 of four concrete columns on the ground level and
23 a windowless concrete block wall on the second
24 level (Figure 508).

30 Behind the central stairs located on the north
31 elevation on the ground floor are enclosed storage
32 spaces. The original design of the building
33 included two identical partially enclosed ground
34 floor storage rooms, each sixteen feet by ten feet,
35 defined by wood-framed screen walls at the east
36 and west end, and concrete louvers at the north
37 and south sides. Remnants of these original
38 enclosure walls remain, although both rooms have
39 been expanded and reconfigured (Figure 509).

40 The storage space adjacent to the west stair is
41 defined of concrete block walls on the north, east,
42 and south. A wood frame screen wall is present on
43 the west elevation (Figure 510). Southeast of the
44 storage area is another concrete block enclosure,
45 the laundry room. The laundry room has concrete
46 block walls that are partial height with wood frame
47 screen covered openings situated on top of the
48 walls (Figure 511). A wood louvered door on the

Physical Description and Condition Assessment

- 1 west wall and a wood frame screen door on the
- 2 north wall provide access to the room.

- 3 The storage space adjacent to the east stair is
- 4 defined by wood paneled walls and is accessed
- 5 through a wood frame screen door located on the
- 6 west wall of the space.



FIGURE 509. View of original concrete louvers, now enclosed within the expanded ground floor spaces.



FIGURE 510. West end of the north elevation. Note wood-framed screen wall at first floor level of west elevation.



FIGURE 511. Partially enclosed laundry room area at first floor level.

7

1 Exterior Condition Assessment

2 The exterior of building 416 was surveyed and the
3 following notable conditions were observed:

- 4 ▪ Plant growth was observed in the gutter on the
5 northeast corner (Figure 512).
- 6 ▪ There is a significant gap between two sections
7 of gutter on the east elevation (Figure 513).
- 8 ▪ The galvanized steel stairs extending from the
9 wood porches show signs of corrosion.



FIGURE 512. Organic growth at roof gutters.



FIGURE 513. Gap between gutter seams.

11 Interior Description

12 Three of the housing units were occupied at the
13 time of the survey, thus only Unit C could be
14 accessed. Unit C is currently used as a physical
15 fitness center for National Park Service employees,
16 but as a former residential space contains typical
17 character-defining features present in the
18 residential units in this building.

19 Unit C in building 416 is comprised of five rooms.
20 In general, each room contains typical finishes that
21 are present throughout the unit. The walls
22 throughout the unit are plaster with a wood base.
23 The floors are ceramic tile while the ceilings are
24 exposed precast twin T beams (Figure 514).

25 A small kitchen, which likely has been renovated
26 since original construction, contains wood
27 cabinets and laminate countertops (Figure 515).



28
29 **FIGURE 514.** First floor ceiling framing consists of
30 precast concrete T-beams.



1
2 **FIGURE 515.** Kitchen.



19
20 **FIGURE 516.** Bathroom.

3 The bathroom in the unit contains ceramic tile
4 wainscot over a plaster wall (Figure 516). The
5 bathroom appears to have been renovated since
6 original construction.

7 In what was originally the main living space there
8 is a small nook that contains built in shelving
9 (Figure 517). According to the original
10 architectural drawings, this nook was originally
11 intended to contain a folding bed unit. The nook is
12 adjacent to the door leading to the former dressing
13 room.

14 The former dressing room space contains the
15 typical finishes seen throughout the unit. Hollow
16 core wood doors lead north to the adjacent
17 bathroom and south to the non-original screen
18 porch.



21
22 **FIGURE 517.** Main living room with nook and built-in
23 shelving.

24

1 The former porch space at the south end of the
 2 main living space of the unit has been enclosed.
 3 The room contains the typical finishes seen
 4 throughout the unit. There are two double-hung
 5 aluminum-framed windows on the south wall of
 6 the room and one double-hung aluminum-framed
 7 window on the east wall of the room (Figure 518).
 8 A through-wall air conditioning unit is also
 9 present on the south wall (Figure 519).

10 The interior storage areas on the ground level are
 11 largely unfinished. The west storage area has
 12 painted concrete block walls and concrete
 13 flooring. The east storage area has exposed stud
 14 walls, with the exterior wood panels visible
 15 (Figure 520). Concrete louvers, originally an
 16 exterior feature, remain on the interior of the
 17 storage rooms.

18 The laundry room has concrete floors, a stud wall
 19 with plaster finish, and a ceiling with exposed
 20 framing (Figure 521). Fixed wood-framed
 21 windows are located at the upper portion of the
 22 wall, directly below the ceiling framing.



25
 26 **FIGURE 519.** Air-conditioning unit in enclosed south
 27 porch.



28
 29 **FIGURE 520.** Exposed stud walls of east storage room.



23
 24 **FIGURE 518.** Enclosed south porch.



30
 31 **FIGURE 521.** Interior of laundry room. Note the
 32 exposed ceiling framing and stud-framed walls with
 33 plaster finish.

34

1 **Interior Condition Assessment**

2 At the interior of Unit C in building 416, the
3 following notable conditions were observed:

- 4 ▪ Water damage was observed on the ceiling of
5 the bathroom adjacent to a skylight
6 (Figure 522).
- 7 ▪ The fan unit in the ceiling of the bathroom
8 shows signs of corrosion (Figure 523).
- 9 ▪ Original concrete louvers, now enclosed in
10 ground level storage rooms, exhibit significant
11 deterioration, including corrosion of
12 reinforcing steel and severe spalling of
13 concrete (Figure 524).



14
15 **FIGURE 524.** Corroded reinforcing bar and spalling of
16 concrete at vertical concrete louvers in the ground
17 floor storage rooms.

18
19



FIGURE 522. Moisture damage to ceiling
surrounding bathroom skylight.



FIGURE 523. Surface corrosion on bathroom vent
fan.

1 Structural Description

2 Building 416 has a reinforced concrete structure.
 3 According to the original construction documents,
 4 sixty 8-inch diameter concrete piles driven 2 feet
 5 into oolitic rock underlie the building foundation.
 6 Reinforced pile caps, 4 feet 6 inches wide and
 7 1 foot 6 inches deep, sit on top of the piles.
 8 The pile caps are reinforced with five #5 bars near
 9 the base, four #6 bars that connect the pile caps to
 10 the columns, and eight #5 bars near the center.
 11 Reinforced concrete tie beams connect grouped
 12 pile caps.

13 Eight inch diameter reinforced concrete columns
 14 rise from the pile caps. Reinforced concrete
 15 girders running north-south are supported by the
 16 columns. Precast double T beams span east-west
 17 between the girders (Figure 525). The double T
 18 beams are covered with a 2 inch thick concrete
 19 topping. Reinforced concrete block walls sitting
 20 on the reinforced beams comprise the structure of
 21 the second level.

22 The roof of the building, like the floor of the
 23 second level is composed of reinforced concrete
 24 bond beams supported on the north-south
 25 concrete masonry walls and precast double T
 26 beams spanning east-west. According to the
 27 original construction drawings, the double T
 28 beams were to be topped with sloped “insulated
 29 concrete” to form the roof deck; the roof deck was
 30 not visible during the survey for this project.



