

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received
date entered SEP 30 1988

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic 257 N. E. 91 Street (Miami Shores)

and or common Shoreland Company House Number 6 8DA3604 MST-A

2. Location

street & number 257 N. E. 91 Street not for publication

city, town Miami Shores vicinity of

state Florida 33138 code FL county Dade code FL 025

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	Public Acquisition	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 Mrs. O. B. Simmons, Jr.

street & number 257 N. E. 91 Street

city, town Miami Shores vicinity of state Florida 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 33130

6. Representation in Existing Surveys

title FMSF-Miami Shores Historic Preservation Survey has this property been determined eligible? yes no

date June, 1985 federal state county local

depository for survey records Division of Historical Resources

Bureau of Historic Preservation
city, town R.A. Gray Building, 500 South Bronough Street state Tallahassee, FL 32399-0250

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	1925
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

257 N. E. 91 Street is one of the finest examples of Mediterranean Revival style architecture in Miami Shores constructed for the Shoreland Company during the 1920s. It is L-shaped, two story, 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 towards 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.

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 on the front, north elevation.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1927	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925

Builder/Architect Kiehnel and Elliott

Statement of Significance (in one paragraph)

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.

The Shoreland Company House Number 6 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 Scottish Rite Temple, the Seybold Office Building, both currently being proposed to the National Register, as well as Miami Senior High School and the Congregational Church of Coral Gables both listed in the National Register of Historic Places on June 5, 1986 and October 10, 1978, respectively. The two structures mentioned here are currently being proposed for listing in the National Register as well as local designation. 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."

As is often the case with many of the homes built in Miami Shores by the Shoreland Company, the residence at 257 N. E. 91 Street was first inhabited by company personnel, in this instance a company salesman, Clarence A. Phinney and his wife.

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A 17 580960 2860110
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

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 NA code county code

state code county code

11. Form Prepared By

name/title Maria T. Temkin/Vicki Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation date September, 1988

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee, state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *[Signature]*

