

# Explore the North Shore National Register Historic District

The North Shore Historic District in Miami Beach, listed on the National Register of Historic Places in 2009, comprises the city's largest intact concentration of **MiMo** architecture. Within this roughly 61 block area are 569 buildings, 473 of which are contributing buildings to the architectural character of the district. 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 from 73 - 75 Streets.

## History

The North Shore district originated on a natural barrier island with sandy beaches fronting the Atlantic Ocean and mangrove wetlands spreading into Biscayne Bay on the west. Prior to about 1918, the only development in the area was the Biscayne House of Refuge, one of five stations established in 1876 by the federal government to provide food and shelter to shipwrecked sailors and passengers along the sparsely inhabited coastline from Miami to Fort Pierce, Florida.

With the end of World War I, the subdivision and planning of North Beach began. A patchwork quilt of subdivisions soon sprouted along the Atlantic Ocean. Native mucky swamps and dense brush were transformed in order to entice tourists and sell home sites. The Tatum Waterway, a man-made canal, provided much of the fill for the western fringes of North Shore and the Biscayne Beach subdivision to the west. By 1929, the area presented a nearly continuous grid of streets platted with 50-foot lots

from 63 Street to 87 Terrace. An exception was the swath of territory belonging to the United States Coast Guard which was the former site of the Biscayne House of Refuge.

President Warren G. Harding declared a large portion of the government tract as surplus property just after his January 1921 visit to Miami Beach, where he vacationed with successful Miami Beach developer, Carl S. Fisher. This surplus land between present-day 73 - 75 Streets was surveyed and platted as a complete town consisting of broad streets with ample space for parking and a public beach on the Atlantic Ocean. The development was laid out from east to west with 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 72 - 73 Streets remained under the control of the Coast Guard until 1941, when the federal government traded the land for a more strategic location on Government Cut. The property became today's North Shore Park.

In less than a decade (1919-1929), the physical topography of North Beach had been transformed from wilderness to real estate. Its streets and avenues were constructed, but development got off to a slow start due to the real estate and stock market crashes of the 1920s and the district's relative isolation from the more populated areas of Miami. However, construction began to take off in the mid-1930s.

## Urban Form

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. Large numbers of modern, garden-style apartment buildings were built between 1935 and 1963. Generally built on a single 50-foot lot, most of the apartment buildings were two stories in height with

