

VILLAGE OF MIAMI SHORES

LANDMARK FACT SHEET

WORK SHEET

✓ tabled 1/23/84
 approved 10/22/84
 designated 11/6/84

NAME Nelson/Cushman House DATE 12/8/83
 LOCATION 107 NE 96th Street, Miami Shores, FL
 CLASSIFICATION structure CATEGORY residential
 PERMIT NO. _____ DATE CONSTRUCTED 1925-26 CONDITION excellent
 ARCHITECT Anthony deH. Zink BUILDER _____
 ORIG. OWNER Charles Cushman PRESENT OWNER & ADDRESS _____
Robert Viscount
107 NE 96th Street, Miami Shores, FL
 CURRENT ZONING R-20 residential

SIGNIFICANCE: A - A physical (architectural or archeological) description of the site. Photograph should accompany this description.

Two-story Mediterranean Revival structure; masonry/stucco construction.
Spanish barrel tile, gable roof. Plan is L-shaped. Bellcote chimney tower
in center of gable. First story of south facade has three sets of French
doors with fanlights, separated by unfluted Corinthian pilasters; second
story has arched and square French doors, end ones have iron balconettes.
Other windows are French and casement type. Main entrance on west side has
molded masonry classical portico. Elongated arched window to right of entry;
second story has arched double French doors with balconette. Rear has
exterior stair with two glass block windows and arched door. Enclosed
courtyard. Rear extension has hip and gable roof. Attached garage has hip
roof, double arched doors; connected by wall set at 45° angle with two open
arches separated by unfluted column. Significant landscaping includes several
large trees and palms.

SIGNIFICANCE: B - A brief description of the site's relationship to the history, development, architecture, archeology and/or culture of Miami Shores, Dade County, the State of Florida or the nation.

The house originally was occupied by Charles Cushman, Assistant Publicity
Director for the Shoreland Company that developed the Miami Shores
subdivision. The architect, Anthony deH. Zink, was designer of several
notable boomtime Miami structures including the Venetian Arcade Building,
Trinity AME Church and a number of residences in Coral Gables. A photo-
graph of the house as it appeared shortly after completion is on the
archives collected by the Miami Shores Village 50th Anniversary Committee.

HISTORICAL SUMMARY (continued)

The rear section creating the L-shape and attaching the garage was
acced in 1952.

HISTORIC DISTRICT REPORTS WILL CONTAIN THE SAME INFORMATION AS THOSE FOR
INDIVIDUAL SITES WITH THE ADDITION OF THE FOLLOWING:

1) DATA:

- A. A map with the location of the district, property lines, buildings, streets and major topographical features.

2) SIGNIFICANCE:

- A. A brief description of the relationship of the sites within the district to each other and the district's relationship to the surrounding area and the Village as a whole.

PREPARED BY:

DATE:

SITE INVENTORY FORM

Site Name (Address) 61, 107 N.E. 96th Street, 76 N.E. 97th Street 905==

Other Names for Site _____ 930==

Other Nos. for Site _____ 906==

City & Zip Code Miami Shores 813==

Location Miami Shores Section 1 /
subdivision name

_____ / _____ 868==
block no. lot no.

County Dade 808== Survey Date 8007 820==

Owner of Site: Name: Multiple ;

Address: _____ 902==
_____ 902==

Occupant, Tenant, or Manager: Name: _____ 904==

Type of Ownership:

- Private 848==
- Corporate 848==
- Municipal 848==
- _____ 848==

Remarks: _____

Threats to Site:

- Zoning () 878==
- Development () 878==
- Deterioration () 878==
- Transportation () 878==
- Other (See Remarks): 878==

Condition of Site:

- Excellent 863==
- Good 863==
- Fair 863==
- Deteriorated 863==

Integrity of Site:

- Altered 858==
- Unaltered 858==
- Original Site 858==
- Restored () Date: 858==
- Moved () Date: 858==
- Destroyed () Date: 858==

Remarks: _____

Reporter (or local contact):

Name: Rodriguez, Ivan A. (Dade County Historic Survey) ;

Address: Dade County Park and Recreation Department
50 S.W. 32 Road; Miami, Florida 33129 816==

Name of Project: Dade County Historic Survey 980==

Recorder:

Name & Title: Monroe, Elizabeth B. (HSS) ;

Address: FDAHRM 818==

Previous Survey(s): enter activity/title of survey/name/date/repository)

_____ 839==

UTM Coordinates

Zone	Easting	Northing	890==

Photographic Record Numbers 80Da022 (frame 22) 860==

Address: 61, 107 N.E. 96th Street

76 N.E. 97th Street

Significance:

These two story stucco construction residences represent fine examples of Mediterranean Revival architecture in Miami Shores during or after the 1920's. They are architecturally noteworthy for their stylistic features. They are cohesive within the area for their style, scale, and details.

