
DU PUIS MEDICAL OFFICE AND DRUGSTORE

26041-45 N.E. 2 AVENUE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT
TO THE HERITAGE CONSERVATION BOARD
ON THE POTENTIAL DESIGNATION OF
DUPUIS MEDICAL OFFICE AND DRUGSTORE
6041-45 N.E 2 AVENUE
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton 2/7/85
Historic Preservation Consultant Date

Accepted by John Ward Clark 2/19/85
Chairman, Heritage Conservation Board Date

Amended by Sarah E. Eaton 3/21/85

Amendment
Accepted by John Ward Clark 4/16/85

Designated by Miami City Commission
Ordinance No. 10013
Date 6/20/85

CONTENTS

Page

I. General Information	4
II. Significance	7
III. Historical Information	9
IV. Architectural Information	10
V. Planning Context	12
VI. HC Zoning Elements	13
VII. Bibliography	14

I. GENERAL INFORMATION

Historic Name:

DuPuis Medical Office and Drugstore

Current Name:

DuPuis Medical Office and Drugstore

Location:

6041-45 N.E. 2 Avenue
Miami, Florida 33137

Present Owner:

John G. DuPuis, Jr., Trustee
6045 N.E. 2 Avenue
Miami, Florida 33137

Present Occupant:

John G. DuPuis, Jr.
6045 N.E. 2 Avenue
Miami, Florida 33137

Present Use:

Commercial

Present Zoning District:

CG-1/7

HC Zoning Overlay District:

HC-4

Boundary Description of HC Zoning District:

Beginning 25 feet easterly and 204 feet 6 inches southerly of the northwest corner of the southwest quarter of Sec. 18 Twp. 53S Rge. 42E, being the southeast corner of Lemon Avenue and County Road, thence southerly 100 feet, thence northeasterly 85 feet, thence northerly 100 feet, thence southwesterly along Lemon

Avenue to Point of Beginning, less the northerly 2.5 feet for street, of the SECOND CORRECTED PLAT of PIERCE'S SUBDIVISION OF LEMON CITY, as recorded in Plat Book 2 at Page 21, of the Public Records of Dade County, Florida.

HC Zoning Classification:

Historic Site

Dade County Historic Survey Rating:

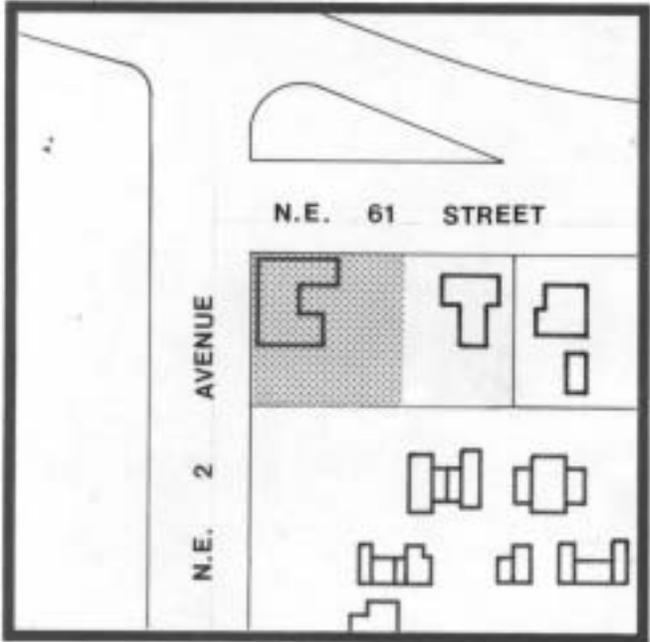
Architectural Significance - 1
Historical Significance - 1
Contextural Significance - 1

DU PUIS MEDICAL OFFICE AND DRUGSTORE

6041-45 N. E. 2 AVENUE



location



site plan

II. SIGNIFICANCE

Statement of Significance:

The DuPuis Medical Office and Drugstore is significant for its association with John G. DuPuis, a prominent pioneer physician and founder of White Belt Dairy and the Dade County Agricultural School. The building is also a rare example of early commercial architecture in Dade County and one of the few examples of its type to survive.

John DuPuis came to Dade County in 1898 and established his medical practice and a drugstore in the pioneer settlement of Lemon City. Dr. DuPuis treated Miamians during the yellow fever epidemic of 1899 and was one of the few white doctors trusted by the Seminole Indians. His achievements in medical research made him a well-respected doctor in the state.

Dr. DuPuis' belief that pure fresh milk was necessary for good health led him to establish what would become one of Dade County's largest dairies. The White Belt Dairy grew to include over 900 cows and 2,000 acres. Although he later began other dairies as well, Dr. DuPuis never stopped practicing medicine.

In addition to medicine and agriculture, Dr. DuPuis was deeply interested in education. While serving first as a school supervisor and later as chairman of the board of trustees of his district, Dr. DuPuis envisioned a high school for Lemon City and helped establish the Dade County Agricultural School.

Dr. DuPuis built his new office and drugstore in 1902, proclaiming it to be the first concrete building north of Flagler Street. The building is an excellent example of an early commercial structure and is one of the few examples of its type to survive in Miami. Displaying many of the design elements typical of late nineteenth century storefronts, the building is reminiscent of those pressed metal storefronts that populated American cities before 1900.

