

III. DESCRIPTION

Morningside Historic District is a well-defined residential area located in northeast Miami on Biscayne Bay. Encompassing an area of approximately 100 acres, the district includes 235 buildings, most of which are detached, single-family houses. A wide variety of architectural styles is represented here, including Mediterranean Revival, Mission, Art Deco, and vernacular. Morningside is also noted for its wide, tree-lined boulevards and its plentiful, flowering trees and lush foliage.

The Morningside Historic District is comprised of three subdivisions that were platted between 1922 and 1924 and a later subdivision, platted in 1936. The earlier subdivisions were laid out with irregular lot lines and streets running in a diagonal direction to assure each homesite a view of the Bay and the full effect of its cooling breezes. Inland lots are generally 60 feet wide, with larger estates along Biscayne Bay.

A majority of houses in the district were constructed between 1922 and 1941, the area's major period of significance. Approximately 45 houses were built during the boom era (1922-1926), while 33 were constructed during the bust and Depression (1927-1935). The greatest period of activity occurred before World War II, with 77 houses built between 1936 and 1941. Construction came to a virtual halt during the war years, with only two houses built, but resumed in 1946. Since 1946, 78 buildings have been erected.

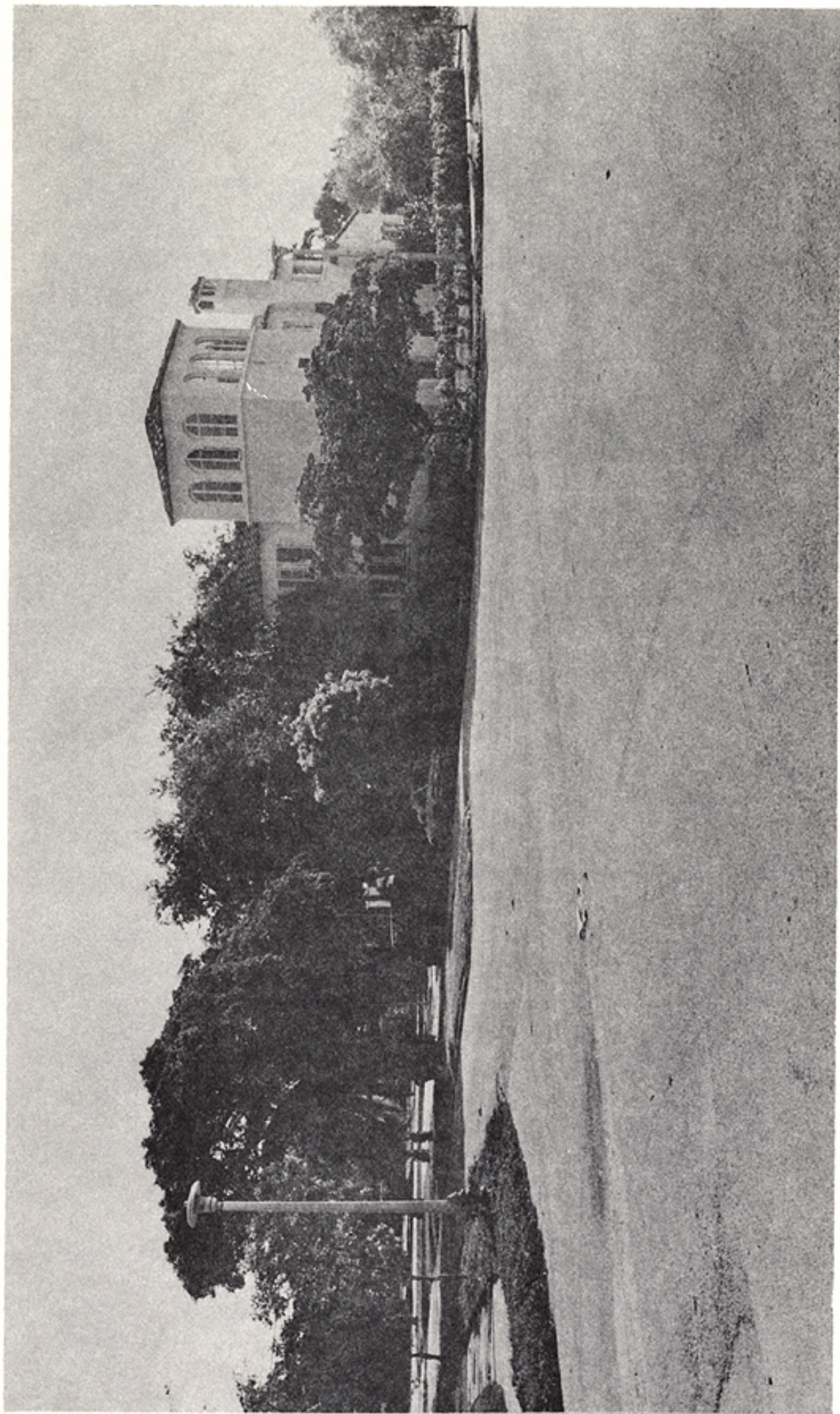
A majority of post-1941 buildings are small, single-family residences that respect the architectural character of the district. Major intrusions are generally restricted to commercial buildings on Biscayne Boulevard and include several motels, a large office building, apartments, and condominiums. Some historic buildings along Biscayne Boulevard have been adapted to commercial use.