31
 32 **FIGURE 525.** Precast double T beam structural
 33 framing.

34

35 Structural Condition Assessment

- 36 ▪ Spalling was observed at many locations on
 37 the concrete stairs (Figure 526 and
 38 Figure 527).
- 39 ▪ Exposed, corroded rebar is present on some
 40 areas of the underside of the concrete stairs
 41 (Figure 528).
- 42 ▪ The steel deck ties on the underside of the
 43 wood porch show signs of surface corrosion
 44 (Figure 529).



45
 46 **FIGURE 526.** Spalling concrete under stair landing.



47
 48 **FIGURE 527.** Cracked and spalled concrete at exterior
 49 stair.



1
2 **FIGURE 528.** Exposed and corroded reinforcing bar.



3
4 **FIGURE 529.** Surface corrosion on wood deck joist
5 hangers.

6

1 **Building 439**

2 Building 439 was constructed in 1966–1967, and its
3 original architectural character is documented in
4 historic photographs taken in 1967 as well as NPS
5 drawing set 160-3309B dated April 1966, prepared
6 by the NPS Philadelphia Planning and Service
7 Center. Refer to Building 440, below, for
8 Structural Description.

9 **Exterior Description**

10 Building 439 is a concrete structure with a gable
11 roof. Four residential units are located on the
12 second level of the building, while the ground
13 floor consists of carports and enclosed storage
14 spaces. There are four elevated wood-framed
15 screen porches on the south elevation, and three
16 wood porch enclosures on the north elevation. A
17 total of four stairs connect the residential units to
18 grade. Building 439 is nearly identical to the
19 nearby building 440.

20 The building has non-original aluminum double-
21 hung window units with insulating glazing. As seen
22 in historic photographs and indicated on the
23 drawings, the original windows were grouped
24 aluminum-framed awning windows. Some
25 windows are protected by aluminum accordion
26 hurricane shutters supported on tracks mounted
27 to the wall above and below the window, while
28 other openings have “clam-shell” aluminum
29 awnings that can be closed for hurricane
30 protection. The bottom edge of each awning
31 includes steel straps that can be bolted to the walls
32 to secure the awning in the closed position. The
33 accordion shutters are not original. According to
34 park personnel, the clam-shell awnings were
35 installed in the 1960s. The clam-shell awnings are
36 not present in photographs of the completed
37 building dated March 1967.

38 The low slope gable roof of the building was not
39 visible for close up inspection during the study.
40 The roof edge is defined by a wood fascia and
41 galvanized metal edge flashing. There are no
42 gutters or downspouts; water drains from the roof
43 edges to the site below.

44 The most prominent features on the north
45 elevation are the three screen porches that contain
46 stairs to the residential units (Figure 530). The
47 screen porches are not original but were added to
48 the building in 1980.¹³² Two of the wood-framed
49 porches are located on the east and west end of the
50 north elevation, while the third porch, double the
51 size of the other two, is located slightly west of the
52 center of the north elevation. One wood stairway
53 with aluminum railings is located within each of
54 the east and west porches, and a double wood
55 stairway is located within the center porch. A door
56 and two windows with accordion shutters are
57 located at the second floor landing of each set of
58 stairs (Figure 531). The original exterior doors
59 included a jalousie window set within a flush solid
60 core wood door, as indicated on the original
61 drawings and seen in historic photographs.

62 Between the east and center stair porches are three
63 bays characterized by concrete block walls on the
64 second level and open carports below. The center
65 bay contains four double-hung windows covered
66 by a wide aluminum awning (Figure 532). Each of
67 the adjacent bays contains two double-hung
68 windows with aluminum awnings.

69 At the bay between the west and center stair
70 porches, there are two double-hung windows with
71 aluminum awnings on a concrete block wall. An
72 open carport is located below.



73 **FIGURE 530.** North elevation.
74

132. Refer to NPS drawing 160-41022A, sheets 29–33 of 34, dated March 1980.



1
2 **FIGURE 531.** Screened-in exterior stair on north
3 elevation.



4
5 **FIGURE 532.** Center bay of the north elevation.
6

7 The east elevation of the building consists of a
8 windowless concrete block wall (Figure 533). The
9 stair porch located on the north elevation of the
10 building is visible at the northern end of this
11 elevation. One of the four elevated screen porches
12 that extends from the south elevation is located at
13 the south portion of this elevation. A wood stair
14 with an aluminum railing connects the second
15 level porch with grade.

16 The south elevation of building 439 is
17 characterized by the four elevated, gable roof,
18 wood-framed screen porches that project from the
19 concrete block elevation (Figure 534). The screen
20 porches are not original but were added to the
21 building in 1980.¹³³ The wood-framed porches
22 have wood stairs with aluminum railings. The
23 stairs extend from the side of the porches down to
24 grade (Figure 535). The porches and stairs are
25 supported on wood posts that are set on square or
26 cylindrical concrete footings at grade. In each bay
27 between the porches on the second level are four
28 double-hung windows. Each window group is
29 covered with a wide aluminum awning
30 (Figure 536).

31 As with the north elevation, the ground level of the
32 south elevation is largely open. The exterior walls
33 of four of the eight bays that comprise the ground
34 level of the south elevation are filled with concrete
35 block. Each of these infilled bays contains two
36 glass block window openings (Figure 537).

37 The west elevation, like the east elevation, consists
38 of a windowless concrete block wall between a
39 screen stair porch on the north and an elevated
40 screen porch on the south (Figure 538). At the
41 southwest corner is an exterior wood stair with
42 aluminum railing extending from the westernmost
43 porch to grade.

44

133. Ibid.



1
2 **FIGURE 533.** East elevation.



FIGURE 536. Bay between screened-in porches on south elevation.



FIGURE 534. South elevation.



FIGURE 537. Detail of south elevation bay at ground level



FIGURE 535. Detail of south elevation. Note the gable roofed screened-in porch.



FIGURE 538. West elevation.

1 **Exterior Condition Assessment**

2 At the exterior of building 439, the following
3 notable conditions were observed:

- 4 ■ Wood rot was observed at several locations on
5 the wood stairs (Figure 539).
- 6 ■ Cracking is present on wood columns and
7 beams on elevated porches (Figure 540).
- 8 ■ Corrosion of deck ties was observed on the
9 underside of the elevated porches
10 (Figure 541).



16
17 **FIGURE 541.** Corrosion of deck ties.



11
12 **FIGURE 539.** Wood rot at wood-framed stairs.



13
14 **FIGURE 540.** Cracking of wood porch framing
15 members.

- 18 ■ At the elevated porches, the wood columns are
19 not centered on concrete footings
20 (Figure 542).
- 21 ■ The wood soffit shows signs of deterioration
22 (Figure 543).
- 23 ■ Concrete spalling was observed at through-
24 wall air conditioner supports on the south
25 elevation (Figure 544).



26
27 **FIGURE 542.** Wood columns are not centered or fully
28 bearing on concrete foundation.

