MIAMI SHORES THEMATIC GROUP
NOMINATION PROPOSAL
NATIONAL REGISTER OF HISTORIC PLACES

One of the many beautiful new homes at Miami Shores. Design by Kiehnel & Elliott.

MIAMI SHORES THEMATIC GROUP

NOMINATION PROPOSAL

NATIONAL REGISTER OF HISTORIC PLACES

85411

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However, the contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Florida Department of State.

NOMINATION PROPOSAL • FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

VISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC: Miami Shores Thematic Group

AND/OR COMMON: Miami Shores Thematic Group

2 LOCATION

STREET & NUMBER: Multiple - See Individual Site Inventory Forms

CITY, TOWN: Miami Shores ___ VICINITY OF COUNTY: Dade

STATE: Florida

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
___BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	___YES RESTRICTED	___GOVERNMENT	___SCIENTIFIC
X Thematic Group	___BEING CONSIDERED	___YES UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME: Multiple - See Individual Site Inventory Forms

STREET & NUMBER:

CITY, TOWN: ___ VICINITY OF STATE: ZIP CODE:

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Dade County Courthouse

STREET & NUMBER: 73 West Flagler Street

CITY, TOWN: Miami STATE: Florida ZIP CODE: 33131

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Dade County Historic Survey (August, 1981)

DATE: Miami Shores Historic Survey (1985) ___FEDERAL ___STATE X COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: Division of Archives, History and Records Management

CITY, TOWN: Tallahassee STATE: Florida

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Miami Shores Thematic Group consists of 25 residences thematically related in that they were constructed in the Mediterranean Revival style between 1925 and 1927, as part of the area's first development phase by the Shoreland Company. The structures are strong representatives of the style, designed by several of Miami's most prominent architects in the 1920's. They are of concrete block and rough textured stucco construction, with low pitched gable roofs covered in clay tiles. Some of their most salient features include wood and wrought iron balconies, arched openings, multi-paned wood casement windows and French doors.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The structures included in the Miami Shores Thematic Resource show the strength of the Mediterranean Revival architectural theme in shaping and promoting the development of Miami Shores. The developers chose the Mediterranean Revival style as theme for more than just buildings. It was a style of life, a setting, where they envisioned canals, elegant European styled country club and railway station buildings, and Venetian islands centered around the "lagoon" of Biscayne Bay. It was the nickname they used to tout their vision: "Miami's Mediterranean."

All the houses built during the first phase of development of Miami Shores were designed in the Mediterranean Revival style. The theme already had proven a success in Coral Gables. Miami Shores's Shoreland Company was one of the fiercest competitors in the 1920's real estate market led by the Coral Gables Development Corporation. The Shoreland Company was out to surpass the competition. It might have done just that, given the early sales figures, the quality of design by many of the area's best known architects, and the beauty of the setting by the bay. But the devastating hurricane of 1926 and the stock market crash of 1929 cut the visions short. Great plans for luxury hotels, a railroad terminal and other public amenities were not realized, but wide curving boulevards and the later construction of the country club and a causeway were. Enough houses were built that, although their concentration is not high enough to justify an historic district, their presence is evidenced in almost every block. These houses show a strong and unified style, and at the same time, a variety and individuality of expression, thanks to the talents of the architects in charge. But just as important as the architects, is the dominance of the Mediterranean Revival theme itself, required by the developers in the early deeds, that allows such an easily identifiable, yet rich and varied vocabulary.

Origins

Mediterranean Revival architecture was popular in the decade of the twenties, particularly in Florida and southern California. It is one of the styles in vogue at the time which owed its inspiration to Spanish

architecture. The Mission style and the Spanish Colonial Revival are inspired by Spanish architecture in the American colonies. They contain a great degree of native American influence, often resorting to an Indian and Mexican vocabulary. In Mediterranean Revival architecture the influence comes from countries along the Mediterranean coast. Thus the inspiration may come from Spanish, French, Italian, Moorish architecture, or may borrow freely from more than one country. Likewise, the reference to one particular historical period is vague. There are towers and crenellated parapets inspired by medieval fortresses; gothic rib vaulted ceilings like Addison Mizner's loftyinterior spaces in Palm Beach; arcaded loggias of Italian Renaissance influence; and theatrical ornamentation of Spanish Baroque derivation as seen in the works by Schultze and Weaver in Miami. The style is eclectic in its representation of geographical or historical references. One reason may be that, while other "revival" styles refer to an original style for inspiration, there is no Mediterranean style as a point of origin. The style refers, instead, more to the imitation of setting and way of life than to the reproduction of an existing, specific style.

Local Stylistic Features

All houses in this nomination proposal are designed in the Mediterranean Revival style as required in the original development. Within the wide range of expression they display, there are also many similarities. All buildings but two are constructed of concrete blocks faced with rough textured stucco. The exceptions are 384 N.E. 94 th Street and 477 N.E. 92nd Street, which are built of hollow clay tiles and stucco. Roofs are low pitched, multiple gables covered with clay barrel and Spanish tiles. The original variegated, hand made tiles have been replaced in most houses. Clay tiles of similar appearance are used, maintaining the original form, though not the richness of color and texture of the hand made Cuban tiles. Floor plans are of informal, asymmetrical arrangement. L-shaped and rectangular plans with slightly irregular projections are most prevalent. Wood framed casement and double hung sash windows and French doors were used on all houses. Many original windows were replaced over the years with aluminum awning and jalousie units. However, recent restoration work has returned windows based on the original design to many of the houses. Arched openings were popular with most of the architects. Balconies of wood or wrought iron were another popular feature. Bas relief applied ornamentation of cast masonry was used often, but sparingly on anyone building, usually highlighting doorways and cornice lines. Designs more often resort to mass articulation and fenestration and their interplay of light and shadow than to surface treatment. Most properties have detached garage structures at the rear.

Interiors continue the subtle elegance and charm of the exteriors. Arched openings separate main spaces. Lofty ceilings have exposed wood beams and rafters, some handcarved, others hand painted. Floors are of hard wood and Cuban tiles. Walls have a similar rough texture in plaster to that of exterior surfaces. Fireplaces are of varying designs and

and materials, mostly plaster and stone. Most of the houses retain their original salient interior features in the main public spaces, while other areas, like kitchens and bathrooms, have been upgraded.

The houses are spacious, comfortable and informal, not fanciful or pretentious. There are large, two story houses built as models to show prospective clients, and as homes for the officers of the Shoreland Company. There are smaller, one story cottages with as much thought in overall design and attention to detail. The structures' distinctive character makes them stand out from those of more recent construction. Yet they harmonize with their neighbors in scale, materials and setback. They are well maintained, and have undergone relatively few alterations of any consequence. Air conditioners have been installed, swimming pools added, some screened porches have been glazed in and additions built to the rear. But the tile roofs remain and previous unsympathetic window replacements are being corrected by recent installation of appropriate units. Much of the stability of the neighborhood, both in real estate value and in physical appearance is the result of exacting building and zoning codes aimed at maintaining the quality of the surroundings. Many of the properties have been designated recently as historical sites by a municipal historic preservation ordinance. This ensures the continued and improved high standards in the quality of future renovation, which will be done according to the Secretary of the Interior's Standards for Rehabilitation.

Setting

Properties are set along tree lined streets, with sidewalks set off the street by wide green easements. Service alleys for garbage collection and utilities run along the rear of the properties. Other styles represented in the area include Mission and Pueblo Revival inspired constructions, Frame Vernacular and Neo Colonial structures, all from the late 1920's and early 30's. There are some Neo Tudor houses, also from the same period, and some Art Deco from the 1930's. The rest of the structures are of post World War II vintage.

The area is lushly ladscaped, with live oaks, mangoes, avocadoes, royal poincianas, wild orchids, golden showers and jacarandas, among the trees represented. Miami Shores is also a bird sanctuary. Mockingbirds, blue jays, cardinals, egrets and orioles abound, and flocks of loud, colorful parrots are a common sight. Squirrels, possums and racoons make everyone's backyard their home.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES Multiple BUILDER/ARCHITECT Multiple

SUMMARY OF STATEMENT OF SIGNIFICANCE

The Miami Shores Thematic Group Nomination is composed of 25 residential structures. These structures have a common theme-all were constructed during the developement of Miami Shores by the Shoreland Company between 1925 and 1927. The 25 residences are all of Mediterranean Revival style architecture, as required by the original property deeds. A large number of the houses were designed by the architectural firm of Kiehnel and Elliot, who specialized in designing in the Mediterranean Revival style. Their designs firmly established the development's theme of "America's Mediterranean." All of the structures lie within the present-day boundaries of Miami Shores Village, a Dade County municipality.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

CRITERIA

The criteria used in selecting the 25 properties for inclusion in the Miami Shores Thematic Group Nomination is the following:

1. Property built between 1925-1927, first phase of the development of Miami Shores by the Shoreland Company.

2. Property is Mediterranean Revival style, as required by original property deeds.

3. Property lies within the boundaries of present-day Miami Shores Village.

4. Property is associated with the history of the Shoreland Company.

5. Property represents the work of a prominent architect.

Other extant properties from this developmental period, within the boundaries of Miami Shores, that have been severely altered, that were not built under the direction of the Shoreland Company, or for which information is not presently available have been excluded from this nomination. Certain properties of only minor significance as related to the nomination's theme, and for which owner consent was not obtained have not been included in this report. Properties considered to be of major significance to the nomination, but for which owner consent was not obtained or was denied, have been included in this report, with a note indicating their status.

Section 8 - Miami Shores Thematic Group Nomination - Page 2

RESOURCES

The Miami Shores Thematic Group Nomination was initially based on the findings of the Dade County Historic Survey of 1980 and then on the more focused research of the Miami Shores Historic Survey of 1985. The Dade County Historic Survey identified approximately 5,000 historical sites and 300 archeological sites within the entire county. In 1982, these results were published in a book entitled From Wilderness to Metropolis. The Miami Shores Historic Survey identified about 100 historical sites dating from 1925-1927, within Miami Shores Village limits.

Additional and more specific information regarding these properties was available from Building Files located at Miami Shores Village Hall. Many of these files contain original blueprints and permits. These documents helped substantiate building dates and the original appearances of these residential structures.

Another important source of information is the Spears/Harris Papers found at the Spears/Harris Residence (See Individual Site Designation Form for 287 N.E. 96 St.). The Spears/Harris Papers include manuscripts, business records, correspondence, newspaper articles, and photographs relating to the development of Miami Shores by the Shoreland Company.

BUILDING INVENTORY

- Shoreland Company - House No. 6 (HN)
  Simmons Residence (CN)
  257 N.E. 91 St.

- Knight Residence
  353 N.E. 91 St.

- Shoreland Company - Residence No. 1035 (HN)
  O'Connor Residence (CN)
  357 N.E. 92 St.

CONTINUATION SHEET

Section 8 - Miami Shores Thematic Group Nomination - Page 3

- Shoreland Company - Residence No. 526 (HN)
  Hand Residence (CN)
  477 N.E. 92 St.

- Jeffries Residence
  379 N.E. 94 St.
  Denied inclusion of property in nomination proposal.

- Shoreland Company - House No. 12 (HN)
  Anderson/Walker Residence (CN)
  384 N.E. 94 St.
  No response.

- Tyler Residence
  431 N.E. 94 St.

- Shoreland Company - House No. 9 (HN)
  Schneider Residence (CN)
  145 N.E. 95 St.

- Shoreland Company - House No. 1 (HN)
  Nelson Residence (CN)
  107 N.E. 96 St.

- Shoreland Company - House No. 3 (HN)
  Wright Residence (CN)
  262 N.E. 96 St.
  Denied inclusion of property in nomination proposal.

- Riach Residence (HN)
  Riach/Raap Residence (CN)
  284 N.E. 96 St.

- Spears/Harris Residence
  287 N.E. 96 St.

- Shoreland Company - Residence No. 101
  540 N.E. 96 St.

- Shoreland Company - Residence No. 105 (HN)
  Camp Residence (CN)
  577 N.E. 96 St.

- Shoreland Company - House No. 8 (HN)
  Blackwell Residence (CN)
  361 N.E. 97 St.

- Shoreland Company - House No. 18
  273 N.E. 98 St.

- Skillman Residence (HN)
  Davison Residence (CN)
  276 N.E. 98 St.

- Shoreland Company - House No. 405 No response.
  253 N.E. 99 St.

- Shoreland Company - House No. 19 (HN)
  Ethridge Residence (CN)
  310 N.E. 99 St.

- Sydow Residence
  389 N.E. 99 St.

- Nye Residence (HN)
  Weise Residence (CN)
  121 N.E. 100 St.

- Dykes Residence
  553 N.E. 101 St.

- Needham Residence (HN)
  Noel Residence (CN)
  561 N.E. 101 St.

- Ashworth/Gordon Residence (HN)
  Parrott Residence (CN)
  1291 N.E. 102 St.

- Shoreland Company - Model Home
  10108 N.E. 1 Ave.

changed name in July, 1924) 1 was organized in January, 1924 by Hugh M. Anderson and Roy C. Wright. 2 These men had been active in South Florida real estate for some years. Prior to this association, they had been partners in an impressive undertaking, the purchase of parcels along West Flagler Street, from the Miami River to 12th Avenue. After these acquisitions, Anderson and Wright proceeded to donate to the City of Miami 20 feet of land on both sides of West Flagler in order that the street be widened. The resale of this property after its widening, along one of Miami's main thoroughfares, just west of the heart of the city, had made Anderson and Wright wealthy.

In addition, Hugh M. Anderson, together with four other partners (Josiah F. Chaille, F.C.B. Le Gro, Marshall Price, and Col. Frank B. Shutts) in the Biscayne Bay Improvement Company, had been successful in the development of Venetian Islands and Causeway. The Venetian Islands development emerged from Biscayne Bay as a result of bulkheading, dredging and filling. The islands, named Rivo Alto, Di Lido, San Marino and San Marco, formed a chain across Biscayne Bay. Original access to the islands was via the wooden Collins Bridge, which was subsequently replaced by a causeway. The islands, surrounded by waterways and given Italian names, were inspired by the city of Venice. The proposed architectural style of the residences to be built on the Venetian Islands was envisioned by their developers to be Italian influenced. By the end of 1923, the Venetian Islands project was well in progress and was considered quite an achievement. 3

As a result of their previous fortuitous ventures, by late 1923, Anderson and Wright were prepared to launch a new development. Their first task was assembling and purchasing a large amount of acreage on which they could carry out their plans. Anderson and Wright decided that their new project would be similar to that of Venetian Islands - residences of Italian inspired architecture within a landscape associated with water.

Anderson and Wright found the type of real estate they had in mind alongside the northern portion of Biscayne Bay. By the end of 1924, Anderson and Wright, through the Shoreland Company, had put together 2,800 acres of land for the development of what was dubbed "America's Mediterranean." 4

The Shoreland Company (originally Shore Land Development Company, changed name in July, 1924) 1 was organized in January, 1924 by Hugh M. Anderson and Roy C. Wright. 2 These men had been active in South Florida real estate for some years. Prior to this association, they had been partners in an impressive undertaking, the purchase of parcels along West Flagler Street, from the Miami River to 12th Avenue. After these acquisitions, Anderson and Wright proceeded to donate to the City of Miami 20 feet of land on both sides of West Flagler in order that the street be widened. The resale of this property after its widening, along one of Miami's main thoroughfares, just west of the heart of the city, had made Anderson and Wright wealthy.

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These 2,800 acres approximately extended eastward, from Arch Creek (present-day N.E. 135th St.) to the north, 87th Street to the south, N.W. 4th Avenue to the west, and Biscayne Bay to the east. This included two islands in Biscayne Bay (today's Bay Harbor Islands and Indian Creek Village) which totalled 600 acres. The mainland acreage was roughly comprised of three separate tracts as follows: the northernmost portion, known as Arch Creek, consisted of approximately 900 acres; the southernmost portion, known as Bay View Estates, contained 1,000 acres; and, the southeastern section, known as the Gordon Tract, was comprised of 100 acres. In addition, about 200 acres of smaller, scattered tracts located within the general area were purchased. 5 This report is primarily concerned with the Bay View Estates section and the Gordon Tract portion of the Shoreland Company's acreage. These two areas were to form the core of today's Miami Shores Village.

Bay View Estates was purchased by the Shoreland Company in October, 1924, from L.T. Cooper. In 1922, Cooper, who had amassed his wealth from a patent medicine by the name of Tanlac, had purchased property for development in the area north of N.E. 87th Street. This land had previously been used as a pineapple plantation and tropical grove owned by T.V. Moore, who was known as the "Pineapple King" of South Florida.

Cooper divided his holdings into two separate areas. Approximately 300 acres, immediately to the north of 87th Street along W. Dixie Highway (today's N.E. 2nd Ave.) was named El Portal. The approximately 1,000 acres north of this and extending to the bay was named Bay View Estates. Cooper first undertook the development of El Portal. In 1924, when Shoreland Company purchased the acreage in Bay View Estates, only preliminary improvements had been started, principally land clearing, the laying of a few streets and sidewalks, some landscaping and some bulkheading along the bayfront.

The Gordon Tract, owned by Major Hugh H. Gordon was purchased after Bay View Estates. Major Gordon was the son of General John B. Gordon, a Confederate hero who had served one term as Governor of Georgia and two terms as a U.S. Senator. The Gordon family had moved to Florida in 1901 and had purchased this property on

which they planted an orange grove and some acres of tomatoes. Although the Gordon Tract contained only about 100 acres, it was its location that was desirable to the Shoreland Company. It lay contiguous to the bay at about 97th Street. Other than the Gordon home, no improvements had been made within this area. 6

At the time these land purchases were completed, the Shoreland Company was already a well-run and organized entity. Anderson and Wright had brought together a talented, efficient and hard-working group of men and women to plan, market and undertake every aspect of their newest development project. The Board of Directors was made up of Hugh M. Anderson, President; Vernon C. Seaver, First Vice-President; Roy C. Wright, Second Vice-President; and, J.B. Jeffries, Secretary and Treasurer. 7 The Shoreland Company staff included the following personnel: Ellen S. Harris, Vice President; J.A. Riach, Publicity Director and Assistant Sales Manager; Larry Ryan and William J. Drumplemann, Assistants to Mr. Jeffries; Charles F. Cushman, Assistant to Mr. Riach; John W. Livingston, Publicity Staff; Crawford Parker, Assistant to Mr. Livingston; Frank K. Ashworth, Engineer; H.C. Nelson, Director of Operations; Major O.L. White, in charge of landscape work; Floyd L. Knight, General Counsel; J.M. Markley, Supervisor of Construction; Miss Pratt Spears, Assistant Secretary and Treasurer; Mrs. Martha C. Robinson, Head of Contract Department; Nell Leddy, Head of Resale Department; and Martha F. Mulligan, Head of Stenographic Department. 8 In addition, the Shoreland Company had a staff of 75 salesmen which included A.L. Snell, Hamilton Michelsen, D.S. Zachary, James F. Hardwick, Clyde Rogers and Roger Nordelle. A large labor force was also employed by the company throughout its operation. 9 Many of these names will appear as owners of the 25 residences that compose the Miami Shores Thematic Group Nomination. (See Individual Site Inventory Forms.)

In December, 1924, after having occupied two different temporary facilities, the Shoreland Company opened permanent headquarters at 125 East Flagler Street. The company razed the building which was standing at this site and erected an elegant structure of Italian style architecture which embodied the plans for their development project. The Shoreland Company Building was located in the midst of the real estate offices for three other major boom time developments - Boca Raton, Hollywood-by-the-Sea and Coral Gables. 10

Ellen S. Harris is credited with the naming of the Shoreland Company's development project. She suggested the name Miami Shores from a popular waltz of the time called "On Miami Shore." The name was agreed upon since it conjured up the waterfront image with which the project was identified. 11

The master development plan for Greater Miami Shores included approximately 9,000 building sites, 5 2/3 miles of bay frontage, 4 miles of inland waterways and 10 miles of main roadways. The plans called for the building of a new causeway to Miami Beach, the construction of two golf courses, a forty acre park and other green areas, to serve a residential community which was planned to include business districts, hotels, a school and churches.

The Bay View Estates/Gordon Tract portion of the Greater Miami Shores development project encompassed the area that was first developed, marketed and sold by the Shoreland Company. This area was meticulously planned. It included 4,000 building sites, over a mile of bay frontage, a lake (present-day Mirror Lake), several thoroughfares including Federal Highway (present-day U.S. 1), West Dixie Highway (present-day N.E. 2nd Avenue), North Miami Avenue, Shoreland Boulevard (present-day 96th Street) and Grand Concourse; and, a Florida East Coast Railroad right-of-way. Amenities such as sidewalks, street lighting, and electric lines and water mains were also planned. Sewage disposal was to be provided by septic tanks. A landscaping program was also put into effect. Most of the work was to be accomplished by the Shoreland Company with its own equipment and work force. Even a nursery, which was to provide plants for the development's landscaping program, was established on 70 acres of land. 12

The Shoreland Company stipulated that the homes that were to be built in this area were to be designed in the Mediterranean Revival style in keeping with the community's theme of "America's Mediterranean." Building plans were to be approved by the Shoreland Company in order for the community to remain attractive and cohesive. To further emphasize the Mediterranean theme, several streets were given Italian names such as Ancona Avenue (present-day Park Drive), Via Julia (present-day N.E. 5th Ave. Rd.), and Via Laticlave (present-day N.E. 4th Ave. Rd.). 13

At its very inception, the Shoreland Company engaged in a grand publicity drive in preparation for the sale of this first section of Miami Shores. In particular, newspaper advertising was employed in order to promote the development. Full page ads were placed in Miami's leading newspapers emphasizing the community's attributes including its convenient location, its beauty - both natural and man-made, its appealing Mediterranean theme and its many amenities. 14

The Shoreland Company also undertook other methods of publicizing the development. At its main headquarters in downtown Miami, the company offered free concerts conducted by George L. Jackson. The concerts, which became very popular, always commenced and closed with the development's theme song, "On Miami Shore." These concerts were eventually broadcast over the radio, thus reaching an even greater audience.

The Shoreland Company acquired a fleet of buses, a fleet of Cadillac limousines and a yacht to provide transportation to Miami Shores in order that prospective customers view the work in progress. This too, proved to be an excellent way of promoting the development.

During the 1925-1926 winter season, the Shoreland Company sponsored a baseball team. George Sisler, manager and first baseman of the St. Louis Browns, agreed to serve as manager. Another successful publicity stunt for Miami Shores was attained in this manner. 15

The most extravagant publicity scheme of the Shoreland Company was "Fountania," a musical pageant produced by Arthur Voegtlin. Voegtlin, a renowned showman, had previously been associated with the Hippodrome in New York. His creation, "Fountania," was a historical account of the history of Florida from Ponce de Leon's landing in 1513 and his search for the Fountain of Youth, up to 1926. It was presented as a musical with opulent scenery and costumes.

"Fountania" was performed at "Pueblo Feliz" (Happy Town), a replica of a Spanish village, constructed by the Shoreland Company in 1926, at N.E. 125th Street and East Dixie Highway.

Pueblo Feliz was confined within a high wall and consisted of an open-air nightclub named "Cabaret de la Luna" (Moon Cabaret), a 1,500 seat auditorium named "Teatro de Alegria" (Theatre of Mirth), and quaint shops nestled along winding streets. Pueblo Feliz was considered an architectural gem, and "Fountania," a theatrical success. 16

December 4, 1924, was a historic day for the Shoreland Company. On this date, lots in the Bay View Estates/Gordon Tract sections were put up for sale. By the end of the day, a Florida real estate sales record had been set with the sale of $2,509,170 in lots. By the end of June, 1925, all lots in this section had been sold and resales amounted to $5,000,000. All of the Shoreland Company's planning and publicity efforts had handsomely paid off. 17

The company continued to be equally successful with the sale of the Arch Creek section of Greater Miami Shores. On September 3, 1925, the first group of lots for sale in this section were offered and sold within a couple of hours. Another sales record was set by the Shoreland Company, with orders amounting to $33,734,350. In fact, the company received an oversubscription of $11,319,650, since the lots that were put up for sale were valued at $22,414,700. 18

In early 1925, residential construction in Miami Shores was begun. From newspaper accounts of the period it is known that between thirty to fifty homes were under construction by midyear. 19 Several Shoreland Company officers and personnel, as well as prominent citizens had their homes built in Miami Shores (See Individual Site Designation Forms). For the most part, the homes were large, well-built, two-story, lavish residences and as required by the developers, in the Mediterranean Revival style.

The architectural firm of Kiehnel and Elliott which specialized in designing in the Mediterranean Revival style designed many of the homes for the Shoreland Company. In addition, as noted in a 1925 newspaper advertisement, the following celebrated architects were commissioned for work by the company: Anthony de Haven Zink, A.W. Coote, Walter De Garmo, George A. Varney, Robertson and

Patterson, Johnson and Sigloch, Collins and Sheffield, Marion Manley, Robert Law Weed and Sajo, Wank and Bernz. 20

The principal company in charge of construction was the Markley Construction Company. This company, headed by J.M. Markley, has been attributed with the construction of the majority of the homes in the Shoreland Company development. Another building contractor known to have been active in the area was the firm of Godard & Sydow. 21 The firm's most outstanding achievement in Miami Shores was the construction of a fourteen-unit, Venetian style apartment building known as the Grand Concourse Apartments. This structure was listed on the National Register in 1985. 22

Concurrently with residential construction, the construction of commercial buildings in Miami Shores was under way. Primarily, commercial construction was concentrated along West Dixie Highway, the community's downtown. J.K. Dorn, a South Florida pioneer, erected a one-story commercial building at the southeast corner of Shoreland Boulevard and West Dixie Highway. This building still stands, although virtually unrecognizable due to its many alterations over the years. The Dorn building housed a branch office of the Shoreland Company for some time. Another commercial building arose at the northwest corner of this same intersection and still another at the southeast corner of West Dixie Highway and 97th Street.

A large commercial structure was constructed on the west side of the F.E.C. tracks on the south side of Shoreland Boulevard for the Miami Shores Lumber and Supply Company. This building is no longer standing.

In a triangular shaped island where Grand Concourse intersects West Dixie Highway, a Mediterranean Revival style service station was erected. The Verona Service Station still stands, converted to residential use.

Another significant non-residential structure built by the Shoreland Company was a Mediterranean Revival pump house situated on a large triangular parcel at the intersection of 99th Street and N.E. 4th Avenue. This two-story public service building included a garage for a fire truck and a waterworks facility on

the ground floor, and housing for personnel on the second story.23 In 1933, the building began to be used by members of the Miami Shores Community Church, who eventually enlarged the facility virtually surrounding it. 24

By 1926, Miami Shores was well on its way to becoming a vibrant and successful, self-contained community. It is reported that by the beginning of the year about fifty homes were already completed, another fifty were under construction, and an additional one hundred were being planned.25 The commercial building program was well in progress, sidewalks and roadways continued to be laid out and landscape work was also advancing. Sales and resales of property continued at a brisk pace.

Furthermore, the Shoreland Company announced other large scale construction projects for Greater Miami Shores. These included plans for several hotels, apartment buildings, a railroad station and beautifying features such as plazas, parks and a cascade entranceway. The only one of these projects to have gotten under way was a seven-story hotel located on the east side of West Dixie Highway, extending across N.E. 91 St. to N.E. 92 Street. The hotel was designed by Kiehnel and Elliot in the Mediterranean Revival style and was to be constructed by the Markley Construction Company. By September, 1926, approximately two stories of the hotel had been finished, but the hotel was never completed. In the 1930's what had been constructed was razed.26

The devastating hurricane of September, 1926, brought the Shoreland Company's plans to an end. In addition, several other factors contributed to the company's eventual demise. The company first suffered a setback in the summer of 1925, when the Florida East Coast Railroad declared an embargo on the shipment of building supplies. The embargo was imposed as a result of increased demand on the railroad due to the tremendous influx of people to South Florida during this boom period. The railroad was forced to limit freight to include only the most neccessary goods. 27 Immediately, the Shoreland Company resorted to shipment by sea and were thus able to overcome this obstacle. However, in January, 1926, a ship by the name of Prinz Valdemar capsized at the entrance to Miami harbor, further complicating a difficult situation. 28

A national financial malaise, and in particular, a slowdown in the South Florida real estate market, affected the vitality of the Shoreland Company, as well. 29 Furthermore, "over-investment" by the company's principals has also been cited as a cause of the company's collapse. 30 Without foreseeing an end to the boom, Anderson, Wright et. al. continued to initiate new, large-scale projects. These included the purchase of property along East Flagler Street for commercial development; two residential developments - Venetian Isles (present-day Indian Creek Island) and Miami Plaza (present-day Bay Point); and the construction of a major thoroughfare, Biscayne Boulevard, that would run from downtown Miami, northward to connect with the existing Federal Highway (U.S. 1) at N.E. 55 Street. 31 Despite obtaining new funding sources through such wealthy notables - Lester F. Alexander, Henry Phipps, J.C. Penney and Ralph Gwinn - 32 the Anderson-Wright team was unable to complete any of these projects. The Shoreland Company declared bankruptcy on July 22, 1927. 33

In 1928, Bessemer Properties, a Phipps corporation, took over the Shoreland Company's holdings. Roy H. Hawkins, who managed the Phipps interests, proceeded with the Shoreland Company's project, although at a much reduced scale and pace. Under his leadership, on January 2, 1932, Miami Shores Village was incorporated. 34

Miami Shores Village was comprised of approximately 1,500 acres, composed of the first areas undertaken for development by the Shoreland Company - Bay View Estates and the Gordon Tract. Acreage to the north had been divested and incorporated as part of other municipalities. 35

In the ensuing years, Miami Shores grew slowly, yet emerged as the type of community the Shoreland Company had envisioned. Miami Shores Village retains many of its original characteristics - situated at a still desirable location serviced by major thoroughfares; tree-lined streets and wide roadways; a downtown area; and well-maintained homes provided with efficient services and a variety of community activities.

Over the years, a variety of architectural styles have been used in the construction of homes, apartment buildings and commercial structures, in response to several developmental periods. The community's Mediterranean Revival style residences recall its grandiose beginnings as "America's Mediterranean." Their presence enhances the community's beauty, value and over-all reputation. Miami Shores Village remains one of Dade County's most desirable suburbs.

Footnotes - Miami Shores Thematic Group Nomination - Page 14

1 Shoreland Company Resolution for Name Change, (Tallahassee, FL.), July 19, 1924.

2 Shoreland Company Corporation Application No. 13132, (Tallahassee, FL.), January 21, 1924

3 Manuscript, Spears/Harris Papers, (Miami Shores, FL.), 198-, p. 2-2.

4 Miami Daily News, July 26, 1925, Advertisement.

5 Manuscript, op.cit., p. 3-6 - 3-8.

6 Thelma Peters, Biscayne Country: 1870-1926, (Miami, FL.: Banyan Books, 1976), p. 135.

7 Corporation Application, op.cit., January 21, 1924.

8 The Miami Herald, September 6, 1925.

9 Manuscript, op.cit., p. 12-3.

10 Ibid., p. 3-4.

11 Ibid., p. 3-8.

12 Ibid., p. 5-5.

13 Plat Books, (Dade County, FL.), 10-36 - 10-39; 10-47; 10-70; 14-33; 15-14; 31-41.

14 Miscellaneous Newspaper Advertisements, Display, Brockway Memorial Library, (Miami Shores, FL.).

15 Manuscript, op.cit., p. 7-16.

16 The Herald, (Miami), January 17, 1926.

17 Frank Bowman Sessa, Real Estate Expansion and Boom in Miami and Its Environs (Pittsburgh, PA.: Doctoral Paper, 1950), p. 165.

Footnotes - Miami Shores Thematic Group Nomination - Page 15

18 Sessa, Ibid., p. 167.

19 Display, op.cit., Brockway Memorial Library.

20 Miami Daily News and Metropolis, December 4, 1925, Advertisement.

21 Manuscript, op.cit., p. 10-9.

22 National Register Nomination Form, Grand Concourse Apartments, (Miami Shores, FL.), 1985.

23 Site Inventory Form, (Miami Shores, FL.), 1985.

24 Gladys Beckwith Tyler, This Too, Can Happen In Miami (Coral Gables, FL.: Parker Publishing, 1956), p. 21-27.

25 Manuscript, op.cit., p. 10-9.

26 Ibid., p. 10-16.

27 Emrys C. Harris, The Florida Land Boom of the Twenties: Its Rise and Fall, (Cambridge, MA.: Thesis, 1940), p. 56.

28 Manuscript, op.cit., p. 17-3.

29 Harris, op.cit., p. 69.

30 Ibid., p. 71.

31 Manuscript, op.cit., p. 14-9.

32 Ibid., p. 17-7.

33 Shoreland Company Bankruptcy Order, (Miami Shores, FL.), July 22, 1927.

34 Miami Shores Historical Committee, 50th Anniversary Publication 1932-1982, (Miami Shores, FL.: 1982), Chapter IX

35 Manuscript, op.cit., p. 15-1.

9 BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

See Individual Site Inventory Forms

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE EASTING NORTHING

Township	Range	Section

LOCATION SKETCH OR MAP N

See Attached and Individual Site Inventory Forms

VERBAL BOUNDARY DESCRIPTION

See Individual Site Inventory Forms

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and

DATE

November, 1987

ORGANIZATION

Miami Shores Historic Preservation Board

TELEPHONE

758-8000

STREET & NUMBER

10050 N.E. 2nd Avenue

CITY OR TOWN

Miami Shores

STATE

Florida

ZIP CODE

33138

Section 9 - Bibliographical References

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Section 9 - Bibliographical References - Page 2

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Shoreland Company Corporation Application No. 13132, January 21, 1924. Division of Corporations, Tallahassee, FL.

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Shoreland Company Resolution for Name Change, July 19, 1924. Division of Corporations, Tallahassee, FL.

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Site Inventory Forms. Miami Shores Historic Survey, Miami Shores, FL., 1985.

Spears/Harris Papers. Miami Shores, FL. (Not cataloged.) Include business records, correspondence, newspaper articles, photographs and miscellany about the Shoreland Company.

Tyler, Gladys Beckwith. This, Too, Can Happen In Miami. Coral Gables, FL.: Parker Publishing, 1956.

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NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

VISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 6

AND/OR COMMON
Simmons Residence

2 LOCATION

STREET & NUMBER
257 N.E. 91 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. O.B. Simmons, Jr.

STREET & NUMBER
257 N.E. 91 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

257 NE 91 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XXGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Simmons House is one of the finest examples of Mediterranean Revival architecture in Miami Shores. It is built on an L-shaped plan, two stories, with a low pitched hip roof, covered with clay barrel tiles. The plan has an east wing parallel to the street, and a west wing projecting toward the front of the property. At the intersection of the two wings is a small one story entry mass with a shed roof sloping to the right. The doorway is deeply inset under a carved masonry lintel. The same finely detailed lintel pattern is repeated over all the ground floor openings on the front elevation, including the porte cochere attached to the west elevation.

The projecting left wing has double French doors on the ground floor, separated by a molded pilaster similar in detail to the carved lintel above.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The second story has three sets of double French doors with inset solid arches. The doors open out to a small masonry balcony supported on three carved masonry brackets, with a wrought iron balustrade. The east wing has three bays on the ground floor. The first two bays are double French doors topped by the carved lintel detail. The eastern-most bay is a tripartite opening enclosed by wood louvers, separated by two carved pilasters similar to the one on the west wing. The second story has, from left to right: a small cast masonry grill; followed by three sets of double casement windows centered between the two sets of French doors below; and a triple set of casement windows separated by two carved pilasters, corresponding with the louvered opening below.

The porte cochere has the repeating carved lintel detail in the front opening, and three round arch openings on the west side. The roof over the porte cochere is a low gable with barrel tiles. There is a one story detached garage structure to the rear. The property is landscaped with live oaks in front.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 XXXXXX BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 257 N.E. 91 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is an excellent example of Mediterranean Revival style architecture. Clarence A. Phinney, a salesman for the Shoreland Company, and his wife, Madelyn, are listed as the home's first residents. Presently, the home is primarily associated with the Simmons family.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Simmons Residence is an excellent example of the large, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

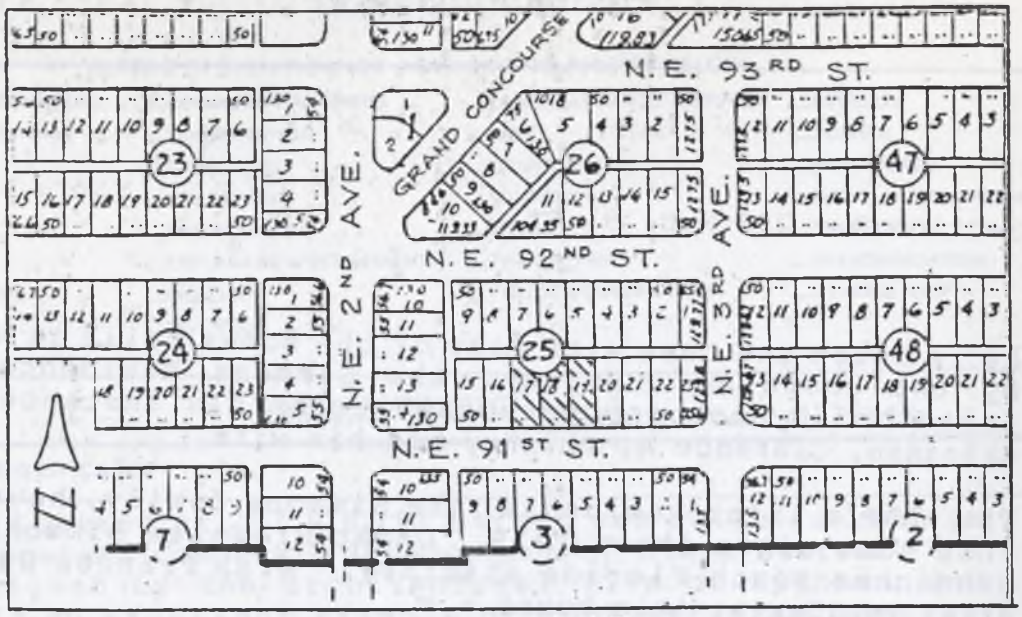
Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

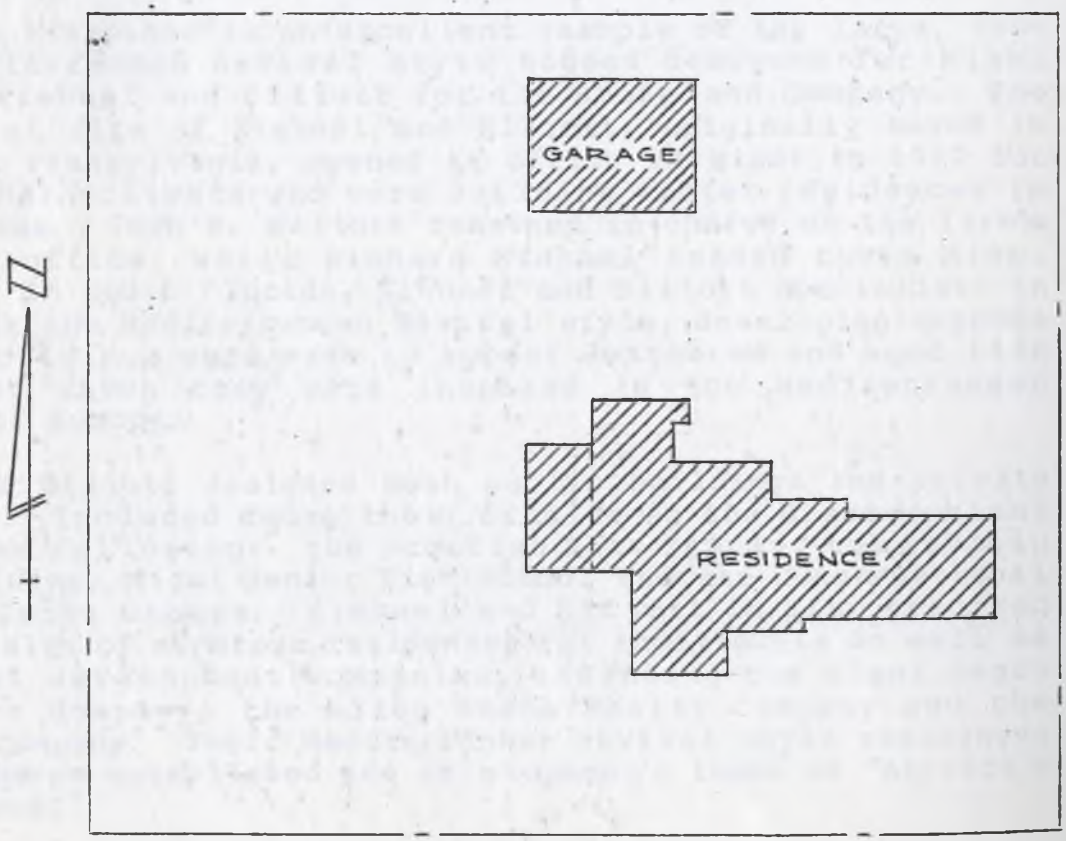
Section 8 - 257 N.E. 91 St.

As is often the case with many of the homes built in Miami Shores by the Shoreland Company, the Simmons Residence was first inhabited by company personnel. In this instance, a company salesman, Clarence A. Phinney and his wife.

The home's later residents, the Simmons family, have resided at this home since about 1939. Oscar Brownlee Simmons, Jr. was a prominent South Florida attorney. Mrs. Frances Davis Simmons still resides at this house.



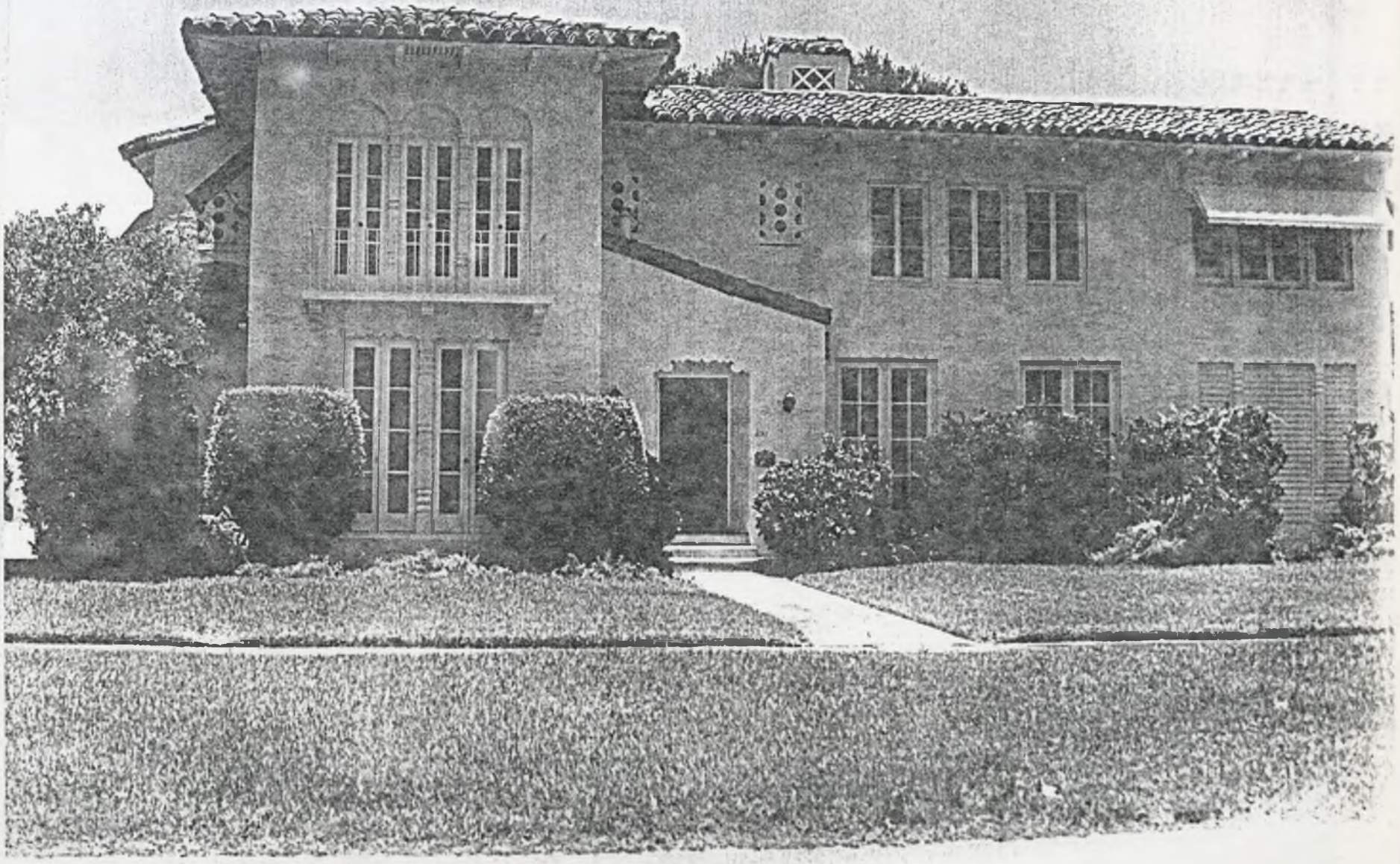
LOCATION MAP
(LOTS 17, 18, & 19, BLOCK 25)



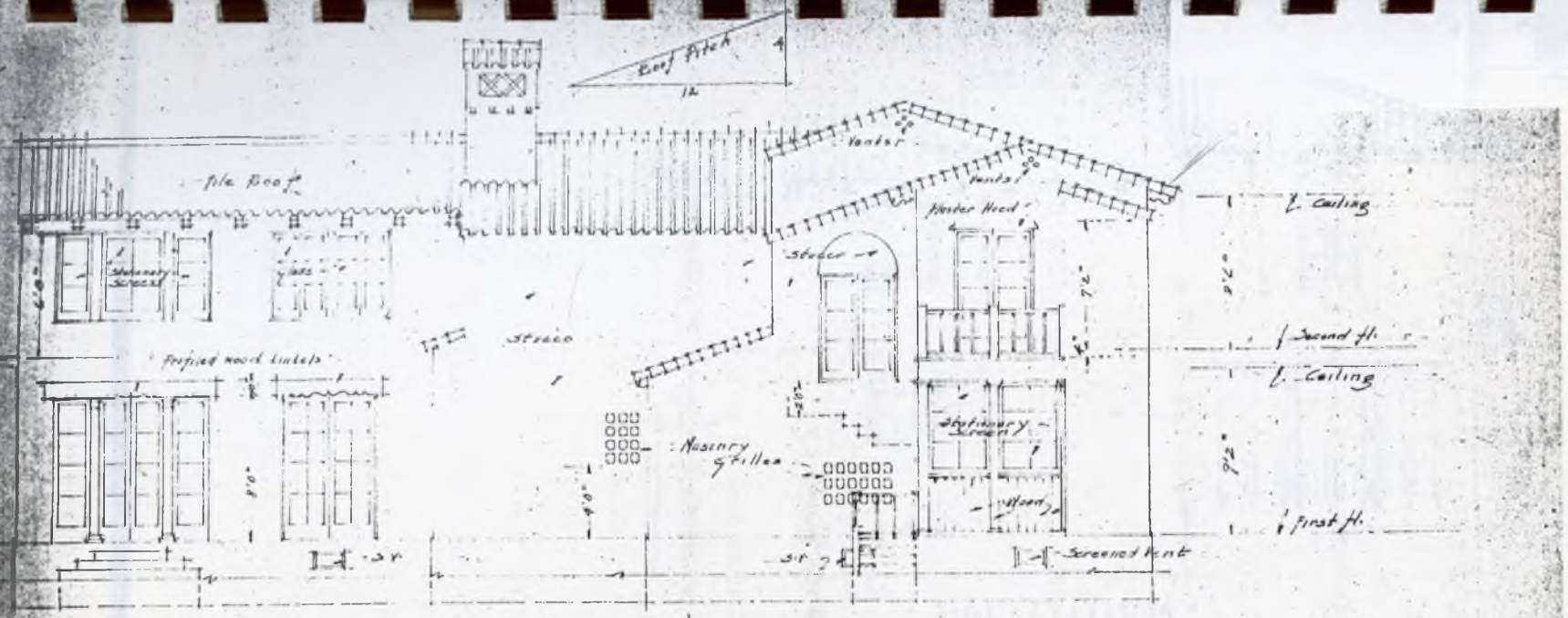
N.E. 91ST ST.

SITE PLAN - 257 N.E. 91ST ST.

SCALE: 1" = 30'



1. Simmons Residence
2. 257 N.E. 91 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 1 of 44



• REAR • ELEVATION •

FRONT & REAR ELEVATIONS

HOUSE NO. 6.

TO BE ERECTED ON LOTS NO. BLOCK SECTION

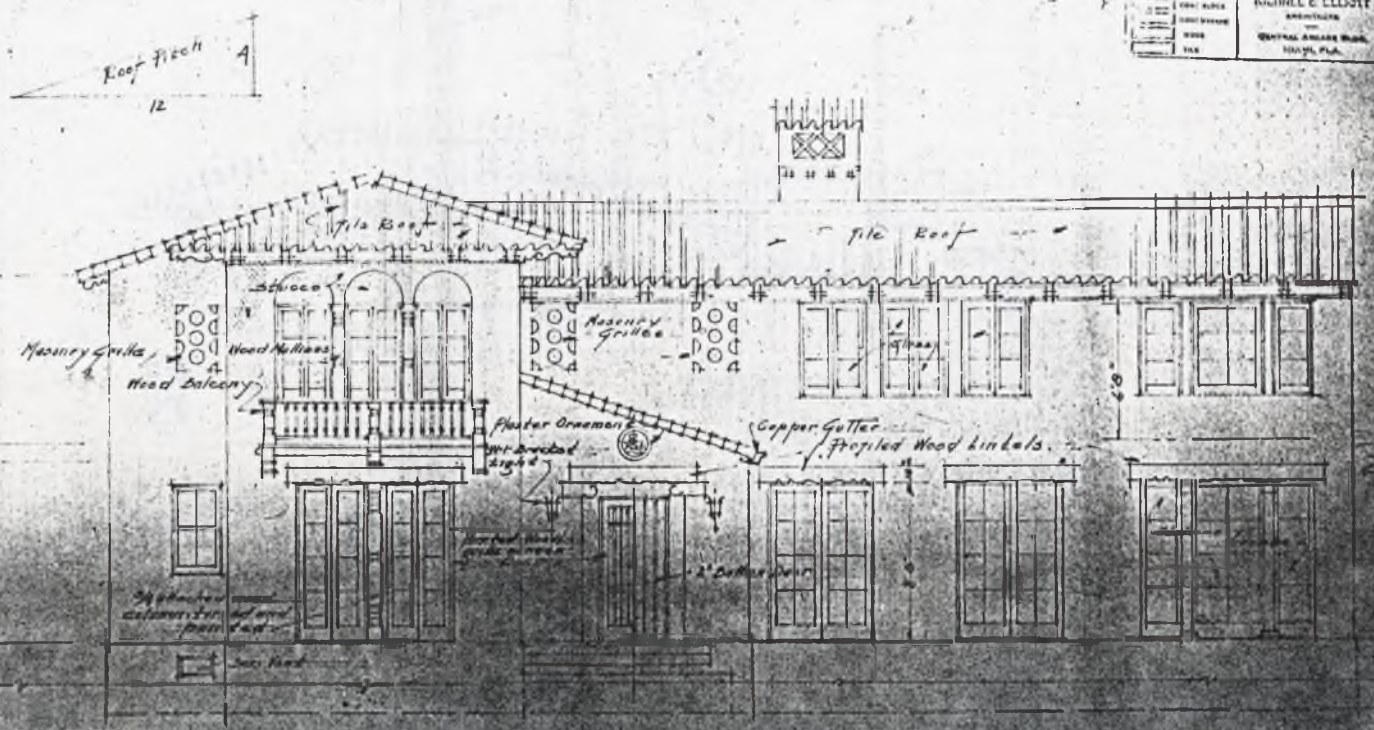
MIAMI SHORES COMPANY

RICHEL & CLUSTE ARCHITECTS

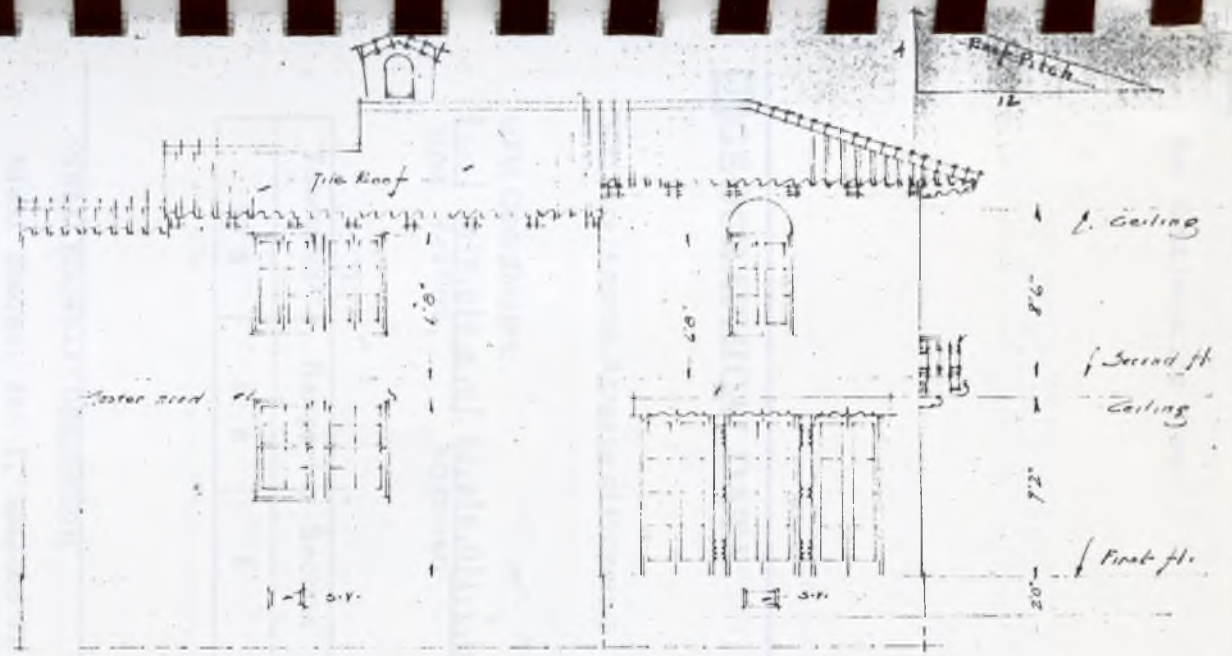
CENTRAL ARCADE BLDG. MIAMI, FLA.

