

265

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 30 1988

date entered

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

1. Name

historic 262 N. E. 96 Street

and or common Shoreland Company - House No. 3 8DA3587 MST-J

2. Location

street & number 262 N. E. 96 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not for publication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. Nell W. Alexander

street & number 262 N. E. 96 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

FMSF-Miami Shores Historic

title 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, Florida

32399-0250

7. Description

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

Describe the present and original (if known) physical appearance

The structure located at 262 N. E. 96 Street, Miami Shores, 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 pitched hip roofs with clay barrel tiles. The plan is predominantly rectangular with a two and one half story ell perpendicular to the main mass. The 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 an 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 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 string 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 unaltered with the exception of the front door and some aluminum replacement windows on the garage and secondary elevations.

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 262 N. E. 96 Street (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 Roy C. Wright, Vice President of the Shoreland Company.

The Shoreland Company House Number 3 is an outstanding example of the large, two story Mediterranean Revival style architecture, set back from 96th Street, one of Miami Shores wider streets. 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."

The 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 first residents. Wright, together with Hugh M. Anderson, was engaged in many successful development projects during the 1920s in the Miami area. Both he and Anderson are credited with the incorporation of the Shoreland Company. (Please See Cover Nomination - Statement of Significance)

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	0	9	0	0	2	8	6	0	6	6	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Miami Shores, SEC 1, Amended PB 10-70
West 1/2 of Lot 3 and Lots 4 and 5, Block 29

List all states and counties for properties overlapping state or county boundaries

state N/A 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 *Greg W. King*

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

Entered in the 11/14/88
National Register date

John M. Brown
Keeper of the National Register

Attest: _____ date

Chief of Registration

**United States Department of the Interior
National Park Service**

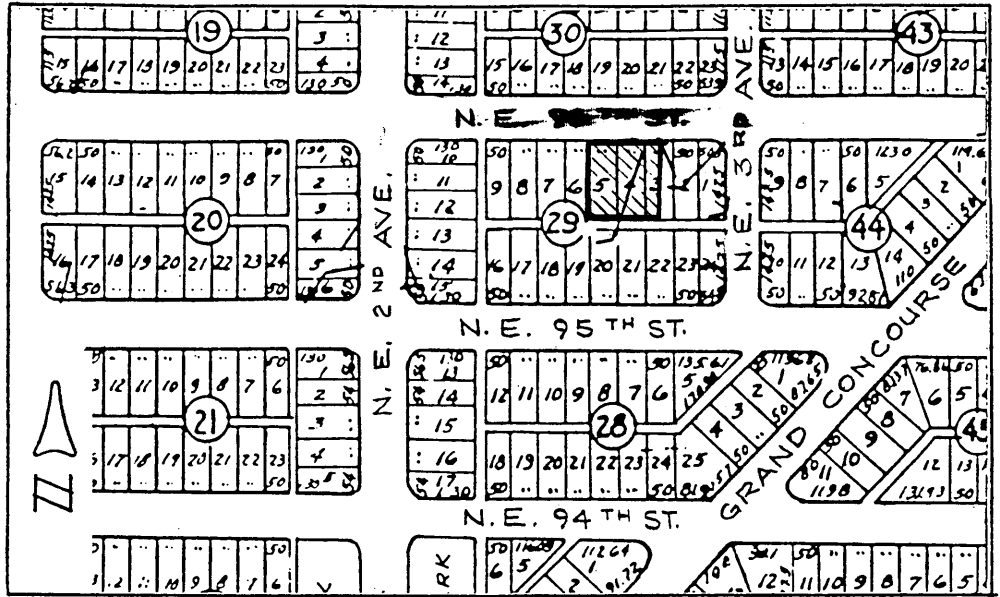
**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 262 N. E. 96 Street, Miami Shores Thematic