7 **Interior Description**

8 Three of the housing units were occupied during
9 this survey, thus only Unit B could be accessed.

10 In general, typical finishes are present throughout
11 Unit B in building 439. The walls are generally
12 painted concrete block with a wood base. The
13 vaulted ceilings are composed of wood boards,
14 while the finish floors are ceramic tile with the
15 exception of the living room and bedrooms, which
16 are carpeted. The doors throughout the unit are
17 hollow core wood doors and have wood trim.

18 The living room which extends the length of the
19 unit has wood paneling along the west wall
20 (Figure 545). A dressing area is located adjacent to
21 the living room and contains closets with built-in
22 shelving. Instead of doors the closets are enclosed
23 with curtains (Figure 546).



1
2 **FIGURE 543.** Deterioration of wood soffit.



3
4 **FIGURE 544.** Spalling of concrete at exterior support
5 for air conditioning unit.



24
25 **FIGURE 545.** Living room.



1
2 **FIGURE 546.** Dressing area, identified by curtains,
3 adjacent to living room.

4 Adjacent to the living room is a small kitchen
5 (Figure 547). The kitchen, which appears to have
6 been renovated since the original construction of
7 the building, contains wood cabinets and laminate
8 countertops.

9 The bathroom in the unit, like the kitchen, appears
10 to have been renovated since original
11 construction. The bathroom has wood cabinets
12 and ceramic tile wainscot covering plaster walls
13 (Figure 548).

14 The bedroom adjacent to the living room has
15 concrete block walls and a through-wall air
16 conditioner. A wood door leads from the bedroom
17 to the back porch.

18 **Interior Condition Assessment**

19 The interior of building 439, Unit B, is in fair
20 condition. No distress conditions of note were
21 observed.



22
23 **FIGURE 547.** Kitchen.



24
25 **FIGURE 548.** Bathroom.

26

1 **Building 440**

2 Building 440 was constructed in 1966–1967, and its
3 original architectural character is documented in
4 historic photographs taken in 1967 as well as NPS
5 drawing set 160-3309B dated April 1966, prepared
6 by the NPS Philadelphia Planning and Service
7 Center.

8 **Exterior Description**

9 Building 440 is a concrete structure with a gable
10 roof. Four residential units are located on the
11 second level of the building, while the ground
12 floor consists of carports and enclosed storage
13 spaces. There are four elevated wood-framed
14 screen porches on the south elevation and three
15 wood porch enclosures on the north elevation. A
16 total of four metal stairs connect the residential
17 units to grade. Building 440 is nearly identical to
18 the nearby building 439.

19 The building has non-original aluminum double-
20 hung window units with insulating glazing. As seen
21 in historic photographs and indicated on the
22 drawings, the original windows were grouped
23 aluminum-framed awning windows. Some
24 windows are protected by aluminum accordion
25 hurricane shutters supported on tracks mounted
26 to the wall above and below the window, while
27 other openings have “clam-shell” aluminum
28 awnings that can be closed for hurricane
29 protection. The bottom edge of each awning
30 includes steel straps that can be bolted to the walls
31 to secure the awning in the closed position. The
32 accordion shutters are not original. According to
33 park personnel, the clam-shell awnings were
34 installed in the 1960s. The clam-shell awnings are
35 not present in photographs of the completed
36 building dated March 1967.

37 The low slope gable roof of the building was not
38 visible for close up inspection during the study.
39 The roof edge is defined by a wood fascia and
40 galvanized metal edge flashing. There are no
41 gutters or downspouts; water drains from the roof
42 edges to the site below.

43 The most prominent features on the north
44 elevation are the three screen porches that contain

45 stairs to the residential units (Figure 549). The
46 screen porches are not original but were added to
47 the building in 1980.¹³⁴ Two of the wood-framed
48 porches are located on the east and west ends of
49 the north elevation, while the third porch, double
50 the size of the other two, is located slightly west of
51 the center of the north elevation. One wood
52 stairway with aluminum railings is located within
53 each of the east and west porches, and a double
54 wood stairway is located within the center porch.
55 A door and two windows with accordion shutters
56 are located at the second floor landing of each set
57 of stairs. The original exterior doors included a
58 jalousie window set within a flush solid core wood
59 door, as indicated on the original drawings and
60 seen in historic photographs.

61 Between the east and center stair porches are three
62 bays characterized by concrete block walls on the
63 second level and open carports below. The center
64 bay contains four double-hung windows covered
65 by a wide aluminum awning (refer to Figure 549).
66 Each of the adjacent bays contains two double-
67 hung windows with aluminum awnings.

68 Between the west and center stair porches, the
69 single bay contains two double-hung windows
70 with aluminum awnings in a concrete block wall
71 (Figure 550). An open air carport is below.



72
73 **FIGURE 549.** North elevation of building 440.

74
134. Refer to NPS drawing 160-41022A, sheets 29–33 of 34, dated March 1980.

1 The east elevation of the building consists of a
2 windowless concrete block wall. The stair porch
3 located on the north elevation of the building is
4 visible at the northern end of this elevation. One of
5 the four elevated screen porches that extends from
6 the south elevation is located at the south portion
7 of this elevation. A wood stair with an aluminum
8 railing connects the second level porch with grade.

9 The south elevation of building 440 is
10 characterized by the four elevated, gable roof,
11 wood-framed screen porches that project from the
12 concrete block elevation (Figure 551). The screen
13 porches are not original but were added to the
14 building in 1980.¹³⁵ The wood-framed porches
15 have wood stairs with aluminum railings. The
16 stairs extend from the side of the porches down to
17 grade (Figure 552). The porches and stairs are
18 supported on wood posts that are set on square or
19 cylindrical concrete footings at grade. In each bay
20 between the porches on the second level are four
21 double-hung windows. Each window group is
22 covered with a wide aluminum awning
23 (Figure 553).

24 As with the north elevation, the ground level of the
25 south elevation is largely open. The exterior walls
26 of four of the eight bays that comprise the ground
27 level of the south elevation are filled with concrete
28 block. Each of these infilled bays contains two
29 glass block window openings (Figure 554).

30 The west elevation, like the east elevation, consists
31 of a windowless concrete block wall between a
32 screen stair porch on the north and an elevated
33 screen porch on the south (Figure 555). At the
34 southwest corner is an exterior wood stair with
35 aluminum railing extending from the westernmost
36 porch to grade.



37
38 **FIGURE 550.** Bay between screened stairs on north
39 elevation.



40
41 **FIGURE 551.** Wood-framed screen porch on south
42 elevation.



43
44 **FIGURE 552.** Exterior wood-framed stairs attached to
45 screen porch on south elevation.

135. Ibid.

9 **Exterior Condition Assessment**

10 At the exterior of building 440, the following
11 notable conditions were observed:

- 12 ▪ The wood soffits exhibit deterioration
13 including discoloration and splitting of the
14 wood (Figure 556).
- 15 ▪ Wood rot was observed at several locations on
16 the exterior stairs (Figure 557). The wood
17 elements of these stairs are not coated.
- 18 ▪ Organic growth was observed on the wall
19 adjacent to the through-wall air conditioner
20 on south elevation (Figure 558).
- 21 ▪ Light surface corrosion was observed on
22 brackets at the rear porch rafter and beam
23 connections.



