Appendix L
Description of Flamingo Mission 66 District (excerpts from 2010 Flamingo Master Plan)

The Flamingo Mission 66 District is a significant example of early Mission 66 development that represents the Park Service Modern architectural style and planning concepts that became standard in future Mission 66 projects. Mission 66 was a ten-year endeavor by the Park Service to develop new visitor centers, administrative buildings, and support facilities at over 100 National Parks. The program focused on cost efficient construction utilizing modern materials and a modern architectural style. The intent of Mission 66 was to revitalize the National Park System and to encourage visitation in the increasingly mobile and affluent American public following World War II. The program was envisioned to elevate the National Parks to modern standards of comfort and efficiency, while also conserving the natural and cultural resources. Mission 66 architecture sought to redefine the image of the National Park Service and to reflect the changing values in post-World War II American society. A cost-effective approach to design and construction was essential, with emphasis placed on functional, sturdy, unobtrusive buildings and not on grand architectural design.

Modern building technologies and materials were seen as ways to minimize cost, construction time, and the overall impact to the surrounding landscape and natural resources. The Mission 66 program was not defined by an overall style, but rather was influenced by changes in social, technological, and economic ideas following World War II. Park Service Modern architecture (as the Mission 66 buildings came to be called) was influenced by modern design philosophies of the 1950s that explored advanced construction techniques, inexpensive contemporary materials, and a simplified design vocabulary. This was in stark contrast with the prewar architectural vstyle that embodied rustic materials, high levels of craftsmanship, and a romantic design character. The materials that were encouraged in the new designs were concrete block, steel, stone veneer, and vinyl tile.

Functionality of the building and site planning was foremost in Park Service Modern architecture with the setting, spatial requirements, and visitor experience also considerations in the design and planning. The integration of the interior architecture and exterior spaces was explored to create a relationship between the built and the natural. Typical architectural design strategies included low horizontal massing, a muted color palette, and textured materials.

Park Service Modern architecture has been described as having the following qualities:

- Building makes use of the formal vocabulary and materials of contemporary (1945-1972) modern architecture, including flat roofs, window walls (and other unorthodox fenestration), exposed steel supports, and concrete and concrete block construction.
- Building's elevations create a primarily low-profile, horizontal effect.
- Building harmonizes with its setting through horizontality of massing, color, and texture of materials. Use of textured concrete, concrete block, and stone veneers in facades often gives the building a generally rough exterior texture and often features earth-toned colors.

Everglades National Park was undeveloped as planning began for Mission 66, and Flamingo was seen as an ideal candidate to test the ideas of Mission 66, as the Park needed support and interpretive facilities. As one of eight pilot projects (Mount Rainier, Yellowstone, Chaco Canyon National Monument, Shiloh National Military Park, Adams Mansion National Historic Site, Fort Laramie, Everglades, and Mesa Verde) within the National Park System, plans for Flamingo were drawn up in 1956 by the National Park Service Eastern Office of Design and Construction, in collaboration with local architect Harry L. Keck of Coral Gables, Florida.

Keck was strongly influenced by Le Corbusier modernism in the design of the visitor center. The visitor center is described in the Cultural Landscape Inventory 75% Draft:

"The structure was supported on concrete columns, which created a covered pedestrian space under the building. A concrete breezeway and wide access ramp linked the concessionaire building, visitor center, and public courtyard and framed views of the surrounding natural environment and marina. The horizontal

massing of the structure was accentuated by ribbon windows and a low-sloping roof. The building was constructed of concrete block, coquina stone veneer, and raised stucco panels. The east façade featured a window wall that looked on the marina. The open plan of the building accommodated restroom facilities, administrative offices, a central lobby, and a museum, and was directly connected to the restaurant wing with a two-story breezeway."

In 2006, the Florida State Historic Preservation Office (SHPO) determined that the Flamingo Visitor Center, service station, 1950s-1960s staff housing buildings, and maintenance area boat canopy were potentially eligible for listing on the National Register of Historic Places. Other Mission 66 structures were deemed ineligible due to loss of integrity. The Flamingo Mission 66 Developed Area district incorporates the visitor center, marina, campgrounds, employee housing, and public lodging facilities.

New buildings must be compatible with the Flamingo Mission 66 vocabulary with complementary features that evoke without replicating existing character. Designs for new buildings should consider the following characteristics:

- Expression of long, horizontal planes
- Low horizontal massing
- Exterior freestanding vertical circulation elements
- Single sloped, low-pitched roof planes
- Flat roofs
- Concrete and/or stucco exterior finishes
- Concrete block
- Stone veneer
- Aluminum accents and railings
- Exposed structural systems
- Textured accent materials
- Exterior window walls and light sharing
- Exterior/interior spatial integration

Predating Flamingo's Mission 66 development was a nearby historic fishing village from which indigenous concepts and details are relevant. Additionally, Flamingo's locale and climate invite the incorporation of design character that is reflective of a south Florida vernacular. Relevant features include:

- Passive solar orientation: Siting buildings for maximum control of sun exposure
- Passive wind ventilation: Organizing windows, porches and openings to capture and capitalize on prevailing winds
- Elevated first floor level: Raising floors for comprehensive shade and ventilation of interior and exterior spaces
- Integration of interior and exterior primary living spaces
- Protection of openings:
    - Protect openings from solar heat gain with shading devices
    - Protect openings from storm winds and storm surges with shutters
    - Protect openings from insects with screening, vestibules or passive breezes
- Simplicity in finish and detail
- Expression of structure and functional detail