

Miami Shores Village  
FLORIDA

HISTORIC PRESERVATION BOARD - MIAMI SHORES VILLAGE

REQUEST FOR NOMINATION FOR LANDMARK DESIGNATION

Name of Property Owner Daniel and Elizabeth Weingrad  
Address of Property 540 NE 96 St. Miami Shores, FL. 33138  
Owner's Address, if different \_\_\_\_\_  
Date Built 1925 Phone (Day) 305 751-8563 (Evening) Same  
Brief Description of Property \_\_\_\_\_  
attached  
\_\_\_\_\_  
\_\_\_\_\_  
Brief History of Property \_\_\_\_\_  
attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Maria -  
Per our discussion.  
Barbara

Please return to: Historic Preservation Board  
Building Department  
MIAMI SHORES VILLAGE HALL  
10050 N.E. 2nd Avenue  
Miami Shores, Florida 33138

You will be contacted when your property is nominated.  
Thank you for your interest!

Elizabeth Weingrad  
Daniel H Weingrad  
SIGNATURES OF OWNERS

1-2-03  
1/3/03  
DATE

MIAMI SHORES THEMATIC GROUP  
NOMINATION PROPOSAL  
NATIONAL REGISTER OF HISTORIC PLACES

Maria T. Temkin, Consultant

Miami Shores Historic Preservation Board  
Margo Newton  
Henry T. Courtney  
Hank Gaggstatter  
Martha Kern  
Vivian D. Rodriguez

November 30, 1987

DESCRIPTION

540 NE 96 Street

136

CONDITION

- DETERIORATED
- RUINS
- UNEXPOSED

CHECK ONE

- UNALTERED
- ALTERED

CHECK ONE

- ORIGINAL SITE
- MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

TEXT 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.

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- ARCHEOLOGY-PREHISTORIC
- ARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS
- COMMUNITY PLANNING
- CONSERVATION
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (SPECIFY)

DATE

1925

OWNER/ARCHITECT

XXXXX

De Garmo and Paist

BRIEF 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.

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 throughout 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

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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.

*Miami Shores Village*  
F L O R I D A

HISTORIC PRESERVATION BOARD - MIAMI SHORES VILLAGE

REQUEST FOR NOMINATION FOR LANDMARK DESIGNATION

Name of Property Owner DANIEL N. & W. ELIZABETH WEINGRAD

Address of Property 540 NE 96th STREET

Owner's Address, if different \_\_\_\_\_

Date Built 1925 Phone (Day) \_\_\_\_\_ (Evening) \_\_\_\_\_

Brief Description of Property SHORELAND COMPANY RESIDENCE NO.

101 IS AN OUTSTANDING EXAMPLE OF MEDITERRANEAN REVIVAL

ARCHITECTURE. THE HOUSE WAS DESIGNED BY ARCHITECTS,

WALTER C. DEGARMO & PHINEAS E. PAIST

Brief History of Property \_\_\_\_\_

THE HOME'S FIRST RESIDENTS ARE KNOWN TO HAVE BEEN JOHN

C. TURNER, AND HIS WIFE, ELLA. JOHN C. TURNER WAS A

PHYSICIAN AND SURGEON.

Comments THIS PROPERTY IS CURRENTLY LISTED ON THE NATIONAL

REGISTER OF HISTORIC PROPERTIES.

Please return to: Historic Preservation Board  
Building Department  
MIAMI SHORES VILLAGE HALL  
10050 N.E. 2nd Avenue  
Miami Shores, Florida 33138

You will be contacted when your property is nominated.  
Thank you for your interest!

\_\_\_\_\_  
\_\_\_\_\_

SIGNATURES OF OWNERS

\_\_\_\_\_  
\_\_\_\_\_

DATE

FLORIDA MASTER SITE FILE  
 Site Inventory Form

FDAHRM 802 ==  
 1009 ==

Site No. 830 ==  
 Site Name \_\_\_\_\_ Survey Date 8506 820 ==  
 Address of Site: 540 NE 96 St, Miami Shores, FL 905 ==  
 Instruction for locating on S side of NE 96 St. between NE 5 Ave. & NE 6 Ave. 813 ==  
 Location: Miami Shores Sec. 2 54 7 & 8 868 ==  
subdivision name block no. lot no.  
 County: Dade 808 ==  
 Owner of Site: Name: Pedinelli, Etienne A. ;  
 Address: 540 NE 96 St.  
Miami Shores, FL 902 ==  
 Type of Ownership private - 848 == Recording Date \_\_\_\_\_ 832 ==  
 Recorder:  
 Name & Title: Newton, Margo (Chair) & Rodriguez, Vivian ;  
 Address: MSHPB