The Tanous residence at 107 N.E. 96th Street is a fine example of Mediterranean Revival architecture. Designed by Anthony DeH. Zink, a prominent boomtime architect. This two-story structure was built circa late 1920's and served as the residence of Mrs. Laura Cushman.

Zink's architectural achievements in the area include the design for the Venetian Arcade Building in Downtown Miami, Trinity CME Church, and some residences in Coral Gables.

911==

Bibliography: Unpublished Source

Miami Shores, Florida. Building and Zoning Department. Building Permits, January 1925 to present.

Published Source

"Karp Building Opening Set For November 20." Miami Riviera, Coral Gables, November 12, 1926, Sec. 1, Page 2, Col. 7.

920==

Original Use:

- Private Residence 838==
- Apartment Building 838==
- Hotel 838==
- Commercial 838==
- Other: 838==

Areas of Significance:

- Architecture 910==
- Commerce 910==
- Exploration & Settlement 910==
- Social/Humanitarian 910==
- Other: 910==

Present Use:

- Private Residence 850==
- Apartment Building 850==
- Hotel 850==
- Commercial 850==
- Other: 850==

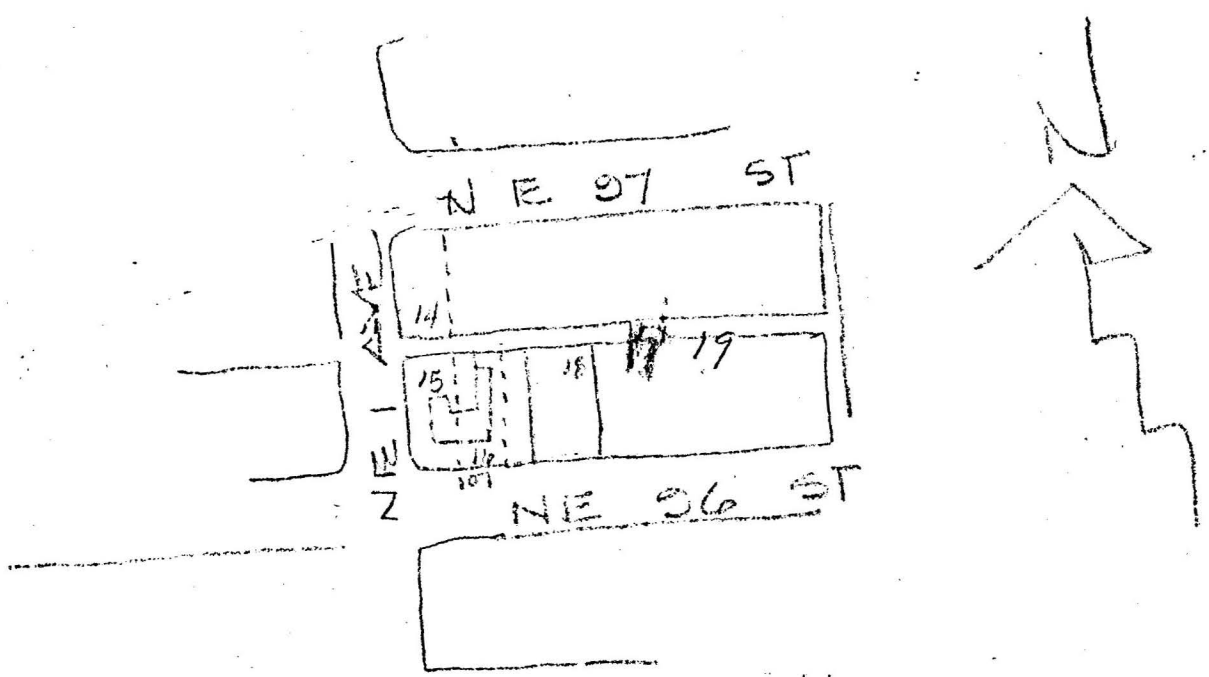
Period:

- 20th Century 845==
- 19th Century 845==

Culture/Phase American 840==

N.R. Classification Category: Building 916==

Specific Dates: Beginning 1920's 844==



1925 - NBOL
1936 - SAL .

