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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
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SUMMARY PARAGRAPH

The proposed North Shore Historic District of Miami Beach comprises one of the city's most intact and coherent concentrations of the Greater Miami area's characteristic brand of mid-20th century resort architecture. The district boundaries generally span from Harding Avenue and Ocean Terrace to the Tatum Waterway, and from 73rd Street to 87th Terrace at the City's northern limit. Within this roughly 61 block area are 631 buildings, 520 of which are contributing buildings and 111 of which are non-contributing. The contributing buildings, constructed between 1935 and 1963, are mainly examples of small tourist hotels and apartment buildings, with varied commercial structures clustered along Collins Avenue between 73rd and 75th Streets. A smaller number of single family dwellings, religious, educational and public buildings are scattered throughout the neighborhood. North Shore was founded on the pragmatic planning of the engineer's grid and its development as a coherent district owes much to the repetition of similar building types and styles within a compact space. North Shore, was largely built up after World War II, and its development was solidly calibrated to the garden-oriented planning, architectural vocabulary and representational motifs of mid-century America. Its mostly flat-roofed buildings, faced in field stone, slump brick, patterned stucco and perforated concrete screens, punctuated by idiosyncratic pylon forms, projecting concrete fins and decorative modern metal-works, and wrapped around intimate garden patios, convey an architectural sensibility characteristic of the middleclass, tropical resort that flourished in the North Beach area. This style has recently become known as "Miami Modernism" (MiMO).

PRESENT AND ORIGINAL APPEARANCE

North Shore is an urban district of small and medium-scale buildings on the northern frontier of the City of Miami Beach. It comprises a compact commercial district and hotel area along with a large contiguous zone characterized primarily by a blend of apartment buildings interspersed with small homes and religious buildings. Because Collins Avenue is both a resort main street and a commercial corridor, a defining feature of the North Shore district is that its hotel and commercial activities largely overlap (both at the urban scale and within individual buildings). Further west, the district's characteristic grid of streets organizes 50 foot building lots largely occupied by narrow, free-standing masonry and concrete buildings. The multiplicity and consistency of these buildings in their scale, placement, materials, styling and architectural type are the basis of the area's distinctive urban qualities.

North Shore's southern end comprises the generously sized blocks and wide streets of the Harding Townsite, the only part of Miami Beach platted by governmental initiative. This compact area, layered from the ocean to the bay and replacing the site of Biscayne House of Refuge (the district's first known structure), comprises the elements of a full townsite. Beachfront hotels are organized along the two-block frontage of Ocean Terrace, a commercial district frames Collins Avenue and, to the west, a neighborhood of apartment buildings stretches to the Park View Waterway. North of the Harding Townsite, a more modest block structure inhabited with small

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apartment buildings is prevalent. Interspersed among the apartment buildings are small wood frame and masonry homes, remnants of the lower density envisioned in the district's early development.

North Shore was initially conceived as a district of homes. However, starting in the 1930's, its grid-based platting was more intensively developed with modern garden apartment building types that sponsored a corresponding urban culture in both the civic and commercial realm. Adapted to both the platting and local environment conditions with patios, surrounding gardens, porches, loggias and exterior staircases and catwalks, these small garden apartment buildings also illustrate a rich variety of popular architectural themes.

The North Shore district includes the Biscayne Elementary School at 800 77th Street (Photo 1) (August Geiger, 1941). Located at the geographic center of the North Beach area, the building's modest, deferential facades feature a classical front with open-air galleries leading to the classrooms. The district further holds a number of significant churches and synagogues located on prominent corners. The perforated concrete belvedere of Temple Menorah at 620 75th Street (Photo 2) (Gilbert Fein, 1951, Morris Lapidus, 1963) is located on the southeast corner of Dickens Avenue and 75th Street. A more geometric pylon offsets the sober planes of Temple Ner Tamid at 7902 Carlyle Avenue (Photo 3) (J. Richard Ogden, 1957), whose walls are rendered in field stone.

A number of significant geographical features also define the North Shore district. On the east side, North Shore Open Space Park provides a broad and natural park frontage. Further to the east is the Atlantic Ocean, whose beaches constitute one of the most important lures to the neighborhood. At the southeast corner of the district, the hotels and apartment buildings of Ocean Terrace in the Harding Townsite face directly to this coastal stretch. The west side of the district is formed by the Tatum Waterway, an inland channel whose two sides are lined with small contributing apartment buildings. The district's southern boundary is marked by North Shore Park, an important social and recreational center for the neighborhood, whose eastern terminus on the ocean is marked by the North Shore Bandshell at 7250 Collins Avenue (Photo 4) (Norman M. Giller & Associates, 1961). The bandshell's streamlined proscenium, circular pylons, cantilevered canopies and embracing walls demarcate a theatrical, modern meeting space that is an emblem for the public architecture of mid-century North Beach.

The expanding popularity of the North Shore district, coupled with redevelopment pressure as a result of the post 2000 building boom, is creating new challenges for the retention of neighborhood buildings. Redevelopment has increased with a corresponding loss of the area's traditional building types. In contrast to the predominantly one and two story buildings found throughout North Shore, most new buildings are built to four or five stories. The common provision of parking and the greater density of floor area in new buildings make replacement an attractive option for many property owners.

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Yet, the district is still largely intact. Most of the contributing buildings in the North Shore Historic District are in good physical condition, and they retain much of their original architectural character and integrity. Alterations to historic structures typically include the replacement of doors and windows, roofing materials and decorative metal-works. Some buildings have modest additions.

Description of Representative Buildings in the District

(See the Multiple Property Listing for representative building type descriptions)

Moderne hotels

A number of Moderne hotels are located in the North Shore Historic District, mainly along the beach. Most were two to three-stories tall, incorporating the structural logic inaugurated in the Mediterranean Revival architecture of the 1920's. They have masonry and concrete outer walls, pierced by generous windows and decorated with decorative glass and stucco, projecting concrete 'eyebrows' and attached metalworks. On the interior, wood framed interior partitions, floors and roofs were typical.

Many Moderne hotels are situated on Ocean Terrace in the area of the Harding Townsite, where three major hotels were built in one year alone. The seven-story Days Inn (former Ocean Terrace Hotel) at 7450 Ocean Terrace (Photo 5) (Harry O. Nelson, 1940) featured eyebrows at each window and a continuous wrapping eyebrow that formed a modern cornice at the top of the building. Its most prominent feature was a bull-nose glass lobby that projected from the building at the ground floor, screening its large porch from the corner. Next door, the Ocean Surf (former Alcan Surf Hotel) at 7436 Ocean Terrace (Photo 6) (Anton Skislewicz, 1940) was more nautically inspired. On either side of a central vertical band that accentuated the height of the structure, its tripartite façade featured large porthole windows and projecting balconies that wrapped its rounded corners. The building was held aloft on piloti columns over a deep ground floor porch. A block south, the three-story Olsen Hotel at 7300 Ocean Terrace (Photo 7) (Victor H. Nellenbogen, 1940) featured a streamlined facade with rounded corners, fronted with a projecting glassed-in porch whose corners were similarly rounded.

A smaller number of hotels were built on Collins and Harding Avenues, just west of the beach. At 7326 Collins Avenue, the Hotel Croton (Photo 8) (T. Hunter Henderson, 1940) is integrated into the commercial district of the Harding Townsite with a ground floor retail space behind the building's recessed porch. Its upper residential section was decorated with continuous eyebrows, multi-color tile and perforated concrete grills. At 7643 Harding Avenue, the Baltic Hotel (Photo 9) (Harry O. Nelson, 1940) addressed its corner site with a segmented wrapping corner entrance accented by similarly wrapping projecting eyebrows.

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Moderne apartment buildings

Low-scaled masonry and wood-framed apartment buildings, largely modest and mainly built on a single lot, remained a primary model for urban development in North Shore's residential grid during the 1930s. Typical was 8216 Harding Avenue (Photo 10) (Harry O. Nelson, 1939), a two-story building whose tripartite façade featured a centered door surrounded by glass block sidelites, symmetrical planters, windows shaded by projecting eyebrows and decorative stucco medallions. The White Apartments at 405 76th Street (Photo 11) (Henry Hohausser, 1937) was a four-unit, one story structure with streamlined decoration expressed in incised horizontal banding and continuous projecting eyebrows.

Many apartment buildings built before World War II in North Shore, however, were not clearly illustrative of Moderne styling. Often characterized as Masonry Vernacular or Minimal Traditional, these masonry structures are modern in form and type, but eschewed overtly Moderne details, having instead a vernacular blend of plain stucco walls, clay tile roofs and un-adorned windows. For instance, 7725 Byron Avenue (Joseph J. DeBrita, 1941) (Photo 12) was a simple and plain multi-unit building whose plain form and tile roof carried blended modern and Mediterranean Revival themes, with no overt reference to either.

Bungalow courts

Smaller one and two-story buildings organized around courtyards, gardens and patios were also built. The block of Harding Avenue between 81st and 82nd streets was largely developed as a colony of one-story villas organized around small gardens (Photo 13) (Edward A. Nolan, 1940), creating a bungalow court, one of the most important housing models of the era. The courts were entered through portals composed of concrete pylons topped by projecting concrete roofs. The villas featured cubic massing, rounded parapets, incised racing stripes and a cornice that features raised medallions.