Condition of Site: Integrity of Site: Original Use private residence 818 ==  
 838 ==  
 Check One Check One or More Present Use private residence 850 ==  
 Excellent 863 ==  Altered \_\_\_\_\_ 858 ==  
 Good 863 ==  Unaltered \_\_\_\_\_ 858 ==  
 Fair 863 ==  Original Site \_\_\_\_\_ 858 ==  
 Deteriorated 863 ==  Restored ( ) (Date: X ) 858 ==  
 Moved ( ) (Date: X ) 858 ==  
 Dates: Beginning +1925 844 ==  
 Culture/Phase American 840 ==  
 Period 20th Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site: None  
 Check One or More  
 Zoning ( X ) \_\_\_\_\_ X ) 878 ==  Transportation ( X ) \_\_\_\_\_ X ) 878 ==  
 Development ( X ) \_\_\_\_\_ X ) 878 ==  Fill ( X ) \_\_\_\_\_ X ) 878 ==  
 Deterioration ( X ) \_\_\_\_\_ X ) 878 ==  Dredge ( X ) \_\_\_\_\_ X ) 878 ==  
 Borrowing ( X ) \_\_\_\_\_ X ) 878 ==  
 Other (See Remarks Below): \_\_\_\_\_ 878 ==

Areas of Significance: Architecture 910 ==

Significance:  
 Structure is one of notable homes built during the original phase of the Shoreland Company's development of Miami Shores. It was designed by Walter DeGarmo, a noted South Florida architect who was involved in the design of the Douglas Entrance in Coral Gables and designed several other significant structures including the McAllister Hotel. It is located on a street known in the mid 1920s as Shoreland Boulevard and is the site of a number of exceptional homes built in the first phase of Miami Shores development. Noteworthy features include the use of arched French doors along the facade (N) and a classical entry pediment. Another DeGarmo home is located across the street at 577 NE 96 St.

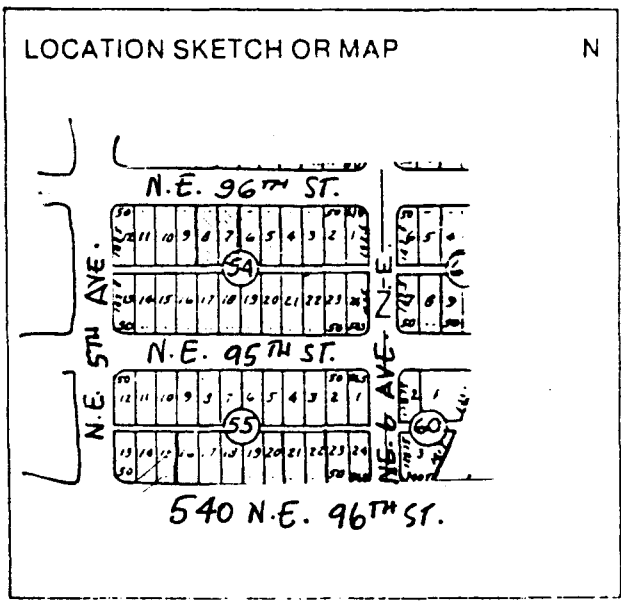
911 ==

BUILDER --- 874 ==  
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==  
 PLAN TYPE T-shape, irregular 966 ==  
 EXTERIOR FABRIC(S) textured stucco 854 ==  
 STRUCTURAL SYSTEM(S) concrete block 856 ==  
 PORCHES N: terrace, low masonry wall, access S