1
2 **FIGURE 553.** Bay between screen porches on south
3 elevation.



4
5 **FIGURE 554.** Elevation of typical ground floor
6 enclosure.



7
8 **FIGURE 555.** West elevation.



24
25 **FIGURE 556.** Deterioration at wood soffit.



26
27 **FIGURE 557.** Wood rot at wood-framed stairs.



1
2 **FIGURE 558.** Organic growth adjacent to air
3 conditioning unit.
4

5 **Interior Description**

6 Three of the housing units were occupied during
7 this survey, thus only Unit B could be accessed.

8 In general, the typical finishes seen in building 439,
9 Unit B, are present throughout Unit B in building
10 440. The walls are generally painted concrete
11 block with a wood base. The vaulted ceilings are
12 composed of wood boards, while the floors are
13 ceramic tile with the exception of the bedrooms
14 which are carpeted. The doors throughout the unit
15 are hollow core wood doors and have wood trim.

16 The living room which extends the length of the
17 unit has wood paneling along the west wall
18 (Figure 559).



19
20 **FIGURE 559.** Living room.

21 Adjacent to the living room is a small kitchen
22 (Figure 560). The kitchen, which appears to have
23 been renovated since the original construction of
24 the building, contains wood cabinets and laminate
25 countertops.

26 The bathroom in the unit, like the kitchen, appears
27 to have been renovated since original
28 construction. The bathroom has wood cabinets
29 and a ceramic tile wainscot covering plaster walls
30 (Figure 561).

31 The bedroom adjacent to the living room has
32 concrete block walls and a through-wall air
33 conditioner (Figure 562). A wood door leads from
34 the bedroom to the back porch.

1 The walls of the second bedroom are completely
2 covered by wood paneling. The small closet in this
3 room has louvered bi-fold doors (Figure 563).

4 **Interior Condition Assessment**

5 The interior of building 440, Unit B, is in fair
6 condition. No distress conditions of note were
7 observed.



8
9 **FIGURE 560.** Kitchen.



10
11 **FIGURE 561.** Bathroom.



12
13 **FIGURE 562.** Bedroom adjacent to living room.



14
15 **FIGURE 563.** Second bedroom.

16

1 Structural Description

2 Buildings 439 and 440 are structurally identical. As
3 indicated on the original drawings, the foundation
4 consists of 24 inch wide by 18 inch thick concrete
5 grade beams supported on 8 inch square concrete
6 piles. The grade beams run northwest to southeast
7 at 12 feet on center. Each grade beam supports an
8 8 inch thick reinforced concrete masonry bearing
9 wall. The two end walls are 12 inches thick at the
10 first floor only. The first floor walls support the
11 second floor slab, which is a 4-1/2 inch thick
12 reinforced cast-in-place concrete slab. Concrete
13 beams spanning between bearing walls are cast
14 integrally with the slab. Except for the end walls,
15 which are continuous from floor to floor, the
16 second floor bearing walls are built on top of the
17 slab. Openings within the bearing walls have
18 precast concrete lintels, and precast concrete sills
19 are used at window openings. The bearing walls
20 support a wood-framed roof structure consisting
21 3 inch tongue and groove wood decking spanning
22 directly between bearing walls and exposed to
23 view as the interior ceiling.

24 Although not indicated on the drawings, part of
25 the original construction included 16 inch square
26 piers integrated into the ends and midpoints of the
27 concrete masonry bearing walls at the ground
28 floor (Figure 564).



29
30 **FIGURE 564.** View of building 439 showing the
31 16 inch square piers at the ends and midpoint of
32 each ground floor bearing wall (arrows).

Significance and Integrity

1 Significance Criteria

2 The Criteria for Evaluation for listing on the
3 National Register of Historic Places state:

4
5 The quality of significance in American history,
6 architecture, archeology, engineering, and
7 culture is present in districts, sites, buildings,
8 structures, and objects that possess integrity of
9 location, design, setting, materials,
10 workmanship, feeling, and association, and:

- 11 A. That are associated with events that have
12 made a significant contribution to the
13 broad patterns of our history; or
14 B. That are associated with the lives of
15 persons significant in our past; or
16 C. That embody the distinctive
17 characteristics of a type, period, or method
18 of construction, or that represent the work
19 of a master, or that possess high artistic
20 values, or that represent a significant and
21 distinguishable entity whose components
22 may lack individual distinction; or
23 D. That has yielded, or may be likely to yield,
24 information important in prehistory or
25 history.

26 Criteria Considerations

27 Ordinarily cemeteries, birthplaces, graves of
28 historical figures, properties owned by
29 religious institutions or used for religious
30 purposes, structures that have been moved
31 from their original locations, reconstructed
32 historic buildings, properties primarily
33 commemorative in nature, and properties
34 that have achieved significance within the
35 past 50 years shall not be considered eligible
36 for the National Register. However, such
37 properties *will qualify* if they are integral
38 parts of districts that do meet the criteria or
39 if they fall within the following categories:

- 40 a. A religious property deriving primary
41 significance from architectural or
42 artistic distinction or historical
43 importance; or
44 b. A building or structure removed from
45 its original location but which is
46 primarily significant for architectural
47 value, or which is the surviving
48 structure most importantly associated
49 with a historic person or event; or
50 c. A birthplace or grave of a historical
51 figure of outstanding importance if
52 there is no appropriate site or building
53 associated with his or her productive
54 life; or
55 d. A cemetery that derives its primary
56 importance from graves of persons of
57 transcendent importance, from age,
58 from distinctive design features, or from
59 association with historic events; or
60 e. A reconstructed building when
61 accurately executed in a suitable
62 environment and presented in a
63 dignified manner as part of a restoration
64 master plan, and when no other
65 building or structure with the same
66 association has survived; or
67 f. A property primarily commemorative in
68 intent if design, age, tradition, or
69 symbolic value has invested it with its
70 own exceptional significance; or
71 g. A property achieving significance
72 within the past 50 years if it is of
73 exceptional importance.¹³⁶

74 The Flamingo Mission 66 Developed Area in
75 Everglades National Park comprises a potential
76 National Register historic district. The developed

136. *Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation."*

1 area is significant under National Register
2 Criterion A for its association with the Mission 66
3 program and the development of the national park
4 system. It is also significant under Criterion C for
5 embodying the characteristics of the Park Service
6 Modern architectural style and planning concepts.

7 The ten-year initiative of Mission 66 transformed
8 the American national park system by facilitating
9 new construction of visitor centers, administrative
10 buildings, and support facilities at more than 100
11 national parks. The program focused on cost-
12 effective construction using modern materials and
13 the modern architectural style. Its goal was to
14 reinvigorate the national park system, defining the
15 parks as desirable travel destinations in the
16 changing social and economic climate of postwar
17 America. The historic integrity of the Flamingo
18 Mission 66 development area has been assessed
19 within the context of its contribution to the
20 Mission 66 program, 1956–1968.