COMM. NO. 605

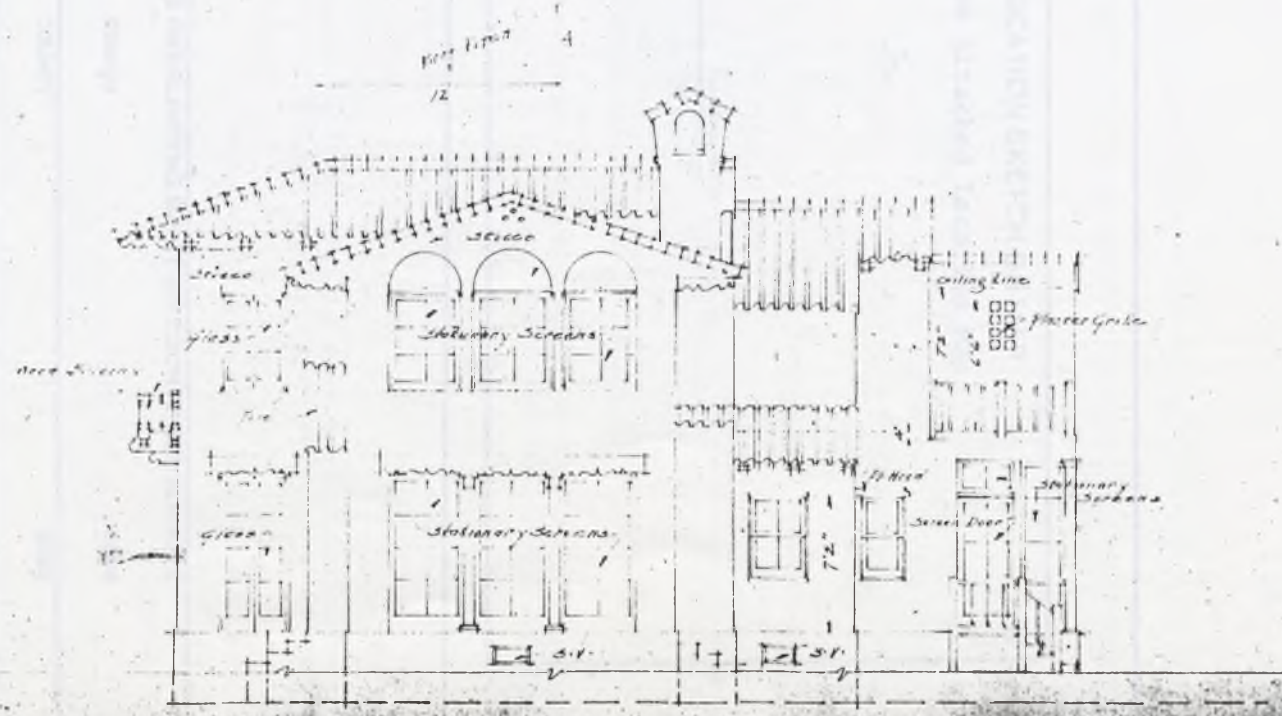
SHEET 4



• FRONT • ELEVATION •



SIDE - ELEVATION



SIDE - ELEVATION

SCALE 1/4"=1'0"

2 SIDE - ELEV.

HOUSE NO. 6

TO BE ERECTED ON LOTS NO. BLOCK

FRANK SHORTS COMPANY

9 BIBLIOGRAPHICAL REFERENCES

257 N.E. 91 St.

See Continuation Sheet

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5,8,0	9,6,0	2,8	6,0	1,1,0
ZONE	EASTING		NORTHING		

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 17 to 19 INC., Block 25

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

OMINATION PROPOSAL · FLORIDA

IONAL REGISTER OF HISTORIC PLACES

ON OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Knight Residence

AND/OR COMMON
Knight Residence

2 LOCATION

STREET & NUMBER
353 N.E. 91 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. & Mrs. Paul E. Howard

STREET & NUMBER
353 N.E. 91 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

353 NE 91 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This house is built in the Mediterranean Revival style, two stories tall, on a modified rectangular plan. The plan consists of three rectangular masses set parallel to each other and perpendicular to the street. The central mass is two stories, with a gable roof covered with flat clay tiles. The gable overhangs have exposed , jigsaw cut wood rafters. On the gable end facing the front is an attic vent, round with four holes, ressembling a shirt button. On the ground floor an arched window with fixed glass and a fanlight transom is preceded by a concrete planter, and surrounded by a bas relief stucco molding. This molding extends up to the second story, where a double French door opens out to a masonry balcony with a wrought iron railing. The balcony is supported

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

on two masonry brackets, and shaded by a canvas awning. There is a chimney attached on the left (west) elevation of this mass.

The mass to the east is one story, with a shed roof covered in the same flat tiles as the rest of the roof. A cast masonry console provides the transition from the central two story mass to the lower roof level to the right. This space is a sun room, open with double casement windows, three across the front, along the east elevation.

The west wing is recessed two bays back from the two other parallel wings. The outer corner is truncated, producing a three sided entry tower effect. Two steps flanked by low walls covered in decorative clay tiles give direct access to the front door. The doorway consists of an arched opening, presently covered by a canvas quarter-sphere awning. A double door of vertical panels with six lights is recessed in surrounds of vertical fluting.

A masonry wall with an arched gate extends from the west elevation to give access to the backyard. There is a detached garage structure to the rear of the property. Alterations and repairs compatible with the original design were made as a result of a 1958 fire. A swimming pool was added in 1955.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
_1900- 1927	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES ca. 1926 BUILDER/ARCHITECT Nieder and Seiler

SUMMARY OF STATEMENT OF SIGNIFICANCE

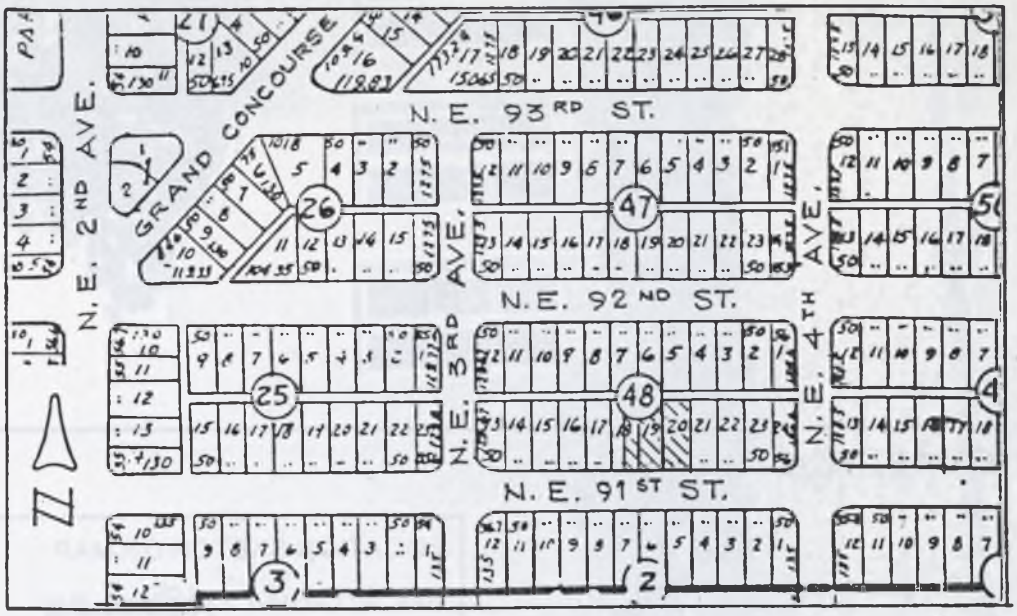
The residence located at 353 N.E. 91 Street, started ca. 1926 as part of the Shoreland Company's development of Miami Shores, underwent some changes in 1928. The house was designed by the architectural firm of Nieder and Seiler. It is a fine example of Mediterranean Revival style architecture. The house was built for Floyd L. Knight, and his wife, Ruth. Knight was a prominent attorney with the firm of Willard and Knight. Mr. Knight served as counsel to the Shoreland Company. Later, the Howard family came to occupy this residence.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Knight/Howard Residence is a large, two-story, Mediterranean Revival style house designed for Miami Shores by the architectural firm of Nieder and Seiler. Charles P. Nieder and E.E. Seiler seemed to have formed a partnership ca. 1926, their offices located in downtown Miami. Several structures, both residential and commercial have been attributed to Nieder, including the Dorn Residence in Coral Gables, the Clinton Hotel in Miami Beach, and several buildings in downtown Miami. Their mastery of the Mediterranean Revival style is evident in the Knight/Howard Residence. Although the Knight/Howard Residence was begun ca. 1926, it underwent "remodelling, additions and repair" 1 in 1928, as indicated by issued permits.

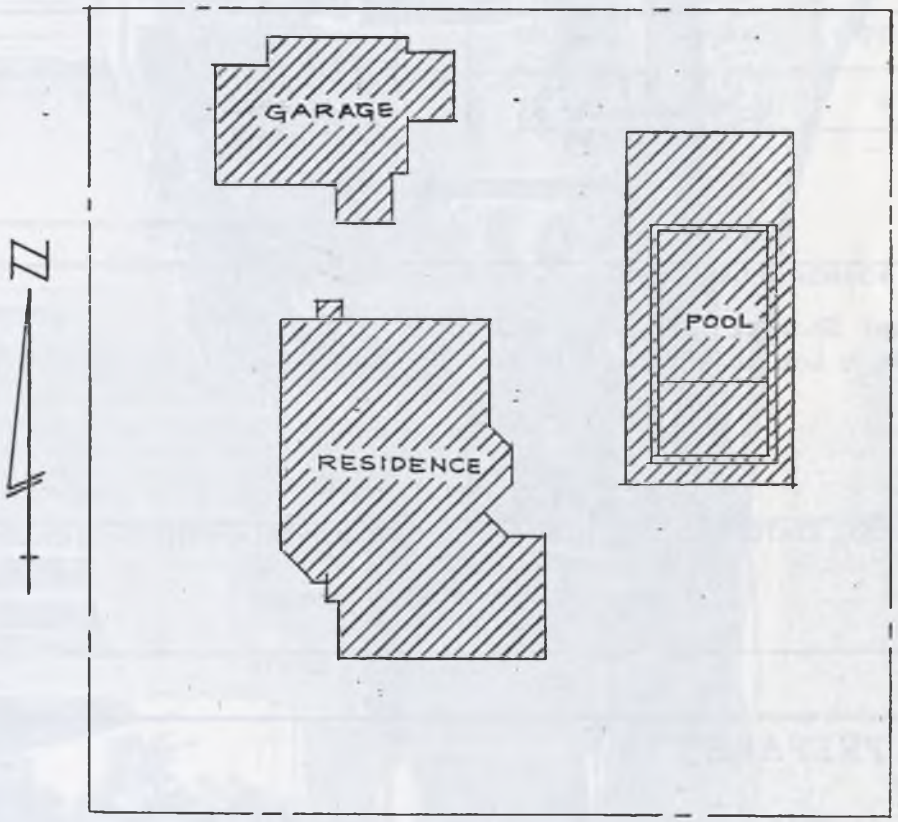
The Knight/Howard residence was first occupied by the Knight family. Mr. Knight, an attorney with the well-known law firm of Willard and Knight, served as General Counsel for the Shoreland Company from the time of its incorporation in 1924. The Howard family has resided here for many years.

1 Building File. Miami Shores, Florida, Building and Zoning Department.



LOCATION MAP

(LOTS E½ 18, 19, & 20, BLOCK 48)



SITE PLAN – 353 N.E. 91ST ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

353 N.E. 91 St.

See Continuation Sheet

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
17	581100	2860120

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
East ½ Lot 18 and Lots 19 and 20, Block 48

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

1. Knight Residence
2. 353 N.E. 91 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 2 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company Residence No. 1035

AND/OR COMMON
O'Connor Residence

2 LOCATION

STREET & NUMBER
357 N.E. 92 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Kevin P. O'Connor

STREET & NUMBER
357 N.E. 92 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

357 NE 92 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

UMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story, L-shaped house built in the Mediterranean Revival style. The L is formed by the tall one story mass of the living room which projects from the front of the main two story mass. The roof is hipped over the main mass, gable over the projecting front wing, all covered in barrel clay tiles. The fron wing has French doors with ornamental wrought iron grills. The second story of the main mass is open with three sets of double French doors. These doors open out to a wooden balcony with a plain vertical slat balustrade. Windows are wood casements.

The main entrance to the house is on the left, or west elevation.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

A panelled wood door gives access to the exposed wood beam ceiling space of the vast living room. On the east or right side, the corner created by the L is a courtyard over which a pergola was built in 1966.

One of the most interesting features of this house is the chimney of soft Pueblo inspired forms. The top portion of the chimney is cylindrical with decorative bands of applied ornamentation.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca. 1926 BUILDER/ARCHITECT Collins and Sheffield

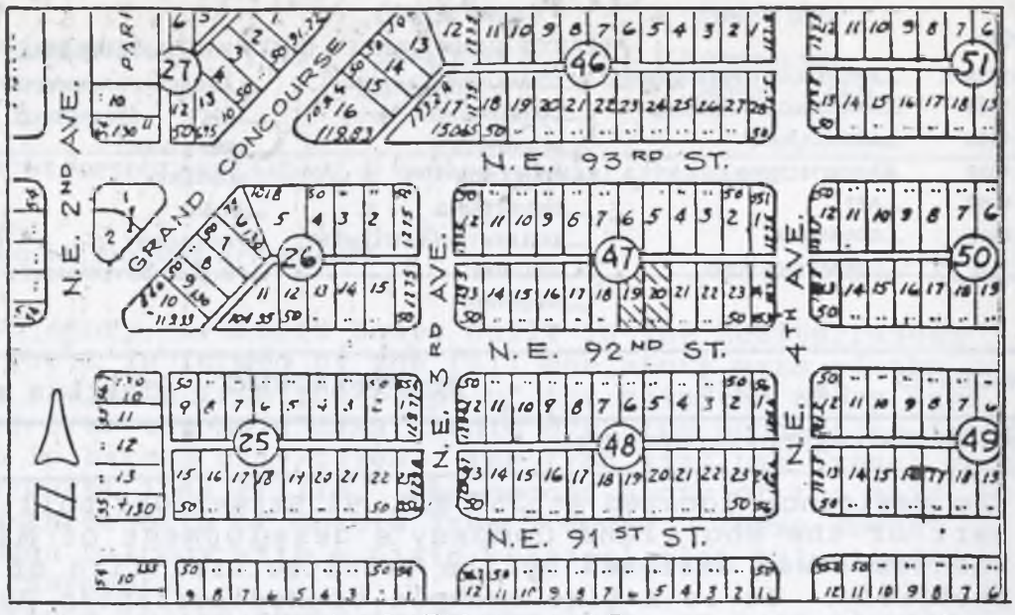
SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 357 N.E. 92 Street was built ca. 1926 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Collins and Sheffield. It is a fine example of Mediterranean Revival style architecture. The home's first residents have not been ascertained. In recent years, the house has been occupied by the O'Connor family. Kevin P. O'Connor, an attorney, served as Mayor of Miami Shores for one term.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

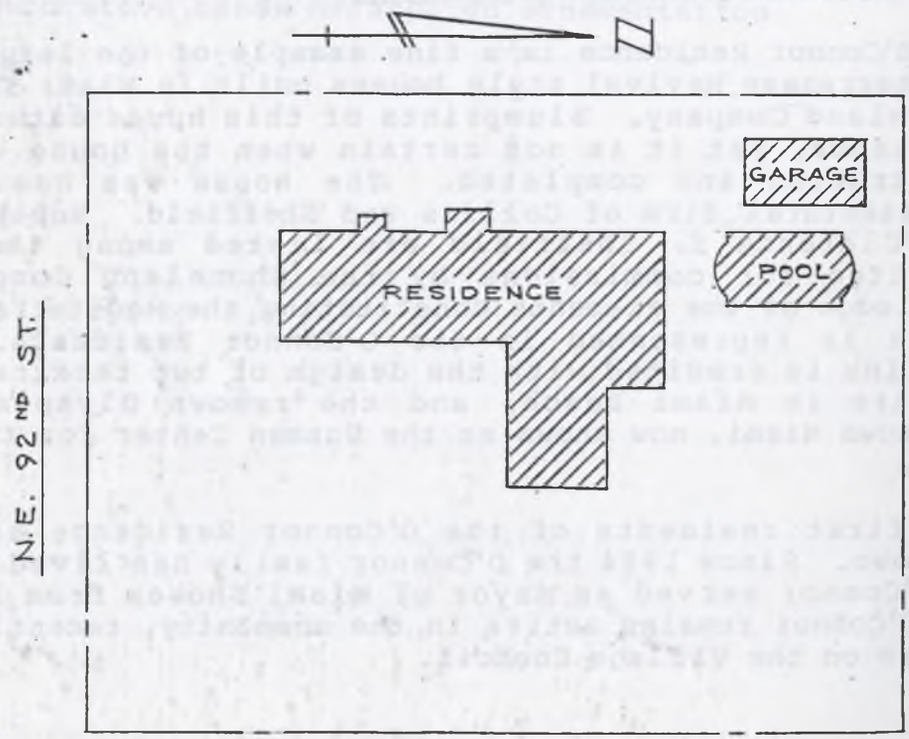
The O'Connor Residence is a fine example of the large, two-story, Mediterranean Revival style houses built in Miami Shores for the Shoreland Company. Blueprints of this house dated 1925 are in existence, yet it is not certain when the house was actually constructed and completed. The house was designed by the architectural firm of Collins and Sheffield. Robert E. Collins and Clarence E. Sheffield are listed among the architects selected for commissions by the Shoreland Company. Their knowledge of the elements constituting the Mediterranean Revival style is represented in the O'Connor Residence. Robert E. Collins is credited with the design of two theatres, the Cameo Theatre in Miami Beach, and the renown Olympia Theatre in downtown Miami, now known as the Gusman Center for the Performing Arts.

The first residents of the O'Connor Residence are presently unknown. Since 1984 the O'Connor family has lived here. Kevin P. O'Connor served as Mayor of Miami Shores from 1983 to 1985. Mr. O'Connor remains active in the community, recently completing a term on the Village Council.



LOCATION MAP

(LOTS 19 & 20, BLOCK 47)



SITE PLAN - 357 N.E. 92ND ST.

SCALE: 1" = 30'

1. O'Connor Residence
2. 357 N.E. 92 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 3 of 44

9 BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

357 N.E. 92 St.

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1 7	5 8 1 1 1 0	2 8 6 0 2 0 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 19 and 20, Block 47

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

ÍOMINATION PROPOSAL · FLORIDA

.TIONAL REGISTER OF HISTORIC PLACES

ION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - Residence No. 526

AND/OR COMMON
Hand Residence

2 LOCATION

STREET & NUMBER
477 N.E. 92 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Myra B. Hand

STREET & NUMBER
477 N.E. 92 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

477 NE 92 ST.

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XXX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This Mediterranean Revival house was built on a rectangular plan, two stories in height. One story wings were added: a carport on the west in 1951; a covered porch on the east in 1956. These two masses, of low pitched shed roofs, give symmetry and substantially extend the dimensions of the front elevation, in a fashion compatible with the original design. The house has gable roofs covered in barrel tiles.

The front entrance is preceded by a three arched portico. The arches rest on fluted columns with Doric inspired capitals. The portico is reached through three simicircular steps. A second story window

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

over the entrance is detailed with a wrought iron balconette. A slightly projecting string course defines the second floor level. Original windows have been replaced with jalousie and fixed glass units. The second story mass was extended toward the east in 1965, in a manner compatible with the original design. A detached garage is located at the rear of the property.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
_1900- 1927	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Godard and Sydow, Inc./ Marion I. Manley

SUMMARY OF STATEMENT OF SIGNIFICANCE

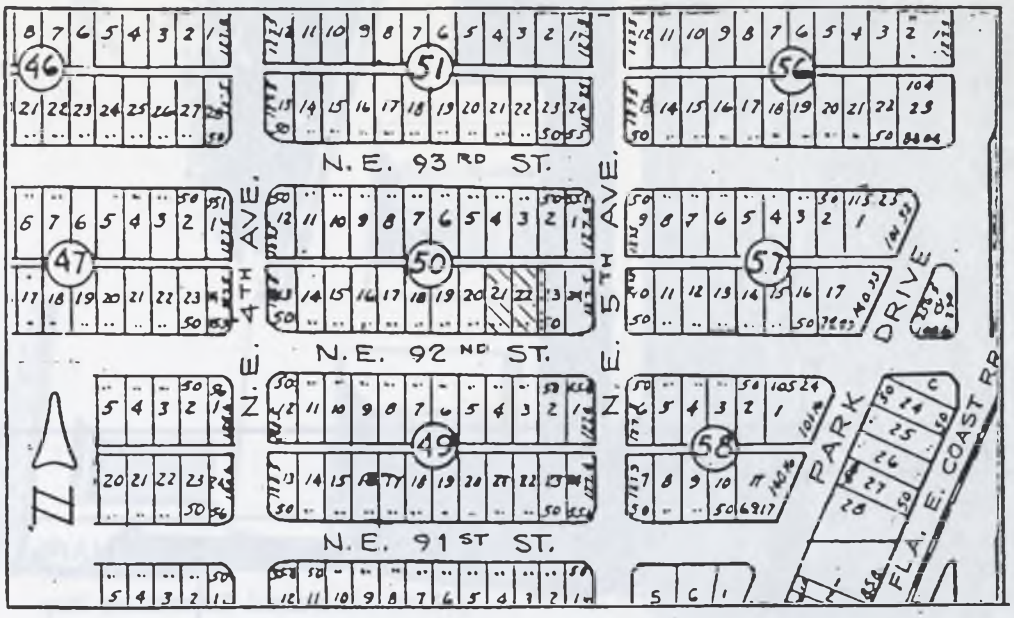
The residence located at 477 N.E. 92 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by Marion I. Manley and constructed by Godard and Sydow Inc. It is a fine example of Mediterranean Revival style architecture. The home's first resident was Penny Quinn. The Hand family has resided in this house for over thirty years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Hand Residence is a fine example of the large, two-story, Mediterranean Revival style houses built in Miami Shores for the Shoreland Company. The house was designed by Marion I. Manley, reportedly the first registered woman architect in Dade County. Marion Manley came to Miami in 1917, after graduating from the University of Illinois. She was first associated with architect Walter C. De Garmo. Manley was active throughout her lifetime in Dade County, both designing structures and participating in the planning of the city. Manley primarily designed residential structures, such as the Mediterranean Revival style Hand Residence. However, one of her major achievements was executing a master plan for the University of Miami and designing some of the campus' dormitories and classrooms, as well as its theatre.

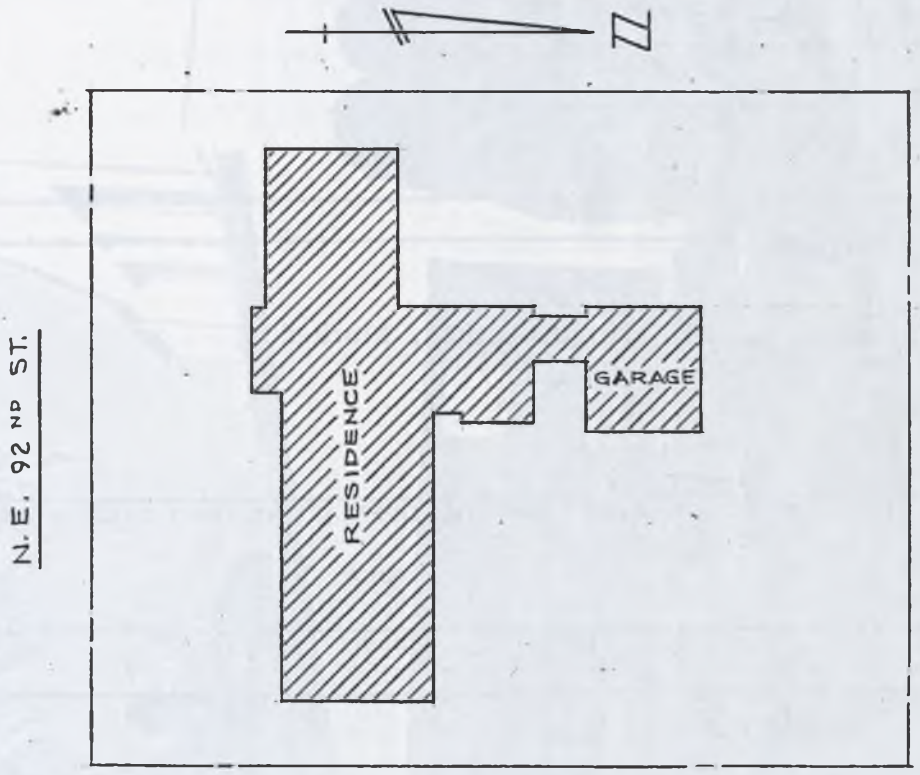
The Hand Residence was constructed by Godard and Sydow, Inc., a construction company that was very active during the developmental period of Miami Shores. Godard and Sydow, Inc. built many of the development's private homes and some apartment buildings. Their most significant construction project was the Grand Concourse Apartments, listed on the National Register in 1985.

The Hand Residence was vacant for a couple of years after its completion. It is believed that the home suffered some hurricane damage in 1926, since a building permit was issued in 1927 for repair work. Its first resident is known to be Penny Quinn, in 1928. The Hand family has occupied this home since about 1955.



LOCATION MAP

(LOTS 21, 22 & W. 15' 23, BLOCK 50)



SITE PLAN - 477 N.E. 92ND ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

477 N.E. 92 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8,1 3,5,0	2,8 6,0 2,1,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 2, PB 10-37
Lots 21 and 22 and W.15 Ft. of Lot 23, Block 50

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

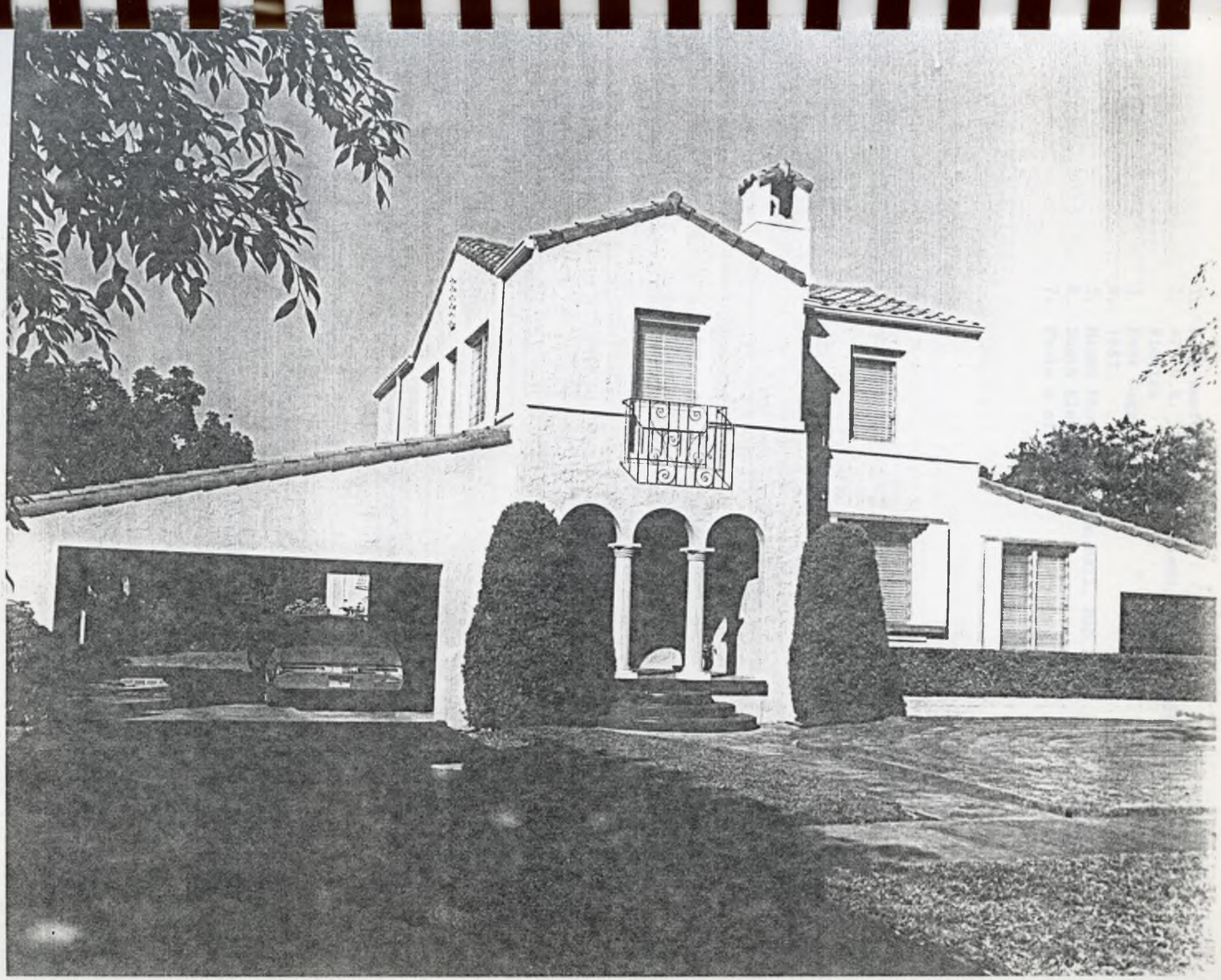
Miami Shores,

STATE

Florida

ZIP CODE

33138



1. Hand Residence
2. 477 N.E. 92 Street, Miami Shores (Dade
   Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 4 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Jeffries Residence

AND/OR COMMON
Jeffries Residence

2 LOCATION

STREET & NUMBER
379 N.E. 94 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Dr. and Mrs. Paul S. Annis

STREET & NUMBER
379 N.E. 94 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

379 NE 94 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Jeffries House is one of the finest examples of Mediterranean Revival architecture in Miami Shores. It is built of concrete block and stucco with clay barrel tile roofs, on an L-shaped plan. The long, east-west wing faces Northeast 94th Street. It is a highly articulated mass, consisting in, from left to right: a two story north-south wing with a gable roof; a two story, hipped roof entry tower of Italianate influence; a recessed deck covered by a canvas awning, preceding a taller, gable roofed mass behind; a projecting one story sun room; and a carport. The house occupies three lots on the corner of NE 94 Street and 4th Avenue.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The front of the west wing has two arched French doors on the ground floor, sepatated by a slender column. Casement windows on the second floor open out to a decorative iron balconette. The attached entry tower is slightly recessed from the front plane of the west wing. Its slow hipped roof overhangs the cornice below. The doorway is recessed within cast masonry sorrounds, topped by a flat entablature. Above, a tall, arched French door opens to another wrought iron balconette. Next the main mass of the east-west wing is preceded by the open deck and the sun room. Three sets of French doors open out to the awning-covered deck with a wrought iron railing across the front. The sun room has a flat roof and a parapet with pierced decorative blocks. Below, large wood casement windows with fanlights are set in three arched openings across the front and are on each side of the projecting mass. The arches are separated by pairs of slender columns. The carport continues the height of the parapet over the sun room beyond the east end of the house. The carport has simple openings with curved corners on three sides, and curved butresses as termination for the east wall.

Around the back, the L forms a courtyard that has been decked over. This area connects the interior of the two wings, the carport and the detached garage. A chimney on the ridge of the east wing gable has multiple openings and a gable roof.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca. 1926-1927 BUILDER/ARCHITECT Unknown

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 379 N.E. 94 Street was started ca. 1926, but was not completed until 1927. The house's architect is unknown. Original blueprints of this house exist, but do not mention the architect's name. The house is one of the finest examples of Mediterranean Revival style architecture in Miami Shores. James B. Jeffries, and his wife, Lillian, were the home's first and long-time residents. Jeffries was Secretary and Treasurer of the Shoreland Company.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Jeffries Residence is typical of the homes built for the officers of the Shoreland Company. It is a large, two-story, opulent house, built in the Mediterranean Revival style. Its architect is unknown. The house was started ca. 1926, but was not finished until 1927.

J.B. Jeffries, in addition to his official titles, was more significantly, general sales manager of the Shoreland Company. Jeffries is credited with assembling the team of salesmen who made the selling of Miami Shores such a huge success. With the assistance of Hamilton Michelsen and Alex Riach, Jeffries created a successful sales staff and sales program in the following manner:

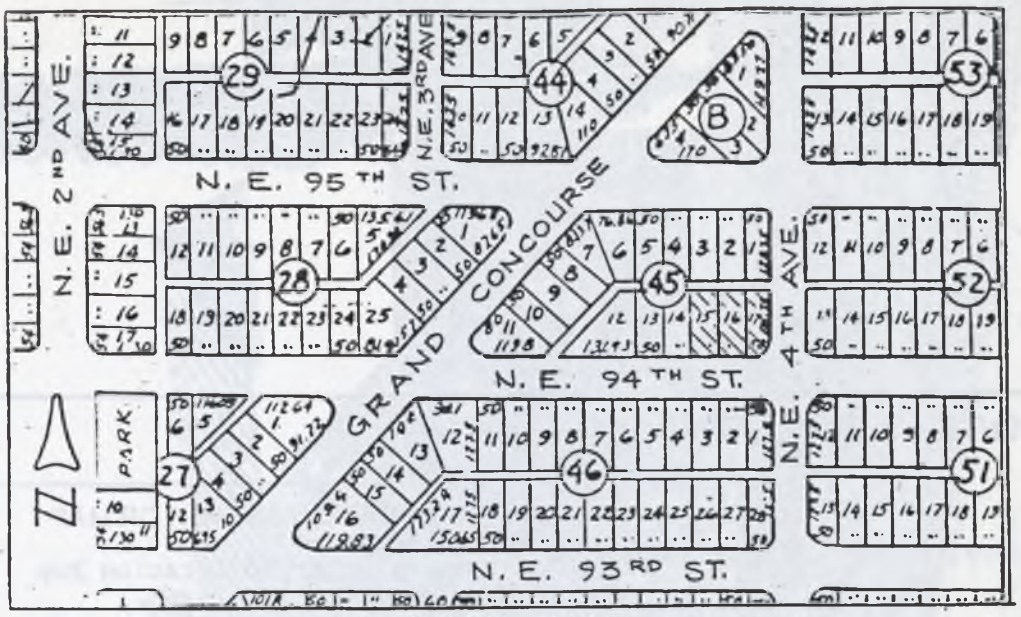
> The summer and early fall months of 1924 were spent by Jeffries and Michelsen in recruiting, organizing and training the new Miami Shores sales force. When word spread of the bold plans of The Shoreland Company more than 600 applications for salesman slots had poured in...It was determined that a maximum number of 75 would be hired...Jeffries and Michelsen were assisted in the procedure by Alex Riach...
>
> When the screening was finally finished they had assembled a sales team of unequalled experience, talent and overall quality. Training classes were set up to indoctrinate the recruits in the plans and objectives of the Greater Miami Shores development and in the sales techniques which would be employed in marketing the company's lots.

CONTINUATION SHEET

Section 8 - 379 N.E. 94 St.

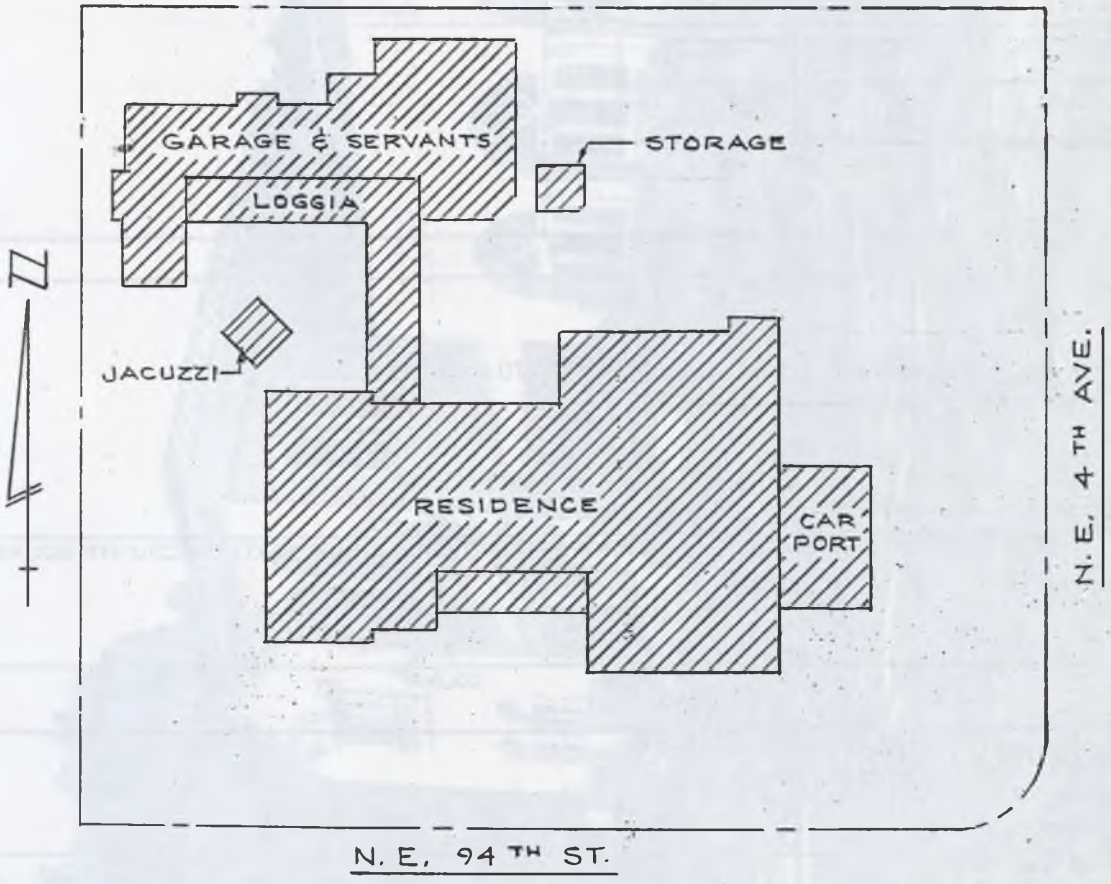
The salesman recruits were pounded with the concept of the high caliber of the Greater Miami Shores project and with the high ethical standards which would be expected of them. The loose sales methods which were beginning to spread throughout South Florida would, under no conditions, be condoned or tolerated by The Shoreland Company. Any infractions would subject the guilty salesman to immediate dismissal! [1]

1 Unknown Author, Untitled/Unpublished Manuscript, Spears/Harris Papers, Miami, Florida, 198-, p. 9-9.



LOCATION MAP

(LOTS 15, 16, & 17, BLOCK 45)



SITE PLAN - 379 N.E. 94TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

379 N.E. 94 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1 7	5 8 1 1 6 0	2 8 6 0 4 2 0

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 15 to 17 Inc., Block 45

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

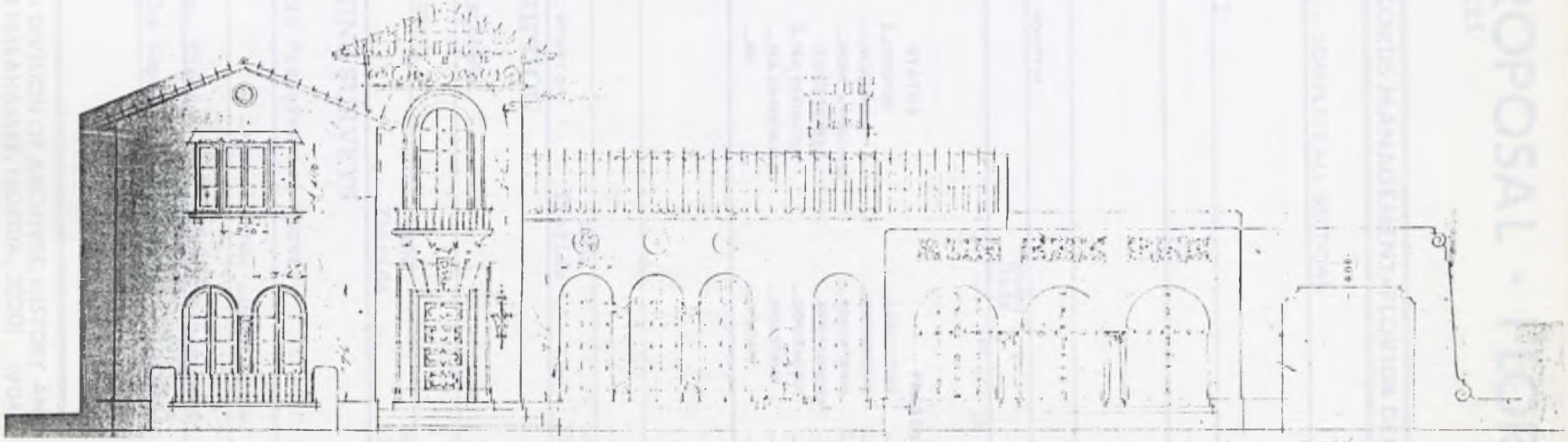
TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

1. Jeffries Residence
2. 379 N.E. 94 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 5 of 44


Front Elevation
Scale 1/8" = 1'

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 12

AND/OR COMMON
Anderson/Walker Residence

2 LOCATION

STREET & NUMBER
384 N.E. 94 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. Robert H. Davis

STREET & NUMBER
384 N.E. 94 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 __FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

384 NE 94 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Anderson House is one of the largest and finsest examples of Mediterranean Revival architecture in Miami Shores. It is a massive, solid-looking structure, built of hollow clay tile and stucco on an irregular plan. The building has been enlarged over time to a conglomeration of masses one, one-and-a-half, and two stories tall with different sloping roof lines, covered with barrel clay tiles.

The main entrance is centrally located on the north elevation, on a two story square tower. The tower has a pyramidal hipped roof of low pitch. The main doorway is a multi-panelled wood door flanked by side lights. It is sheltered in a shallow entry porch under a small

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

shed roof, supported on slender columns. The second floor of the tower has three arched windows separated by slender columns. The columns have a bas relief diamond patterned surface and Ionic capitals. This diamond pattern is repeated on the rest of the second story of the tower, along with other applied bas relief ornamentation.

The rest of the structure is somewhat more subdued. Masses on both sides of the central tower have group windows with small wrought iron balconies on the ground floor. There is an exterior chimney on the left or east elevation. The remainder of the building is relatively plain.

The house has undergone a series of additions and alterations over the years. Some of the more substantial alterations came after a serious fire in 1951. A pool was built in 1957. More recently, most windows were replaced with aluminum awning units.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 384 N.E. 94 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is an outstanding example of Mediterranean Revival style architecture. The house was built for Hugh M. Anderson, President of the Shoreland Company. From about 1940 and into the 1960's, the house was inhabited by the Walker family.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Anderson/Walker Residence is the largest and one of the most lavish Mediterranean Revival style houses built in Miami Shores, designed by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

Section 8 - 384 N.E. 94 St.

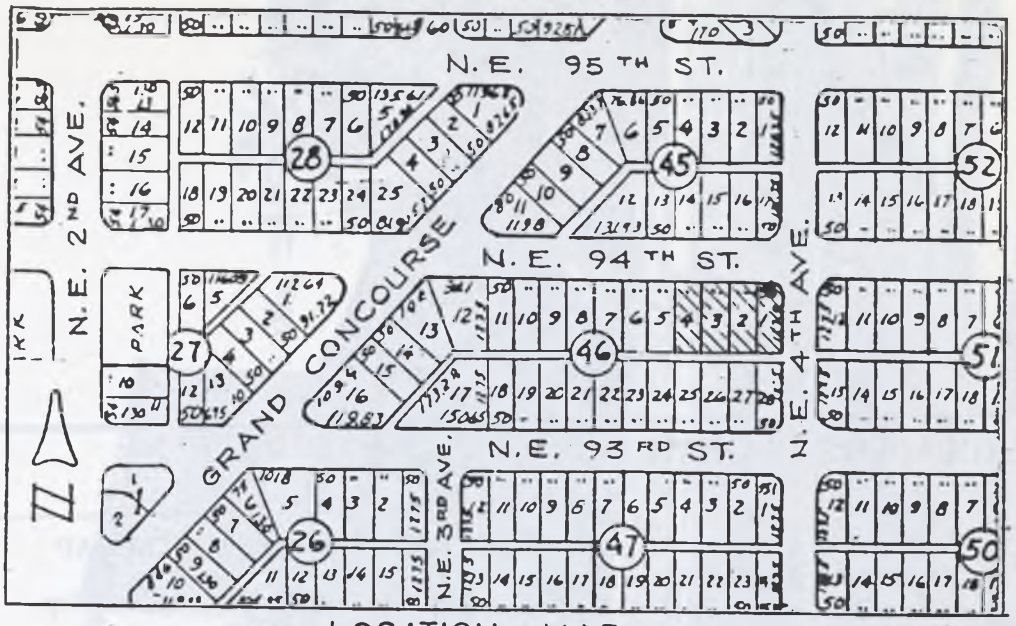
Although the Anderson/Walker Residence was built for Hugh M. Anderson, circumstances prevented him from ever living at this house. However, the house's opulence befits its intended first resident, the President of the Shoreland Company. Originally from Tennessee, Hugh M. Anderson arrived in Miami in 1910 at the age of 29, and began to sell real estate, eventually becoming one of the boom period's prominent developers. A biographical entry on Hugh M. Anderson describes and lists his real estate achievements as follows:

> Wynwood Park, Venetian Islands and Causeway, West Flagler Street, Biscayne Boulevard, Miami Plaza (now Bay Point), Venetian Arcade (now the commercial building located at 119-123 East Flagler Street), Miami Shores Building (now the commercial building located at 125-129 East Flagler Street), Miami Shores Causeway (now the Broad Causeway), Miami Shores Islands (now Indian Creek Island and Bay Harbor Islands), Miami Shores Arch Creek Section (now the east portion of the City of North Miami), Miami Shores Bay View/Gordon Section (now the core area of Miami Shores Village and the western tip of the Village of El Portal), Sunny Isles (as successor entrepreneur). What an incrdible, monumental array! 1

Miami Shores was Hugh M. Anderson's last development enterprise before the hurricane of 1926 and the ensuing real estate bust. In July 1927, the Shoreland Company filed for bankruptcy and the completion of Miami Shores was left to others.

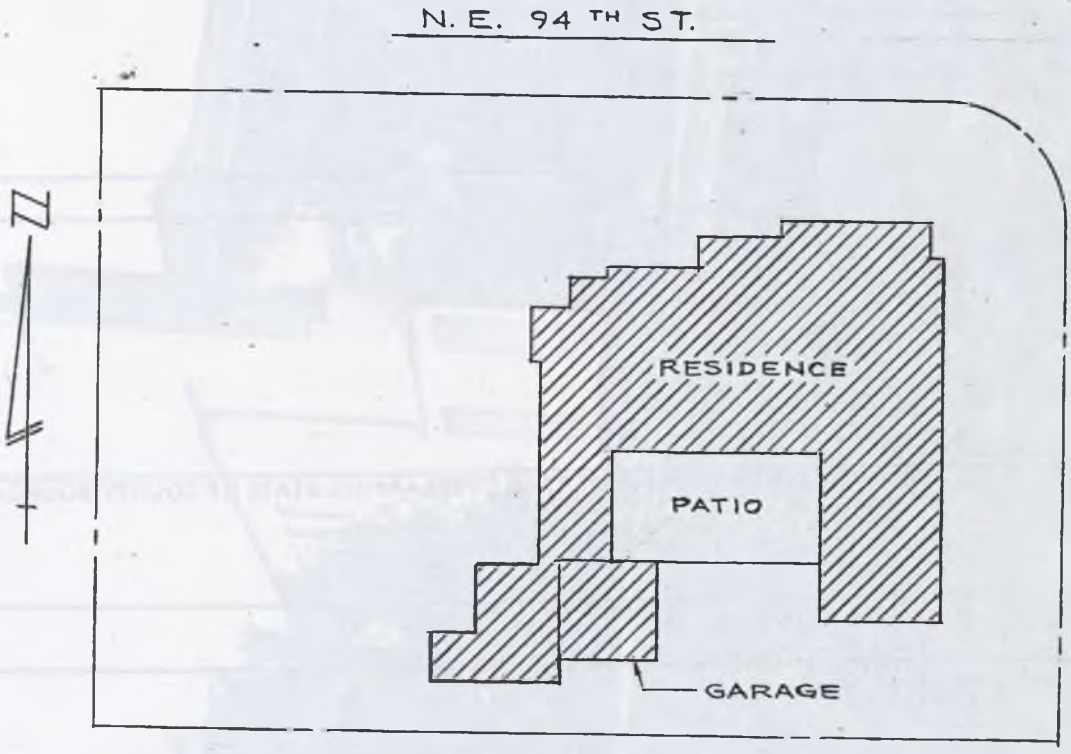
Dr. William H. Walker and family, residents of this house in subsequent years were prominent local citizens. In 1951, the Anderson/Walker residence was damaged by fire. Edwin T. Reeder, an architect, was hired by the Walkers to make the necessary repairs to the house. Reeder was the architect for Miami Shores' Brockway Memorial Library, completed in 1948.

1 Unknown Author, Untitled/Unpublished Manuscript, Spears/Harris Papers, Miami, Florida, 198-, p. 4-2.



LOCATION MAP

(LOTS 1-4 INCL., BLOCK 46)



SITE PLAN - 384 N. E. 94 TH ST.

SCALE: 1" = 40'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

384 N.E. 94 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1 7	5 8 1 1 7 0	2 8 6 0 4 3 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 1 to 4 Inc., Block 46

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

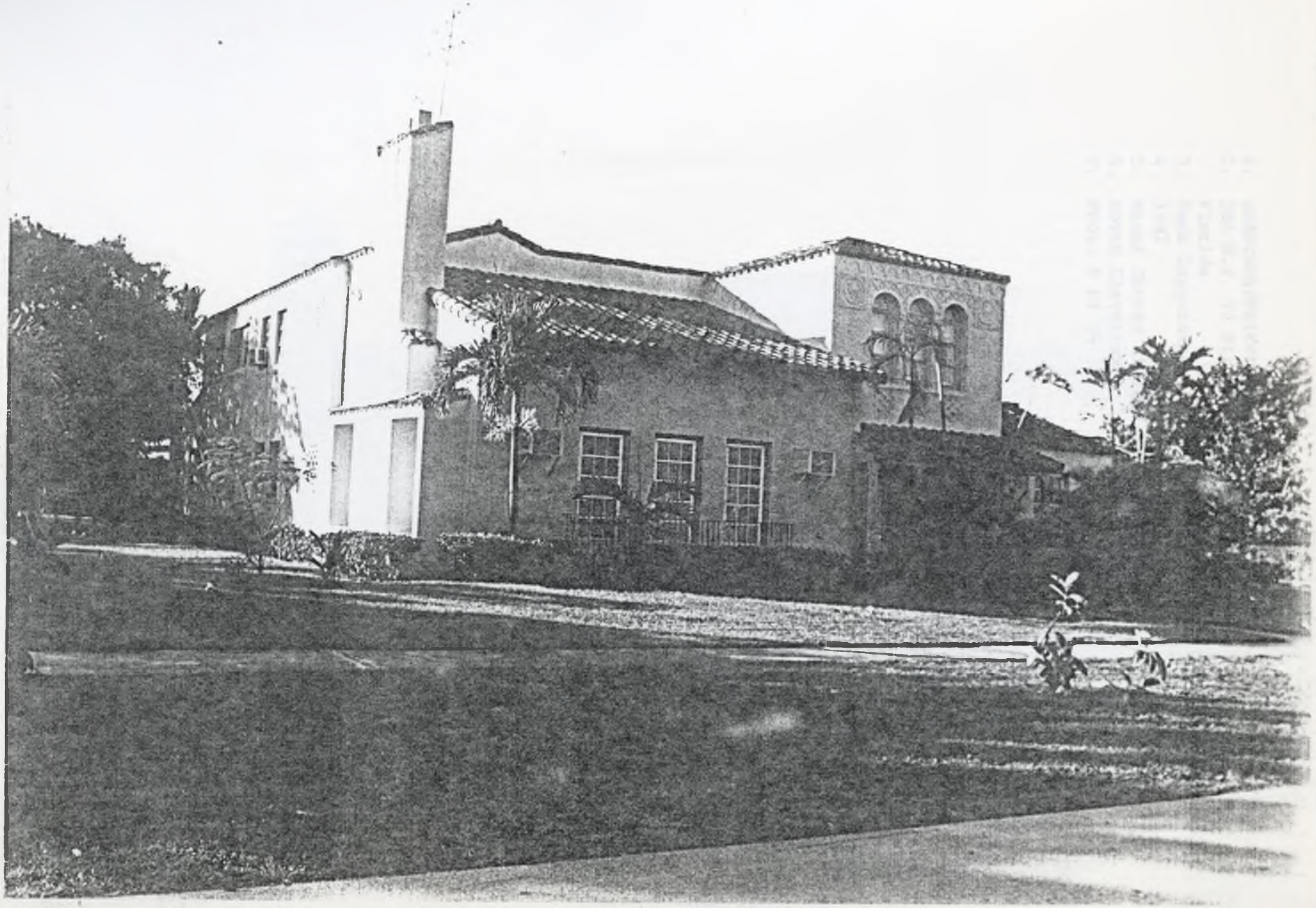
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

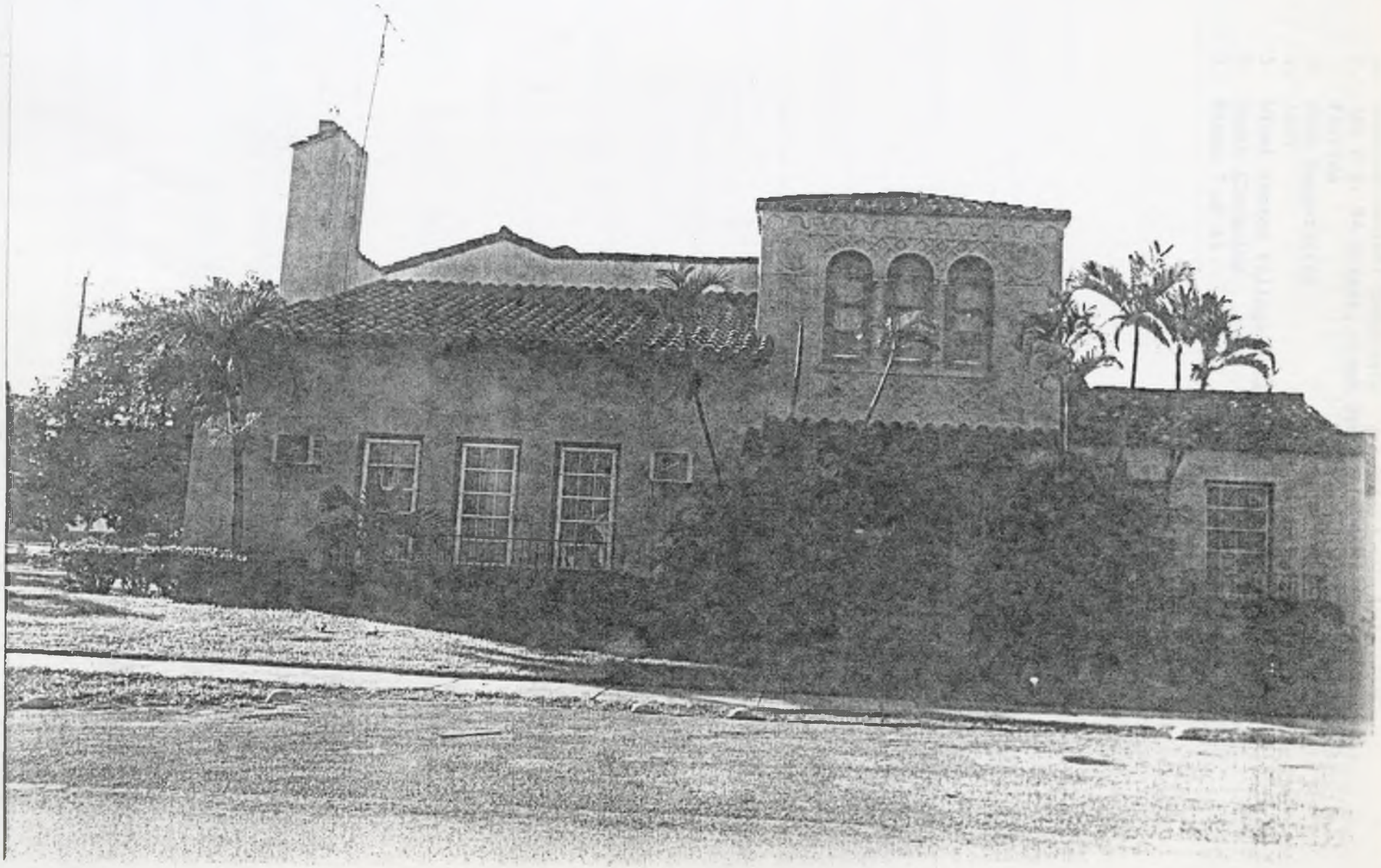
CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138



1. Anderson/Walker Residence
2. 384 N.E. 94 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 6 of 44



1. Anderson/Walker Residence
2. 384 N.E. 94 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 7 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Tyler Residence

AND/OR COMMON
Tyler Residence

2 LOCATION

STREET & NUMBER
431 N.E. 94 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Rose Tyler

STREET & NUMBER
431 N.E. 94 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

431 NE 94 Street

CONDITION		CHECK ONE	CHECK ONE
XX EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

UMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Tyler Residence is a two story concrete block and stucco structure designed in the Mediterranean Revival style. It is built on a T-shaped plan laterally placed on the site. The long arm of the T which runs perpendicularly to the street is extended forward by a tall, one story mass. This mass contains the living room and serves as the centerpiece for the house, both outside and inside. A large, quadruple casement window is the focal point of the facade. The two center leaves of the window are arched, while the arched detail is continued above the outer leaves by a fixed transom. The arch is emphasized by a bas relief decorative band. Above, a small quatrefoil

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

attic window punctuates the facade just below the roof line on the gable end space. The same small attic vent detail is repeated on the main building mass behind the living room.

To the left of the living room mass is the small entrance porch, with three arched openings. Turning to the right, one reaches the tall, spacious living room, with exposed wood rafters, a balcony overlooking the space from a second story bedroom, a large fireplace, and tile floors.

