

**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 540 N. E. 96 Street

and or common Shoreland Company - Residence No. 101 8DA3583 MST-M

2. Location

street & number 540 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___ not for publication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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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 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
 excellent deteriorated
 good ruins
 fair unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved date 1925

Describe the present and original (if known) physical appearance

540 N. E. 96 Street is among the finest Mediterranean Revival style houses in Miami Shores, constructed by the Shoreland Company. It reflects the mastery of the architect, Walter de Garmo, with simple, elegant compositions and classical sense of proportion. The house is two story, built in a T-shaped plan with the short, squat base of the "T" forming the main facade. One story wings flank the central two story mass, a porte cochere to the left (east) and a sun room to the right (west). The sun room was enclosed with rectangular fixed sheet glass. Roofs are low pitched hip over the main mass with projecting wood brackets, and flat roof over the one story wings.

Fenestration is replacement multipaned aluminum awning units that retain the original fenestration feeling. Urns on pedestals and ground cover landscaping define the terrace area. Three awning windows on the second floor correspond with three openings below. Originally, these were a central double French door flanked by two wood casement windows that were replaced recently due to their deteriorated condition. The central opening is 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.

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** De Garmo and Paist

Statement of Significance (in one paragraph)

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 house's first residents are known to have been John C. Turner and his wife, Ella.

Shoreland Company Residence Number 101 is an outstanding example of the large two story Mediterranean Revival style houses built along 96 Street, one of Miami Shores' widest streets, once known as Shoreland Boulevard. The house was designed by De Garmo and Paist and is an excellent product 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, Florida, listed in the National Register of Historic Places on September 22, 1972.

Walter C. De Garmo, Florida's first registered architect, was a graduate of Cornell University. He worked in New York City with noted architect John Russell Pope before coming to Miami in 1904. De Garmo was involved with the practice of architecture throughout the City's developmental years. His credits are innumerable and include such structures throughout Dade County - Miami's first City Hall, a Miami Fire Station Number 1, theaters, schools, churches, private residences and commercial buildings. Several of the structures are listed or are currently being proposed for listing in the National Register of Historic Places.

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 was designing in the Mediterranean Revival style. Prior to his association with Coral Gables, Paist worked as an associate architect at Vizcaya, the volumous estate of John Deering. Some of his more notable achievements are the

In 1931, servants quarters were added to Residence Number 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 architectural office. Weed is credited with designing mansions in Palm Beach and Miami Beach, the Miami News Building, the Miami Beach Burdine, the Coral Gables Sears store, as well as innumerable other structures. (The majority of the above mentioned structures are potential National Register sites currently being proposed for listing, or are designated local landmarks.) Together with Marion I. Manley, first registered

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	1	5	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 2, PB 10-37

Lots 7 and 8, Block 54

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 

title State Historic Preservation Officer

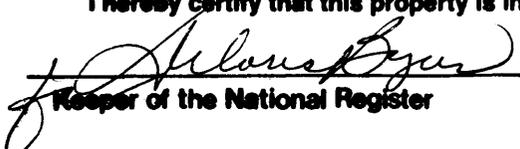
date September 21, 1988

For NPS use only

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

Entered in the
National Register

date 11/14/88


Keeper of the National Register

Attest:

