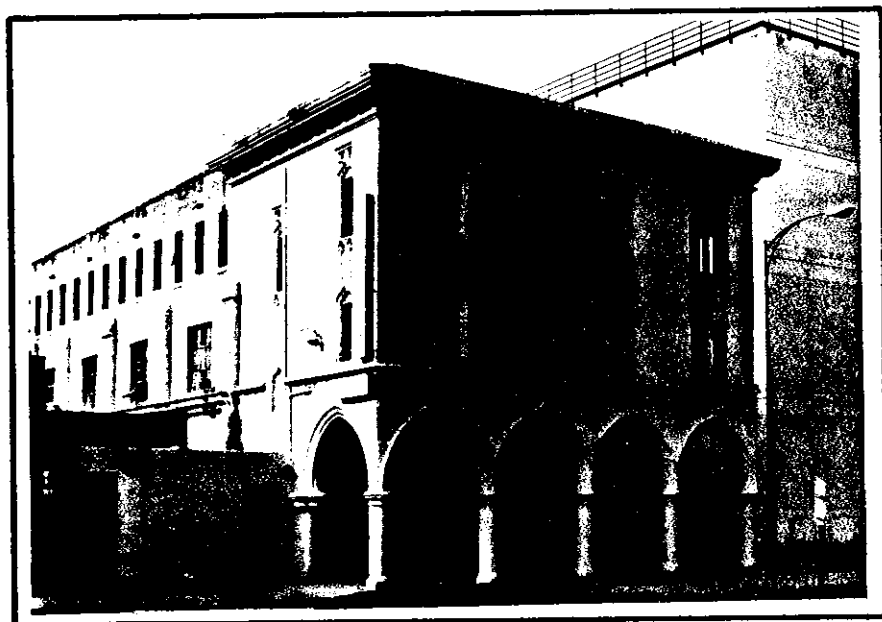

SALVATION ARMY CITADEL

49 N.W. 5 STREET

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
THE SALVATION ARMY CITADEL
49 N.W. 5 STREET
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton 7-15-83
Historic Preservation Consultant Date

Accepted by Charles Edwin Chan 7-26-83
Chairman, Heritage Conservation Board Date

Designated by the Miami City Commission

Ordinance No. 9752

Date NOV 18 1983

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I. GENERAL INFORMATION

Historic Name:

Salvation Army Citadel

Current Name:

Salvation Army Citadel

Location:

49 N.W. 5 Street
Miami, Florida 33128

Present Owner:

Elliott Enterprises, Inc.
49 N.W. 5 Street
Miami, Florida 33128

Present Occupant:

Vacant

Present Use:

Vacant

Present Zoning District:

CG-2/7

HC Zoning Overlay District:

HC-4

Tax Folio Number:

01-0106-40-1120
01-0106-40-1130
01-0106-40-1140

Boundary Description of HC Zoning District:

Lots 16, 17, and 18, less the southerly 10 feet, of Block 64 in the plat of MIAMI NORTH, as recorded in Plat Book B at Page 41, of the Public Records of Dade County, Florida.

HC Zoning Classification:

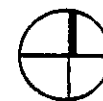
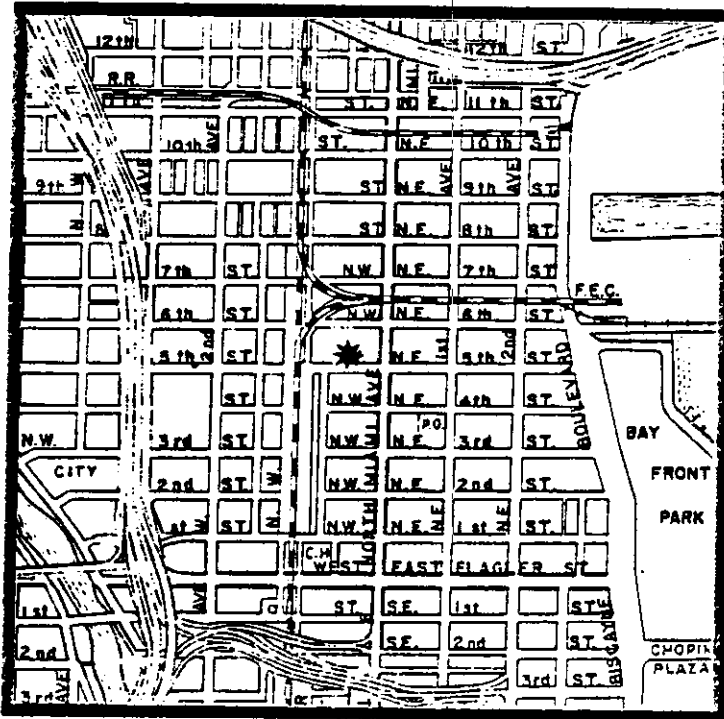
Historic Site