21 Dedicated in 1947, Everglades National Park
22 remained undeveloped as planning began for
23 Mission 66. The Flamingo area of the park was
24 targeted as a location for the National Park Service
25 to test its approach at reviving the park system
26 while providing much needed support and
27 interpretative facilities. The Flamingo Mission 66
28 Developed Area served as a pilot study for the
29 Mission 66 program and helped define the scope
30 of the NPS system-wide Mission 66 initiative.
31 Plans for Flamingo were completed in 1956 by the
32 National Park Service Eastern Office of Design
33 and Construction in collaboration with local
34 architect Harry L. Keck of Coral Gables, Florida,
35 using the preliminary design standards and
36 guidelines established by the Mission 66 program.

37 Mission 66 architecture endeavored to redefine
38 the image of the National Park Service to reflect
39 the changes in postwar Park Service planning and
40 American society. Specifically, one of the goals of
41 the initiative was to define a cost-effective
42 approach to meet the expanding needs of the
43 visiting public while protecting the parks' natural
44 resources. The design standards issued by Director
45 Wirth indicated that emphasis should be placed on
46 creating functional, sturdy, unobtrusive buildings
47 and not on generating monumental architecture.

48 As quoted by Ethan Carr in *Mission 66: Modernism
49 and the National Park*, Wirth noted:

50
51 Whatever we do in the line of development in
52 the Parks, it must fit the terrain and be
53 inconspicuous; durability is an important
54 attribute. Sound planning is basic to economic
55 results; nothing should be built unless the need
56 is already realized. . . . Don't try to lead your
57 profession in fancy design.¹³⁷

58
59 In addition, Wirth felt that there were advantages
60 to modern building technology and materials that
61 would minimize cost, construction time, and the
62 overall impact on the surrounding environment.
63 Mission 66 architecture was not based on a rigid
64 set of guidelines or developed to define an
65 architectural style. It was the product of a
66 comprehensive building campaign defined by the
67 social, economic, and technological influences of
68 the postwar era and prevailing architectural
69 thought.

70 The first phase of construction at Flamingo began
71 in 1955 as improvements were made to the site.
72 Construction on the new visitor center began in
73 1957. At this time construction also began on the
74 service station, the marina store, lodge, employee
75 housing, and support infrastructure. These
76 buildings were completed by 1958 and exhibited
77 standard features of Mission 66 planning. The
78 architecture and function of these buildings
79 defined the core values of the Mission 66 program:
80 to elevate the built resources of the parks to
81 modern standards of comfort and efficiency while
82 preserving natural resources. Furthermore, the
83 buildings are characteristic of the Park Service
84 Modern style that helped define Mission 66.

85 Park Service Modern architecture was derived
86 from the influences of American modern
87 architecture of the 1950s by Park Service architects
88 using NPS standard design and construction
89 procedures. The architectural style was defined by
90 the use of advanced construction techniques and
91 inexpensive building materials used in a modern
92 architecture vocabulary. Setting, space
93 requirements, and creation of a visitor experience

137. Carr, 141.

1 that highlighted the surrounding landscape were
 2 defining characteristics of the style. Emphasis was
 3 placed on creating a spatial procession that
 4 integrated the interior and exterior environment.
 5 Window walls, an open plan, and ramps were used
 6 to enhance the relationship between the built
 7 structure and the landscape. Park Service Modern
 8 buildings harmonized with the surrounding
 9 environment through the use of low horizontal
 10 massing, a muted color palette, and textured
 11 materials. In contrast with prewar Park Service
 12 architecture, which was designed with rustic
 13 materials and romantic designs, Park Service
 14 Modern buildings were built to evoke the spirit of
 15 the parks in which they resided while maintaining
 16 the postwar objective of Mission 66—to cost
 17 effectively create suitable visitor facilities that
 18 promoted interpretation of the park. At Flamingo,
 19 for example, a bold color palette, evocative of the
 20 Miami Modern style popular at the time in south
 21 Florida, was utilized. The use of Keystone veneer,
 22 jalousie windows, and louvered screen walls were
 23 adaptations to the south Florida climate and
 24 context.

25
 26 Construction of the new facilities at the Flamingo
 27 Mission 66 site occurred gradually from 1956 to
 28 the mid-1960s and included the construction of
 29 maintenance facilities, additional guest duplex
 30 cottage buildings, additional employee housing,
 31 and an expansion of the campground. In 1960,
 32 during the initial development of the site,
 33 Hurricane Donna damaged a number of the
 34 earliest structures; some buildings were therefore
 35 repaired and reconstructed during the Mission 66
 36 era. Buildings designed and constructed during
 37 this period continued follow the planning and
 38 architectural design parameters outlined by the
 39 Mission 66 program.

40 The site plan that established the larger
 41 components of the Flamingo visitor center
 42 landscape was designed to meet the goal set out by
 43 Mission 66 to facilitate smooth and efficient
 44 “visitor flow.” Mission 66 visitor centers were
 45 designed like contemporary shopping centers, that
 46 is, to handle large numbers of visitors arriving in
 47 private automobiles that then needed to be
 48 efficiently stored and their occupants moved

49 quickly into the pedestrian environment where all
 50 services were clustered together. As explained by
 51 shopping center designer Welton Becket,
 52 “Circulation must be a continuous process of
 53 motion.”¹³⁸

54 In addition to contributing to the potential historic
 55 district, the visitor center is considered nationally
 56 significant under National Register Criteria A and
 57 C. The visitor center, which contains
 58 administrative offices, a museum, and a
 59 concessionaire/restaurant component, is an early
 60 example of the Mission 66 visitor center building
 61 type. The Le Corbusier-inspired structure
 62 embodies characteristics of the Park Service
 63 Modern style and its early construction date
 64 indicates its significance in the development stage
 65 of the Mission 66 program, and therefore within
 66 the history of American national parks.

67 The design for the visitor center landscape setting
 68 embodied the materials and concepts
 69 characteristic of Park Service Modern, which was,
 70 itself influenced by American modern architecture
 71 of the 1950s. Setting, space requirements, and
 72 creation of a visitor experience that featured the
 73 surrounding landscape were defining
 74 characteristics of the style. Emphasis was placed
 75 on creating a spatial procession that integrated the
 76 interior and exterior environment.

77 The original landscape design of the visitor center,
 78 as developed in the 1950s, displayed the qualities
 79 of a modernist aesthetic. Based on design theory
 80 and implemented works by mid-century landscape
 81 architects these qualities can be summarized as
 82 follows:

- 83 ■ Design derived from a rational response to the
 84 conditions created by the site and the
 85 program. At the visitor center, for example, it
 86 is clear that the design was developed to direct
 87 circulation, frame views, and create use areas.
- 88 ■ Central axis abandoned in favor of multiplicity
 89 of viewpoints, simple plans and flowing lines.
 90 The visitor terrace was designed with curving
 91 lines to direct the flow of movement to the

138. Carr, 143.

1 right and left and allow for a dynamic view
2 that takes in the sweep of Florida Bay.