date

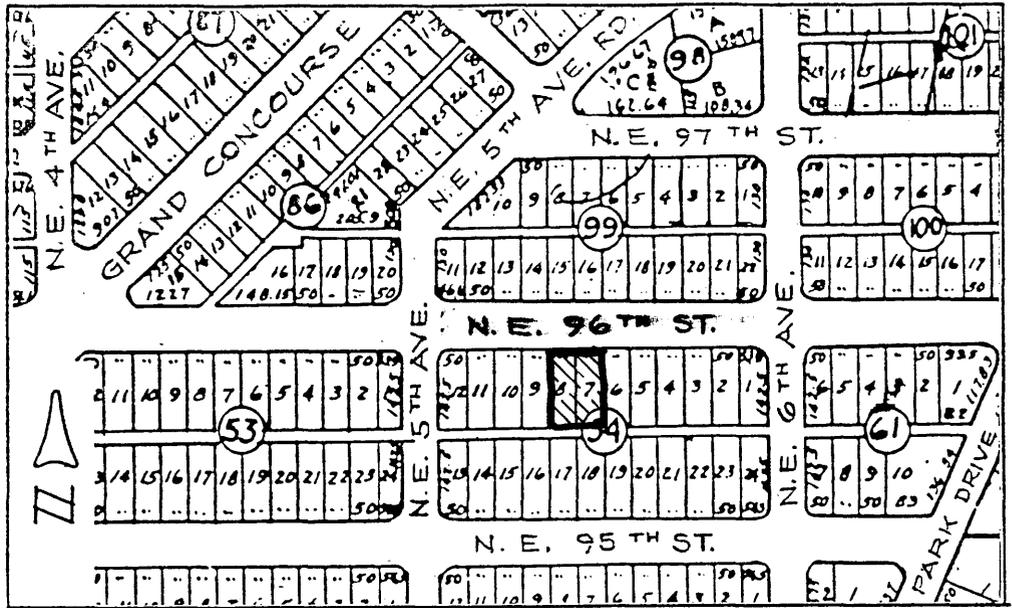
Chief of Registration

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

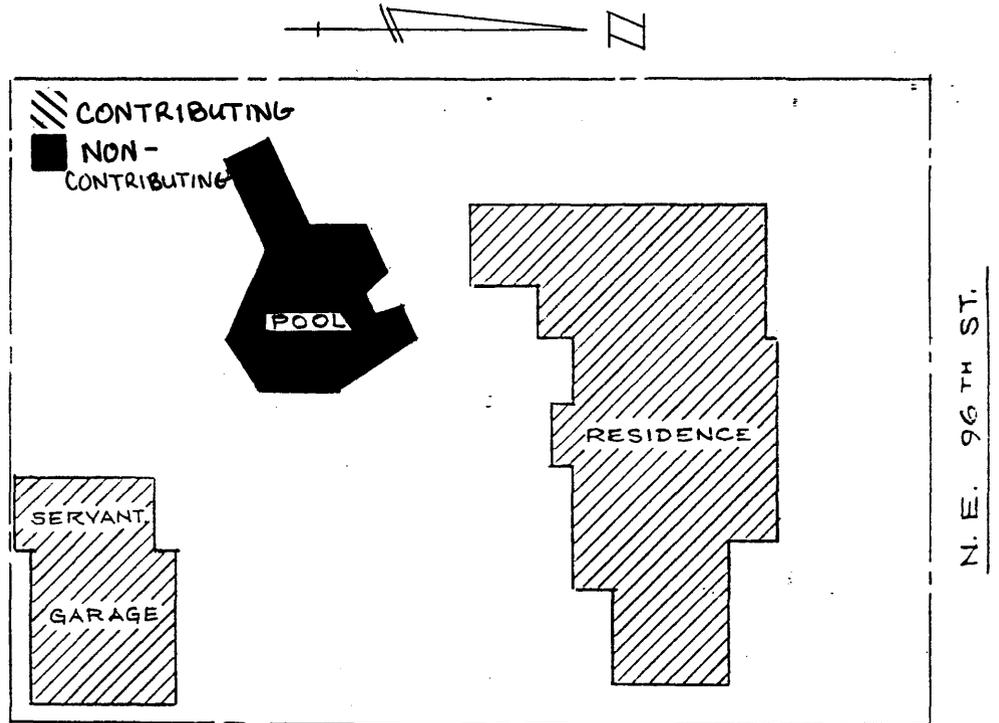
**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 540 N. E. 96 Street, Miami Shores Thematic

woman architect in Florida, Weed is credited with the planning of the University of Miami campus and with the designing of some of its buildings.



