

ACTION: Historic Preservation Board approved 1/17/83
Village Council approved 2/1/83

VILLAGE OF MIAMI SHORES

LANDMARK FACT SHEET

WORK SHEET

NAME Wright House DATE 1/17/83

LOCATION 262 N.E. 96th Street, Miami Shores, FL

CLASSIFICATION structure CATEGORY single-family residence

PERMIT NO. _____ DATE CONSTRUCTED ¹⁹²⁵9125-26 CONDITION good

ARCHITECT Kiehnel & Elliott BUILDER _____

ORIG. OWNER Roy Wright PRESENT OWNER & ADDRESS _____

Mrs. Nell Alexander, 262 N.E. 966h St., Miami Shores

CURRENT ZONING R-18.5 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. Plan is rectangular with projecting wing to right of center; single-story garage on west side. Hipped Spanish tile roof. Attached bellcote chimney on east side. Projecting wing has three-story tower with two bands of corbelling along eave. Front door has four-pane sidelights and arched glass transom; design repeated in window of same size to immediate right. Second-story corner windows have fanlights and are divided by unfluted Ionic columns. These originally were capped by canvas awnings. Center second-story windows have projecting tile shed roof with exposed rafters and decorative wood brackets; false balcony with ballustrade. No significant landscaping.

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.

This was one of the first homes built in the Miami Shores subdivision and is one of the largest. It is an excellent example of Mediterranean Revival architecture in the Italian style. The street at this location at time of construction was called Shoreland Boulevard, and the company's field office was nearby. The home was built for Roy C. and Beatrice Wright, previously of Ojus. Mr. Wright was a principal and vice-president of the Shoreland Company. The architects designed many notable

HISTORICAL SUMMARY (continued) "boomtime" structures in South Florida including the Seybold Building, Scottish Rite Masonic Temple and Miami Senior High School.

Sources: 1981 Dade County Historic Sites Survey
50th Anniversary Edition book, Miami Shores Village, 1982
Metropolitan Dade County, Historic Preservation Division,
From Wilderness to Metropolis, Miami, FL, 1982

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.



Site Name (Address) 262 N.E. 96th 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: _____ ;

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 (frames 6,7,8) 860==

Address: 262 N.E. 96th Street

Significance:

The residence at 262 N.E. 96th Street is an outstanding example of Mediterranean Revival architecture designed by the renown firm of Kiehnel and Elliott, this two-story structure was built in 1925.

The architectural firm of Kiehnel and Elliott was responsible for the design of many notable boomtime structures in Greater Miami. Their credits include the Seybold Office Building, Scottish Rite Masonic Temple and Miami Senior High School in Miami, and the Congregational Church in Coral Gables. They also designed many splendid private residences.

The residence is architecturally noteworthy for its stylistic features, entrance details, large size, and adaptability to the area's climate by use of large shade trees.

The original resident of the home was probably Roy C. Wright and his wife, Beatrice. Mr. Wright was one of the owners of the Miami Shores Development Company.

911==

Bibliography: Unpublished Sources

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

Pancoast, Russell T. FAIA, "Miami Architecture So Far." _____, _____. HASF Drawer 63 (Architecture),

Wilkins, Professor Woodrow. Personal Interview (by Mary-Jane Tucker and Sheryl Smith). Miami, Florida, April 4, 1980.

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 1925 844==

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT	<u>Kiehnel and Elliott</u>	872==
BUILDER	_____	874==
STYLE AND/OR MODE	<u>Mediterranean Revival</u>	964==
PLAN TYPE	<u>Rectangular with projecting wings on facade</u>	966==
EXTERIOR FABRIC(S)	<u>Textured stucco</u>	854==
STRUCTURAL SYSTEM(S)	<u>Masonry</u>	856==
FEATURE OF STRUCTURE (942):		
FOUNDATION:	_____	942==
ROOF TYPE:	<u>Hip</u>	942==
SECONDARY ROOF STRUCTURE(S):	<u>Tower, hip</u>	942==
CHIMNEY LOCATION:	<u>Exterior on center of right side</u>	942==
WINDOW TYPE:	<u>Aluminum awning; Casement #3; wood; sidelights</u>	942==
MATERIALS (882):		
CHIMNEY:	<u>Same as exterior fabric</u>	882==
ROOF SURFACING:	<u>Tile: mission</u>	882==
INTERIOR WALLS:	_____	882==
ORNAMENT INTERIOR:	_____	882==
ORNAMENT EXTERIOR:	<u>Same as exterior fabric; wood</u>	882==
QUANTITATIVE DATA (950-960):		
NO. OF STOREYS	<u>2</u>	950==
NO. OF CHIMNEYS	<u>1</u>	952==
OTHER (SPECIFY)	_____	954==
	_____	956==

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:

Direction: north; Location: facade center; Material: wood, masonry. Plain modern wood door flanked by four pane sidelights and arched glass enclosed transom. Fluted masonry consoles flank transom and support engaged full composition balustrade with dentils.