942 ==  
 FOUNDATION: concrete block 942 ==  
 ROOF TYPE: hip 942 ==  
 SECONDARY ROOF STRUCTURE(S): flat 942 ==  
 CHIMNEY LOCATION: Offset W, ridge 942 ==  
 WINDOW TYPE: aluminum awning 942 ==  
 CHIMNEY: CBS 882 ==  
 ROOF SURFACING: barrel tile 882 ==  
 ORNAMENT EXTERIOR: cast masonry 882 ==  
 NO. OF CHIMNEYS one 952 == NO. OF STORIES two 950 ==  
 NO. OF DORMERS none 954 ==  
 Map Reference (incl. scale & date) Miami Shores Village Plat 1980 809 ==

Latitude and Longitude: " " " " 800 ==

Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
53S	42E	6	812 ==

UTM Coordinates:  
 Zone Easting Nothing 890 ==

Photographic Records Numbers 85N107HG10/85N107HG11 860 ==

Contact Print



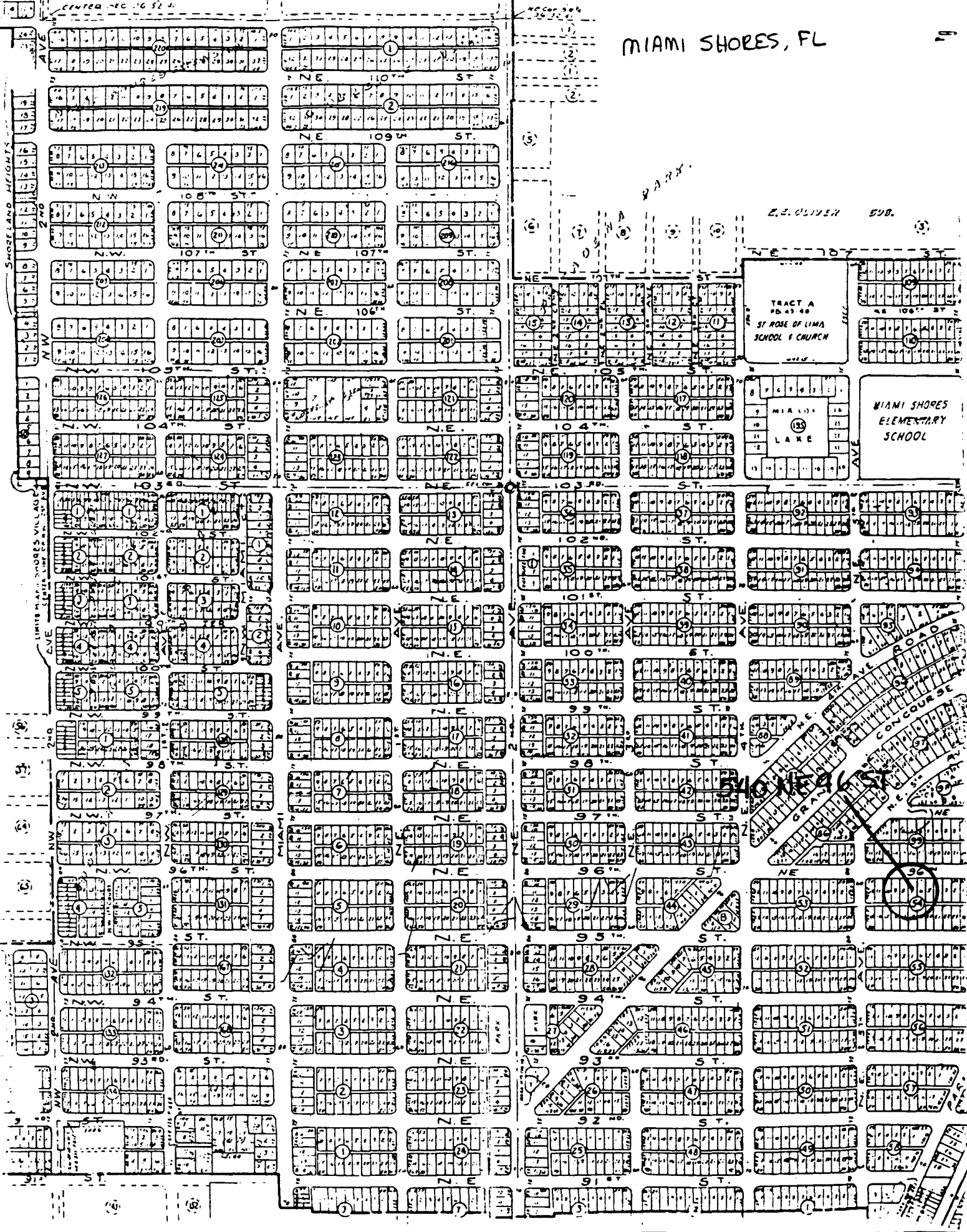


CONTINUATION SHEET

Physical Description:

Structure is a two-story Mediterranean Revival home with significant detailing. Multiple French doors on N facade lead to open terrace fronted by low masonry wall with masonry jardinieres. Smooth cast stucco window surrounds and string course. Elaborate cast stone broken pedimente entrance with columns and pilasters. Porte cochere attached E. Roof has exposed wood brackets.

MIAMI SHORES, FL



TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC Shoreland Company - Residence No. 101

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	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> 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

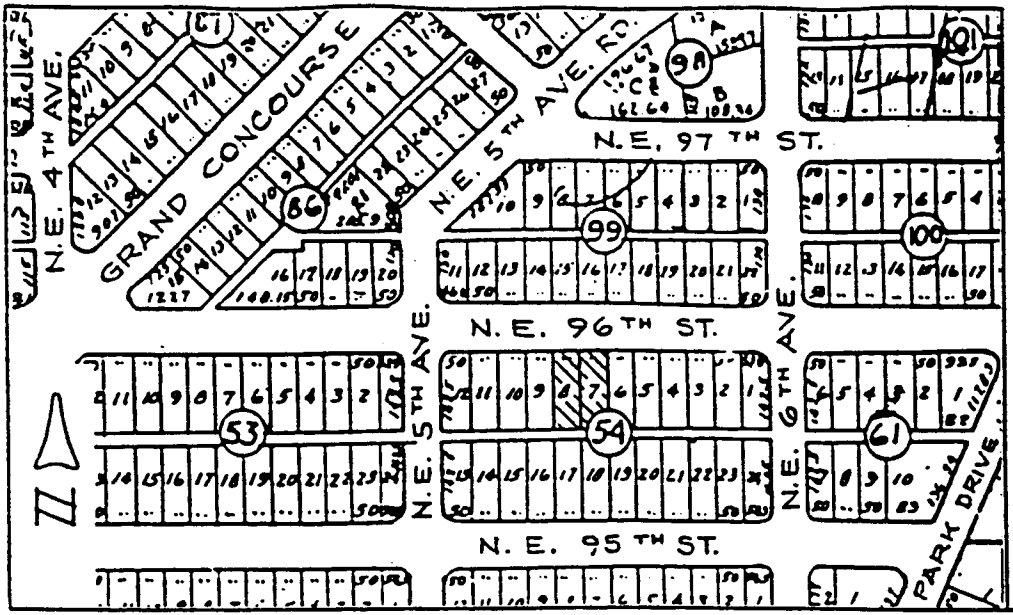
TITLE FMSF - Miami Shores Historic Preservation Survey

DATE June, 1985

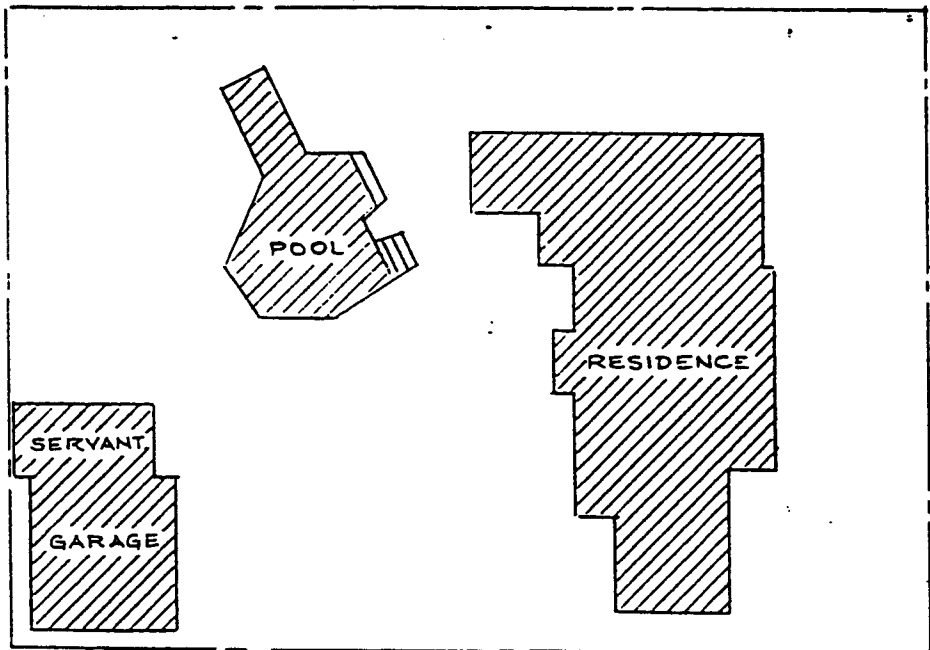
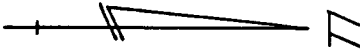
FEDERAL STATE COUNTY LOCAL