The house has barrel clay tile gable roofs. Roof overhangs have decoratively carved exposed wood rafters. The chimney is tall, extending far above the second story and topped by a small barrel tile roof. The chimney is attached to the right elevation of the living room mass.

To the right rear of the property is a one story garage structure of similar design. The garage was added in 1926. The house has reamined practically unchanged and in excellent condition through the years.

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 XXXXXXX BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 431 N.E. 94 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. Although blueprints for this house are not in existence, it is believed to have been designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. The house was first briefly occupied by Squire M. Randall and his wife, Fern. However, the house is generally associated with the Tyler family, who have lived here since 1926.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Tyler Residence was one of the first houses to be completed by the Shoreland Company in Miami Shores. A 1925 company advertisement shows a rendition of this house with a caption that reads as follows: "One of the first group of one hundred homes to be built at Miami Shores. This pretty and comfortable home is nearly completed. Thirty others are already under construction." 1 The house is a fine example of the medium-size, two-story Mediterranean Revival style residences being constructed in Miami Shores by the Shoreland Company. It exhibits the characteristics of the Mediterranean Revival designs of Kiehnel and Elliott. Its only atypical feature is its positioning on the lot, laterally to the street. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

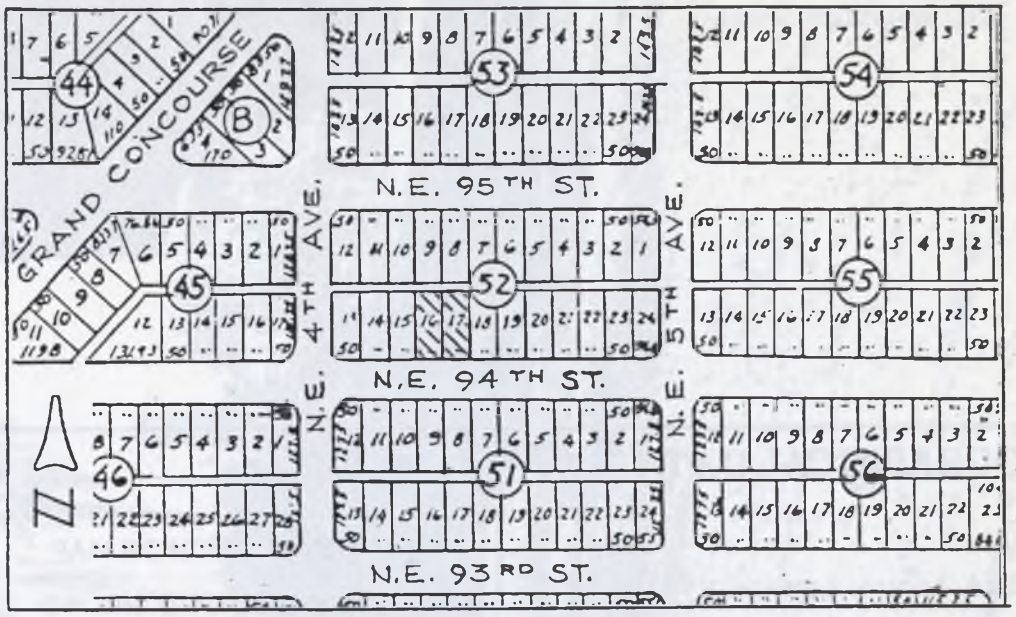
1 The Miami Tribune, 1925, Advertisement.

Section 8 - 431 N.E. 94 St.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

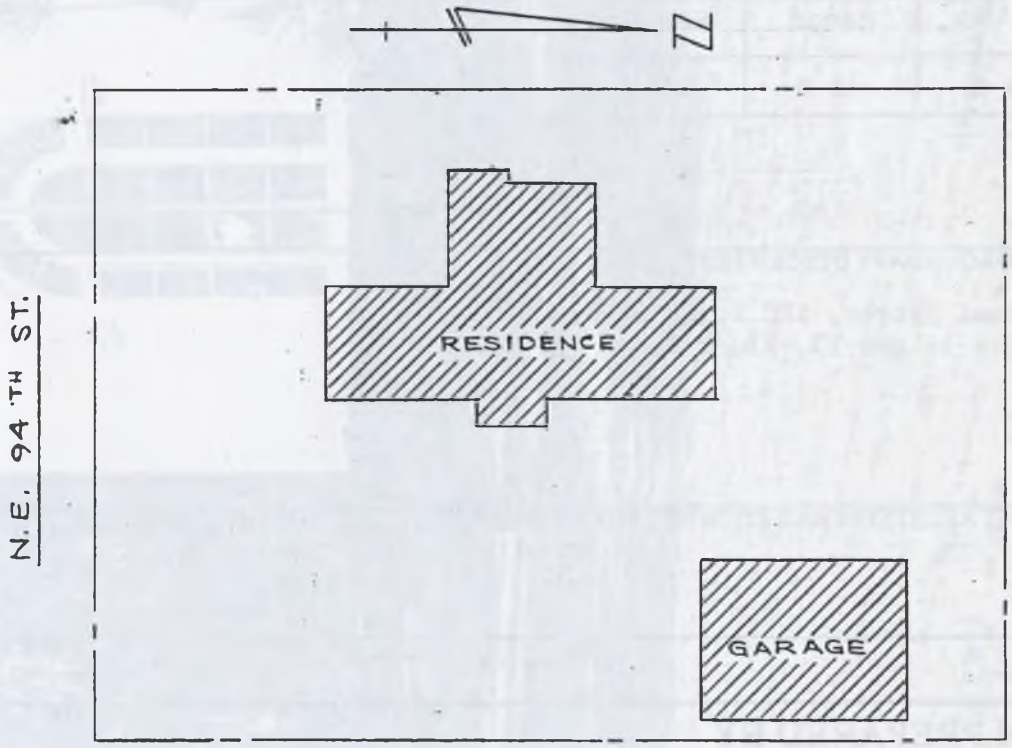
It is speculated that the Tyler Residence served as an office for the Shoreland Company for a brief period. Squire M. Randall, the home's first resident, was associated with Florida Resale Exchange, a real estate firm.

In 1926, Hansford D. Tyler and his wife, Gladys Beckwith Tyler, made this their home. Mr. Tyler was Vice-President of the Hill Motor Car Company. In 1956, Mrs. Tyler had a book published entitled, This Too, Can Happen In Miami. The book relates the history of the Miami Shores Community Church, and in so doing, much of the general history of Miami Shores. The present Miami Shores Community Church structure was built around Miami Shores' original 1926 pump house. Members of the Tyler family still occupy this residence.



LOCATION MAP

(LOTS 16 & 17, BLOCK 52)



SITE PLAN - 431 N.E. 94TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

431 N.E. 94 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1 7	5 8 1 2 6 0	2 8 6 0 4 4 0

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 2, PB 10-37
Lots 16 and 17, Block 52

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

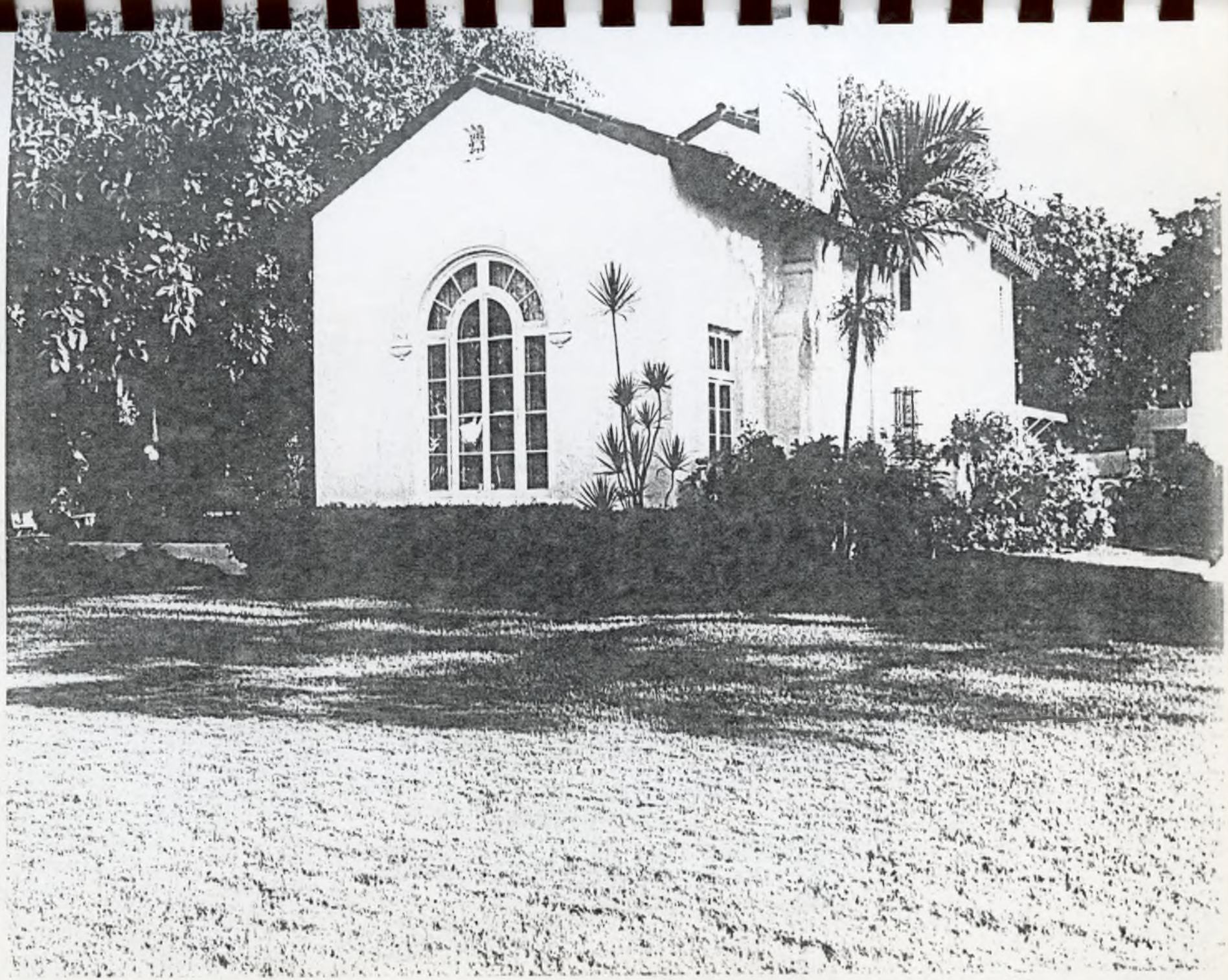
Miami Shores,

STATE

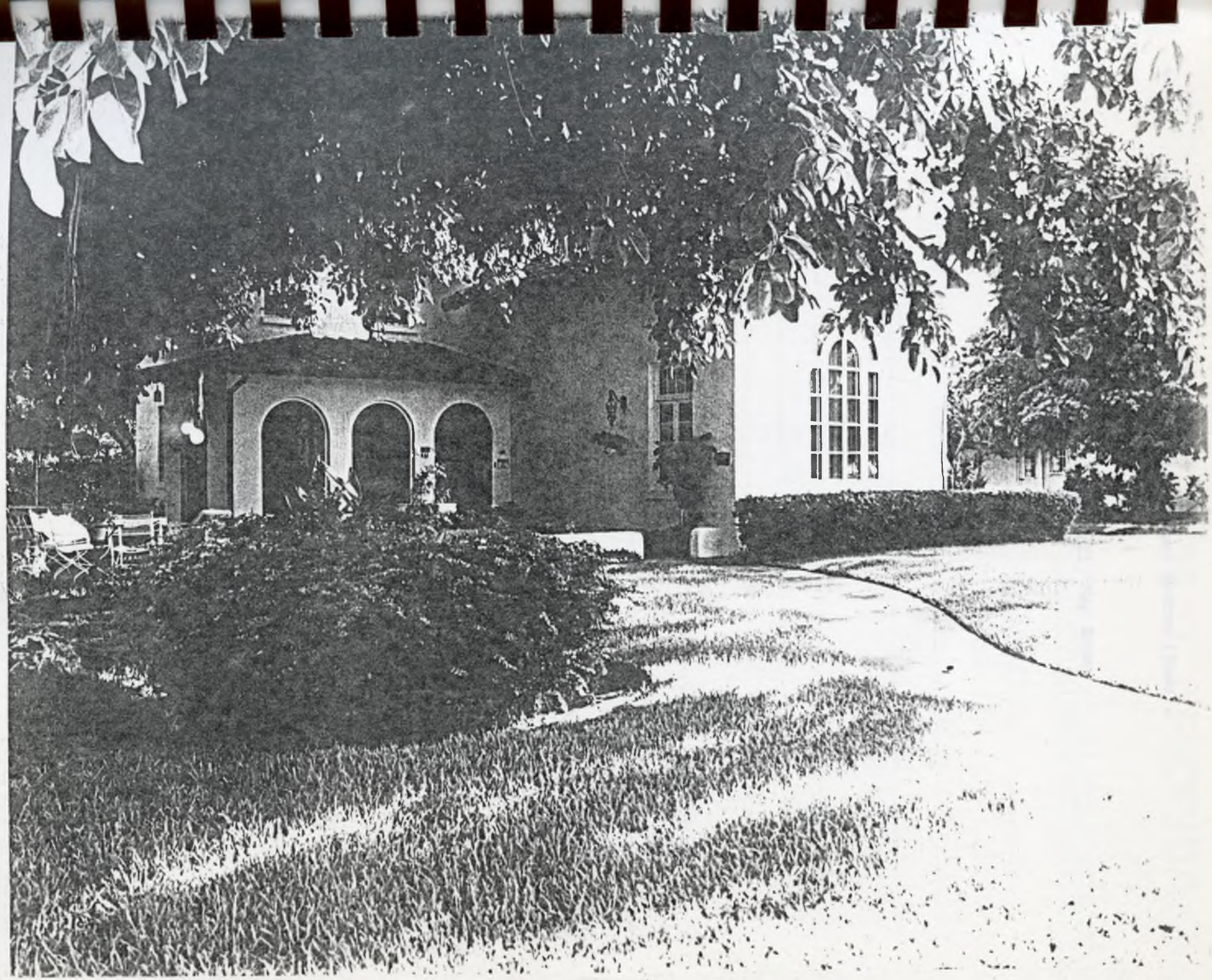
Florida

ZIP CODE

33138



1. Tyler Residence
2. 431 N.E. 94 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 8 of 44



1. Tyler Residence
2. 431 N.E. 94 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 9 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 9

AND/OR COMMON
Schneider Residence

2 LOCATION

STREET & NUMBER
145 N.E. 95 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Steven J. Johnson

STREET & NUMBER
145 N.E. 95 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

DESCRIPTION

145 NE 95 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

UMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is one of the finest examples of Mediterranean Revival architecture in Miami Shores. It is built on a central two story mass flanked by one story asymmetrical wings. Gable roofs over the three masses are covered with old clay barrel tiles of variegated colors. The central mass is L-shaped, with the short arm of the "L" projecting to the front to define the entrance. The doorway is deeply recessed into a smooth stucco "rusticated" surrounds, contrasting against the rough textured stucco of the walls. The main door has a diamond shaped light at eye level. In front of it is a screen door with a wrought iron decorative grill. On the second story directly above the doorway is a small circular window. Above it, at cornice level, is a band of decorative pierced

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

masonry grillwork. The right portion of the central mass has a rectangular glass jalousie window on the second floor and two arched wood casement windows on the ground floor.

The left wing of the building, flush with the projecting entry mass, seems to penetrate through it, as a small mass with the same roof line projects from the right side of the entry. This one story left wing has three arched openings with casement windows and fixed semicircular transoms, like the units described on the right portion of the central mass. A chimney located at the end of this one story wing projects clear over the top of the second story level. The chimney is topped by a shed roof of clay tiles. The right wing of the building is flush with the recessed "L" arm of the central mass. It is mostly open on the front by five sets of double casement windows with rectangular transoms.

The three lot property is well landscaped. There is a detached garage structure to the rear. The house is painted white with forest green window trims.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca. 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 145 N.E. 95 Street was built ca. 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is an excellent example of Mediterranean Revival style architecture. Henry D. Allison, Vice-President of the Carroll Investment Company, and his wife, Florence, are known to be the home's first residents. The home is now associated with the Schneider family, who lived in this house for the last fifty years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Schneider Residence is an excellent example of the medium-size, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

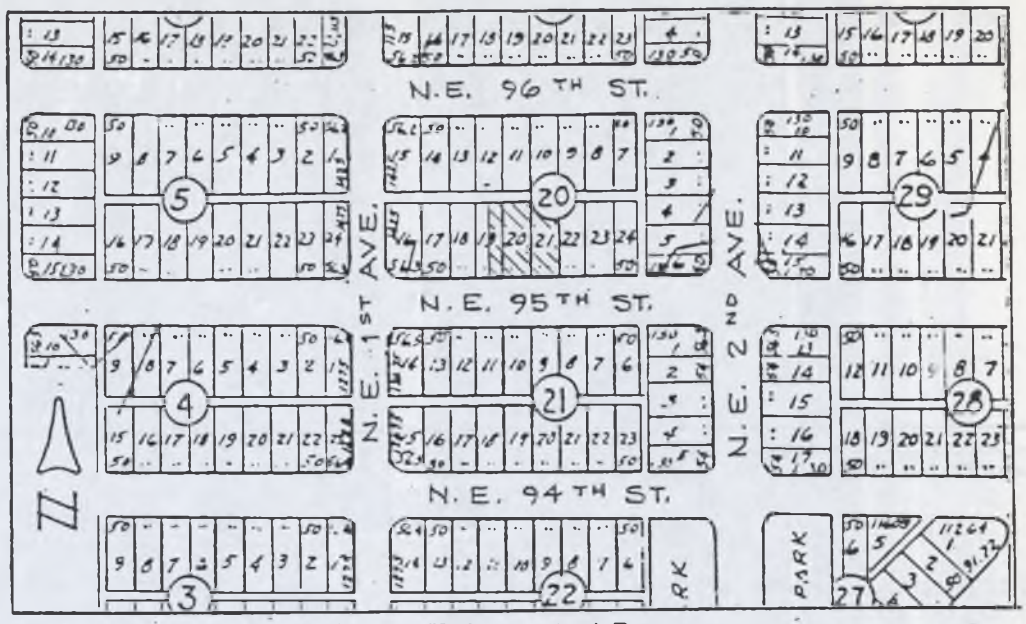
Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

Section 8 - 145 N.E. 95 St.

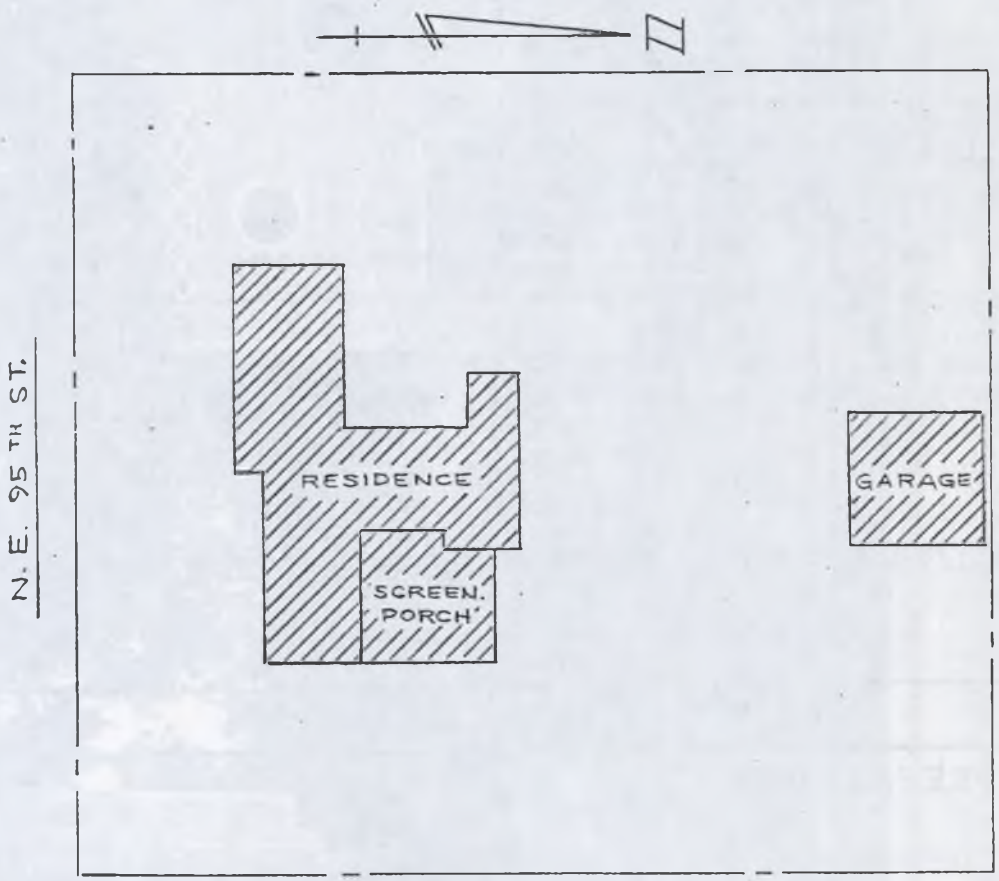
Henry D. Allison, the Schneider Residence's first occupant was Vice-President of Carroll Investment Company, a real estate firm. The company's offices were located at 334 N.E. 79 Street, not far from Miami Shores.

The home's later residents, the Schneiders, lived here from 1937 to 1987. Roy J. Schneider was an architect who practiced in Dade County. A patio converted into a dining room and a bathroom additon to the second story of the house, were both changes designed by Mr. Schneider.



LOCATION MAP

(LOTS E½ 19, 20 & 21, BLOCK 20)



SITE PLAN - 145 N.E. 95TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

145 N.E. 95 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

,7	5 8 ,0 7 ,1 ,0	2 ,8 6 ,0 5 ,1 ,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	41 E	1

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
East ½ Lot 19, and Lots 20 and 21, Block 20

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

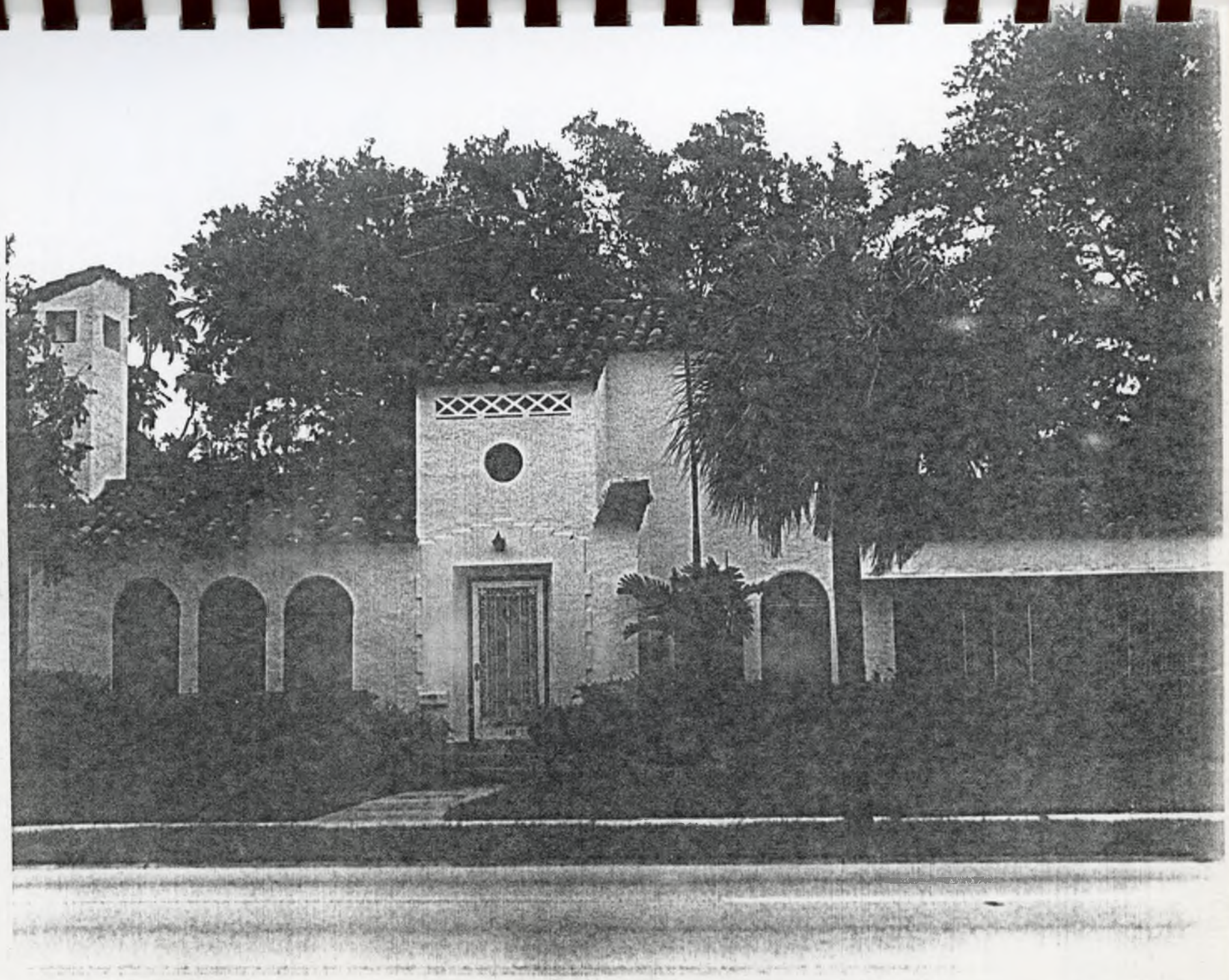
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138



1. Schneider Residence
2. 145 N.E. 95 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 10 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 1

AND/OR COMMON
Nelson Residence

2 LOCATION

STREET & NUMBER
107 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Joseph Palmer

STREET & NUMBER
107 N.E. 96 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

DESCRIPTION

107 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XXGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

IMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story house built in the Mediterranean Revival style, on an L-shaped plan. The basic plan is rectangular built on a corner lot, with the L-wing and garage to the rear. The roof is gable, covered with barrel clay tiles, and the rear slope is twice as long as the front slope. The front elevation has three sets of arched double French doors centrally located on the facade. The arched openings are separated by slender columns. To each side are casement windows with segmented arches. On the second floor are French doors set in pairs, leading to small balconies with wrought iron balustrades. These openings are flat on the central bay and arched on the end bays, again the springing of the arches supported on slender columns as on the ground level.

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The main entrance to the house is on the left or west elevation. Here a wood panel door is enframed by a flat masonry entablature. The same arched opening details of the front elevation are repeated on the first and second levels. Just to the left of this side elevation is the courtyard, enclosed by a masonry wall. The rear wing defines the courtyard. On this wing are seen some alterations to the original design, including glass block enclosed openings and bedroom and garage structures built in 1952, in the same character as the rest of the house.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 107 N.E. 96 Street, which was originally known as Shoreland Boulevard, was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. The house was built for Henry C. Nelson and his wife, Carrie. Nelson was Director of Operations for the Shoreland Company. The house has had several owners over the years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Nelson Residence is an outstanding example of Mediterranean Revival style architecture, exemplifying the type of luxury homes being built in Miami Shores by the Shoreland Company. Blueprints of this house have not been found. However, a line sketch of the house appears in a newspaper advertisement dated March 27, 1925, attributing the structure to Kiehnel and Elliott.

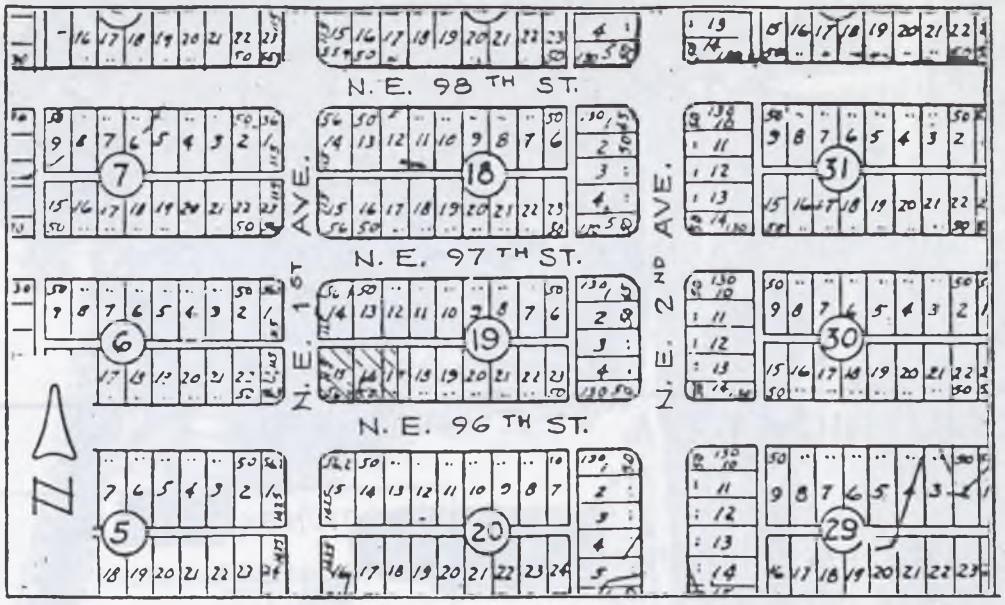
The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

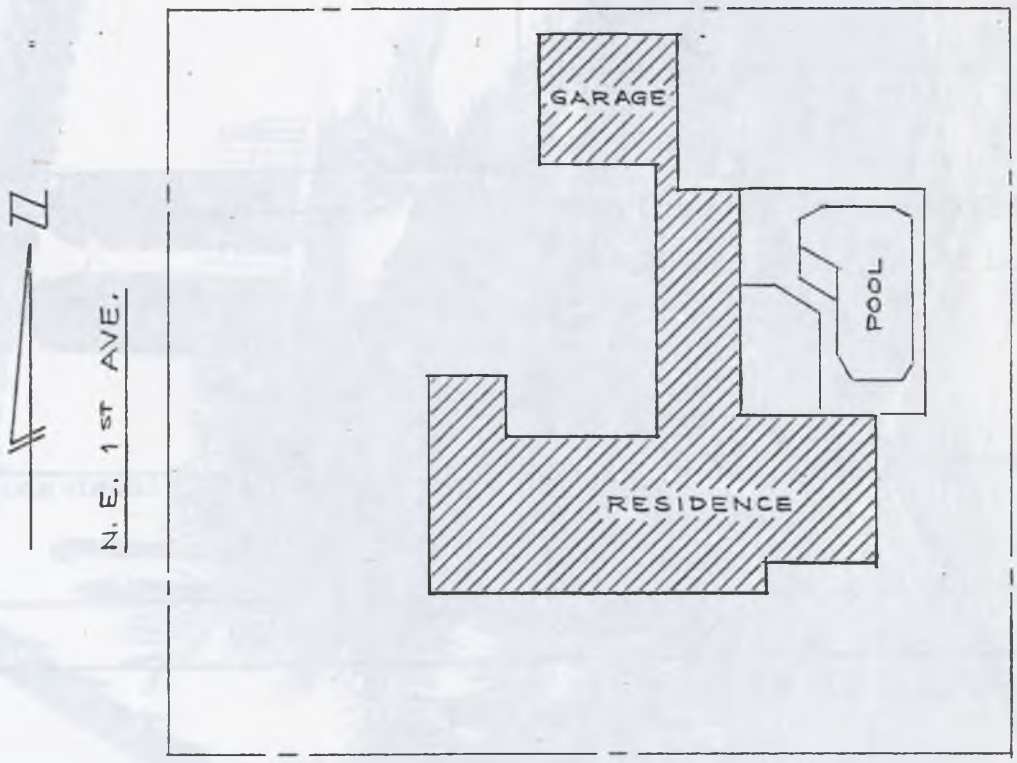
Section 8 - 107 N.E. 96 St.

The Nelson Residence is a large, two-story, lavish house, befitting its earliest occupants. As Superintendent of Development Operations, Henry C. Nelson held one of the most important positions in the Shoreland Company. With a task force of 350 men, more than $4,000,000 worth of equipment, and Nelson's organizational skills, development work in Miami Shores proceeded in an efficient and fast-paced manner. Nelson's endeavors greatly contributed to the success of Miami Shores.



LOCATION MAP

(LOTS 15, 16, & W½ 17, BLOCK 19)



SITE PLAN - 107 N.E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

107 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1 7	5 8 0 6 1 0	2 8 6 0 6 5 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	41 E	1

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 15, 16 and the West ½ of Lot 17, Block 19

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

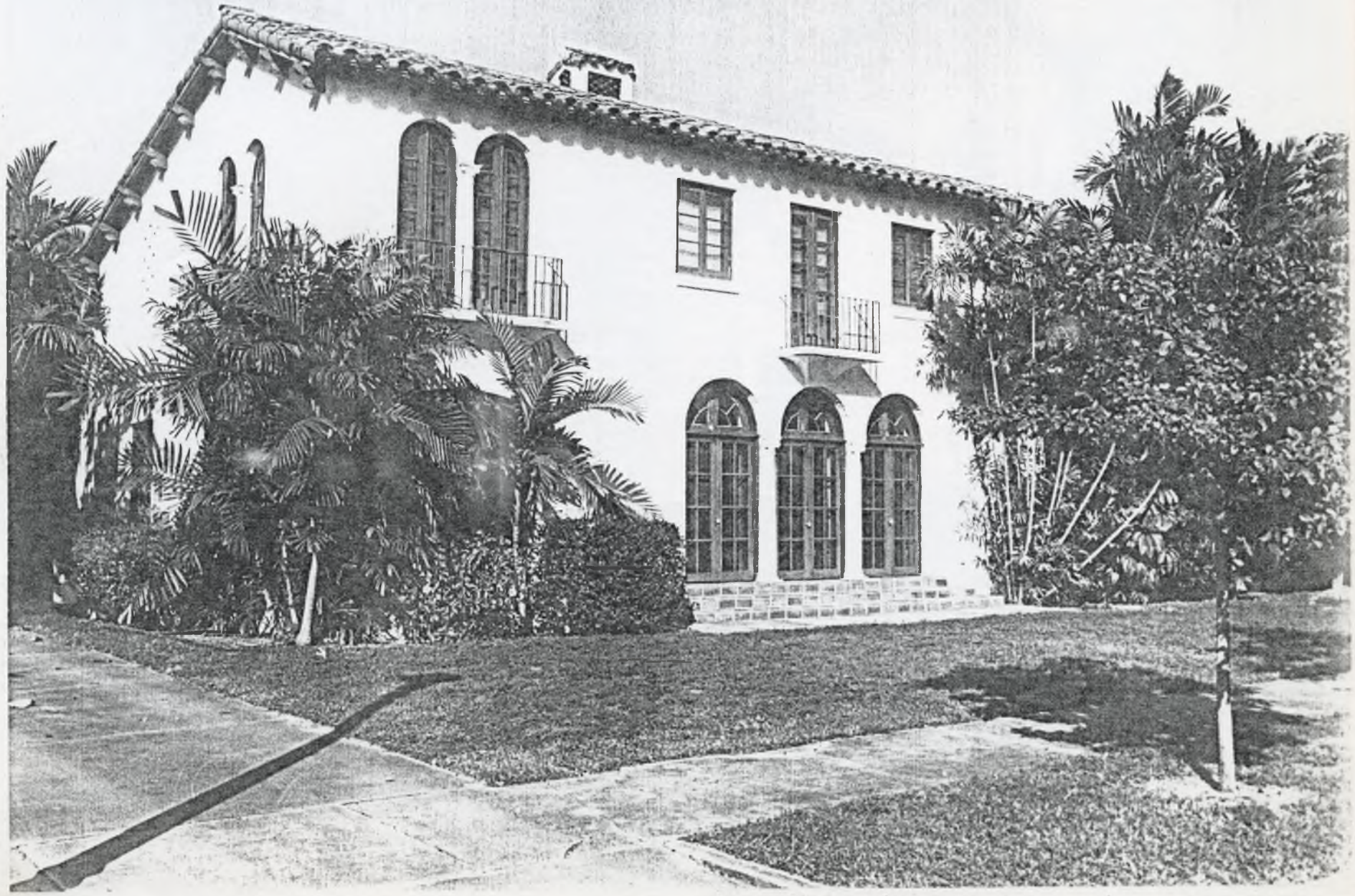
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

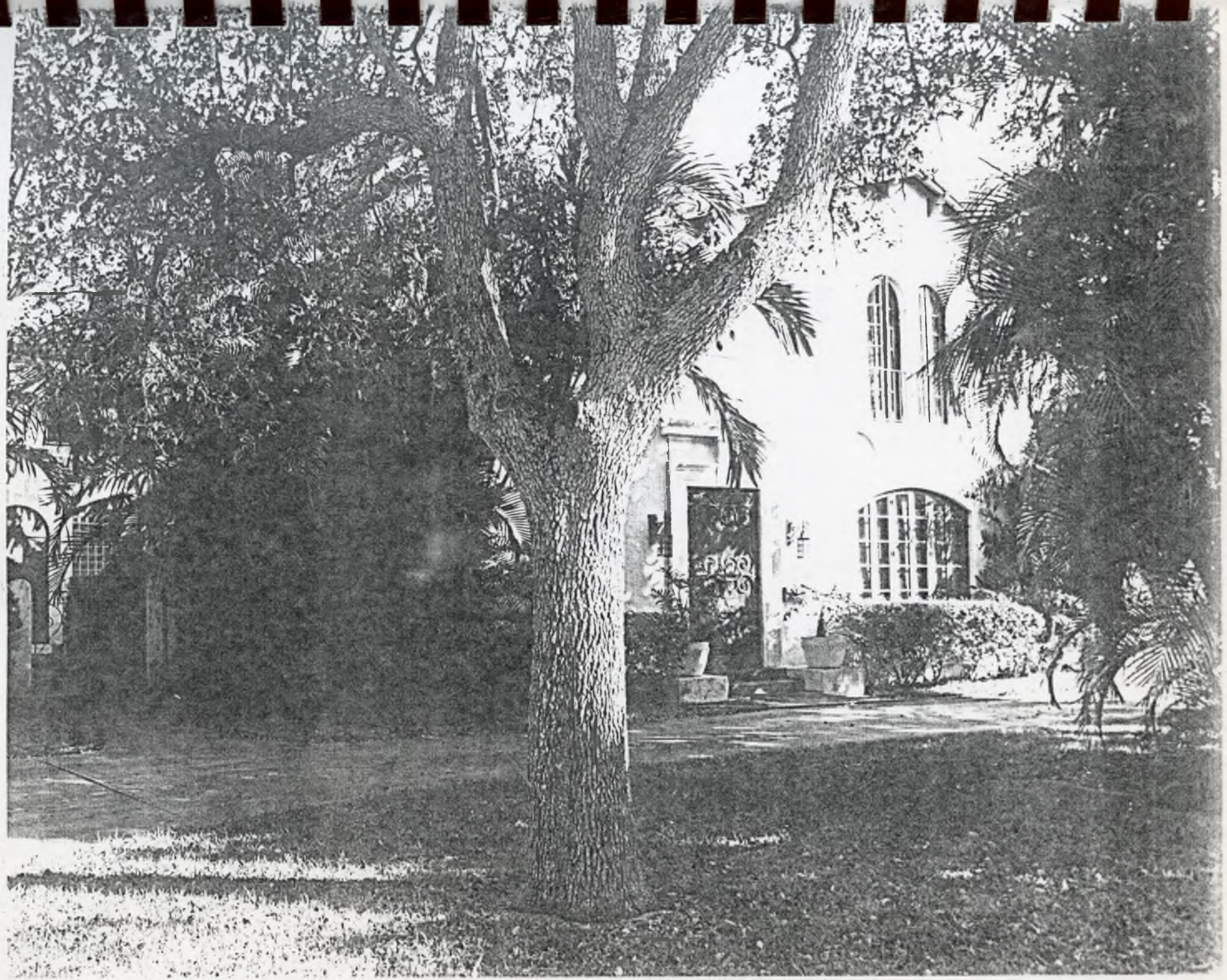
CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138



1. Nelson Residence
2. 107 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 11 of 44



1. Nelson Residence
2. 107 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. West Elevation
7. Photo 12 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 3

AND/OR COMMON
Wright Residence

2 LOCATION

STREET & NUMBER
262 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Nell W. Alexander

STREET & NUMBER
262 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

262 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Wright Residence is one of the finest houses built as part of the original Miami Shores development. It is a large, two story house, built of concrete block and stucco in the Mediterranean Revival style. It has low hipped barrel tile roofs and a predominantly rectangular plan, with a two and a half story wing perpendicular to the main mass. This wing projects just to the right of the central facade. This central portion of the facade contains the main entrance, three bays defined by a projecting roof overhang supported on ornamental wood brackets. On the ground level the central arched doorway is surrounded by multipaned sidelights and arched transom. The door is framed by a bas relief flat entablature supported on masonry consoles. To the right, a similar opening with the original double French door repeats

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

the theme, only without the entablature. On the second floor, three sets of triple casement windows tied by a continuous masonry sill define the main entranceway, just below the roof projection.

Double casement windows with arched transoms are set in pairs at both end bays of the front elevation's second floor, and on the perpendicularly set tower-like projecting wing. These double openings are separated by slender columns with Ionic capitals. A double set of corbelling serves as cornice to this wing, while a sting course and delicately perforated vents define the attic space below.

There is a one story garage mass projecting from the right end of the front elevation. The left elevation has a tall chimney with a bell shaped top.

The exterior remains relatively unaltered, except for the front door replaced by a modern wood panel door, and some aluminum awning windows on the garage and secondary elevations.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 XXXXXX BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 262 N.E. 96 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is an outstanding example of Mediterranean Revival style architecture. The house was built for Roy C. Wright, Vice-President of the Shoreland Company.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Wright Residence is a large, two-story Mediterranean Revival style house, set back from 96th Street, one of Miami Shores' wider streets, once known as Shoreland Boulevard. The home was designed by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

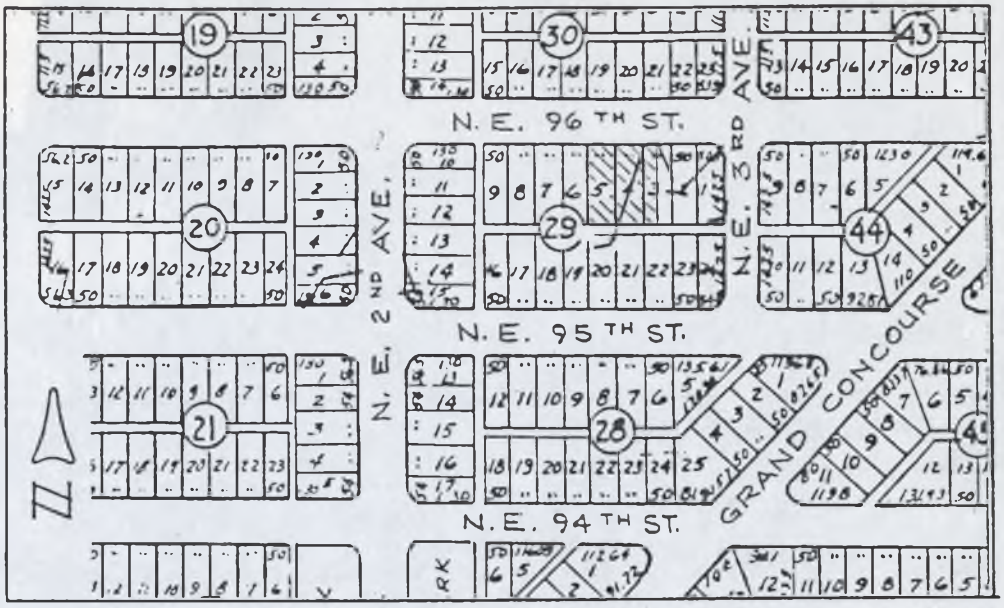
Section 8 - 262 N.E. 96 St.

The Wright Residence is typical of the large, elegant mansions built for the officers of the Shoreland Company. Roy C. Wright, the company's Vice-President, and his wife, Beatrice, were the home's first residents. Wright, together with Hugh M. Anderson, was engaged in many successful development projects during the boom years.

A letter written by Wright succinctly summarizes this partnerships long-felt influence in the development of Greater Miami.

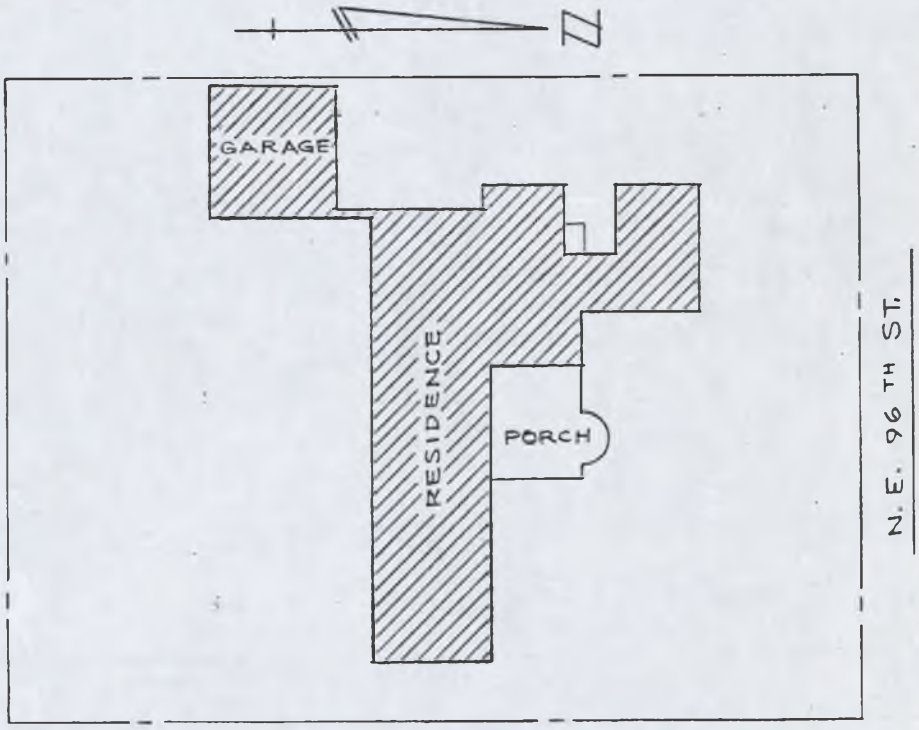
> I sometimes think that Hugh Anderson and myself in a way rang up the curtain of the starting of the boom when we bought all properties on W. Flagler street from the bridge to Twelfth avenue in 1924 and deeded to the city the frontage required to widen W. Flagler and make a white way out of it. This created a lot of excitement and sales, and we really thought it had a lot to do with starting the boom. Then again we rang the curtain down on the boom, as we were still buying properties on the boulevard and just put on the Deering estate when the boom died on us. These were the last large transactions of the boom. [1]

1 Kenneth Ballinger, Miami Millions (Miami, Fl.: The Franklin Press, Inc., 1936), p. 145.



LOCATION MAP

(LOTS W ½ 3, 4 & 5, BLOCK 29)



SITE PLAN - 262 N.E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

262 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
17	580900	2860660

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
West ½ of Lot 3 and Lots 4 and 5, Block 29

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

Miami Shores,

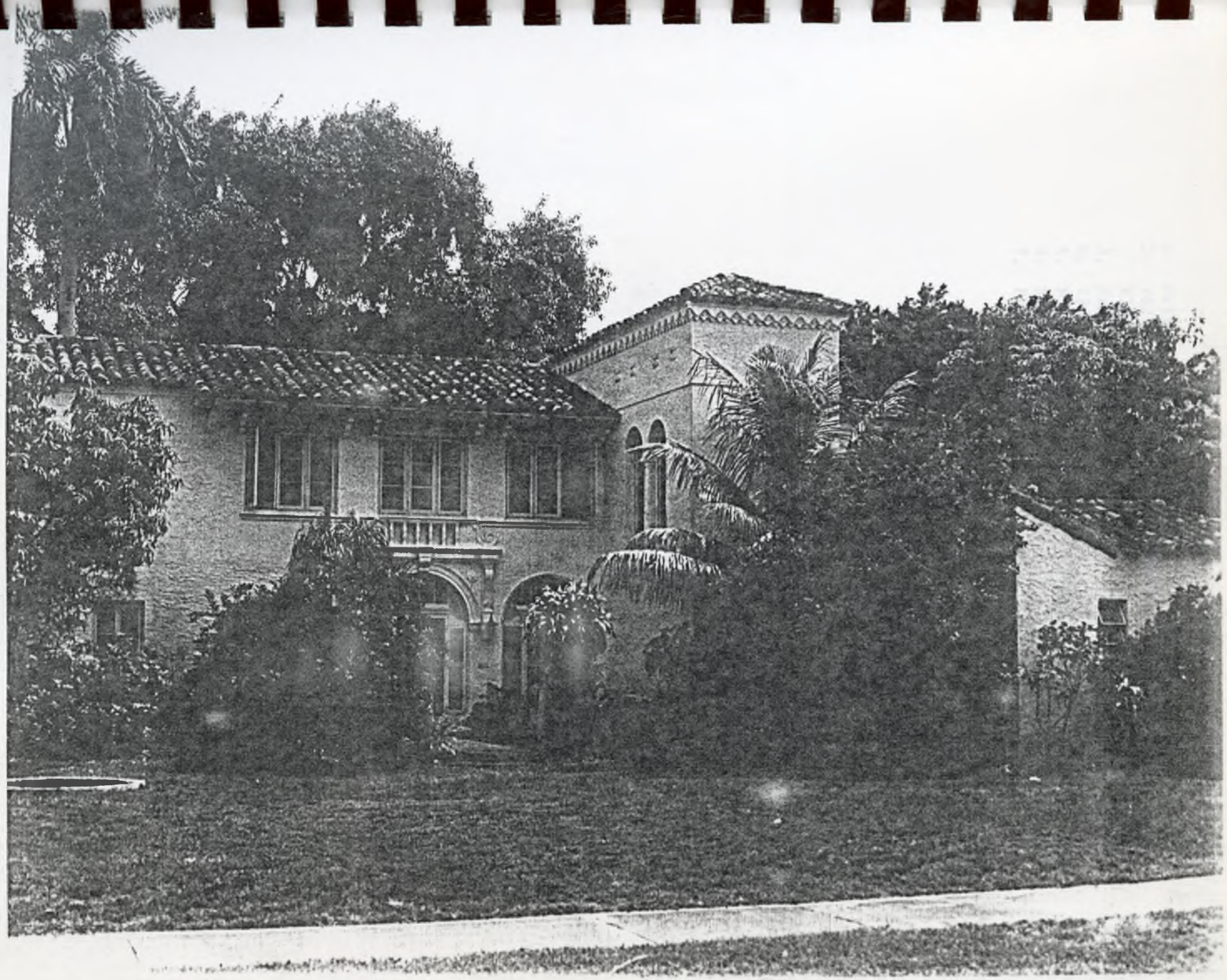
STATE

Florida

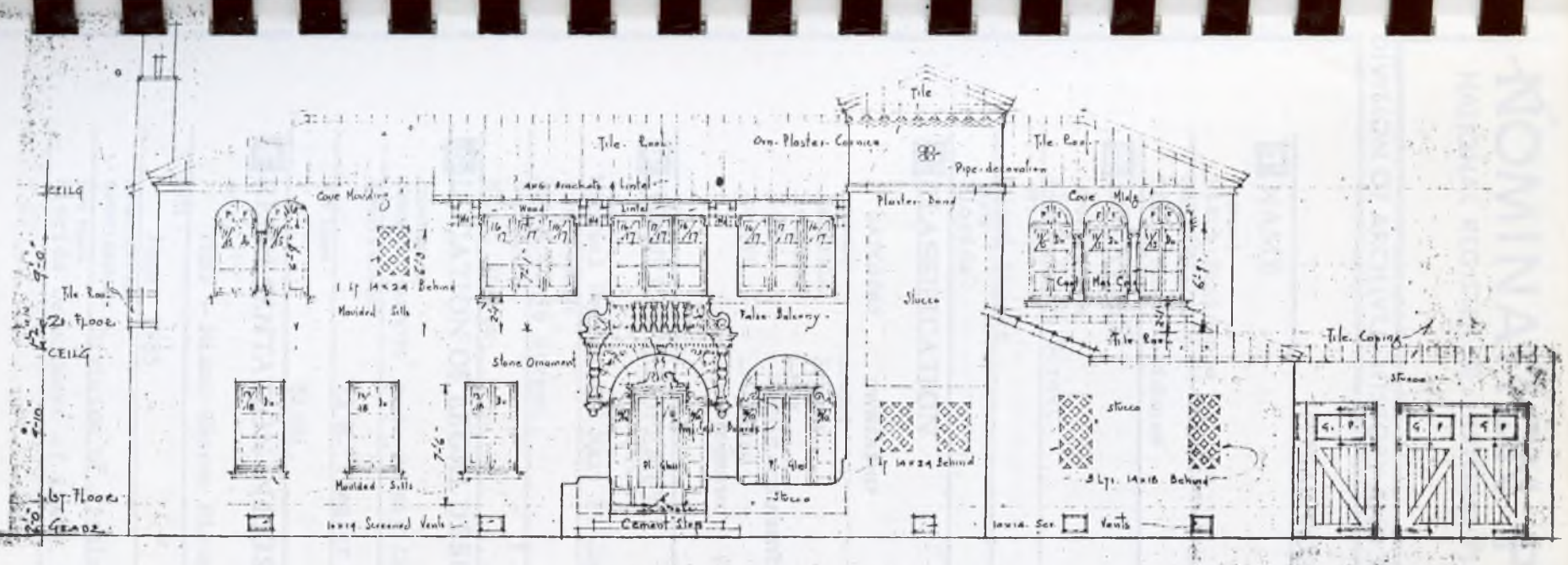
ZIP CODE

33138

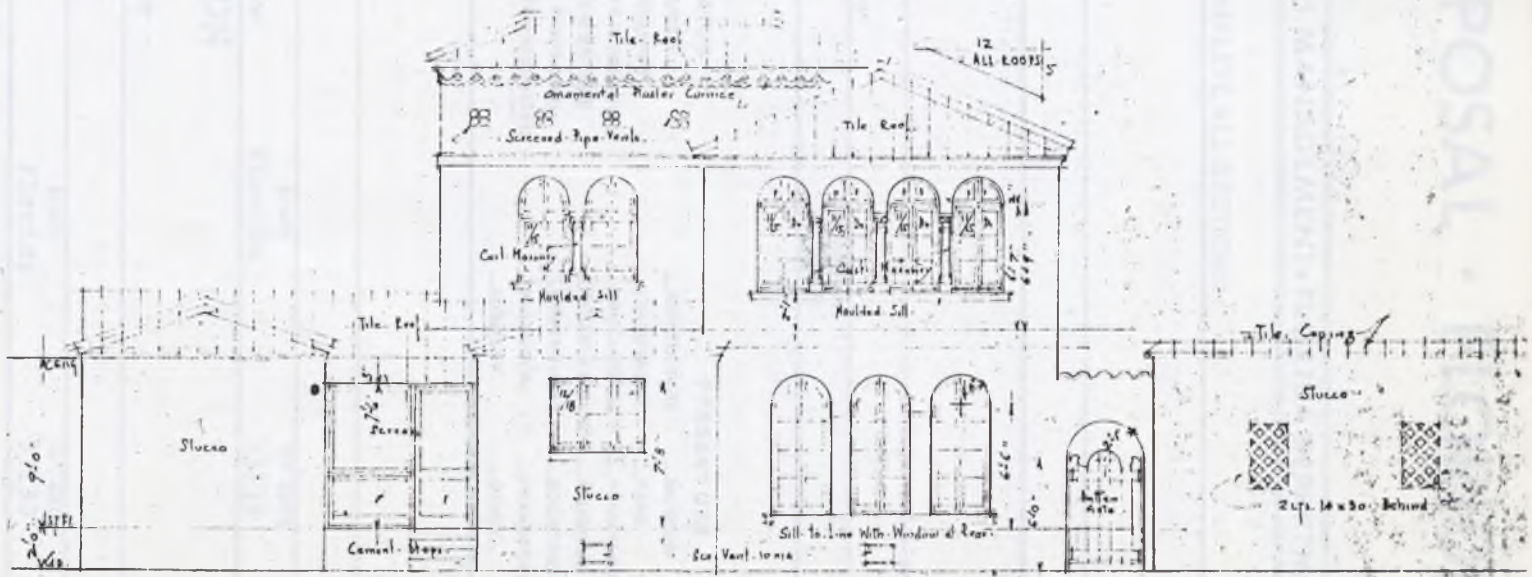
1. Wright Residence
2. 262 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 13 of 44



1. Wright Residence
2. 262 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 14 of 44



FRONT ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0" | ELEVATIONS
HOUSE NO. 3
TO BE ERECTED ON LOTS NO. 4 & 5 BLOCK 24 ELECTR
MIAMI GROVE COMPANY

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Riach Residence

AND/OR COMMON
Riach/Raap Residence

2 LOCATION

STREET & NUMBER
284 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Michael Weston and Mary F. Jones

STREET & NUMBER
284 N.E. 96 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

DESCRIPTION

284 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Riach residence is a two story Mediterranean Revival structure, built on a corner lot on an irregular "L" plan. The house is built of concrete block and stucco and has gable roofs covered in barrel clay tiles. It is solid looking, with relatively small openings and few ornamental details from the 96 Street front elevation. To the rear, the open side of the modified "L" appears much lighter, with large openings facing out to a courtyard along Northeast 3rd Avenue.