Dade County Historic Survey Rating:

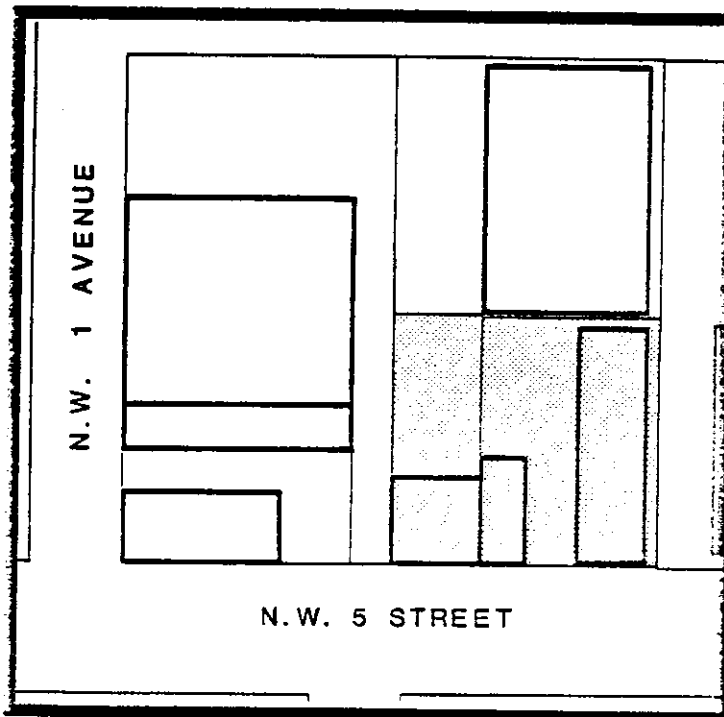
Architectural Significance - 1
Historical Significance - 1
Contextural Significance - 2

SALVATION ARMY CITADEL

49 N.W. 5 STREET



location



site plan

II. SIGNIFICANCE

Statement of Significance:

The Salvation Army Citadel is significant as an unusual example of Venetian Gothic style architecture and is noteworthy for the excellence of its design, detail, and craftsmanship. The building also reflects the importance of one of Miami's key religious and social service organizations.

The Salvation Army Citadel is an excellent local interpretation of Venetian Gothic architecture and is one of the few examples of the style in Dade County. The adaptation of the style to the South Florida environment is particularly evident in the building's first story arcade, which projects over the sidewalk. The building's finely articulated facade is highlighted by the pointed arches on the first story and by the intricately detailed ogee arch windows on the upper stories.

Constructed in 1925, the Salvation Army Citadel reflects the response of the Salvation Army to the growing demand for religious and humanitarian services which resulted from the tremendous influx of people during the City's boom period. The Salvation Army has continuously served the City of Miami and has been one of its key religious and social service organizations.

Relationship to Criteria for Designation:

The Salvation Army Citadel is eligible for designation under the following criteria:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The Salvation Army Citadel reflects the importance of a key religious and social service organization in Miami. Its construction in 1925 reflects the response of this group to the growing demand for humanitarian services resulting from Miami's rapid growth.

5. Exemplifies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Salvation Army Citadel is one of Dade County's few examples of Venetian Gothic style architecture and is particularly noteworthy for its first story arcade and ogee arch windows.

7. Contains elements of design, detail, materials, or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Salvation Army Citadel is particularly noteworthy for the excellence of its design and detail, embodied in such features as its first story arcade and elaborately detailed windows.

