
GULF GAS STATION

1700 S. W. 22ND 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
GULF GAS STATION
1700 S.W. 22ND STREET
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton, 5/13/83
Historic Preservation Planner Date

Accepted by Charles Edwin Chase 5/24/83
Chairman, Heritage Conservation Board Date

Designated by the Miami City Commission

Ordinance No. 9730

Date 10/27/83

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I. GENERAL INFORMATION

Historic Name:

Southland Super Service Station

Current Name:

Gulf Gas Station

Location:

1700 S. W. 22nd Street (Coral Way)
Miami, Florida 33145

Present Owner:

Gulf Oil Corporation
P.O. Box 7245, Station C
Atlanta, Georgia 30357

Present Occupant:

Leader Gulf Service
1700 S.W. 22 Street
Miami, Florida 33145

Present Use:

Commercial

Present Zoning District:

C-2

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-4115-12-0010

Boundary Description of HC Zoning District:

Lots 1 through 6 inclusive of Block 27 of the plat of NEW SHENNADOAH as recorded in Plat Book 10 at Page 55, of the Public Records of Dade County, Florida.

HC Zoning Classification:

Historic Site

Dade County Historic Survey Rating:

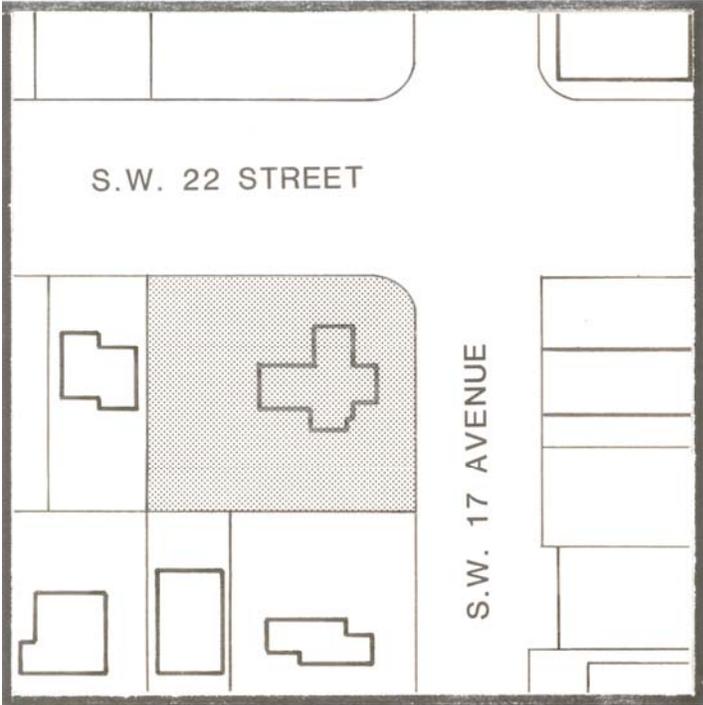
Architectural Significance	- 1
Historical Significance	- 3
Contextural Significance	- 2

GULF GAS STATION

1700 S.W. 22 STREET



location



site plan

II. SIGNIFICANCE

Statement of Significance:

The Gulf Gas Station is significant as an outstanding example of Art Deco style commercial architecture. With its mechanical-looking columns supporting layered, cushion-like rests, and its application of some Mediterranean Revival style features, the building is a unique structure in Dade County.

Based on a prototype station design by Russell Pancoast, one of Miami's prominent architects, the Gulf Gas Station is Miami's most unusual and best loved gas stations. Built in an era before the nationwide standardization of station architecture, the Gulf Station displays a playful yet functional approach to design. The symbolic imagery of its spring-like columns supporting puffy clouds of masonry eloquently recalls the mechanical function a gas station was intended to serve.

The building's combination of Art Deco elements with such Mediterranean Revival style features as its low pitched hipped and gable roofs, which are covered with Mission tiles, is a typical design feature in South Florida. Although several of these stations were built in the Miami area, the one on Coral Way is the only station to survive.

Relationship to Criteria for Designation:

The Gulf Gas Station is eligible for designation under the following criteria:

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

The Gulf Gas Station is an outstanding example of Art Deco style commercial architecture in Miami during the 1930's. Its combination of Art Deco styling with a Mediterranean Revival title roof makes the building a unique structure in Dade County.

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 Gulf Gas Station is particularly noteworthy for the excellence of its design and detailing. Of special interest are its unique spring-like columns supporting layered, cloud-like capitals.

III. HISTORICAL INFORMATION

Date of Erection:

1938

Architect:

The architects for the Gulf Gas Station were Lester Avery and Curtis E. Haley, after a prototype station designed by Russell Pancoast.

Builder/Contractor:

Unknown

Historical Context:

The Gulf Gas Station was built in 1938 and was based on a prototype design by Russell Pancoast. One of Pancoast's stations was built in 1935 at 1000 Biscayne Boulevard, and others are known to have existed.

The station was originally known as the Southland Super Service Station and was run by Jack Miller. John Kagey and/or Rose Kagey originally owned the building.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Gulf Gas Station is a one story rectangular structure of concrete block construction. The building is covered with smooth stucco and is topped with a hipped roof covered with Mission tiles.

Projecting outward from the north and east facades of the building are one story canopies. Providing protection for the gas pumps, the canopies feature gable roofs, also covered with Mission tiles. The canopies are supported at the pump islands by large single columns with horizontal ribbing. Four layers of cushion-like rests spread outward to form the capitals. These columns have been interpreted as being giant mechanical springs supporting puffy clouds.

Three arched service bays are located on the west side of the building. These bays also feature ribbed detailing near the base of the pier supports. Although two of the bays are original to the building, the third one was added in 1982. This bay reflects the style of the earlier portion of the building but projects slightly forward.

The main entrance is located on the south façade and features a single modern door. Round arched windows with fixed glass are located on the north and east facades. A single band of glass block windows surrounds the top of the building.

Description of Site:

The Gulf Gas Station faces north and is located on the southwest corner of S.W. 22nd Street and S.W. 17th Avenue. The station is surrounded by low-rise commercial buildings.



Gulf Gas Station
1700 S.W. 22nd Street
Front facades
1983

V. PLANNING CONTEXT

Present Trends and Conditions:

The Gulf Gas Station is located on S.W. 22 Street (Coral Way), an area which is being developed with low to mid-rise commercial buildings. In 1981, Gulf Oil Company, which owns the station, announced plans to demolish the building and replace it with standard design station to obtain a uniform image, increased parking, pumping, and garage space.

After meetings with the City of Miami Planning Department, however, Gulf representatives were persuaded to enlarge the existing station rather than building anew. A third service bay was added to the west side of the building, and the Coral Way curb was moved to increase street access.

Gulf Oil was recognized for its preservation of the building and its sensitive rehabilitation project in 1982 by the Florida Trust for Historic Preservation.

Conservation Objectives:

The Gulf Gas Station should remain in use as a service station, and the City of Miami and the Heritage Conservation Board should provide assistance as required.

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

VI. HC Zoning Elements

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by Gulf Oil.

Major Exterior Surfaces Subject to Review:

All four facades shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to the 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 1700 S.W. 22 Street, Miami, Florida.

"Filling Station, Miami." Florida Architecture and The Allied Arts, February, 1935.

Metropolitan Dade County. From Wilderness to Metropolis. Miami: Franklin Press, Inc., 1982.

Vieyra, Daniel. "Fill'er Up[" An Architectural History of America's Gas Stations. New York: Collier Books, 1979.