Architecturally, the Morningside Historic District reflects the diverse styles of the early twentieth century. Mediterranean Revival style buildings predominate and are generally two stories in height. These buildings feature round arched windows, cornice moldings, decorative tiles, wrought iron work, and the ubiquitous Mission tile roof.

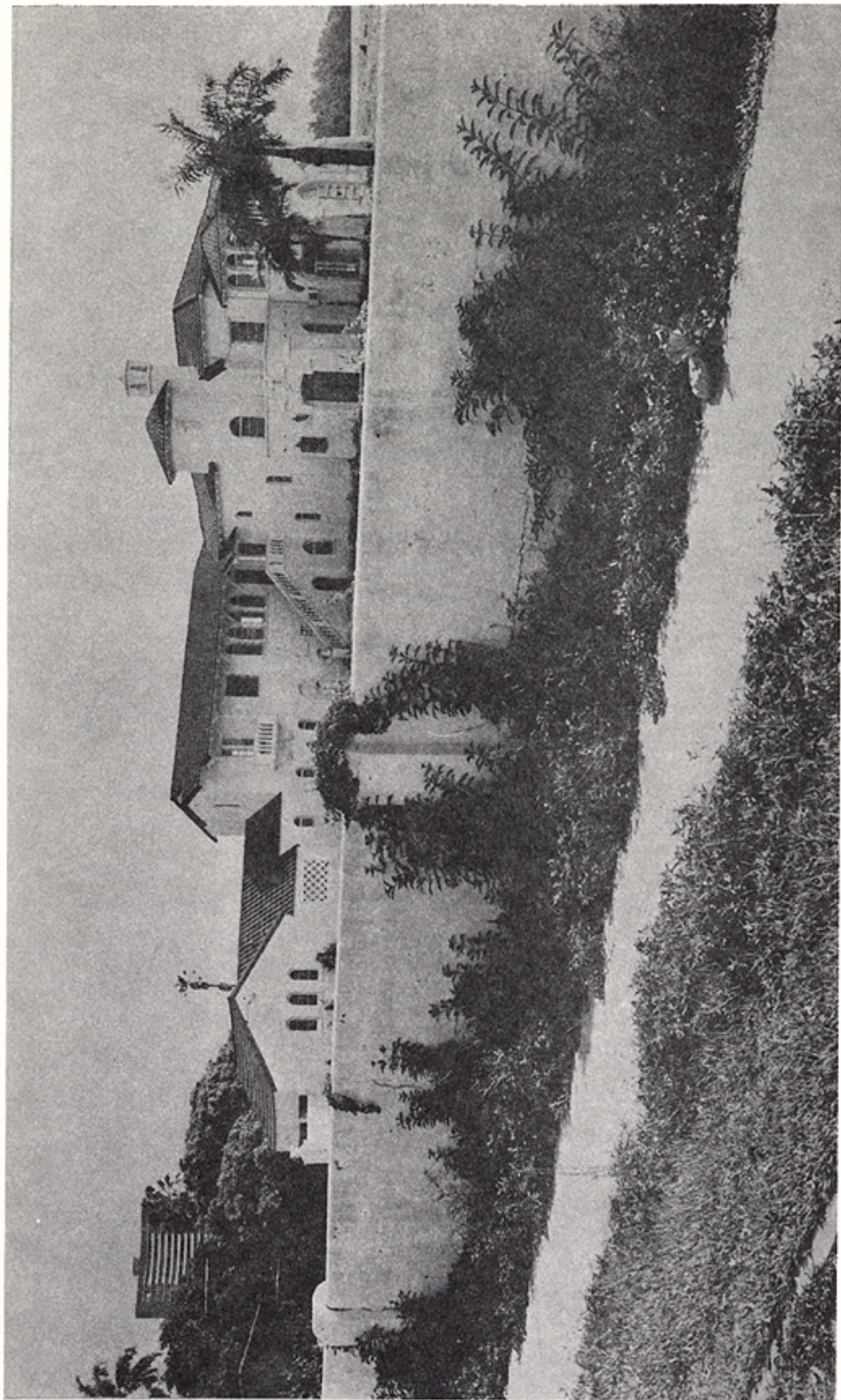
Although Mediterranean Revival style houses continued to be built in the 1920's and 1930's, the Art Deco style increased in popularity during the late 1930's. Characterized by a linear or angular composition, these buildings feature stylized decoration around windows and doors, a prominent entryway, and glass block.