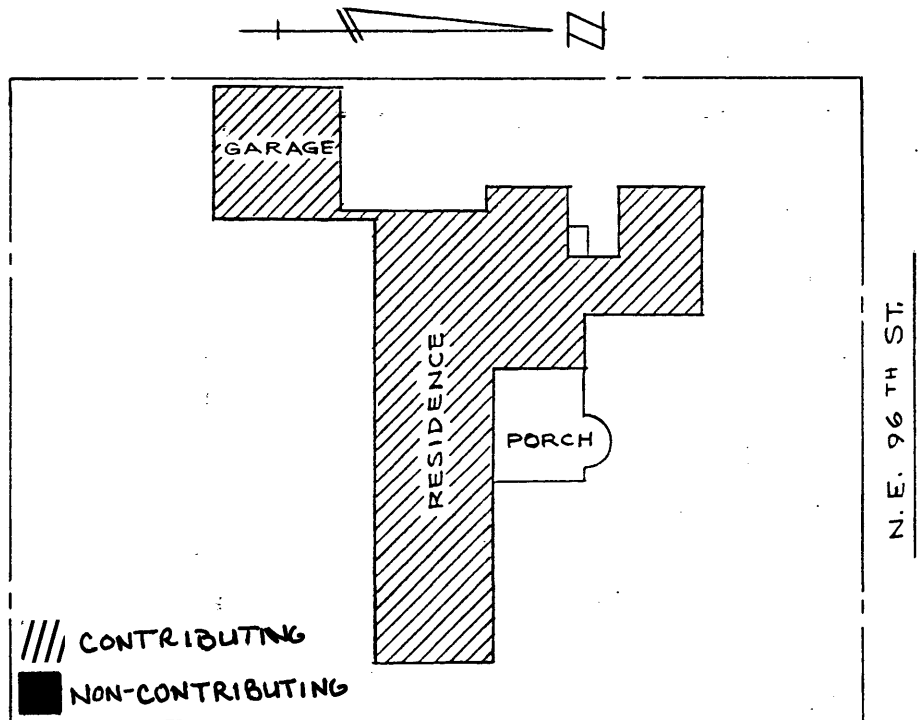
A letter written by Wright succinctly summarizes this partnership's long-felt influence in the development of Greater Miami:

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 (sic) from the bridge to Twelfth avenue (sic) 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.