The entrance is located on the front (north) elevation, at the "L" intersection of the two major masses. The doorway is recessed in a small portico with a shed roof. Windows are double-hung sash of dark metal frames, recently installed. An exterior chimney is prominently attached to the left wing of the front elevation.

SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

On the east elevation, a central arched window with a fanlight is flanked by two rectangular window openings, creating a Palladian motif.

On the open side of the "L", a curvilinear turret is engaged at the intersection of the two wings. Both wings are open on the ground floor by multiple French doors. A detached garage to the rear is connected to the house by a high masonry wall with a rounded cap. The property is well landscaped with a variety of tall, mature trees.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Unknown

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 284 N.E. 96 Street, which was originally known as Shoreland Boulevard, was built in 1925. The house's architect is unknown. It is an excellent example of Mediterranean Revival style architecture. The house was built for J. Alex Riach, and his wife, Addie. Riach was Publicity Director and Assistant Sales Manager of the Shoreland Company. The Raap family lived in this home for over twenty-five years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Riach/Raap Residence is an excellent example of the large, two-story Mediterranean Revival style houses being built in Miami Shores by the Shoreland Company. The residence is representative of the elegant homes built for the company's officers and high-ranking personnel. J.A. Riach, the house's first occupant, played an important role in the marketing of Miami Shores, as the company's Publicity Chief. Prior to his association with Anderson and Wright, Riach had successfully launched a number of advertising campaigns in South Florida, including Moore Haven on the western shore of Lake Okeechobee, and D.P. Davis' development of the Bellaire, Biltmore, Shadowlawn, and Shadowlawn Extension subdivisions in Greater Miami. In 1922, Riach had directed the publicity campaign for the Venetian Islands, an Anderson and Wright development project. In 1924, Riach joined the Shoreland Company team, in their development of Miami Shores.

J. Alex Riach directed an in-house, well-staffed and equipped publicity department which mounted a large newspaper advertising campaign for the sale of Miami Shores.

> For many months, beginning in the Fall of 1924 and on into 1926, the Shoreland Company ran almost daily ads in the Miami newspapers. The ads were lavish, full-page, beautifully conceived and executed productions. They conveyed the dignified theme of "America's Mediterranean" to a highly impressed buying public. Their art work, photography and copy were of topmost quality. The earlier ads sought to educate the public with the location of Miami Shores and what was planned; and, by maps and drawings, clearly elucidated the

Section 8 - 284 N.E. 96 St.

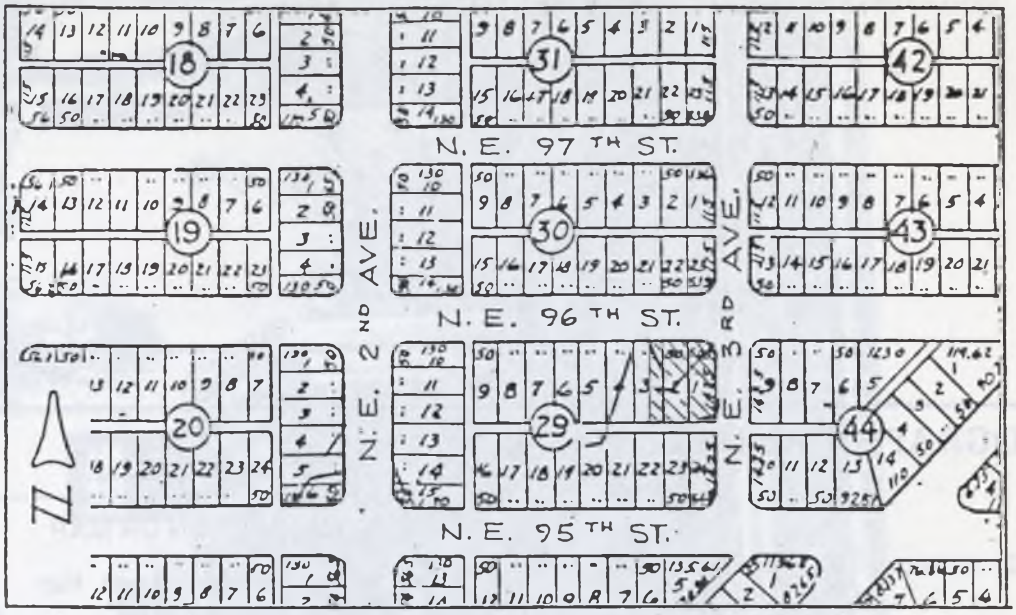
> programs. Later the ads began to feature architects' renderings of the beautiful Mediterranean-style mansions which were on the drawing boards. As the land development in Miami Shores moved ahead and residences were being constructed, the ads quite often would display photographs of the buildings or of work crews grading streets, quarrying rock, filling shoreline and the like. 1

In addition to newspaper advertisements, Riach promoted the Shoreland Company's development of Miami Shores in several innovative manners, including offering free concerts at the company's main headquarters, which were subsequently broadcast over the radio; the formation of a Miami Shores baseball team; and even, the construction of a unique theatre at which a lavish production entitled "Fountania," about the history of Florida, was staged. Deservedly, Riach was considered a "genius of his trade." 2

In later years, the house was occupied by the Raap family. Dr. Gerard A. Raap, and his wife, Margaret, were the home's longest occupants.

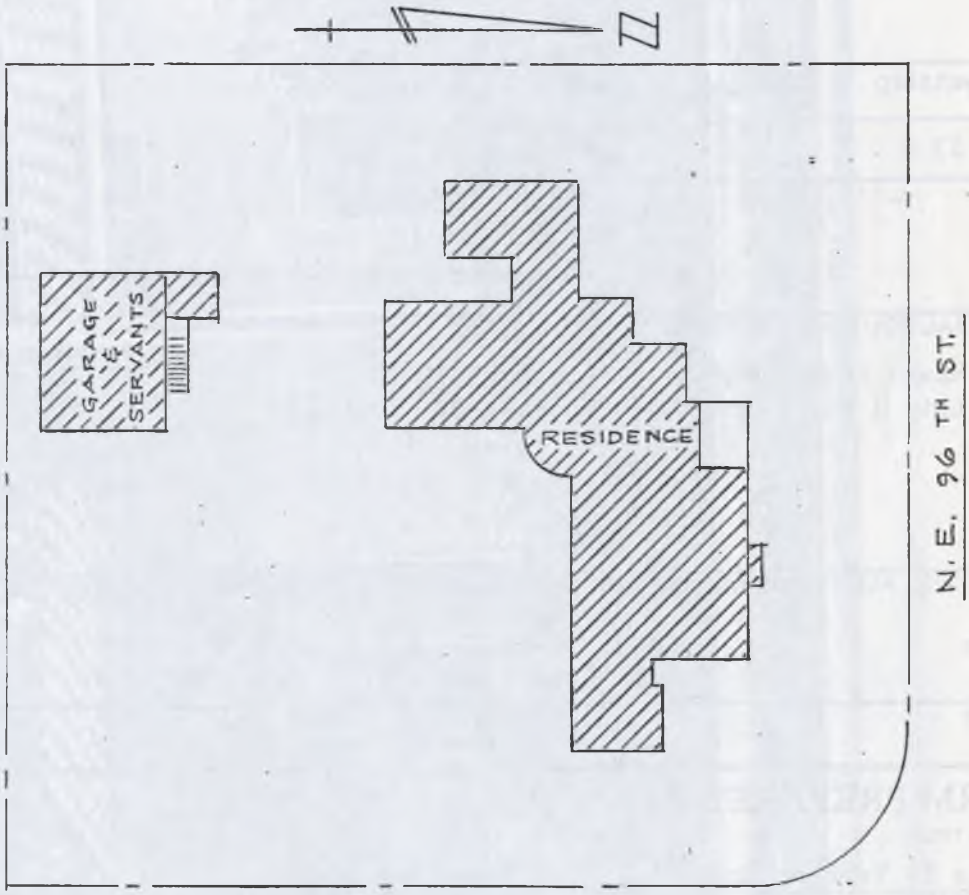
1 Unknown Author, Untitled/Unpublished Manuscript, Spears/Harris Papers, Miami, Florida, 198-, p. 7-8.

2 Ibid., p. 7-3.



LOCATION MAP

(LOTS 1, 2, & E ½ 3, BLOCK 29)



SITE PLAN - 284 N.E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

284 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1 7	5 8 0 9 4 0	2 8 6 0 6 7 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 1 and 2 and East ½ of Lot 3, Block 29

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

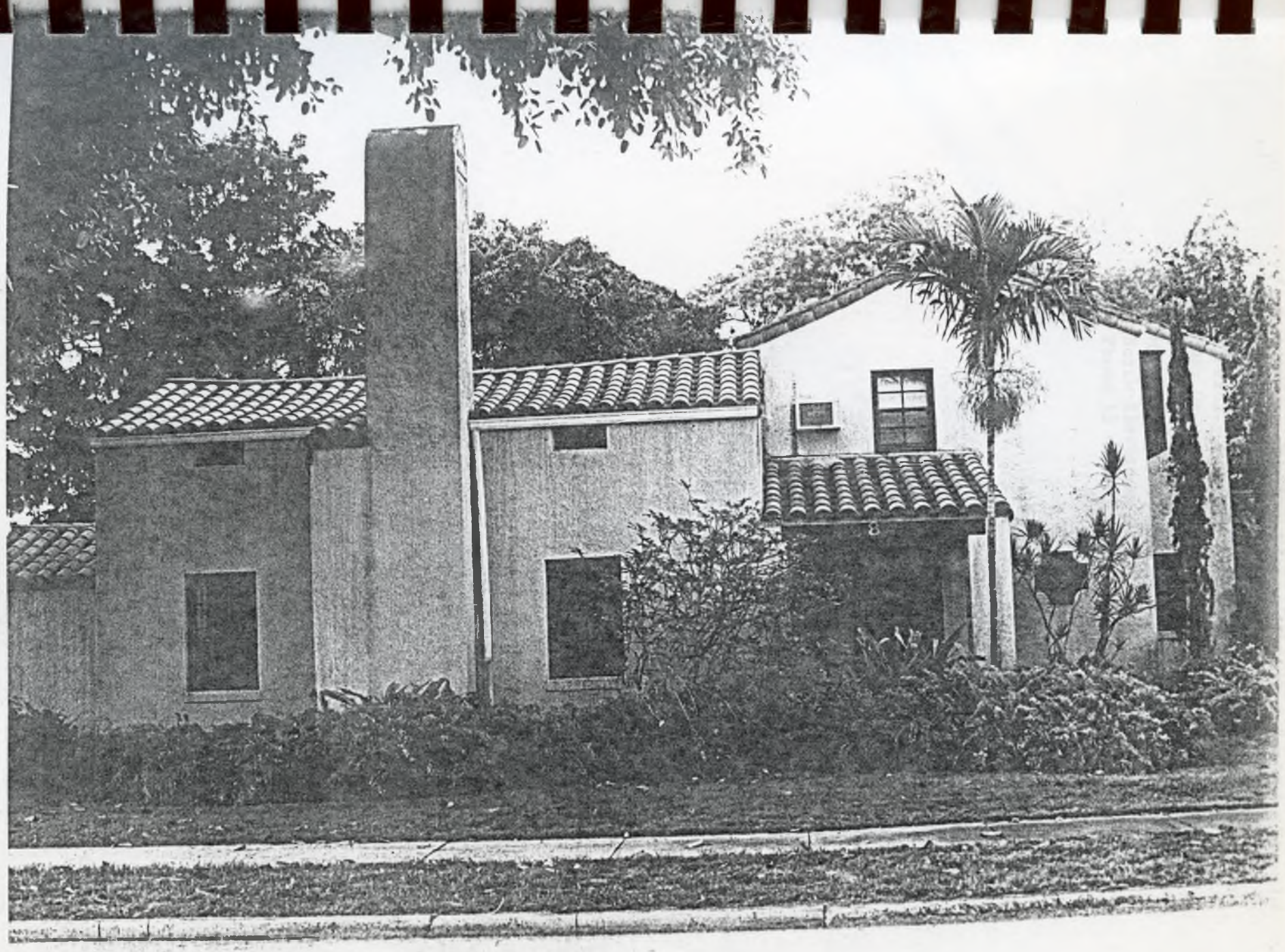
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

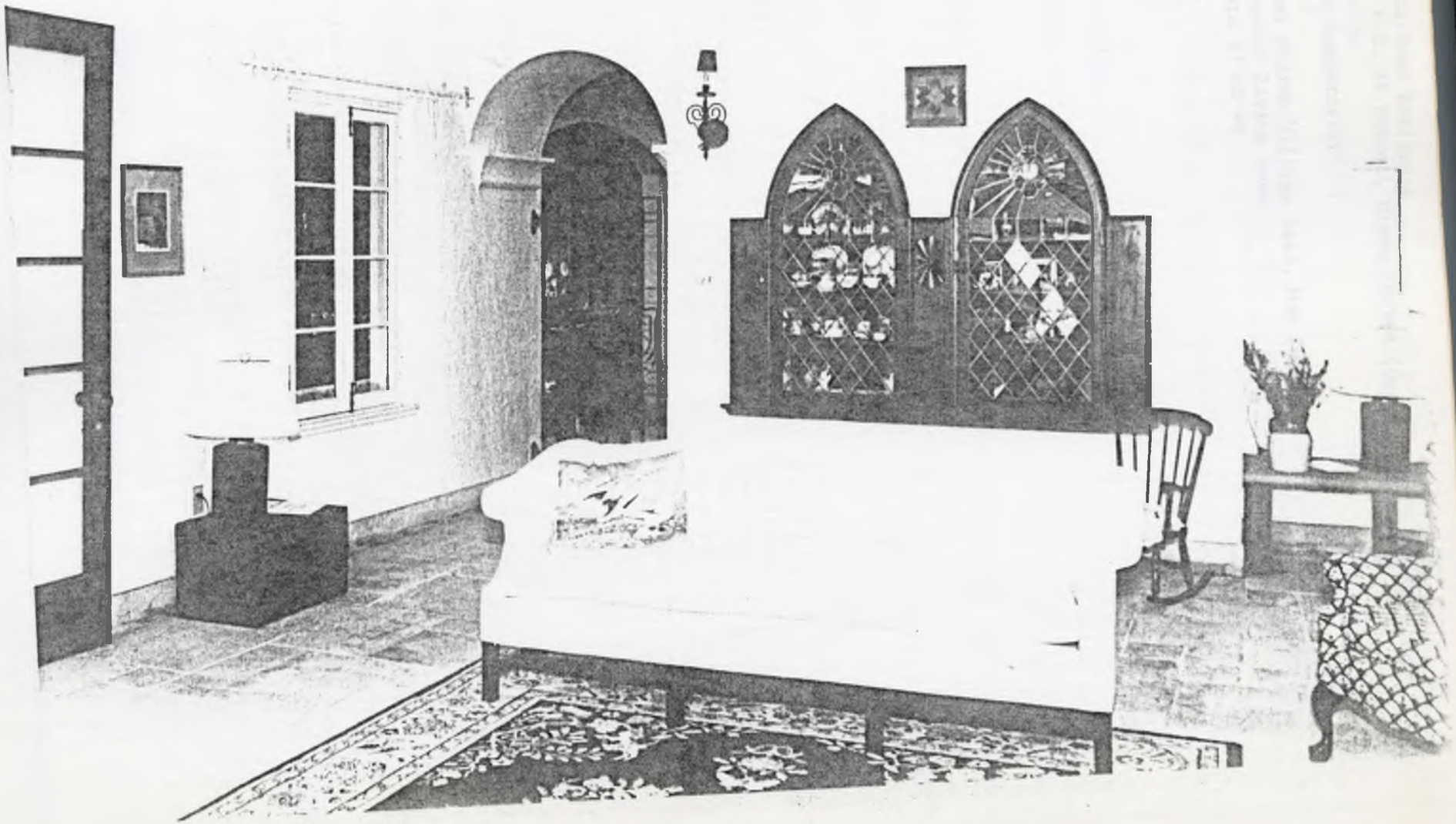
STATE
Florida

ZIP CODE
33138



1. Riach/Raap Residence
2. 284 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1985
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 15 of 44

1. Riach/Raap Residence
2. 284 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1985
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 16 of 44



1. Riach/Raap Residence
2. 284 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior living room
7. Photo 17 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Spears/Harris Residence

AND/OR COMMON
Spears/Harris Residence

2 LOCATION

STREET & NUMBER
287 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Jay Young

STREET & NUMBER
287 N.E. 96 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

DESCRIPTION

287 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XXGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

IMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Spears-Harris House is a two story Mediterranean Revival structure, built on a rectangular plan. A left wing slightly projects from the main mass. A one story porch, flanked by buttresses, is attached at the right of the front or south elevation, and a carport to the east elevation. The porch and carport both have flat roofs with plain parapets pierced by round scuppers. The main roof of the house is a gable in barrel tile with an intersecting gable over the projecting left wing. A chimne with a bell cote top pierces the roof's front slope. The porch has four arched screened openings with turned wood spindled grills across the front. The same pattern of openings is repeated on both sides of the porch and on the main facade to the left of the porch. The carport has elliptical arched openings on all three sides not attached to the

XT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

main wall.

The main entrance is directly to the left of the projecting porch mass. An arched door is set in an arched rusticated stucco surround. Directly above the doorway on the second story, a pair of double French doors opens out to a small projecting balcony with an iron balustrade. The front slope of the main gable roof extends over the balcony. The roof's projection is supported on carved wooden brackets. Other windows on the second story are set in rectangular openings. The exception are two arched French doors on the left projecting wing, which open out to a balcony similar to the one on the center of the facade. Windows are the original wood casements.

There is a garage and servants quarters structure of similar design to the rear of the property, built in 1926 shortly after completion of the main house. The house has undergone few alterations over the years, retaining its original charater and details.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/~~ARCHITECT~~ Markley Construction Co.

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 287 N.E. 96 Street, which was originally known as Shoreland Boulevard, was built in 1925. The house's architect is unknown. It is an excellent example of Mediterranean Revival style architecture, constructed by the Markley Construction Company, which was in charge of building many of the homes in Miami Shores for the Shoreland Company. The house was built for Ellen Spears Harris, a Shoreland Company Vice-President and cousin to Hugh M. Anderson, the company's President. Miss Pratt Spears, the sister of Mrs. Harris, and, Mrs. Harris' son, Emrys, occupied the home in recent years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Spears/Harris Residence is one of the earliest homes completed in Miami Shores by the Shoreland Company. The house is a large, two-story, elegant structure befitting its occupants, all prominently associated with the Shoreland Company. Over the years, the house was resided by several members of the Spears/Harris family, including Ellen Spears Harris, for whom the house was built; her son, Emrys Harris, Jr.; her father, Napoleon; and her sisters, Hortense and Pratt Spears.

Ellen Spears Harris, in her role as Vice-President of the Shoreland Company, demonstrated her administrative and management capabilities, making her "the leading woman business executive of South Florida in the Twenties." [1] Her sisters, Hortense and Pratt Spears, also held influential positions in Anderson's development companies. Older sister, Hortense Spears, was associated with the Biscayne Bay Improvement Company, which developed Venetian Islands. Younger sister, Pratt Spears, was Assistant Secretary and Treasurer of the Shoreland Company.

A housewarming was held in celebration of the completion of the Spears/Harris Residence in 1925. The roster of attendees which follows demonstrates the local and national impact and fame that was being accorded to the development of Miami Shores.

1 Unknown Author, Untitled/Unpublished Manuscript, Spears/Harris Papers, Miami, Florida, 198-, p. 8-29.

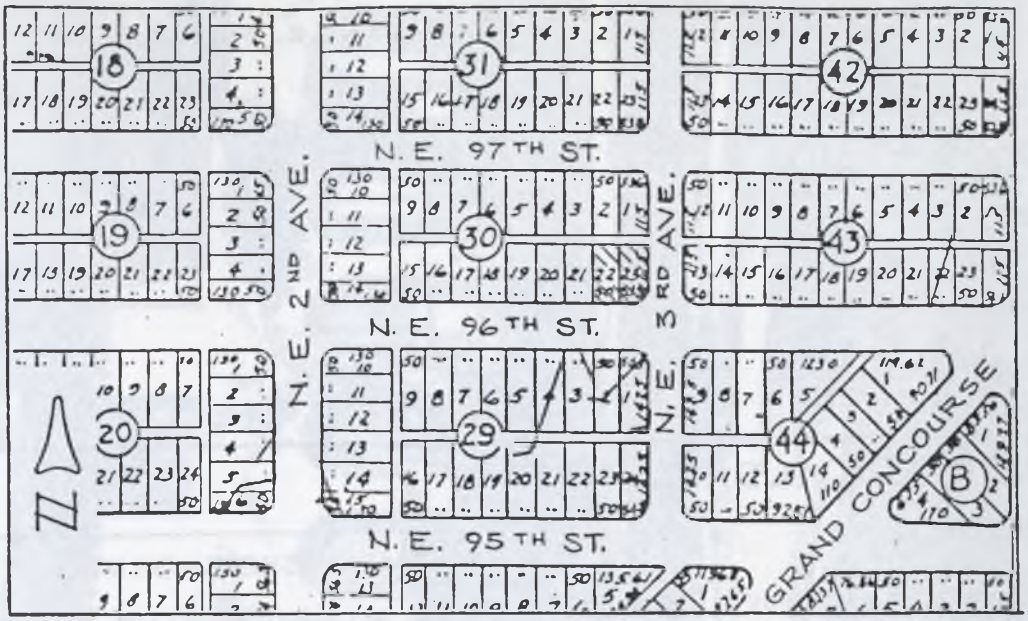
CONTINUATION SHEET

Section 8 - 287 N.E. 96 St.

One of the most festive occasions was a gala Housewarming that the Harris-Spears household hosted late in 1925 to inaugurate their new villa. The star studded list of guests included such luminaries as John W. Martin, governor of Florida; the governors of Tennessee and Alabama; chain store magnate J.C. Penney; two of the most prominent members of President Coolidge's cabinet - Secretary Hyde of Agriculture and Secretary of Commerce (later president) Hoover; Mabel Loomis Todd, world-famed astronomer of Williams College; Ruth Bryan Owen, daughter of the Great Commoner, community activist, and herself later to be elected as congresswoman from Florida's 4th Congressional District. 2

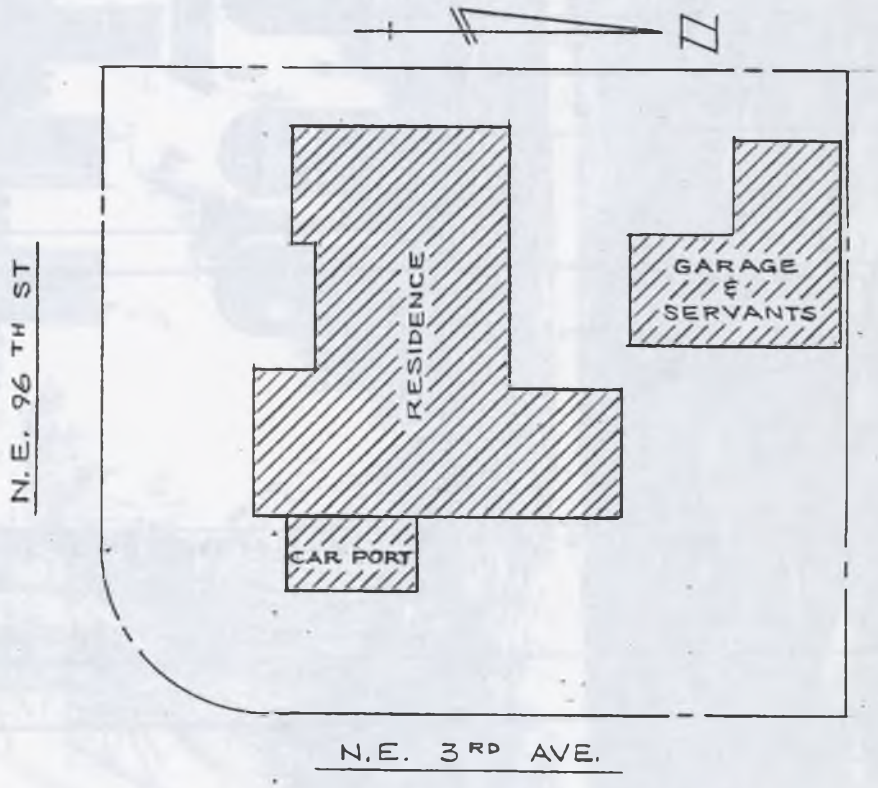
It is interesting to note that members of the Spears/Harris family continually occupied the house until just recently. The house was sold in 1985 with its contents among which many interesting and historically important documents have been found. A typed, untitled manuscript of unknown authorship discovered among the Spears/Harris Papers has been an invaluable source of information regarding the Shoreland Company and its development of Miami Shores.

2 Ibid., p. 8-29.



LOCATION MAP

(LOTS 22 & 23, BLOCK 30)



SITE PLAN - 287 N.E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

287 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
17	580980	2860680

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 22 and 23, Block 30

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

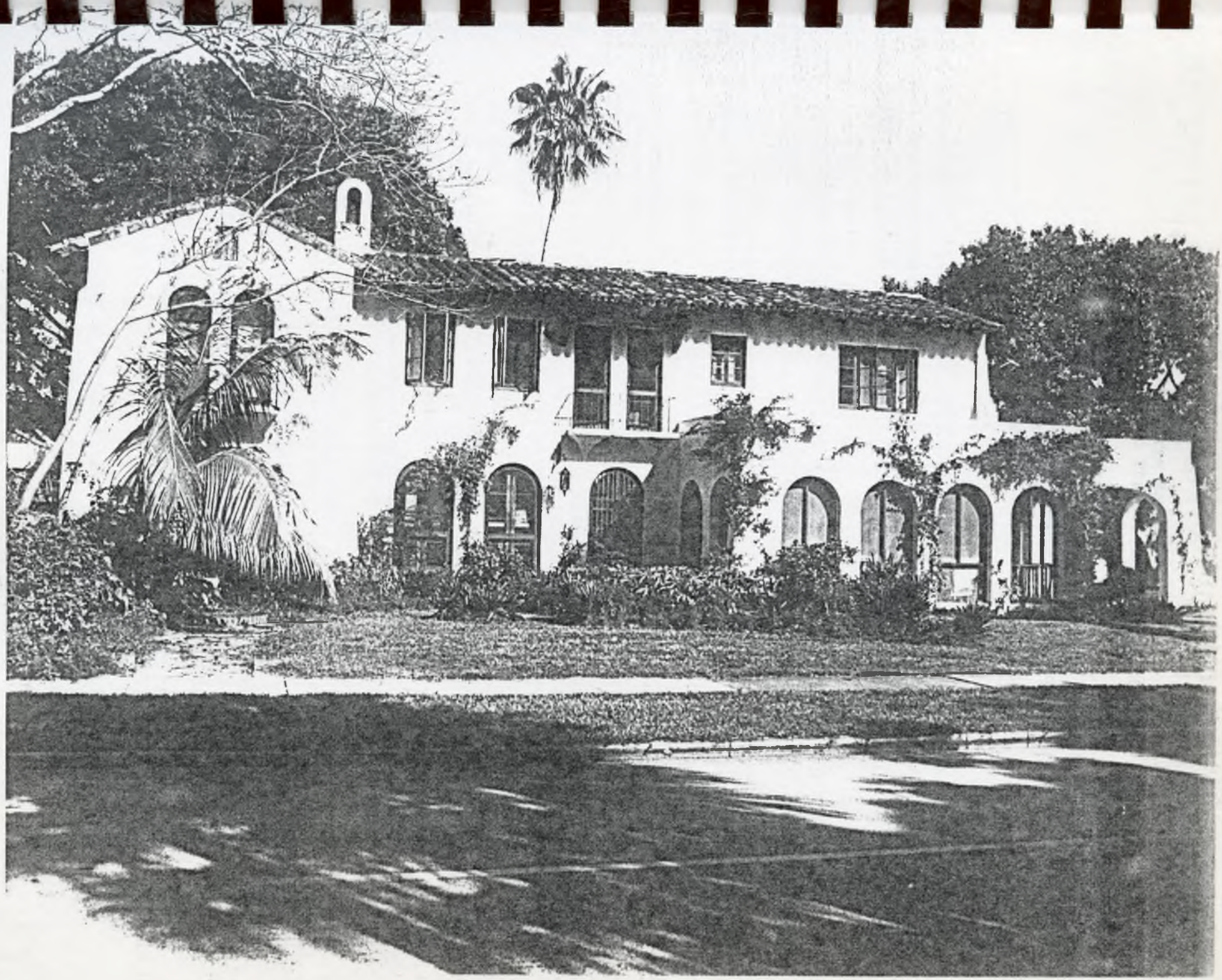
Miami Shores,

STATE

Florida

ZIP CODE

33138



1. Spears/Harris Residence
2. 287 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 18 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - Residence No. 101

AND/OR COMMON
Shoreland Company - Residence No. 101

2 LOCATION

STREET & NUMBER
540 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	X YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Etienne Pedinielli

STREET & NUMBER
540 N.E. 96 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

DESCRIPTION

540 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is among the finest Mediterranean Revival houses in Miami Shores. It reflects the mastery of the architect, Walter de Garmo, with simple, elegant compositions and classical sense of proportion. The house is two stories, built on a T-shaped plan with the short, squat base of the "T" facing the front. One story wings flank the central two story mass, a porte cochere to the left (east) and a sun room to the right. The sun room was enclosed with rectangular fixed sheet glass. Roofs are low hipped over the main mass with projecting wood brackets, and flat over th one story wings.

The central mass had three sets of French doors symmetrically arranged, leading out to an open concrete terrace. These, like

XT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

all other window and door units, have been replaced with multi-paned aluminum awning units. Urns on pedestals and ground cover landscaping define the terrace area. Three awning windows on the second floor correspond with the three openings below. Originally, these were a central double French door flanked by two wood casement windows. The central opening preceded by a small, well detailed cast masonry balcony supported on masonry brackets. A string course molding defines the second story at the top of the balcony wall and sill level of flanking windows.

The entrance is located on the recessed, left arm of the "T". Plain columns with Corinthian capitals support a boldly projecting segmented broken pediment, with a cartouche at the center. The porte cochere to the left of the entrance is open on three sides. There is a detached garage to the rear of the property.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 ~~BUILDER~~/ARCHITECT De Garmo and Paist

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 540 N.E. 96 Street was built in 1925, as part of the Shoreland Company's development of Miami Shores. The house was designed by the architects, Walter C. De Garmo and Phineas E. Paist. It is an outstanding example of Mediterranean Revival style architecture. The home's first residents are known to have been John C. Turner, and his wife, Ella. Over the years, the house has had several owners.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Residence No. 101 is an outstanding example of the large, two-story, Mediterranean Revival style houses built along 96 Street, one of Miami Shores' wider streets, once known as Shoreland Boulevard. The house was designed by Walter C. De Garmo, and Phineas E. Paist. Residence No. 101 is an excellent product, the result of the collaboration of these two superior architects. Together with Denman Fink, De Garmo and Paist also collaborated in the design of the Douglas Entrance to Coral Gables, as well as several other projects.

Walter C. De Garmo, Florida's first registered architect was a graduate of Cornell University. He came to Miami in 1904 and was involved with the practice of architecture throughtout the city's developmental years. His credits are innumerable and include structures throughout the county - Miami's first City Hall, a fire station, theatres, schools, churches, private residences, and commercial buildings.

Phineas E. Paist was the supervising architect for George Merrick's development of Coral Gables in 1925. A graduate of the Drexell Institute of the Pennsylvania Academy of Fine Arts, Paist's specialty, like that of Kiehnel and Elliott, was designing in the Mediterranean Revival style. Prior to his association with Coral Gables, Paist worked as an associate architect at Vizcaya.

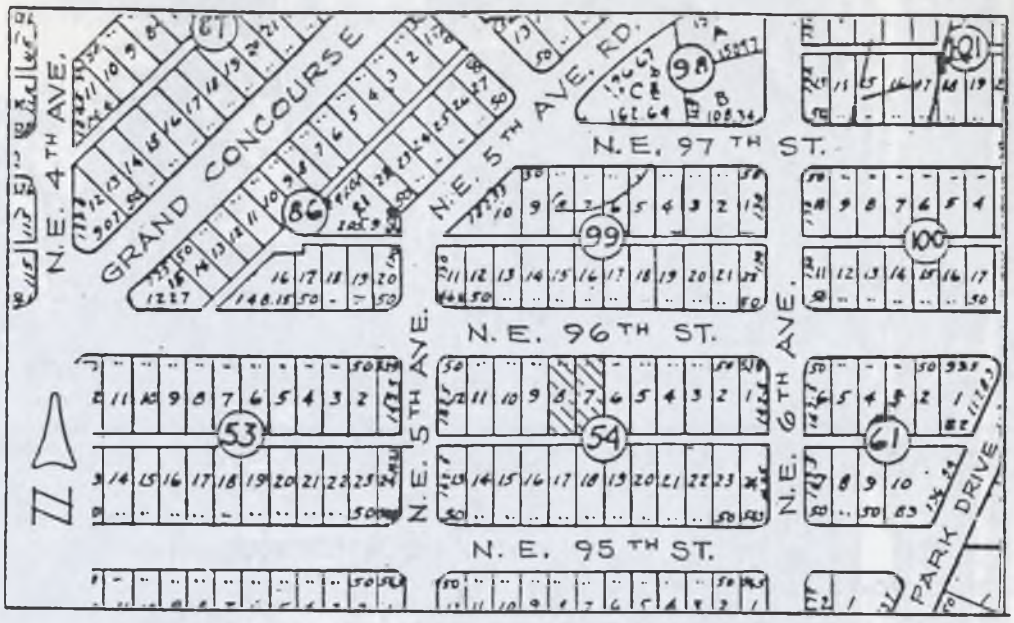
In 1931, servants quarters were added to Residence No. 101, designed by another prominent architect, Robert Law Weed. In Miami, Weed began his career as draftsman for the architectural firm of Kiehnel and Elliott. By 1922, he headed his own

CONTINUATION SHEET

Section 8 - 540 N.E. 96 St.

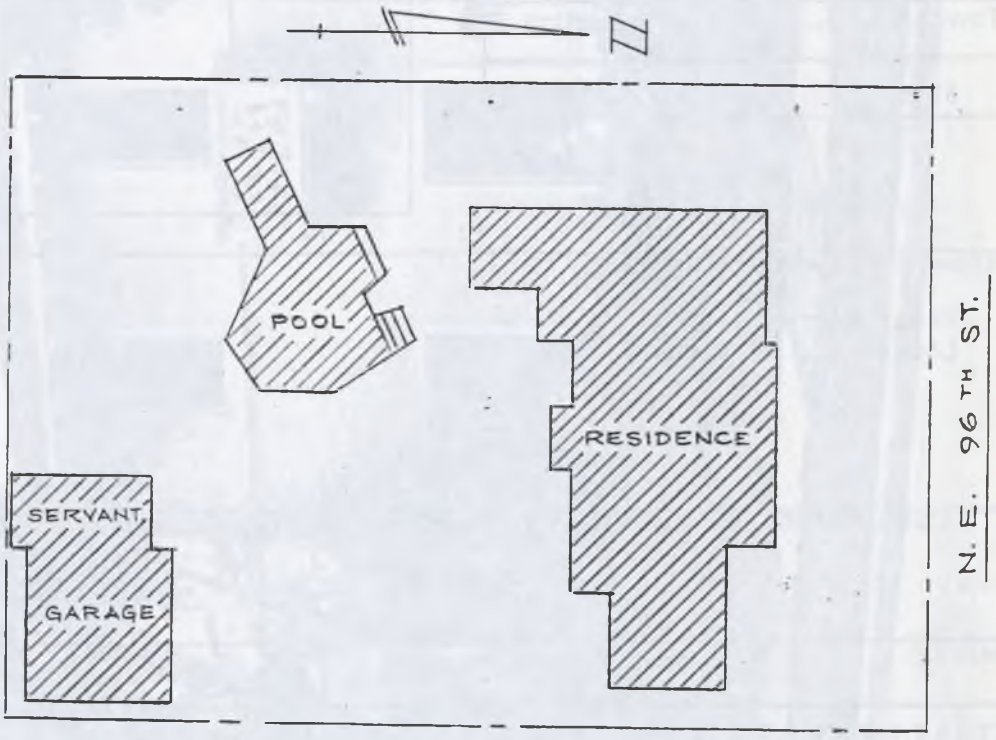
architectural office. Weed is credited with designing mansions in Palm Beach and Miami Beach, the Miami News Building, the Miami Beach Burdines, the Coral Gables Sears store, as well as innumerable other structures. Together with Marion I. Manley, Weed is credited with the planning of the University of Miami campus and with the designing of some of its buildings.

The first occupants of Residence No. 101 was the Turner family. John C. Turner was a physician and surgeon. Over the years, the house has had a number of proprietors.



LOCATION MAP

(LOTS 7 & 8, BLOCK 54)



SITE PLAN - 540 N.E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

540 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1 7	5 8 1 5 0 0	2 8 6 0 6 6 0

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 2, PB 10-37
Lots 7 and 8, Block 54

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

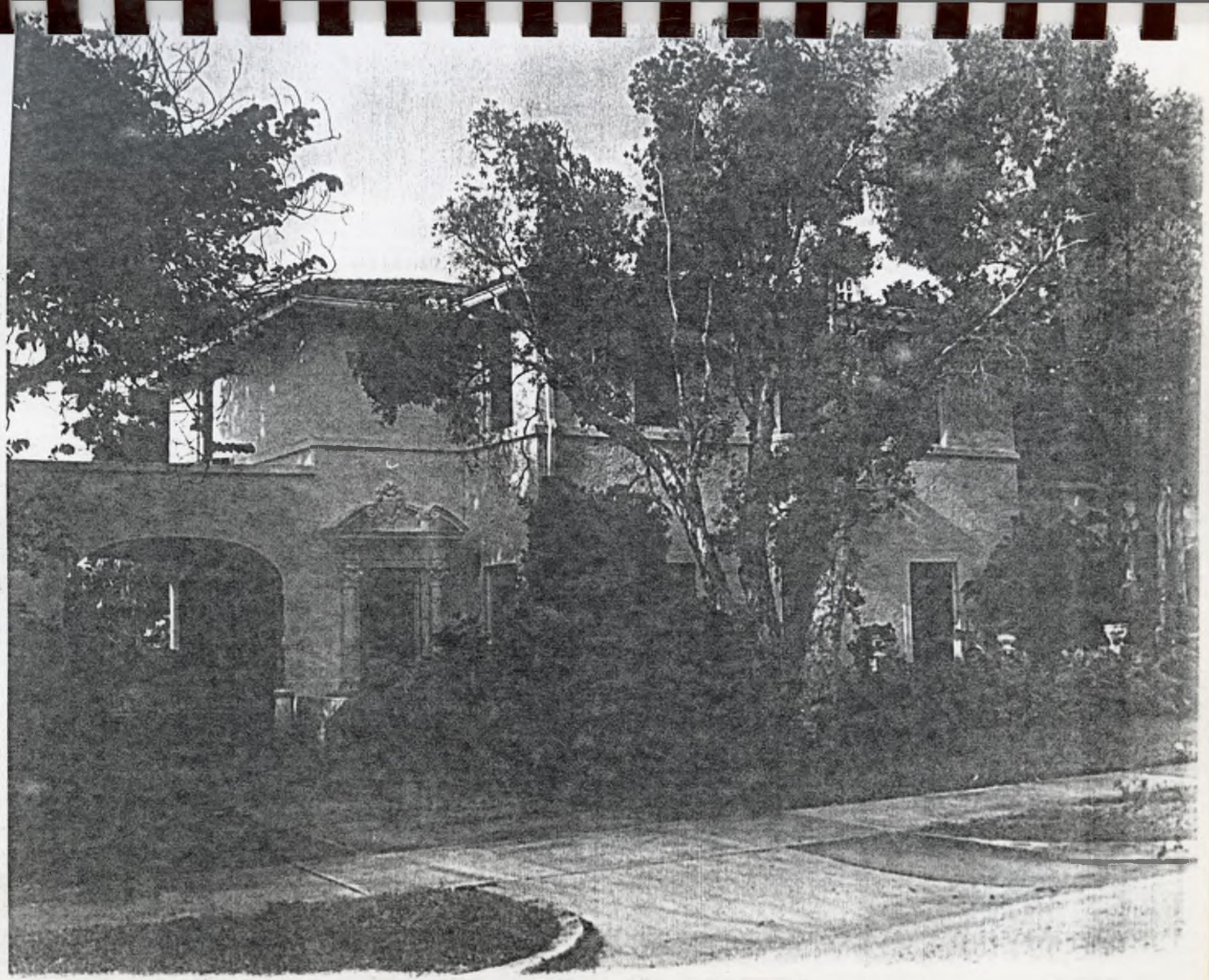
TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

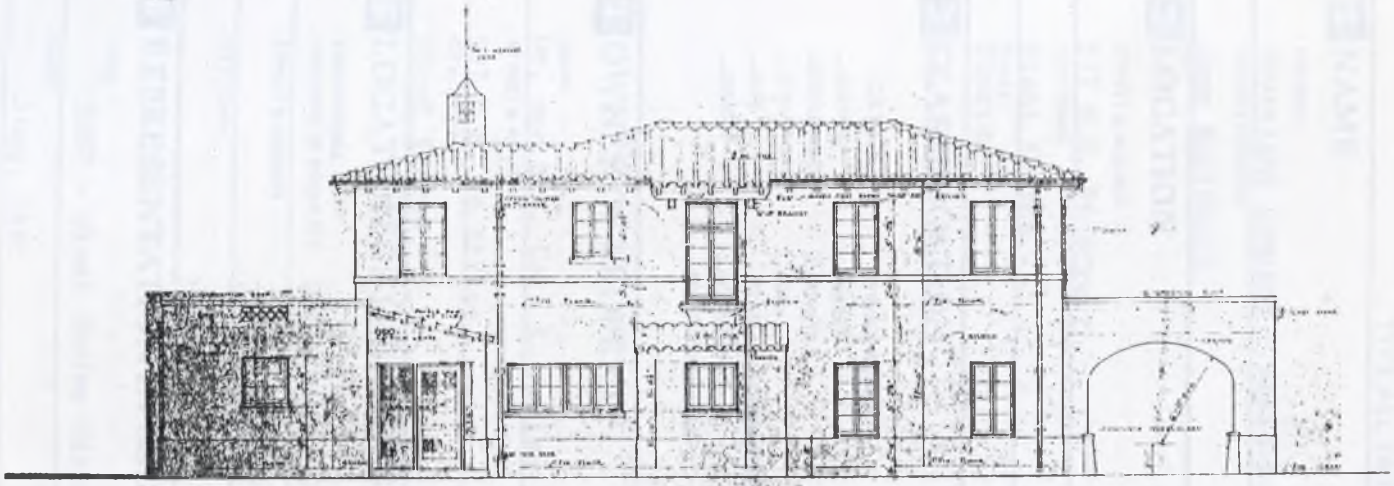
STATE
Florida

ZIP CODE
33138

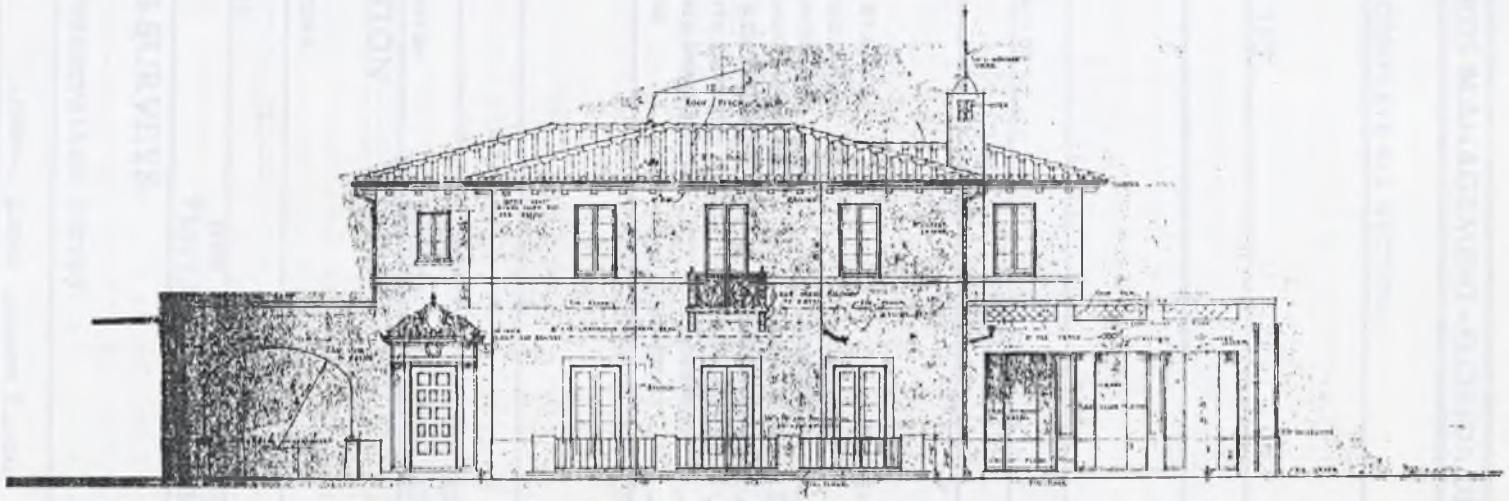
1. Shoreland Company - Residence No. 101
2. 540 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 19 of 44



1. Shoreland Company - Residence No. 101
2. 540 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 20 of 44



REAR ELEVATION



FRONT ELEVATION

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - Residence No. 105

AND/OR COMMON
Camp Residence

2 LOCATION

STREET & NUMBER
577 N.E. 96 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	X YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME
Dr. and Mrs. Carl E. Fabian

STREET & NUMBER
577 N.E. 96 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

577 NE 96 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Camp House is one of the finest examples of Mediterranean Revival architecture in Miami Shores. The house is built on an L-shaped plan, two stories in height. Roofs are covered in original clay barrel tiles: gable over the east wing; hipped over the south wing. At the intersection of the two wings is a two and a half story tower with a hipped roof. The interior of the "L" opens through an arcaded loggia along the full length of both wings out to a courtyard. The courtyard is surrounded by a low wall that sets the property off the street. The one story arcade has a barrel tile shed roof. The arched openings, semi-circular on the south wing, elliptical on the east wing, have wrought iron grills. The arches rest on

XT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

pairs of octagonal pilasters with surfaces etched in a diamond pattern. Double French doors with fanlights open from the interior of the house out to the loggia.

The front elevation of the south wing, the closest plane to the street, is divided into three arches. The right arch contains the front door, of vertical wood panels and Spanish style hardware. Past the front door one passes through the arcaded loggia to face the main door into the house, framed by coral rock surrounds. The main entry is located on the tower at the intersection of the two wings.

Centered on the second story of the south wing's street facade, double French doors open to a small balcony with a three sided decorative masonry wall. The balcony is supported on a concave corbel, which flares out from a single point between the two arches below. The second story of the east wing is highlighted by three sets of quadruple casement windows, with pronounced wood frames. Each set of windows is separated by a wide, square wooden post which opens out from diagonal brackets that complete a "Y" shape. Thus the rectilinear opening with corners chamfered by the "Y" post repeats the theme of the elliptical arches below.

The west elevation continues the arched opening details to a large entry door with stone surrounds. A driveway perpendicular to the street passes in front of this door, to the garage at the rear. The garage, a one story structure attached to the rear of the house, was built in 1973, after the original structure was demolished. Although the garage is compatible with the main house, this is the only visible alteration to the original appearance of the house.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca. 1926-1927 BUILDER/ARCHITECT Godard and Sydow, Inc./De Garmo

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 577 N.E. 96 Street was started ca. 1926, as part of the Shoreland Company's development of Miami Shores, and was completed in 1927. The house was designed by Walter C. De Garmo and constructed by Godard and Sydow Inc. It is an outstanding example of Mediterranean Revival style architecture. The house is associated with the Camps, a prominent Miami Shores family.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Camp Residence is an outstanding example of the large, two-story, Mediterranean Revival style houses built along 96 Street, one of Miami Shores' wider streets, once known as Shoreland Boulevard. The house was designed by Walter C. De Garmo, Florida's first registered architect. De Garmo was a graduate of Cornell University. He came to Miami in 1904 and was involved with the practice of architecture throughtout the city's developmental years. His credits are innumerable and include structures throughout the county - Miami's first City Hall, a fire station, theatres, schools, churches, private residences, and commercial buildings. De Garmo collaborated with Phineas E. Paist and Denman Fink in several projects.

The Camp Residence was constructed by Godard and Sydow, Inc., a construction company that was very active during the developmental period of Miami Shores. Godard and Sydow, Inc. built many of the development's private homes and some apartment buildings. Their most significant construction project was the Grand Concourse Apartments, listed on the National Register in 1985.

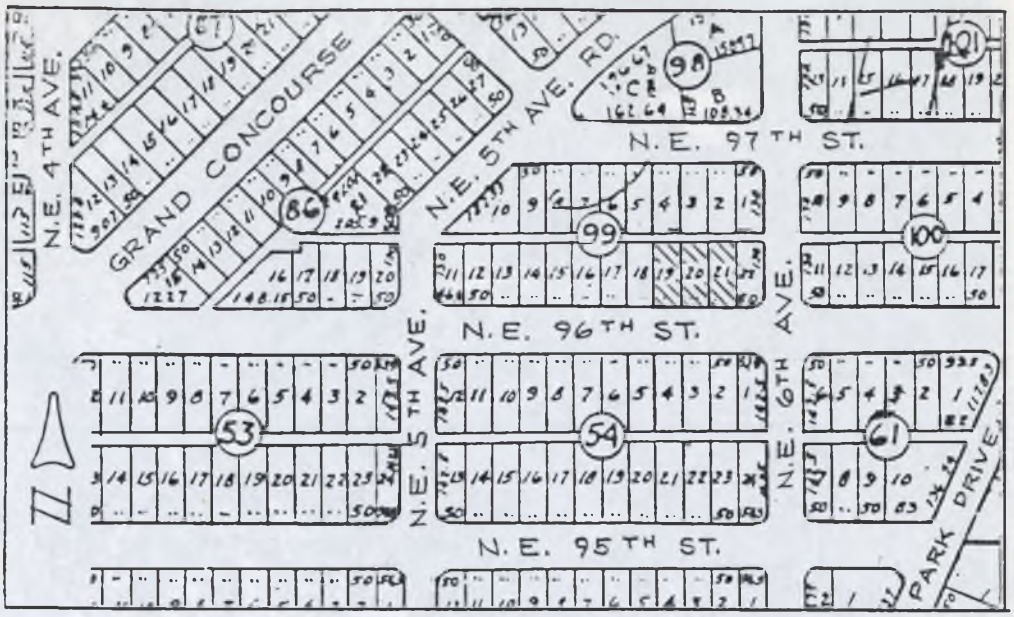
Blueprints of this house dated 1925 are in existence, yet it is known that the house was not finished until 1927. Perhaps, the house suffered hurricane damage in 1926, permits issued in 1927 are for "repair and completion." [1]

[1] Building File. Miami Shores, Florida, Building and Zoning Department.

CONTINUATION SHEET

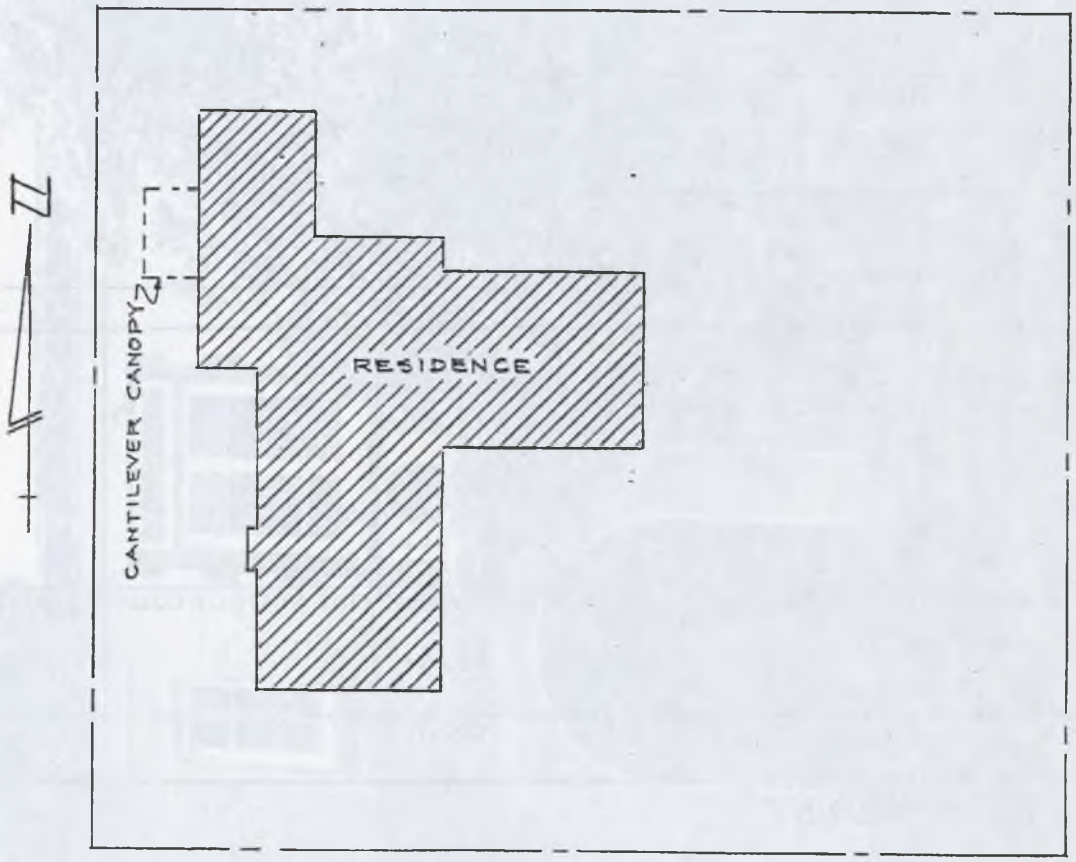
Section 8 - 577 N.E. 96 St.

Mrs. Willa Jean Camp, an early resident of the house, was the granddaughter of General Sumter. General Sumter was the only Confederate General from Florida in the Civil War. Sumter County, in Florida, was named after him. The Camp family lived in this house until about 1972.