- 3 ■ Creation of fluid, biomorphic shapes in the
4 landscape that emphasize free movement. At
5 Flamingo, this is especially expressed in the
6 curving lines of the central planting beds. The
7 “piano curve” is used for pavement edges and
8 the kidney shape for two of the planting beds.
9 These modernistic motifs were derived from
10 the artistic works of mid-century surrealists
11 and can be seen in many landscape designs of
12 the period. The stepped geometry and zigzag
13 patterns of the west terrace and the planting
14 beds within are also patterns derived from
15 mid-century works of art.
- 16 ■ Plants used for their botanical qualities, such
17 as foliage color, and their sculptural form. At
18 Flamingo, the original design called for plants
19 with strong sculptural form, such as Spanish
20 dagger, elephant ears, palms, euphorbia,
21 philodendron, and prickly pear. The drama of
22 these forms is enhanced by contrast with
23 adjacent plants with smaller and less dramatic
24 leaves, such as saltwort, Chinese box orange,
25 ligustrum, and pittosporum.
- 26 ■ Integration of building and landscape. At
27 Flamingo, because the visitor center building
28 is raised on columns, the ground plane flows
29 under the building, which forms a partial
30 vertical enclosure above. The patterning of
31 joints in the concrete paving is a reference to
32 the organization of the building above, being
33 oriented to its axes.

34 Staff housing buildings 416, 439, and 440, the boat
35 shelter, and the service station contribute to the
36 significance of the potential historic district under
37 Criteria A and C as they illustrate the objectives of
38 the Mission 66 program. By providing modern
39 facilities for guests and employees, the Park
40 Service endeavored to enhance the visitor
41 experience and interpretive component of the
42 national park system while lessening the impact of
43 visitors on its natural (and cultural) resources. The
44 support facilities constituted a set of standard
45 amenities expected by visitors when visiting a

46 national park such as Everglades, as outlined in the
47 Mission 66 program.

48 **Period of Significance**

49 The Flamingo Mission 66 Developed Area is
50 considered significant primarily as a prototypical
51 example of the facilities developed by NPS at
52 national parks to meet the needs of increased
53 visitation in the middle part of the twentieth
54 century. Therefore, the period of significance is
55 focused on the era of initial planning, design,
56 construction, and site development at Flamingo,
57 which broadly occurred from 1954 to 1967. Within
58 this period of Mission 66-era development at
59 Flamingo, the visitor center was constructed in
60 1957–1958, the service station was constructed in
61 1956–1957, the boat shelter was constructed in
62 1959–1960, housing building 416 was constructed
63 in 1956–1957, and housing buildings 439 and 440
64 were constructed in 1966–1967. The site features
65 adjacent to the visitor center and the initial
66 plantings were installed from 1957 to 1960. Shortly
67 after the completion of the initial phase of
68 construction and planting at Flamingo, the site was
69 severely impacted by Hurricane Donna in
70 September 1960. In the following years, the
71 buildings were repaired and plantings were
72 replaced; however, in many instances the work of
73 1961–1962 differed from the original construction.
74 Since the post-Hurricane Donna repair work falls
75 within the period of significance for the site, the
76 repair work and alterations are not considered to
77 detract from the significance or integrity of the
78 site.

79 **Character-Defining Features**

80 The historic nature of significant buildings and
81 structures is defined as their character, which is
82 embodied in their identifying physical features.
83 Character-defining features can include the shape
84 of a building; its materials, craftsmanship, interior
85 spaces, and features; and the different components
86 of its surroundings.¹³⁹ The following listing

139. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to*

1 identifies existing exterior and interior elements
2 and features that contribute to the historic
3 character of the buildings.

4 **Visitor Center**

- 5 ▪ Overall building configuration
- 6 ▪ Relationship to site and setting along Florida
7 Bay
- 8 ▪ Position at terminus of northwest-to-
9 southeast axis created by adjacent parking lot
- 10 ▪ Two-story, open air breezeway connecting
11 north and south components of the building
- 12 ▪ Steep central ramp connecting ground level
13 with second level of breezeway
- 14 ▪ Rock salt finished concrete paving
- 15 ▪ Exposed concrete exterior stairs
- 16 ▪ Shallow sloped shed and flat roofs
- 17 ▪ Projecting tower at south component of
18 building
- 19 ▪ Keystone veneer walls
- 20 ▪ Painted concrete columns
- 21 ▪ Stucco clad concrete masonry walls
- 22 ▪ Jalousie and awning windows
- 23 ▪ Doors that remain from period of significance,
24 especially aluminum louvered doors to
25 restrooms
- 26 ▪ Perforated screen wall at service yard
- 27 ▪ Exposed concrete double-T beams at second
28 level floor construction
- 29 ▪ Aluminum railings of ramp and breezeway
- 30 ▪ Open lobby space at second floor of north
31 component, including concrete floors, cement
32 tile base, plaster and wood paneled walls,
33 plaster ceiling, interior glazed storefronts, and
34 Keystone planters
- 35 ▪ Interior stairs to lobby at north component,
36 including concrete flooring, cement tile base
37 and wall cladding, and aluminum railing.
- 38 ▪ Terrazzo flooring in office wing
- 39 ▪ Keystone planter and wood wall paneling in
40 restaurant
- 41 ▪ Sloped ceilings following sloped profile of
42 roof
- 43 ▪ Ceramic tile and fixtures in bathrooms that
44 remain from period of significance

45 **Service Station**

- 46 ▪ Overall building configuration
- 47 ▪ Relationship of building to main approach
48 roadway, Flamingo developed area, site, and
49 visitor center
- 50 ▪ Flat roof
- 51 ▪ Projecting flat-roofed canopies
- 52 ▪ Keystone veneer walls
- 53 ▪ Painted steel pipe columns
- 54 ▪ Stucco clad concrete masonry walls
- 55 ▪ Concrete louvers
- 56 ▪ Aluminum-framed windows

57 **Boat Shelter**

- 58 ▪ Relationship to maintenance group and
59 maintenance boat basin
- 60 ▪ Exposed precast concrete canopy
- 61 ▪ H-shaped concrete piers
- 62 ▪ Flat roof

63 **Housing Buildings**

64 **Building 416**

- 65 ▪ Overall building configuration
- 66 ▪ Raised living spaces above open ground level
- 67 ▪ Open-riser concrete staircases
- 68 ▪ Flat roof
- 69 ▪ Concrete block walls
- 70 ▪ Concrete columns
- 71 ▪ Exposed double-tee beams on underside of
72 second level
- 73 ▪ Exposed double-tee beams on interior of
74 building
- 75 ▪ Skylights

76 **Buildings 439 and 440**

- 77 ▪ Overall building configuration
- 78 ▪ Raised living spaces above open ground level
- 79 ▪ Shallow slope gable roof
- 80 ▪ Concrete block walls
- 81 ▪ Tongue and groove wood roof deck exposed
82 to the interior
- 83 ▪ Open carports on ground level

Preserving Their Character (Washington, D.C.:
National Park Service, Technical Preservation
Services, 1988).

