

2101

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 273 N. E. 98 Street

and or common Shoreland Company - House No. 18 8DA3448 MST-P

2. Location

street & number 273 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not for publication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	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 checked="" 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. Joseph M. Darst

street & number 273 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

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

city, town Bureau of Historic Preservation R.A. Gray Building, 500 South Bronough Street state Tallahassee, Florida 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
<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

273 N. E. 98 Street is a two story concrete block and stucco structure constructed in the Mediterranean Revival style. The house has an irregular plan consisting of a main two story mass with a series of projecting masses. Gable roofs are covered with clay barrel tiles. Attached to the main structure is a one and one half story mass which projects and overlaps the main structure, creating the entry volumes. The main doorway is approached through keystone steps that lead to a small entry deck. Surrounding the door is a bas relief in an "X" and "O" pattern, with other decorative panels centered over the opening. Directly above is a quadruple steel casement window. The next bay to the right (east) has the same window configuration on the ground floor, and a small cast masonry grill piercing the second story. The second bay to the right inverts the motif with two masonry grills on the ground floor and a wood louvered door leading to a second story balcony with an iron railing.

The projecting slab of the balcony is supported on a concave corbel. Above, the gable extensions over the balcony and wooden brackets serve as support to this projection. A one story mass is attached to the east end of the main structure parallel to the facade. Another one story mass with a gable end is attached to the west front, this one perpendicular to the main orientation. This mass has a large arched window with wood shutters and a solid recessed sunburst transom. A chimney is attached to the west end of the central mass, projecting over the main gable and piercing the shed roof below.

There is a detached one story garage to the rear (northwest) of the main structure. The major landscape feature is a large ficus tree in front of the property and is contemporary with the main house.

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 273 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. David S. Zachary and his wife, Elizabeth, were the first owners of the structure. Zachary was associated with the Shoreland Company as a real estate salesman.

The Shoreland Company House Number 18 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. 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."

Over the years, the house's two most prominent residents have been associated with the Shoreland Company. David S. Zachary, was a "star salesman," directly associated with two of Hugh M. Anderson's development projects. Roy H. Hawkins, who owned the house for a period of time, managed the interests of J. S. Phipps through the Biscayne Boulevard Company. The Phipps Estate provided a loan to Anderson and Wright for their plan to construct Biscayne Boulevard. With their financial collapse, Anderson and Wright defaulted on the loan and the Biscayne Boulevard Company became responsible for the completion of the important thoroughfare. In 1928,

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	8	2	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
Lots 20 and 21 and Lot 19 less West 1/2, Block 32

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, Florida 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

11/14/88
Entered in the
National Register


Keeper of the National Register

Attest:

date

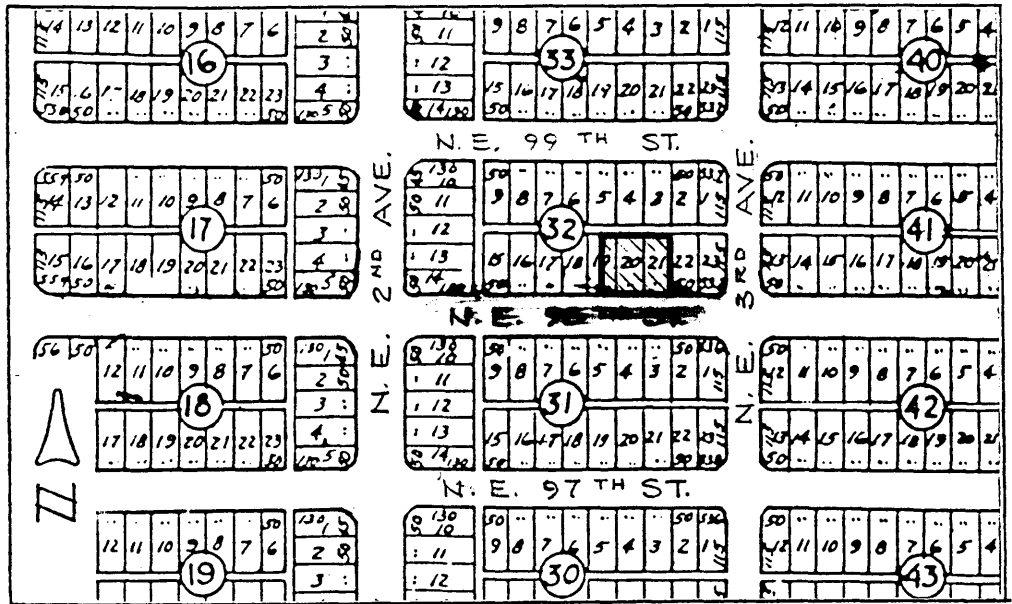
Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 273 N. E. 98 Street, Miami Shores Thematic