LOCATION MAP

(LOTS 19, 20, & 21, BLOCK 99)



N. E. 96TH ST.

SITE PLAN - 577 N. E. 96TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

577 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1,7	5 8,1 5,4,0	2,8 6,0 6,8,0

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 4, Amended PB 15-14
Lots 19 to 21 Inc., Block 99

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

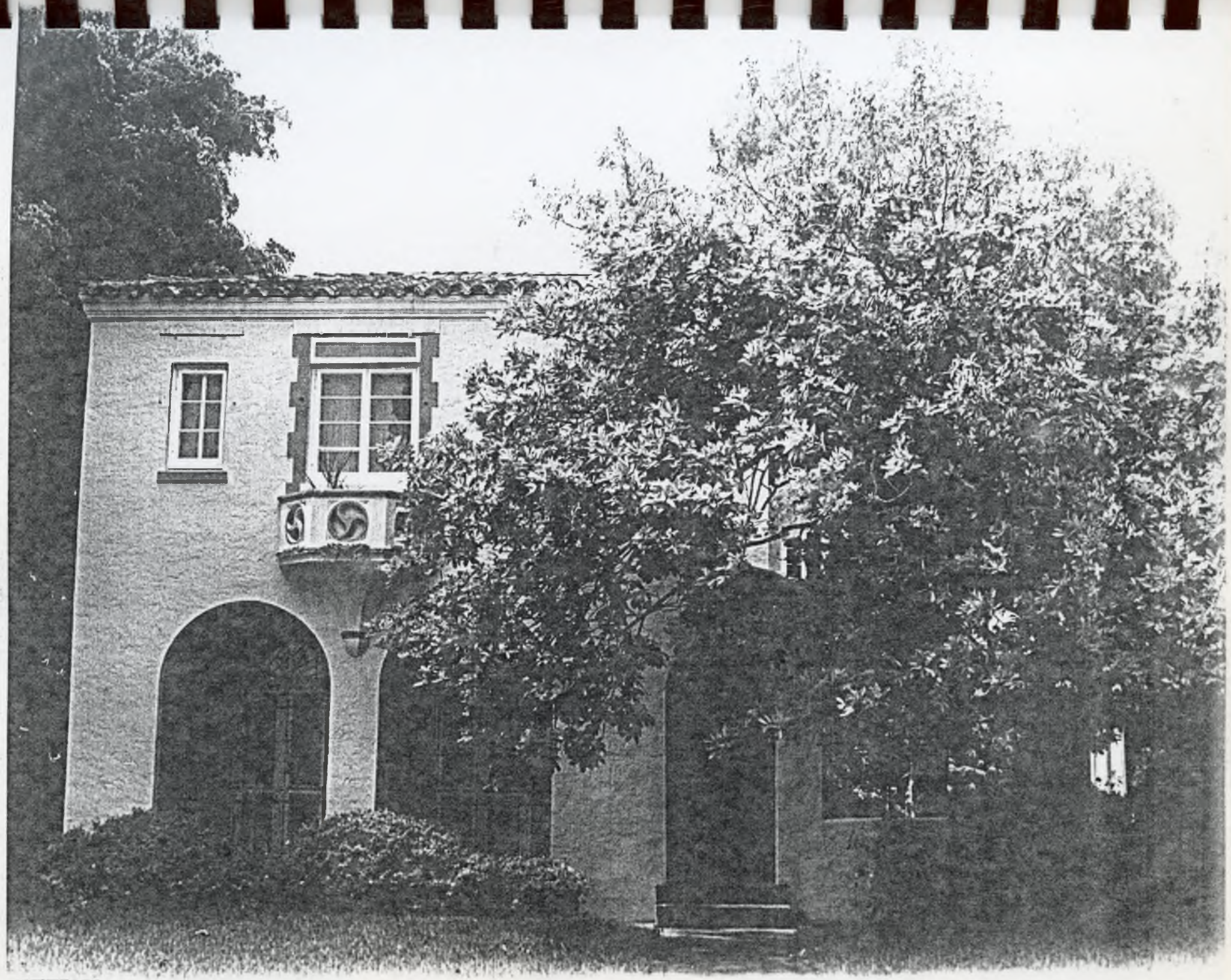
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

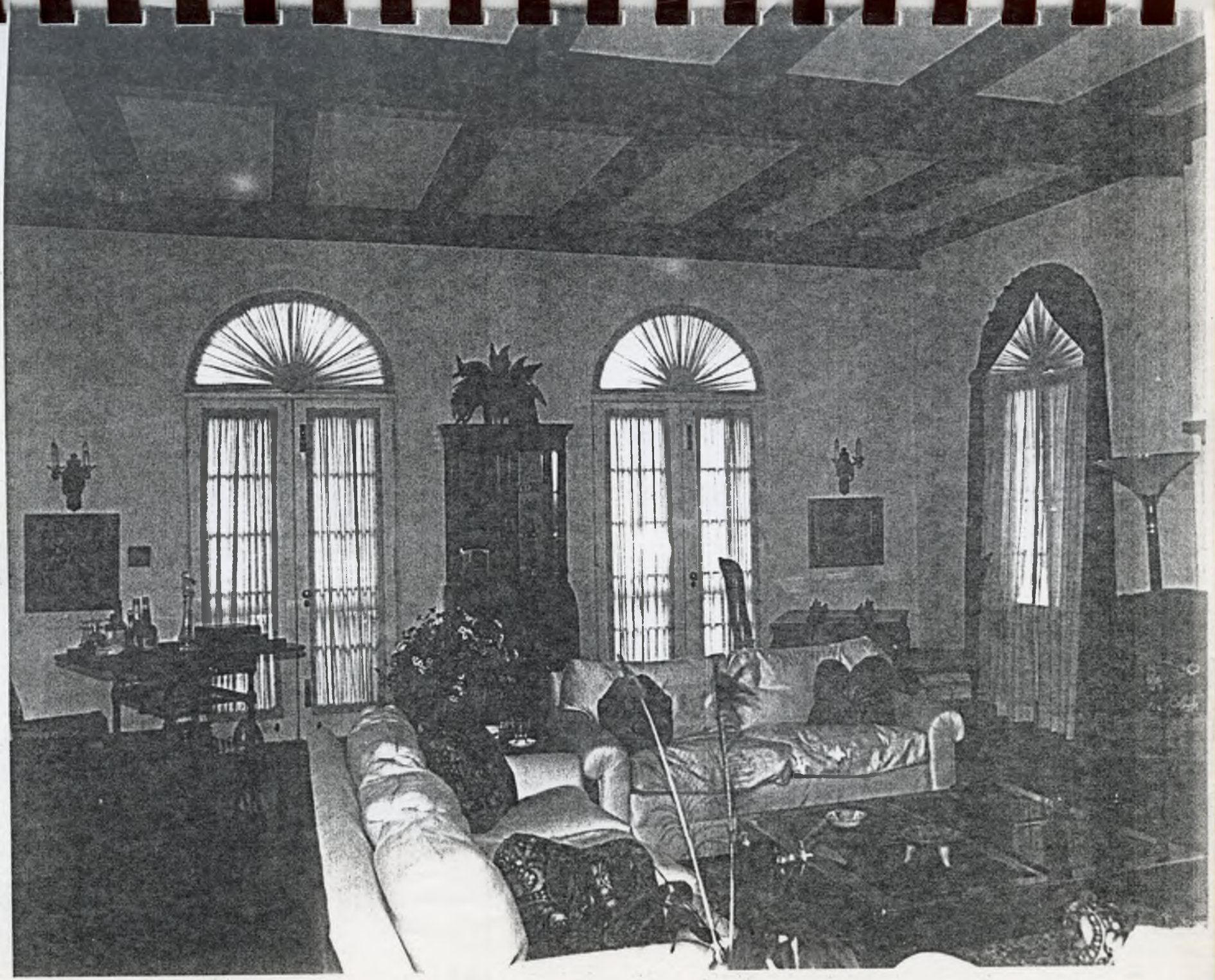
CITY OR TOWN
Miami Shores,

STATE
Florida

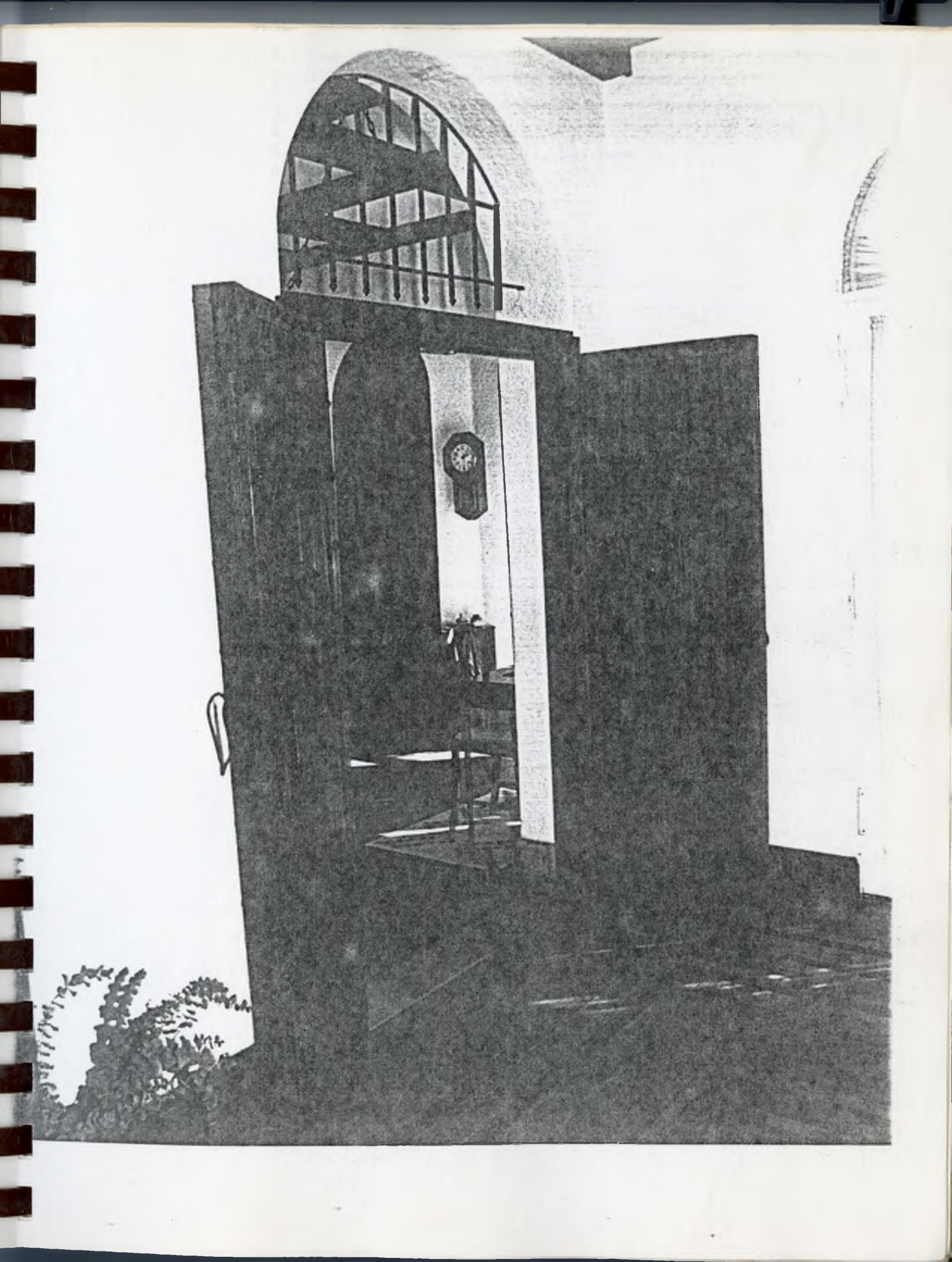
ZIP CODE
33138



1. Camp Residence
2. 577 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 21 of 44



1. Camp Residence
2. 577 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior living room
7. Photo 22 of 44



1. Camp Residence
2. 577 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior doors
7. Photo 23 of 44

1. Camp Residence
2. 577 N.E. 96 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Exterior wrought iron
7. Photo 24 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 8

AND/OR COMMON
Blackwell Residence

2 LOCATION

STREET & NUMBER
361 N.E. 97 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Charles J. Cassini

STREET & NUMBER
361 N.E. 97 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

361 NE 97 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XXGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Blackwell House is a Mediterranean Revival structure built of concrete block and rough textured stucco, with clay barrel tile roofs. The house consists of the original rectangular two story mass and two one story additions, built in 1936 and 1952, to the west. The original portion has a slightly projecting entry mass to the east, with a low hipped roof. The rectangular door is inset in a recessed blind arch, with a pointed arch and rusticated stucco surrounds. The tower-like entry mass is punctuated on the second story by a small window encased by a wrought iron grill. The western portion of the main house has three bays of wood casement windows on each floor, currently obscured by Bahama shutters.

XT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Two one-story additions attached to the west were built in the same style, with attention to feature and scale. The additions have low pitched roofs at different heights, to give the overall roof composition of the house a stepping down effect. The additions have large, arched openings across the front, enclosed by modern windows of tinted glass and dark metal frames.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 ~~BUILDER~~/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 361 N.E.97 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. William H. Iliff, and his wife, Helen, owners of a landscaping company, were the home's first residents. From about 1930 and until recently, the home was the residence of Mr. and Mrs. T.J. Blackwell, prominent Miamians.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Blackwell Residence is typical of the medium-size, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

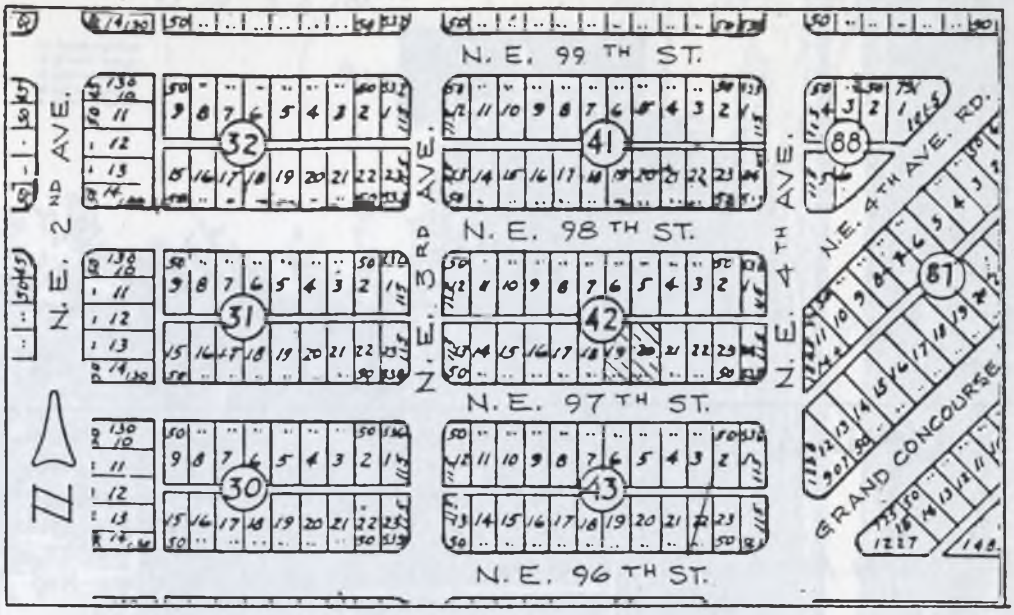
Section 8 - 361 N.E. 97 St.

William H. Iliff, the Blackwell Residence's first occupant was the President and Treasurer of the Iliff Landscape and Nursery Company, landscape designers and contractors. Landscaping was a flourishing industry as a result of the boom time developments. The Iliff company provided its clients with "palms, shrubbery, soils and fertilizers" [1] as well as the expertise of a landscape architect.

The home's succeeding residents, the Blackwells, lived in this residence for over fifty years. T.J. Blackwell was an eminent attorney, one of the founders of the renown legal firm of Blackwell, Walker and Grey. Mr. Blackwell served as Miami Shores Village Judge from 1936 to 1944. Harriet Grey Blackwell, was considered poet laureate of Miami Shores.

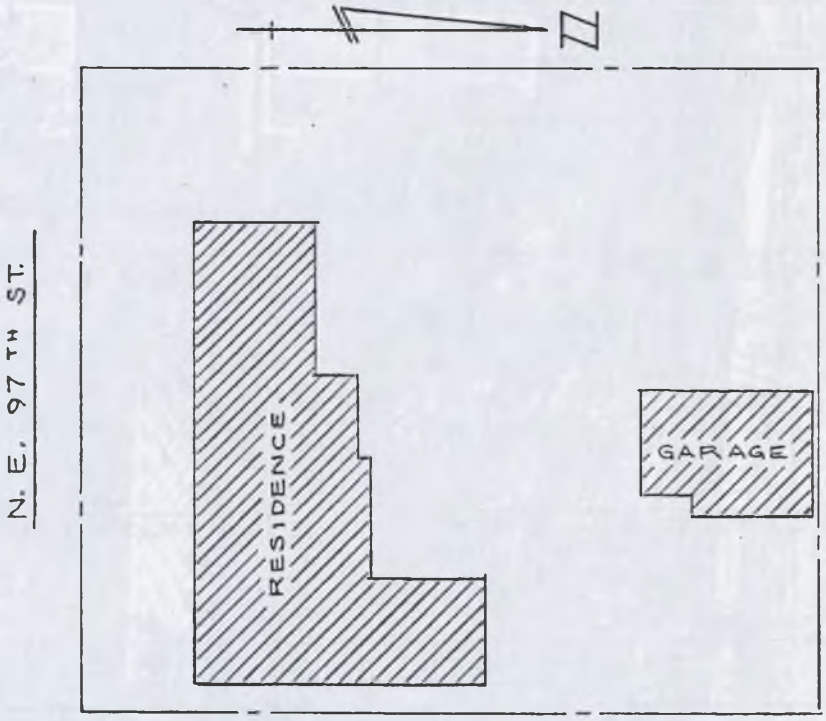
The Blackwells made a one-story addition to the west side of the original structure in 1936. This addition was designed by Lee L. Wade, a well-known architect who practiced in South Florida during the late 1920's and 1930's. This west wing consists of a music room, a porch and a bathroom. In 1952, a rear porch was added to the house, designed by Harry E. Penney. The additions, particularly the west wing, are harmonious with the original structure.

1 R.L. Polk, R.L. Polk and Company's Miami City Directory (Jacksonville, Fl.: R.L. Polk and Company, 1928), p. 128.



LOCATION MAP

(LOTS 19 & 20, BLOCK 42)



SITE PLAN - 361 N.E. 97TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

361 N.E. 96 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1,7	5,8,1,1,0	2,8,6,0,7,6,0

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 19 and 20, Block 42

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

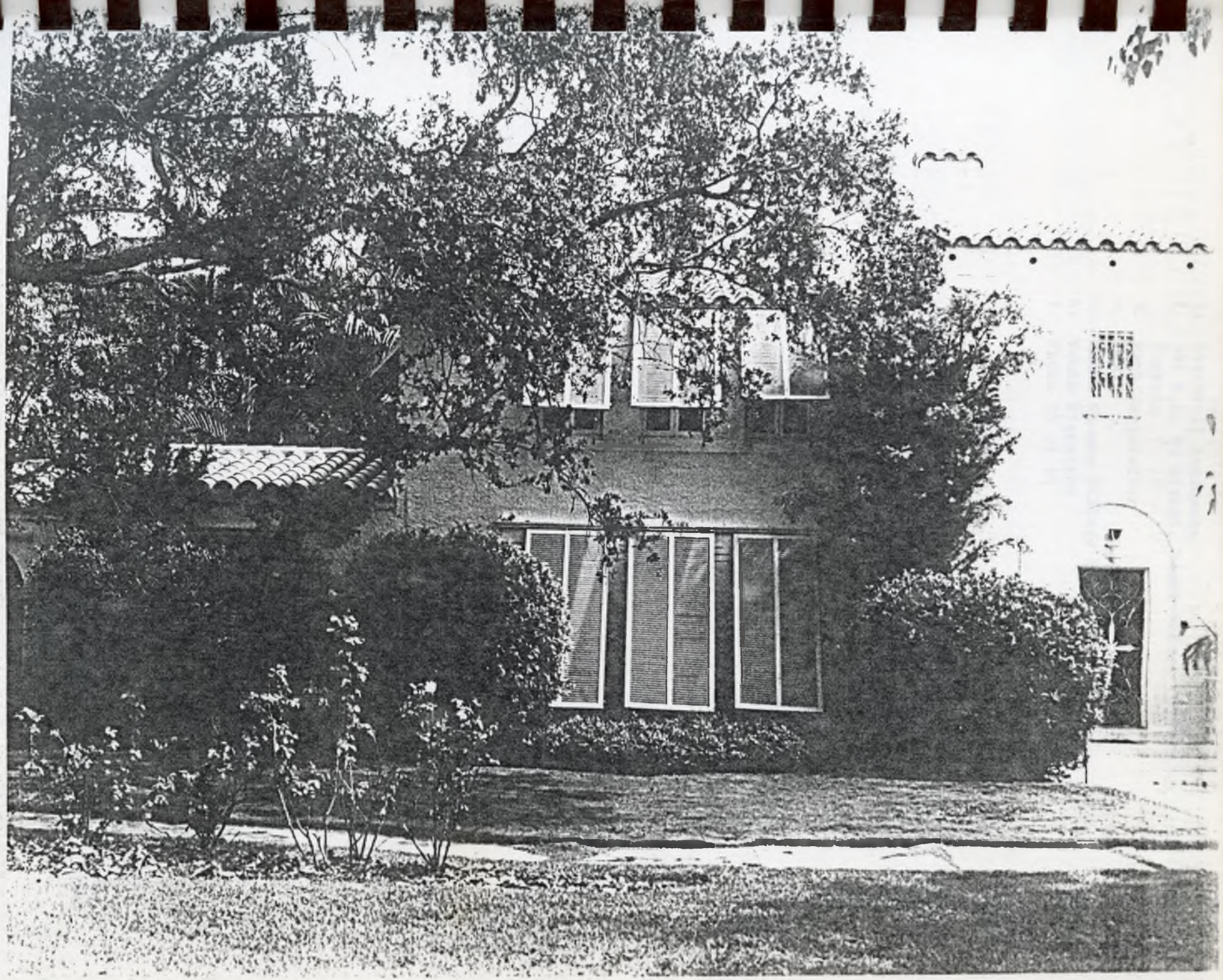
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138



1. Blackwell Residence
2. 361 N.E. 97 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 25 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 18

AND/OR COMMON
Shoreland Company - House No. 18

2 LOCATION

STREET & NUMBER
273 N.E. 98 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. Joseph M. Darst

STREET & NUMBER
273 N.E. 98 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION 273 NE 98 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story, concrete block and stucco structure built in the Mediterranean Revival style. The house has an irregular plan consisting of a main two story mass with a series of projecting masses. Gable roofs are covered with barrel clay tiles of recent installation. Attached to the main structure is a one and a half story mass which projects and overlaps the main structure, creating the entry volume. The main doorway is approached through keystone steps that lead to a small entry deck. Surrounding the door is a strange bas relief pattern of X's and O's, and other decorative panels centered over the opening. Directly above is a quadruple steel casement window. The next bay to the right (east) has the same window on the ground floor, and a small cast masonry grill piercing the second story. The next

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

bay to the right inverts the motif, with two masonry grills on the ground floor and a wood louvered door leading to a second story balcony with an iron railing. The projecting slab of the balcony is supported on a concave corbel. Above, the gable extends over the balcony and wooden brackets serve as support to this projection. A one story mass is attached to the east end of the main structure parallel to the facade. Another one story mass with a gable end is attached to the west front, this one perpendicular to the main orientation. This mass has a large arched window with wood jalousies and a solid, recessed sunburst transom. A chimney is attached to the west end of the central mass, projecting over the main gable, and piercing through the shed roof below.

There is a detached one story garage structure to the rear (northwest) of the main structure. The major landscape feature is a large ficus tree in front of the property.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 273 N.E.98 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. David S. Zachary, and his wife, Elizabeth, are known to be the home's first residents. Zachary was associated with the Shoreland Company as a real estate salesman. In 1940, the house was owned by Roy H. Hawkins, operations manager of the Biscayne Boulevard Company.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Shoreland Company's House No. 18 is a fine example of the medium-size, two-story, Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

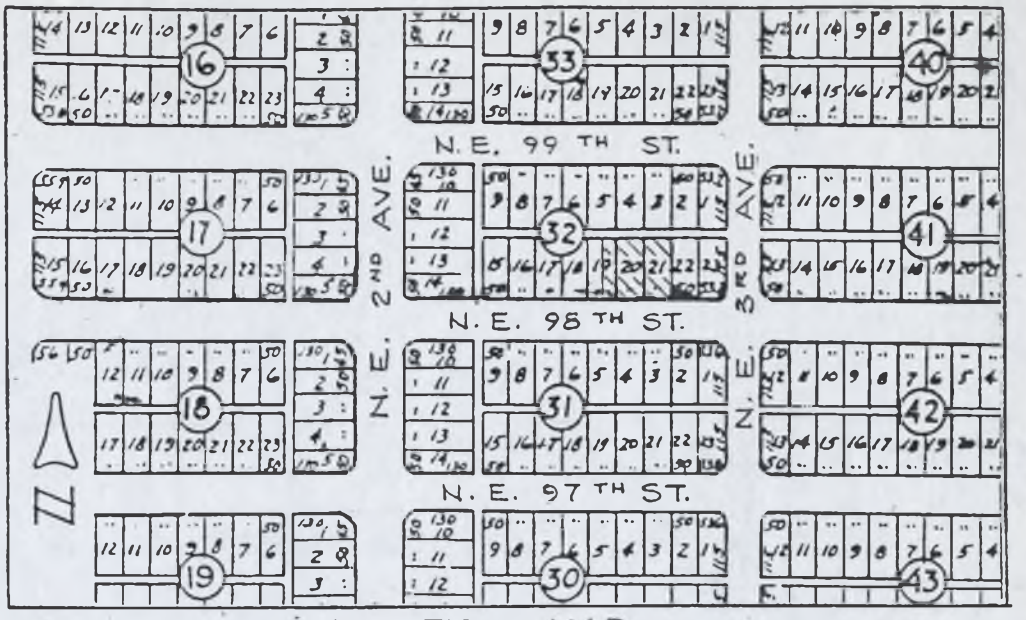
Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

Section 8 - 273 N.E. 98 St.

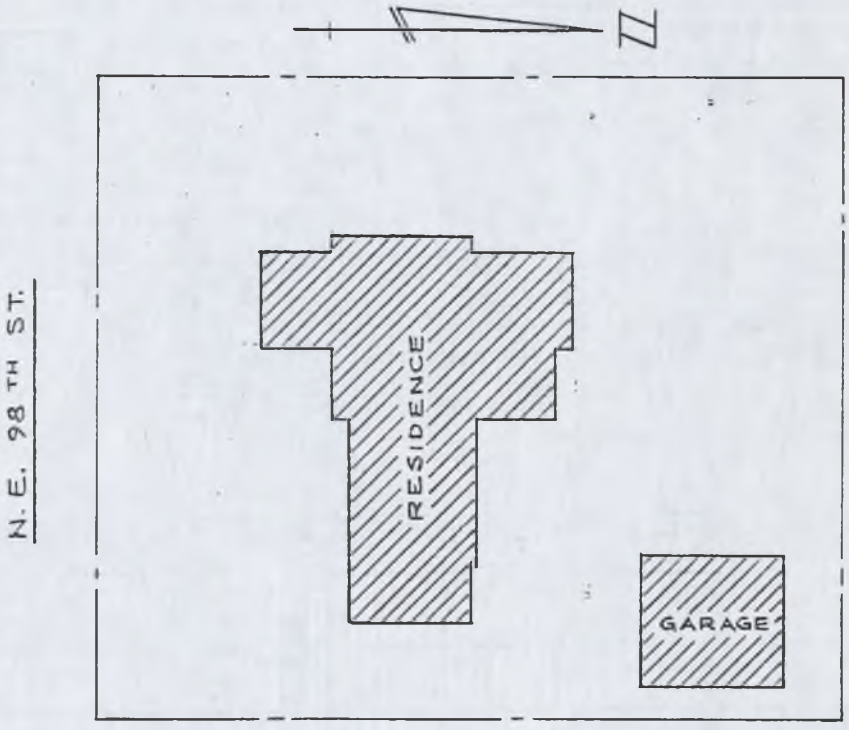
Over the years, the home's two most prominent residents were associated with the Shoreland Company. David S. Zachary, the home's first resident was a "star salesman" 1 directly associated with two of Hugh M. Anderson's development projects, Miami Shores and Venetian Isles. Roy H. Hawkins, who owned the house for a short period of time, managed the interests of J.S. Phipps through the Biscayne Boulevard Company. The Phipps estate provided a loan to Anderson and Wright for their plan to construct Biscayne Boulevard. With their financial collapse, Anderson and Wright defaulted on the loan and the Biscayne Boulevard Company became responsible for the completion of this important thoroughfare. In 1928, another Phipps corporation also managed by Hawkins, Bessemer Properties, took over the holdings of the Shoreland Company in order to complete the development of Miami Shores.

1 Unknown Author, Untitled/Unpublished Manuscript, Spears/Harris Papers, Miami, Florida, 198-, p. 12-3.



LOCATION MAP

(LOTS E½ 19, 20, & 21, BLOCK 32)



SITE PLAN - 273 N.E. 98TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

273 N.E. 98 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8,0 9,0,0	2,8 6,0 8,2,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 20 and 21 and Lot 19 less West ½, Block 32

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

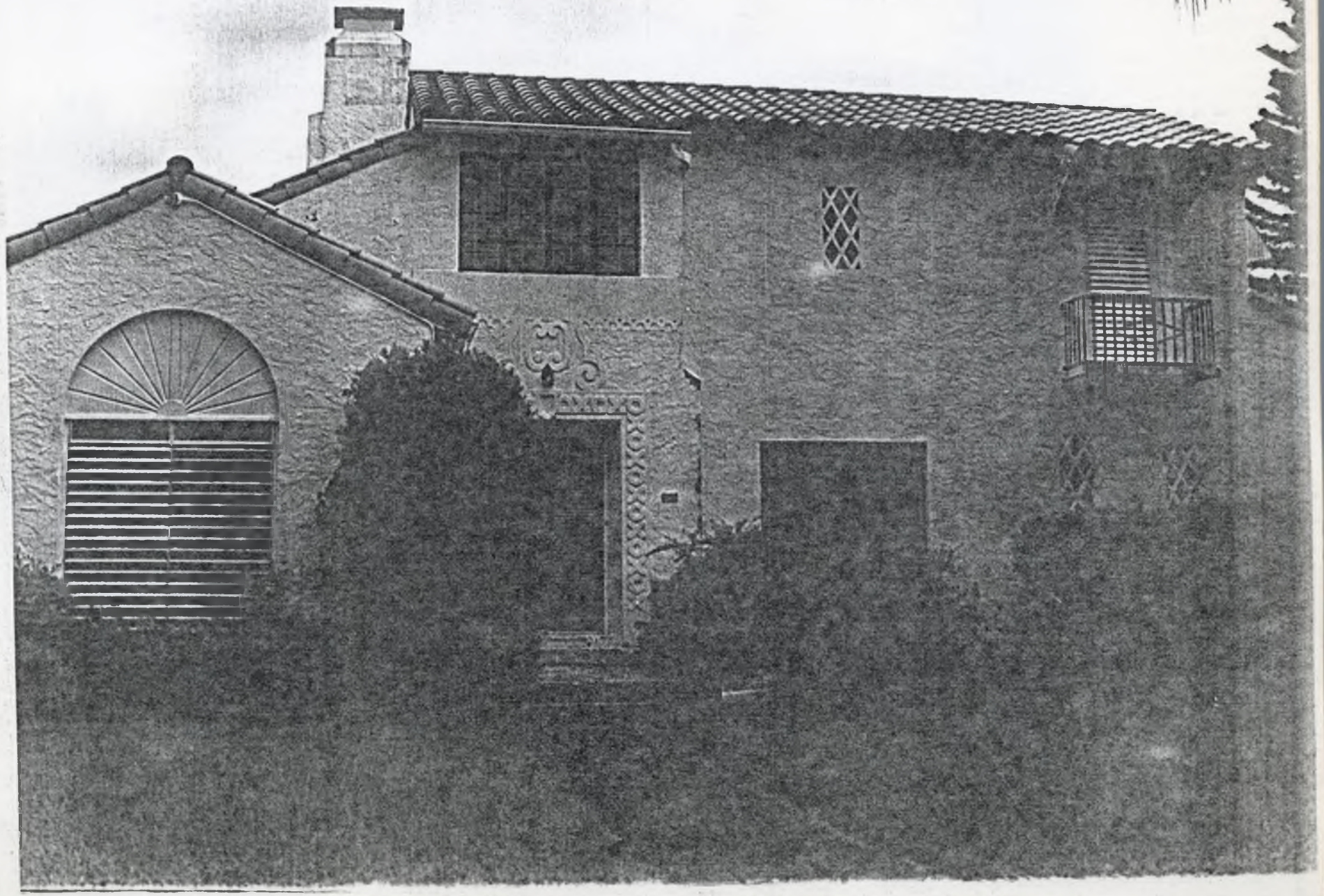
Miami Shores,

STATE

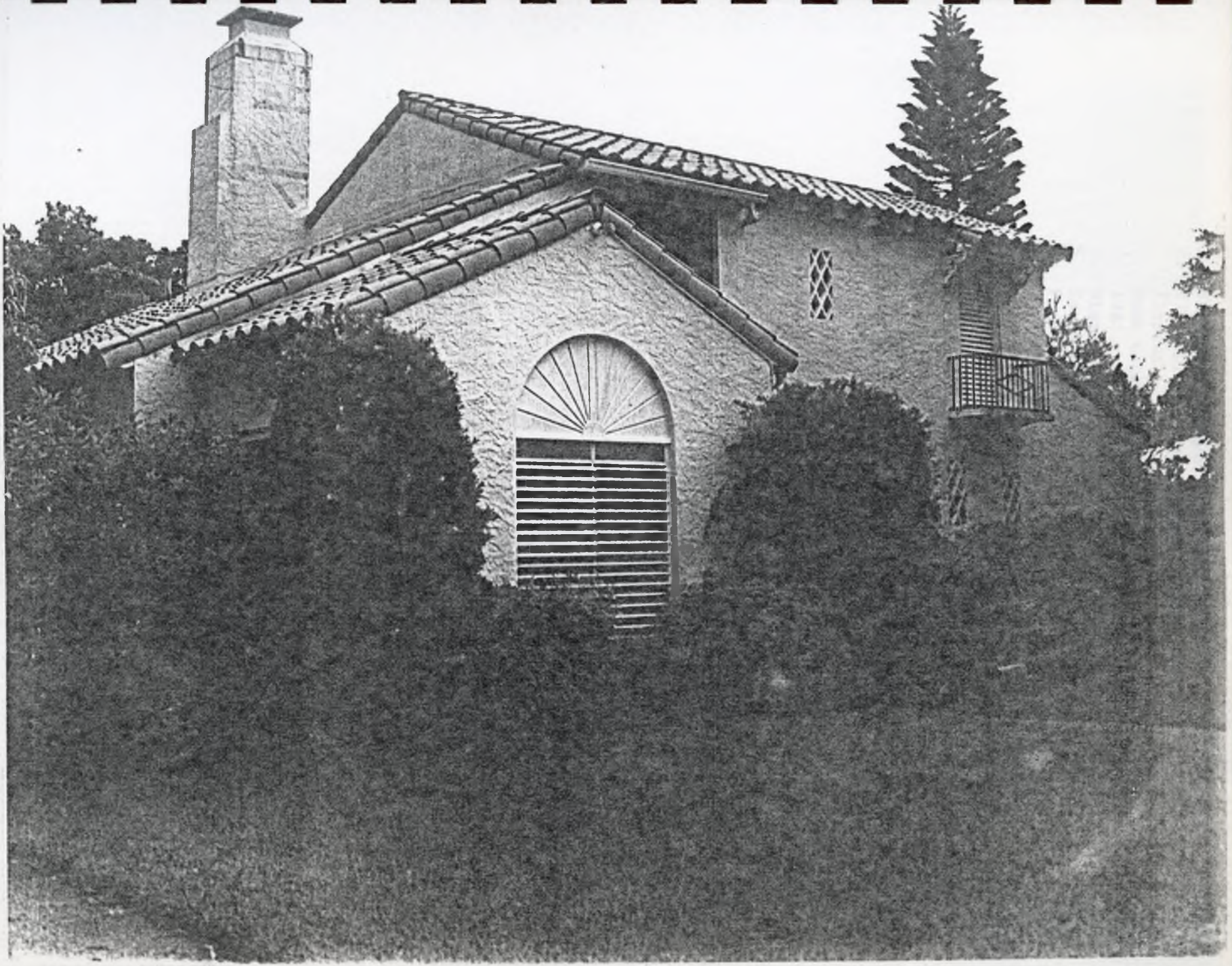
Florida

ZIP CODE

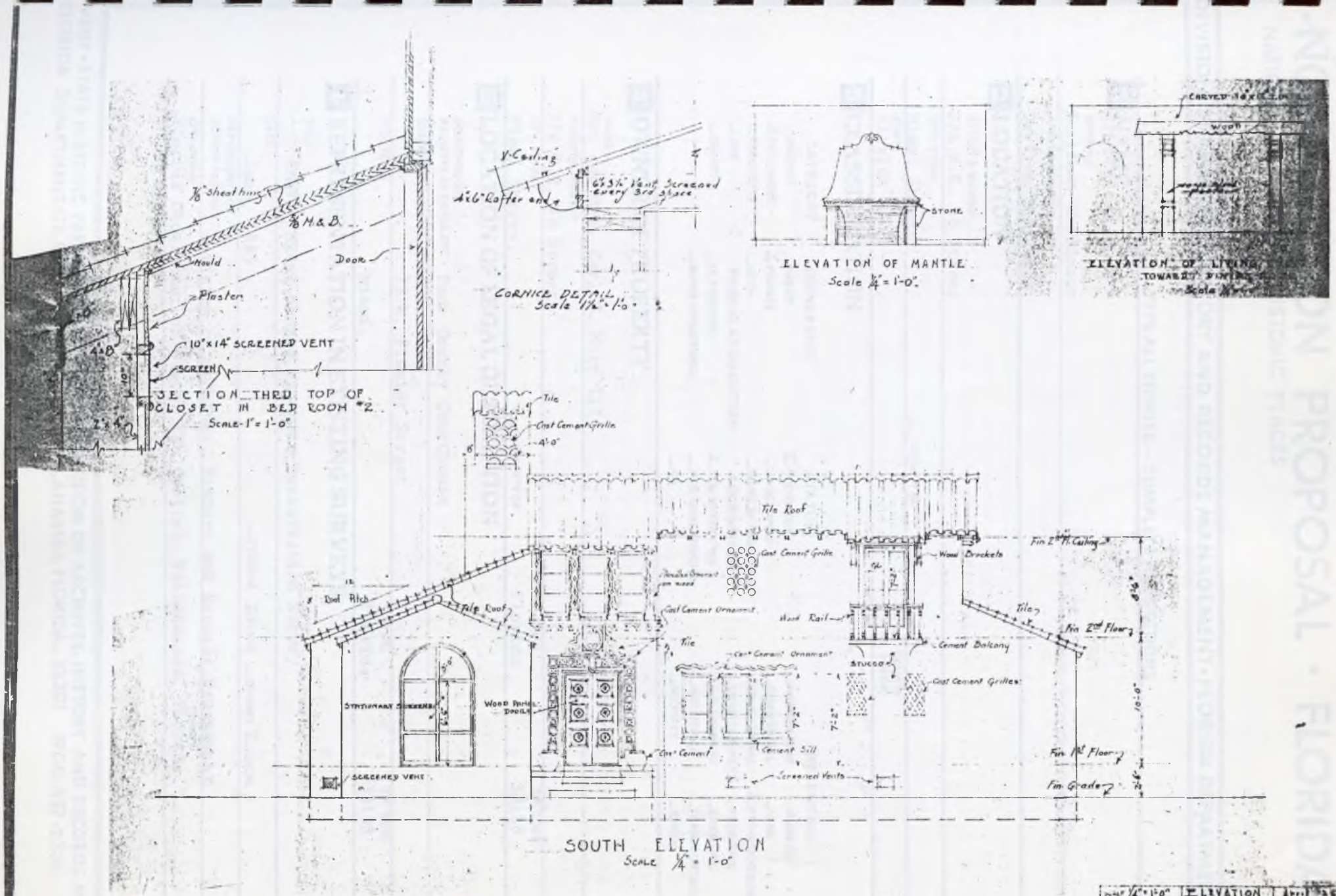
33138



1. Shoreland Company - House No. 18
2. 273 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 26 of 44



1. Shoreland Company - House No. 18
2. 273 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 27 of 44


⅞" Sheathing
⅞" M.&B.
Mould
Door
Plaster
10"x14" SCREENED VENT
SCREEN
SECTION THRU TOP OF CLOSET IN BED ROOM #2
Scale-1" = 1'-0"
Y-Ceiling
4"x6" Rafter end
6"x3½" Vent Screened every 3rd space
CORNICE DETAIL
Scale 1½" = 1'-0"
STONE
ELEVATION OF MANTLE
Scale ¼" = 1'-0"
WOOD
ELEVATION OF LIVING TOWARD DINING
Tile
Cast Cement Grille
Tile Roof
Fin 2nd Ceiling
Wood Brackets
Cast Cement Grille
Cast Cement Ornament
Wood Rail
Tile
Fin 2nd Floor
Cement Balcony
STUCCO
Cast Cement Grilles
Dbl Pitch
Tile Roof
Tile
Cast Cement Ornament
STATIONARY SCREENS
WOOD PANEL DOORS
Cast Cement
Cement Sill
Screened Vents
SCREENED VENT
Fin 1st Floor
Fin Grade
SOUTH ELEVATION
Scale ¼" = 1'-0"
¼" = 1'-0"
ELEVATION
April '26
HOUSE No 10
To be Erected on Lots No. 26 & 27 Block 3 Section
MIAMI SHORES COMPANY
KIDWELL & ELLIOTT
624

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Skillman Residence

AND/OR COMMON
Davison Residence

2 LOCATION

STREET & NUMBER
276 N.E. 98 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Carl E. Kern III

STREET & NUMBER
276 N.E. 98 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

276 NE 98 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XXGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

MMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

he Davison Residence is a two story Mediterranean Revival structure, built on a ectangular plan. The plan is divided into a square entry tower to the right, slightly recessed from the main mass to the left. Both masses have hipped roofs with barrel clay tiles. There is a square chimney with a tiled gable roof at the intersection of the two masses topped by a wheather vane. A slightly projecting ornamental corbeling just below the roof tile line continues around the house. The doorway is centrally located on the entry tower. It is flanked by buttresses, topped by pineapples sitting on a slightly projecting lintel. An applied bas relief ornament above implies a pediment with concave-curved sides. A small double casement window directly above, on the second floor opens to a balconette with

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

wrought iron railing. The small projection is supported by a concave-shaped corbel which inverts the detail of the covered pediment below.

Three sets of double Franch doors open on the ground floor of the main mass. Wood shutters flank these openings. A slightly projecting lintel above is supported on small carved wooden brackets. On the second floor, two sets of double casement windows correspond with the three openings below. These windows have wood shutters and rest on a projecting string course.

A sundeck to the rear has a wooden spindled balustrade. A rear addition was built in 1939. Some windows were replaced by aluminum awning units in 1974. In 1987 the house was substantially rehabilitated. Original windows were repaired and others were replaced with good reproductions of the original units.

There is a one story detached garage to the rear (south) of the property, with a flat roof and barrel tile coping on a flat parapet.

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 XXXXXX BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 276 N.E. 98 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. Although no blueprints of this house are known to exist, it is believed to have been designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. The home's first residents were John J. Skillman, and his wife, Ester. In more recent years, the house was occupied by the Davison family.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Davison Residence is a fine example of the medium-size, two-story Mediterranean Revival style houses designed for Miami Shores for the Shoreland Company. No blueprints of this house are available, yet it is believed to have been designed by Kiehnel and Elliott. Except for entrance details, it is very similar to the Blackwell Residence, (See Individual Site Inventory Form for 361 N.E. 97 Street) a Kiehnel and Elliott product. It is known that the house dates from 1925, since photographs of the house appear in Shoreland Company advertising from that year.

The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

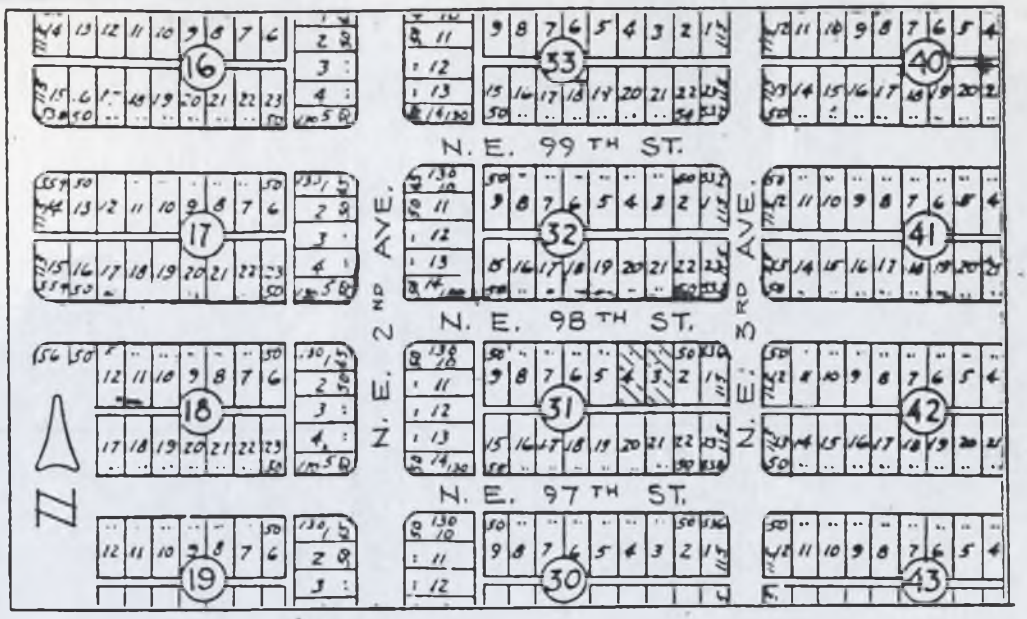
Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences

CONTINUATION SHEET

Section 8 - 276 N.E. 98 St.

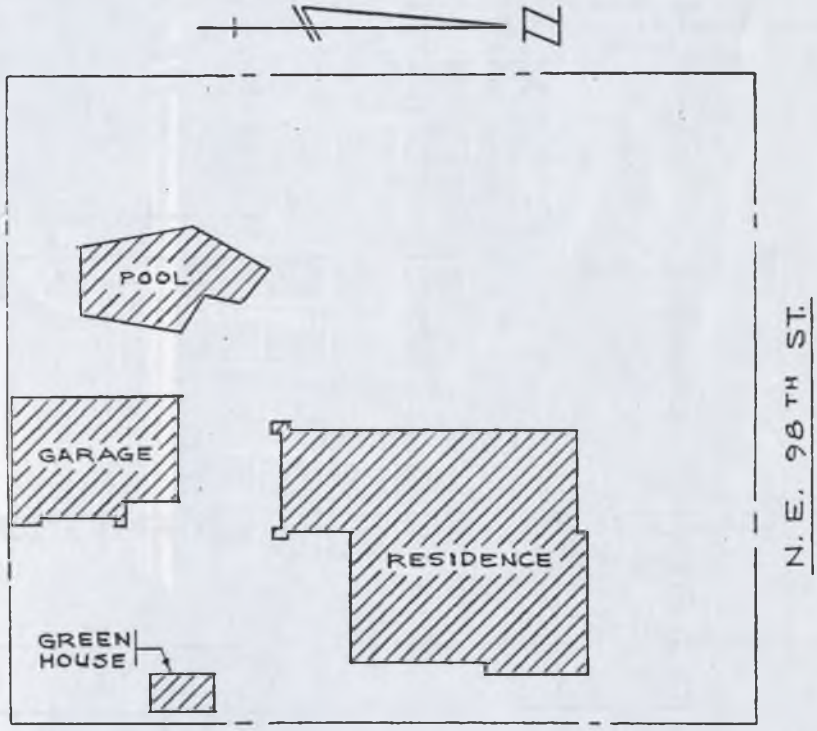
in Miami Shores established the development's theme of "America's Mediterranean."

The Skillmans, the home's first occupants, owned the Skillman Apartments which were located at 209 N.E. 97 Street. This structure is no longer standing. The Davison family resided at this house for about twenty years.



LOCATION MAP

(LOTS 3 & 4, BLOCK 31)



SITE PLAN - 276 N.E. 98TH ST.

SCALE: 1 = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

276 N.E. 98 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1 7	5 8 0 9 4 0	2 8 6 0 8 4 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	43 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 3 and 4, Block 31

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

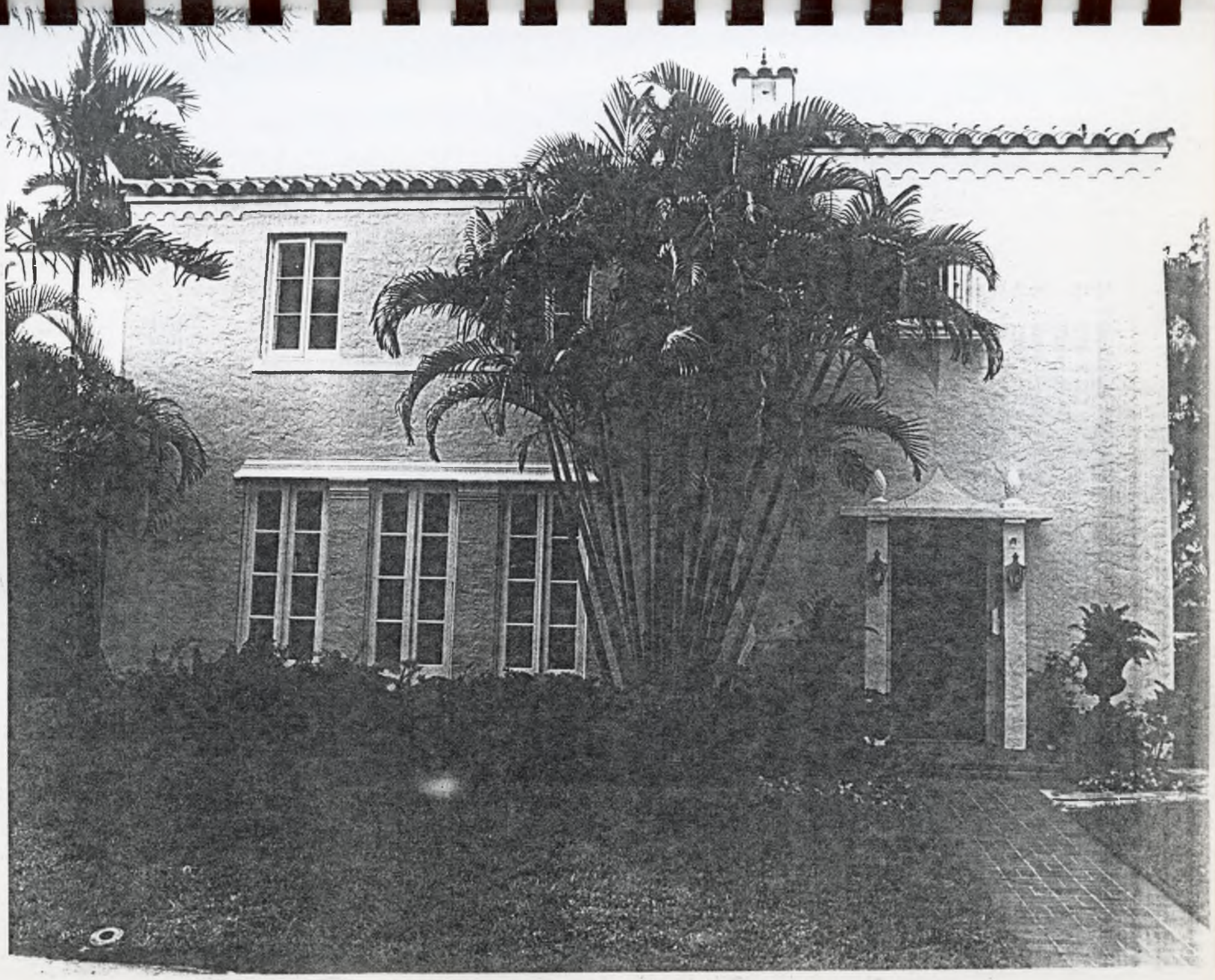
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

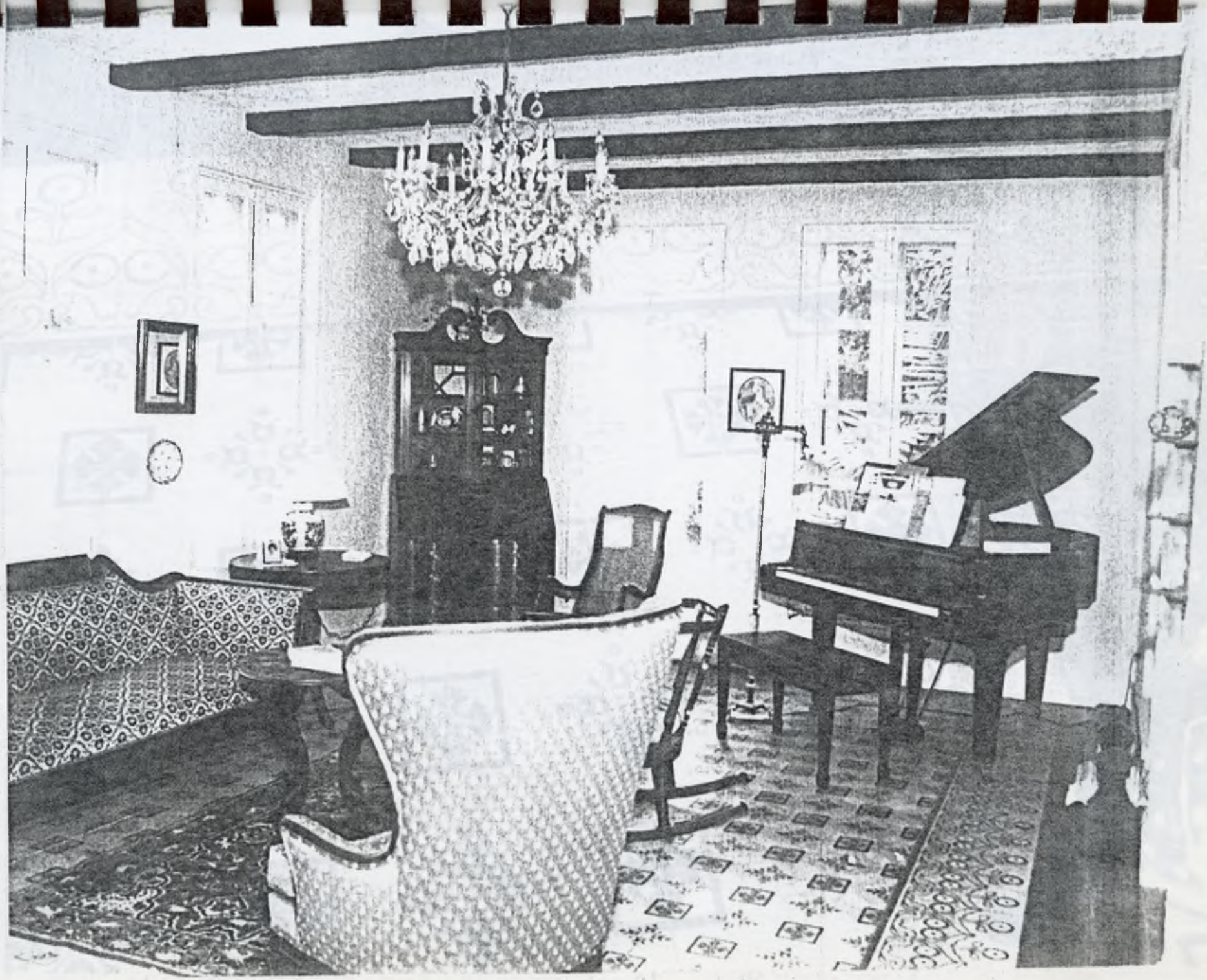
CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

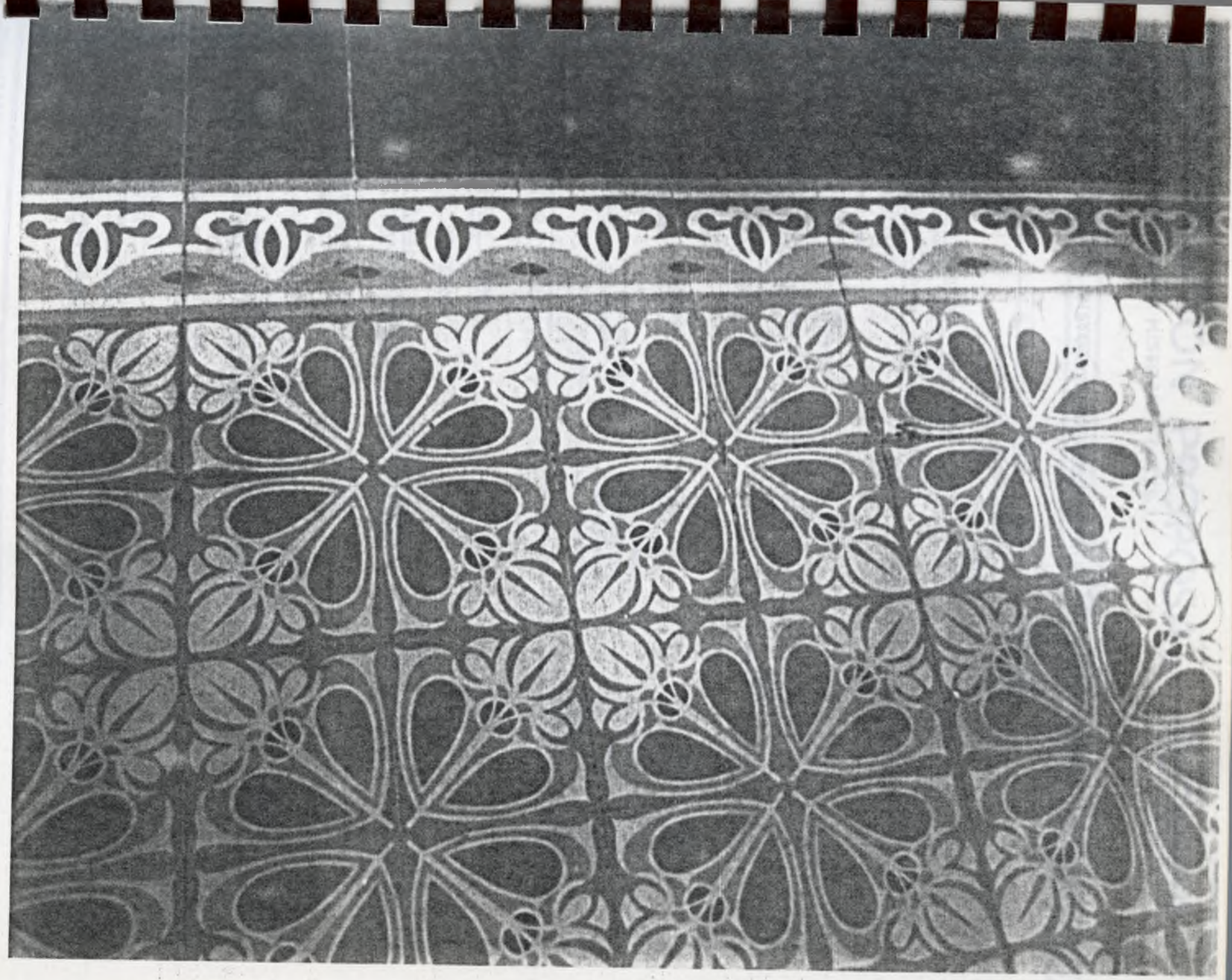


1. Davison Residence
2. 276 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 28 of 44



1. Davison Residence
2. 276 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior living room
7. Photo 29 of 44

1. Davison Residence
2. 276 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Detail of living room tile from Cuba
7. Photo 30 of 44



1. Davison Residence
2. 276 N.E. 98 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Detail fo dining room tile from Cuba
7. Photo 31 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT · FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 405

AND/OR COMMON
Shoreland Company - House No. 405

2 LOCATION

STREET & NUMBER
253 N.E. 99 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. Martin Greene

STREET & NUMBER
253 N.E. 99 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

253 NE 99 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

UMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story Mediterranean Revival structure, built in a rectangular plan. It has a gable roof, covered in clay barrel tiles with projecting wood rafter details. The two stories are defined along the front elevation by a smooth stucco string course at the sill level of three sets of second story windows. A similar treatment of bas relief, smooth stucco rustication, in contrast with the rough texture finish of the walls, is used for quoins on second story corners, cornice line and as high water table and window surrounds on the ground floor. Windows are wood casement, with some glass jalousie replacements. All windows on the front are

EXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

completely blocked from view by the addition of Bahama shutters. The arched opening on the right front corner corresponds with the porch, enclosed in 1941.

