

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
WALGREEN DRUG STORE
200 E. FLAGLER STREET
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton _____ Date _____
Historic Preservation
Planner

Accepted by [Signature] _____ Date _____
Chairman, Heritage
Conservation Board

Designated by the Miami City Commission
Ordinance No. 10515
Date 11-17-88

CONTENTS

	Page
I. General Information	1
II. Significance	4
III. Architectural Information	6
IV. Planning Context	9
V. HC Zoning Elements	10

I. GENERAL INFORMATION

Historic Name:

Walgreen Drug Store

Current Name:

Walgreen's

Location:

200 East Flagler Street
Miami, Florida 33132

Present Owner:

Antanarivo Corp. N.V., et al
c/o J. Bozzuto
7220 N. W. 36th Street
#105
Miami, Florida 33166

Present Use:

Commercial

Present Zoning District:

CBD-1/9

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-0112-000-1030

Boundary Description of HC Zoning District:

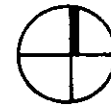
Beginning at the northwest corner of Block 120, thence easterly 152 feet, thence southerly 60 feet, thence westerly 152 feet, thence northerly 60 feet to point of beginning, of the plat of MIAMI NORTH (PB B-41)

HC Zoning Classification:

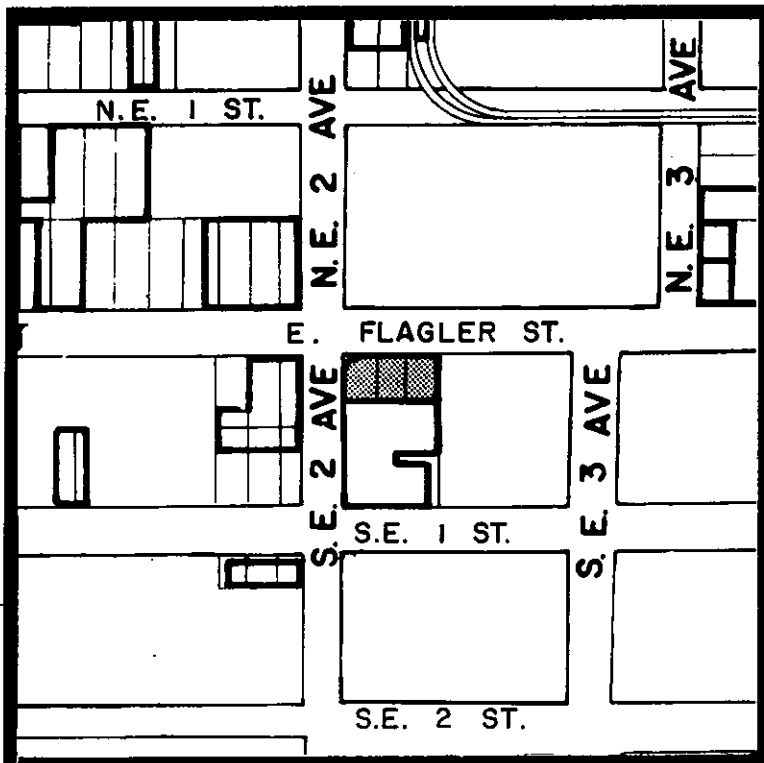
Historic Site

WALGREEN DRUG STORE

200 EAST FLAGLER STREET



location



site plan

II. SIGNIFICANCE

Specific Date:

1936

Architects:

Zimmerman, Saxe and MacBride, Architects
E. A. Ehmann, Associate Architect

Statement of Significance:

The Walgreen Drug Store is architecturally significant because it represents one of the earliest and most representative Streamline Moderne structures in Miami. The building also possesses historical associations with the commercial development of downtown Miami during the period between the World Wars.