III. HISTORICAL INFORMATION

Date of Erection:

1925-1926

Architect:

The architect for the Salvation Army Citadel was Robert A. Taylor of Miami.

Builder/Contractor:

The contractor for the Salvation Army Citadel was Sandquist and Snow, Inc.

Historical Context:

The new Salvation Army Citadel was dedicated on January 31, 1926, during a four-day conference of the army in Miami. Built at a cost of \$75,000, it featured a main auditorium seating 350 people, with a small young people's auditorium in the rear. The mezzanine floor was reserved for women and girl's work.

Major and Mrs. John Bouterse, who had headed the work of the Salvation Army in Miami for over seven years, remained in charge of the new building.

The building was occupied by the Salvation Army until 1969, when the organization moved to new quarters. The building, which has had a number of uses since that time, is currently vacant and was the scene of a recent fire.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Salvation Army Citadel is a three story rectangular structure with three bays across the south (front) facade. The building is of reinforced concrete construction and is finished with rusticated stucco on the first story and rough textured stucco on the second and third stories. Although the majority of the building is topped with a flat roof, the southern two bays feature a low pitched hipped roof supported by brackets. The roof was originally covered with Mission tiles but is now covered with asbestos shingles.

The first southerly bay of the building is supported by octagonal columns and pointed arches which form a one story, open arcade which extends over the sidewalk. Two similar arches mark the main entrance, which is located in the center of the south facade. The two doorways are currently blocked in.

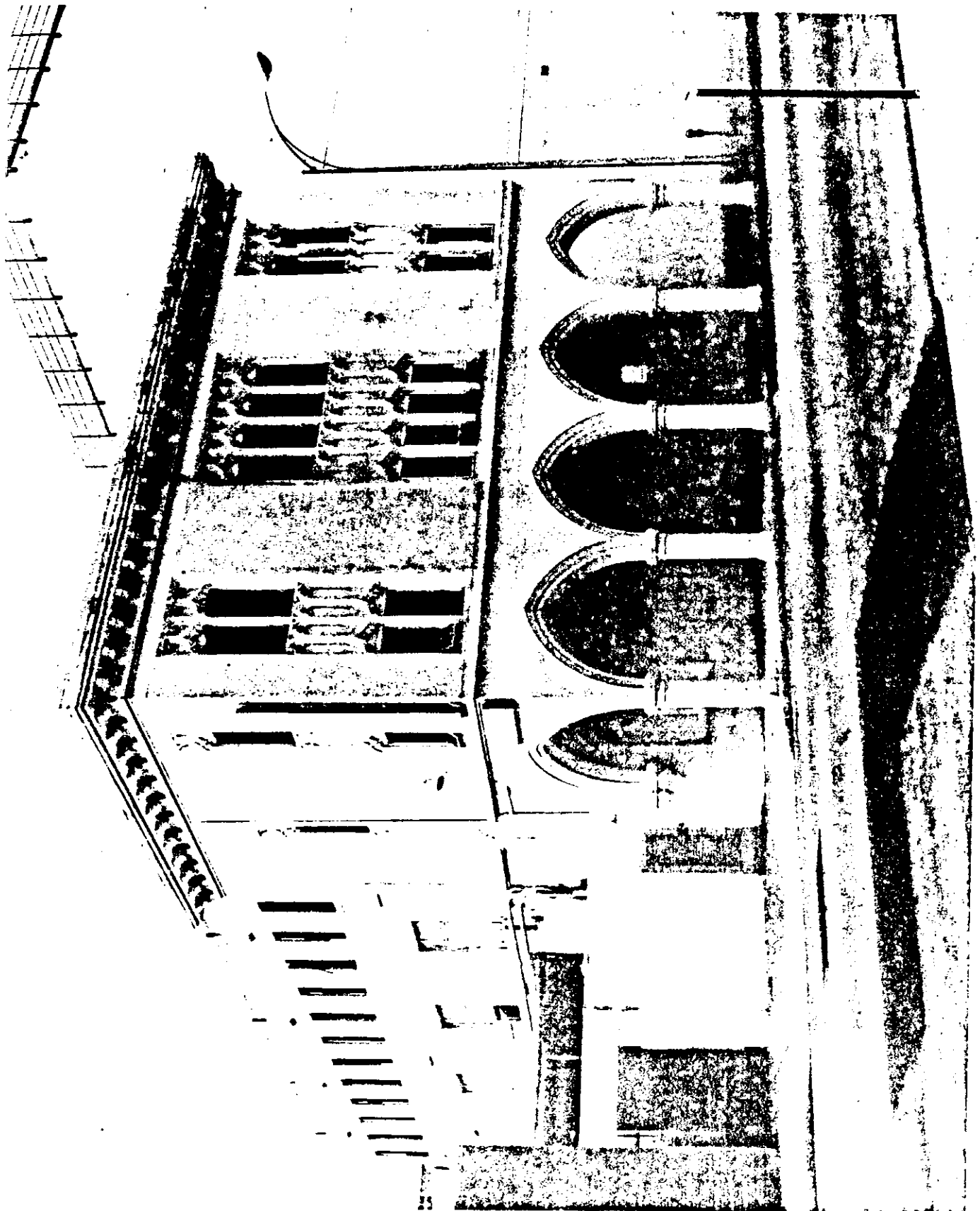
Window units on the second and third stories are grouped in bays and feature four windows in the center bay and two each on the end bays. Each window is topped with an ogee arch decorated with cinquefoil and trefoil tracery. The window spandrels between the second and third stories are further embellished with similar tracery. Each window bay is outlined by quoins. Similar window treatments are found on either side of the main entrance. The building originally featured casement windows; however, no original windows remain and the majority are open to the weather.

