

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received OCT 30 1985
date entered

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

1. Name

historic Grand Concourse Apartments

and/or common N/A

2. Location

street & number 421 Grand Concourse N/A not for publication

city, town Miami Shores N/A vicinity of

state Florida code 12 county Dade code 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
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Apartment

4. Owner of Property

name Angela Daley and Gloria Kallman

street & number 715 NE 125th Street

city, town North Miami N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state FL

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Historic Preservation Division/Metropolitan Dade County

city, town Miami state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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

The Grand Concourse Apartments is a four-story, multi-unit residential building designed in the Mediterranean Revival style. The building is irregular in plan with a central, four-story mass flanked by a pair of projecting two-story wings. Construction is of concrete block with a rough textured stucco exterior. Significant exterior features include round-arched and pointed-arch openings, an hexagonal tower and a crenellated parapet with a blind arched beltcourse. Original fenestration has been replaced with jalousie windows. The building is located in a residential section of Miami Shores at the intersection of N.E. 4th Avenue and Grand Concourse.

The central four-story mass of the building is covered with a low clay barrel tile hip roof. This roof closely resembles the original which was replaced due to deterioration. The main entrance to the building is marked by a triple pointed arched opening. The arches are supported by octagonal masonry columns with molded masonry bands. The fourth story of the central mass is stepped slightly back from the lower three stories and is embellished with a pair of large cast masonry finials on the courtyard side of the building. An octagonal stair tower with pointed arched windows and a low barrel tile hip roof projects to the southwest of the four-story central block. The fourth story of the tower was originally open but has been enclosed as an apartment extension.

The south wing extends from the central mass at a forty-five degree angle, placing it parallel to N.E. 4th Avenue. This portion of the building is covered with a clay barrel tile hip roof. A pointed arch entry door at the center of the east facade provides access to the wing from the courtyard. A group of seven windows, separated by unfluted columns of Corinthian influence, fronts the second story of the east facade. A masonry balustrade is located beneath the windows. A central full-length window on the second floor has jalousie panes set in the original windows in the building.

The north wing of the building projects at a ninety degree angle from the central mass, placing it perpendicular to Grand Concourse. The wing is covered by a flat tar and gravel roof with a crenellated parapet. A blind arched beltcourse is located immediately beneath the parapet. A stairway with masonry banisters leads from the courtyard to a round-arched doorway at the center of the first floor. A small wrought iron balcony is located above this doorway. A small utility tower extends above the center rear of the wing.

The first floor of the central mass originally served as a lobby for the building. The south two-thirds of this space has been enclosed as an apartment although the northern third still retains an original cast masonry fireplace faced with marble and containing a terra cotta tile hearth. The building contains sixteen (originally fourteen) medium to small apartments. Some have been expanded from their original size by the enclosure of formerly screened porches. Masonry walls with rounded or pointed arched bays or vertically routed square wood columns remain in place. Air conditioning units have been installed in the exterior walls of most apartments. The jalousie windows were installed in 1943; the metal sash in 1956.

Two detached masonry vernacular garages constructed in 1926 and 1929 are located behind the building.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1926 **Builder/Architect** Godard & Sydow/Robert Law Weed

Statement of Significance (in one paragraph)

The Grand Concourse Apartments is significant as the only large, multi-unit building constructed as part of the Shoreland Company's master plan for a series of grand hotels and apartments in Miami Shores. The building is significant architecturally as a notable example of the Mediterranean Revival style designed by locally prominent architect, Robert Law Weed. The large size of the building, coupled with its prominent location at a major intersection make the structure a visual landmark in the community.

The Grand Concourse Apartments was the first large structure built as a part of a master plan by the Shoreland Company for a series of grand hotels and apartments in Miami Shores. It was the only one of these structures completed before the development company failed in 1928. The Shoreland Company and its president, Hugh M. Anderson, had acquired 2,800 acres of land along Biscayne Bay immediately to the north of the city of Miami and had begun developing the land as the Miami Shores subdivision in 1924. Anderson had previous experience in this type of project, having been a partner in the company that had developed the Venetian Islands between Miami and Miami Beach.

The Miami Shores development was envisioned as a self-contained community with retail shops and apartments in the downtown area along N.E. 2nd Avenue, an elaborate railroad terminal, a country club, marina and several luxury hotels and apartments, including a hotel for women. Streets and sidewalks were built, the shoreline dredged and filled, construction started on a number of private homes, and street lights installed, including along Grand Concourse. Grand Concourse street was laid out as a wide curving boulevard extending SW-NE from N.E. 2nd Avenue to Biscayne Bay, then continuing as a causeway across man-made islands to Miami Beach. The mainland section of Grand Concourse was to have a canal in the center of the street and to be lined with luxurious hotels, apartment buildings and private mansions.