Miami Millions, Ballinger

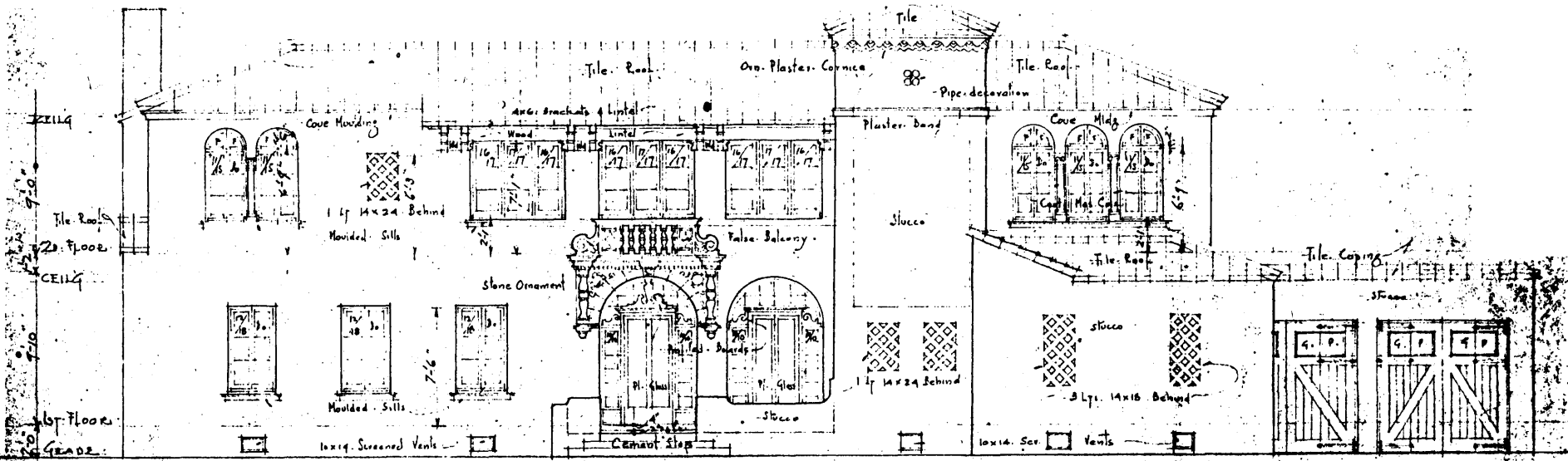


LOCATION MAP
 (LOTS W 1/2 3, 4 & 5, BLOCK 29)

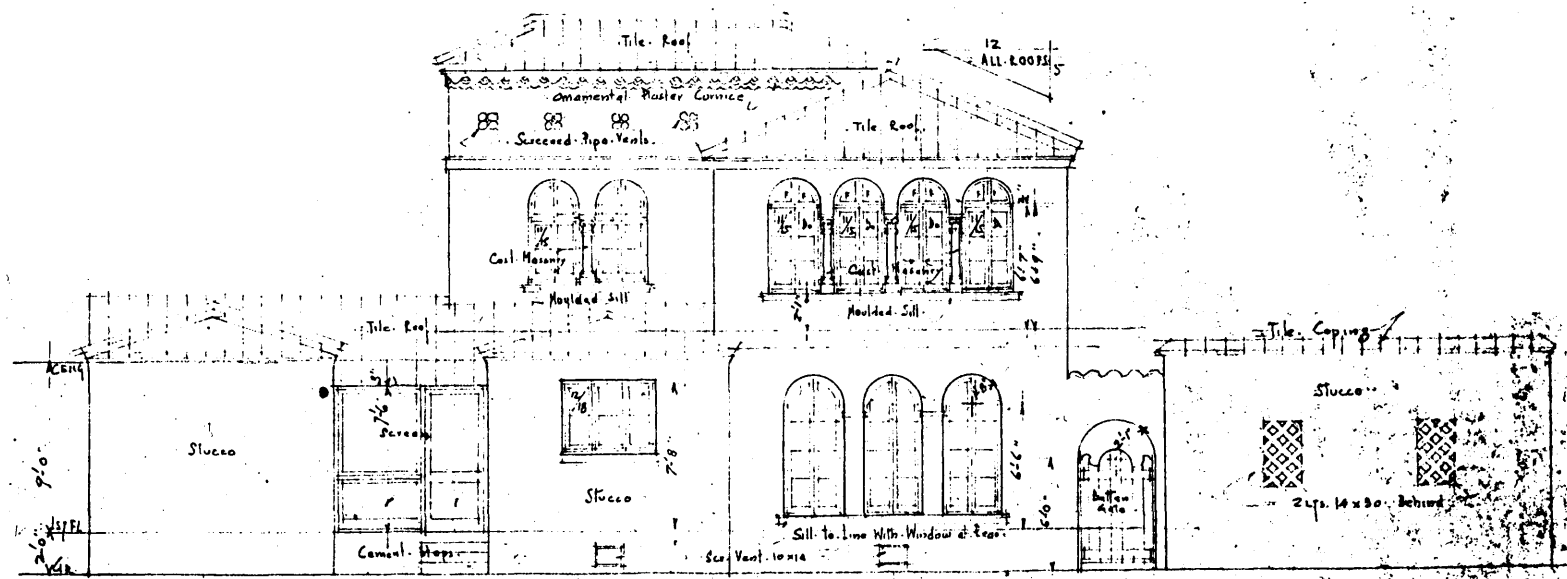


SITE PLAN - 262 N.E. 96TH ST.
 SCALE: 1" = 30'

262 N. E. 96 Street, Miami Shores



FRONT ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0" ELEVATIONS

HOUSE NO. 3

TO BE ERRECTED ON LOTS NO. 113, BLOCK 34, LINDEN

MIAMI SHORES COMPANY