Masonry vernacular style houses were built throughout the area's development. While some vernacular houses are virtually stripped of ornamentation, others feature a combination of styles that defy classification.

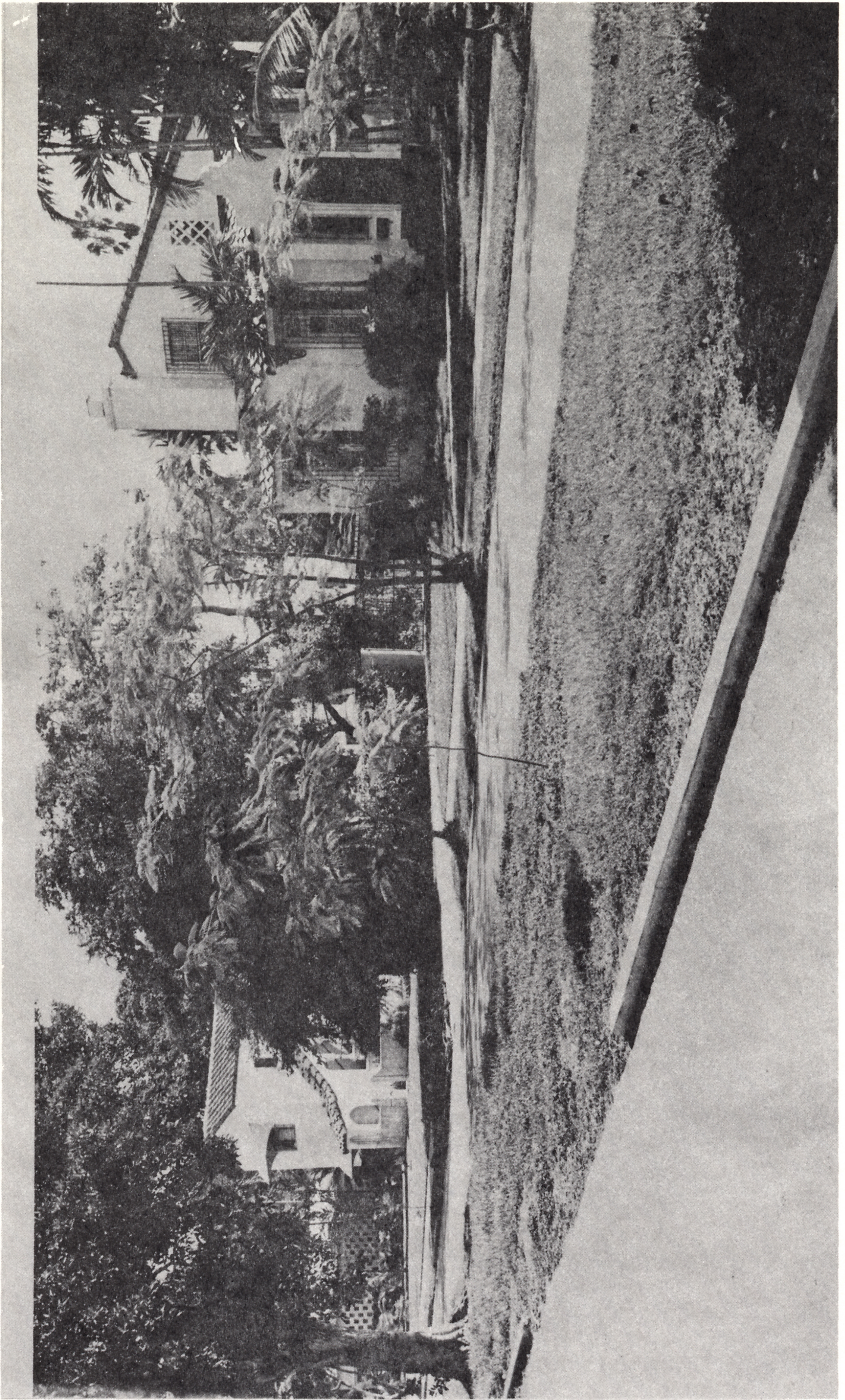
The majority of buildings in the district have been altered. Typical alterations include the installation of contemporary windows, doors, roofing, and awnings, and the addition and/or enclosure of porches, garages, and porte-cocheres. Several houses have been more significantly altered by the removal of important architectural features. Despite these alterations, however, the original character, massing, and setback of most houses within the district has not changed.