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

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

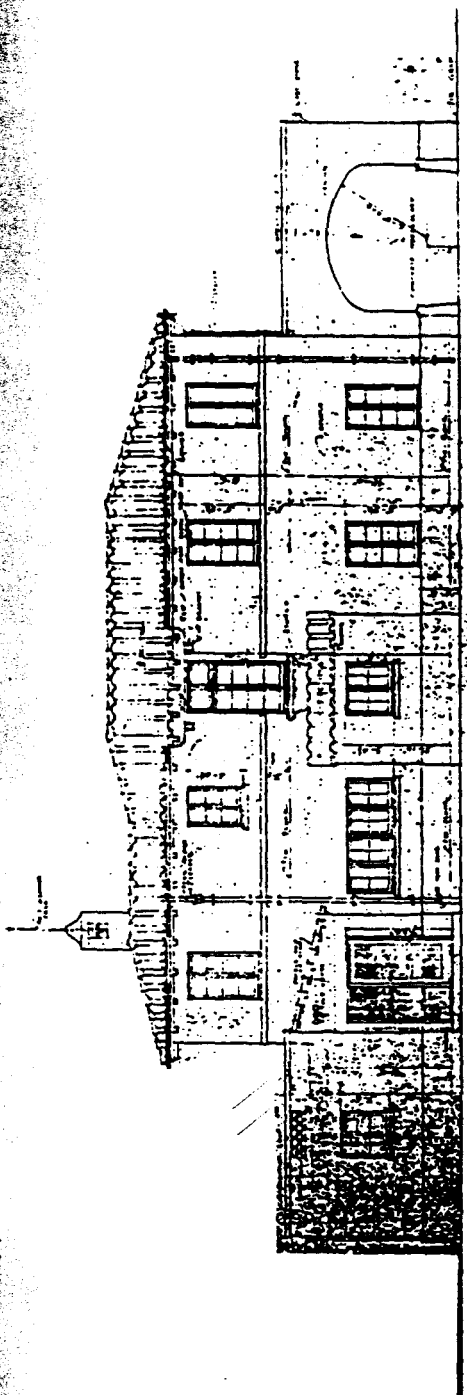


LOCATION MAP  
(LOTS 7 & 8, BLOCK 54)