Postwar Hotels

Before they were supplanted by larger resort hotels built along Collins Avenue in the 1950's, small postwar hotels followed closely the urban pattern set before World War II, albeit with downsized decorative pretensions. Along Ocean Terrace, a group of four small hotels built on single lots and incorporating front porches maintained the tight knit scale of earlier modern hotels, and completed the unique urban frontage that approximately matches the pattern set along Ocean Drive in southern Miami Beach. At the Ocean Terrace Hotel and Apartments at 7410 Ocean Terrace (Photo 14) (Gilbert M. Fein, 1951), the low-slung two story building has a gridded stucco façade measured by continuous horizontal stucco bands that frame the windows. At the ground floor, a fieldstone base and recessed plate glass greet the tourist. The Ocean Horizon at 7420 Ocean Terrace (Photo 15) (Donald G. Smith, 1947) similarly has a fieldstone base and its windows were framed with continuous wrapping concrete fins. At 7430 Ocean Terrace, the windows of the Ocean Way Hotel (Photo 16)

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(Gilbert M. Fein, 1951) framed by wrapping window fins, intersect an asymmetrically deployed slump brick pylon. 7400 Ocean Terrace (Photo 17) (Gilbert M. Fein, 1961) also featured stack bonded slump brick panels, screen block, a projecting roof, and decorative appliqué that included diamonds and fish.

Postwar Motels

The main north-south automotive artery of North Shore comprises the pair of Collins and Harding Avenues. Accordingly, a number of motels sprung up here. Beach Place Motel at 8601 Harding Avenue (Photo 18) (Gilbert M. Fein, 1951) is typical. Its two-story U-shaped building wrapped the pool deck, and parking was available along the street. The buildings featured projecting roof canopies, louvered railings along its catwalks, and exterior stairs screened with horizontal and concrete fins. At Harding Village at 8540 Harding Avenue (Photo 19) (Manfred M. Ungaro, 1950), three two-story buildings framed a double court, one for parking and the other for the pool. Breeze block screen walls framed by slump brick pylons screen the parking and pool areas from the street, while exterior stairs with solid masonry parapets mark the end-walls.

Postwar, garden-style apartment buildings

If, as early as the 1930's, the fate of North Shore was to become largely multi-family residential, it was not until the massive postwar construction boom that most land was developed, and that the district assumed its character. The primary model of apartment development west of the beach was garden apartment buildings, many built on a single residential building lot. Garden-oriented postwar apartment buildings partly assumed the functions of small hotels, but provided tourist lodging in the framework of a residential environment. One important part of these residential environments was the increasing orientation of the unit toward yard, court and garden spaces. Another important aspect was the incorporation of new stylistic themes that emphasized futurism and modernity, but also rusticity, natural materials and traditional imagery.

One primary model of apartment building was the small, two-story building oriented to front and rear yards. For instance, along Dickens Avenue, between 73rd and 74th Streets, a street-fronting row of two-story, four-unit apartment buildings facing Parkview Island featured landscaped front yards. The front stoop, located in the garden, was invariably the opportunity for architectural display. At 7327, 7335 and 7345 Dickens Avenue (Photo 20) (Harry O. Nelson, 1949-50), each building had a projecting concrete entrance canopy supported on metal beanpoles. A similar group at 7305, 7315 and 7323 Dickens Avenue (Photo 21) (Leonard H. Glasser, 1952-53) featured concrete balconies with iron railings on canted pipe columns, applied dolphin castings, and glass jalousie windows protected by corrugated metal clam shell awnings.

Another model for apartment buildings derived from garden apartment-type patio buildings first seen in Miami Beach in the 1920's. Good House at 530 75th Street (Photo 22) (Henry Hohausser, 1946) is a three-story structure organized around a small enclosed patio, with rooms served by a double-loaded corridor. Stylistically,

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Good House was inspired by Miami Beach's postwar Neo-classical revival. Its façade featured a central panel of slump brick with elliptical lunettes, vents inscribed with the image of a ship, and an attached portico with engaged columns. Other features include six-pane side lights framing the door, moldings along roofline and stylized stucco shutters.

A block of buildings between Abbott to Byron Avenues, and 75th and 76th Streets, completed during World War II (Gerard Pitt, 1944), illustrates the urban capacity of small, two-story walk-up apartment buildings. Each displayed a mix of Neo-classical Revival and Modern themes. 410 and 430 76th Street (Photo 23) addresses the street with a Mount Vernon-type two-story portico supported on paired pipe columns unfilled with ornamental filigree. The entrances featured broken pediments. Yet, where the side facades are visible, they feature partly cantilevered exterior stairs with stepped parapets, and metal railings. The six buildings that comprise the small block blended formal frontages and exterior stairs to the street, sheltering a variety of comfortable courtyards spaces.

The most prodigious model of postwar apartment building was the narrow, side-loaded structure with a garden on one side, corridors on the outside in the form of catwalks and exterior stairways that were elaborated as architectural features in their own right. The Oasis Apartments at 7435 Byron Avenue 24) (Tony Sherman, 1950) has ribbon windows, a broad overhanging butterfly roof and ornamental decorative metal screens facing the street. The Byron Aire Apartments at 501 74th Street (Photo 25) (Leonard H. Glasser, 1952) is a two-story building sheltered by the projecting planes of a wood frame roof. The entrance stair and a cantilevered second floor balcony were the main features, while ground floor units opened to a terrazzo terrace. Additional decoration was provided by transite asbestos panels suspended on metal bean poles. When these narrow, garden-style buildings were located on corners, they generally turned their main side façade to face the street, producing an urban frontage with galleried walkways and exterior stairs. The two-story apartment building at 8040 Harding Avenue (Photo 26), designed by Tony N. Sherman (1949), is an example. It features a rounded corner with vertical fins that rise the full height of the building, but it also frankly expresses its projecting concrete catwalks, which are framed by stairways at either end. In a monumentalizing gesture, and to obtain views of the ocean, the open structure of the rear stair rises beyond the roof, capped by a flat canopy that forms a structural punctuation point to the façade's horizontal momentum.

On double lots, apartment buildings were generally arranged to create a common garden court. These multi-lot properties, like the Southern Sands Apartment Hotel at 8210 Harding Avenue (Photo 27) (T. Hunter Henderson, 1940), which was advertised as "spaced in beautiful lawns and gardens, this being the attractive and quiet upper beach section close to Surfside,"¹ promoted the garden as the building, and district's, most vital amenity. At 7418-7428 Harding Avenue (Photo 28) (1946, Frank Wyatt Woods), three buildings were organized into a U-

¹ "Southern Sands Apartment Hotel," Lorenz More, Florida Hotel and Travel Guide, 1942. Courtesy of the Florida Room, Miami-Dade Public Library.

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shaped court. Principally, however, garden courts were created by mirroring two identical narrow bar-shaped buildings. At 7630-7640 Dickens (Photo 29) (Leonard H. Glasser, 1951), two one-story garden-type apartment structures created a garden delineated by a gateway of projecting pylons. The projecting eaves of the building's flat roof were canted planes of clapboard siding, and further sun-protection was afforded by wrapping concrete fins that framed both the windows and a series of fieldstone panels. Similarly, the one-story Carol Lee Apartments at 7610-20 Harding Avenue (Photo 30) (MacKay and Gibbs, 1952) comprised two buildings that faced a common garden. The structure featured chamfered corners with wrapping jalousie windows, individual stoops at each of the 10 units, and a hipped roof. 7344-7350 Byron Avenue (Photo 31) (Manfred M. Ungaro, 1952), a two-story double-bar patio building, unified its two facades with stone cladding that created a keystone supergraphic across the facades.

One type of mirrored garden apartment buildings, a trademark of architect Gilbert M. Fein, featured two story buildings joined at the front by a marquee or gable roof, and framing a paved or landscaped court. These 'propylae' provided a dramatic sense of entrance to the ensemble, even in modest buildings. For instance, the rectangular framed gateway to 7416 Byron Avenue (Photo 32) (Gilbert M. Fein, 1956) knits its two buildings together, forming a well-defined courtyard. Architect Gerard Pitt produced a number of similar buildings, like 7930 Tatum Waterway Drive (Photo 33) (1957). Here, the connecting gable, supported on brick pylons, suggests the bungaloid roof of a great lodge.

Larger assemblages of narrow, single-bar type buildings were also possible. North Shore's most expansive project, the Drake Villas along Tatum Waterway Drive (Donald Smith and Irvin Korach, 1948), was designed to comprise a campus of more than 23 buildings spread out across more than 2,000 linear feet of water frontage. Developed by Jacob Freidus, the developer of the Tatum Waterway Subdivision, the buildings were grouped to frame patios and courts, pool and cabana areas, tennis courts and a solarium. The Drake ensemble was constructed of a single building module that eschewed Miami's vernacular masonry and wood construction, instead employing entirely concrete construction for both walls and floor slabs. About 13 buildings were finally built, and it is remarkable that while these buildings were executed by the same architect, they nevertheless provided a great variety of details, particularly in the elaboration of guard rails. (715 78th St., Photo 34) (7819-7809 Tatum Waterway Drive and 725 78th St., Photo 35)

As with Moderne apartment buildings, many postwar garden apartment buildings exhibit a liberal or eclectic mix of styles. For instance, 8011 Crespi Boulevard (Photo 36) (Gerard Pitt, 1955), whose modern eaves supported a hipped and barrel tile roof, can be classified as Mixed Mediterranean Revival / Postwar Modern. Several buildings are Mixed Postwar Modern / Neo-classical Revival.