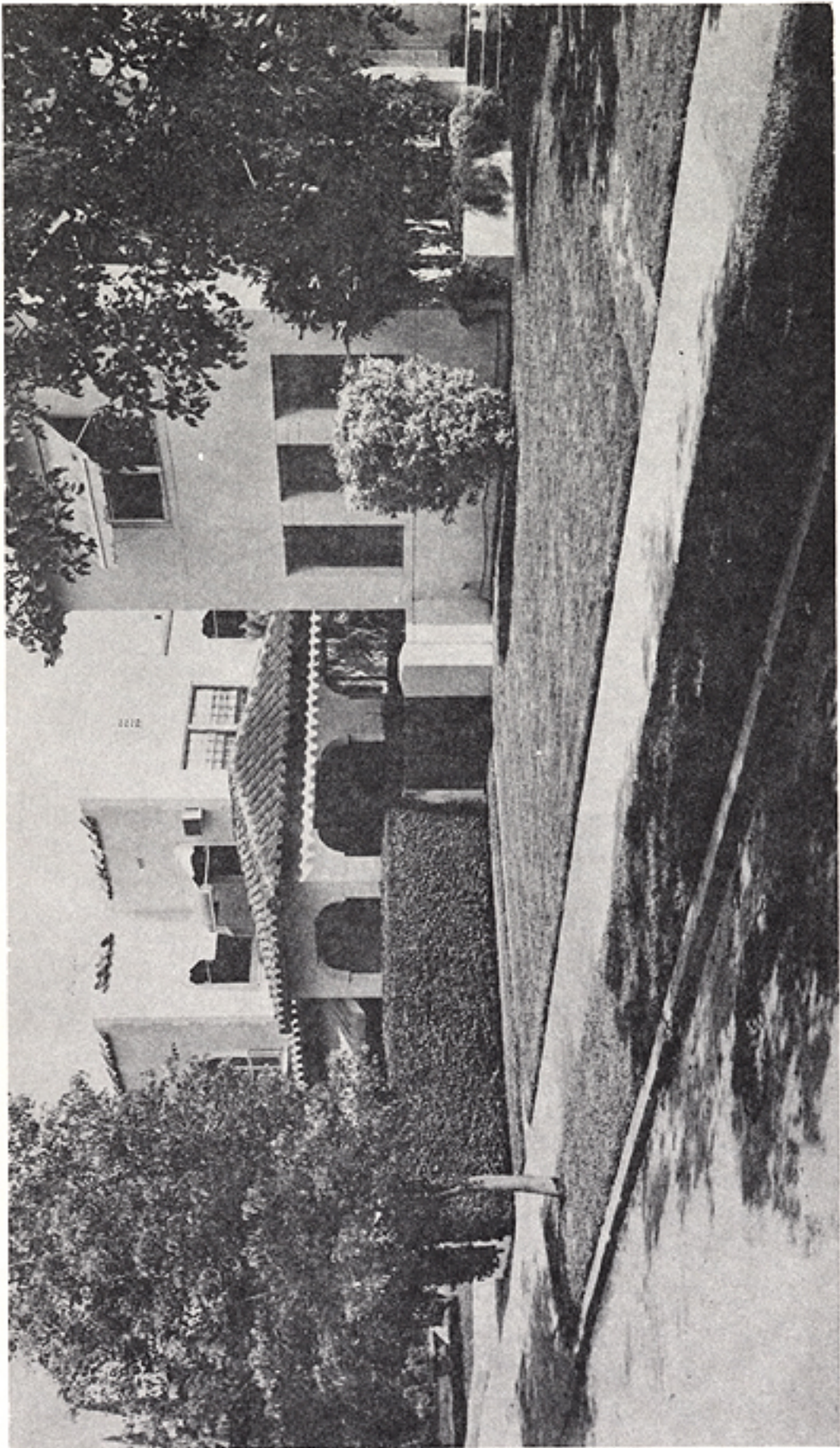
Morningside Historic District
Northeast Corner of N.E. 56 Street and N.E. 6 Avenue
1984