title State Historic Preservation Officer date September 21, 1988

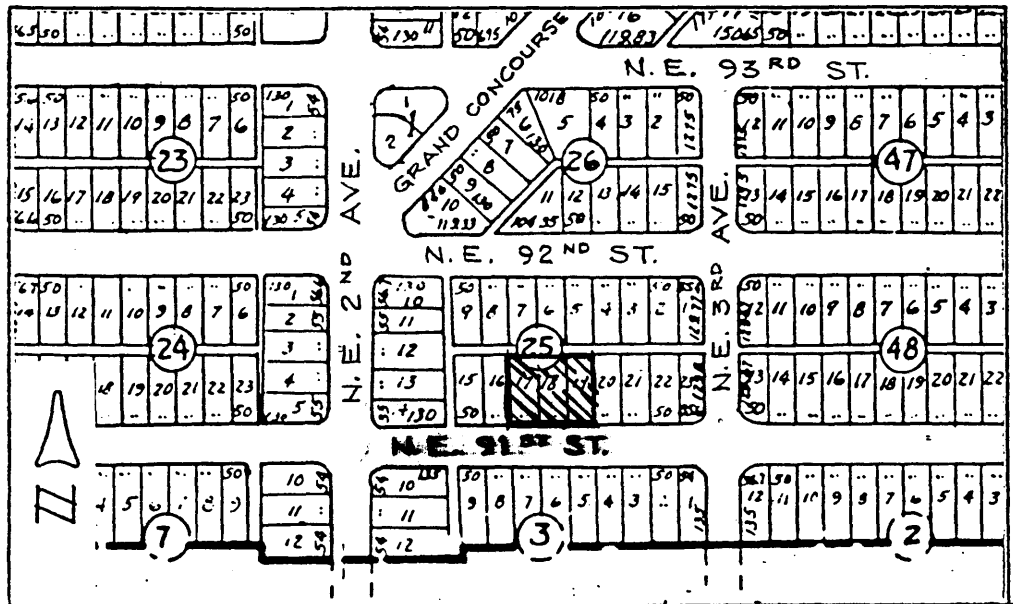
For NPS use only

I hereby certify that this property is included in the National Register

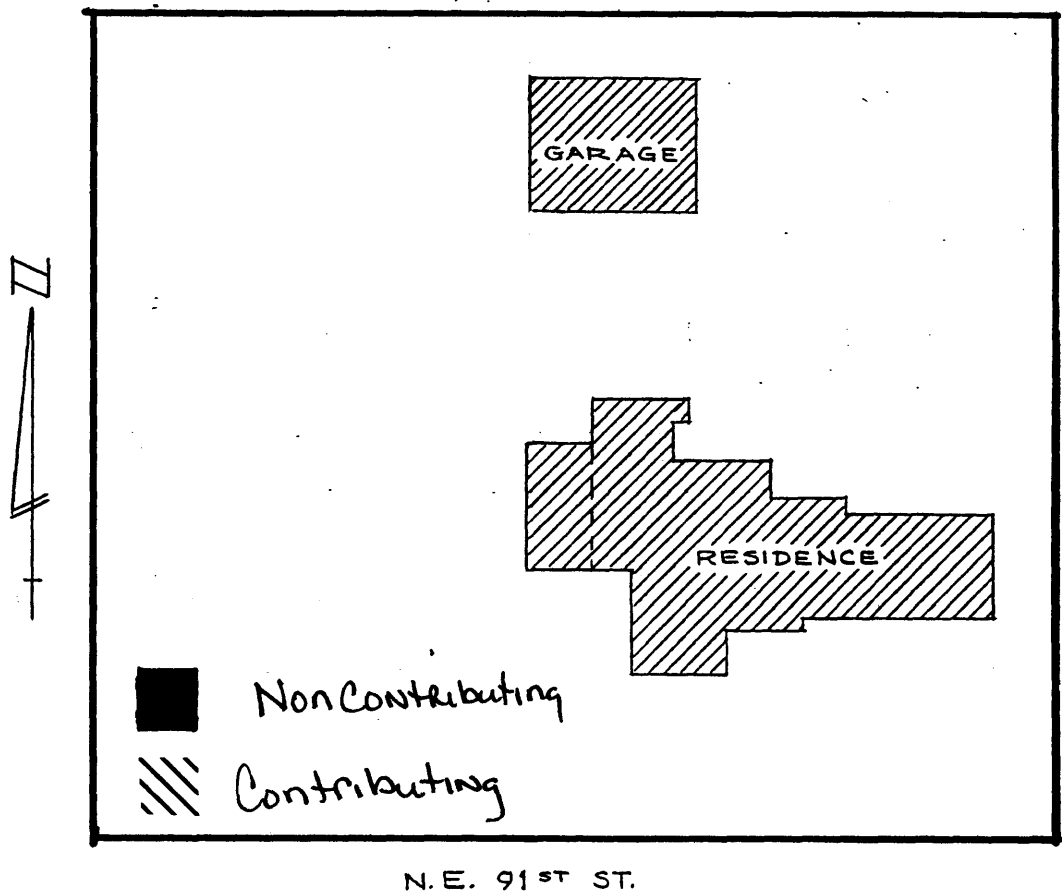
[Signature] date 11/14/88
Keeper of the National Register

Attest: _____ date _____

Chief of Registration



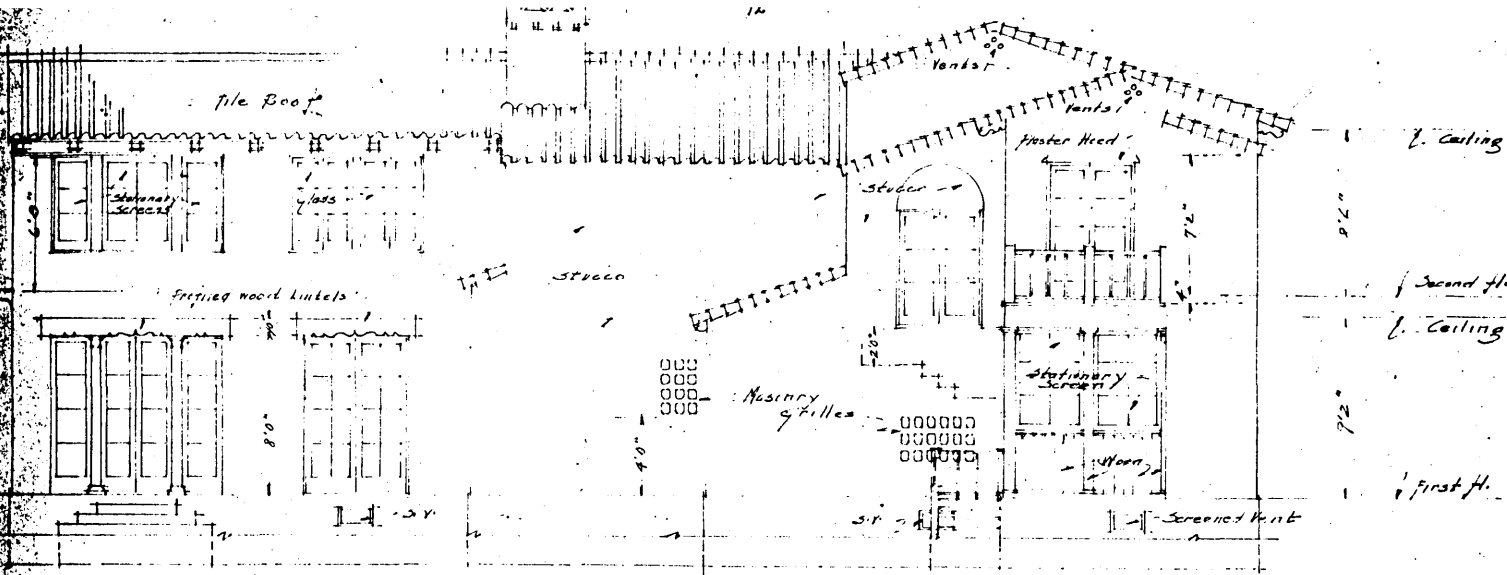
LOCATION MAP
(LOTS 17, 18, & 19, BLOCK 25)