The roof and ornamental window treatments extend only as far as the second bay on the side facades. The rear of the building is plain and is supported by buttresses.

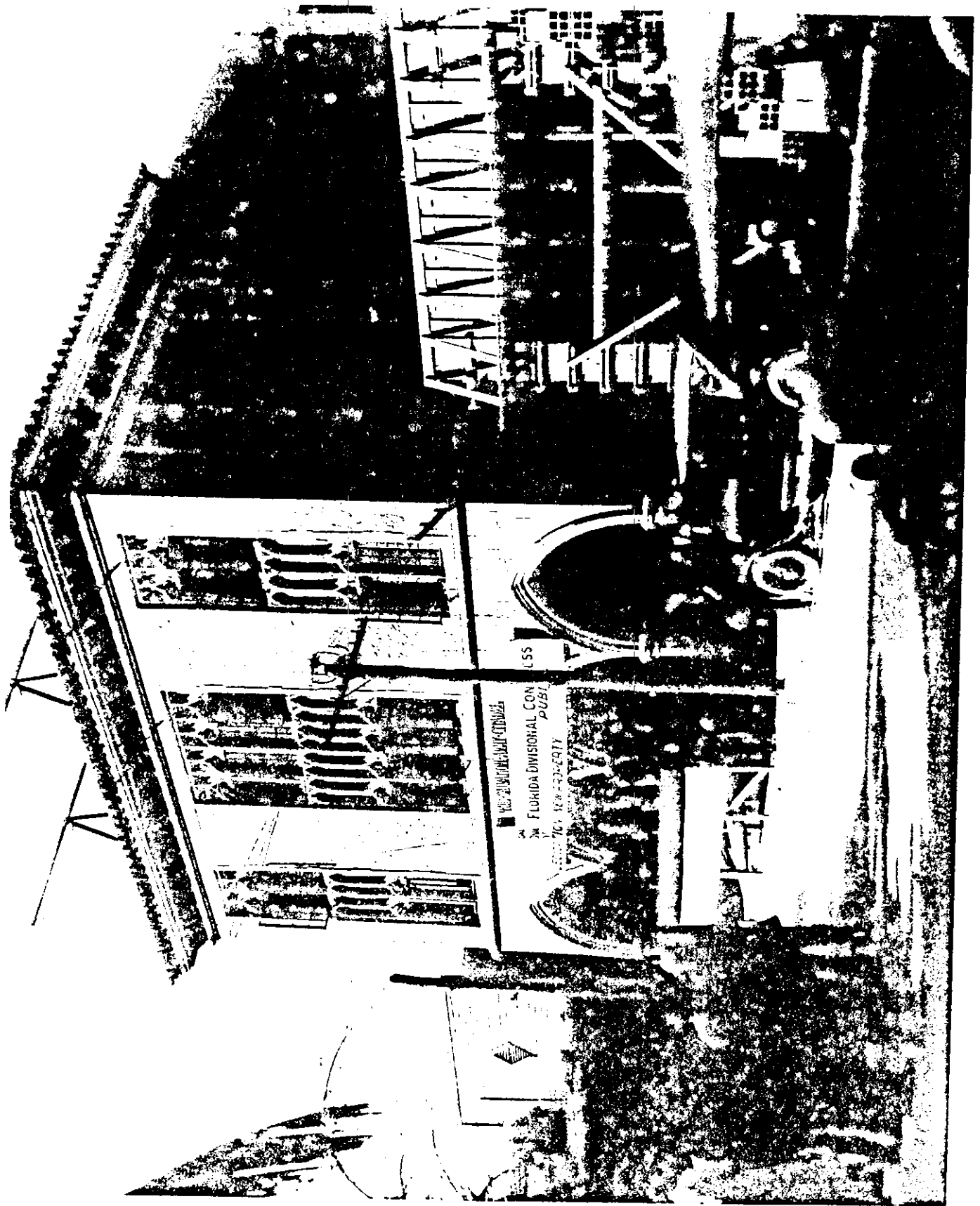
Although the building is somewhat deteriorated, it has remained relatively unaltered except for the blocking in of some openings. Even the original name, "The Salvation Army Citadel," remains in low relief on the facade.