The Shoreland Company began suffering financial problems following the 1926 hurricane and the resulting collapse of the South Florida real estate boom. In 1928, the company failed and its assets were acquired by its largest investor, Bessemer Properties, which continued the development of homes but abandoned plans for the large apartments and hotels.

The Grand Concourse Apartments was the only major structure on Grand Concourse completed before the 1926 hurricane. Three commercial structures had been built or were under construction on N.E. 2nd Avenue at the time of the storm. All three are still in use but have been severely altered. Foundations were built for two of the hotels, but construction was never resumed and their foundations ultimately were destroyed. The Grand Concourse Apartments is the only major structure built as part of the Shoreland plan that has not been severely altered, demolished or recycled for another use.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Less than 1

Quadrangle name Miami

Quadrangle scale 1:24,000

UTM References

A

1	7	5	B	1	2	3	0	2	8	6	0	7	0	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

Lots 12, 13, and 14, Block 87, Amended Plat of Miami Shores, Section 4 (PB15-14). This area includes all significant properties associated with the Grand Concourse Apartments.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Marty Stofik/Michael Zimny

organization Bureau of Historic Preservation date October 17, 1985

street & number Department of State telephone (904) 487-2333

city or town Tallahassee state Florida

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 10/24/85

For NPS use only

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

[Signature]
Keeper of the National Register

Entered in the National Register date 12/2/85

Attest: _____ date _____

Chief of Registration

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 1

Item number

8

Page

1

The prominent location of the Grand Concourse Apartments may have been one reason it was among the first structures built in the development. The building is located at an extremely wide intersection of three major streets, providing a sweeping view of the structure from all directions. Buildings surrounding the Grand Concourse Apartments are limited to one and two-story residences, making it a prominent visual landmark. Present zoning prohibits construction of another building of its size in the area.

Robert Law Weed, architect of the Grand Concourse Apartments, designed many structures in the original Miami Shores development and continued designing private homes in the community into the 1930s. Most of his early designs followed the Mediterranean Revival theme of the Shoreland Company's development, but his designs reflect a delicate, airy Italian influence such as is seen in Grand Concourse Apartments, rather than other architects working in the development whose designs followed the more massive Spanish style. In 1929, he collaborated with Robertson & Patterson on the Miami Shores Elementary School, breaking from the Mediterranean Revival style to design one of Miami's earliest Art Deco buildings. Some of his other major designs include the Art Deco Mahi Shrine Temple in downtown Miami in 1930 (now the Boulevard Shops), the Florida Model Home for the 1933 Chicago World's Fair, and the 1935 General Electric Model Home on LaGorce Drive in Miami Beach. The Grand Concourse Apartments is the only existing large Mediterranean Revival structure designed by Weed that has been identified. Most of Weed's blueprints have been preserved in the firm's files and are being donated to the Woodrow Wilkins Archives at the Historical Museum of Southern Florida by the firm's present owner, Richard Johnson.

The Grand Concourse Apartments was designated a historic landmark of Miami Shores by the Village Council on February 1, 1983, one of the first properties so honored under the local historic preservation ordinance. It is the only structure of size in Miami Shores reflecting the original plans and dreams Anderson and the Shoreland Company had for their elaborate development.

NOTES

1. "\$35,000,000 to be Expended in Miami Shores", Ft. Lauderdale News, August 25, 1925.

2. Miami Shores Historical Committee, Miami Shores 50th Anniversary Edition, Chapter IX.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 2

Item number

8

Page 2

3. "Miami Shores Program Calls for 200 Homes,"
Miami Tribune, August 24, 1925.
4. "Miami Shores Organization Makes New World's Sales Record,"
The Miami Herald, September 6, 1925.
5. Ibid.
6. "Development Moves," The Miami Herald, April 18, 1925.
7. "Standards Installed," The Miami Herald, April 11, 1925.
8. "Development Moves," The Miami Herald, April 18, 1925.
9. Thelma Peters, Biscayne County (Miami: Banyan Books, 1981), p.291.
10. Peters, p. 302
11. Miami Shores Historical Committee, Chapter IX.
12. "New Business Blocks Going up at Miami Shores," The Miami Herald, June 23, 1926.
13. "Million Dollar Hotel for Miami Shores," The Miami Herald,
September 27, 1925.
14. Miami Shores Village Building Records.
15. Ibid.
16. Metropolitan Dade County, From Wilderness to Metropolis (Miami:
Metropolitan Dade County, 1982), p. 176.
17. Miami Shores Village Building Records.