At the left front corner the building mass recedes on the second story, forming a small "L" indentation. The small mass with shed tile roof created on the fround floor contains the doorway. A scrolled modified pediment tops the opening. A wrought iron screen door precedes the front door. A tall chimney projects above the one story entry mass far above the second story roof line. There is a detached garage to the rear of the property.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 ~~BUILDER~~ ARCHITECT Robertson and Patterson

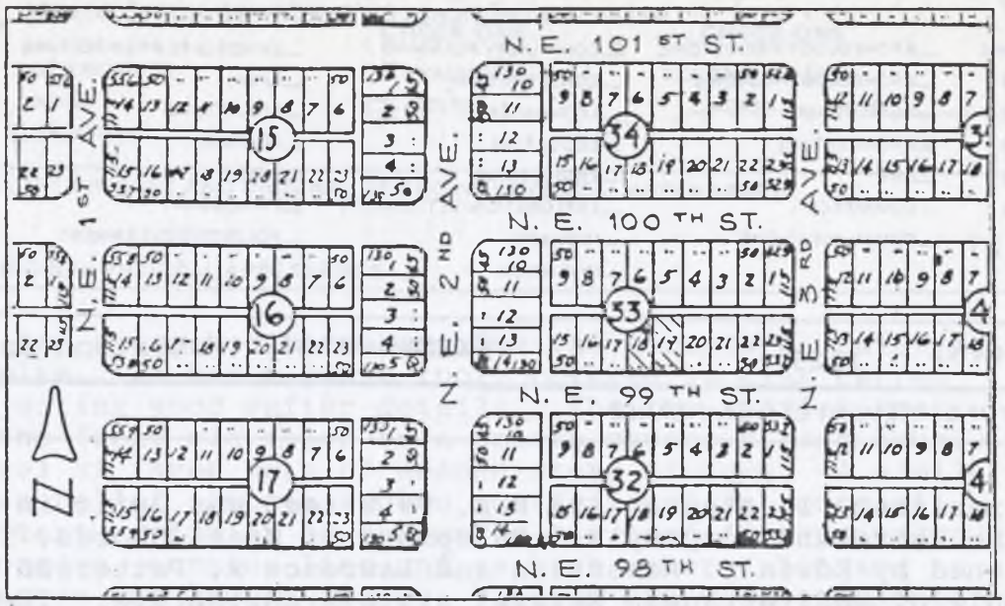
SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 253 N.E. 99 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by Edwin L. Robertson and Lawrence R. Patterson. It is a fine example of Mediterranean Revival style architecture. The home's first residents have not been ascertained. For many years the house was occupied by the Brissette family.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

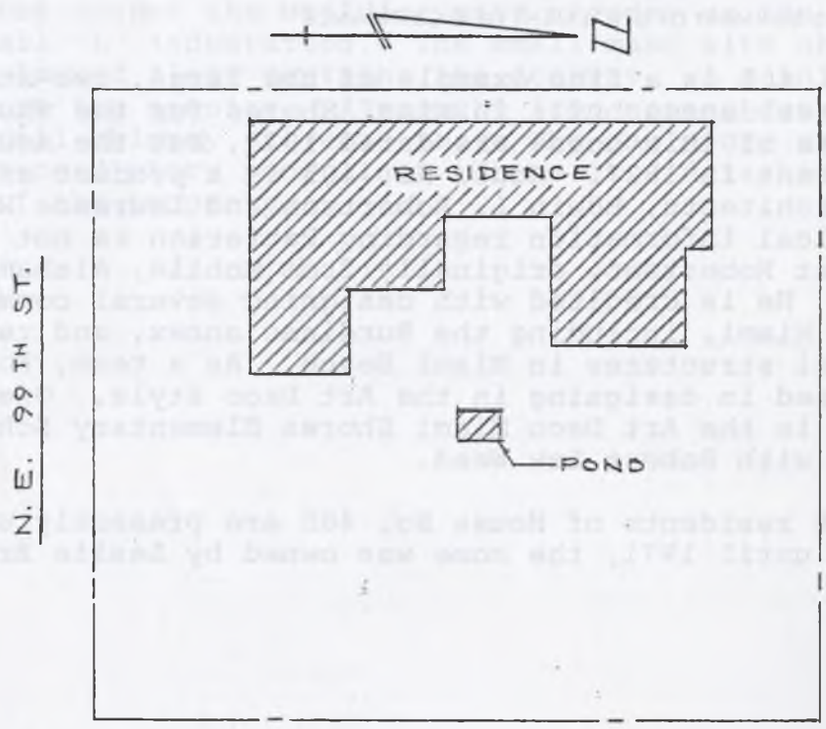
House No. 405 is a fine example of the large, two-story Mediteranean Revival residences built in Miami Shores for the Shoreland Company. Blueprints of this house are dated 1925, but the house was still listed as vacant in 1927. House No. 405 is a product of the collaboration of the architects, Edwin L. Robertson and Lawrence R. Patterson. Biographical information regarding Patterson is not available. It is known that Robertson, originally from Mobile, Alabama, came to Miami in 1919. He is credited with designing several commercial buildings in downtown Miami, including the Burdines annex, and residences and commercial structures in Miami Beach. As a team, Robertson and Patterson specialized in designing in the Art Deco Style. One of their finest projects is the Art Deco Miami Shores Elementary School (1929) which they designed with Robert Law Weed.

The first residents of House No. 405 are presently unknown. From about 1949 and until 1971, the home was owned by Leslie Brissette.



LOCATION MAP

(LOTS 18 & 19, BLOCK 33)



SITE PLAN - 253 N.E. 99TH ST.

SCALE: 1" = 30'

1. Shoreland Company - House No. 405
2. 253 N.E. 99 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 32 of 44

9. BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

253 N.E. 99 St.

10. GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8,0 9,0,0	2,8 6,0 9,2,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lots 18 and 19, Block 33

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

OMINATION PROPOSAL · FLORIDA

IONAL REGISTER OF HISTORIC PLACES

ON OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No. 19

AND/OR COMMON
Ethridge Residence

2 LOCATION

STREET & NUMBER
310 N.E. 99 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Daniel F. Aulton

STREET & NUMBER
310 N.E. 99 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

310 NE 99 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Ethridge House is a two story Mediterranean Revival structure built in a modified rectangular plan with small lateral masses. The main two story portion has a barrel clay tile cross gable roof. The front elevation follows this L-shape roof configuration, as the right portion of the facade is taken up by an entry portico on the ground floor and is recessed above. A double arch opening is supported by a central column with a modified Ionic capital, and reached by four steps. Behind, two sets of double French doors with arched transoms, corresponding with the openings in front, give access into the house. Above the portico the recess in the front plane is taken up by a double row of barrel tiles. Three sets of casement windows open the second

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

story above the entrance. To the left the front mass continues uninterrupted through both stories, to terminate in the gable end of the cross gable roof. Smaller openings punctuate this mass on both stories. A chimney with a shed roof extends above the roof line on the west elevation of this mass. Attached to the west end is a small one story mass with a gable roof, its end facing the front. Below, a large double French door with an arched transom opens to a small balcony. To the rear of the right elevation a small one story mass projects from the main structure.

The house was substantially rehabilitated in 1986. Original windows were repaired when possible or replaced with reproductions of the originals. Two of the original French doors on the east side elevation were replaced with casement windows. There is a one story garage structure at the rear of the property.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
1900-1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 310 N.E. 99 Street was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. B. Clark Bracken, a realtor, and his wife, Johnnye, were the home's first residents. The Ethridge family were the home's longest occupants.

SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Ethridge Residence is a fine example of the large, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

Section 8 - 310 N.E. 99 St.

The home's first resident, B. Clark Bracken, was in the real estate business, a popular and profitable boom time profession. An interesting document, the contractor's specifications, has survived for this house (see attachment). This document shows what meticulous care was taken in the construction of the homes built by the Shoreland Company, specifically regarding building materials and detail work.

The Ethridge family lived in this house from about 1936 and into the 1960's.

TITLE PAGE

TITLE AND LOCATION OF THE WORK

MIAMI SHORES HOUSE #19

LOTS No. 7 & 8, Block No. 41, Section No. 1

MIAMI SHORES
SHORELAND COMPANY, OF MIAMI, FLO, OWNERS

NAME AND ADDRESS OF ARCHITECTS

KIEHNEL & ELLIOTT
245 Fourth Ave, Pittsburgh, Pa.
and
224 Central Arcade, Miami, Flo.

TITLES AND DOCUMENTS BOUND HEREWITH AND ENUMERATION OF DRAWINGS

Page

S P E C I F I C A T I O N

FOR

GENERAL CONTRACT WORK

All that work and materials called for by drawings and specifications issued under the title of:

MIAMI SHORES HOUSE #19

TO BE ERECTED ON LOT NO 7 & 8,BLK.#41,SECTION 1

MIAMI SHORES
SHORELAND COMPANY, OF MIAMI,FLO.OWNERS

Materials shall be furnished and work executed in accordance with said drawings and the several pages of specifications, all of which have been prepared by:

KIEHNEL & ELLIOTT
ARCHITECTS
CENTRAL ARCADE BLDG,MIAMI,FLO

Under whose supervision and to whose satisfaction the said materials and work shall be furnished and performed and who are hereinafter referred to as the ARCHITECTS.

The Shore Land Company, of Miami, Florida, shall be referred to as the Owner throughout this document.

CONTRACTOR shall mean the persons who have contracted for the completion of the work herein described.

The term this CONTRACTOR shall mean the contractor for that special portion of the work, under which the term is used.

Here follows the General Conditions of the Contract, according to the standard form of the AMERICAN INSTITUTE OF ARCHITECTS consisting of 45 articles and 8 articles added thereto supplementing the same and the contractors are cautioned to inform themselves particularly of such supplements and revisions.

THE GENERAL CONDITIONS OF THE CONTRACT

Standard Form of the American Institute of Architects

The Standard Documents have received the approval of the National Association of Builders' Exchanges, the National Association of Master Plumbers, the National Association of Sheet Metal Contractors of the United States, the National Electrical Contractors' Association of the United States, the National Association of Marble Dealers, the Building Granite Quarries Association, the Building Trades Employers Association of the City of New York, and the Heating and Piping Contractors National Association.

THE OCTAGON, WASHINGTON, D. C.

Index to the Articles of the General Conditions.

Article 1. Principles and Definitions.—

(a) The Contract Documents consist of the Agreement, the General Conditions of the Contract, the Drawings and Specifications, including all modifications thereof incorporated in the documents before their execution. These form the Contract.

(b) The Owner, the Contractor and the Architect are those named as such in the Agreement. They are treated throughout the Contract Documents as if each were of the singular number and masculine gender.

(c) The term Subcontractor, as employed herein, includes only those having a direct contract with the Contractor and it includes one who furnishes material worked to a special design according to the plans or specifications of this work, but does not include one who merely furnishes material not so worked.

(d) Written notice shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered mail to the last business address known to him who gives the notice.

(e) The term "work" of the Contractor or Subcontractor includes labor or materials or both.

(f) All time limits stated in the Contract Documents are of the essence of the contract.

(g) The law of the place of building shall govern the construction of this contract.

Art. 2. Execution, Correlation and Intent of Documents.—The Contract Documents shall be signed in duplicate by the Owner and Contractor. In case of failure to sign the General Conditions, Drawings or Specifications the Architect shall identify them.

The Contract Documents are complementary, and what is called for by any one shall be as binding as if called for by all. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution of the work. It is not intended however, that materials or work not covered by or properly inferable from any heading, branch, class or trade of the specifications shall be supplied unless distinctly so noted on the drawings. Materials or work described in words which so applied have a well known technical or trade meaning shall be held to refer to such recognized standards.

Art. 3. Detail Drawings and Instructions.—The Architect shall furnish, with reasonable promptness, additional instructions, by means of drawings or otherwise, necessary for the proper

execution of the work. All such drawings and instructions shall be consistent with the Contract Documents, true developments thereof, and reasonably inferable therefrom. The work shall be executed in conformity therewith and the Contractor shall do no work without proper drawings and instructions. In giving such additional instructions, the Architect shall have authority to make minor changes in the work, not involving extra cost, and not inconsistent with the purposes of the building.

The Contractor and the Architect, if either so requests, shall jointly prepare a schedule, subject to change from time to time in accordance with the progress of the work, fixing the dates at which the various detail drawings will be required, and the Architect shall furnish them in accordance with that schedule. Under like conditions, a schedule shall be prepared, fixing the dates for the submission of shop drawings, for the beginning of manufacture and installation of materials and for the completion of the various parts of the work.

Art. 4. Copies Furnished.—Unless otherwise provided in the Contract Documents the Architect will furnish to the Contractor, free of charge, all copies of drawings and specifications reasonably necessary for the execution of the work.

Art. 5. Shop Drawings.—The Contractor shall submit, with such promptness as to cause no delay in his own work or in that of any other contractor, two copies of all shop or setting drawings and schedules required for the work of the various trades and the Architect shall pass upon them with reasonable promptness. The Contractor shall make any corrections required by the Architect, file with him two corrected copies and furnish such other copies as may be needed. The Architect's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviations from drawings or specifications, unless he has in writing called the Architect's attention to such deviations at the time of submission, nor shall it relieve him from responsibility for errors of any sort in shop drawings or schedules.

Art. 6. Drawings and Specifications on the Work.—The Contractor shall keep one copy of all drawings and specifications on the work, in good order, available to the Architect and to his representatives.

Art. 7. Ownership of Drawings and Models.—All drawings, specifications and copies thereof furnished by the Architect are his property. They are not to be used on other work and, with the exception of the signed contract set, are to be returned to him on request, at the completion of the work. All models are the property of the Owner.

Art. 8. Samples.—The Contractor shall furnish for approval all samples as directed. The work shall be in accordance with approved samples.

Art. 9. The Architect's Status.—The Architect shall have general supervision and direction of the work. He is the agent of the Owner only to the extent provided in the Contract Documents and when in special instances he is authorized by the Owner so to act, and in such instances he shall, upon request, show the Contractor written authority. He has authority to stop the work whenever such stoppage may be necessary to insure the proper execution of the Contract.

As the Architect is, in the first instance, the interpreter of the conditions of the Contract and the judge of its performance, he shall side neither with the Owner nor with the Contractor, but shall use his powers under the contract to enforce its faithful performance by both.

In case of the termination of the employment of the Architect, the Owner shall appoint a capable and reputable Architect whose status under the contract shall be that of the former Architect.

Art. 10. The Architect's Decisions.—The Architect shall, within a reasonable time, make decisions on all claims of the Owner or Contractor and on all other matters relating to the execution and progress of the work or the interpretation of the Contract Documents.

The Architect's decisions, in matters relating to artistic effect, shall be final, if within the terms of the Contract Documents.

Except as above or as otherwise expressly provided in these General Conditions or in the specifications, all the Architect's decisions are subject to arbitration.

Art. 11. Foreman, Supervision.—The Contractor shall keep on his work, during its progress, a competent foreman and any necessary assistants, all satisfactory to the Architect. The foreman shall not be changed except with the consent of the Architect, unless the foreman proves to be unsatisfactory to the Contractor and ceases to be in his employ. The foreman shall

represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor. Important directions shall be confirmed in writing to the Contractor. Other directions shall be so confirmed on written request in each case.

The Contractor shall give efficient supervision to the work, using his best skill and attention. He shall carefully study and compare all drawings, specifications and other instructions and shall at once report to the Architect any error, inconsistency or omission which he may discover.

Art. 12. Materials, Appliances, Employees.— Unless otherwise stipulated, the Contractor shall provide and pay for all materials, labor, water, tools, equipment, light and power necessary for the execution of the work.

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of good quality. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

The Contractor shall not employ on the work any unfit person or anyone not skilled in the work assigned to him.

Art. 13. Inspection of Work.—The Owner, the Architect and their representatives shall at all times have access to the work wherever it is in preparation or progress and the Contractor shall provide proper facilities for such access and for inspection.

If the specifications, the Architect's instructions, laws, ordinances or any public authority require any work to be specially tested or approved, the Contractor shall give the Architect timely notice of its readiness for inspection, and if the inspection is by another authority than the Architect, of the date fixed for such inspection. Inspections by the Architect shall be promptly made. If any such work should be covered up without approval or consent of the Architect, it must, if required by the Architect, be uncovered for examination at the Contractor's expense.

Re-examination of questioned work may be ordered by the Architect. If such work be found in accordance with the contract, the Owner shall pay the cost of re-examination and replacement. If such work be found not in accordance with the contract, through the fault of the Contractor, the Contractor shall pay such cost, unless he shall show that the defect in the work was caused by another contractor, and in that event the Owner shall pay such cost.

Art. 14. Correction of Work Before Final Payment.—The Contractor shall promptly remove from the premises all materials condemned by the Architect as failing to conform to the Contract, whether incorporated in the work or not, and the Contractor shall promptly replace and re-execute his own work in accordance with the Contract and without expense to the Owner and shall bear the expense of making good all work of other contractors destroyed or damaged by such removal or replacement.

If the Contractor does not remove such condemned work and materials within a reasonable time, fixed by written notice, the Owner may remove them and may store the material at the expense of the Contractor. If the Contractor does not pay the expense of such removal within five days thereafter, the Owner may, upon ten days' written notice, sell such materials at auction or at private sale and shall account for the net proceeds thereof, after deducting all the costs and expenses that should have been borne by the Contractor.

Art. 15. Deductions for Uncorrected Work.—If the Architect and Owner deem it inexpedient to correct work injured or done not in accordance with the Contract, the difference in value together with a fair allowance for damage shall be deducted.

Art. 16. Correction of Work After Final Payment.—Neither the final certificate nor payment nor any provision in the Contract Documents shall relieve the Contractor of responsibility for faulty materials or workmanship and he shall remedy any defects due thereto and pay for any damage to other work resulting therefrom, which shall appear within a period of two years from the time of installation. The Owner shall give notice of observed defects with reasonable promptness. All questions arising under this Article shall be decided under Articles 10 and 45.

Art. 17. Protection of Work and Property.—The Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the Owner's property from injury arising in connection with this Contract. He shall make good any such damage or injury, except such as may be directly due to errors in the Contract Documents. He shall adequately protect adjacent property as provided by law and the Contract Documents.

Art. 18. Emergencies.—In an emergency affecting the safety of life or of the structure or of adjoining property, not considered by the Contractor as within the provisions of Article 17, then the Contractor, without special instruction or authorization from the Architect or Owner, is

hereby permitted to act, at his discretion, to prevent such threatened loss or injury and he shall so act, without appeal, if so instructed or authorized. Any compensation claimed to be due to him therefor shall be determined under Articles 10 and 45 regardless of the limitations in Article 25 and in the second paragraph of Article 24.

Art. 19. Contractor's Liability Insurance.— The Contractor shall maintain such insurance as will protect him from claims under workmen's compensation acts and from any other claims for damages for personal injury, including death, which may arise from operations under this contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them. Certificates of such insurance shall be filed with the Owner, if he so require, and shall be subject to his approval for adequacy of protection.

Art. 20. Owner's Liability Insurance.— The Owner shall maintain such insurance as will protect him from his contingent liability for damages for personal injury, including death, which may arise from operations under this contract.

Art. 21. Fire Insurance.— The Owner shall effect and maintain fire insurance upon the entire structure on which the work of this contract is to be done and upon all materials, in or adjacent thereto and intended for use thereon, to at least eighty per cent of the insurable value thereof. The loss, if any, is to be made adjustable with and payable to the Owner as Trustee for whom it may concern.

All policies shall be open to inspection by the Contractor. If the Owner fails to show them on request or if he fails to effect or maintain insurance as above, the Contractor may insure his own interest and charge the cost thereof to the Owner. If the Contractor is damaged by failure of the Owner to maintain such insurance, he may recover under Art. 39.

If required in writing by any party in interest, the Owner as Trustee shall, upon the occurrence of loss, give bond for the proper performance of his duties. He shall deposit any money received from insurance in an account separate from all his other funds and he shall distribute it in accordance with such agreement as the parties in interest may reach, or under an award of arbitrators appointed, one by the Owner, another by joint action of the other parties in interest, all other procedure being in accordance with Art. 45. If after loss no special agreement is made, replacement of injured work shall be ordered under Art. 24.

The Trustee shall have power to adjust and settle any loss with the insurers unless one of the contractors interested shall object in writing within three working days of the occurrence of loss and thereupon arbitrators shall be chosen as above. The Trustee shall in that case make settlement with the insurers in accordance with the directions of such arbitrators, who shall also, if distribution by arbitration is required, direct such distribution.

Art. 22. Guaranty Bonds.— The Owner shall have the right to require the Contractor to furnish bond covering the faithful performance of the contract and the payment of all obligations arising thereunder, in such form as the Owner may prescribe and with such sureties as he may approve. If such bond is required by instructions given previous to the receipt of bids, the premium shall be paid by the Contractor; if subsequent thereto, it shall be paid by the Owner.

Art. 23. Cash Allowances.— The Contractor shall include in the contract sum all allowances named in the Contract Documents and shall cause the work so covered to be done by such contractors and for such sums as the Architect may direct, the contract sum being adjusted in conformity therewith. The Contractor declares that the contract sum includes such sums for expenses and profit on account of cash allowances as he deems proper. No demand for expenses or profit other than those included in the contract sum shall be allowed. The Contractor shall not be required to employ for any such work persons against whom he has a reasonable objection.

Art. 24. Changes in the Work.— The Owner, without invalidating the contract, may make changes by altering, adding to or deducting from the work, the contract sum being adjusted accordingly. All such work shall be executed under the conditions of the original contract except that any claim for extension of time caused thereby shall be adjusted at the time of ordering such change.

Except as provided in Articles 3, 9 and 18, no change shall be made unless in pursuance of a written order from the Owner signed or countersigned by the Architect, or a written order from the Architect stating that the Owner has authorized the change, and no claim for an addition to the contract sum shall be valid unless so ordered.

The value of any such change shall be determined in one or more of the following ways:

(a) By estimate and acceptance in a lump sum.
(b) By unit prices named in the contract or subsequently agreed upon.
(c) By cost and percentage or by cost and a fixed fee.
(d) If none of the above methods is agreed upon, the Contractor, provided he receive an order as above, shall proceed with the work, no appeal to arbitration being allowed from such order to proceed.

In cases (c) and (d), the Contractor shall keep and present in such form as the Architect may direct, a correct account of the net cost of labor and materials, together with vouchers. In any case, the Architect shall certify to the amount, including a reasonable profit, due to the Contractor. Pending final determination of value, payments on account of changes shall be made on the Architect's certificate.

Art. 25. Claims for Extras.—If the Contractor claims that any instructions, by drawings or otherwise, involve extra cost under this contract, he shall give the Architect written notice thereof before proceeding to execute the work and, in any event, within two weeks of receiving such instructions, and the procedure shall then be as provided in Art. 24. No such claim shall be valid unless so made.

Art. 26. Applications for Payments.—The Contractor shall submit to the Architect an application for each payment and, if required, receipts or other vouchers showing his payments for materials and labor, including payments to subcontractors as required by Article 44.

If payments are made on valuation of work done, such application shall be submitted at least ten days before each payment falls due, and, if required, the Contractor shall, before the first application, submit to the Architect a schedule of values of the various parts of the work, including quantities, aggregating the total sum of the contract, divided so as to facilitate payments to subcontractors in accordance with Article 44 (e), made out in such form and, if required, supported by such evidence as to its correctness, as the Architect may direct. This schedule, when approved by the Architect, shall be used as a basis for certificates of payment, unless it be found to be in error. In applying for payments, the Contractor shall submit a statement based upon this schedule and, if required, itemized in such form and supported by such evidence as the Architect may direct, showing his right to the payment claimed.

Art. 27. Certificates and Payments.—If the Contractor has made application as above, the Architect shall, not later than the date when each payment falls due, issue to the Contractor a certificate for such amount as he decides to be properly due.

No certificate issued nor payment made to the Contractor, nor partial or entire use or occupancy of the work by the Owner shall be an acceptance of any work or materials not in accordance with this contract. The making and acceptance of the final payment shall constitute a waiver of all claims by the Owner, otherwise than under Articles 16 and 29 of these conditions or under requirement of the specifications, and of all claims by the Contractor, except those previously made and still unsettled.

Should the Owner fail to pay the sum named in any certificate of the Architect or in any award by arbitration, upon demand when due, the Contractor shall receive, in addition to the sum named in the certificate, interest thereon at the legal rate in force at the place of building.

Art. 28. Payments Withheld.—The Architect may withhold or, on account of subsequently discovered evidence, nullify the whole or a part of any certificate for payment to such extent as may be necessary to protect the Owner from loss on account of:

(a) Defective work not remedied.
(b) Claims filed or reasonable evidence indicating probable filing of claims.
(c) Failure of the Contractor to make payments properly to subcontractors or for material or labor.
(d) A reasonable doubt that the contract can be completed for the balance then unpaid.
(e) Damage to another contractor under Article 40.

When all the above grounds are removed certificates shall at once be issued for amounts withheld because of them.

Art. 29. Liens.—Neither the final payment nor any part of the retained percentage shall become due until the Contractor, if required, shall deliver to the Owner a complete release of all liens arising out of this contract, or receipts in full in lieu thereof and, if required in either case, an affidavit that so far as he has knowledge or information the releases and receipts include all the labor and material for which a lien could be filed; but the Contractor may, if any subcontractor

refuses to furnish a release or receipt in full, furnish a bond satisfactory to the Owner, to indemnify him against any claim by lien or otherwise. If any lien or claim remain unsatisfied after all payments are made, the Contractor shall refund to the Owner all moneys that the latter may be compelled to pay in discharging such lien or claim, including all costs and a reasonable attorney's fee.

Art. 30. Permits and Regulations.—The Contractor shall obtain and pay for all permits and licenses, but not permanent easements, and shall give all notices, pay all fees and comply with all laws, ordinances, rules and regulations bearing on the conduct of the work as drawn and specified. If the Contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the Architect in writing, and any necessary changes shall be adjusted under Article 24. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Architect, he shall bear all costs arising therefrom.

Art. 31. Royalties and Patents.—The Contractor shall pay all royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and shall save the Owner harmless from loss on account thereof, except that the Owner shall be responsible for all such loss when the product of a particular manufacturer or manufacturers is specified, but if the Contractor has information that the article specified is an infringement of a patent he shall be responsible for such loss unless he promptly gives such information to the Architect or Owner.

Art. 32. Use of Premises.—The Contractor shall confine his apparatus, the storage of materials and the operations of his workmen to limits indicated by law, ordinances, permits or directions of the Architect and shall not unreasonably encumber the premises with his materials.

The Contractor shall not load or permit any part of the structure to be loaded with a weight that will endanger its safety.

The Contractor shall enforce the Architect's instructions regarding signs, advertisements, fires and smoking.

Art. 33. Cleaning Up.—The Contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work and at the completion of the work he shall remove all his rubbish from and about the building and all his tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified. In case of dispute the Owner may remove the rubbish and charge the cost to the several contractors as the Architect shall determine to be just.

Art. 34. Cutting, Patching and Digging.—The Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other contractors shown upon, or reasonably implied by, the Drawings and Specifications for the completed structure and he shall make good after them, as the Architect may direct.

Any cost caused by defective or ill-timed work shall be borne by the party responsible therefor.

The Contractor shall not endanger any work by cutting, digging or otherwise and shall not cut or alter the work of any other contractor save with the consent of the Architect.

Art. 35. Delays.—If the Contractor be delayed in the completion of the work by any act or neglect of the Owner or the Architect, or of any employee of either, or by any other contractor employed by the Owner, or by changes ordered in the work, or by strikes, lockouts, fire, unusual delay by common carriers, unavoidable casualties or any causes beyond the Contractor's control, or by delay authorized by the Architect pending arbitration, or by any cause which the Architect shall decide to justify the delay, then the time of completion shall be extended for such reasonable time as the Architect may decide.

No such extension shall be made for delay occurring more than seven days before claim therefor is made in writing to the Architect. In the case of a continuing cause of delay, only one claim is necessary.

If no schedule is made under Art. 3, no claim for delay shall be allowed on account of failure to furnish drawings until two weeks after demand for such drawings and not then unless such claim be reasonable.

This article does not exclude the recovery of damages for delay by either party under Article 39 or other provisions in the contract documents.

Art. 36. Owner's Right to Do Work.—If the Contractor should neglect to prosecute the work properly or fail to perform any provision of this contract, the Owner, after three days'

written notice to the Contractor, may, without prejudice to any other remedy he may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor; provided, however, that the Architect shall approve both such action and the amount charged to the Contractor.

Art. 37. Owner's Right to Terminate Contract.—If the Contractor should be adjudged a bankrupt, or if he should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of his insolvency, or if he should, except in cases recited in Article 35, persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper materials, or if he should fail to make prompt payment to subcontractors or for material or labor, or persistently disregard laws, ordinances or the instructions of the Architect, or otherwise be guilty of a substantial violation of any provision of the contract, then the Owner, upon the certificate of the Architect that sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving the Contractor seven days' written notice, terminate the employment of the Contractor and take possession of the premises and of all materials, tools and appliances thereon and finish the work by whatever method he may deem expedient. In such case the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price shall exceed the expense of finishing the work, including compensation to the Architect for his additional services, such excess shall be paid to the Contractor. If such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, and the damage incurred through the Contractor's default, shall be certified by the Architect.

Art. 38. Contractor's Right to Stop Work or Terminate Contract.—If the work should be stopped under an order of any court, or other public authority, for a period of three months, through no act or fault of the Contractor or of any one employed by him, or if the Owner should fail to pay to the Contractor, within seven days of its maturity and presentation, any sum certified by the Architect or awarded by arbitrators, then the Contractor may, upon three days' written notice to the Owner and the Architect, stop work or terminate this contract and recover from the Owner payment for all work executed and any loss sustained upon any plant or material and reasonable profit and damages.

Art. 39. Damages.—If either party to this contract should suffer damage in any manner because of any wrongful act or neglect of the other party or of any one employed by him, then he shall be reimbursed by the other party for such damage.

Claims under this clause shall be made in writing to the party liable within a reasonable time of the first observance of such damage and not later than the time of final payment, except in case of claims under Article 16, and shall be adjusted by agreement or arbitration.

Art. 40. Mutual Responsibility of Contractors.—Should the Contractor cause damage to any other contractor on the work, the Contractor agrees, upon due notice, to settle with such contractor by agreement or arbitration, if he will so settle. If such other contractor sues the Owner on account of any damage alleged to have been so sustained, the Owner shall notify the Contractor, who shall defend such proceedings at the Owner's expense and, if any judgment against the Owner arise therefrom, the Contractor shall pay or satisfy it and pay all costs incurred by the Owner.

Art. 41. Separate Contracts.—The Owner reserves the right to let other contracts in connection with this work. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work and shall properly connect and coordinate his work with theirs.

If any part of the Contractor's work depends for proper execution or results upon the work of any other contractor, the Contractor shall inspect and promptly report to the Architect any defects in such work that render it unsuitable for such proper execution and results. His failure so to inspect and report shall constitute an acceptance of the other contractor's work as fit and proper for the reception of his work, except as to defects which may develop in the other contractor's work after the execution of his work.

To insure the proper execution of his subsequent work the Contractor shall measure work already in place and shall at once report to the Architect any discrepancy between the executed work and the drawings.

Art. 42. Assignment.—Neither party to the Contract shall assign the contract without

the written consent of the other, nor shall the Contractor assign any moneys due or to become due to him hereunder, without the previous written consent of the Owner.

Art. 43. Subcontracts.—The Contractor shall, as soon as practicable after the signature of the contract, notify the Architect in writing of the names of subcontractors proposed for the principal parts of the work and for such others as the Architect may direct and shall not employ any that the Architect may within a reasonable time object to as incompetent or unfit.

If the Contractor has submitted before signing the contract a list of subcontractors and the change of any name on such list is required or permitted after signature of agreement, the contract price shall be increased or diminished by the difference between the two bids.

The Architect shall, on request, furnish to any subcontractor, wherever practicable, evidence of the amounts certified to on his account.

The Contractor agrees that he is as fully responsible to the Owner for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

Nothing contained in the contract documents shall create any contractual relation between any subcontractor and the Owner.

Art. 44. Relations of Contractor and Subcontractor.—The Contractor agrees to bind every subcontractor and every subcontractor agrees to be bound, by the terms of the General Conditions, Drawings and Specifications, as far as applicable to his work, including the following provisions of this Article, unless specifically noted to the contrary in a subcontract approved in writing as adequate by the Owner or Architect. This does not apply to minor subcontracts.

The Subcontractor agrees—

(a) To be bound to the Contractor by the terms of the General Conditions, Drawings and Specifications and to assume toward him all the obligations and responsibilities that he, by those documents, assumes toward the Owner.

(b) To submit to the Contractor applications for payment in such reasonable time as to enable the Contractor to apply for payment under Article 26 of the General Conditions.

(c) To make all claims for extras, for extensions of time and for damages for delays or otherwise, to the Contractor in the manner provided in the General Conditions for like claims by the Contractor upon the Owner, except that the time for making claims for extra cost as under Article 25 of the General Conditions is one week.

The Contractor agrees—

(d) To be bound to the Subcontractor by all the obligations that the Owner assumes to the Contractor under the General Conditions, Drawings and Specifications and by all the provisions thereof affording remedies and redress to the Contractor from the Owner.

(e) To pay the Subcontractor, upon the issuance of certificates, if issued under the schedule of values described in Article 26 of the General Conditions, the amount allowed to the Contractor on account of the Subcontractor's work to the extent of the Subcontractor's interest therein.

(f) To pay the Subcontractor, upon the issuance of certificates, if issued otherwise than as in (e), so that at all times his total payments shall be as large in proportion to the value of the work done by him as the total amount certified to the Contractor is to the value of the work done by him.

(g) To pay the Subcontractor to such extent as may be provided by the Contract Documents or the subcontract, if either of these provides for earlier or larger payments than the above.

(h) To pay the Subcontractor on demand for his work or materials as far as executed and fixed in place, less the retained percentage, at the time the certificate should issue, even though the Architect fails to issue it for any cause not the fault of the Subcontractor.

(j) To pay the Subcontractor a just share of any fire insurance money received by him, the Contractor, under Article 21 of the General Conditions.

(k) To make no demand for liquidated damages or penalty for delay in any sum in excess of such amount as may be specifically named in the subcontract.

(l) That no claim for services rendered or materials furnished by the Contractor to the Subcontractor shall be valid unless written notice thereof is given by the Contractor to the Subcontractor during the first ten days of the calendar month following that in which the claim originated.

(m) To give the Subcontractor an opportunity to be present and to submit evidence in any arbitration involving his rights.

(n) To name as arbitrator under Article 45 of the General Conditions the person nominated by the Subcontractor, if the sole cause of dispute is the work, materials, rights or responsibilities of the Subcontractor; or, if of the Subcontractor and any other subcontractor jointly, to name as such arbitrator the person upon whom they agree.

The Contractor and the Subcontractor agree that—

(o) In the matter of arbitration, their rights and obligations and all procedure shall be analogous to those set forth in Article 45 of the General Conditions.

Nothing in this Article shall create any obligation on the part of the Owner to pay to or to see to the payment of any sums to any Subcontractor.

Art. 45. Arbitration.—Subject to the provisions of Article 10, all questions in dispute under this contract shall be submitted to arbitration at the choice of either party to the dispute. The Contractor agrees to push the work vigorously during arbitration proceedings.

The demand for arbitration shall be filed in writing with the Architect, in the case of an appeal from his decision, within ten days of its receipt and in any other case within a reasonable time after cause thereof and in no case later than the time of final payment, except as to questions arising under Article 16. If the Architect fails to make a decision within a reasonable time, an appeal to arbitration may be taken as if his decision had been rendered against the party appealing.

No one shall be nominated or act as an arbitrator who is in any way financially interested in this contract or in the business affairs of either the Owner, Contractor or Architect.

The general procedure shall conform to the laws of the State in which the work is to be erected. Unless otherwise provided by such laws, the parties may agree upon one arbitrator; otherwise there shall be three, one named, in writing, by each party to this contract, to the other party and to the Architect, and the third chosen by these two arbitrators, or if they fail to select a third within ten days, then he shall be chosen by the presiding officer of the Bar Association nearest to the location of the work. Should the party demanding arbitration fail to name an arbitrator within ten days of his demand, his right to arbitration shall lapse. Should the other party fail to choose an arbitrator within said ten days, then such presiding officer shall appoint such arbitrator. Should either party refuse or neglect to supply the arbitrators with any papers or information demanded in writing, the arbitrators are empowered by both parties to proceed ex parte.

The arbitrators shall act with promptness. If there be one arbitrator his decision shall be binding; if three the decision of any two shall be binding. Such decision shall be a condition precedent to any right of legal action, and wherever permitted by law it may be filed in Court to carry it into effect.

The arbitrators, if they deem that the case demands it, are authorized to award to the party whose contention is sustained such sums as they shall deem proper for the time, expense and trouble incident to the appeal and, if the appeal was taken without reasonable cause, damages for delay. The arbitrators shall fix their own compensation, unless otherwise provided by agreement, and shall assess the costs and charges of the arbitration upon either or both parties.

The award of the arbitrators must be in writing and, if in writing, it shall not be open to objection on account of the form of the proceedings or the award, unless otherwise provided by the laws of the State in which the work is to be erected.

In the event of such laws providing on any matter covered by this article otherwise than as hereinbefore specified, the method of procedure throughout and the legal effect of the award shall be wholly in accordance with the said State laws, it being intended hereby to lay down a principle of action to be followed, leaving its local application to be adapted to the legal requirements of the place in which the work is to be erected.

ARTICLE 46.

Shall be a revision to Article 21 insofar as the Owner will only insure the building, and any placed materials and labor or any material delivered to be used in this Contract, but NOT the tools, machinery, appliances of the Contractor, or his sub-Contractors.

All rules and instructions of the Fire Insurance Company must be carefully obeyed, and the Contractor shall be held responsible for any violation of the same. No insurance will be taken out by the Owner until the building is under roof. Up to this time the contractors assume all responsibility.

ARTICLE 47.

AMOUNT OF PAYMENT.

Payments shall be made to the Contractor based upon the materials and workmanship furnished on the ground at the time of estimating, and payments shall be made to the extent of eighty (80) per cent of the amount of such estimates, the remaining twenty (20) per cent of each estimate shall remain unpaid until the satisfactory completion of the Contract.

ARTICLE 48.

SUPERVISION,PROTECTION,ETC.

The General Contractor is to take general charge of and lay out all work for the Sub-Contractors, he is to furnish all materials specified or shown on Drawings and protect all new work as may be required or directed by the Architects or their representatives.

The General Contractor shall, through his general foreman also protect,lay out and check up the work of all those Contractors who are mentioned under the Reserved work, and which is not a part of this Contract.

ARTICLE 49.

PROTECTION OF GROUNDS,TREES,ETC.

This Contractor must carefully protect and board up all shrubs,trees,palms,etc. in the immediate surroundings of the building as will be directed by the Architects.

ARTICLE 50.

SPECIAL CONDITIONS.

All persons bidding on this work should visit the premises in order to bid intelligently on this work.

The drawings and this specification are intended to illustrate and explain each other, and are equally binding and shall be interpreted by the Architects. Sould any question arise as to the meaning or intention of anything therewith connected,such inter-

17-18-19 -22

pretation by the Architects being just and impartial, shall be final and binding on all parties concerned, in the performance of this contract.

Anything lacking, either in the drawings or this Specification, of a general nature, such as in the usual practice of first-class work is considered essential and necessary, is to be furnished by the Contractor in a proper manner as though herein explicitly called for, or indicated in the Drawings.

The exact grade of materials as the class herein called for and the most competent labor in the various branches must be provided, and anything not thoroughly understood by the bidders or by those executing the work, upon application to the Architects, same shall be further explained, and made clear either by instruction or additional drawings, as the case may require.

All designs, plans, details, elevations, sections, etc. of each and every kind that the Contractor may have received, must be preserved and returned to the Architects before final certificate is given.

ARTICLE 51.

DATE OF COMPLETION.

The Contract must be completed within four (4) months from the time the Contract is signed.

ARTICLE 52.

GUARANTEE.

The General Contractor shall give the Owner a written guarantee that he will make good any defects caused by poor workmanship or defective materials and keep the building in repair for the period of one (1) year from the time the final certificate is issued.

ARTICLE 53.

PATCHING OF PLASTERING.

The General Contractor shall make such arrangement as may be necessary with Plasterers that all patching of plastering damaged or broken by any or all trades, after the same was once finished by the Plastering Contractor, shall be kept in repair from the time the plastering is completed until the building is entirely finished by all other trades and accepted and occupied by the Owner.

17-18-19-

SPECIFICATION OF THE VARIOUS PARTS OF THE WORK

EXCAVATION

Excavate trenches for all exterior and division walls, piers, chimneys, etc., all as indicated on Elevations and foundation plan.

All excavated rock or dirt to remain on the premises and may be used by the Contractor for fill or otherwise.

No fill will be permitted under first floor construction at least, 2'0" clear space, must remain under finished floor construction, if necessary, must be excavated.

The excavation for the sewerage disposal plant complete will be included under the specification for Plumbing-sewerage. But this contractor shall arrange with the plumbing contractor for doing all necessary excavation, drilling and blasting as directed.

CONCRETE WORK

The concrete work consists of all foundation walls, piers, etc., the concrete floor of Garage, concrete lintels over door and window openings in all tile walls, in fact, all concrete work shown or specified. The Garage floor shall be placed direct on the ground.

REINFORCED CONCRETE:

All concrete lintels or girders, shall be re-inforced concrete.

Floors of porches laundry and loggia are to be filled with rock and have a 6" concrete mat brought up to take 1" cement finish and 2½" for tile finish.

The floor slab in garage and store closet resting direct on the ground is not to be reinforced.

Place re-inforced concrete lintels over all openings in tile walls as follows:

For 3'0"	openings,	use	2-⅜"	square bars-lintels	to be	8"	high.
" 4'0"	"	"	3-⅜"	"	"	"	" 9" "
" 5'0"	"	"	4-⅜"	"	"	"	" "10" "
" 6'0"	"	"	4-⅜"	"	"	"	" "12" "
" 8'0"	"	"	5-⅜"	"	"	"	" "14" "
" 9'0"	"	"	6-⅜"	"	"	"	" "16" "

or its equivalent in different sized bars, to be approved.

Concrete piers at each end of Garage openings to be 16" x 16" x 9" L shaped reinforced with 6-½" square bars with hubs 12" on centers. Also reinforced the center pier between doors. The girders between these piers shall be as detailed and shall be reinforced with two 1" bent bars and two 1" straight bars with hubs.

The floor construction of sleeping porch shall be of reinforced concrete of sizes marked on plan and reinforced with 3/8" square deformed bars spaced as indicated and in addition 1/4" round bars layed cross ways and spaced 24" on centers. Floors to be kept down 2½" for tile finish.

CEMENT FINISH

All steps and platforms and floor of laundry will have a top finish coat 1" thick. The floor in garage shall have a carefully tamped rock base at least 8" thick, a concrete base 6" thick, a top finish coa ½" thick and a cement base 12" high projecting ¼" beyond the inside face of wall.

The loggia and sleeping porch to have a concrete base 5" high projecting 1/4" from finished wall surface.

Form receptor for shower in maid's room consisting of a thre (3) inch fill and finish laid on rough wood floor cut in between joist Receptor to pitch to floor drain and this contractor shall arrange with the Plumber for the setting of a Josam drain and trap. Also build up a 4" cement curb at receptor and carry a 4" cement base on walls. Base an curb to have sanitary cove on 1" radius at floor.

All concrete shall be composed of one part of rock Portland cement, two parts clean sharp sand and four (4) parts of good clean rock approved by the Architects.

All plain top finish coats to be composedof one (1) part roc Portland cement, and two (2) parts of clean sharp sand.

All concrete to be properly mixed and deposited continuously

THE GENERAL CONDITIONS ARE PART OF HEADING CONCRETE WORK.

CAST CEMENT.

All ornamental work shown, consists generally of lattice gril urns, cast sills, at windows and doors where shown on details, architrave, mullions and columns with bases and caps, scuppers and all other ornamen shown. Such portions of ornamental features which can be run instead of cast and produce the effect intended can be so executed. All cast or ru shall be tinted with waterproof stucco coloring, as will be directed, to give a certain Oriental effect. All cast cement shall be reinforced if so directed.

THE GENERAL CONDITIONS ARE PART OF CAST CEMENT.

CEMENT BLOCK WORK.

All walls indicated as concrete blocks shall be of a good quality of hollow cement block. The cement block work starts on top of the ~~[illegible]~~ foundations. For chimenys use hard burned clay brick throughout.

All cement block walls and all brick work in chimneys or arches, shall be layed in bed of good lime mortar, tempered with at leas 15% Portland Cement.

All figures shown on drawings go to rough cement block or studding and not to stucco, furring or plaster.

The fireplace shall be lined with a good quality fire brick and the hearth shall also be of fire brick laid herring bone.

Provide and place terra cotta flue linings for all flues of sizes marked on plans.

THE GENERAL CONDITIONS ARE PART OF THIS HEADING.

STONE WORK.

Cut stone work consists of entrance door sills and ornamenta mantel for fire place.

This cut stone work shall be a pre-cast stone composed of o part white cement, two parts white rock, waterproofing compound and colo ing matter, after this has been properly hardened it shall be cut the same as cut stone with such surfaces as directed by the Architects.

as will be directed by the Architect.

All this cut stone work to be set in White Portland Cement and must be carefully protected during the construction of the building, and if any parts are damaged before the building is accepted by the Architect, this contractor must replace such damaged stones, if so ordered by the Architect.

THE GENERAL CONDITIONS ARE PART OF THIS HEADING.

CARPENTER WORK.

The carpenter shall provide all necessary forms, centering etc., for concrete foundation walls and the scaffolding for all exterior stucco work.

All lumber for framing, like joist, studding, rafters, etc., shall be No. 1 yellow pine, well seasoned and sound.

All lumber for exterior finish, except where specified different, shall be clear, dry southern Cypress, free from knots or other defects. Any lumber like posts, rafter ends, which are of heavier than 3" material to be selected Dade County Pine.

Furnish and have built into walls all wooden blocks for nailing. Do all cutting and fitting of woodwork for plumber, etc., required to finish the work.

Furnish and install furring for all exterior walls of house and maid's room. No furring will be required for garage walls or ceilings of house and maid's room.

FRAMING:

The wood construction consists of all floor and roof framing, partitions, etc., as usual.

First floor joist shall be 2" x 12"-12" Centers.
Second floor joist " " 2" x 12"-12" "
Ceiling joist shall be " 2" x 8" -16" "
Roof rafters on flat roofs shall be 2" x 8"-16" Centers.
Roof rafters for pitched roofs shall be 2" x 6"-16" "

All roof rafters and ceiling joists shall be trussed together as directed by the Architect or as shown by special drawings.

Stud partitions shall be 2" x 4" - 16" Centers.

There will be no ceiling joist in garage.

Place on top of walls 2" x 8" wall plates, properly anchored to wall, about every 8 ft. and at corners, with 5/8" diameter anchors about 3 ft. long.

All joists to be cross-bridged in continuous rows about five feet apart. All stud partitions to be bridged half way up.

frame for chimneys, stairs, tile floors, etc. in the usual approved manner. Headers and trimmers on floors or roofs shall be of same dimensions as corresponding joist or rafters, doubled when carrying more than two and tripled when carrying more than three joist or rafters. Joist to be doubled undera ll partitions, lapped and spiked together at each bearing.

Stud partitions shall be doubled and trussed and proplery framed about openings. They shall rest on 2" x 4" bearing plates or parallel joisfs, they shall be sized and straight, jointed solidly at angles, in rooms to prevent lath passing through, and shall be capped with 2-2" x 4" caps in each story. Frame for flat roofs by placing blocking on top of joist to form necessary drain and give proper ventilation.

SHEATHING:

All roofs to be sheathed with common yellow pine or Dade County flooring, carefully nailed to each rafter.

Do all revealing that may be necessary, form saddles in back of chimenys, etc., so as to properly drain roof.

CORNICES, SHUTTERS, ETC:

Projecting bracket construction supporting roof overhangs wil be of wood, consisting of bracket members, profiled rafters, purlins, etc. of solid timbers.

All ornamentation indicated outside the profiling, is painted All profiling to be in accordance with full size details.

The shutters to be venetian slat blinds shall be of 1¼" cypress. These shutters are to be fixed and not hinged. All interior finish, spindles, false beams, and beams rafters, and framing in corridors.

Provide vent openings in eaves of overhanging roof where shown and install #18 copper screening over these vents.

EXTERIOR FRAMES:

All window frames for operating sash are casement frames and shall be made of 1¾" material. Frames for fixed windows are also of 1¾" materials.

All door frames to be of 1¾" material.

All window and door frames to be rabbetted for sash or doors and also for screens. See details. All frames to be made of clear cypress.

All window and door frames to be set in elastic cement throughout at sills, jambs and head.

-12-19

Provide covers for ventilator openings to roof space. Also provide frames with 1/4" mesh galvanized iron wire for vent openings to space below first floor construction.

SASH:

All sash, throughout, shall be made of absolutely clear Cypress, free from any indication of knobs or sap, etc. and shall be 1¾" thick. All muntins indicated on drawings are of wood.

All double casements shall have astragals and are not to be rabbetted.

DOORS:

All doors throughout the house are to be special as selected from the stock of the Paine Lumber Company and will be generally of "Miracle" Type.

All French doors or windows going to floor, shall be 1¾" thick and have 2¾" stiles and top rail, bottom rail to be about 9½" wide. All solid doors to be 1¾" thick and all doors to cases or small closets to be 1⅜" thick, and to have astragals.

The Garage doors and gate to be of Cypress 1¾" thick with panels of V cut boards and glass as indicated.

Yard gates to be 2¼" thick for rails and stiles, turned spindles 1¾" all of clear cypress. These doors and gates are to be hinged and the necessary hardware is to be applied by this Contractor but will be furnished under "Hardware".

Install metal louvres in the bottom rail of all closets doors as shown on drawings.

REFRIGERATOR:

This contractor shall place a built in refrigerator where shown on plans, but the owner will deliver it F.O.B. cars, Miami, Flo.

INTERIOR FINISH:

Beam ceiling in Living Room and entrance hall consisting of built up false work with panel molds, etc, as detailed, all of Pecky cypress.

Columns, caps and bases in hall, spindles at sleeping prock, etc.

The interior door jambs in Living Room, Porch, Dining Room Porch, and stair hall, to be 1¾" thick, rabbetted for doors, with stop moulds on both sides. Window and Door openings shall have no trim in the above rooms, but plaster returns into openings and have wood stop moulds only. Windows to have stool and moulding below.

All other rooms throughout in house and garage have a small moulded trim 7/8" x 2½". All rooms have 7/8" x 7½" plain base with small mould on top and quarter round at floor.

Place small wood caps 1/2" x 2" at finish of Keene's Cement Wainscoting in kitchen, service porch, maid's toilet room and first floor toilet room.

CLOSETS:

All closets are to beceive at least one shelf 12" wide, 6 ft above floor, or as many shelves, etc., as may be indicated on drawing. Linen and towel closet shelving shall be spaced 14" on centers.

Also special shelving in dresser closet of bedroom #1 and note that doors have mirror panels.

Bottom shelf to be raised four inches above floor and to have an apron coping into the wall base. All closets, except towel or linen closets, shall be provided with one hanging rod either of brass or wood, placed about 3" below shelf. These closets shall also have 3" hook strip on three walls forming support for shelf and hanging rod.

Provide trimmed vent openings and 18 mesh copper screens in all closet ceilings.

CASES:

Provide in kitchen and pantry, top and bottom cupboards with glazed and solid panel doors, shelving and drawers as detailed.

Provide medicine cases in bathrooms, doors to be furnished with mirror about 14" x 18".

Provide trap doors to roof space in second floor ceiling where shown. These trap door openings to be equipped with screened frame 18/ mesh copper wire.

STAIRS:

The main stairs is to be of wood with 7/8" risers and 1⅛" treads built in a neat and substantial manner, treads tongued and glued into risers and finished with nosing and scotia. The wall strings, railing and balusters, newels and other parts of the stairway will be as further detailed. All woodwork in this stairway shall be of cypress except treads which shall be of selected plain oak. Service stairs to be of yellow pine.

FLOORS:

All floors throughout except loggia, porch and laundry will be of wood construction.

ROUGH FLOORS:

On all floor framing of first floor except the porches and maid's room and for the entire second floor except sleeping porch, lay a common Yellow Pine under floor securely nailed to joist and laid diagonally with all joints having a bearing on the floor joist. The rough floor in bathrooms on second floor is to be cut into between floor joist to provide for a 1½" bed for tile floor, also shower receptor in maid's room. The same construction will be used for Hearth, except that the finished hearth will be of brick.

The rough flooring is to be left ready for the finished flooring.