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Moderne commercial buildings

Commercial development in North Shore took off during the 1930's, depositing retail buildings, drug stores, movie theaters, restaurants and banks along Collins Avenue and 71st Streets, North Shore's commercial corridors. At least six Moderne commercial buildings are located on Collins Avenue. One of the most prominent, the Surf Theater at 7420 Collins Avenue (Photo 37) (Robert E. Collins, 1938), featured vertical stucco fluting that terminated in floral scrollwork, a stepped parapet and scalloped moldings. Its tri-partite façade emphasized the centrality of a marquee that projected over the sidewalk.

Not all facades reflected characteristic Moderne themes like streamlining. Restaurants in particular deployed a range of styling, from the colorful and sparkling play of light to exotica. The Epicure Restaurant (later Curry's) at 7433 Collins Avenue (Photo 38), (John and Coulton Skinner, 1938) was a vitreous composition of plate glass and glass block, framed in dark Glass 'Vitrolite'.

As late as 1950, Moderne styling still provided an appropriate expression for retailing. Although completed after World War II, VIP Studios at 7401 Collins Avenue (Photo 39) (formerly the RKO Movie Theater, Albert Anis, 1947) its rounded corner and applied stucco speed stripes are an excellent illustration of streamlining. The CVS at 7410 Collins (Photo 40) (original Food Fair, F. J. Tarlowski, 1950) has a recessed square pylon feature connected to the main façade with projecting flat planes. Its stucco banding connected to Moderne decorative themes, while the more structuralist handling of the pylon element and flat planes predicts the futurism of postwar modern commercial architecture. The Chase Federal Savings and Loan at 7474 Collins (Photo 41) (August Geiger, 1950) was a monumentalizing modern-classical composition. Its formal entrance was framed in an ornamental quarry keystone surround, and the balance of the façade comprised raised stucco medallions and contrasting glazed tile.

Postwar commercial buildings

Commercial development in North Shore continued in the postwar era, largely completing the commercial frontages along Collins Avenue and 71st Street. Postwar commercial buildings in Miami Beach often alluded to automotive culture with sleek, horizontal designs. Walgreens (formerly the Woolworth Store) at 7332-7352 Collins Avenue (Photo 42) (Maurice S. Weintraub, 1963) had an uninterrupted band of plate glass as its lower façade, while the upper façade was a signage band that featured massive channel letters over a field of mosaic tiles.

Single Family Dwellings

Single family homes were once the principle building type in the North Shore district. Most were replaced by apartment buildings during the intense densification of the postwar period. Of the 18 homes remaining, three are

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wood frame vernacular. Notably, the wood frame houses of North Shore are not remnants of an early pioneer tradition, but examples of the national revival of American colonial architecture. These largely austere houses comprise many elements associated with Minimal Traditional houses. Typical are a series of frame vernacular residences designed by architect Victor Nellenbogen. 330 76th Street (Photo 43) (1935) had a varied massing comprising multiple gables punctuated by a chimney, and is sheathed in wood clapboard. Consistent with the design of Moderne and postwar architecture, it featured built-in wrapping planters, while its projecting wings were roofed with multiple gables. 7611 Abbott Avenue (Photo 44) (1936) similarly had wood clapboard siding and wood window surrounds. It features a projected window bay supported on wood brackets, an octagonal louvered vent and double hung windows.

Mediterranean Revival institutional and religious buildings

Like in the southern district of Miami Beach, North Beach was largely platted with little accommodation for civic architecture. Nevertheless, several significant public and institutional buildings are found throughout the district. August Geiger designed the Biscayne Elementary School at 800 77th Street (Photo 1) (1941). Like Geiger's other contemporary school projects elsewhere in Miami Beach, Biscayne Elementary was constructed by the PWA, but eschews the movement's characteristic Depression Modern architecture in favor of a more traditional appearance.

Postwar Modern institutional and religious buildings

A number of religious buildings were built at prominent locations in North Shore, marking the district's ascendancy as a real neighborhood. In particular, as North Beach evolved increasingly into a Jewish community in the postwar era, many synagogues were built within the fabric of the community. Large synagogues, like Temple Menorah (originally North Shore Jewish Center, Gilbert M. Fein, 1951) (Photo 2), which was expanded by Morris Lapidus in 1963, prominently featured a tower perforated with circular openings and topped with a parabolic concrete shell roof. . A number of other small synagogues were developed in the district such as Igreja Evangelica Assemblia (former Temple Agudath Israel Hebrew Institute, T. Hunter Henderson, 1954) (Photo 45) at 7801 Carlyle Avenue and Temple Ner Tamid, designed by J. Richard Ogden (1957) at 7902 Carlyle (Photo 3).

The most extraordinary postwar civic building in North Shore is the North Shore Bandshell (Photo 4) (Norman M. Giller and Associates, 1961). The Bandshell comprised a circular court surrounded by a proscenium structure, a low wall and three entry towers. The sculpted mass of the proscenium was notably Moderne in its architectonics, while the crisp cylindrical forms of its entrance towers betrayed a postwar spirit.

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Expanded Period of Significance 1958-1963

Although National Register nominations generally applies a 50 year cutoff as a criteria for historical significance, the built evidence of North Beach's construction indicates that most buildings built in at least a six year period after 1957 (the assumed 50 year cutoff) are indistinguishable from earlier buildings and inextricably linked to the architectural themes of the postwar generation that is the focus of this nomination. Most building production of this period derived from postwar architectural themes, or expanded these themes with new but subtle variations (the late 1950's fashion for double-bar buildings joined by a common gable is an example). The period between 1958 and 1963 did witness steady pressure to provide parking within building sites. This lead to the critical reworking of the zoning code in 1964 that appears to have effectively capped the significant and characteristic production of the postwar era. Its crucial and lethal provision for 1½ parking spaces per dwelling unit had a substantial impact on built form in North Beach, spurring a radically different new building type (largely modeled over parking garages) and making the older types associated with the period of significance impossible or un-economical to build.

There are a total of 25 contributing properties (33 buildings) in the North Shore district built during the later years of the Post World War II Boom (1958-1963) compared to 296 properties (approximately 370 individual buildings), built during the earlier years following World War II (1946-1957). Examples of Post War Modern garden apartment buildings less than 50 years old include 525 79th Street (Photo 59)(Nathan A. Seiderman, 1958); 7640 Carlyle Avenue (Photo 60)(Gilbert M. Fein, 1958); 7740 Dickens Avenue (Photo 61)(Gilbert M. Fein, 1958); 7745 Harding Avenue (Photo 62)(Gerard Pitt, 1958); 7787 Tatum Waterway Drive (Photo 63)(W.A. Friedman, 1958); 8129 Abbott Avenue (Photo 64)(Gerard Pitt, 1958); 7715 Harding Avenue (Photo 65)(Gilbert M. Fein, 1959); 7725 Carlyle Avenue (Photo 66)(E. F. Hauser, 1959); 7800 Harding Avenue (Photo 67)(E. F. Hauser, 1959); 8035 Crespi Blvd. (Photo 68)(Nathan A. Seiderman, 1959); 8501-09 Crespi Blvd. (Photo 71)(Charles H. Markel, 1960); 8101 Abbott Avenue (Photo 73)(Gerard Pitt, 1962); 8040 Tatum Waterway Drive (Photo 74)(Gerard Pitt, 1963); and 7400 Ocean Terrace (Photo 17)(Gilbert M. Fein, 1961). Each of these buildings feature the distinguishing characteristics of the Post War Modern garden apartment style, such as 2-story single and double bar massing, flat roof with broad overhanging eaves, exterior catwalk accessed by exterior stairway, ornamentation with contrasting brick, stone, iron railings and/or perforated breeze block. Aside from typical garden apartment buildings, the only other contributing buildings constructed during the period from 1958 to 1963 were two outstanding examples of civic and religious architecture and one prominent commercial building. The first is Temple Menorah's Olemberg Hall at 7445 Carlyle Avenue (Photos 69 and 70)(David N. Leslie, 1960) which features dramatic flat roof plains 'floating' above expansive glass curtain walls, as well as low horizontal walls separated from the roof plain above by continuous clear glass 'ribbon' windows (now painted). The main entrance is flanked on one side by a broad roof overhang perforated with square openings (Photo 70) and providing natural daylight to continuous 'floating' planters below. The opposite side of the entrance is flanked by a lushly landscaped courtyard garden with a cast masonry feature wall. Freestanding metal ornamentation above the entrance (visible in Photo 69) is not original to the structure.