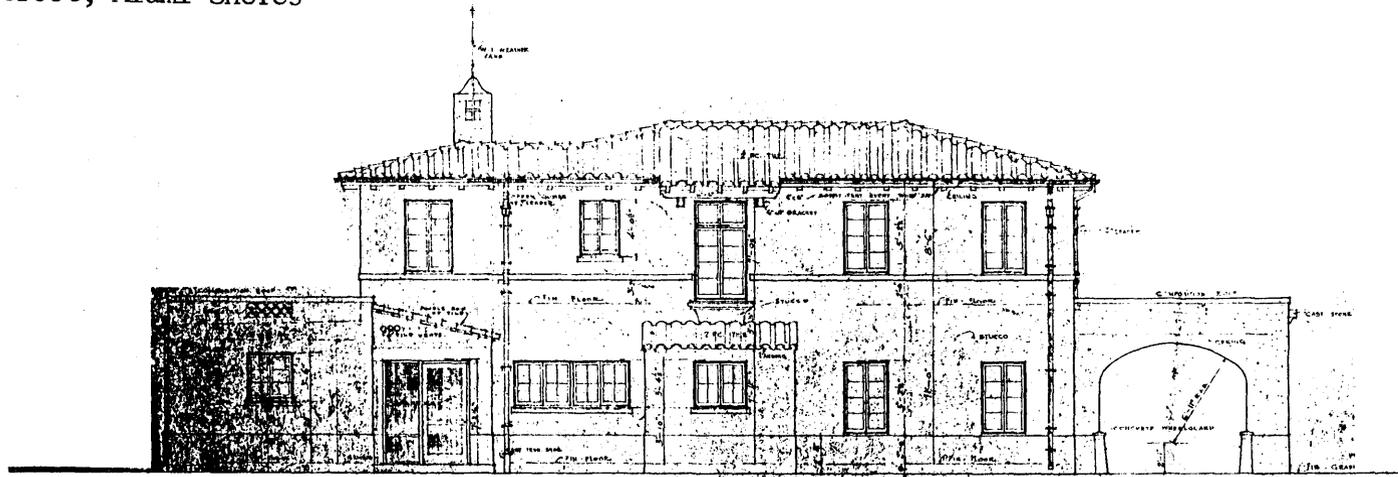
LOCATION MAP
(LOTS 7 & 8, BLOCK 54)



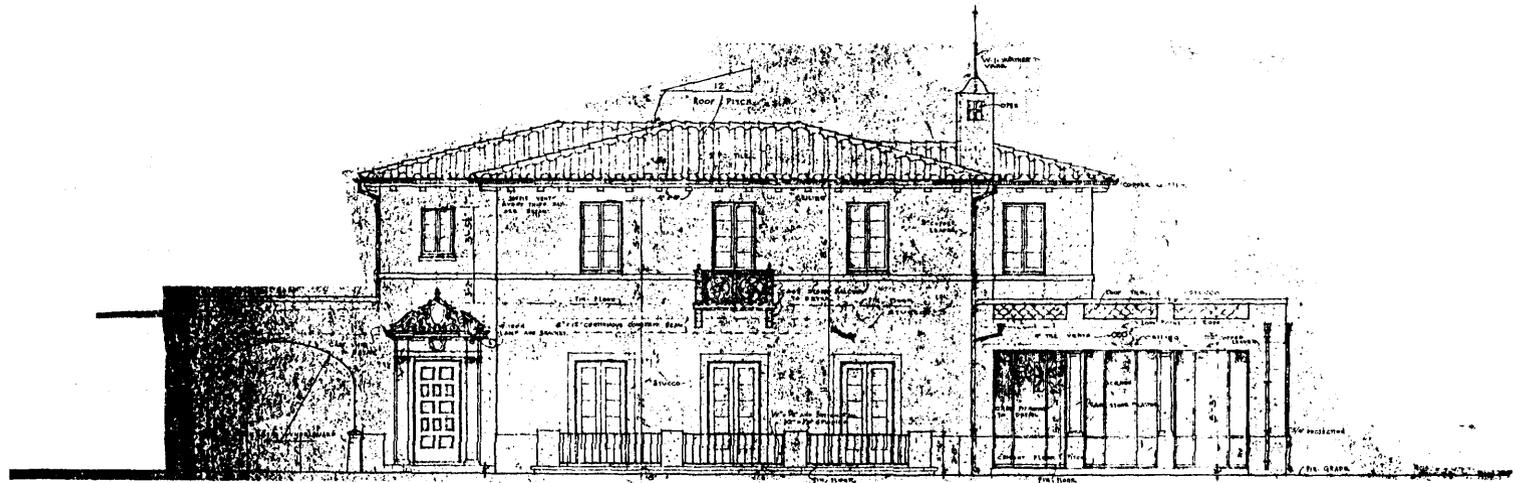
SITE PLAN - 540 N.E. 96th St.

SCALE: 1" = 30'

540 N. E. 96 Street, Miami Shores



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



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