The Walgreen Drug Store is architecturally noteworthy because its visual composition makes it one of the most unique commercial buildings in downtown Miami. The use of the ribbon windows and curved corner entrance represents an attempt to adapt an emerging architectural style to the peculiarities of the area's climate and the building's siting. The building's scale, massing, and repetitive fenestration pattern make it one of the finest examples of the Streamline Moderne style in South Florida.

The construction of the Walgreen Drug Store also represents the efforts undertaken by the Chicago-based Walgreen Company to establish a major commercial presence in downtown Miami. The construction of such a large store and the use of such an innovative architectural style served to emphasize that the Walgreen Company had acknowledged "a vote of confidence in the city."

Upon its completion, the construction of the building represented a \$1.5 million investment for the Walgreen Company. After its opening, the Walgreen Drug Store was hailed as the "largest in the chain and one of the largest and most complete in the country." Among the features noted at the time of its opening were "an old-fashioned candy kitchen, restaurant space for several hundred people at the mezzanine and balcony levels, and an all-electric, 88-foot soda fountain with glass-enclosed fruit displays and separate ice cream plant."

Since its completion, the building has been continuously used by the Walgreen Company, although its food operations were shut down in 1983.

Relationship to Criteria for Designation:

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

The Walgreen Drug Store possesses historical associations with the commercial development of downtown Miami during the period between the World Wars.

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

The Walgreen Drug Store represents one of the earliest and most representative Streamline Moderne structures in Miami.

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 building is particularly noteworthy for its ribbon windows, curved corner entrance, scale, and massing.

III. ARCHITECTURAL INFORMATION

Description of Building:

The Walgreen Drug Store building is a five-story masonry structure executed in the Streamline Moderne style of architecture. The building is a rectangular plan structure commissioned by the Walgreen Company in 1936 and designed by Zimmerman, Saxe and MacBride, Architects, with E. A. Ehmann as Associates Architect.