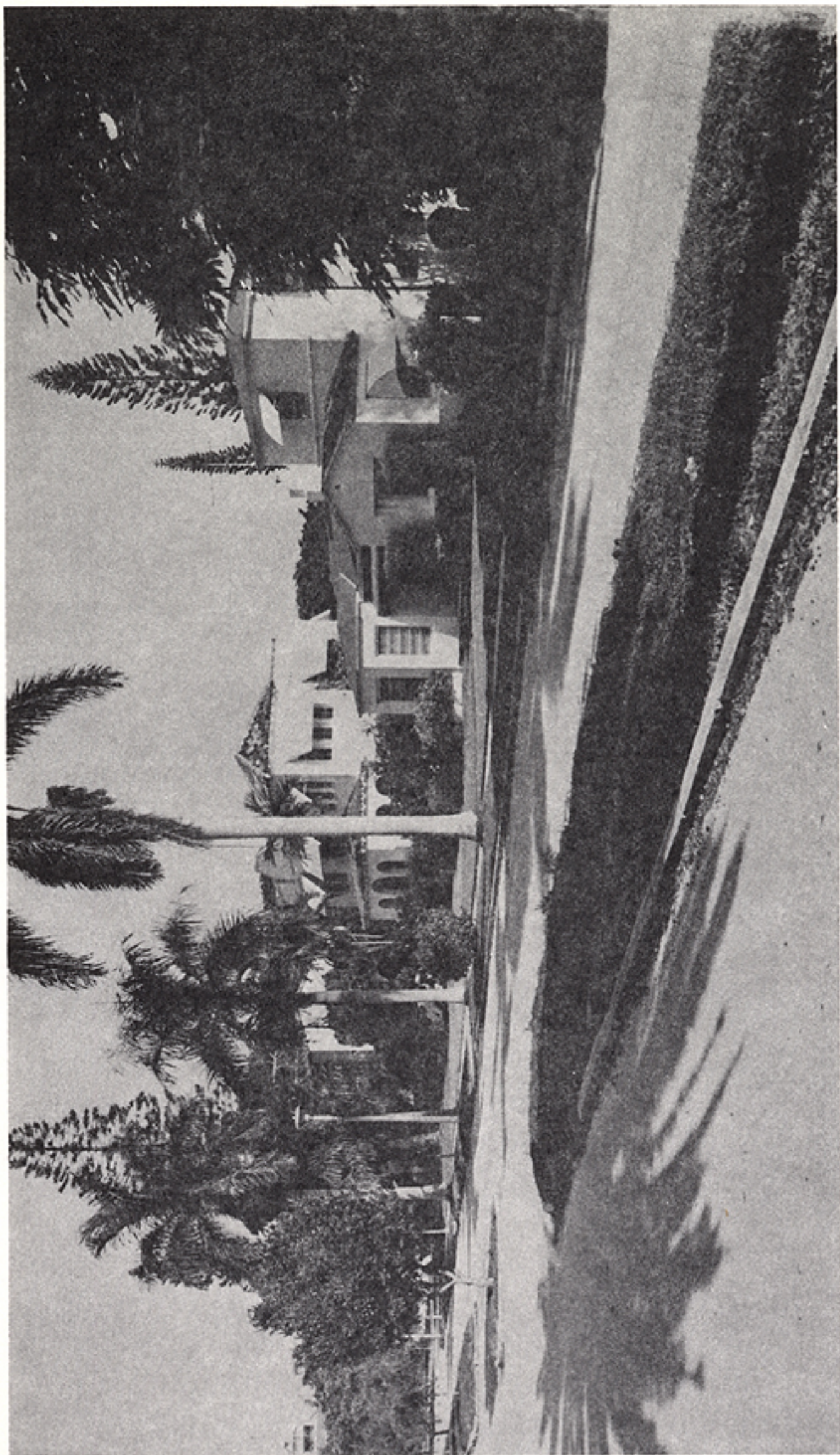
Morningside Historic District
North Bay Shore Drive Between N.E. 59 Street and N.E. 60 Street
(facing northeast)
1984



