

2102

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 276 N. E. 98 Street

and or common 8DA3449 MST-Q

2. Location

street & number 276 N. E. 98 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not for publication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	<b>Public Acquisition</b>	<b>Accessible</b>	<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. Carl E. Kern III

street & number 276 N. E. 98 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

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved

date 1925

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**Describe the present and original (if known) physical appearance**

276 N. E. 98 Street is a two story Mediterranean Revival style structure built in a rectangular plan. The plan is divided into a square, slightly recessed, entry tower to the right and the main mass to the left of the main facade. Both masses have hip roofs with clay barrel tiles. There is a square chimney with a tiled gable roof at the intersection of the two masses, topped by a weather vane. A slightly projecting ornamental corbelling just below the roof line wraps all elevations. The doorway is centrally located on the entry tower. It is flanked by buttresses topped by pineapples sitting on a slightly projecting lintel. An applied bas relief ornament above implies a pediment with concave-curved sides. A small double casement window directly above on the second floor opens onto a balconette with wrought iron railing. The small projection is supported by a concave corbel which inverts the detail of the covered pediment below.

Three sets of double French doors open onto the ground floor of the main mass. Wood shutters flank these openings. A slightly projecting lintel above is supported on small carved wooden brackets. On the second floor, two sets of double casement windows correspond with the three openings below. These windows have wood shutters and rest on a projecting string course.

A sundeck to the rear of the structure has a wooden spindle balustrade. A rear addition was built in 1939 using a design and materials of similar composition. There is a one story detached garage to the rear (south) of the property with a flat roof and clay barrel tile coping in a flat parapet. Garage is contemporary with main structure.

# 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 276 N. E. 98 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 a fine example of Mediterranean Revival style architecture.

The structure is a fine example of the medium-sized, two story Mediterranean Revival style houses designed for Miami Shores by Kiehnel and Elliott for the Shoreland Company. Except for entrance details, it is very similar in design to the residence at 361 N. E. 97 Street. (please see individual nomination form) The house is featured in newspaper advertisements for the Miami Shores development as early as 1925.

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 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."

## 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 

117	581091410	21861081410
Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

Miami Shores, SEC 1, Amended PB 10-70  
Lots 3 and 4, Block 31

### 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

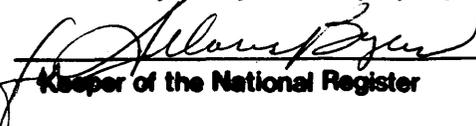


title State Historic Preservation Officer

date September 21, 1988

### For NPS use only

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



Keeper of the National Register

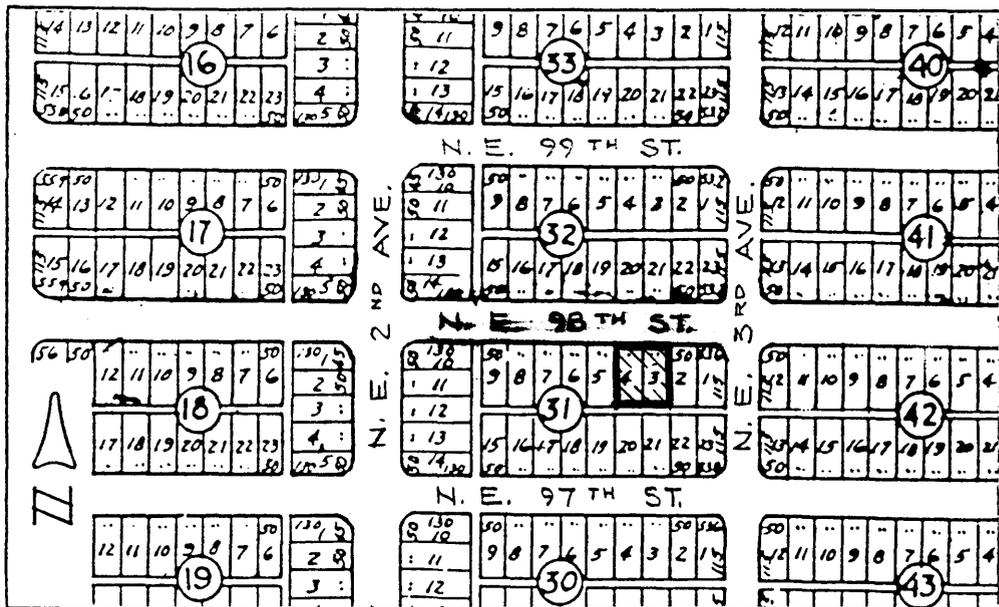
Entered in the  
National Register

date 11/14/88

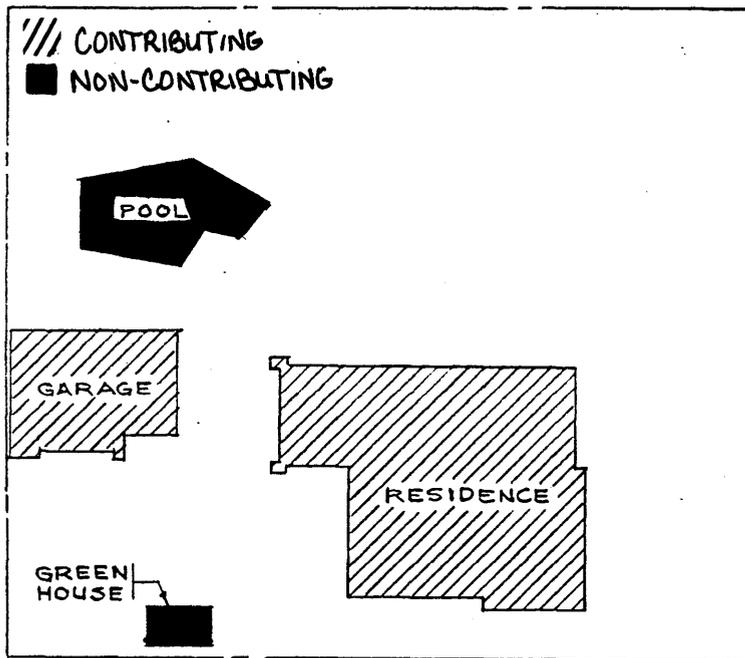
Attest:

date

Chief of Registration



LOCATION MAP  
(LOTS 3 & 4, BLOCK 31)



SITE PLAN - 276 N.E. 98TH ST.

SCALE: 1" = 30'