1 Assessment of Integrity

2 Assessment of integrity is based on an evaluation
3 of the existence and condition of the physical
4 features which date to a property’s period of
5 significance, taking into consideration the degree
6 to which the individual qualities of integrity are
7 present. The seven aspects of integrity as defined
8 in the National Register Criteria for Evaluation are
9 location, design, setting, materials, workmanship,
10 feeling, and association. As noted in *National*
11 *Register Bulletin 15: How to Apply the National*
12 *Register Criteria for Evaluation*:

13 Location is the place where the historic
14 property was constructed or the place where
15 the historic event occurred. . . . Design is the
16 combination of elements that create the form,
17 plan, space, structure, and style of a
18 property. . . . Setting is the physical
19 environment of a historic property. . . .
20 Materials are the physical elements that were
21 combined or deposited during a particular
22 period of time and in a particular pattern or
23 configuration to form a historic property. . . .
24 Workmanship is the physical evidence of the
25 crafts of a particular culture or people during
26 any given period in history or prehistory. . . .
27 Feeling is a property’s expression of the
28 aesthetic or historic sense of a particular period
29 of time. . . . Association is the direct link
30 between an important historic event or person
31 and a historic property.¹⁴⁰

32 The property must retain the essential physical
33 features that enable it to convey its historical
34 significance. The essential physical features are
35 those features that define both why a property is
36 significant (National Register criteria) and when it
37 was significant (period of significance). National
38 Register Bulletin 15 defines integrity as “the ability
39 of a property to convey its significance.”¹⁴¹

140. National Register Bulletin No. 15. “How to Apply the National Register Criteria for Evaluation,” (Washington, DC: Government Printing Office, 1997), 44–45.

141. Ibid.

40 Site

41 The site development around the visitor center
42 was designed to facilitate smooth and efficient
43 flow of the visitor throughout the site. The
44 original design of the site embodied the materials
45 and design concepts that were characteristic of the
46 Park Service Modern style. A visitor experience
47 that featured the surrounding landscape was
48 created by placing an emphasis on a spatial
49 procession that integrated interior and exterior
50 environments.

51 Several of the primary landscape features that
52 helped create the visitor experience at Flamingo
53 remain today, including the integration of the
54 buildings with the landscape and the original
55 layout of sidewalks, roads, and parking area which
56 facilitates the efficient flow of the visitor to the
57 visitor center and surrounding buildings.

58 Although the integrity of the site immediately
59 adjacent to the visitor center and the service
60 station has not been negatively impacted, the
61 recent demolition of the lodge buildings has
62 detracted from the integrity of the area southwest
63 of the visitor center.

64 Visitor Center

65 As noted above, the primary historical significance
66 of the visitor center is as the main building
67 constructed as part of the Mission 66 era at
68 Flamingo. The setting, design, and exposed
69 exterior and interior materials that define the
70 architectural character of the building are the key
71 aspects that convey this significance. The
72 discussion below considers each of the seven
73 aspects of integrity as it relates to the visitor center.

74 **Integrity of Location.** The visitor center retains
75 a high degree of integrity of location in
76 relationship to its site. The location of the building
77 and the boundaries of the site are unchanged since
78 the visitor center was completed in 1958.

79 **Integrity of Design.** The visitor center retains a
80 high degree of integrity of design. Some alterations
81 were made during the period of significance,
82 including the removal of screens along the

1 breezeway and the replacement of original
2 windows in the museum lobby. Further
3 alterations made since the end of the period of
4 significance are concentrated in particular zones
5 and include changes to selected window units at
6 the concessionaire area, interior renovations at the
7 concessionaire area, the addition of an exterior
8 elevator (removed 2010) to the breezeway, and
9 minor interior changes to the NPS visitor
10 reception lobby, including the renovation of
11 public restrooms. In spite of these localized
12 alterations, the spatial planning and architectural
13 character of the primary exterior facades and the
14 primary public interior spaces remain intact.

15 **Integrity of Setting.** The visitor center retains a
16 high degree of integrity of setting. Despite some
17 changes to small-scale site features and changes to
18 the character of the site plantings, the overall
19 setting of the visitor center, including the public
20 approach, parking areas, driveways and paths, and
21 relationship to Florida Bay, is intact from the
22 period of significance.

23 **Integrity of Materials and Workmanship.**
24 The visitor center retains a moderate degree of
25 integrity of materials and workmanship. Primary
26 exterior materials including the textured concrete
27 paving, Keystone masonry veneer, and aluminum
28 windows (except for the restaurant space), are
29 mostly intact but require repair in some locations.
30 Interior materials at primary interior spaces, such
31 as the Keystone veneer, wood paneling, cement
32 tile cladding, and aluminum railings and
33 storefronts in the visitor lobby are also intact and
34 require only minor repairs. Some original
35 materials, such as painted plaster, concrete, and
36 stucco finishes, have been more significantly
37 affected by weathering and previous patching and
38 now require more intrusive repairs to restore their
39 original architectural character.

40 **Integrity of Feeling.** The visitor center retains a
41 high degree of integrity of feeling. Buildings
42 constructed in the Mission 66 era were meant to
43 offer a modern aesthetic and modern
44 conveniences that stood in contrast to the natural
45 and/or historic surroundings of the building. The
46 simple form, exposed structure, and spatial

47 character of the visitor center clearly portrays
48 1950s architectural modernism. The “Flamingo
49 pink” (coral) color of the exterior walls, a key part
50 of the original design aesthetic at Flamingo, is
51 characteristic of Miami Modernism and
52 contributes to integrity of feeling as expressed by
53 the visitor center.¹⁴²

54 **Integrity of Association.** An important aspect
55 of the significance of the visitor center is its
56 association with the Mission 66 era of
57 development of facilities for public use in the
58 national parks. The visitor center remains open to
59 the visiting public and retains a high degree of
60 integrity of association.

61 **Service Station**

62 The service station is historically significant as one
63 of the buildings constructed during Mission 66 era
64 development at Flamingo. The setting, design, and
65 exposed exterior materials that define the
66 architectural character of the building are the key
67 aspects that convey this significance. The
68 discussion below considers each of the seven
69 aspects of integrity as it relates to the service
70 station.

71 **Integrity of Location.** The service station
72 retains a high degree of integrity of location in
73 relationship to its site. The location of the building
74 and the boundaries of the site are unchanged since
75 the service station was completed in 1957.

76 **Integrity of Design.** The service station retains
77 a high degree of integrity of design. Alterations
78 since the end of the period of significance are
79 concentrated in particular zones of the exterior
80 and include covering of the original louvered
81 screens and replacement of jalousie window units
82 with wood paneling. In spite of these localized
83 alterations, the spatial planning and architectural
84 character of the primary exterior facades remain
85 intact, and clearly convey the modernist character
86 of the design.

142. The pink color of the exterior wall is referred to in the finishes analysis (Appendix C) as “coral” to distinguish it from the lighter pink used in later repainting campaigns.