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The most significant civic building in the district is the North Shore Bandshell at 7251 Collins Avenue (Photo 4)(1961), previously described on pages 2 and 9. Finally, the former Woolworth's store at 7332-7352 Collins Avenue (Photo 42) completed the Collins Avenue commercial district in 1963 with a suitably powerful facade featuring a colossal signage panel of multi-blue and white ceramic tiles floating above a transparent continuous glass storefront revealing the store's wares and customers below. The word "WOOLWORTH'S", spelled in enormous illuminated letters, originally graced the signage panel (now replaced with equal size and style of illuminated letters, spelling "WALGREEN'S"). Near the corner of 74th Street the upper facade transitions into regimented array of the vertical ceramic tile panels (of the same colors) which project above the roof line and dramatically wrap the commercial facade around the corner.

Non-contributing Buildings

Three categories of non-contributing buildings are found in the North Shore district. The first category includes buildings initially constructed during one of the district's historic context periods that are non-contributing because of alterations that have negatively impacted their significance. An example of this is 7626 Harding Avenue (Photo 75)(architect unknown, 1926), a wood frame vernacular dwelling that has been altered with inappropriate roof tiles, windows, porch enclosure and the addition of a two story apartment building in the rear. An example of an altered building from the Postwar period is 7717 Hawthorne Ave. (Photo 76)(Gilbert M. Fein, 1950).

The second category includes buildings that were built during the district's extended period of significance (1958-1963), and retain many of the fundamental scale or typological characteristics of its earlier architecture, but also display distinctly new adaptations. Examples of this category include 8000 and 8010 Tatum Waterway Drive (Photo 77)(Gerard Pitt, 1962 and 1963) which feature a front façade set back on the ground floor to accommodate parking spaces under a second story apartment unit.

The third category includes buildings that were built after 1963. These are stylistically and/or typologically distinct from earlier developments. These newer buildings presented a dramatic contrast in height and bulk. Within the small lot structure and compact urban landscape of North Shore, the 1964 Zoning Ordinance and its more stringent requirement for on-site parking had important effects. As Miami Beach's beachfront location rendered underground structured parking un-economical, the ground floor area of a building lot became the only practical location for on-site parking, eliminating the intimate connection with building courtyards that is a defining feature of North Shore's urbanity. The problem was exacerbated by the use of front and side yards for additional parking, resulting in continuous curb cuts along the street and long linear parking zones that dominated street frontages. A subsidiary effect of the parking requirement led to larger buildings. As the narrow but deep lot structure of North Beach, based fundamentally on 50' parcels, was largely inefficient for parking, multiple lots were increasingly assembled to create larger and more efficient parcels. The resulting larger

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
DESCRIPTION

buildings, raised on 'pilotis' over a ground plane dominated by automobiles, are characteristic products of the new zoning. The first building of this type appeared in 1964 at 8001 Byron Avenue (Photo 78).

The provision of parking only partly describes the post-1963 architecture of North Beach. Larger buildings exhibit a more mechanical approach to façade composition, eschewing decorative patterning or material use for a simple patterning of repeated windows or balconies, or no patterning at all. With the diminishing quality of outdoor public spaces, private balconies (not typical in earlier buildings) and expressed catwalks serve as the only critical connection to the outdoors. The smallest of these pilotis buildings, generally 4-6 stories tall, are located on the district's characteristic single 50' lots, comprise a single bar of units over parking. A small community room generally shields the parking area from the street, although parking in the front yard is also prevalent. The units are accessed by an elevator from the parking garage, leading to a catwalk on one side of the building. Wider buildings, like 8024 Tatum Waterway, interrupt the scale of the street with large frontages, generally set back to allow parking in the front yard. Even larger buildings, like 7921 Byron Avenue (Photo 79)(1977), occupy all or the large part of a block. More recent buildings, like 8041 Harding Avenue (Photo 80) (2005), attempt to conceal parking from street frontages, comprising townhouses that come all the way to the ground.

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
DESCRIPTION

Function or Use

Historic Functions

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Hotel
COMMERCE/TRADE/Specialty Store
COMMERCE/TRADE/Restaurant
COMMERCE/TRADE/Financial Institution
EDUCATION/School
RELIGION/Religious Facility
RECREATION AND CULTURE/Music Facility
RECREATION AND CULTURE/Theater

Current Functions

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Hotel
COMMERCE/TRADE/Specialty Store
COMMERCE/TRADE/Restaurant
COMMERCE/TRADE/Financial Institution
EDUCATION/School
RELIGION/Religious Facility
RECREATION AND CULTURE/Music Facility
RECREATION AND CULTURE/Theater

ARCHITECTURAL CLASSIFICATION

NO STYLE/Frame Vernacular
NO STYLE/Masonry Vernacular
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Mediterranean Revival
MODERN MOVEMENT/Art Deco
MODERN MOVEMENT/Moderne
OTHER/Minimal Traditional
OTHER/Post-War Modern

MATERIALS

Foundation: Stucco
Walls: Stucco
Brick
Stone
Weatherboard
Roof: Asphalt
Tile
Other: Wood
Iron (railings)
Cast concrete

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

CONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>73rd Street</u>				
341	Apartments	Post War Modern	1957	DA 8212
535	Apartments	Post War Modern	1954	DA 8200
<u>74th Street</u>				
300	Apartments	Post War Modern	1956	DA 8201
501	Apartments	Post War Modern	1952	DA 8161
535	Apartments	Post War Modern	1947	DA 8166
540	Apartments	Post War Modern	1951	DA 8194
601	Apartments	Post War Modern	1948	DA 8174
610	Apartments	Post War Modern	1953	DA 8176
611	Apartments	Post War Modern	1948	DA 8175
<u>75th Street</u>				
335	Apartments	Post War Modern	1951	DA 8294
350	Apartments	Post War Modern	1955	DA 8152
415	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8301
421	Apartments	Masonry Vernacular, Neoclassical Revival	1944	DA 8298
503	Apartments	Masonry Vernacular	1947	DA 8389
530	Apartments	Post War Modern/Neoclassical Revival	1946	DA 8162
555	Apartments	Post War Modern	1952	DA 8388
601	Apartments	Post War Modern	1948	DA 8395
620	Synagogue	Post War Modern	1951	DA 8167
625	Apartments	Post War Modern	1951	DA 8394
405	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8300
<u>76th Street</u>				
200	Apartments	Post War Modern	1957	DA 8216
235	Apartments	Post War Modern	1949	DA 8233
240	Apartments	Post War Modern	1953	DA 8228
300	Apartments	Post War Modern	1958	DA 8296
330	Residence	Frame Vernacular	1935	DA 8293
355	Apartments	Post War Modern	1953	DA 8287
405	Apartments	Moderne	1937	DA 8306
410	Apartments	Masonry Vernacular, Neoclassical Revival	1944	DA 8302
415	Apartments	Post War Modern	1957	DA 8307

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

76th Street (cont.)

430	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8297
501	Apartments	Post War Modern	1945	DA 8382
510	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8391
520	Apartments	Post War Modern	1954	DA 8386
525	Apartments	Moderne	1941	DA 8381
620	Apartments	Post War Modern	1958	DA 8392

77th Street

235	Apartments	Moderne	1940	DA 8239
241	Apartments	Moderne	1936	DA 8240
350	Apartments	Masonry Vernacular/Art Deco	1937	DA 8281
421	Apartments	Mediterranean Revival/Art Deco	1940	DA 8316
450	Apartments	Post War Modern	1953	DA 8303
500	Apartments	Post War Modern	1950	DA 8385
501	Apartments	Post War Modern	1957	DA 8371
525	Apartments	Post War Modern	1951	DA 8370
605	Apartments	Post War Modern	1953	DA 8408
630	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8397
631	Apartments	Post War Modern	1951	DA 8407
700	Apartments	Post War Modern	1952	DA 8426
800	School	Classical Revival	1941	DA 8428

78th Street

235	Apartments	Post War Modern	1951	DA 8243
310	Apartments	Art Deco	1938	DA 8280
420	Apartments	Moderne	1940	DA 8311
630	Apartments	Post War Modern	1950	DA 8402
700	Apartments	Post War Modern	1950	DA 8423
715	Apartments	Post War Modern	1948	DA 8456
718	Apartments	Post War Modern	1958	DA 8461
725	Apartments	Post War Modern	1948	DA 8455

79th Street

235	Apartments	Post War Modern	1956	DA 8247
245	Apartments	Art Deco	1937	DA 8248
335	Apartments	Post War Modern	1958	DA 8265
401	Apartments	Post War Modern	1952	DA 8334
425	Apartments	Post War Modern	1951	DA 8333
503	Apartments	Post War Modern	1952	DA 8352
520	Apartments	Post War Modern	1964	DA 8359

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

79th Street (cont.)

525	Apartments	Post War Modern	1958	DA 8351
600	Apartments	Post War Modern	1950	DA 8422

80th Street

233	Apartments	Post War Modern	1955	DA 8253
319	Apartments	Post War Modern	1951	DA 8258
401	Apartments	Post War Modern	1947	DA 8344
320-328	Apartments	Post War Modern	1947	DA 8261

81st Street

233	Apartments	Moderne	1940	DA 8462
430, 410	Apartments	Post War Modern	1950	DA 8340

82nd Street

285	Apartments	Moderne	1939	DA 8469
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82nd Terrace

411	Apartments	Post War Modern	1950	DA 8487
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83rd Street

235	Apartments	Post War Modern	1949	DA 8543
315	Apartments	Post War Modern	1955	DA 8529
320	Apartments	Post War Modern/Mediterranean Revival	1938	DA 8477
320	Apartments	Post War Modern	1950	DA 8478
321	Apartments	Post War Modern	1947	DA 8527

84th Street

235	Apartments	Post War Modern	1947	DA 8538
240	Apartments	Post War Modern	1950	DA 8539
320	Apartments	Post War Modern	1955	DA 8526
321, 333	Apartments	Post War Modern	1951	DA 8515
340, 342	Apartments	Post War Modern	1955	DA 8520
350, 354	Apartments	Post War Modern	1955	DA 8521

85th Street

240	Apartments	Post War Modern	1949	DA 8535
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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

85th Street (cont.)