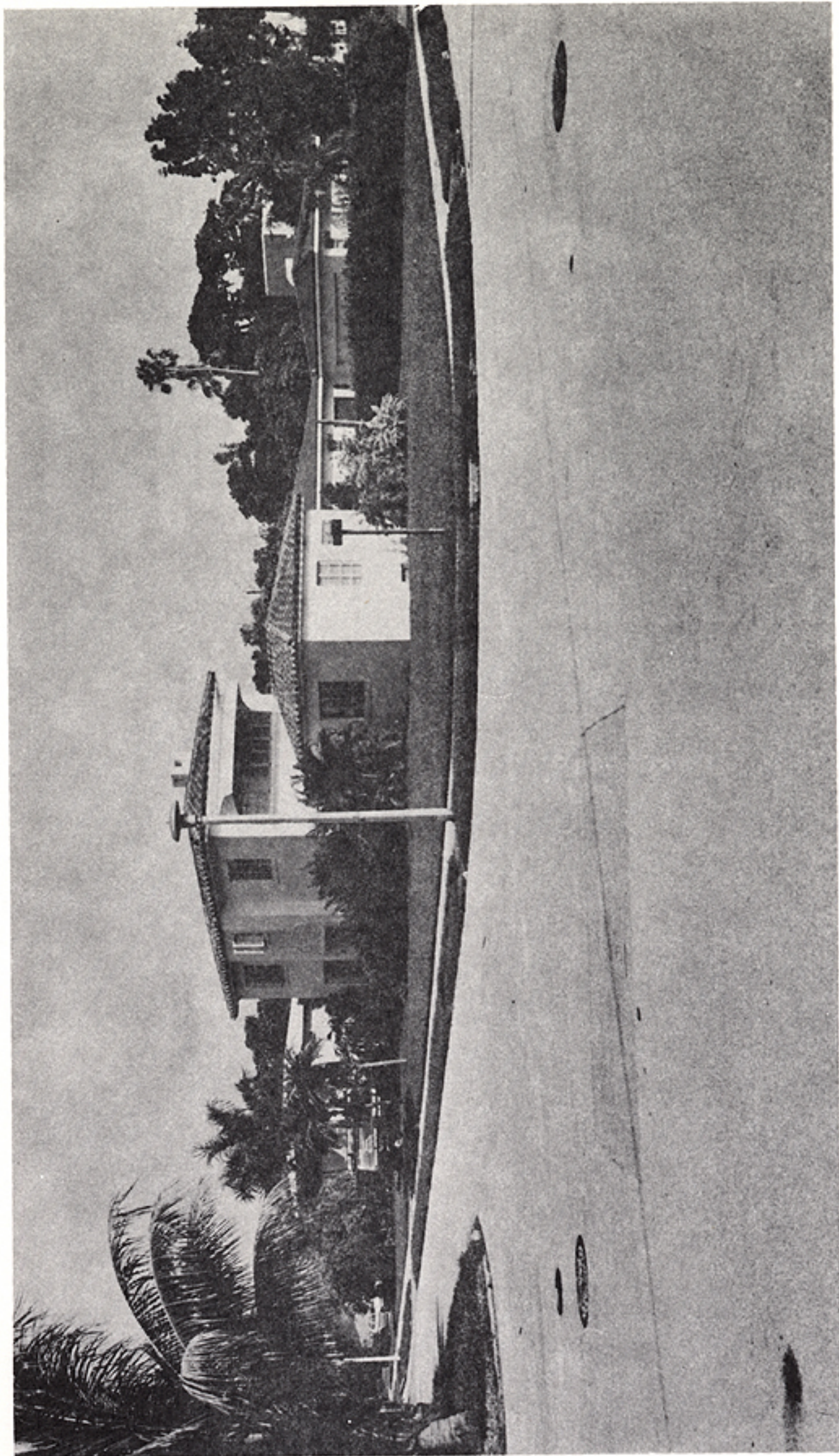
Morningside Historic District
N.E. 6 Court between N.E. 59 Street and N.E. 60 Street (facing
northeast)
1984