1 **Integrity of Setting.** The service station retains
2 a high degree of integrity of setting. The service
3 station was sited at the edge of the Flamingo
4 Developed Area, surrounded by an open lawn and
5 with views to the adjacent natural landscape. This
6 setting is intact from the period of significance.

7 **Integrity of Materials and Workmanship.**
8 The service station retains a moderate degree of
9 integrity of materials and workmanship.
10 Weathering related deterioration has occurred to
11 masonry, concrete, steel, wood, and plaster
12 elements of the structure; however, deterioration
13 is localized and representative original materials
14 survive intact to serve as a basis for repair.

15 **Integrity of Feeling.** The service station retains
16 a high degree of integrity of feeling. Buildings
17 constructed in the Mission 66 era were meant to
18 offer a modern aesthetic and modern
19 conveniences that stood in contrast to the natural
20 and/or historic surroundings of the building. The
21 service station, although missing its gas pumps, still
22 portrays the character of a 1950s modern
23 structure.

24 **Integrity of Association.** The service station is
25 significant as a primary visitor support structure
26 and part of the context of the Flamingo Mission 66
27 Developed Area. It retains integrity of association
28 as part of the larger assemblage of Mission 66
29 buildings at the site and in particular through its
30 functional and spatial relationship to the visitor
31 center. The service station served as a gateway to
32 the visitor services area and to Florida Bay beyond.
33 In addition, the service station strongly conveys its
34 association with motor travel, a key factor in
35 Mission 66-era national park development.

36 **Boat Shelter**

37 The primary historical significance of the boat
38 shelter is as a support structure constructed during
39 the Mission 66 era at Flamingo. The exposed
40 exterior structure and the site adjacent to the boat
41 basin are the key aspects that convey this
42 significance. While significant changes have been
43 made to other structures in the maintenance area,
44 the changes have not affected the integrity of the
45 boat shelter. The discussion below considers each

46 of the seven aspects of integrity as it relates to the
47 boat shelter.

48 **Integrity of Location.** The boat shelter retains a
49 high degree of integrity of location in relationship
50 to its site. The location of the building and the
51 boundaries of the site are unchanged since the
52 boat shelter was completed in 1960.

53 **Integrity of Design.** The boat shelter retains a
54 high degree of integrity of design. No substantive
55 alterations have been made to the original exposed
56 structure. The structure clearly conveys the
57 modernist character of its design.

58 **Integrity of Setting.** The boat shelter retains
59 moderate to high integrity of setting. The boat
60 shelter was positioned in relation to the
61 maintenance boat basin and other maintenance
62 structures. Although individual buildings within
63 the maintenance area have been changed, the
64 overall setting is intact from the period of
65 significance.

66 **Integrity of Materials and Workmanship.**
67 The boat shelter retains a moderate to high degree
68 of integrity of materials and workmanship.
69 Although the original exposed structural concrete
70 has not been altered, ongoing weathering has led
71 to localized deterioration of the structure.

72 **Integrity of Feeling.** The boat shelter retains a
73 high degree of integrity of feeling. Buildings
74 constructed in the Mission 66 era were meant to
75 offer a modern aesthetic and modern
76 conveniences that stood in contrast to the natural
77 and/or historic surroundings of the building. The
78 boat shelter still portrays the character of a mid-
79 century modern structure.

80 **Integrity of Association.** The boat shelter is
81 significant as part of the context of the Flamingo
82 Mission 66 Developed Area, associated with the
83 maintenance and operation of the site by NPS
84 personnel. Since it remains part of the large
85 assemblage of maintenance buildings at the site, it
86 retains integrity of association.

1 **Housing Buildings**

2 The primary historical significance of the three
 3 housing buildings is as a support structures
 4 constructed during the Mission 66 era at
 5 Flamingo. The setting, configuration, and exposed
 6 exterior appearance of the building are the key
 7 aspects that convey this significance. Continued
 8 development of the housing area has occurred
 9 since the completion of the Mission 66 era
 10 structures in the mid-1960s. The need to add
 11 buildings to the housing area was foreseen during
 12 the Mission 66 era, and master plans from the
 13 1950s and 1960s depict the areas reserved for
 14 “future” housing units. In addition to buildings
 15 416, 439, and 440, a group of five other housing-
 16 related structures were completed during the
 17 Mission 66 era. One of these buildings,
 18 concessionaire housing dormitory 487, was in
 19 poor condition and was demolished early in 2005.
 20 Three of these structures, buildings 488, 489, and
 21 490, were demolished following extensive damage
 22 caused by Hurricanes Katrina and Wilma in 2005.
 23 The last Mission 66-era housing building to be
 24 removed, building 486, was demolished due to its
 25 poor condition in 2010. Thus, only buildings 416,
 26 439, and 440 remain to represent the Mission 66-
 27 era housing construction at the site. The non-
 28 Mission 66 structures in the housing area have not
 29 significantly detracted from the integrity of the
 30 Mission 66 era buildings. The discussion below
 31 considers each of the seven aspects of integrity as
 32 it relates to the three housing buildings.

33 **Integrity of Location.** The housing buildings
 34 retain a high degree of integrity of location. The
 35 location of the buildings and the boundaries of the
 36 site are unchanged since the buildings were
 37 completed in the 1950s and 1960s.

38 **Integrity of Design.** The housing units retain
 39 moderate integrity of design. Although the basic
 40 house form is unchanged, all of the buildings have
 41 been modified to some degree, including the
 42 enclosure of original porch spaces, the addition of
 43 screen porches and screen enclosures for stair
 44 towers, the enclosure of additional ground level
 45 space, loss or covering of the concrete louvers, and
 46 the renovation of kitchen and bathroom spaces.

47 **Integrity of Setting.** The housing buildings
 48 retain a moderate to high degree of integrity of
 49 setting. Building 416 was the first NPS housing of
 50 any kind at the site, and buildings 439 and 440
 51 were added late in the Mission 66 era. The
 52 buildings were positioned in a large clearing that
 53 was intended to be developed gradually and used
 54 for NPS and concessionaire staff housing. This
 55 setting is essentially unchanged from the period of
 56 significance, despite the addition of other housing
 57 units to the site.

58 **Integrity of Materials and Workmanship.**
 59 The housing units retain a moderate degree of
 60 integrity of materials and workmanship. Some
 61 original materials have been altered or have
 62 experienced deterioration; however, the primary
 63 exposed elements (concrete structure and
 64 masonry walls) are intact.

65 **Integrity of Feeling.** The housing units retain a
 66 high degree of integrity of feeling. Buildings
 67 constructed in the Mission 66 era were meant to
 68 offer a modern aesthetic and modern
 69 conveniences that stood in contrast to the natural
 70 and/or historic surroundings of the building. The
 71 housing units still portray the character of mid-
 72 century modern residential design.

73 **Integrity of Association.** The housing units are
 74 significant as part of the context of the Flamingo
 75 Mission 66 Developed Area. Since they remain
 76 part of the larger assemblage of buildings at the
 77 site, and specifically with the housing group, they
 78 retain integrity of association.

79