320	Apartments	Post War Modern	1953	DA 8514
331	Apartments	Post War Modern	1947	DA 8508
345	Apartments	Post War Modern	1951	DA 8506
350	Apartments	Post War Modern	1956	DA 8512

86th Street

301	Apartments	Post War Modern	1948	DA 8503
320	Apartments	Post War Modern	1955	DA 8507
346	Apartments	Post War Modern	1951	DA 8504

Abbott Avenue

7611	Apartments	Frame Vernacular	1936	DA 8286
7619	Apartments	Post War Modern	1947	DA 8285
7620	Apartments	Art Deco	1937	DA 8308
7625	Apartments	Moderne	1936	DA 8284
7628	Residence	Moderne	1936	DA 8309
7635	Apartments	Post War Modern	1956	DA 8282
7636	Apartments	Art Deco	1940	DA 8310
7700	Apartments	Moderne	1940	DA 8317
7710	Apartments	Moderne	1940	DA 8318
7720	Apartments	Post War Modern	1957	DA 8319
7800	Apartments	Mediterranean-Revival/Moderne	1936	DA 8327
7810	Apartments	Post War Modern	1956	DA 8328
7820	Apartments	Art Deco	1937	DA 8329
7837	Apartments	Post War Modern	1947	DA 8271
7845	Apartments	Post War Modern	1947	DA 8270
7911	Apartments	Post War Modern	1956	DA 8264
7921	Apartments	Post War Modern	1949	DA 8263
7922	Residence, Apartment	Moderne	1937	DA 8336
7922	Apartments	Post War Modern	1952	DA 8337
7926	Apartments	Moderne	1937	DA 8338
7929	Residence	Minimal Traditional	1939	DA 8262
8010	Apartments	Moderne	1940	DA 8345
8011	Apartments	Post War Modern	1949	DA 8257
8020	Apartments	Moderne	1940	DA 8346
8021	Apartments	Post War Modern	1947	DA 8256
8101	Apartments	Post War Modern	1962	DA 8473
8129	Apartments	Post War Modern	1958	DA 8474
8135	Apartments	Post War Modern	1949	DA 8475
8201	Apartments	Post War Modern	1950	DA 8476

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Abbott Avenue (cont.)

8300	Apartments	Post War Modern	1946	DA 8525
7834, 7842	Apartments	Moderne	1940	DA 8331
7940-7950	Apartments	Post War Modern	1951	DA 8339
8030, 8040	Apartments	Post War Modern	1950	DA 8347
8035, 8045	Apartments	Post War Modern	1946	DA 8255

Byron Avenue

7300	Apartments	Post War Modern	1951	DA 8193
7311	Apartments	Post War Modern	1957	DA 8211
7315	Apartments	Post War Modern	1955	DA 8210
7325	Apartments	Post War Modern	1949	DA 8209
7330	Apartments	Post War Modern	1951	DA 8191
7332	Apartments	Post War Modern/Mediterranean Revival	1940	DA 8190
7333	Apartments	Moderne	1941	DA 8208
7345	Apartments	Art Deco	1947	DA 8207
7355	Apartments	Post War Modern	1949	DA 8206
7407	Apartments	Post War Modern	1948	DA 8156
7412	Apartments	Post War Modern	1949	DA 8160
7415	Apartments	Post War Modern	1951	DA 8155
7416	Apartments	Post War Modern	1956	DA 8159
7425	Apartments	Post War Modern	1950	DA 8154
7435	Apartments	Post War Modern	1950	DA 8153
7440	Apartments	Post War Modern	1957	DA 8158
7450	Apartments	Post War Modern	1947	DA 8157
7501	Apartments	Masonry Vernacular/Neoclassical Revival	1944	DA 8299
7510	Apartments	Post War Modern	1949	DA 8390
7620	Residence	Minimal Traditional	1940	DA 8383
7625	Residence	Minimal Traditional	1939	DA 8305
7635	Apartments	Post War Modern	1955	DA 8304
7709	Apartments	Post War Modern	1956	DA 8315
7712	Apartments	Post War Modern	1949	DA 8372
7717	Apartments	Post War Modern	1958	DA 8314
7720	Apartments	Post War Modern	1954	DA 8373
7725	Apartments	Masonry Vernacular	1941	DA 8313
7730	Apartments	Post War Modern	1954	DA 8374
7734	Apartments	Post War Modern	1946	DA 8375
7735	Apartments	Mediterranean Revival/Art Deco	1937	DA 8312
7742	Apartments	Post War Modern	1946	DA 8376
7815	Apartments	Post War Modern	1950	DA 8325
7821	Apartments	Post War Modern	1952	DA 8324
7825	Residence	Minimal Traditional	1940	DA 8323
7835	Apartments	Post War Modern	1950	DA 8322

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MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Byron Avenue (cont.)

7845	Apartments	Post War Modern	1951	DA 8321
7910	Apartments	Masonry Vernacular	1939	DA 8353
7915	Apartments	Post War Modern	1954	DA 8332
7920	Apartments	Post War Modern	1946	DA 8354
7936	Residence	Minimal Traditional	1939	DA 8356
7940	Apartments	Post War Modern	1946	DA 8357
8017	Apartments	Post War Modern	1951	DA 8343
8025	Apartments	Post War Modern	1950	DA 8342
8035	Apartments	Post War Modern	1950	DA 8341
8230	Apartments	Minimal Traditional	1941	DA 8491
8240	Apartments	Minimal Traditional	1941	DA 8492
8260	Apartments	Post War Modern	1946	DA 8493
8315	Apartments	Post War Modern	1945	DA 8524
8320	Apartments	Post War Modern	1951	DA 8501
8329	Apartments	Post War Modern	1952	DA 8523
8345	Apartments	Post War Modern	1955	DA 8522
8350	Apartments	Post War Modern	1951	DA 8499
8420	Apartments	Post War Modern	1952	DA 8498
8430	Apartments	Post War Modern	1951	DA 8497
8440	Apartments	Post War Modern	1950	DA 8496
8500	Apartments	Post War Modern	1951	DA 8495
8535	Apartments	Post War Modern	1953	DA 8505
8600	Apartments	Post War Modern	1952	DA 8547
8210, 8220	Apartments	Post War Modern	1957	DA 8490
8300-8310	Apartments	Post War Modern	1949	DA 8502
8330, 8340	Apartments	Post War Modern	1951	DA 8500
8401-8411	Apartments	Post War Modern	1947	DA 8513
8540, 8550	Apartments	Post War Modern	1951	DA 8494
8620-8630	Apartments	Post War Modern	1950	DA 8548
7344-7350	Apartments	Post War Modern	1952	DA 8189

Carlyle Avenue

7301	Apartments	Post War Modern	1954	DA 8199
7304	Apartments	Post War Modern	1953	DA 8188
7310	Apartments	Post War Modern	1953	DA 8186
7315	Apartments	Post War Modern	1955	DA 8198
7320	Apartments	Post War Modern	1952	DA 8184
7325	Apartments	Post War Modern	1951	DA 8197
7330	Apartments	Post War Modern	1950	DA 8182
7333	Apartments	Post War Modern	1951	DA 8196
7336	Apartments	Post War Modern	1950	DA 8180

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Carlyle Avenue (cont.)

7340	Apartments	Post War Modern	1949	DA 8178
7343	Apartments	Post War Modern	1954	DA 8195
7420	Apartments	Post War Modern	1947	DA 8172
7421	Apartments	Post War Modern	1950	DA 8164
7430	Apartments	Post War Modern	1951	DA 8171
7440	Apartments	Post War Modern	1951	DA 8168
7445	Synagogue	Post War Modern	1960	DA 8163
7510	Apartments	Post War Modern	1951	DA 8396
7511	Residence	Mediterranean Revival	1940	DA 8387
7600	Apartments	Mediterranean Revival/Art Deco	1938	DA 8400
7617	Apartments	Post War Modern	1951	DA 8380
7625	Apartments	Post War Modern	1957	DA 8379
7637	Residence	Minimal Traditional	1939	DA 8378
7640	Apartments	Post War Modern	1958	DA 8401
7645	Residence	Minimal Traditional	1939	DA 8377
7710	Apartments	Post War Modern	1951	DA 8409
7725	Apartments	Post War Modern	1959	DA 8368
7729	Residence	Frame Vernacular	1936	DA 8367
7735	Apartments	Post War Modern	1946	DA 8366
7736	Apartments	Post War Modern	1951	DA 8412
7745	Apartments	Post War Modern	1946	DA 8365
7746	Apartments	Post War Modern	1951	DA 8413
7801	Synagogue	Post War Modern	1954	DA 8363
7820	Residence	Minimal Traditional	1940	DA 8419
7835	Residence	Minimal Traditional	1939	DA 8360
7840	Apartments	Post War Modern	1950	DA 8421
7902	Synagogue, Classrooms	Post War Modern	1957	DA 8453
7911	Apartments	Post War Modern	1951	DA 8350
7921	Residence	Minimal Traditional	1940	DA 8349
7821-7829	Apartments	Post War Modern	1949	DA 8361
7935, 7945	Apartments	Post War Modern	1952	DA 8348

Collins Avenue

7251	Theatre	Post War Modern	1961	DA 8165
7305	Restaurant	Post War Modern	1948	DA 8227
7309	Stores	Post War Modern	1955	DA 8226
7316	Restaurant, stores	Vernacular	1940	DA 8215
7326	Apartments	Art Deco	1940	DA 8214
7331	Stores	Post War Modern	1948	DA 8224
7335	Stores	Post War Modern	1954	DA 8223
7341	Stores	Art Deco	1941	DA 8222
7401	Restaurant	Post War Modern	1947	DA 2965

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MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Collins Avenue (cont.)