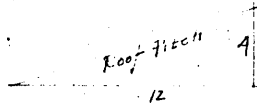
SITE PLAN - 257 N.E. 91st St.

SCALE: 1" = 30'

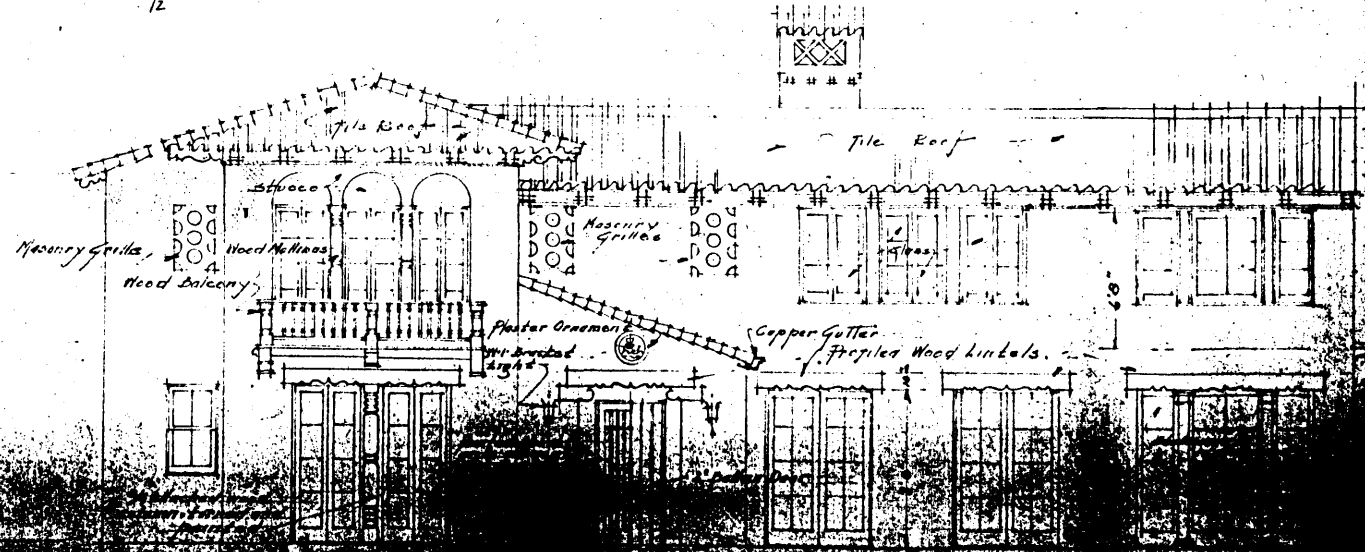
257 91 Street - Miami Shores Thematic



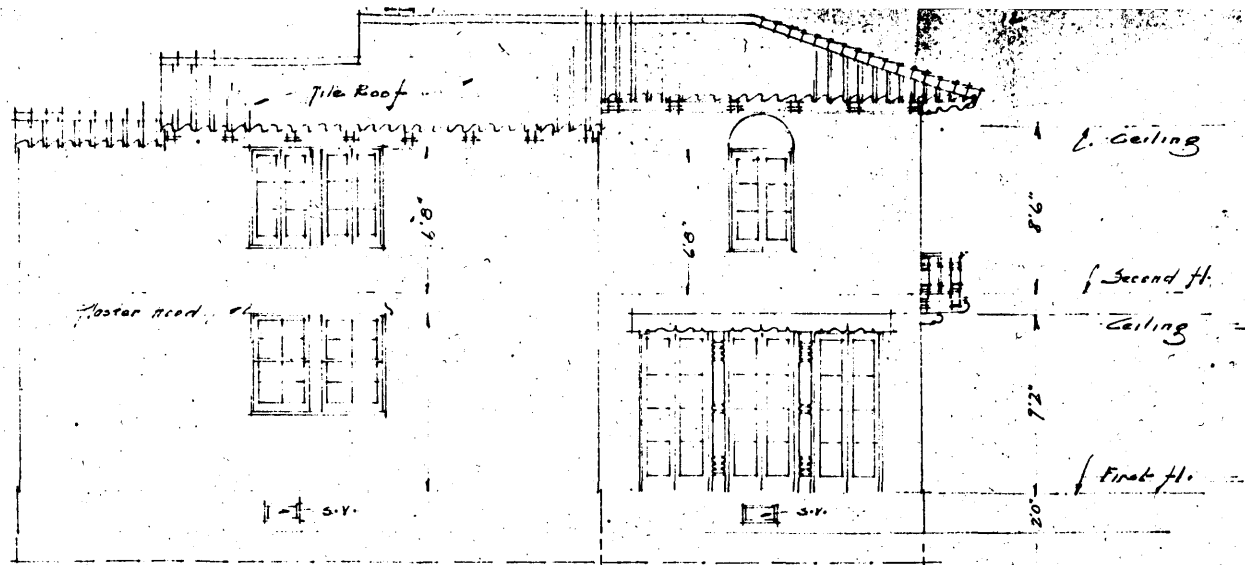
REAR ELEVATION



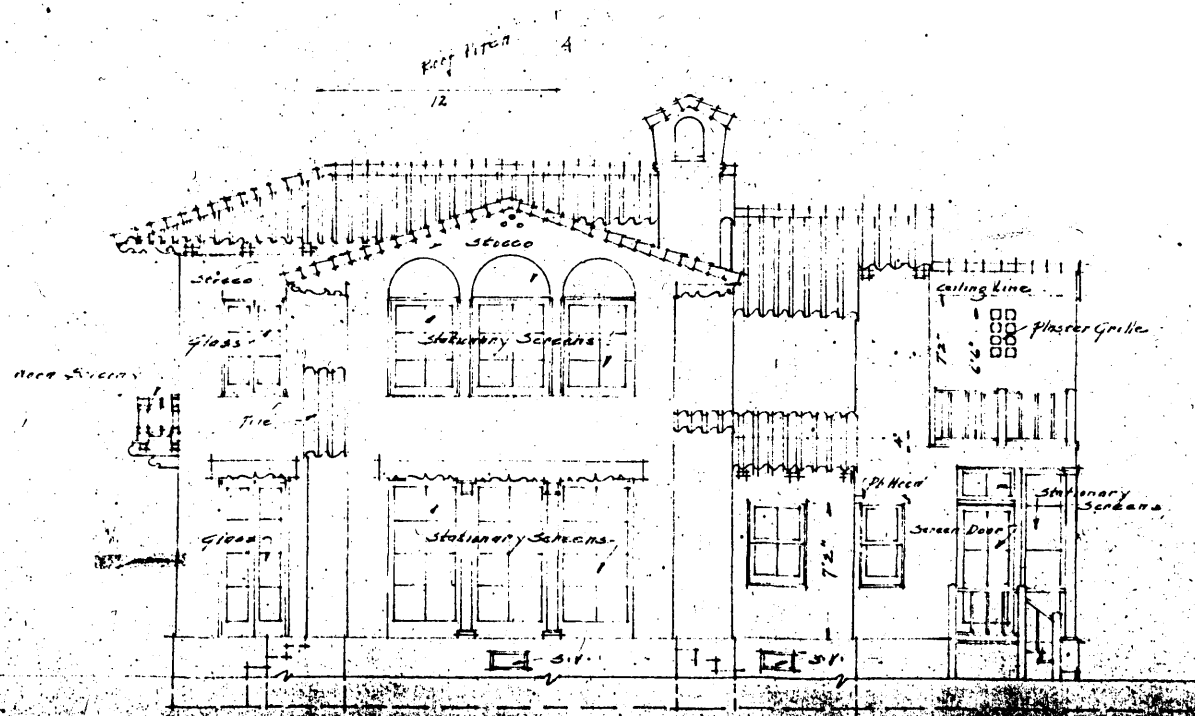
FRONT REAR PLAN	
HOUSE NO. 6.	
10 DL SELECTED ON LOTS NO.	BLOCK
MIAMI SHORES COMPANY	
ARCHITECTS	
RICHARD E. ELLIOTT	CONS. NO.
ARCHITECTS	607
WOOD	4
TILE	
CENTRAL AVENUE BLDG.	
MIAMI, FLA.	



FRONT ELEVATION



• SIDE ELEVATION •



13 SIDE-ELEV. 12-20
HOUSE NO. 6
10 BE SUBJECT OR LOT NO. 12-20