Description of Site:

The Salvation Army Citadel faces south and fronts directly on N.W. 5 Street. The site also includes two one-story buildings on the western two lots. Both are more recent and do not contribute to the historic integrity of the property.



Salvation Army Citadel
49 N.W. 5 Street
West and south (front) facade
1983



Salvation Army Citadel
49 N.W. 5 Street
South (front) and east facade
1926
(Courtesy of Miami Public Library, Romer Collection)

V. PLANNING CONTEXT

Present Trends and Conditions:

The Salvation Army Citadel has been vacant for some time and has witnessed a considerable amount of deterioration. Because the building is not occupied, it is threatened with vandalism and arson and was, in fact, the scene of a recent fire. The future of the building is uncertain, and its sale may be imminent.

The Salvation Army Citadel is located across the street from a planned People Mover station, and, as such, will be within a five minute ride from all downtown activity centers. The area in which the building is located is envisioned as a transportation hub, with major parking resources and a potential intermodal transfer facility connecting rail, bus, and private vehicular traffic.

Conservation Objectives:

The Salvation Army Citadel should be marketed as a potential rehabilitation project which could incorporate new construction on the two adjacent lots. The potential for the rehabilitation/new development of the site is good because of its strategic location and the fact that the building is eligible for an investment tax credit for rehabilitation. The building is already eligible for a 20 percent credit and may be eligible for a 25 percent credit because the building was determined eligible for the National Register of Historic Places in 1980.

These conservation objectives can best be achieved by applying the proposed HC-4: Commercial Area Heritage Conservation Overlay District to the property. The HC-4 overlay district permits certain incentives for preservation of commercial properties. Specifically, an HC-4 overlay district would exempt the existing Salvation Army building from the calculation of floor area ratio and could modify requirements for height, setback, parking, etc. for new construction on the site.

VI. HC ZONING ELEMENT

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by Elliott Enterprises, Inc.

Major Exterior Surfaces Subject to Review:

Only the south (front), east, and west facades of the Salvation Army Citadel shall be considered major exterior surfaces subject to review. Other buildings on the property do not contribute to the significance of the historic site and shall not be subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

VII. BIBLIOGRAPHY

Dade County, Florida. Community and Economic Development. Historic Preservation Division. Dade County Historic Survey, Site Inventory File for 49 N.W. 5 Street, Miami, Florida.

"S. A. Leaders of U. S. Will Gather Here." Miami Daily News and Metropolis, January 31, 1926.

"Salvation Army Will Dedicate New Building." Miami Daily News and Metropolis, January 30, 1926.