14-R-1

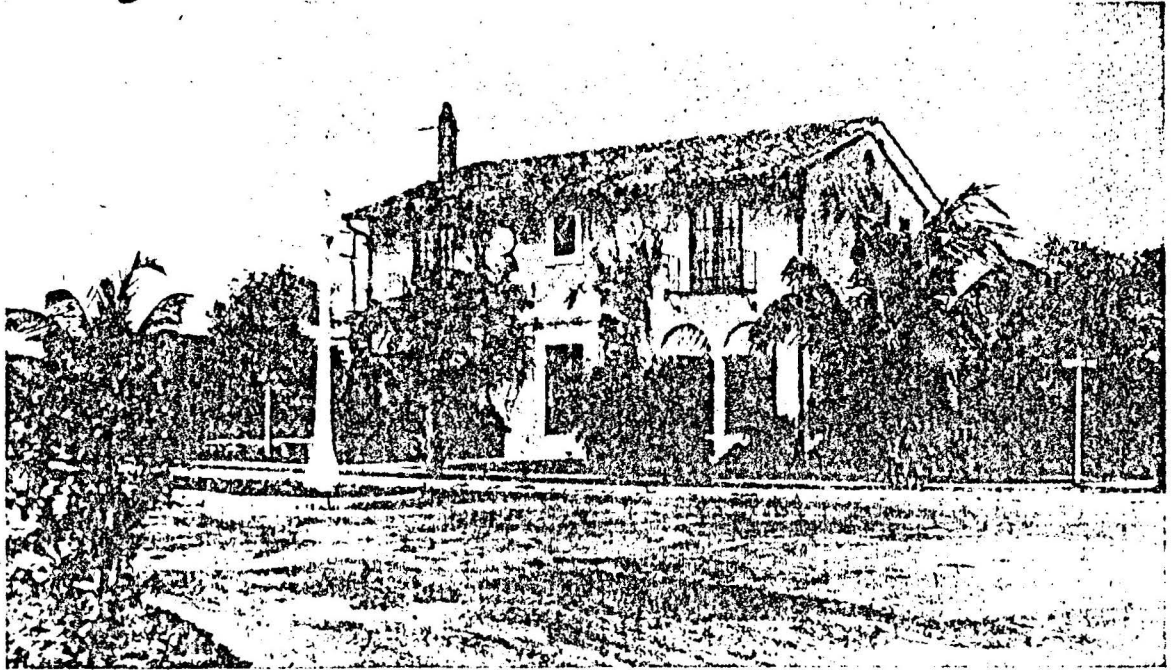
TANOUS Residence

107 N.E. 96th St -

#13

In DHT Files

Miami Shores



RESIDENCE OF MRS LAURA CUSHMAN, MIAMI, FLORIDA
Anthony DeH. Zucchi Architect

year book - Architectural League of Greater
etc. 1932 at U. of M. Miami
Now TANOUS residence

Twenty-six



Miami Shores Village

10050 N. E. SECOND AVENUE
MIAMI SHORES, FLORIDA 33138
(305) 758-8000

L. R. FORNEY, JR.
VILLAGE MANAGER

January 6, 1984

Mr. Robert Viscount
107 N.E. 96th Street
Miami Shores, FL 33138

Dear Mr. Viscount:

I am pleased to inform you that your home at 384 N.E. 94th Street has been nominated for designation as a Historic Landmark of Miami Shores Village.

The purpose of the landmark program is to protect those buildings which serve as visible reminders of the history and cultural heritage of the Village.

You are invited to attend the meeting of the Miami Shores Historic Preservation Board, Monday, January 23 at 7:30 p.m. at Village Hall, 10050 N.E. 2nd Avenue, to discuss the nomination. Please bring any information, supporting data, abstract, records or photographs which you feel will assist the Board. The Preservation Board will review all information available to determine if your home qualifies for Historic Landmark designation under the provisions of Ordinance No. 439-82 and the guidelines adopted by the Board.

The recommendation of the Board will be forwarded to the Village Council for final action. The Council will not award Historic Landmark designation without the owner's consent.

A detailed explanation of the effect of this designation is provided in the Ordinance, which is available at Village Hall. Briefly, it states that before changes in the exterior appearance of the property are made, approval of the proposed alterations for compatibility with the original architectural intent is to be obtained from the Historic Preservation Board. Designation has no effect on the interior of the residence or areas not visible from public access. Benefits resulting from the designation will be explained at the meeting.

If you have any questions in the meantime, please call me at 758-1957.

Sincerely,

(Ms.) Marty Stofik, Chairman
Historic Preservation Board

MS:gm
Certified/RRR



109 N.E. 96 St.

McKesson Wine & Spirits Co.

155 East 44th Street, New York NY 10017 Tel 212 573 0286

Robert S. Viscount Executive Vice President

McKesson

October 10, 1984

Historic Preservation Board
Miami Shores Building
Miami Shores, Florida 33138

Ladies and Gentlemen:

As the owner of the home located at 107 NE 96th Street, Miami Shores, Florida we would be honored if your Board recognizes this building as a historic landmark. Anything I or my company can do to facilitate this recognition would be done promptly.

Your kind attention to this matter would be greatly appreciated.

Very truly yours,