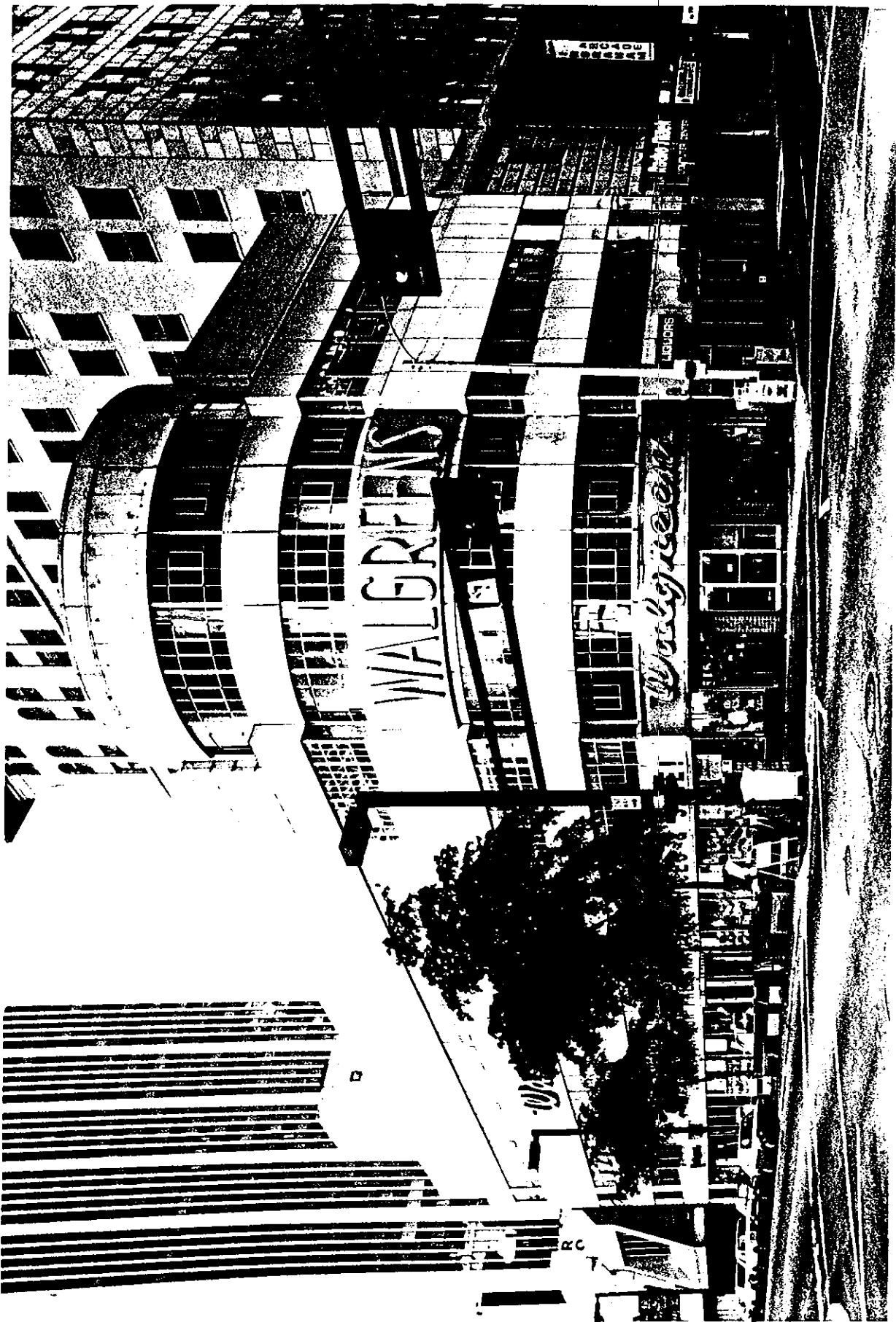
Situated at the intersection of East Flagler Street and S. E. 2nd Avenue, the building's mass features a curved corner facing the intersection. The structure of the Walgreen Drug Store is a "fireproof" masonry frame sitting atop a concrete foundation. The principal elevations of the building feature horizontal bands of metal awning type windows separated by stone spandrels. The main entrance to the building is situated at the first floor level of the curved corner and is recessed into the wall. Three pairs of glass and metal frame doors provided access to the interior.

The fenestration pattern of the building's elevation features a combination of glass sizes to allow maximum light to the interior and also provide for maximum natural ventilation when desired. The fenestration found within the curved corner of the building features metal casement windows set within multi-pane fixed glass. The bands of horizontal windows are the same for the upper stories, and large fixed panes of glass originally comprised the storefront windows at the sidewalk level. Over the years, some of these windows have been boarded up.