FINISHED FLOORS:

After the plastering is finished and all other woodwork completed, place in the second story, throughout excepting in bathrooms and sleeping porch on top of the rough flooring, a layer of deadening felt, Florian or equal, and on this lay in all bedrooms, halls, and closets a selected quality of plain T & G Oak flooring 7/8" x 2¼" face, with ends butted.

The flooring of stair hall, living room, and dining room on first floor shall be of oak as described for the flooring on the second floor, but no felt deadening is to be used.

The floor of the kitchen, maid's room and closet, will be of a good grade of T & G Plain Yellow Pine flooring, 7/8" X 2-¼".

All floors in closets shall be raised 1-½" higher than adjoining rooms.

All finished floors must be laid perfectly tight and scraped to a level and sanded smooth ready for the painter.

GROUNDS, FURRING, ETC.

This contractor shall provide and place all grounds and blocking for securing interior woodwork as directed by the Architect.

Furnish and securely build into masonry wall all nailing strips for the securing of furring.

All exterior masonry walls are to be furred with sound Cypress furring securely nailed to nailing strips, blocking or as otherwise directed.

The carpenter shall also place strips for tile roof ridges, hips, valleys, etc. as will be required or directed by the Roofing Contractor or the Architect.

PROTECTION:

The Carpenter shall cover and box in all cast cement and cut stone work, etc., as may be necessary and protect and cover all finished work during the progress of the building, as he will be held responsible for any damage caused by himself or any other trades.

IRON ANCHORS:

This contractor shall provide all anchors, and other miscellaneous iron work required in connection with the roof, floor and balcony construction.

HARDWARE:

The Contractor for carpenter work shall provide all rough hardware like nails, spikes, bolts, screws, etc.

He shall also provide and install all finished hardware for windows, doors, sases, cabinets, including also all hardware for screens.

The finished hardware for the interior and exterior of the house throughout and for the interior of the garage will consist in general of bronze plated steel butts for all doors, casements, windows, screens, cupboards and trap doors, also of the same material for all bolts, catches and operators for casement windows, for all cupboard catches, bullet catches for medicine cabinets, etc.

The lock sets for all exterior and interior doors throughout the house will be 3-tumbler bit key mortise locks with stamped brass key escutcheon, knobs and roses. Exterior doors will also have cylinder locks, master keyed. The inside of bathroom door to have thumb turn bolt.

The finish of all plated and solid brass work of hardware will be sand finish or as selected by the Architect.

3-7-11-19

The hardware for the garage doors will consist of black Japan Iron, strap hinges, foot and head bolts and one set of barn door latch with safety hasps. Locks for these doors will be furnished by the Owner. Install McKinney door holders for both leaves of Garage Doors.

The Hardware for gates will consist of black iron strap hinges and pintels for double acting swing and latch.

SCREENS:

The Carpenter shall provide and place screens for all exterior door and window openings, including the screens for all porch

All screens for door and windows to be hinged and to be the same size as sash and swing in opposite direction.

All screens to be set in wood frame, $1\frac{1}{8}$" thick and to be set in window or door frames as indicated on detail drawings.

Note Main Entrance Screen Door.

All screens shall be of SOLID bright copper and #18 mesh.

All wood frames or sash for screens must match the interior woodwork, must show the same muntins as in French Doors or Sash and must be of cypress.

Note that the frames and screens for ceiling vents in closets, roofs vents and access doors and scupper openings are provide for under previous sections of Carpentry.

All hardware required for screens is included in Finished Hardware.

THE GENERAL CONDITIONS ARE A PART OF CARPENTER WORK.

ROOFING.

All flat roofs will be composition asphalt roofs, all other roofs shall be covered with Spanish Roofing Tile.

The tile roofing is not included in this contract as the Owner will provide and place all tile roofing.

The flat roofs shall be a three ply asphalt felt roof laid in place with hot asphalt in the most approved manner.

All flashing in connection with these flat roofs to be made with asphalt roofing in the most substantial manner and as may be directed by the Architects. Where parapet walls occur the flashing shall be carried over the top of the wall entirely protecting the masonry wall. Should it be necessary to use copper flashing to meet any special requirement of flat roofs this copper flashing will be furnished and installed under sheet metal work.

Waterproof under all tile floors in bathrooms, also floor of sleeping porch.

After the roofing contractor has completed his work he shall remove any dirt or rubbish and leave his work in first class order and to the satisfaction of the Architects. This contractor shall give the Architect a written guarantee that he will make any repairs or make good any defects which may be the result of poor workmanship or defective materials, for a period of five years from the time the roof has been accepted by the Architect.

THE GENERAL CONDITIONS ARE PART OF ROOFING.

SHEET METAL WORK.

There will be no gutters or conductors.

Provide all necessary flashing in connectinn with tile roofs, and any special flashing required for flat asphalt roofing to meet special conditions.

Flash and counter-flash all roofs to walls or chimneys as may be required. Form open metal valleys and do all other metal work as shown or required in connection with tile roofs.

All metal work shall be 16 oz. soft rolled copper.

THE GENERAL CONDITIONS ARE A PART OF SHEET METAL WORK.

PLASTERING.

The plastering will consist of all exterior walls and other surfaces of the building and garage and all interior walls and ceilings of the first and second stories of the house.

The garage will not be plastered on the inside.

EXTERIOR PLASTER OR STUCCO:

All exterior surfaces to be plastered in two coats composed of good high grade lime, Atlas Portland Cement and clean sharp sand in the most approved manner and to take a surface of an Old Spanish wall, showing trowel marks, etc., and shall finally receive a coating of varigated color effects in at least three colors, all as will be directed and approved by the Architects.

The second or finished coat shall not contain any lime but shall contain "Truscon" water-proofing compound all as will be directed by the Architect.

In all cases where exterior stucco is to be placed on stud partitions this contractor shall use "ECONO" sheeting lath made by the North Western Expanded Metal Company.

This contractor must guarantee this exterior stucco against cracks or crazing for a period of five years, in writing.

EXTERIOR PLASTERING:

In all cases where lath is required, as on stud partitops, furring of exterior walls, ceilings and furred down spaces, use the best quality Cypress lath, securely nailed to each stud, joist, and furring.

Use metal lath in front of all recesses in tile walls, at all corners where partitions meet tile walls, or where two partitions meet, and at all intersections of ceilings with masonry walls or stud partitions. Also in all cases where cement plaster or wall tile wainscoating is used.

All metal lath to be 24 gauge expanded metal, weighting not less than 4 pounds per square year, jappaned or galvanized after it has been punched and expanded.

For all surfaces to be plastered use good hard plaster as approved, sand finish unless specified otherwise.

-3-7-6-18-19-

All walls of kitchen, rear porch, and first floor toilet room, and maid's bathroom to have Keene's Cement Wainscoat, 5 ft. high, except the shower shall shall have wainscoat 7 ft. high.

All surfaces shall be finished clean and uniform, free from tool marks, ridges, waves, checks, cracks, or other imperfections. Th The walls in living room, dining room, loggia, porch and stair halls shall be plastered with brown mortar producing a certain Old Spanish wall, all as will be directed by the Architect.

Walls of second floor bathrooms to have cement scratch coat 4'6" high except at tobs which will be 7(high, brought to the surface required for laying tile wainscoat.

GENERAL:

All exterior and interior plastering must be straight and true, interior plastering to be three coat work, horizontaal on ceiling and plumb on walls.

Plaster must guarantee his work as first class in every respect and shall be required to do all patching in connection with other trades, must repair all damage to, and defects in his work and leave all plastering clean and whole on completion. The Carpenter will provide and erect the scaffolding for the exterior plastering, but the Contractor shall furnish all scaffolding required for interior plastering. The plasterer must guarantee all interior plastering for one year from the time the building is accepted by the Architect or Owner.

THE GENERAL CONDITIONS ARE A PART OF PLASTERING.

TILE WORK.

The tile work included in this contract shall consist of a tile floor and tile wainscoating in bathrooms on second floor.

Tile floor shall consist of one inch hexagon white vitreous tile and the wainscoating shall be 6" x 3" plain white glazed non-crazing tile.

At the intersection of floor and wainscoat, use sanitary cove member about 1½" high finishing flush with floor and wainscoat. Top of wainscoat to finish with molded cap. Form 4" sill at shower stall and finish with floor tile, ~~xxxxxxx~~ carried also to form floor of shower receptor pitched to floor drain.

Wainscoating to be carried about 4'6" high on all walls except at tub and in shower stall where it will be finished about 7'1" high.

All tile must be first class and placed by experienced tile setters and at completion must be cleaned down and left to the satisfaction of the Architects.

THE GENERAL CONDITIONS ARE PART OF TILE WORK.

PAINTING.

All exterior woodwork will be painted at least three different colors as selected and ordered by the Architects. In addition to this the brackets, lintels and other similar features shall be painted in various colors in designs as will be detailed and directed.

All such profiles, shall be painted in various colors, generally about five different colors being used.

All window and door stops, window sash and screen sash shall be painted in such bright colors as will be directed.

All interior woodwork in Living Room, Dining room, loggia, entrance terrace, stair halls, and stairs shall be stained and filled and partly painted in three or four colors, all as will be directed by the Architect, and then finally receive two coats of wax.

All other woodwork shall receive three coats of white lead and oil paint, of colors directed. All wood floors of oak shall be filled and stained to a shade as selected, and then receive two coats of Shellac and two coats of varnish, one coat to be glassy varnish and one coat of best flat floor varnish. Where pine floors are used they shall be finished natural with one coat of Shellac and two coats of varnish.

All plastered surfaces of side walls and ceiling in kitchen pantry, laundry, maid's ~~room~~ bathroom and bathrooms on second floor and all woodwork of cupboards and cases in these rooms shall be painted with enamel priming coat and two additional coats of enamel, the last coat to be dull finish or high glazed as directed.

WALL DECORATIONS:

All walls and ceilings in living room, dining room, loggia and stair hall on first floor shall be decorated in water ~~xxx~~ colors like Old Spanish Walls and ceilings, as will be directed by the Architects.

GENERAL:

The Painter is to inspect all woodwork and plaster surfaces before he starts his work, and if any part is not in proper condition for finishing or painting he must notify the Architects or otherwise the painting contractor will be held responsible for any defects that may result from improper workmanship or materials by other trades, and all must be made good to the satisfaction of the Architects.

GLAZING:

Glass throughout in windows, doors, cases, etc., wherever shown or required shall be selected A.D.S. Glass.

Provide and place best quality of plate glass mirrors on one side of doors in second floor where marked on plans, also plate glass mirrors in medicine cabinet doors. Medicine cabinet mirrors to be 14" x 18" and the door mirrors shall cover the entire door showing only about a four inch rail all around, size about 22" x 68".

All glass in doors must be carefully bedded and puttied before stops are placed and the edges of all mirrors are to be painted black. All glass in windows, doors, cases, etc., having no stops must be well bedded in putty, securely tacked and then well puttied and left smooth and clean and shll be left whole and in perfect condition upon completion of the building.

GENERAL:

The painting contractor must see to it that if his workman make any paint spots on walls or floors or if same are discolored in any way he will be responsible must make good the damages.

THE GENERAL CONDITIONS are a part of Painting.

ELECTRIC WIRING

The contractor for electric work shall furnish all labor and materials necessary to fully complete the work, etc. He must give his personal supervision to and guarantee the work done under these specifications for one year after completion. If any ommissions occur in ~~x~~ either plans or specifications this contractor shall enumerate them before the contract is accepted, as he will be required to turn over a perfect piece of work when completed.

All work must comply with the rules and regulations of the National Board of Fire Underwriters and the Light Company of City of Miami, Fla.

After the work is completed the contractor is to furnish the Architect with a Certificate of Inspection from both above mentioned parties, and if any expense or charge is connected with the procuring of these certificates all payments shall be made by this Contractor. All wiring in connection with Mason work or Fireproof Floors for lighting and bell work shall be done in rigid conduits. All other wiring shall be done in knob and tube work. All wiring is to be concealed.

This Contractor shall wire to all switches, side wall bracket outlets, ceiling outlets, base board and floor outlets, for lighting circuits, and for all base and wall outlets for heating circuits and install all outlet boxes wherever shown on drawings. All exterior receptacles to be of water proof type.

The lighting company will bring in a feeder from the street service to the outside of the building and will install meter loop and meter but this contractor shall provide the necessary sleeve for bringing the feeder circuit ~~to~~ through the exterior walls of the building.

All circuit wires throughout must be rubber covered, not less than 14 B & S ~~Gauge~~. Guage.

Install H.H. or H. & H. push button switches wherever shown on plans and where more than one switch is shown in one location they must be installed in gangs.

Switches may be single pole and of the number shown on plans.

Three way switches shall be placed on first and second floors where shown. Switch plates are to center 4 ft-6" above finished floor and 6" from finished ~~f~~ jambs when occuring at door or other openings. All switch and outlet plates are to match hardware or wood finish as shall be directed, and instructions as to this finish shall be secured from the Architets. These plates are to be of ~~xxx~~ stamped brass.

Provide and place in kitchen two panel boards, one for lighting and one for heating circuits. Each shall have a fused main switch and all branches shall be switched and fused. The board for

lighting shall have the required number of switches for taking the necessary circuits for all lighting outlets in the building without overloading, and sufficient switches in addition to cover the lighting of garage and grounds. A complete set of fuses is to be furnished for all circuits. In addition furnish a complete set of spare fuses.

The panel board for the heating circuits shall also have the necessary number of switches and fuses and a complete set of spare fuses, required for the wattages specified, which shall be 3000 watts for heating outlets and 8000 watts for kitchen. This service is to be separately metered.

The outlet shown in pantry at refrigerator is to operate a one quarter H.P. Motor taking a normal electric load of 275 to 350 watts.

All heat and power outlets are to have separate switches.

Outlets or receptacles shown in baseboards must center in the baseboard, and must not be placed in the plaster walls.

ELECTRIC BELL WORK:

Furnish and wire complete for bells, with bell ringing transformer on lighting circuit. Storage batteries are not permitted.

Install one four drop Annunciator with bell in kitchen connecting with push buttons in the following locations, in first floor main entrance and rear porch entrance. In second floor from bedrooms # 1 & #2.

In addition there shall be in the kitchen a buzzer operated from a floor receptacle in dining room which shall be installed completed with removable floor push button. Also a buzzer in maid's room with push button in pantry.

All wiring for bell work shall be done with #18 rubber covered wire. All bell push buttons are of the ordinary midget type without plates.

FINALLY:

After the Electric Contractor has all his work completed he shall remove any rubbish or dirt that may result from his work and leave the entire installation in first class operating order and testing out to the entire satisfaction of the Architects and Owner.

THE GENERAL CONDITIONS ARE A PART OF ELECTRIC WIRING.

PLUMBING-SEWERING

The plumbing contractor must furnish all necessary labor materials and equipment required to finish the work as shown and hereafter specified, including all tools, mechanical appliances, scaffolding, transportation, etc., to properly prosecute the work.

This contractor must co-operate with all other contractors. deliver his work the owner in a finished and complete condition and be responsible for any damage done to the work of other trades caused by the installation of his work.

The plumber is to do all necessary digging and back filling in connection with the sewering and water supply. Note that the Contractor for excavation shall do this work, including blasting under the direction and at the expense of the Plumber.

All this work is to be done in accordance with the rules and regulations and ordinances governing plumbing in the City of Miami, Fla., with the exception herein specially mentioned.

SEWERING:

All soil pipe inside of the building and five feet outside of foundation walls will be 4" x H.C.I. Soil Pipe.

Provide Septic tank and place it complete including sump, where shown on plans and as will be directed by the Architect. Sump will be at least 8 ft. deep and then drilled down to water and shot.

Connect sewer to septic tank in rear as shown, and install all drain tile for the distribution system as shown on plot plans.

The Kitchen and pantry sink are to be wasted through 1½" nickle plated traps with clean-out screws and shall be connected with the waste line from the laundry tubs and provided with a Standard grease trap and connected with the main house sewer.

Provide mason traps or other work necessary to complete the drain system.

All soil lines shall have clean-outfittings wherever these lines change direction.

The soil and vent stacks for all fixtures throughout shall be extra heavy cast iron of sizes indicated or required.

All closets to be connected to stacks with lead bends.

Lavatories to be wasted through N.P. brass P. Trap with cleanout screw.

Bath tubs to be wasted through special lead traps and connected to closet bends by wiped joint.

Shower receptors shall be wasted through Josam waste and trap.

All fixtures to be properly vented. Consolidate vent lines so that as few pipes as possible penetrate the roofs.

The refrigerator shall have a 2" cast iron or lead waste line run to an open sump as shown.

All vent pipes passing through roofs are to be flashed with four (4) pound sheet lead, firmly fastened to roofing and made water tight.

WATER SUPPLIES:

The water main is in the street at the front of lot. The plumber shall connect to the street main a 1½" galvanized iron line, bringing it over the lot line, place unions and gate vlave for future meter and continue with one inch line to building. Place gate valve before taking this main into building and use Beyers wrought iron pipe inside of building only. Take branches to water heater, sinks, wash trays, toilets and bathrooms in house and maid's room, to refrigerator, and vlave each supply line.

All valves to be solid brass gate valves with wheel

handle.

Also run branch water line to hose bibs where shown and install threaded hose bibiconnections to take ¾" hose.

For hot water take a one inch line, from the hot water heater and run branch lines to wash tray, sinks, tubs, and lavatories. These branch lines to be on a circulating system and arranged to drain back through the heater.

All hot and cold water lines within the building to be Byers genuine wrought iron pipe, galvanized.

All hot water risers to be 1/2" inside diameter.

All water pipes run under ground are to be galvanized iron, National Tube Company or equal.

Exposed branch lines to fixtures in bathroom on second floor and lavatory on first floor are to be nickle plated brass.

All water supplies are to be run in the shortest possible line to the various fixtures and are to be well supported throughout.

Place stop and waste cocks on hot water lines. These are to be of United Compression Pattern.

FIXTURES.

WATER CLOSET:

Provide bathrooms on second floor and toilet room on first floor with Standard Mfg. Co."DEVORO" special Plate L2200 with fittings complete.

Servants toilet to be "RECTO" Plate L-2090, all as shown with fittings complete.

BATH TUBS:

Private bath in ~~bathroom~~ bedroom #1 on second floor "PEMBROKE" 5' 0" long, Hall bathroom to have "PEMBROKE" 5'0" long.

SHOWERS:

In bathroom on second floor furnish complete shower with N.P. X Curtain rod, flanges, curtain snaps and canvas curtain.

Maid's room to have standard shower, nickle plated curtain rod with flanges and curtain snaps, also furnish canvas curtain.

This contractor will cooperate with the Contractor for complete work for the installation of a suitable cement floor and 4" curb for receptor, which will be formed on a concrete mat pitched to drain and finished with concrete hardner.

Install in both receptors Josom combination strainers and traps.

LAVATORIES:

In bathrooms on 2nd floor to be Standard "LATON" 3115 E, 20" x 24" with all fittings complete. Lavatory in maid's room to be Standard "OTHELLO" Pl.P-4205 E, 18" x 21" with fittings complete.

In toilet room on first floor, Standard "ANGLO" P-4955-E.

WASH TRAYS:

In laundry install one set of two compartment Soap Stone or Albarene wash trays with brass fittings, plug and chain complete.

SINKS:

Kitchen sink Standard P-6814-L complete.

Pantry Standard Plate P-7020,16" x 24" with drain board chain and stopper, brackets and fittings complete.

WATER HEATER:

Provide and install where shown one 40-gal. galvanized tank and vapor oil heater complete.

In case the Plumber wants to substitute any other fixtures equalto these specified, he must state this in his bid, as the fixtures of any high grade manufacturer are acceptable.

RESERVED WORK.

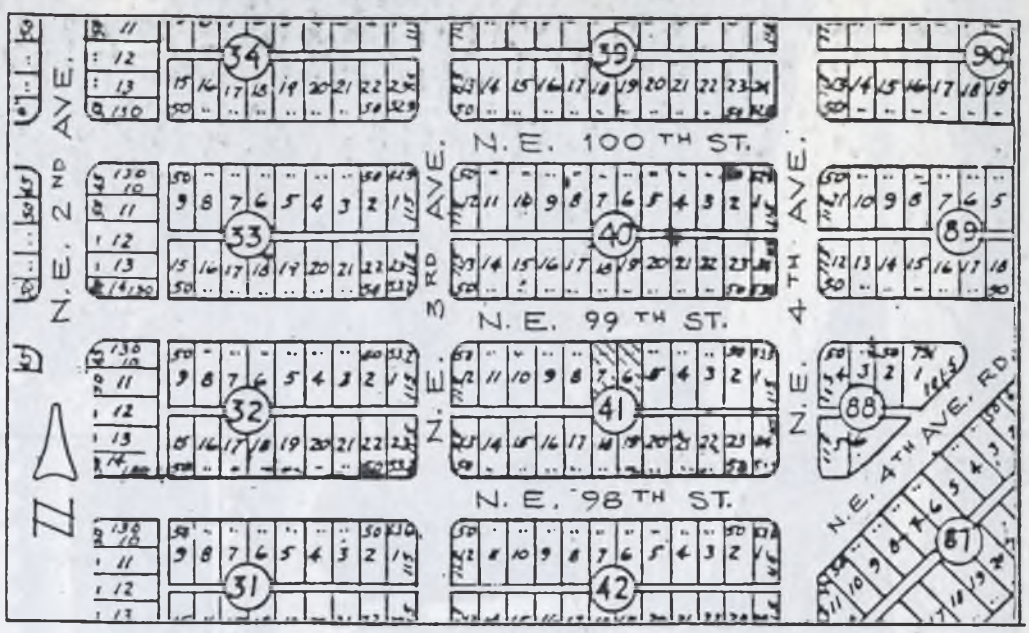
1. Tile Roofs.

2. Light Fixtures.

3. Refrigerator.

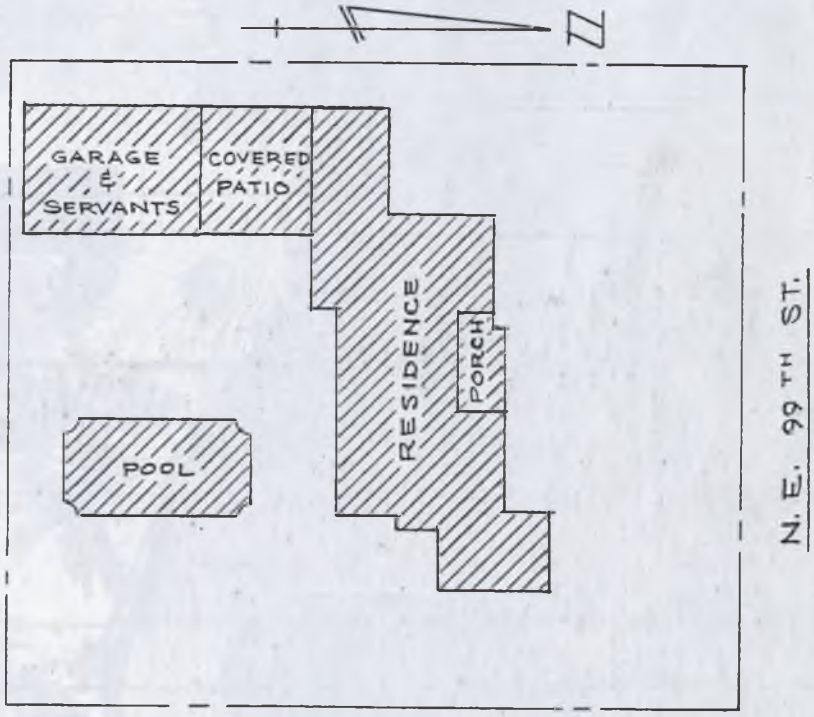
4. Tile Floors for Loggia,Porch and Sleeping Porch.

THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS SUBMITTED.



LOCATION MAP

(LOTS 7 & 8, BLOCK 41)



SITE PLAN - 310 N.E. 99TH ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

310 N.E. 99 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8,1 0,1,0	2,8 6,0 9,4,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1. Amended PB 10-70
Lots 7 and 8, Block 41

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

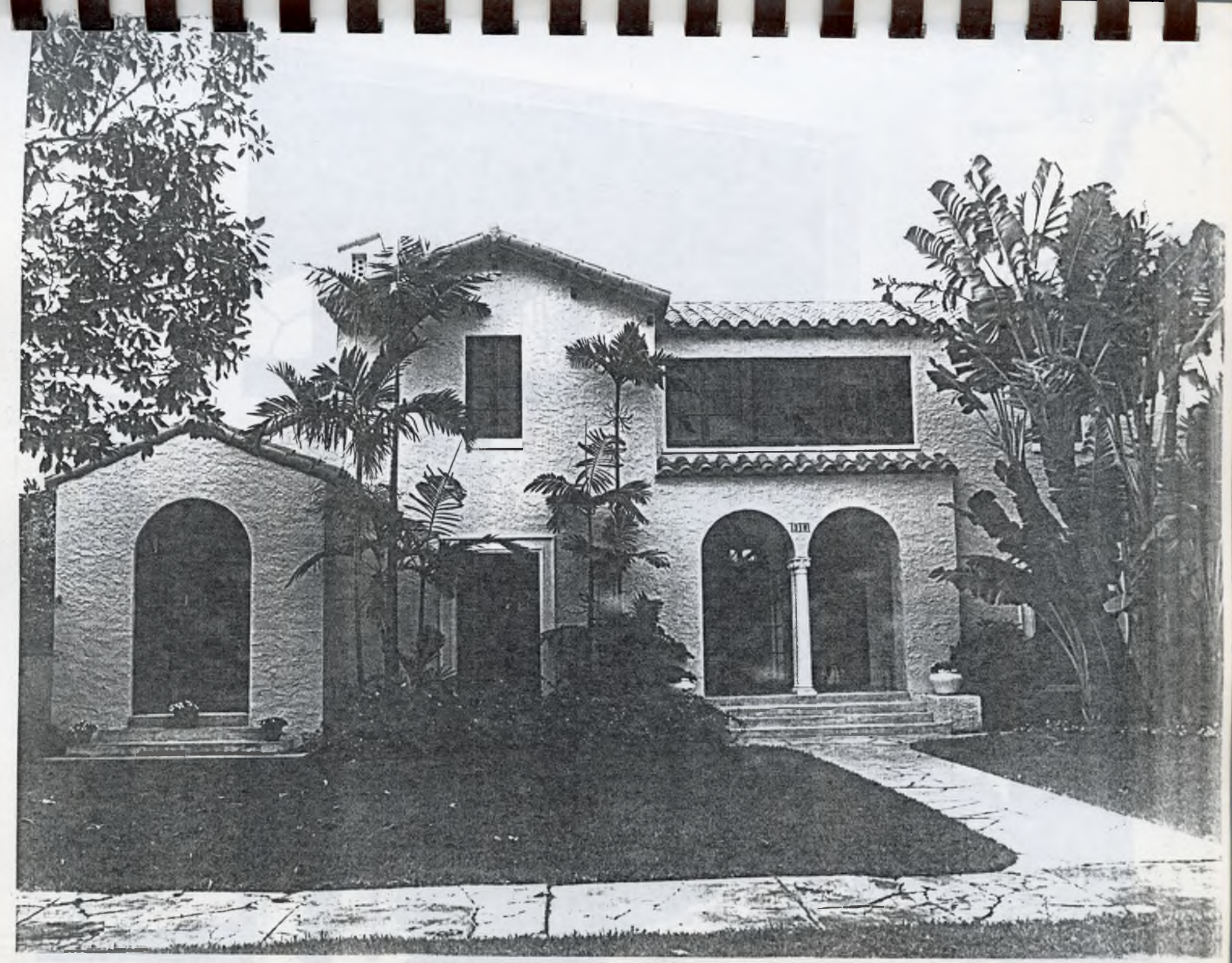
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

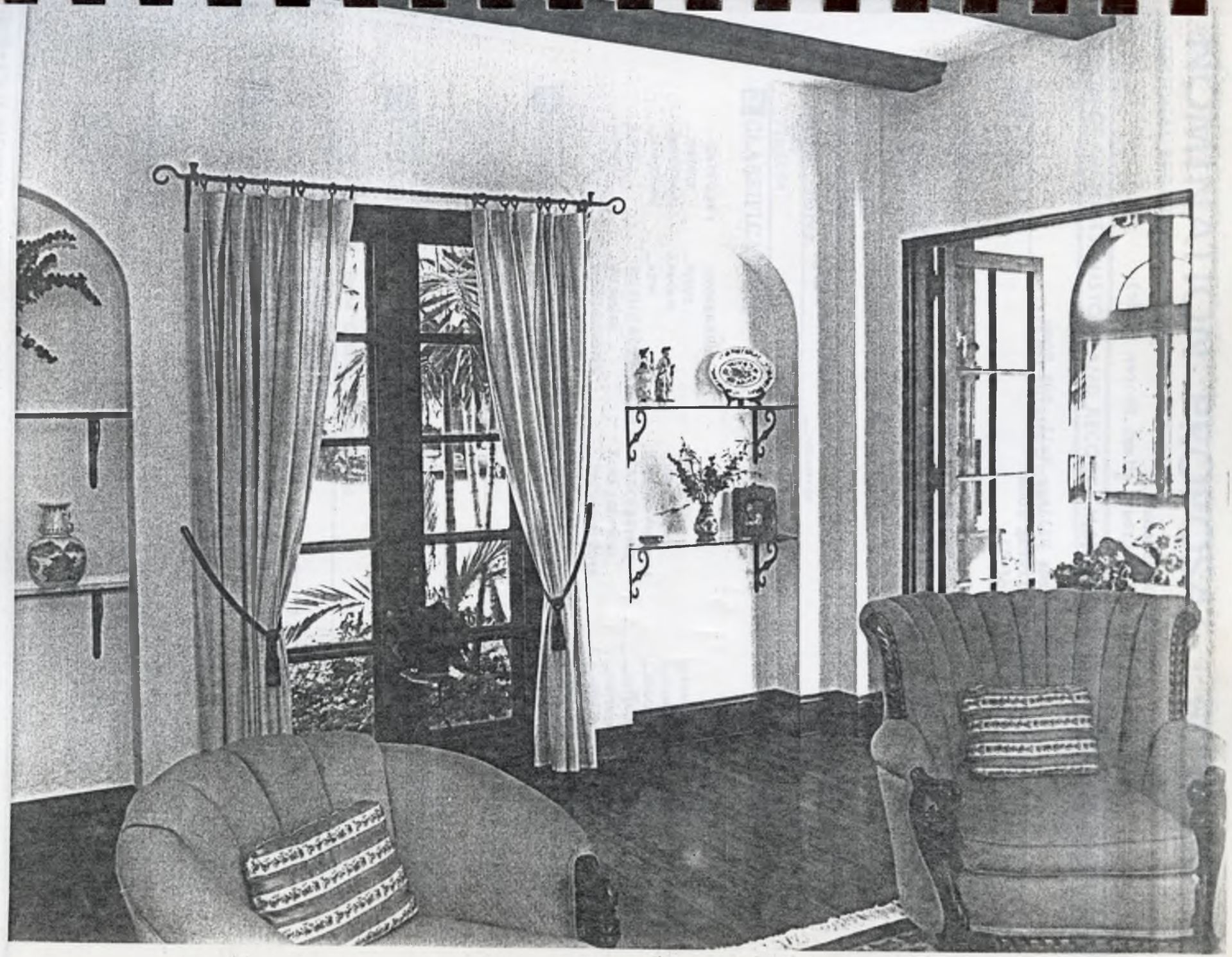
STATE
Florida

ZIP CODE
33138



1. Ethridge Residence
2. 310 N.E. 99 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. North Elevation
7. Photo 33 of 44

1. Ethridge Residence
2. 310 N.E. 99 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior dining room
7. Photo 34 of 44



1. Ethridge Residence
2. 310 N.E. 99 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior living room
7. Photo 35 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Sydow Residence

AND/OR COMMON
Sydow Residence

2 LOCATION

STREET & NUMBER
389 N.E. 99 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Erik H. Schottenheimer

STREET & NUMBER
389 N.E. 99 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985 __FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

DESCRIPTION

389 NE 99 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story Mediterranean Revival structure, built on an irregular plan. There is a central two story mass in an L-shape, with a flat roof and a one story shed roof mass with barrel tiles to the right (east). To the left, at the intersection of the two wings of the "L", a two story mass with a shed roof opens through a second story door to the sun deck of a one story mass. This mass on the inside of the "L" contains the doorway, a modern aluminum screen door in front, and an aluminum awning overhead. The sundeck above has a crudely built surrounding low wall addition of vertical wood siding.

All corners of the building have buttresses on the ground floor. The central mass has three arched French doors on the ground floor, separated by slender twisted columns. These doors open to a small balcony off the ground, with a

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

wrought iron railing. Double hung sash windows, in sets of three, provide ventilation to the second story on the front and east elevations. Some other windows were replaced with aluminum awning units in 1983. The parapet is highlighted by scuppers arranged in horizontal rows and stacked in pyramids, to let rain off the roof. Above the scuppers, a projecting shelf detail indicated an area above where the parapet may have been pierced, as indicated by a brick infill. A chimney with arched openings and a hipped barrel tile roof is located at the intersection of the "L". The one story mass to the right, a Florida Room, has been enclosed with jalousie windows.

There is a one story garage structure attached to the rear of the building.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/~~ARCHITECT~~ Godard and Sydow Inc.

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 389 N.E. 99 Street, which was originally known as Shoreland Boulevard, was built in 1925. The house's architect is unknown. It is a fine example of the application of the Mediterranean Revival style to a small house, constructed by Godard and Sydow, Inc. The house was built for John A. Sydow, partner in the construction firm of Godard and Sydow, Inc. The Sydows resided here until about 1963.

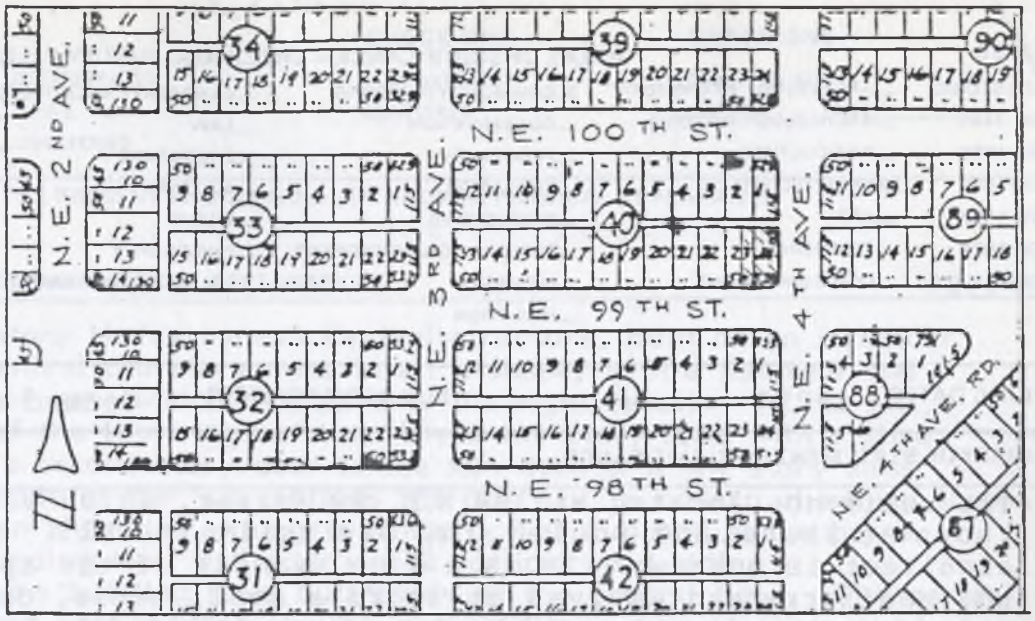
TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Sydow Residence is representative of the smaller homes built in Miami Shores by the Shoreland Company. The home's architect is unknown, perhaps designed by personnel of the construction company which built it, Godard and Sydow, Inc. The house is a good example of the use of the Mediterranean Revival style in a small home.

The home's original owner was John A. Sydow, and his wife, Pearl. Sydow was Vice-President and Secretary of Godard and Sydow, Inc. This construction company was very active during the developmental period of Miami Shores, being responsible for building many of the development's private homes and some apartment buildings. One of their most significant construction projects was the Grand Concourse Apartments located on Grand Concourse at N.E. 4 Avenue. The Grand Concourse Apartments were listed on the National Register in 1985.

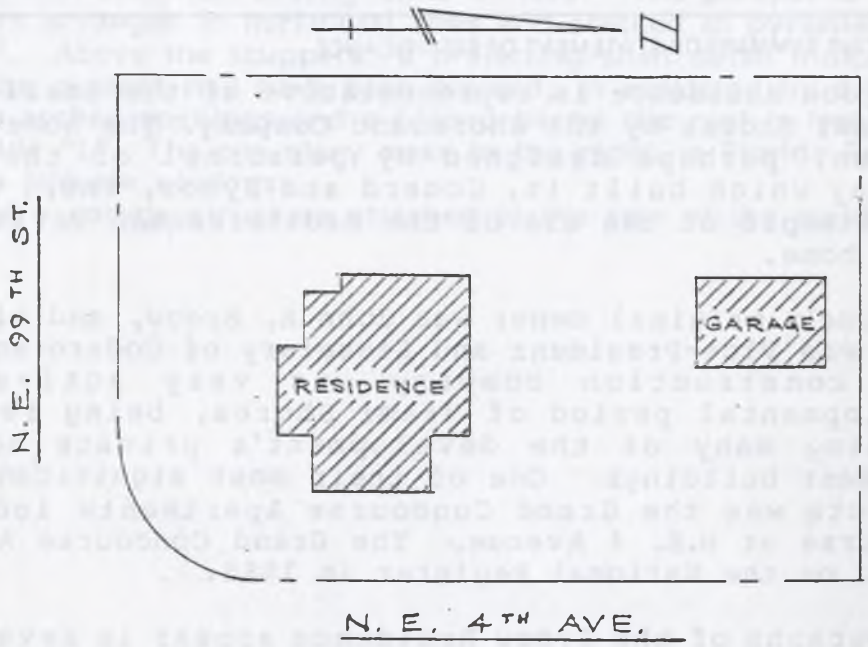
Photographs of the Sydow Residence appear in several Shoreland Company advertisements, including a July 14, 1925 ad showing "Homes of Distinction and Charm" [1] in Miami Shores. The house remained in the Sydow family into the 1960's.

[1] Miami Daily News and Metropolis, July 14, 1925, Advertisement.



LOCATION MAP

(LOTS E½ 23, 24, BLOCK 40)



SITE PLAN - 389 N.E. 99TH ST.

SCALE: 1" = 30'

1. Sydow Residence
2. 389 N.E. 99 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 36 of 44

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

389 N.E. 99 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5,8,1	1,2,0	2,8,6,0	9,6,0
ZONE	EASTING		NORTHING	

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lot 24 and East ½ Lot 23, Block 40

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

ÑOMINATION PROPOSAL · FLORIDA

ATIONAL REGISTER OF HISTORIC PLACES

SION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - House No.

AND/OR COMMON
Weise Residence

2 LOCATION

STREET & NUMBER
121 N.E. 100 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Anthony R. Pierro

STREET & NUMBER
121 N.E. 100 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

121 NE 100 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Weise House is a one story Mediterranean Revival structure, built in a modified L-shaped plan. The plan consists of three masses across the front and a perpendicular wing to the rear. The elbow of the "L" is the living room, the tallest, most prominent part of the composition. A gable roof with the end facing the front has a small overhang supported on carved wooden brackets. Below, double French doors are enframed by flanking twisted columns with novelty capitals, topped by onion shaped finials. Above the French doors a blind arch is inscribed in the stucco. The next mass to the west contains the main entrance. It is lower and at a slightly recessed plane, covered by a gable roof facing the front. The doorway is composed

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

of three French doors separated by two plain columns with novelty Ionic capitals. The next mass to the west is smaller, and more solid, open only by a small casement window. This was, reportedly by the Weise family, used as maid's quarters. To the rear of the corner mass is a bedroom wing of much lower profile. Windows are wood casement units set in large openings. The windows were restored to their original appearance as part of a recent major restoration of the house and grounds.

A concrete patio deck to the rear was originally the garage. An explosion of stored fireworks for a July 4th celebration destroyed the structure.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION
_1900- 1927	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES ca. 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 121 N.E. 100 Street was built ca. 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. The residence's first owners were Gordon Nye and his wife, Elizabeth. Mr. Nye was sales manager for Florida Enterprises, Inc., a real estate company. The Weise family were the home's longest occupants.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Weise Residence is a fine and rare example of a one-story Mediterranean Revival style house designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

CONTINUATION SHEET

Section 8 - 121 N.E. 100 St.

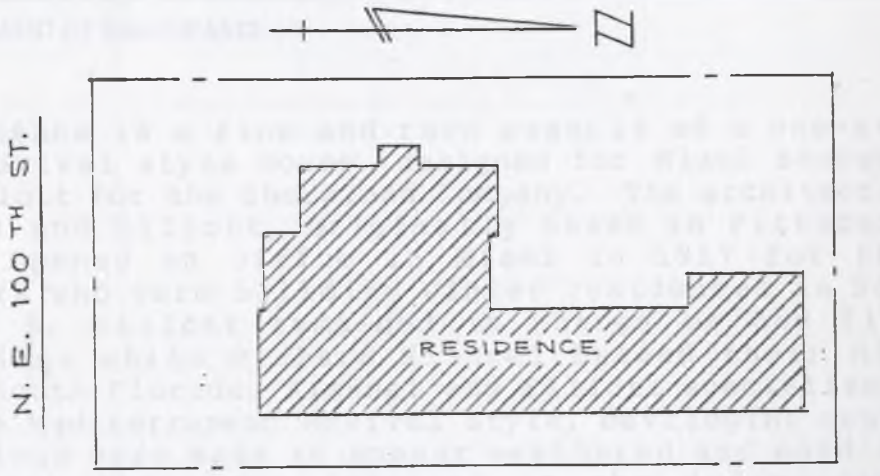
As is typical of this boom time period, Gordon Nye, who first owned the Weise Residence, was involved in the profitable real estate business as manager of Florida Enterprises, Inc. This company developed the subdivision of El Portal located on the southern boundary of Miami Shores.

It is speculated that the house was used as a gambling casino in the 1940's. Some of the home's bedroom floors show evidence of where gambling tables were positioned.

The Weise family occupied this home from about 1949 and until recent years. Sidney Weise owned Weise Fireworks Company of Illinois. In 1954, the garage of the house was destroyed when some fireworks stored in the garage ignited and exploded.

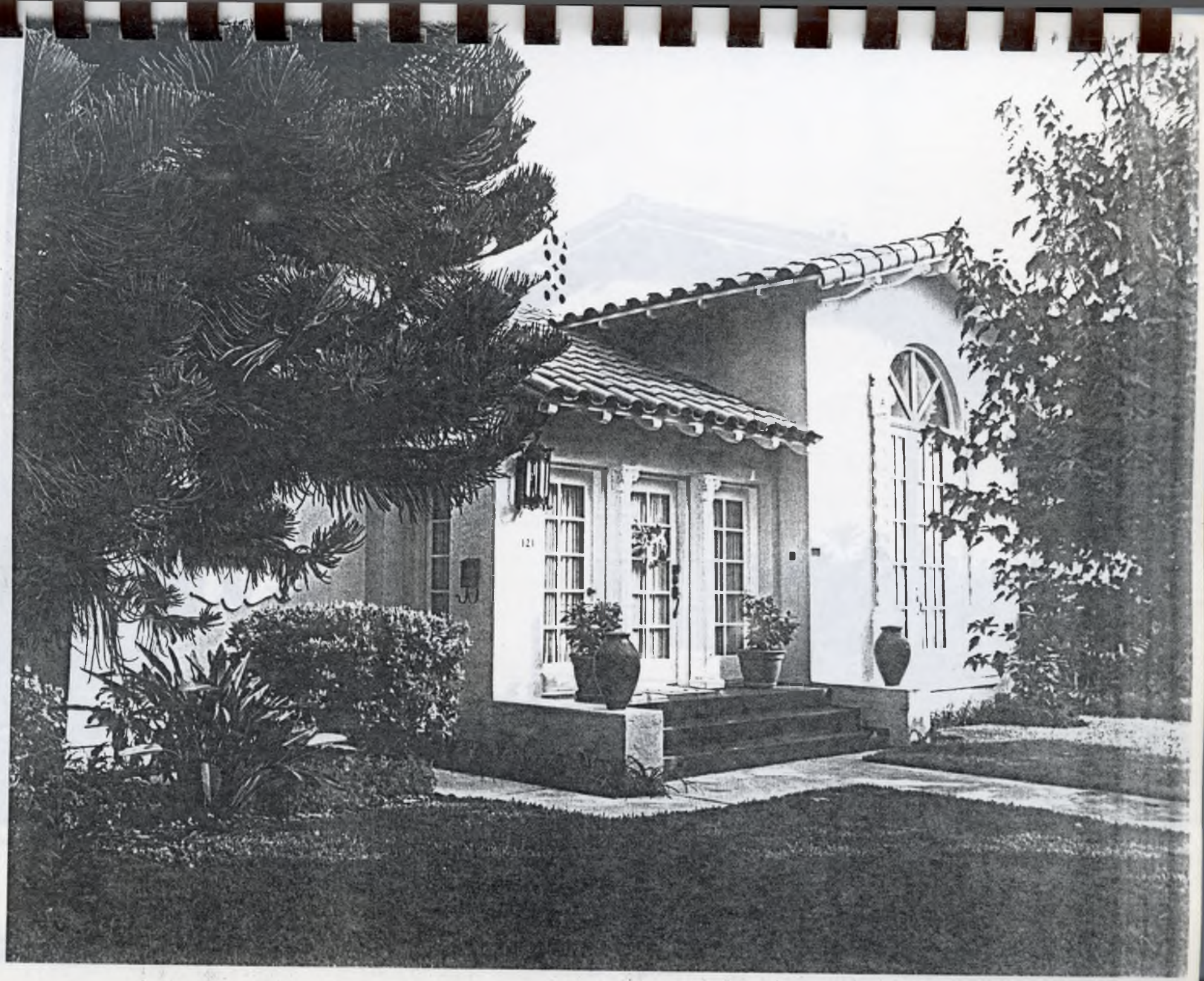
LOCATION MAP

(LOT 17 & E.10' OF 16, BLOCK 15)

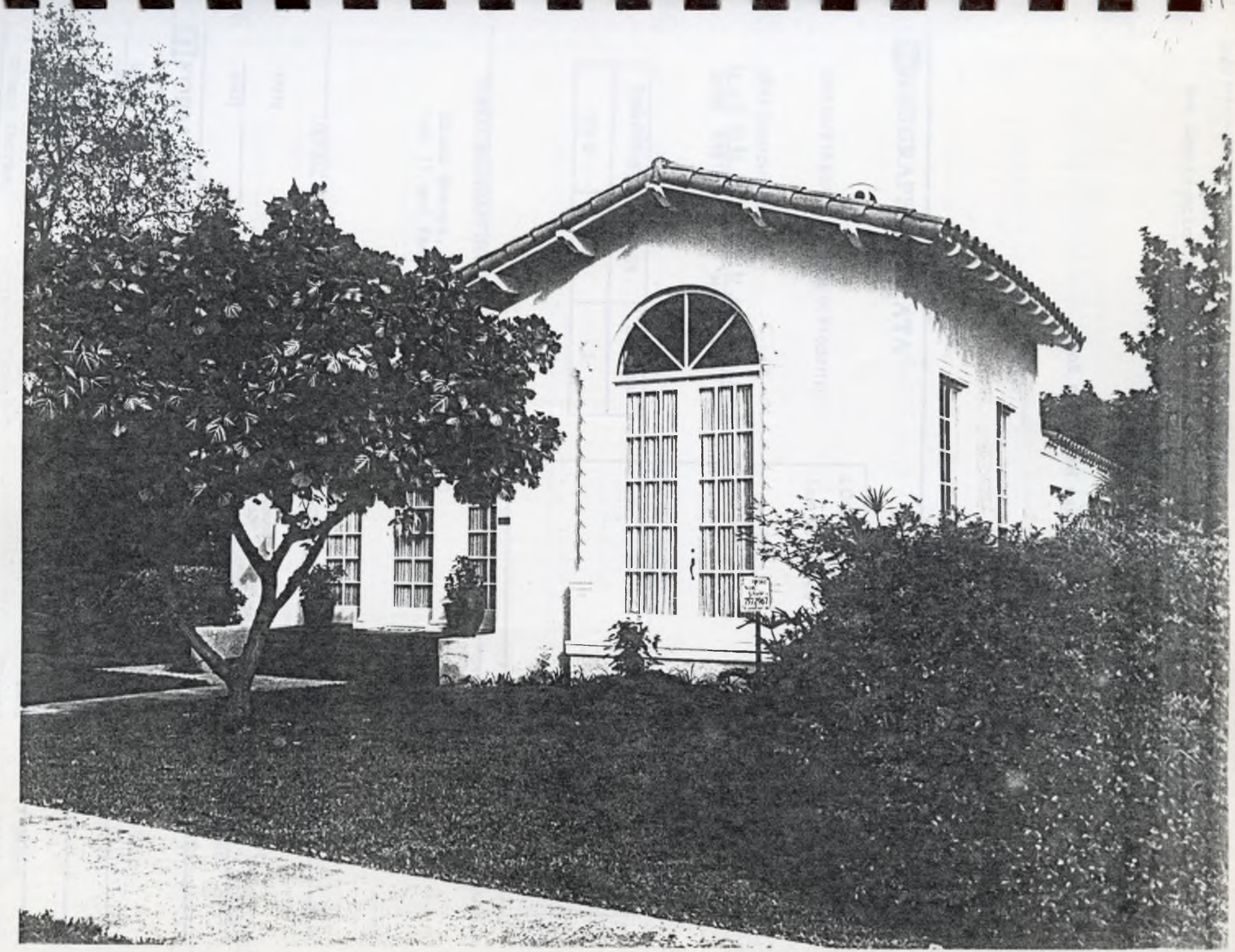


SITE PLAN - 121 N.E. 100TH ST.

SCALE: 1" = 30'


121

1. Weise Residence
2. 121 N.E. 100 Street, Miami Shores (Dade) Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 37 of 44



1. Weise Residence
2. 121 N.E. 100 Street, Miami Shores (Dade) Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 38 of 44

9. BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

121 N.E. 100 St.

10. GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
17	580,010	2861,010

Township	Range	Section
53 S	41 E	1

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
Lot 17 and East 10 ft. of Lot 16, Block 15

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

NOMINATION PROPOSAL · FLORIDA

ATIONAL REGISTER OF HISTORIC PLACES

SION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Dykes Residence

AND/OR COMMON
Dykes Residence

2 LOCATION

STREET & NUMBER
553 N.E. 101 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
James M. Yates and Beryl Solla

STREET & NUMBER
553 N.E. 101 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

☑ DESCRIPTION

553 NE 101 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a fine example of the smaller cottages in the Mediterranean Revival style, as part of the original development of Miami Shores. The house is a one story structure with rough textured stucco walls and gable roofs of clay barrel tiles, built in an L-shaped plan. At the intersection of the two wings a porch runs parallel and in front of the lateral wing. The porch has a shed roof lower than the gable behind. The front is divided into three bays, separated by square masonry piers with bulging capitals creating the effect of modified shoulder arches. The left and right bays have been enclosed with jalousie windows. The central bay contains a screen door with a tropical scene of palm trees and a flamingo under the rays of the sun. The right or east wing projects forward

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

past the front plane of the porch. It has a double window in front, altered by the replacement with glass jalousie units. Above on the gable end is a circular, louvered attic vent. The property is landscaped with several trees including a large Royal Poinciana.

SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT W.H. Skelton/Martin Hauri

SUMMARY OF STATEMENT OF SIGNIFICANCE

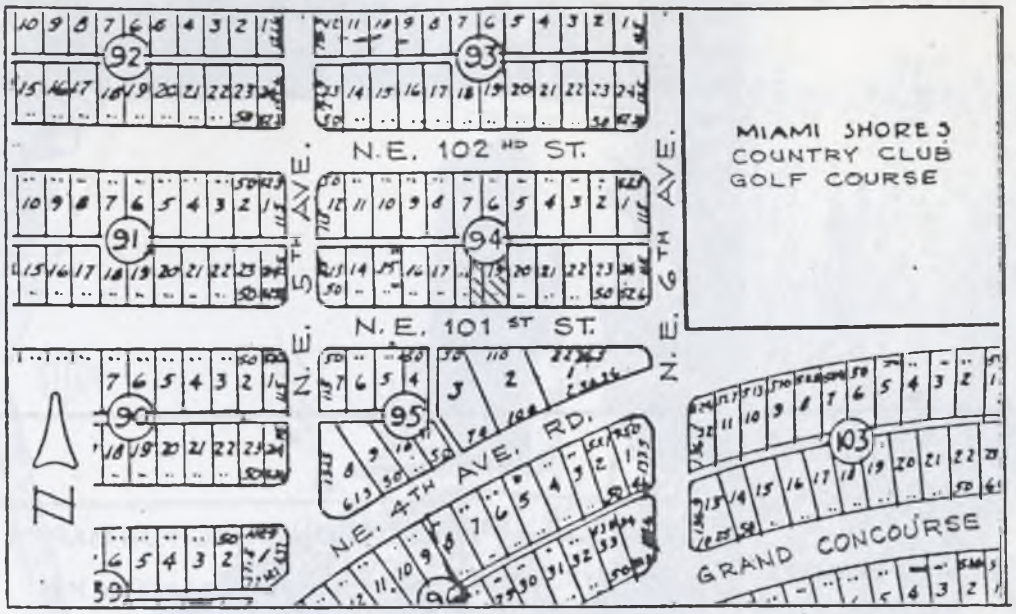
The residence located at 553 N.E. 101 Street was built in 1925, as part of the Shoreland Company's development of Miami Shores. The house was designed by Martin Hauri and constructed by William H. Skelton. It is a fine example of Mediterranean Revival style architecture, as applied to a small house. The house was built for Dr. J.R. Dykes. Dr. Dykes perhaps built this house, as well as the house located at 561 N.E. 101 Street, on speculation. Both homes were built for Dr. Dykes, were designed by the same architect, and were constructed by the same building contractor. Yet, Dr. Dykes does not appear as either of these home's original resident. C.A. Reece is known to be the home's first resident. The house has had several proprietors over the years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Dykes Residence is a fine example of a Mediterranean Revival style "one floor bungalow," [1] built during the Shoreland Company's development of Miami Shores. The house was designed by Martin Hauri. Although not much biographical information is available regarding Martin Hauri, his application of the Mediterranean Revival style to a small structure, such as the Dykes Residence, is a demonstration of his abilities. Other structures in Dade County that are credited to Hauri include the Roosevelt Hotel and Apartments in Miami Beach, as well as several sites in Coral Gables.

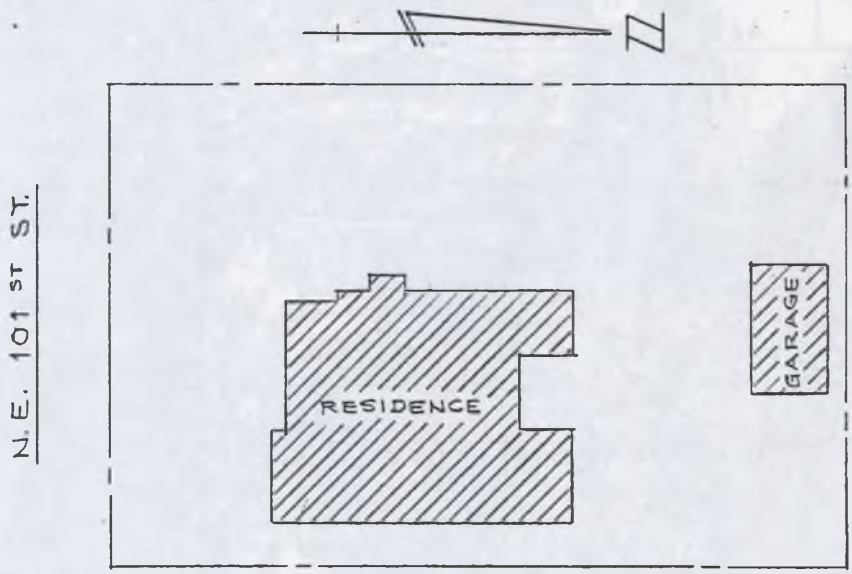
Being a simple and small house, thus making it cost-efficient, the Dykes Residence was ideal as investment property. Once completed, the house would have been sold for around $10,000. C.A. Reece is listed as the home's first resident. Over the years, the house has had several owners.