7409	Stores	Post War Modern	1950	DA 8141
7410	Store	Post War Modern	1950	DA 8146
7420	Stores, gym	Art Deco	1938	DA 8145
7433	Restaurant	Moderne	1938	DA 8139
7439	Stores	Vernacular	1940	DA 8138
7440	Stores	Post War Modern	1947	DA 8143
7474	Bank	Post War Modern	1950	DA 8142
7500	Apartments	Post War Modern	1957	DA 8149
7317-7321	Store	Post War Modern	1945	DA 8225
7332-7352	Retail, Restaurant, and Parking	Post War Modern	1963	DA 8213
7421-7423	Stores, Restaurant	Vernacular	1941	DA 8140
7426-7438	Stores	Post War Modern	1952	DA 8144
7441-7447	Stores	Post War Modern	1952	DA 8137
7449-7455	Store, Offices	Post War Modern	1948	DA 8136

Crespi Boulevard

7765	Apartments	Post War Modern	1951	DA 8580
7775	Apartments	Post War Modern	1952	DA 8579
7805	Apartments	Post War Modern	1956	DA 8578
7815	Apartments	Post War Modern	1956	DA 8577
7835	Apartments	Post War Modern	1957	DA 8576
7871	Apartments	Post War Modern	1952	DA 8574
7879	Apartments	Masonry Vernacular	1948	DA 8573
7915	Apartments	Post War Modern	1948	DA 8572
7919	Apartments	Post War Modern	1957	DA 8571
7925	Apartments	Post War Modern	1947	DA 8570
7935	Apartments	Post War Modern	1947	DA 8569
7965	Residence	Post War Modern	1952	DA 8568
7975	Apartments	Post War Modern	1953	DA 8567
7985	Apartments	Post War Modern	1953	DA 8566
7995	Apartments	Post War Modern	1954	DA 8565
8011	Apartments	Mediterranean-Revival/Post War Modern	1955	DA 8564
8021	Apartments	Post War Modern	1957	DA 8563
8025	Apartments	Post War Modern	1951	DA 8562
8035	Apartments	Post War Modern	1959	DA 8561
8135	Apartments	Post War Modern	1950	DA 8558
8141	Apartments	Post War Modern	1949	DA 8557
8205	Apartments	Post War Modern	1953	DA 8556
8215	Apartments	Post War Modern	1953	DA 8555
8227	Apartments	Post War Modern	1953	DA 8553
8235	Apartments	Post War Modern	1953	DA 8552
8271	Apartments	Post War Modern	1957	DA 8551

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Crespi Boulevard (cont.)

8321	Apartments	Post War Modern	1951	DA 8550
329	Apartments	Post War Modern	1951	DA 8549
8415	Apartments	Post War Modern	1957	DA 8546
8427	Apartments	Post War Modern	1953	DA 8545
7849, 7859	Apartments	Post War Modern	1947	DA 8575
8501-8509	Apartments	Post War Modern	1960	DA 8544

Dickens Avenue

7305	Apartments	Post War Modern	1953	DA 8187
7315	Apartments	Post War Modern	1953	DA 8185
7323	Apartments	Post War Modern	1952	DA 8183
7327	Apartments	Post War Modern	1950	DA 8181
7335	Apartments	Post War Modern	1950	DA 8179
7345	Apartments	Post War Modern	1949	DA 8177
7431	Apartments	Post War Modern	1951	DA 8170
7500	Apartments	Post War Modern	1951	DA 8431
7510	Apartments	Post War Modern	1955	DA 8432
7520	Apartments	Post War Modern	1955	DA 8433
7530	Apartments	Post War Modern	1955	DA 8434
7600	Apartments	Post War Modern	1947	DA 8430
7610	Apartments	Post War Modern	1951	DA 8429
7629	Apartments	Moderne	1946	DA 8399
7635	Apartments	Moderne	1946	DA 8398
7711	Apartments	Post War Modern	1951	DA 8406
7720	Apartments	Post War Modern	1953	DA 8425
7721	Apartments	Post War Modern	1953	DA 8405
7727	Apartments	Post War Modern	1953	DA 8404
7805	Apartments	Post War Modern	1951	DA 8418
7630, 7640	Apartments	Post War Modern	1951	DA 8427
7730, 7740	Apartments	Post War Modern	1958	DA 8424

Harding Avenue

7300	Apartments	Post War Modern	1954	DA 8205
7315	Apartments	Post War Modern	1958	DA 8219
7327	Apartments	Post War Modern	1946	DA 8218
7330	Apartments	Post War Modern	1951	DA 8203
7334	Apartments	Post War Modern	1947	DA 2979
7337	Apartments	Art Deco	1937	DA 8217
7340	Apartments	Post War Modern	1947	DA 8202
7400	Apartments	Post War Modern	1949	DA 8151
7451	Apartments	Post War Modern	1947	DA 8147

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MIAMI BEACH, MIAMI-DADE COUNTY
LIST OF RESOURCES

Harding Avenue (cont.)

7510	Apartments	Post War Modern	1952	DA 8295
7600	Apartments	Moderne	1936	DA 8288
7611	Apartments	Masonry Vernacular	1940	DA 8232
7615	Apartments	Moderne	1940	DA 8231
7625	Apartments	Post War Modern	1956	DA 8230
7636	Apartments	Post War Modern	1956	DA 8291
7640	Apartments	Post War Modern	1951	DA 8292
7643	Hotel	Moderne	1940	DA 8229
7710	Apartments	Post War Modern	1950	DA 8276
7715	Apartments	Post War Modern	1959	DA 8238
7720	Apartments	Post War Modern	1958	DA 8277
7721	Apartments	Post War Modern	1955	DA 8236
7723	Apartments	Art Deco	1937	DA 8237
7724	Apartments	Post War Modern	1956	DA 8278
7736	Apartments	Moderne	1940	DA 8279
7745	Apartments	Post War Modern	1958	DA 8234
7800	Apartments	Post War Modern	1959	DA 8272
7820	Apartments	Moderne	1939	DA 8274
7825	Apartments	Masonry Vernacular/Mediterranean Revival	1939	DA 8242
7835	Apartments	Frame Vernacular	1936	DA 8241
7904	Apartments	Post War Modern	1953	DA 8266
7920	Apartments	Moderne	1940	DA 8267
7928	Apartments	Art Deco	1940	DA 8268
7936	Apartments	Art Deco	1940	DA 8269
7945	Residence	Frame Vernacular	1935	DA 8244
8011	Apartments	Post War Modern	1956	DA 8252
8017	Apartments	Masonry Vernacular/Neoclassical Revival	1939	DA 8251
8035	Apartments	Art Deco	1937	DA 8249
8040	Apartments	Post War Modern	1949	DA 8260
8100	Apartments	Post War Modern	1954	DA 8486
8101	Residence	Moderne	1940	DA 8463
8109	Apartments	Moderne	1940	DA 8464
8132	Apartments	Post War Modern	1957	DA 8484
8143	Apartments	Moderne	1940	DA 8468
8144	Apartments	Post War Modern/Mediterranean Revival	1941	DA 8483
8200	Apartments	Masonry Vernacular	1939	DA 8482
8201	Apartments	Post War Modern	1950	DA 8470
8210	Apartments	Post War Modern/Mediterranean Revival	1940	DA 8481
8215	Apartments	Post War Modern	1957	DA 8471
8216	Apartments	Art Deco	1939	DA 2980
8221	Apartments	Post War Modern	1957	DA 8472
8224	Apartments	Art Deco	1939	DA 8480
8250	Apartments	Post War Modern	1950	DA 8479

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Harding Avenue (cont.)