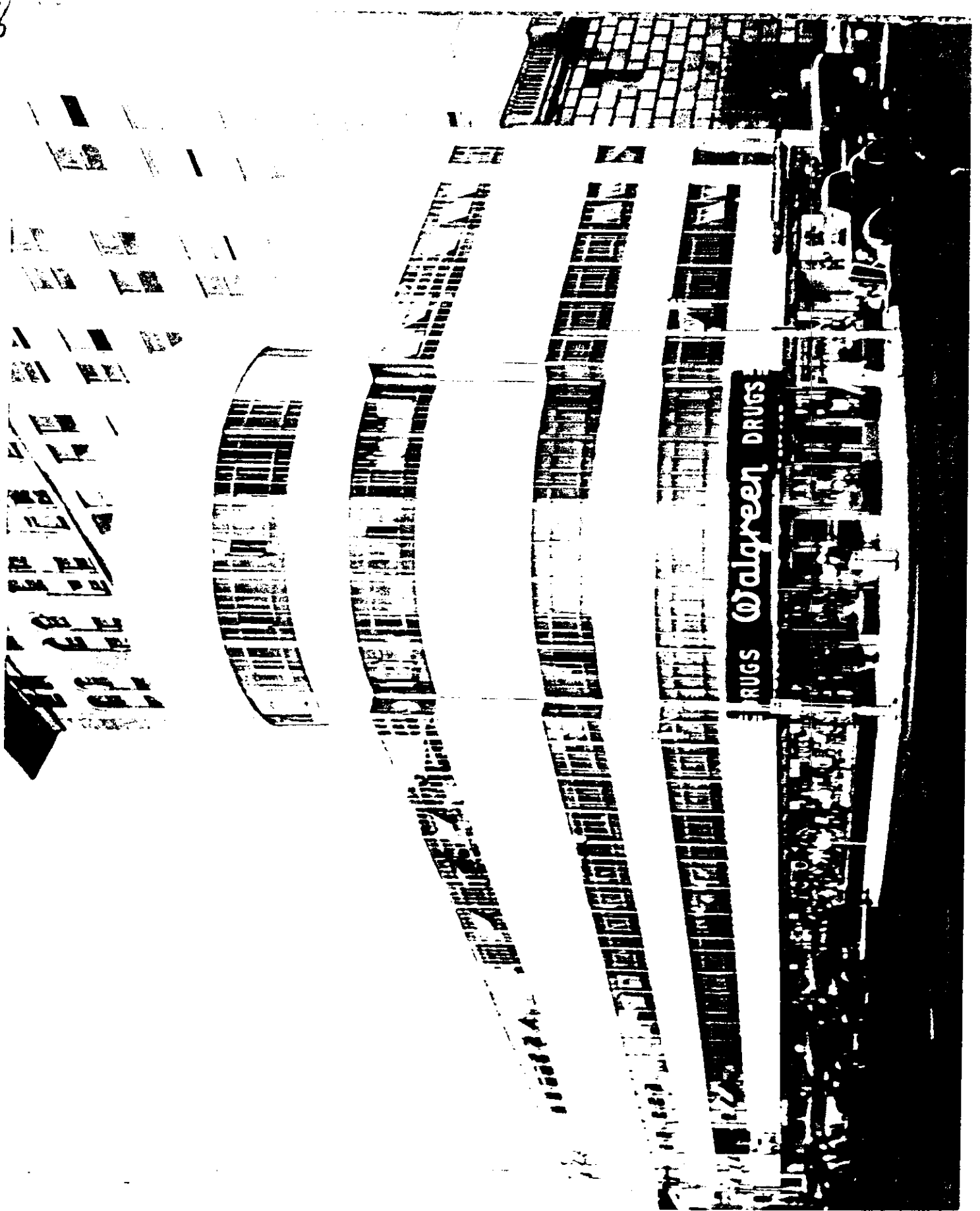
The building's roofline is characterized by a tall parapet wall featuring scored masonry bands, which serves to conceal a flat roof behind. A tall elevator enclosure, clad in masonry, is situated on the northeast corner of the building.

Description of Site:

The Walgreen Drug Store is located on the southeast corner of East Flagler Street and S. E. 2nd Avenue. The building occupies the entire site.



Walgreens
200 E. Flagler Street



Walgreens
200 E. Flagler Street

IV. PLANNING CONTEXT

Present Trends and Conditions:

The Walgreen Drug Store is currently leased to Walgreen's. The lease is due to expire in the mid-1990s, and the owner has indicated that he will not renew the lease. The building is located on a prime downtown corner, and is much smaller than current zoning would allow.

The Walgreen Drug Store was identified in the Downtown Miami Development of Regional Impact (DRI) as a historic site. The building has also been nominated to the National Register of Historic Places.

Conservation Objectives:

When the Walgreen lease expires in the mid-1990s, every effort should be made to identify a solution that might lead to the preservation of the historic building. If the owners elect to construct a new building, a creative solution should be explored to incorporate the existing building into the new development without destroying its integrity.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property.

V. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land on which the building is located.

Major Exterior Surfaces Subject to Review:

The north and west facades shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

None