1 Building File. Miami Shores, Florida, Building and Zoning Department.



LOCATION MAP

(LOTS E½ 18, 19, BLOCK 94)



SITE PLAN - 553 N.E. 101 ST ST.

SCALE: 1" = 30'

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

553 N.E. 101 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8,1 5,0,0	2,8 6,1 1,1,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 4, Amended PB 15-14
East ½ of Lot 18 and all Lot 19, Block 94

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Maria T. Temkin, Consultant and Board Members

ORGANIZATION

Miami Shores Historic Preservation Board

DATE

November, 1987

STREET & NUMBER

10050 N.E. 2nd Avenue

TELEPHONE

758-8000

CITY OR TOWN

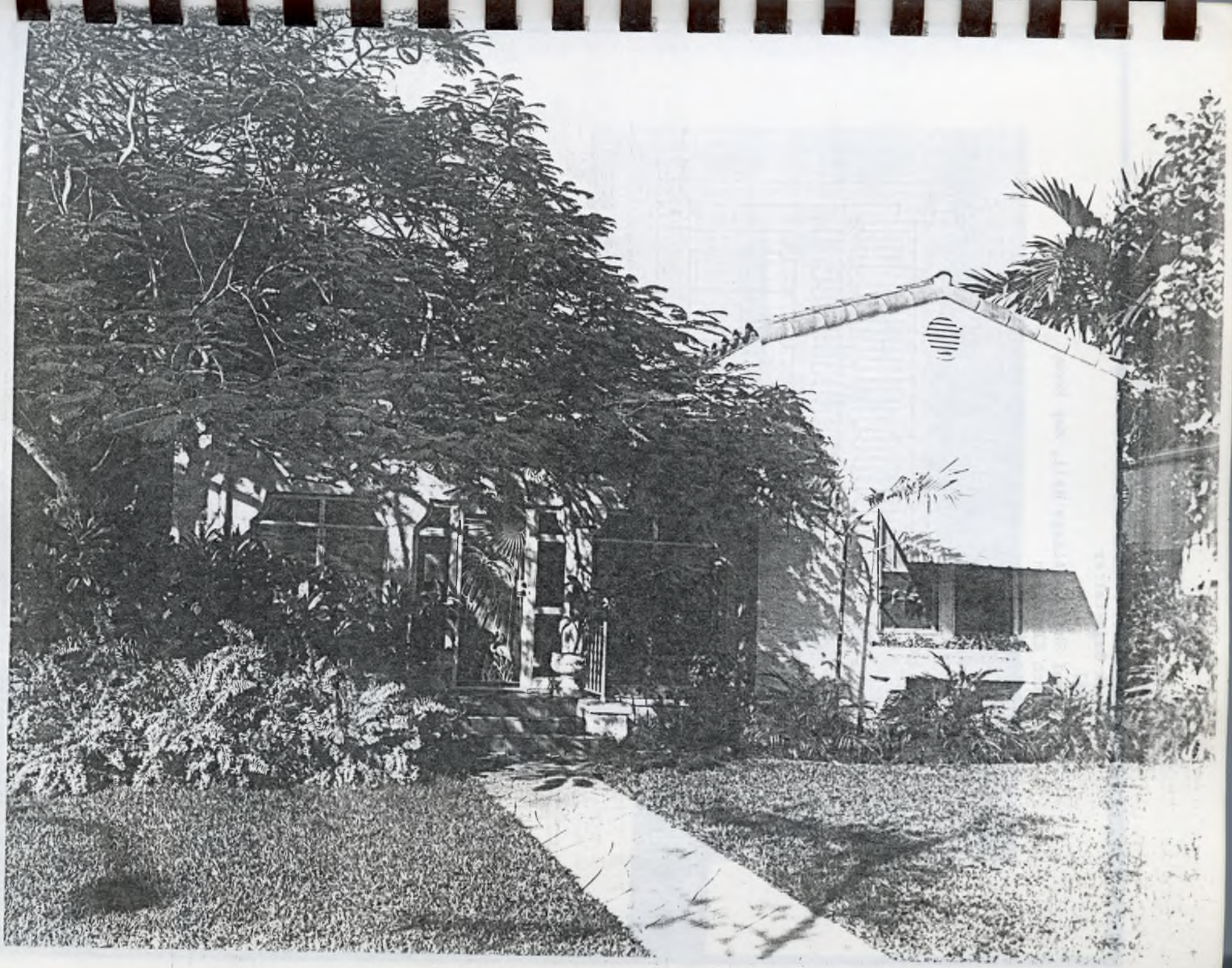
Miami Shores,

STATE

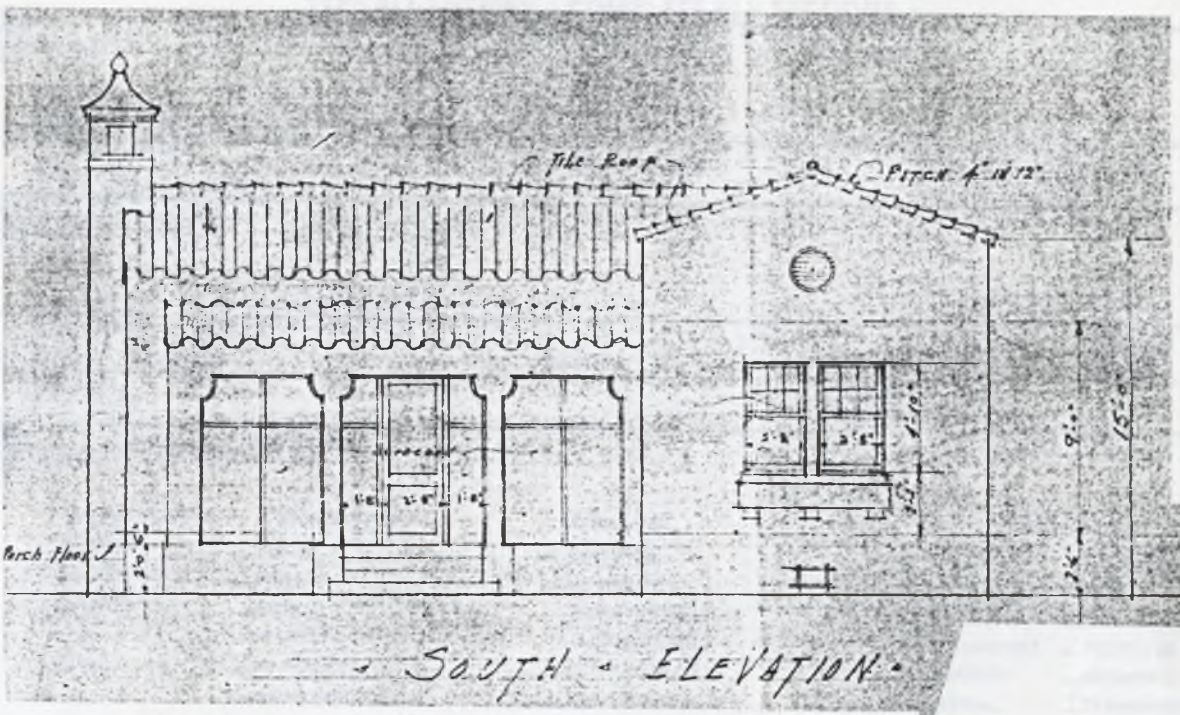
Florida

ZIP CODE

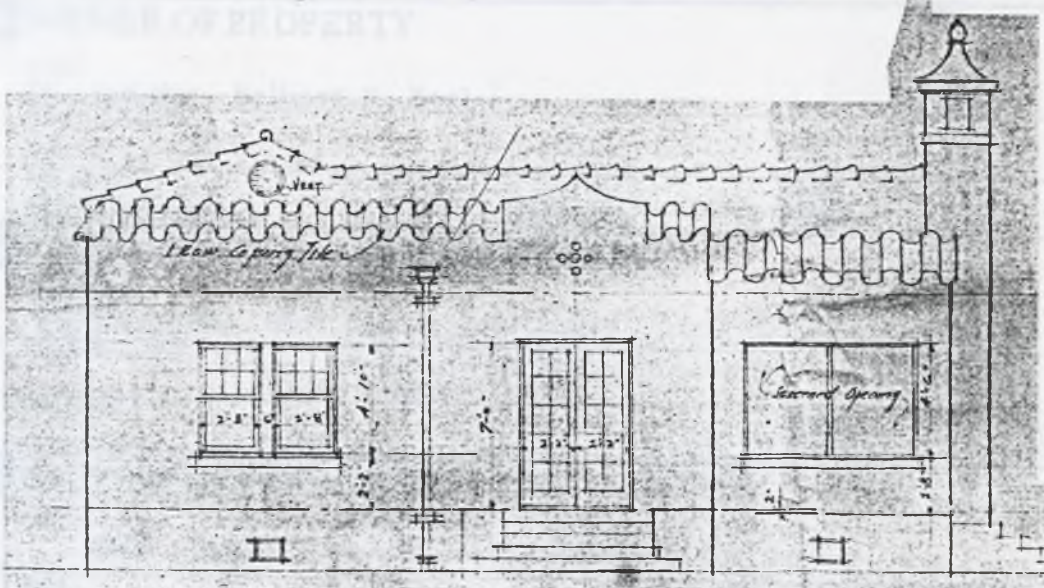
33138



1. Dykes Residence
2. 553 N.E. 101 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 39 of 44



SOUTH ELEVATION



NORTH ELEVATION

House for Dr. J. R. Dykes
Miami Shores Miami Fla.

Martin Hauri Archt
106 NE 2nd Ave Miami Fl.

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Needham Residence

AND/OR COMMON
Noel Residence

2 LOCATION

STREET & NUMBER
561 N.E. 101 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. and Mrs. Delbert H. Noel

STREET & NUMBER
561 N.E. 101 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

561 NE 101 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is one of the smaller cottages built in the Mediterranean Revival style as part of the original Miami Shores development. The building is one story, built in an irregular plan, with gable roofs covered in clay barrel tiles. From the front elevation the plan reads as L-shaped. The taller arm of the "L" faces the street, (south) projecting only slightly from the secondary mass. This tall wing has unusually large arched openings on the front and west elevations. The openings are screened-in, with wood frames forming fanlights on the upper, arched portion. The front opening has a central wood and screen door with a wrought iron grill of floral design leading into the porch.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The front wing to the right has the gable slope facing the front. Centrally located on this facade is an exterior chimney, simple in design, wide at the bottom and narrowing just below the roof line. Double-hung sash windows with four over one lights flank the chimney.

There is a large mass with flat roof and tiled coping to the rear of the front composition.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT W.H. Skelton/Martin Hauri

SUMMARY OF STATEMENT OF SIGNIFICANCE

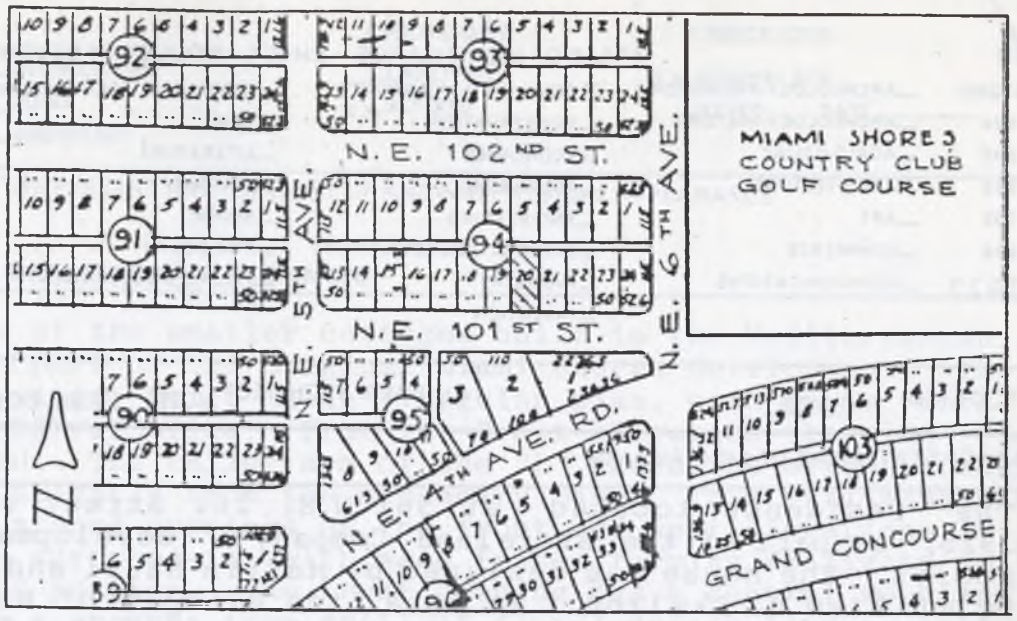
The residence located at 561 N.E. 101 Street was built in 1925, as part of the Shoreland Company's development of Miami Shores. The house was designed by Martin Hauri and constructed by William H. Skelton. It is a fine example of Mediterranean Revival style architecture, as applied to a small house. The house was built for Dr. J.R. Dykes. Dr. Dykes perhaps built this house, as well as the house located at 553 N.E. 101 Street, on speculation. Both homes were built for Dr. Dykes, were designed by the same architect, and were constructed by the same building contractor. Yet, Dr. Dykes does not appear as either of these home's original resident. Charles A. Needham, and his wife, Fern, are known to be the home's first residents. The Noel family has resided at this house since 1949.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Noel Residence is a fine example of a Mediterranean Revival style "one floor bungalow," 1 built during the Shoreland Company's development of Miami Shores. The house was designed by Martin Hauri. Although not much biographical information is available regarding Martin Hauri, his application of the Mediterranean Revival style to a small structure, such as the Noel Residence, is a demonstration of his abilities. Other structures in Dade County that are credited to Hauri include the Roosevelt Hotel and Apartments in Miami Beach, as well as several sites in Coral Gables.

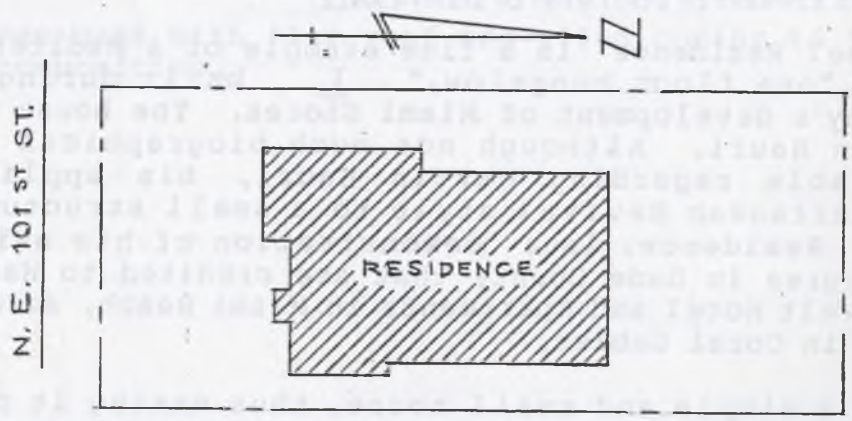
Being a simple and small house, thus making it cost-efficient, the Noel Residence was ideal as investment property. Once completed, the house would have been sold for around $10,000. Charles A. Needham, the home's first resident, owned and operated a garage by the name of Gateway Garage. The Needhams lived in this house until 1948. The Noels are the home's second owners. They have lived here since 1949.

1 Building File. Miami Shores, Florida, Building and Zoning Department.



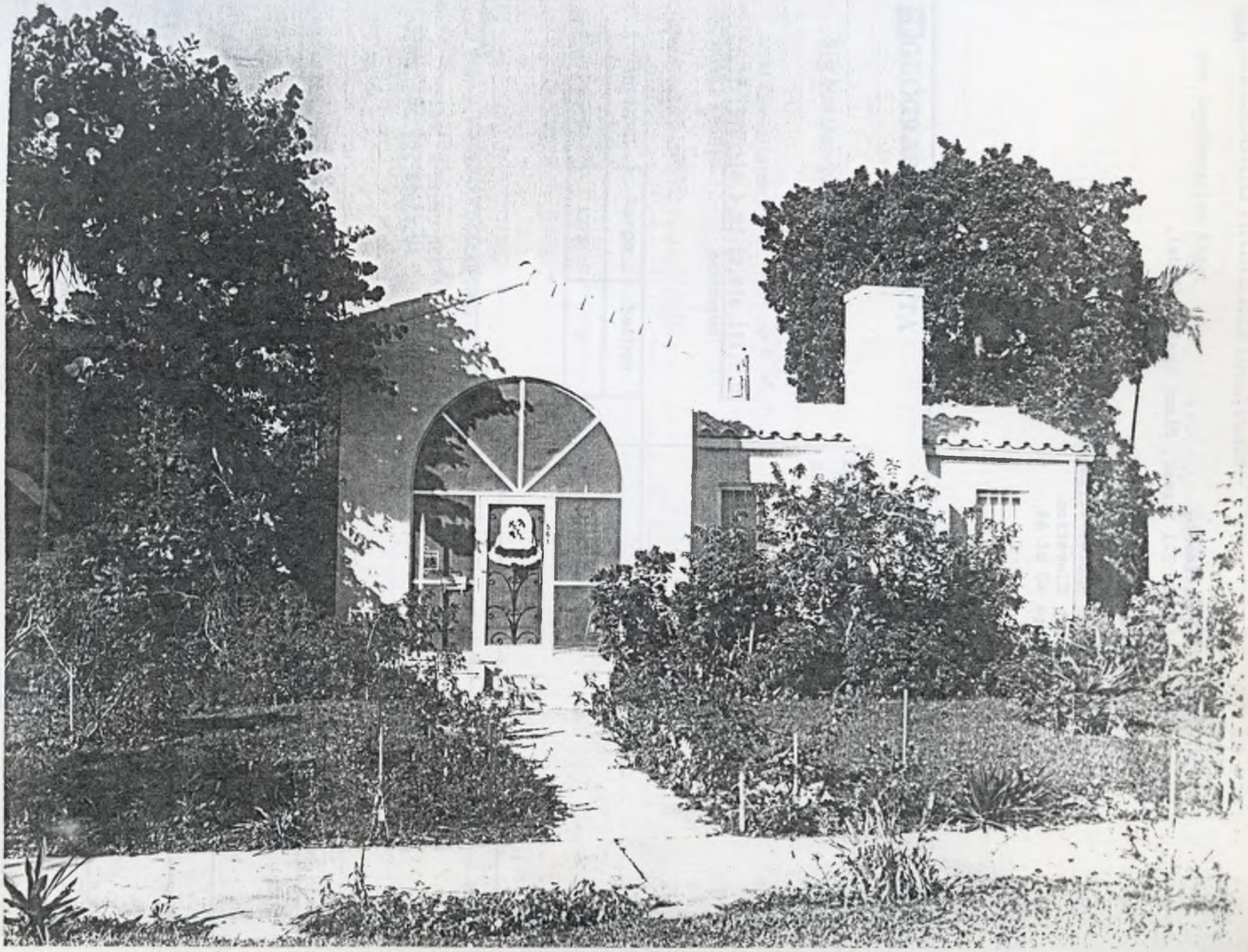
LOCATION MAP

(LOT 20, BLOCK 94)



SITE PLAN - 561 N.E. 101ST ST.

SCALE: 1" = 30'



1. Noel Residence
2. 561 N.E. 101 Street, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 40 of 44

9 BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

561 N.E. 101 St.

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5,8,1,5,3,0	2,8,6,1,1,2,0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	42 E	6

LOCATION SKETCH OR MAP N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 4, Amended PB 15-14
Lot 20, Block 94

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Ashworth Residence

AND/OR COMMON
Gordon Residence

2 LOCATION

STREET & NUMBER
1291 N.E. 102 Street

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mr. J.P. Parrott

STREET & NUMBER
1291 N.E. 102 Street

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee,

STATE
Florida

7 DESCRIPTION

1291 NE 102 Street

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XXORIGINAL SITE
XGOOD	__RUINS	XXALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This structure is a two story Mediterranean Revival house, built on a modified L-shaped plan. The structure has gable roofs covered with clay barrel tiles. Overhanging eaves are supported on jigsaw cut rafters. On the inside intersection of the "L" a one story mass containing a screened-in porch boldly projects to the front of the property. The porch has a three part opening of Palladian influence, separated by projecting square pilasters with novelty capitals. The central opening has a semicircular transom with wood louvers, flanked by flat openings. Aluminum awnings have been added to the porch openings on all three sides.

The projecting wing of the "L" contains the doorway, inset in an elliptical arch and preceded by a screen and wood door. The door is flanked by quadruple casement windows - one to the right on the front facade, one to the left on the side wall

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

of the projecting one story wing. A second story balcony spans both bays of the entrance facade. The balcony has a simple wrought iron balustrade, and is supported on scalloped masonry brackets. A double French door opens out to the long balcony. An aluminum awning has been added over the French door. Above is a circular attic vent enclosed with wood louvers. The house has all its original wood casement windows on both front elevations of its corner location. Those to the rear have been replaced with glass jalousies. There are buttresses on the front corners of the structure. A chimney above the second story at the intersection of the "L".

There is an attached one story garage at the rear of the house. The large corner lot is sparsely landscaped.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES ca. 1926 BUILDER/ARCHITECT Unknown

SUMMARY OF STATEMENT OF SIGNIFICANCE

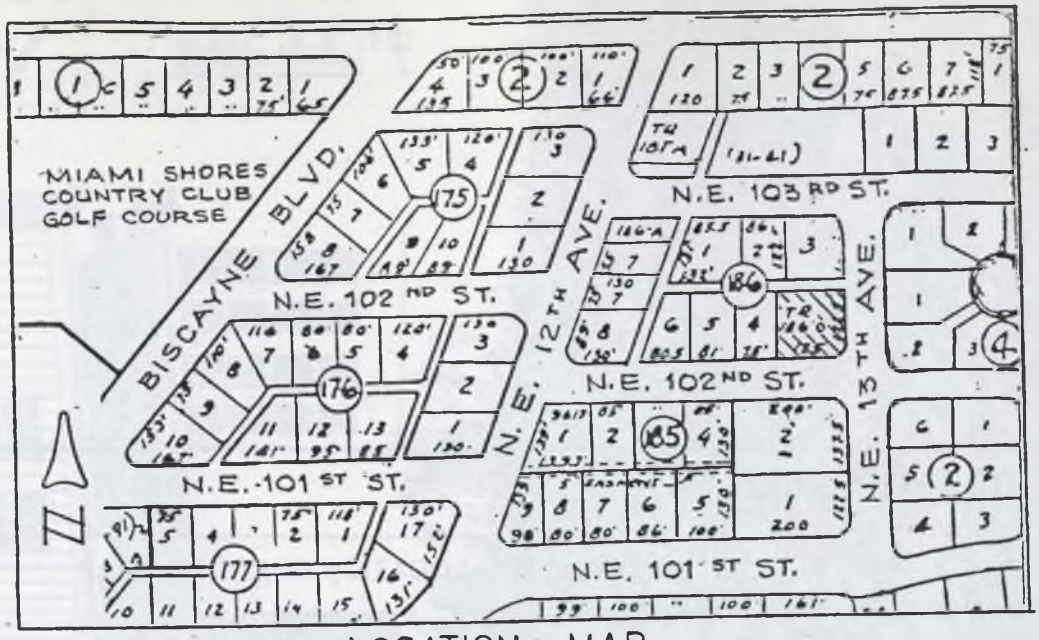
The residence located at 1291 N.E. 102 Street was built ca. 1926 as part of the Shoreland Company's development of Miami Shores. The home's architect is unknown. It is a fine example of Mediterranean Revival style architecture. The homes' first resident was Frank K. Ashworth, and his wife, Myrtle. Ashworth was the Shoreland Company's engineer. By 1930, the house was owned by Hugh H. Gordon, Jr. Mr. Gordon was the son of Major Gordon who had sold about 100 acres of land to the Shoreland Company for the development of Miami Shores. Since 1945, the Parrott family has resided here.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Parrott Residence is a fine example of the large, two-story Mediterranean Revival style residences built during the Shoreland Company's development of Miami Shores. Its first resident, Frank K. Ashworth, was associated with the Shoreland Company as head of its engineering department. Ashworth was a nationally known engineer, having previously worked in the layout of Colarado Springs' waterworks, and in the planning of several residential projects in San Diego. Prior to his responsibilities with the Shoreland Company, Ashworth had been associated with planning and engineering for Miramar, Grove Park, and Holleman Park, other Dade County subdivisions.

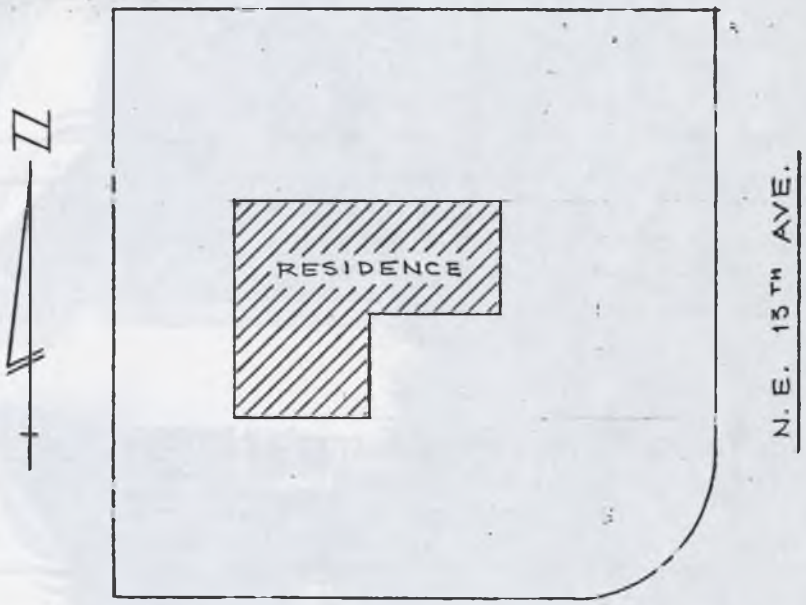
By 1930, the Ashworth/Gordon Residence was owned by Hugh H. Gordon, Jr., son of Major Gordon who had sold the desirable Gordon Tract, lying along the bayfront, to the Shoreland Company.

The Parrott family have occupied this house for over thirty years.



LOCATION MAP

(TRACT 186.D, BLOCK 186)



SITE PLAN - 1291 N.E. 102ND ST.

SCALE: 1" = 40'.

BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

1291 N.E. 102 St.

GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

ZONE	EASTING	NORTHING
1 7	5 8 2 2 2 0	2 8 6 1 2 2 0

Township	Range	Section
53 S	42 E	5

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 8, Rev. PB 31-41
East 125 ft TR 186 D

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

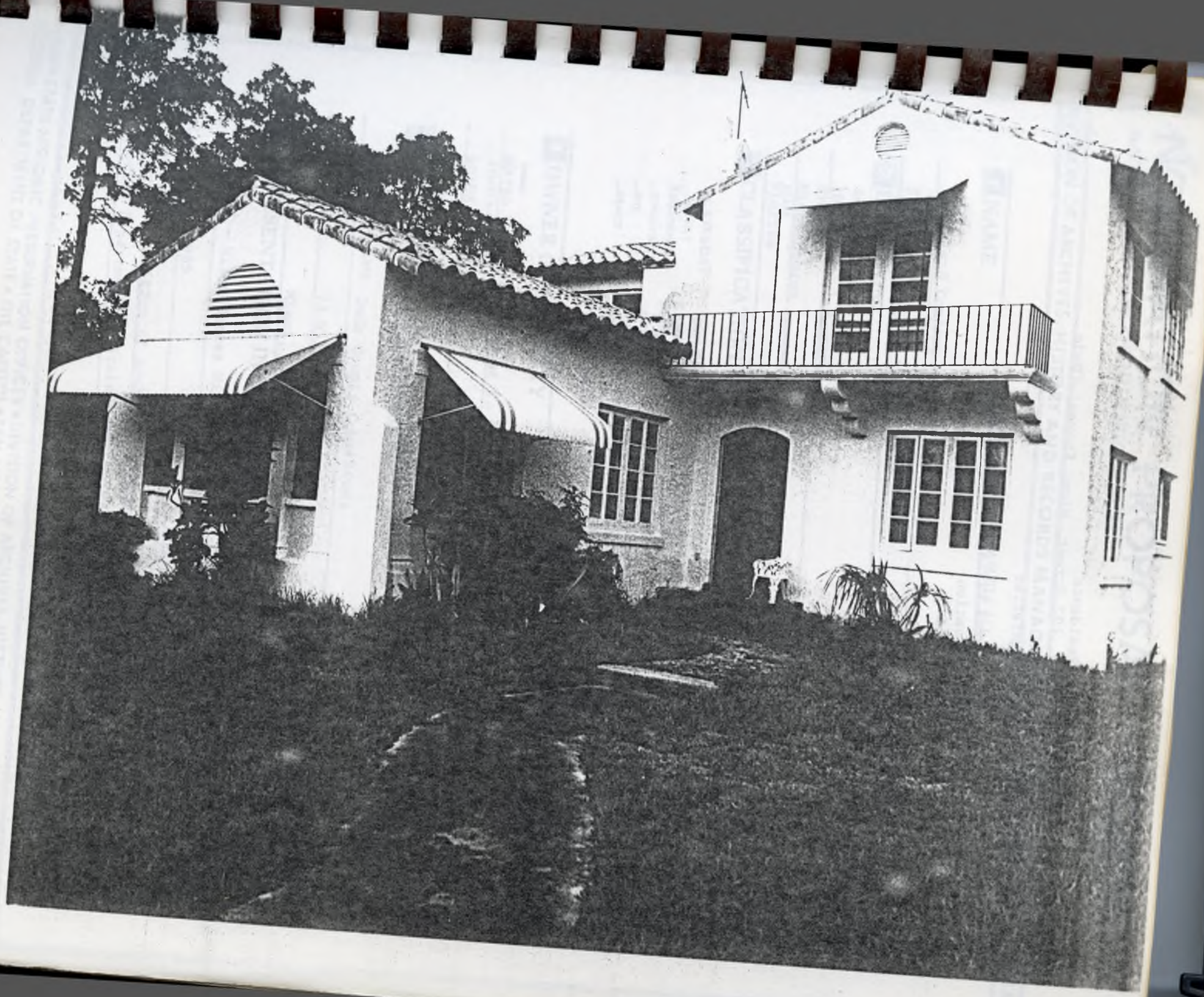
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

CITY OR TOWN
Miami Shores,

STATE
Florida

ZIP CODE
33138



1. Gordon Residence
2. 1291 N.E. 102 Street, Miami Shores (Dade Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. South Elevation
7. Photo 41 of 44

NOMINATION PROPOSAL · FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC
Shoreland Company - Model Home

AND/OR COMMON
Shoreland Company - Model Home

2 LOCATION

STREET & NUMBER
10108 N.E. 1 Avenue

CITY, TOWN
Miami Shores ___ VICINITY OF

STATE
Florida

COUNTY
Dade

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Margo Newton and Thomas E. Collins, Jr.

STREET & NUMBER
10108 N.E. 1 Avenue

CITY, TOWN
Miami Shores, ___ VICINITY OF

STATE
Florida

ZIP CODE
33138

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Dade County Courthouse

STREET & NUMBER
73 W. Flagler Street

CITY, TOWN
Miami,

STATE
Florida

ZIP CODE
33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
FMSF - Miami Shores Historic Preservation Survey

DATE
June, 1985

__FEDERAL X STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
Division of Archives, History and Records Management

CITY, TOWN
Florida Department of State, The Capitol, Tallahassee, Florida

STATE

7 DESCRIPTION

10108 NE 1 Avenue

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	XX ORIGINAL SITE
XX GOOD	__RUINS	XX ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

This is a two story Mediterranean Revival structure, built on a corner lot. The plan is mostly rectangular, with slightly irregular projections. The house has gable roofs covered with clay barrel tiles. The front elevation faces east. It is from this view that the mass appears most irregular. The dominant central mass has an asymmetrically arranged composition under a gable end of uneven sides. The left bay contains the doorway. Rusticated cast masonry surrounds create alternating quoins on sides and stepped voussoir on top. An original light fixture tops the keystone. Above, a rectangular cast masonry grill pierces the facade on the second floor. The

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

right bay has arched double French doors on the ground floor. Double French doors open to a decorative balcony with a cast masonry balustrade supported on wood brackets. The French doors are set under double arches now enclosed in masonry. The French doors were restored recently. Other window units of jalousie and aluminum awning variety will be replaced with wood casements within the next year.

To the left of the central portion is a one story mass with a shed roof. Two arched openings are separated by a column with Corinthian capitals. Presently, two sets of jalousie windows enclose each opening under a fixed sheet transom. These arched openings continue on the south and west elevations. The recessed second story mass behind forms an "L" with the central portion. A double opening with jigsaw cut wood lintels and turned wood column between the two units opens the front wall of the second story mass. There is a chimney just left of this window . To the right of the central portion the mass again recedes.

There is a one story shed roof mass attached to the rear. A one story detached garage to the right (north) of the property is joined to the house by a wall and pedestrian gate.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900- 1927	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1925 BUILDER/ARCHITECT Kiehnel and Elliott

SUMMARY OF STATEMENT OF SIGNIFICANCE

The residence located at 10108 N.E. 1 Avenue was built in 1925 as part of the Shoreland Company's development of Miami Shores. The house was designed by the architectural firm of Kiehnel and Elliott. It is a fine example of Mediterranean Revival style architecture. The home's first residents were Willard L. Caler, and his wife, Jessie. The Calers owned the Caler Investment Company. The house has had several owners over the years.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

This "Model Home" is representative of the fine, two-story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. The architectural firm of Kiehnel and Elliott, originally based in Pittsburgh, Pennsylvania, opened an office in Miami in 1917 for their northern clients who were building winter residences in South Florida. John B. Elliott remained in charge of the firm's Pittsburgh office, while Richard Kiehnel headed their Miami operation. In South Florida, Kiehnel and Elliott specialized in designing in the Mediterranean Revival style, developing methods by which buildings were made to appear weathered and aged like those after which they were inspired in the Mediterranean countries of Europe.

Kiehnel and Elliott designed both public buildings and private residences. Included among their credits in the Greater Miami area are the following: the Scottish Rite Temple, the Seybold Office Building, Miami Senior High School and the Congregational Church of Coral Gables. Kiehnel and Elliott is also credited with the design of numerous residences for individuals as well as for several development companies, including the Miami Beach Improvement Company, the Alton Beach Realty Company and the Shoreland Company. Their Mediterranean Revival style residences in Miami Shores established the development's theme of "America's Mediterranean."

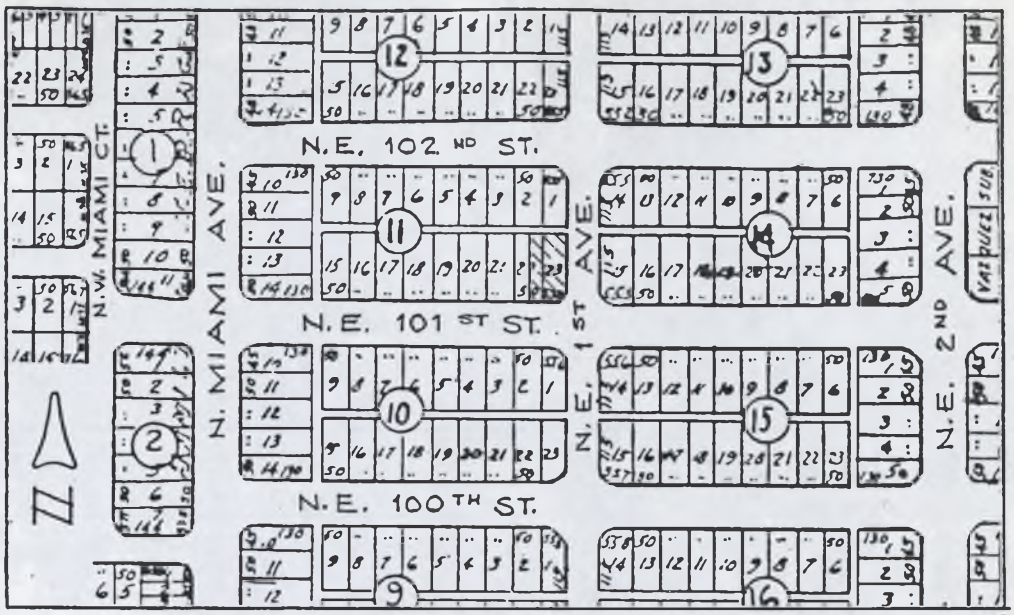
CONTINUATION SHEET

Section 8 - 10108 N.E. 1 Ave.

Although blueprints of this "Model Home" have not been found, the house was often depicted in Shoreland Company advertisements. In an ad appearing on June 3, 1925, the home is attributed to Kiehnel and Elliott. Another advertisement dated August 1925 shows a line sketch of the house as drawn by Crawford Parker, Assistant Art Director of the Shoreland Company's publicity staff. The house also appears as part of a one-year anniversary advertisement of the company showing photographs of several of the homes completed in the development.

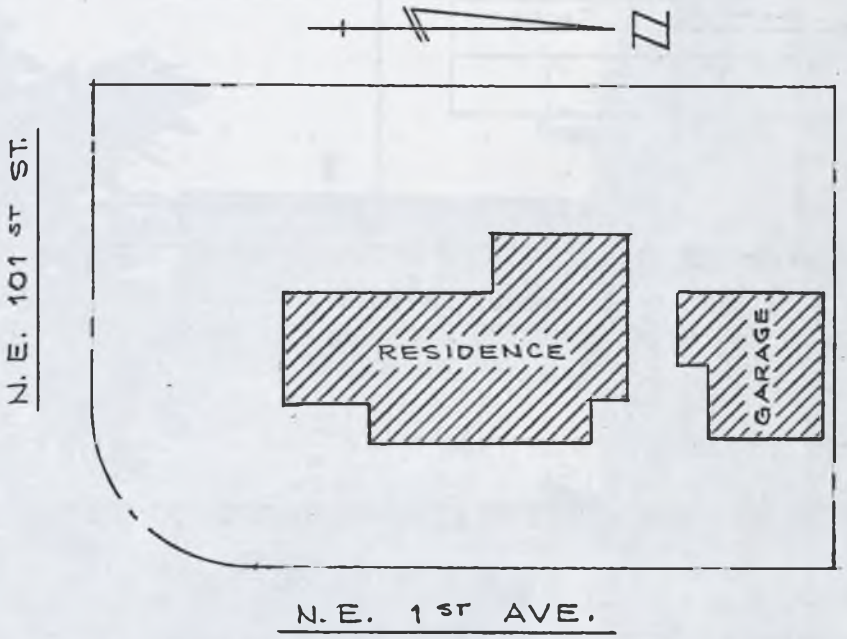
The Calers, the home's first occupants were officers in the Caler Investment Company. Mr. Caler served as President, Mrs. Caler as Vice-President, and Floyd L. Knight as Secretary. Mr. Knight was the attorney for the Shoreland Company.

Over the years, the house has had a number of proprietors. Recent owners, in the early 1980's, were Mr. and Mrs. Donn Flipse. Mr. Flipse is a member of the Donn family, founders and owners of Exotic Gardens and Gulfstream Park.



LOCATION MAP

(LOTS E ½ 22, 23, BLOCK 11)



SITE PLAN – 10108 N.E. 1 ST AVE.

SCALE: 1" = 30'

2 BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10108 N.E. 1 Ave.

II GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

UTM Coordinates:

1,7	5 8 0 5 6 0	2 8 6 1 1 0 0
ZONE	EASTING	NORTHING

Township	Range	Section
53 S	41 E	1

LOCATION SKETCH OR MAP

N

See Attached Location Map

VERBAL BOUNDARY DESCRIPTION

Miami Shores, SEC 1, Amended PB 10-70
East ½ of Lot 22 and Lot 23, Block 11

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

III FORM PREPARED BY

NAME / TITLE
Maria T. Temkin, Consultant and Board Members

ORGANIZATION
Miami Shores Historic Preservation Board

DATE
November, 1987

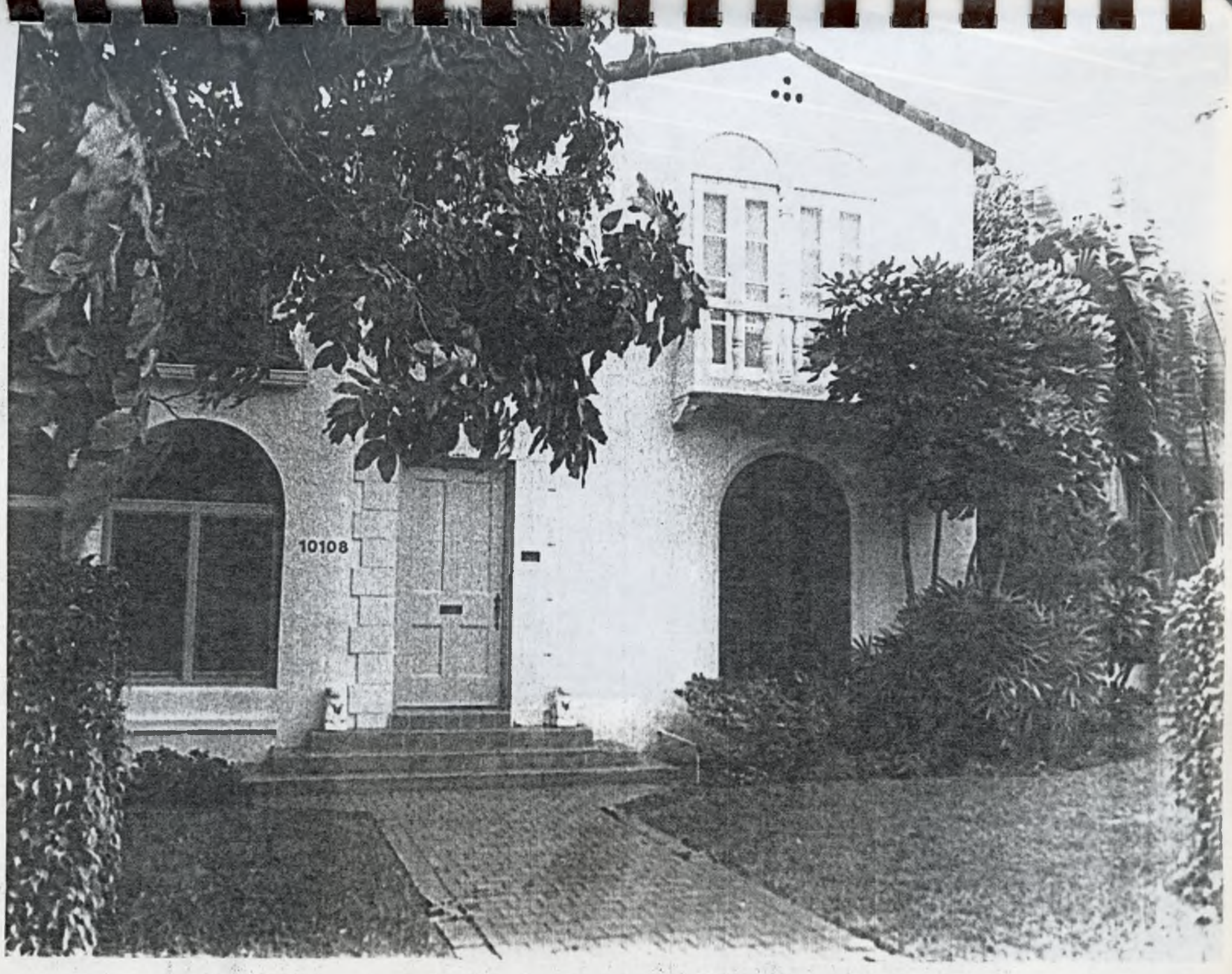
STREET & NUMBER
10050 N.E. 2nd Avenue

TELEPHONE
758-8000

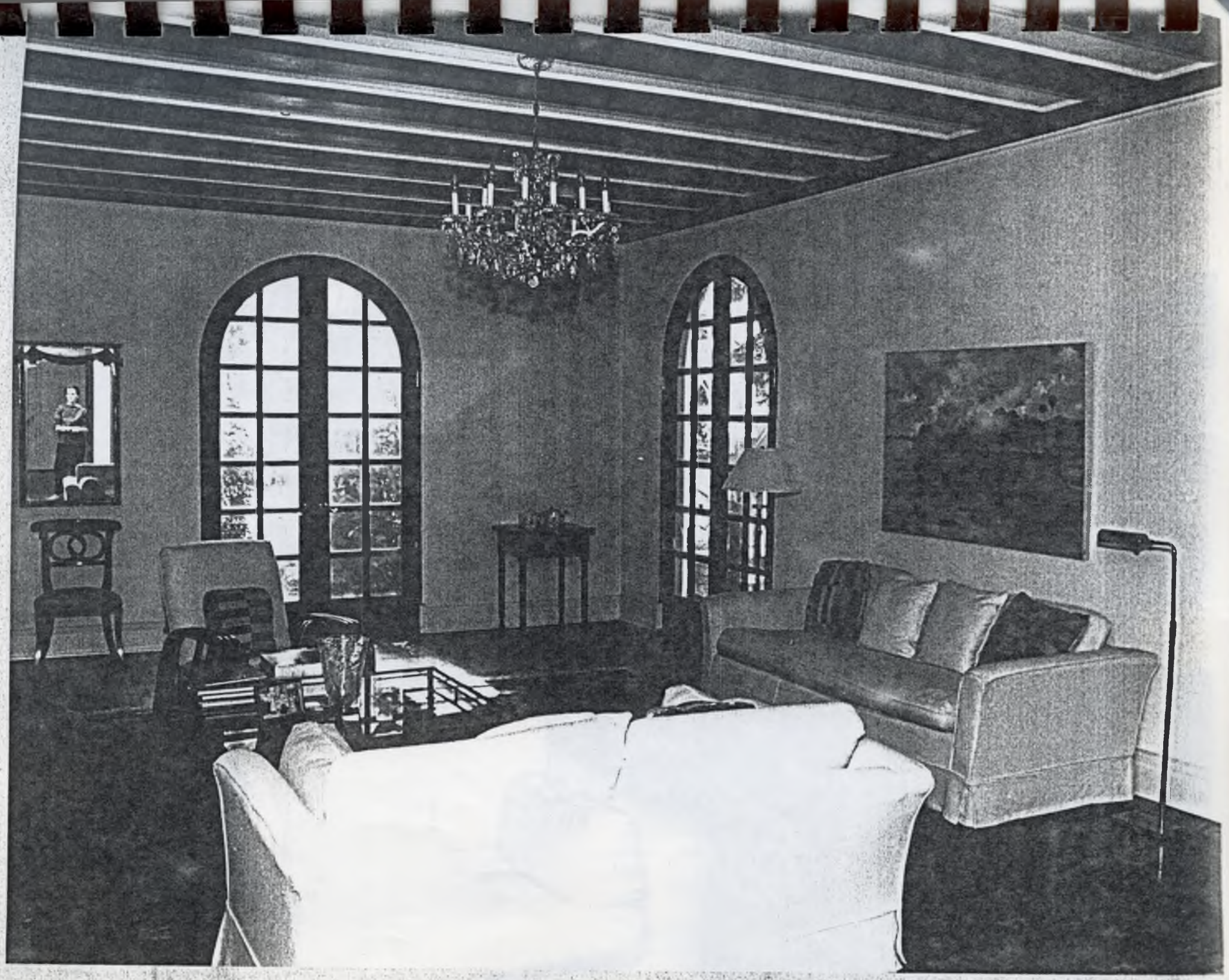
CITY OR TOWN
Miami Shores,

STATE
Florida

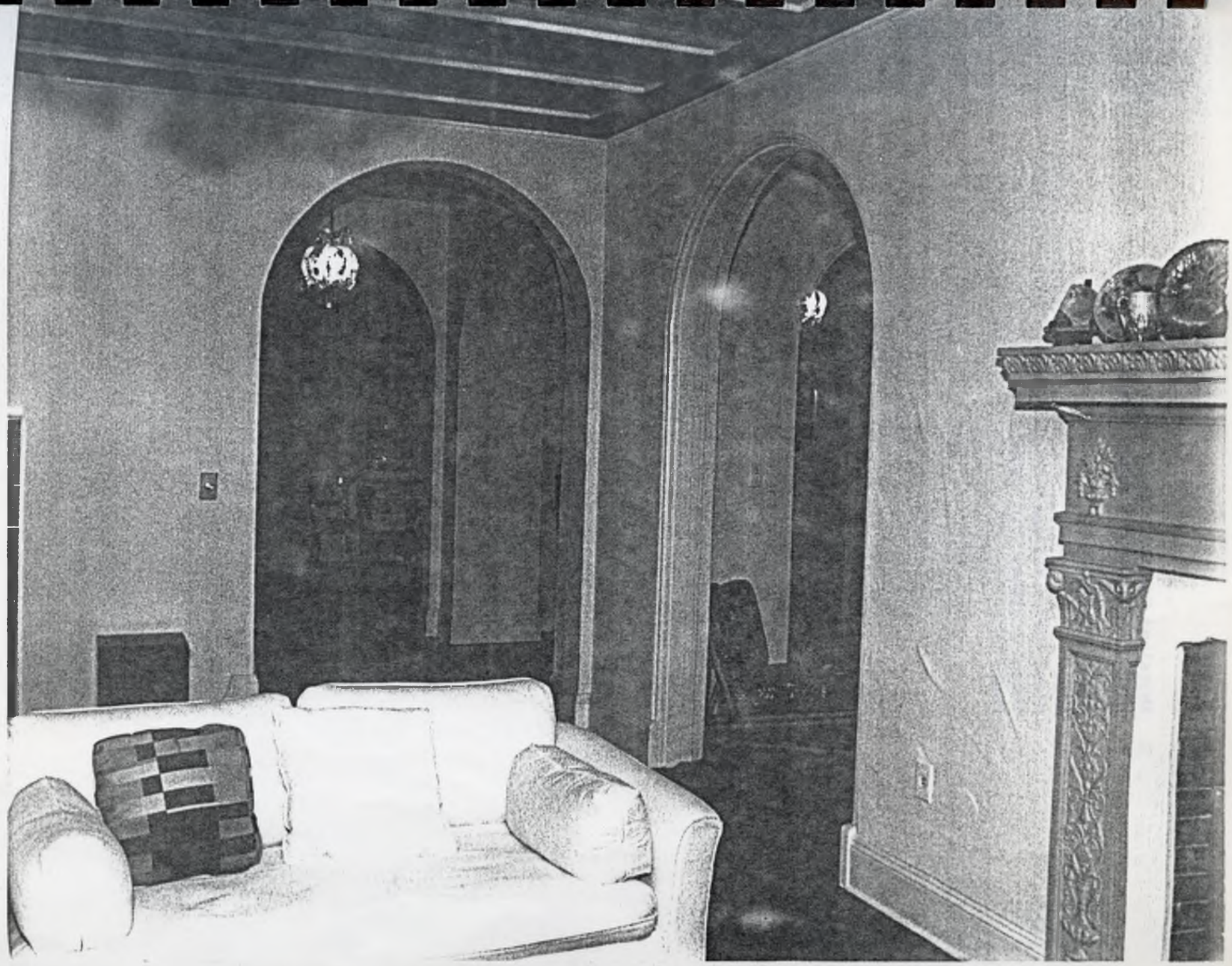
ZIP CODE
33138


10108

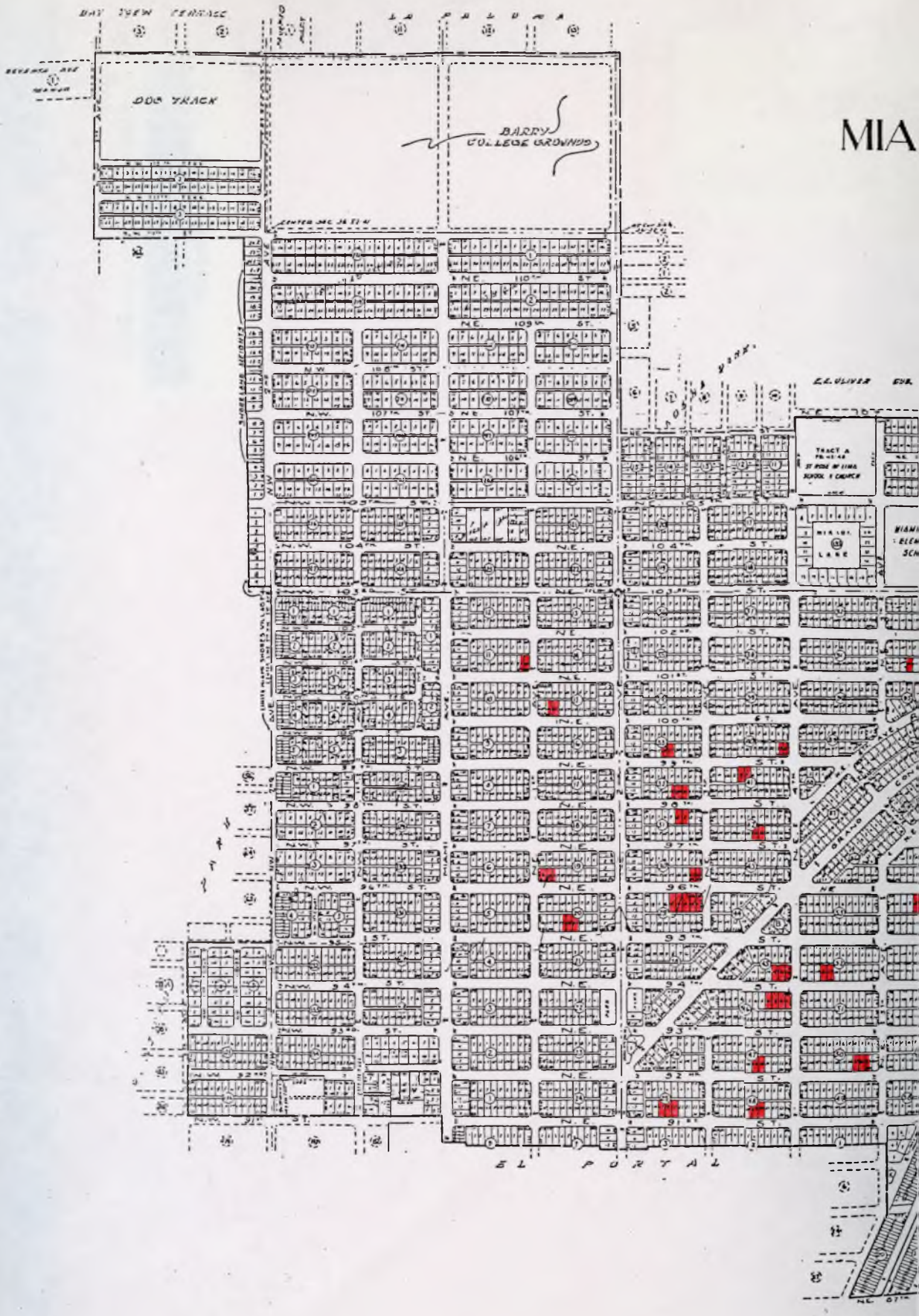
1. Shoreland Company - Model Home
2. 10108 N.E. 1 Avenue, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. East Elevation
7. Photo 42 of 44



1. Shoreland Company - Model Home
2. 10108 N.E. 1 Avenue, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior living room
7. Photo 43 of 44



1. Shoreland Company - Model Home
2. 10108 N.E. 1 Avenue, Miami Shores (Dade), Florida
3. Hank Gaggstatter
4. 1987
5. Miami Shores Village Hall, Map Room
6. Interior arches into dining room
7. Photo 44 of 44



MIA

MI SHORES VILLAGE

DADE COUNTY FLORIDA

257 N.E. 91 ST.	577 N.E. 96 ST.
353 N.E. 91 ST.	361 N.E. 97 ST.
357 N.E. 92 ST.	273 N.E. 98 ST.
477 N.E. 92 ST.	276 N.E. 98 ST.
379 N.E. 94 ST.	253 N.E. 99 ST.
384 N.E. 94 ST.	310 N.E. 99 ST.
431 N.E. 94 ST.	389 N.E. 99 ST.
145 N.E. 95 ST.	121 N.E. 100 ST.
107 N.E. 96 ST.	515 N.E. 101 ST.
262 N.E. 96 ST.	553 N.E. 101 ST.
284 N.E. 96 ST.	561 N.E. 101 ST.
287 N.E. 96 ST.	1291 N.E. 102 ST.
540 N.E. 96 ST.	10108 N.E. 1 AVE.