WINDOW PLACEMENT: Second story corner windows on facade have fanlights and are divided by unfluted Ionic columns. Center second story windows have projecting tile shed roof with exposed rafters and wood consoles.

WINDOW SURROUNDS AND DECORATION:

PORCHES, VERANDAS, GALLERIES AND BALCONIES:

EXTERIOR ORNAMENT AND COLOR: Textured stucco. round scuppers. Bellcote opening chimney.

INTERIOR COMMENTS:

OTHER (SPECIFY): Three story tower with hip roof and two bands of corbelling along eave.

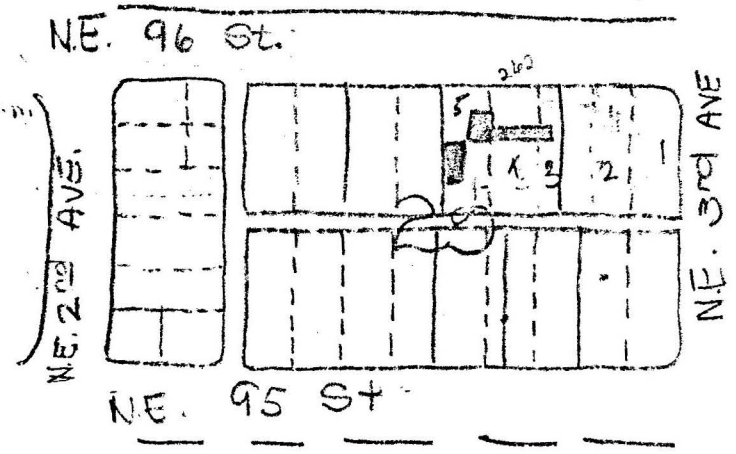
MAJOR ALTERATIONS (FREE TEXT) (857==):

OUTBUILDINGS (FEATURES OF SITE) (876==): Large lot

SURROUNDINGS (CLASSIFICATION) Residential

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==):

Legal
↑
(1980) Hopkins
VOL. 6 Page 2
Miami Shores Sec No 1 Amended #10-70



1925 - SIM
1936 - SIM



Miami Shores Village

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

L. R. FORNEY, JR.
VILLAGE MANAGER

January 4, 1983

Mrs. Nell Alexander
262 N.E. 96th Street
Miami Shores, FL 33138

Dear Mrs. Alexander:

I am pleased to inform you that your house at 262 N.E. 96th 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.

Your house is often used in publications as a prime example of the Mediterranean Revival architecture that characterized the original Miami Shores real estate development. The architects, Kiehnel and Elliott, were renowned as the designers of many significant boomtime structures in Greater Miami.

Built in 1925, your house is believed to have been the home of Roy C. Wright, one of the principals of the Shoreland Company. This company developed the area in much the manner as it remains today.

You are invited to attend the next meeting of the Miami Shores Historic Preservation Board, Monday, January 17, 1983, at 7:30 p.m., at the Village Hall, 10050 N.E. 2nd Avenue, to discuss the nomination. Please feel free to bring any information, supporting data, abstract, records or photographs which you feel would assist the Board. The Board will review all of the 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 the historic landmark designation to your house without your consent.

A detailed explanation of the effect of this designation is provided in the ordinance which is available at the Village Hall. Briefly, it states

Mrs. Nell Alexander

January 4, 1983

that before any changes in the exterior appearance of the property are made approval of the proposed alterations must be obtained from the Historic Preservation Board. It has no effect on the interior or areas not visible from public access.

I will contact you before the meeting to discuss the matter. If you have any questions in the meantime, please call me at 758-1957.

Sincerely,

Marty Stofik
Chairman
Miami Shores Historic
Preservation Board

MS:gm

Certified - Return Receipt Requested





262 NE 96 St.