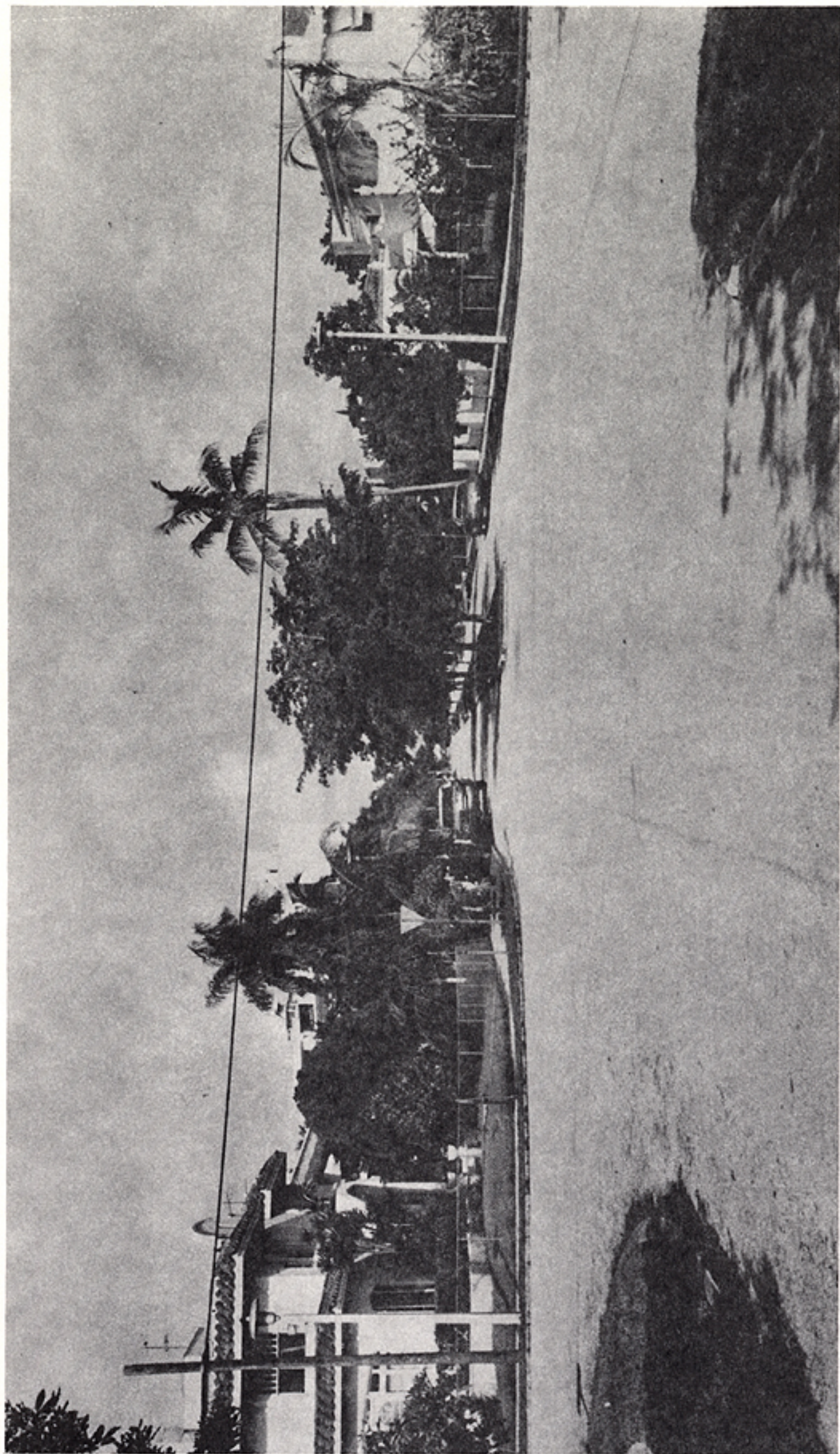
Morningside Historic District
N.E. 58 Street between N.E. 6 Avenue and Biscayne Boulevard. (facing
northwest)
1984



Morningside Historic District
N.E. 57 Street between N.E. 6 Court and N. Bay Shore Drive (facing
west)
1984