8317	Apartments	Post War Modern	1947	DA 8542
8320	Apartments	Post War Modern	1955	DA 8528
8321	Apartments	Post War Modern	1951	DA 8541
8333	Apartments	Post War Modern	1951	DA 8540
8400	Apartments	Post War Modern	1949	DA 8519
8415	Apartments	Post War Modern	1948	DA 8537
8420	Apartments, Motel	Post War Modern	1953	DA 8518
8430	Apartments, Hotel	Post War Modern	1951	DA 8517
8435	Apartments	Post War Modern	1949	DA 8536
8440	Apartments	Post War Modern	1951	DA 8516
8500	Apartments, Motel	Post War Modern	1950	DA 8511
8505	Apartments	Post War Modern	1951	DA 8534
8520	Apartments, Motel	Post War Modern	1950	DA 8510
8521	Apartments, Hotel	Post War Modern	1950	DA 8533
8540	Apartments, Motel	Post War Modern	1950	DA 8509
8545	Apartments	Post War Modern	1949	DA 8532
8601	Apartments, Motel	Post War Modern	1951	DA 8531
8635	Apartments	Post War Modern	1947	DA 8530
7301-7305	Apartments	Post War Modern	1956	DA 8220
7310-7320	Apartments	Post War Modern	1957	DA 8204
7418-7428	Apartments	Post War Modern	1946	DA 8150
7435-7445	Apartments	Post War Modern	1949	DA 8148
7610-7620	Apartments	Post War Modern	1952	DA 8289
7707	Apartments	Post War Modern	1950	DA 8585
7725-7727	Apartments	Post War Modern	1955	DA 8235
7840, 7850	Apartments	Post War Modern	1958	DA 8275
8024-8028	Apartments	Post War Modern	1949	DA 8259
8118-8124	Apartments	Post War Modern	1946	DA 8485
8125-8127	Apartments	Moderne	1940	DA 8466
8133-8135	Apartments	Moderne	1940	DA 8467

Ocean Terrace

7300	Apartments, Restaurant	Moderne	1940	DA 8221
7400	Apartments	Post War Modern	1961	DA 8135
7410	Hotel	Post War Modern	1951	DA 8134
7420	Apartments	Post War Modern	1947	DA 8133
7430	Hotel	Post War Modern	1951	DA 8132
7436	Hotel	Art Deco	1940	DA 8131
7450	Hotel	Moderne	1940	DA 8130

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NORTH SHORE HISTORIC DISTRICT
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LIST OF RESOURCES

Tatum Waterway

7710	Apartments	Post War Modern	1947	DA 8451
7740	Apartments	Post War Modern	1947	DA 8449
7750	Apartments	Post War Modern	1947	DA 8448
7760	Apartments	Post War Modern	1947	DA 8447
7765	Apartments	Post War Modern	1947	DA 8459
7772	Apartments	Post War Modern	1947	DA 8446
7775	Apartments	Post War Modern	1947	DA 8458
7780	Apartments	Post War Modern	1948	DA 8445
7787	Apartments	Post War Modern	1958	DA 8457
7790	Apartments	Post War Modern	1948	DA 8444
7796	Apartments	Post War Modern	1948	DA 8443
7800	Apartments	Post War Modern	1948	DA 8442
7810	Apartments	Post War Modern	1948	DA 8441
7930	Apartments	Post War Modern	1957	DA 8440
7950	Apartments	Post War Modern	1957	DA 8439
8040	Apartments	Post War Modern	1963	DA 8436
8080	Apartments	Post War Modern	1957	DA 8435
7730, 7720	Apartments	Post War Modern	1947	DA 8450
7755, 7745	Apartments	Post War Modern	1947	DA 8460
7809, 7819	Apartments	Post War Modern	1948	DA 8454

NONCONTRIBUTING RESOURCES

<u>Address</u>	<u>Use</u>	<u>Date</u>
<u>77th Street</u>		
727	School	1959
<u>79th Street</u>		
244	Apartments	1967
630	Apartments	1940
<u>80th Street</u>		
233	Apartments	1947
235	Residence	1947
300-306	Apartments	1972
500	Residence	1938

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Abbott Avenue

7646	Apartments	1972
7705	Apartments	1976
7728	Apartments	1998
7734	Apartments	1940
7735	Apartments	1965
7740	Apartments	1980
7801	Apartments	1979
7830	Apartments	1963
7910	Residence, Apartments	1936
8217	Apartments	1969
8255	Apartments	1980

Byron Avenue

7320	Apartments	1941
7333	Apartments	1956
7601	Apartments	1976
7626	Apartments	1980
7630	Apartments	1950
7800	Apartments	1939
7801	Apartments	1939
7850	Apartments	1970
7921	Apartments	1977
7928	Residence	1940
8001	Apartments	1964
8100	Apartments	1980
8101	Apartments	1980
8142	Apartments	1939
8200	Apartments	1939
8201	Apartments	1978
8250	Apartments	1977
8400	Apartments	1966
8530	Apartments	1978

Carlyle Avenue

7410	Apartments	1950
7411	Apartments	1946
7620	Apartments	1970
7711	Residence	1939
7718	Apartments	1948
7726	Residence	1940
7800	Apartments	1965

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Carlyle Avenue (cont.)

7811	Apartments	1977
7830	Educational	1940
7925	Apartments	1970

Collins Avenue

7300-7310	Stores	1952
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Crespi Boulevard

7757	Apartments	1947
7905	Apartments	1947
7945	Residence	1952
7955	Residence	1952
7959	Apartments	1972
8001	Apartments	1968
8101	Apartments	1969
8109	Residence	1956
8119	Apartments	1951
8125	Apartments	1971
8221	Apartments	1956
8305	Apartments	1970
8335	Apartments	1948
8401	Apartments	1948
8435	Apartments	1961

Dickens Avenue

7445	Youth Center	1951
7515	Apartments	1938
7601	Apartments	1996
7620	Residence	1940
7733-7735	Apartments	1949
7821	Residence	1939
7827	Residence	1939
7830	Apartments	1978
7835	Residence	1940

Harding Avenue

7434	Apartments	1965
7626	Apartments	1925
7633	Apartments	1978

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Harding Avenue (cont.)

7740	Apartments	1979
7810	Apartments	1940
7915	Apartments	1980
7921	Apartments	2002
7929	Apartments	1937
7937	Apartments	1936
8000	Apartments	1965
8021	Residence	1926
8036	Apartments	1940
8041	Apartments	2005
8119	Apartments	1940
8233	Apartments	1966
8340	Apartments	1978
8425	Apartments	1976
8531	Apartments	1968

Hawthorne Avenue

7717	Residence	1950
7735	Apartments	1949
7741	Apartments	1949
7751-7757	Apartments	1949

Ocean Terrace

7330	Apartments	1994
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Tatum Waterway Drive

7900	Apartments	1972
8000	Apartments	1962
8010	Apartments	1963
8024	Apartments	1969

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MIAMI BEACH, MIAMI-DADE COUNTY
SIGNIFICANCE

Summary

The North Shore Historic District is significant under National Register Criteria A and C at the local level in the areas of Community Planning and Development and Architecture. This is due to the distinctive layout of the residential and commercial neighborhood, which has been adapted to its artificial island setting and for the variety of its architectural styles that reflect the revival styles and modern movements in the decade immediately prior to World War II and the impact of a more dynamic modernism in architecture in the post-war era. The district contains 520 contributing buildings (417 properties) constructed between 1935 and 1963. The properties are eligible for listing in the National Register of Historic Places within the following historic contexts: **Depression Era and Wartime Development (1930-1945) and Post-World War II Boom (1946-1963)**. The latter context includes buildings less than 50 years old that are eligible for listing under Criteria Consideration G because they are an integral part of a historic district. Building types represented in this district include: **F.1 Multi-Dwelling Residential, F.2 Tourist Lodgings, F.3 Commercial Buildings, F.4 Single-Family Residences and F.5 Civic and Religious Buildings and Monuments.**

Statement of Significance

The proposed North Shore Historic District derives its significance in community planning and development from the confluence of the speculative grid-based planning of its Florida Land Boom era foundations and three generations of architectural developments that completed the urban district. The district originated on a natural barrier island with sandy beaches fronting the Atlantic Ocean and mangrove wetlands spreading into Biscayne Bay on the west. Land development in North Shore was instigated by the phase-out of the existing oceanfront right of way of Ocean Boulevard in 1918, opening the possibility of new development directly fronting the ocean and spurring the development of Collins Avenue, which became one of the nation's most storied and recognizable roadways. Beginning in 1919, the planning of new subdivisions in North Shore was founded on the raising and clearing of land according to a process established in the development of South Miami Beach a decade earlier. Native mucky swamps and dense brush were tamed in order to entice tourists and sell home sites. Inland water edges were first neatly contoured with concrete seawalls, giving definitive shape to the area. Suction dredges, installed on barges in Biscayne Bay, then vacuumed up bay bottom and re-deposited it within the new perimeter. Miami Beach was transformed into a neatly fringed table of bleached bay-bottom sand that quickly produced a physical utopia of green lawns, neat rows of feathery trees and flowering plants. By 1925, Miami Beach's 'North Shore' area presented a nearly continuous grid of streets platted with 50-foot lots from 63rd Street to 87th Terrace. An exception was the swath of territory belonging to the United States Coast Guard (former site of the Biscayne House of Refuge). A large portion of the government tract was surplus by executive order of President Warren G. Harding just after Harding's January 1921 visit to Miami Beach, where he vacationed with successful Miami Beach developer, Carl S. Fisher. This surplus land between present day 73rd and 75th Streets was surveyed and platted by the U.S. Department of Interior, to be known as Harding Townsite after its founder, President Harding. In contrast to the neighboring subdivisions to the north, Harding

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SIGNIFICANCE

Townsite was laid out with a well-planned vision for a complete town consisting of broad streets with ample space for parking, a public beach on the east, bordered by a public street (Ocean Terrace), followed from east to west by an oceanfront hotel district, a commercial district, a residential district, and a public park on the Biscayne Bay side of the island. The remaining government tract between 72nd and 73rd Streets remained under the control of the Coast Guard until 1941 when they traded it for a more strategic location on Government Cut; and the North Beach site became today's North Shore Park.² The platting of the northern and western fringes of the North Shore district were completed by 1946, following the established grid pattern and the contours of the Tatum Waterway, a man-made canal dredged in 1929. The functional platting of the district, primarily favoring the sale of small individual lots, set the speculative stage for the future development of the district by a large and varied group of owners.