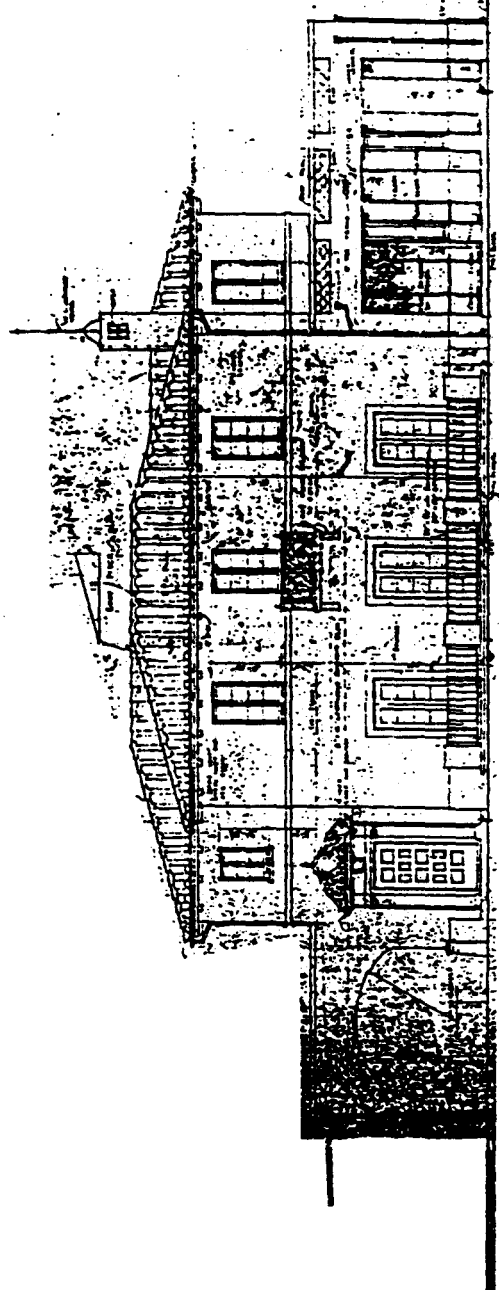


N. E. 96 TH ST.

SITE PLAN - 540 N.E. 96<sup>TH</sup> ST.  
SCALE: 1" = 30'



REAR ELEVATION  
Scale: 1/8" = 1'-0"



FRONT ELEVATION  
Scale: 1/8" = 1'-0"

## **HISTORICAL LANDMARK COVENANT**

**IN CONSIDERATION** of the designation of the real property hereinafter described as an historical landmark by **MIAMI SHORES VILLAGE, FLORIDA**, a Florida municipal corporation, the undersigned, being all the owners of the said real property, for themselves, their heirs, executors, administrators and assigns, do hereby jointly and severally covenant with **MIAMI SHORES VILLAGE**, its successors and assigns, that no structure presently situated on the following described real property shall be demolished, moved, or changed in the exterior appearance by addition, reconstruction, alteration or maintenance, nor shall any trees situated on said real property be destroyed or moved, until an application for a certificate of appropriateness has been submitted to the **HISTORIC PRESERVATION BOARD** of **MIAMI SHORES VILLAGE** and has been approved by that Board, or the Village Council on appeal. Furthermore, it is understood that an historical landmark brass plaque shall be attached to the front facade of the structure, which shall always remain the property of **MIAMI SHORES VILLAGE**, and shall not be removed from said property unless this Covenant is terminated as provided for below, in which case said plaque shall be returned to **MIAMI SHORES VILLAGE**. Said property is legally described as follows:

**LOTS 7 & 8 OF BLOCK 54, MIAMI SHORES SECTION NO. 2,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 10, PAGE 37, OF THE PUBLIC RECORDS OF  
DADE COUNTY, FLORIDA, A/K/A 540 N.E. 96TH STREET,  
MIAMI SHORES, FLORIDA.**

**THIS COVENANT** shall run with the land and shall terminate only upon the written consent of **MIAMI SHORES VILLAGE**, or its successors and assigns, recorded

**HISTORICAL LANDMARK COVENANT**

**Page 1 of 2**

in the Public Records of the County, and the undersigned do expressly consent to the filing of this document in the Public Records in and for Miami-Dade County, Florida.

**THIS COVENANT** shall be referenced by Official Record Book and Page in all future conveyances of said property, it being the intent to avoid the extinguishment of this covenant by operation of law under the Florida Marketable Record Titles to Real Estate Property Act, Chapter 712, F.S. (1993).

**IN WITNESS WHEREOF**, we have set our hands and seals on the \_\_\_\_ day of \_\_\_\_\_, 2002.

OWNER: \_\_\_\_\_  
[print name] DANIEL N. WEINGRAD

OWNER: \_\_\_\_\_  
[print name] W. ELIZABETH WEINGRAD

Signed, sealed and delivered  
in the presence of the following  
witnesses:

WITNESS: \_\_\_\_\_  
[print name]

WITNESS: \_\_\_\_\_  
[print name]

STATE OF FLORIDA     )  
  )  
COUNTY OF DADE     )     ss:

**THE FOREGOING INSTRUMENT** was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2002, by DANIEL N. WEINGRAD [owner] and W. ELIZABETH WEINGRAD [owner], who are personally known to me or who have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida, at Large  
Name: \_\_\_\_\_  
Serial Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_