Morningside Historic District
Northwest corner of N.E. 59 Street and N. Bay Shore Drive
1984



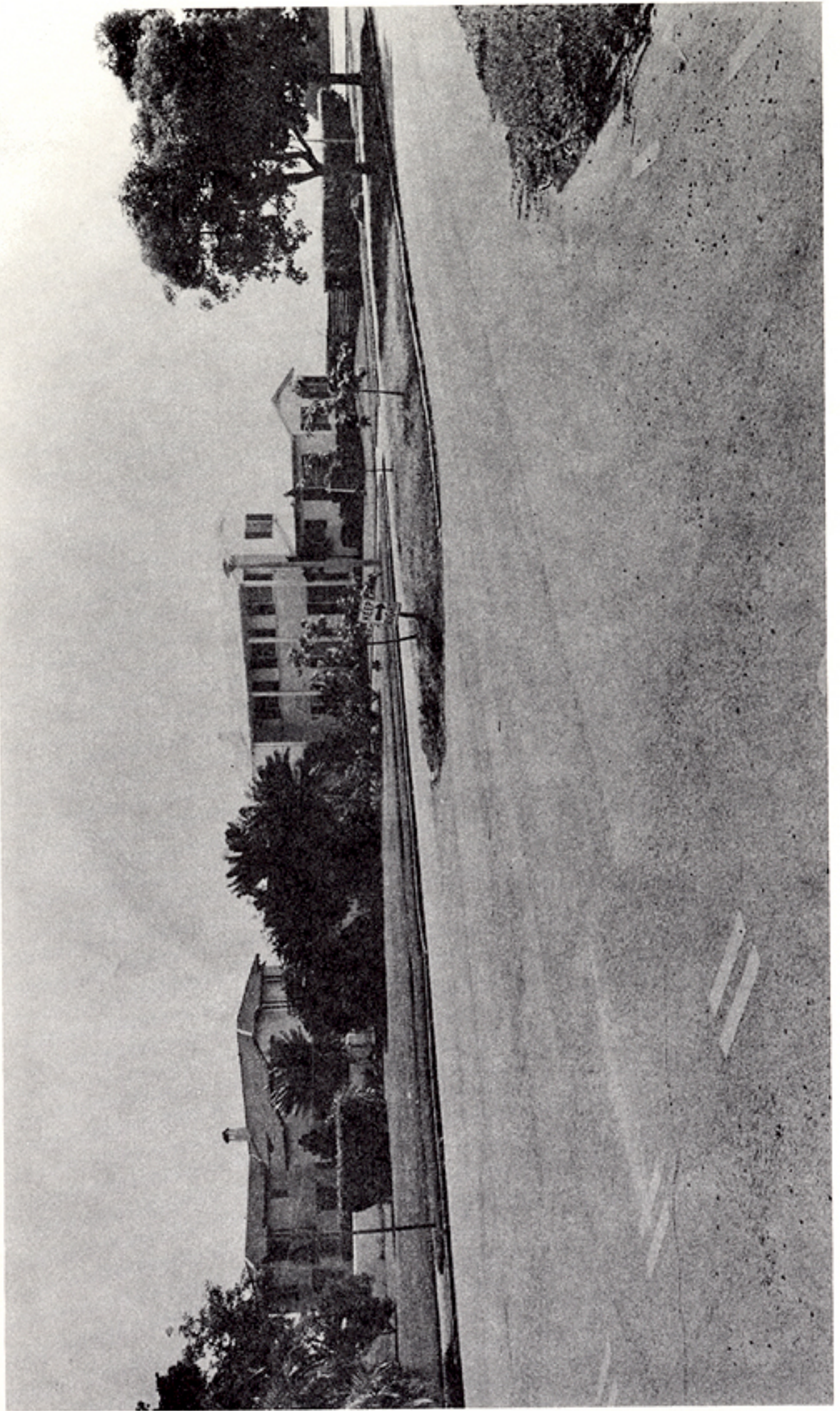
Morningside Historic District
Westerly view of N.E. 58 Street at N.E. 6 Avenue
1984



Morningside Historic District
N.E. 55 Street between N.E. 5 Avenue and Biscayne Boulevard (facing
southwest)
1984



Morningside Historic District
N.E. 55 Terrace at N.E. 6 Avenue (facing west)
1984



Morningside Historic District
Northeast corner of N.E. 59 Street and N. Bay Shore Drive
1984