As the district urbanized, it developed an architectural character calibrated to its resort identity, its modest means and its speculative planning. The earliest buildings, which were modest cottages, bungalow courts and tourist lodgings, generally combined features of the vernacular, Mediterranean Revival and Art Deco styles. Beginning in the late 1930's, the district was more intensively developed with modern garden apartment building types that sponsored a corresponding urban culture in both the civic and commercial realm. Adapted to both the narrow lot structure of the city and local environment conditions with patios, surrounding gardens, porches, loggias, flat roofs with broad overhanging eaves and exterior staircases and catwalks, these small garden apartment buildings, hotels and motels also illustrate a rich variety of popular architectural themes, including Art Deco, Moderne, Post-War Modern and Classical Revival. These new types, multiplied in large numbers, produce a densely built environment where low-scale buildings allow landscaping to moderate the urban frontages. The district's compact commercial main street, as well as its conspicuous churches and synagogues, are the more perceptible. The scale of architecture in the district is largely consistent; a product of the fact that so much of the area was constructed in a short period of time by a relatively small group of architects whose prodigious production literally gave shape to the district. The architects acclaimed for the construction of South Beach, only 50 blocks to the south, are hardly present here, in spite of close proximity of construction dates. Indeed, L. Murray Dixon (3 buildings), Henry Hohausser (6 buildings), Anton Skislewicz (1 building) and Victor Nellenbogen (7 buildings) left a relatively small imprint. Younger architects like Gerard Pitt (49 buildings), Gilbert Fein (38 buildings), Harry O. Nelson (25 buildings), Nathan A. Seiderman (25 buildings), Leonard Glasser (24 buildings), and Donald G. Smith (17 buildings) dominated the new construction, while other like Frank Wyatt Woods, Joseph DeBrita, and Manfred Ungaro were also quite influential. Together, these architects defined a new direction of mid-century modern design in Miami Beach. Their buildings, conditioned to the environmental forces of a hot and humid climate as well as to the need to distinguish buildings within a competitive environment, led to a daring and unexpected expression of modern

² The House of Refuge site was, "by authority of Congress, exchanged for a site on Causeway Island, in Biscayne Bay, for the use of the Coast Guard." "Harding Townsite / South Altos Del Mar Historic District Designation Report" (Miami Beach: City of Miami Beach, Planning, Design and Historic Preservation Division) 1966, P. 16.

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NORTH SHORE HISTORIC DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY
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themes. While the vast majority of the proposed district can be characterized as Postwar Modern, this style nonetheless demonstrates a high degree of continuity with earlier architectural trends, including vernacular, Mediterranean and Moderne style buildings.

Expanded Period of Significance 1958-1963:

Properties less than 50 years old are eligible for listing under Criteria Consideration G because they are integral parts of the Post World War II Boom context. This context began with a development boom in 1946 after the end of the war, and it had a discreet ending after 1963 when the area became substantially built out and a zoning ordinance change made it uneconomical to build the small scale buildings that characterize this district. The Post World War II Boom corresponded with the emergence of a new architectural style, Post War Modern, that had specific adaptations to the local resort environment. The Post War Modern style is evident in approximately 403 buildings which represents over three quarters of the resources in the North Shore District. Each of the contributing buildings from 1958-1963 shares the same stylistic characteristics with the 1946-1957 Post War Modern buildings in the district. The majority of contributing properties in the district (487 buildings) are over 50 years of age compared to 25 contributing properties (33 buildings) constructed during the period from 1958-1963.

Buildings constructed after 1963 were taller (5 stories or more) with ground floor parking and a functional design that lacked architectural ornamentation. However, because such intrusions are relatively few in number, they do not affect the cohesiveness of the district. North Shore's development, in historic context, provides an exceptionally coherent example of both planning efforts and architectural development. The combination and interaction of these coherent planning and architectural efforts creates an urban environment of extraordinary relevance to the construction of South Florida's resort identity.

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MIAMI BEACH, MIAMI-DADE COUNTY
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Verbal Boundary Description:

The boundary of the North Shore Historic District is shown as the dashed line on the accompanying map entitled "Proposed North Shore Historic District".

Boundary Justification

The boundaries of the district are irregular and are based upon the location of resources possessing similar quality of architectural style, scale and date of construction. They also delineate the approximate boundaries of a neighborhood commonly known as North Shore, which consists of apartment buildings, small hotels, a commercial district, schools and religious institutions. Physical features that create natural boundaries are the City Limit line on the north, City-owned parking lots located east of Collins Court (79-87 St.), the Atlantic Ocean (73-75¹ St.) North Shore Park and parking lot (73 St.) and the Park View Island Waterway (73-75 St.). The western boundary of the district is proposed along Crespi Blvd. because of the significance of Tatum Waterway and the continuity of buildings that front on both sides of the water. The southeastern corner of the district includes the oceanfront section of North Shore Park where an important civic landmark, the North Shore Bandshell, is located. Buildings to the west and south of the proposed boundaries have not been surveyed due to a relative lack of continuity in scale and quality of historic architectural styles.

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1. 800 77th Street, North Shore Historic District
2. Miami Beach (Miami-Dade County), Florida
3. Randall Robinson
4. 2006
5. Miami Beach Planning Department
6. Looking South
7. Photo 1 of 83

Items 2 and 4-5 are the same for the remaining photographs, all of which are located in the North Shore Historic District. All the resources were photographed by Randall Robinson, Michael Curwood, William Cary or Joyce Meyers, except as otherwise noted.

1. 620 75th Street
6. Looking Southeast
7. Photo 2 of 83

1. 7902 Carlyle Avenue
6. Looking Northeast
7. Photo 3 of 83

1. 7250 Collins Avenue
6. Looking East
7. Photo 4 of 83

1. 7450 Ocean Terrace
6. Looking Southwest
7. Photo 5 of 83

1. 7436 Ocean Terrace
6. Looking West
7. Photo 6 of 83

1. 7300 Ocean Terrace
6. Looking West
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- 1. 7326 Collins Avenue
- 6. Looking West
- 7. Photo 8 of 83

- 1. 7643 Harding Avenue
- 6. Looking Southeast
- 7. Photo 9 of 83

- 1. 8216 Harding Avenue
- 6. Looking West
- 7. Photo 10 of 83

- 1. 405 76th Street
- 6. Looking West
- 7. Photo 11 of 83

- 1. 7725 Byron Avenue
- 6. Looking West
- 7. Photo 12 of 83

- 1. 8143-8127 Harding Avenue
- 6. Looking Southeast
- 7. Photo 13 of 83

- 1. 7410 Ocean Terrace
- 6. Looking Southwest
- 7. Photo 14 of 83

- 1. 7420 Ocean Terrace
- 6. Looking West
- 7. Photo 15 of 83

- 1. 7430 Ocean Terrace
- 6. Looking Southwest
- 7. Photo 16 of 83

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- 1. 7400 Ocean Terrace
- 6. Looking Northwest
- 7. Photo 17 of 83

- 1. 8601 Hardin Avenue
- 6. Looking Northeast
- 7. Photo 18 of 83

- 1. 8540 Harding Avenue
- 6. Looking Northwest
- 7. Photo 19 of 83

- 1. 7327, 7335, 7345 Dickens Avenue
- 6. Looking Northeast
- 7. Photo 20 of 83

- 1. 7305, 7315, 7323 Dickens Avenue
- 6. Looking Northeast
- 7. Photo 21 of 83

- 1. 530 75th Street
- 6. Looking Southeast
- 7. Photo 22 of 83

- 1. 430 76th Street
- 6. Looking Southeast
- 7. Photo 23 of 83

- 1. 7435 Byron Avenue
- 6. Looking East
- 7. Photo 24 of 83

- 1. 501 74th Street
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- 1. 8210 Harding Avenue
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- 1. 7418-7428 Harding Avenue
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- 1. 7801 Carlyle Avenue
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- 1. 7985-7975 Crespi Blvd.
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- 1. 7995 Crespi Blvd.
- 6. Looking Southeast
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- 1. 8100 Harding Avenue
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- 1. 320 86th Street
- 6. Looking Southeast
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- 1. 8400 Harding Avenue
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- 1. 8620 Byron Avenue
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- 1. 8315 Byron Avenue
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- 1. 7717 Hawthorne Avenue
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1. Aerial view.
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