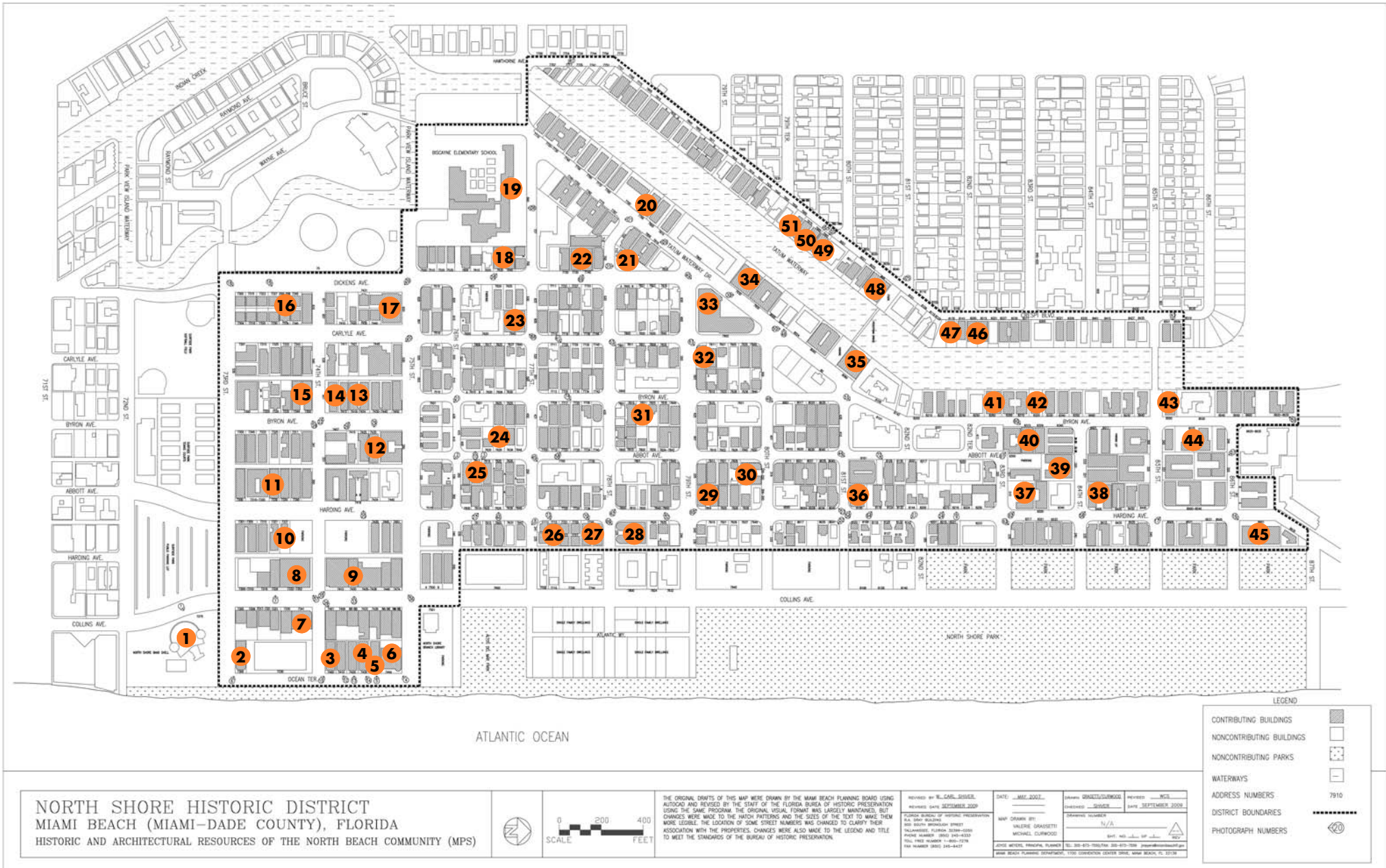
front patios and side gardens. On larger lots, the linear configuration of garden apartments was articulated to form L, C, or J shapes, or featured two mirrored buildings to create generous, private courtyards.

## Architecture

Buildings constructed during the 1930s and '40s are generally of the Art Deco, Streamline Moderne and Classical Revival styles. Nearly all were built with masonry walls and interior corridors following the building typology established in the 1920s. These buildings assimilated vernacular features and celebrated tropical luxury, a recreational lifestyle and popular culture. Despite being far from modernism's ideological roots, prewar Miami Beach was already an area where architects successfully experimented with new and hybridized varieties of modernism.

North Shore was largely built up after World War II. Architects adapted to the tropical climate by introducing exterior stairways and corridors permitting natural cross-ventilation to each dwelling. Buildings emphasized horizontality, exhibiting flat roofs with broad overhanging eaves, echoed by the horizontal projections of the exterior corridors and anchored to the ground with long low planter boxes. Individual windows were grouped together with projecting concrete bands and contrasting textures to create bold patterns. Space-age design elements were employed in clustered pipe columns and angled roofs that resembled delta wings. Often two or more contrasting materials, such as stone, brick, mosaic tile or patterned stucco were used to create bold designs. In addition, decorative metal railings and concrete screen block were often used to wrap around intimate garden patios which conveyed 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, or "MiMo."

Use this map to explore North Shore at your own pace. Numbers are keyed to examples of buildings on the following pages. All shaded buildings contribute to the architectural and historic character of this mid-century district, although not all are MiMo-style buildings.