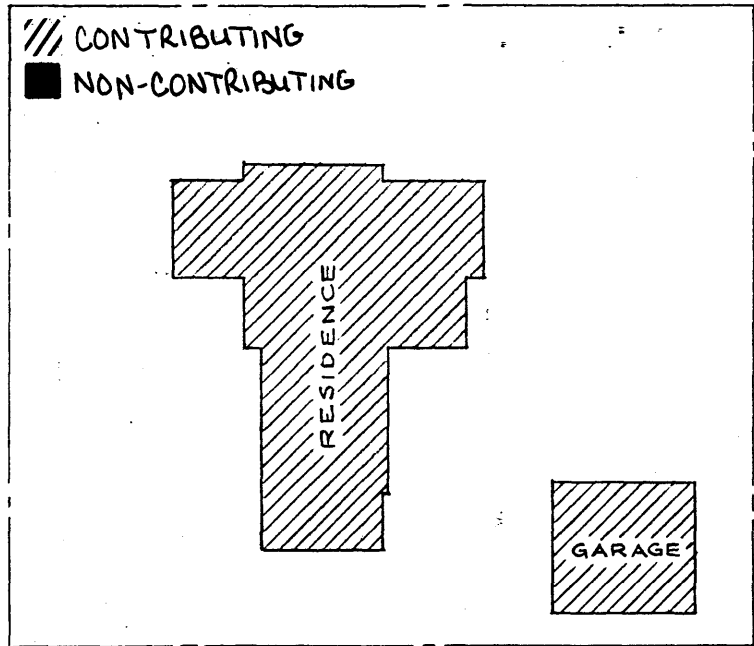
another Phipps corporation, also managed by Hawkins, Bessemer Properties, took over the holdings of the Shoreland Company in order to complete the development of Miami Shores.



LOCATION MAP

(LOTS E 1/2 19, 20, & 21, BLOCK 32)

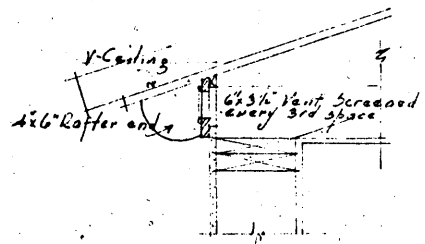
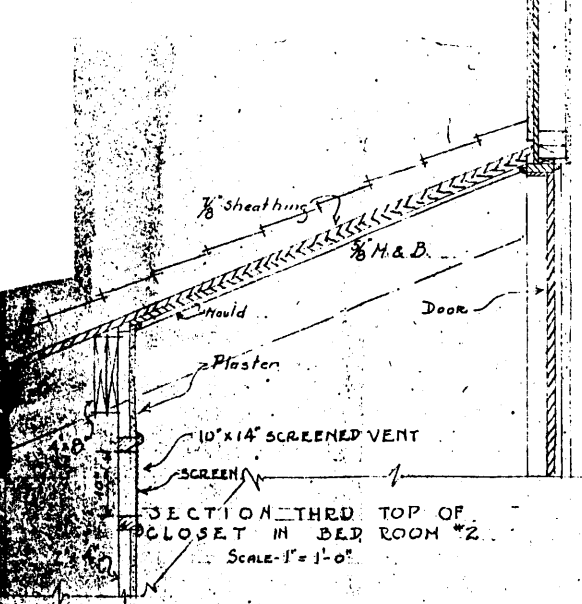
N.E. 98 TH ST.



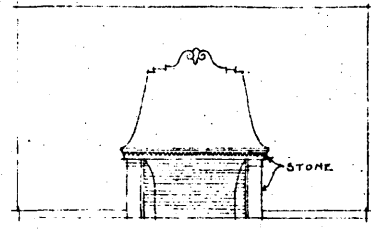
SITE PLAN - 273 N.E. 98 TH ST.