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**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet 3

Item number 9

Page 1

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Building Permits, 1923 to present.

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Miami: Village and Miami Shores, 1982.

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The Miami Herald, September 6, 1925.

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Peters, Thelma. Biscayne County. Miami: Banyan Books, 1981.

"Standards Installed." The Miami Herald, April 11, 1925.

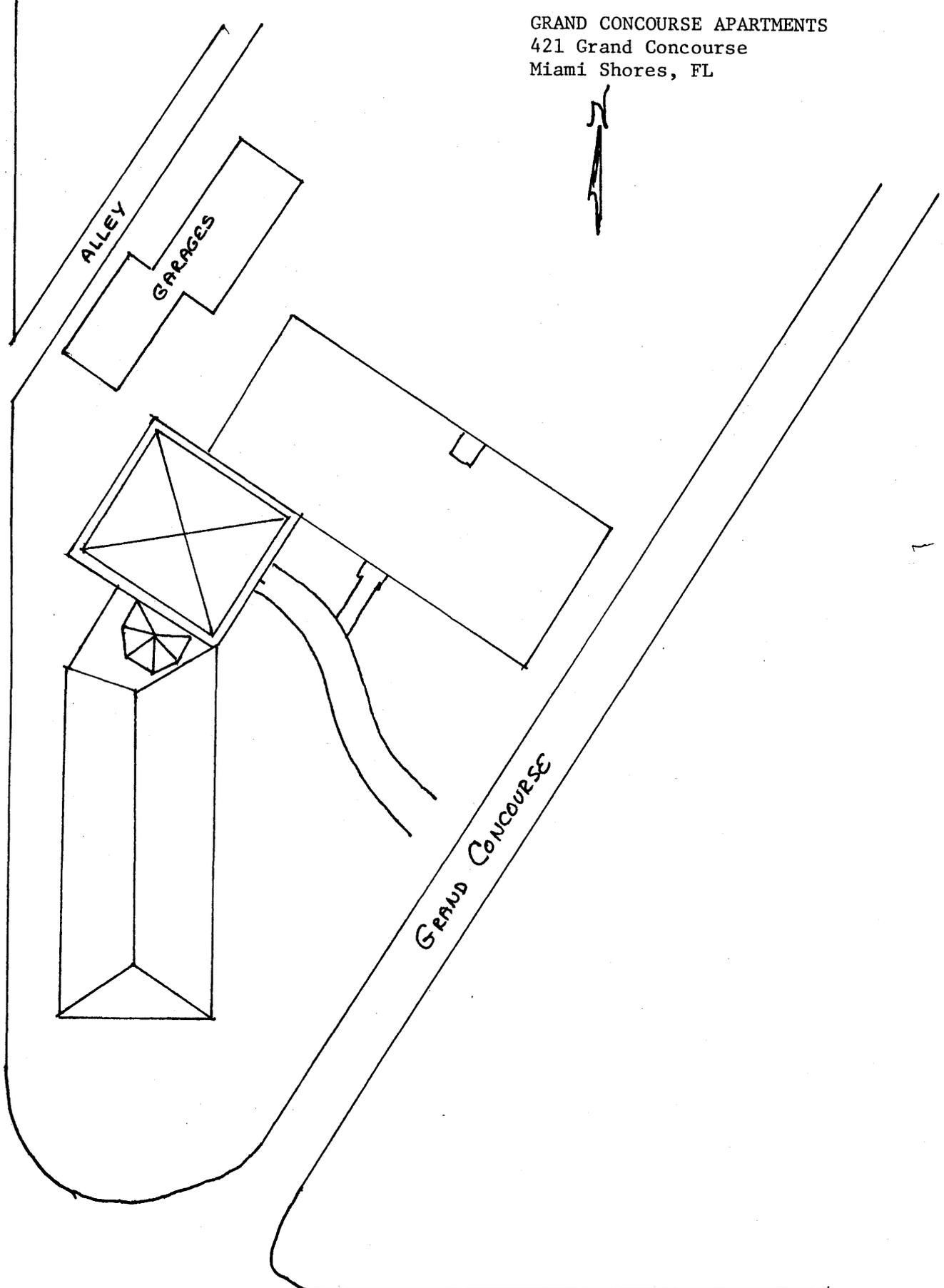
Straus, Ernest by Marty Stofik. Interview, Miami Shores, Florida, July, 1983.

"\$35,000,000 to be Expended in Miami Shores." Ft. Lauderdale News, August 25, 1925.

GRAND CONCOURSE APARTMENTS
421 Grand Concourse
Miami Shores, FL



N.E. 4TH AVENUE



GRAND CONCOURSE

N.E. 96TH STREET