# A Sampler of Buildings — MiMo and other styles — in the North Shore Historic District



**1**

North Shore Bandshell  
7251 Collins Avenue  
Norman Giller  
1961



**2**

7300 Ocean Terrace  
Victor H. Nellenbogen  
1940  
(Moderne)



**3**

7400 Ocean Terrace  
Gilbert Fein  
1961



**4**

7430 Ocean Terrace  
Gilbert Fein  
1951



**5**

7436 Ocean Terrace  
Anton Skislewicz  
1940



**6**

7450 Ocean Terrace  
Harry O. Nelson  
1940  
(Moderne)



**7**

7353 Collins Avenue  
T. Hunter Henderson  
1940  
(Art Deco)



**8**

7332-52 Collins Ave.  
Maurice Weintraub  
1963



**9**

7420 Collins Avenue  
Robert E. Collins  
1938  
(Art Deco)



**10**

7337 Harding Avenue  
Victor H. Nellenbogen  
1937  
(Art Deco)



**11**

7330 Harding Avenue  
Gerard Pitt  
1951



**12**

7435 Byron Avenue  
Tony M. Sherman  
1950



**13**

7416 Byron Avenue  
Gilbert Fein  
1956



**14**

501 74 Street  
Leonard H. Glasser  
1948



**15**

7344-50 Byron Avenue  
Manfred M. Ungaro  
1952



**16**

7335 Dickens Avenue  
Harry O. Nelson  
1950



**17**

Temple Menorah  
620 75 Street  
Gilbert Fein, 1958  
Morris Lapidus, 1963

# A Sampler of Buildings — MiMo and other styles — in the North Shore Historic District



**18**

7630-40 Dickens Ave.  
Leonard Glasser  
1951



**19**

Biscayne Elementary  
800 77 Street  
August Geiger  
1941  
(Classical Revival)



**20**

7800 Tatum Waterway Drive  
Donald G. Smith  
1948



**21**

715 78 Street  
Donald G. Smith  
& Irvin Korach  
1948



**22**

7730-40 Dickens Ave.  
Gilbert Fein  
1958



**23**

7640 Carlyle Avenue  
Gilbert Fein  
1958



**24**

7628 Abbott Avenue  
William Shanklin, Jr.  
1936  
(Moderne)



**25**

7611 Abbott Avenue  
Victor H. Nellenbogen  
1936  
(Frame Vernacular)



**26**

7715 Harding Avenue  
Gilbert Fein  
1959



**27**

7745 Harding Avenue  
Gerard Pitt  
1958



**28**

235 78 Street  
Tony M. Sherman  
1951



**29**

7904 Harding Avenue  
MacKay and Gibbs  
1953



**30**

320-28 80 Street  
L. Murray Dixon  
1947



**31**

7821 Byron Ave  
James W. Voorhees  
1952



**32**

525 79 Street  
Nathan A. Seiderman  
1958



**33**

7902 Carlyle Avenue  
Richard J. Ogden  
1957



**34**

7930 Tatum Waterway Drive  
Gerard Pitt  
1957

# A Sampler of Buildings — MiMo and other styles — in the North Shore Historic District



**35**

8040 Tatum Waterway Drive  
Gerard Pitt  
1963



**36**

8100 Harding Avenue  
Melvin Grossman  
1954



**37**

315 83 Street  
Robert M. Nordin  
1955



**38**

8400 Harding Avenue  
Henry Hohausser  
1949



**39**

320-30 84 Street  
Gilbert Fein  
1955



**40**

8315 Byron  
Wahl Snyder  
1945



**41**

8260 Byron Avenue  
Martin Houry  
1946



**42**

8320 Byron Avenue  
Norman Giller  
1951



**43**

8500 Byron Avenue  
Manfred M. Ungaro  
1951



**44**

8535 Byron Avenue  
architect unknown  
1955



**45**

8601 Harding Avenue  
Gilbert Fein  
1951



**46**

8205-15 Crespi Blvd.  
Gilbert Fein  
1953



**47**

8135 Crespi Blvd.  
T. Hunter Henderson  
1950



**48**

8035 Crespi Blvd.  
Nathan A. Seiderman  
1959



**49**

7995 Crespi Blvd.  
Gilbert Fein  
1954



**50**

7985 Crespi Blvd.  
Gilbert Fein  
1953



**51**

7965 Crespi Blvd.  
Nathan A. Seiderman  
1953