SCALE: 1" = 30'

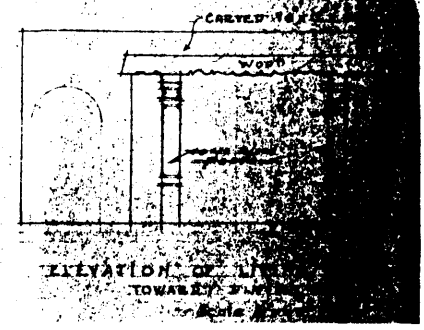
273 N. E. 98 Street, Miami Shores



CORNICE DETAIL
Scale 1/2" = 1'-0"

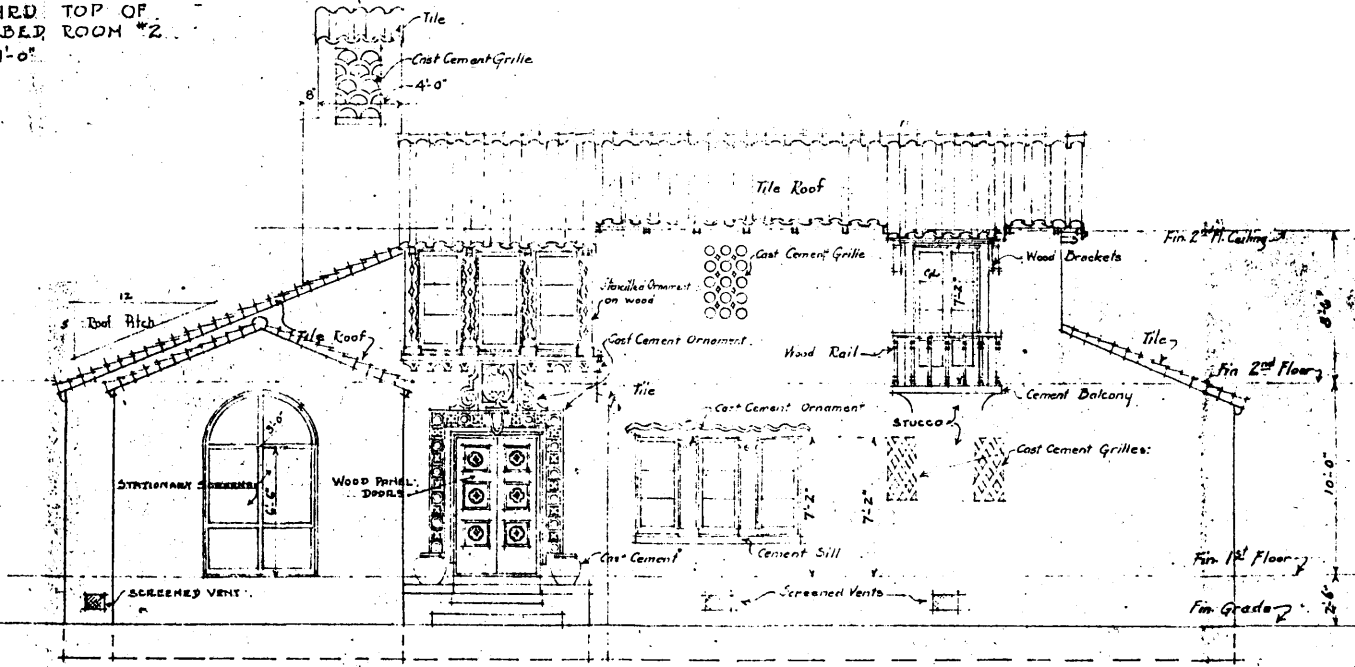


ELEVATION OF MANTLE
Scale 1/4" = 1'-0"



ELEVATION OF WINDOW
TOWARD FRONT
Scale 1/4" = 1'-0"

SECTION THRU TOP OF
CLOSET IN BED ROOM #2
SCALE 1" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

Scale 1/4" = 1'-0" ELEVATION No. 10
HOUSE No. 10
To Be Erected on Lots No. 24 & 25 Block 3
MIAMI SHORES COMPANY

Prepared by	Checked by	Date
Approved by	Contractor	
Engineer	Architect	