Relationship to Criteria for Designation:

The DuPuis Medical Office and Drugstore is eligible for designation under the following criteria:

1. Is associated in a significant way with the life of a person important in the past.

The DuPuis Medical Office and Drugstore is the most important remaining structure associated with the life of one of Lemon City and Miami's most noted pioneer doctors and community leaders.

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

The DuPuis Medical Office and Drugstore exemplifies the history of medicine in early Miami.

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

The DuPuis Medical Office and Drugstore is a rare example of early commercial architecture in Dade County and is the earliest known concrete building constructed north of downtown 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 DuPuis Medical Office and Drugstore is particularly noteworthy for its storefront design and its decorative relief ornamentation.

III. HISTORICAL INFORMATION

Date of Erection:

1902

Architect:

Unknown

Builder/Contractor:

Unknown

Historical Context:

John Gordon DuPuis was born in 1875 in Newnansville, Florida. After teaching in the public schools for four years, he entered medical school and graduated from the University of Kentucky in 1898. Dr. DuPuis moved to Lemon City where he set up his medical practice in a one-room frame building. In 1899, he married Katherine Beyer of Paducah, Kentucky. Many of his early experiences as a doctor in a pioneer community are described in a book he published in 1954.

Dr. DuPuis built his new office in 1902 when the rock road connecting Lemon City to Miami was finished. He located his drugstore and office downstairs and his family residence upstairs.

Although Dr. DuPuis built a modern house in 1925, he continued to occupy his office until his death in 1955. The building is still owned by the DuPuis family and is used by one of the family businesses.

IV. ARCHITETURAL INFORMATION

Description of Building:

The DuPuis Medical Office and Drugstore is a two story rectangular structure of concrete construction. The building is finished with smooth stucco and is topped with a flat roof that steps down toward the rear.

The original two-story building and two wings to the south are fronted with a one-story arcade that projects over the sidewalk. The arcade, which contains seven segmental arched openings supported by square posts, was added sometime after 1907.

The original two-story building contains those design elements typical of late nineteenth and early twentieth century storefronts. The symmetrical composition features a central entrance with two double wood and glass doors with transoms. On either side of the entrance are large display windows, also with transoms. On either side of the entrance are large display windows, also with transoms, resting on wood panel bulkheads. Rusticated block defines each corner. The second story, separated from the first by a horizontal fascia with a projecting cornice, contains three jalousie windows which replace the original wood one-over-one double hung sash. Decorative relief panels flank each window. Above the windows is a projecting entablature, also embellished with a variety of relief ornamentation. A rectangular sign block tops the building. The entire façade, particularly its decorative elements, is reminiscent of pressed metal storefronts of this era.

To the south of the building in the central bay of the arcade is a low, two-story, single bay wing with a shed roof that steps down to a larger, three bay wing with a flat roof. The central wing contains a storefront similar, though smaller, to the one to the north. The newer end wing is simpler in detailing with a single door on the southernmost bay and a band of smaller windows in the two remaining bays. All windows and doors on the first story are now covered with wrought iron grilles.

Description of Site:

The DuPuis Medical Office and Drugstore faces west and is located on the southeast corner of N.E. 2 Avenue and N.E. 61 Street. The building fronts directly on the street.



DuPuis Medical Office and Drugstore
6041-45 N.E. 2 Avenue
West (front) and south facades
c. 1907

V. PLANNING CONTEXT

Present Trends and Conditions:

The DuPuis Medical Office and Drugstore has been owned and occupied by the DuPuis family since its construction in 1902. The building has seen few alterations and is generally well-preserved. The DuPuis family recognizes the historic significance of the structure and has every intention of preserving it.

The neighborhood surrounding the building has changed drastically in the last decade and is now the heart of Little Haiti. Much of the original Lemon City settlement has disappeared, and those few historic buildings that do remain have been greatly altered. One of the largest concentrations of early frame residences is located immediately east of the DuPuis Medical Office and Drugstore.

Conservation Objectives:

The DuPuis family is to be commended for its recognition of the historic significance of this building and for its commitment toward its preservation. The Heritage Conservation Board should provide any possible assistance in preserving this structure.

The revitalization of Little Haiti could help to enhance the building, and any revitalization plans should carefully consider and respect this important structure.

These conservation objectives can best be achieved by applying the HC-4 zoning overlay district to this commercial property. Although zoning bonuses are not required at this time, future conditions may warrant a need for a modification of setback, parking or other requirements as permitted in HC-4.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the westerly 85 feet of this parcel of land. The rear 85 feet, which contains a two-story frame house, is excluded because of the severely deteriorated condition of the house.

Major Exterior Surfaces Subject to Review:

All four facades of the DuPuis Medical Office and Drugstore 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 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 6041-45 N.E. 2 Avenue, Miami, Florida.

DuPuis, John G. History of Early Medicine; History of Early Public Schools; History of Early Agricultural Relations in Dade County. Miami: Privately Printed, 1954.

Peters, Thelma, Lemon City. Miami: Banyan Books, 1976.

Historical Association of Southern Florida, Miami. Vertical File for John G. DuPuis, M.D.