

NR Listed 1-4-89

DA 1248
OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

MULTIlist=8DA5123
For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received
date entered

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

1. Name

historic Shoreland Arcade

and or common Dade Federal Savings

2. Location

street & number 120 N. E. 1st Street not for publication

city, town Miami vicinity of

state Florida code FL county Dade code FL025

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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Broks Center

street & number Post Office Box 113240

city, town Miami vicinity of state Florida 33111

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida 33132

6. Representation in Existing Surveys

title FMSF Miami MRA Hist. Pres. Survey has this property been determined eligible? yes X no

date June, 1985 federal X state county X local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state Florida 32399-0250

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved date _____

Describe the present and original (if known) physical appearance

See Continuation Sheet

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Section number 7 Page 1 The Shoreland Arcade

Description:

Condition: Fair

The Shoreland Arcade is a two-story masonry structure executed in the Neo-Classical Revival style of architecture. The masonry building was constructed in 1925 according to plans provided by the architectural firm of Pfeiffer and O'Reilly.¹ The Shoreland Arcade has its principal elevations facing N.E. 1st Street, but also has connecting elevations located at 25-27 N. E. 1st Avenue and 115-121 East Flagler Street.

The principal elevation of the Shoreland Arcade is eight bays long and is characterized by a stone exterior featuring stylistic elements from the Neo-Classical Revival architectural style. Each bay consists of a large arched opening flanked by stylized pilasters embellished with masonry medallions sporting symbols relating to the founding of Florida. The structural system of the building is comprised of a steel frame supporting concrete floors. The eight arches are surrounded by heavy ornamental moldings carved from Indiana limestone. Seven of the arches contain original storefronts comprised of large glass panes set within ornamental frames. The arch within the fifth bay provides access to the interior lobby of the building. The second story of the principal elevation is characterized by eight regularly spaced paired double-hung windows, featuring two-over-two lights, set within wood frames. Over each window is a spandrel containing a decorative panel featuring stylized ornamentation derived from the Neo-Classical mode. Between each bay is a stylized flat pilaster projecting from the facade in a series of two shallow projections. The tops of the pilasters are flat and line up with a low parapet wall serving to conceal a flat roof behind.

The interior of the building contains a very elaborate lobby that leads to the elevator core. The walls of the interior are clad in rusticated masonry blocks and inset with arched display windows following the design of the exterior arched openings. The lobby is actually a five bay arcade leading to the elevators. Each bay is subdivided by stylized flat pilasters surmounted by an Ionic-type capital. The ceiling of the arcade features elaborate masonry coffers inset with heavy decorative moldings and bosses. The floor of the interior space is embellished with masonic tile work inset within a terrazzo surface. The arcade originally extended to Flagler Street and N. E. 1st Avenue but

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Section number 7 Page 2 The Shoreland Arcade

were blocked off at some unknown date. (Reversible) The interior of the Shoreland Arcade remains virtually unaltered since it was constructed and its scale reflects the usage for a larger building that was never constructed.

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Section number 7 Page 3 The Shoreland Arcade

The secondary elevation on N. E. 1st Avenue is comprised of a masonry facade, three bays wide and three stories in height. The facade has been altered as well as the East Flagler Street elevation to reflect an Art Deco style. This was accomplished by removing all Neo-Classical detailing and restylizing in a smooth stone clad facade with no superfluous decorative ornamentation. A band of window, set behind a louvered screen (probably from the 1960s) is found at the second story level.

Some alterations have been made to the store fronts through the years, but their basic configuration remains.

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8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input 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"/> 1900-1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				comm. development
Specific dates 1925	Builder/Architect	Pfeiffer and O'Reilly/George W. Langford		
		Company		

Statement of Significance (in one paragraph)

See Continuation Sheet

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1 The Shoreland Arcade

Statement of Significance:

Specific Date: 1925
Architects: Pfeiffer and O'Reilly
Builder: George W. Langford Company

The Shoreland Arcade is historically significant for its association with the Shoreland company, developer of Miami Shores and Biscayne Boulevard, and with the commercial development that characterized Miami's Boom years. The Shoreland Arcade is architecturally significant as an outstanding example of a masonry commercial building executed in the Neo-Classical Revival style. It is also the last remaining intact arcade in Downtown Miami, and as such, its configuration presents a rarity within the City's built environment.

The new home of the Shoreland Company was designed in 1925 as a 20-story store and office building. The first unit of the development was two stories in height and was intended to serve as a base for the larger structure to be built at a later date.²

The Shoreland Company was responsible for the development of Miami Shores, (recently submitted as the Miami Shores Thematic Nomination), one of Dade County's premier suburban communities. The company promoted Miami Shores as "America's Mediterranean" and in 1925 generated \$75 million in sales, an amount second only to Coral Gables. The Shoreland Company also initiated the development of Biscayne Boulevard as a major thoroughfare connecting Downtown Miami to Miami Shores.

The exterior of the Shoreland Arcade embodies the distinctive characteristics of the Neo-Classical Revival style. The visual composition of the building represents a fine example of masonry commercial architecture in the City and is noteworthy for its masonry detailing and the use of opulent construction materials such as Indiana limestone, granite and terrazzo. The Shoreland Arcade remains the last intact arcade of Downtown Miami, an area of the City that once contained numerous arcades where retail shops could be tucked away in "cool recess" away from the hot climate.³

The appearance of the structure is also important in it represents a time when there was a great deal of enthusiasm towards "skyscrapers" in the young city. Unfortunately, the Bust

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of '26 occurred and the scheme for the additional 20 stories was never put into action. Plans to increase the height were revived in 1944 when Robert Law Weed designed a nine story addition. Like the earlier proposal, however, this one was never completed. The Shoreland Arcade is representative of the design commissions undertaken by the architectural firm of Pfeiffer and O'Reilly in Miami. The partnership was responsible for the construction of many downtown landmarks during Miami's boom years. George L. Pfeiffer was born in Germany in 1861 and came to Miami in the 1860s.⁴ He was one of the organizers of the Florida Chapter of the American Institute of Architects.⁵ Gerald J. O'Reilly was born in Reading, Pennsylvania, and moved to Miami at the age of eight.⁶ After studying at the Massachusetts Institute of Technology, O'Reilly moved to Miami to work on the Miami Building Code and undertake various important commercial commissions.

NOTES

1. City of Miami, Building and Zoning Department, Building Permit applied for 14 August 1925.
2. "New Home of Shoreland Company," The Miamian, November 1925, p. 7.
3. "Fascinating Shops in Miami's Arcades," Miami Herald, 28 July 1929.
4. Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division, From Wilderness to Metropolis: The History and Architecture of Dade County, Florida (1825-1940) (Miami, Florida: Metropolitan Dade County, 1982), "List of Selected Architects and Their Work."
5. See note 6 above.
6. See note 6 above.
7. See note 6 above.

9. Major Bibliographical References

Please See Cover Nomination

10. Geographical Data

54S/41E/37

Acreeage of nominated property Less Than One Acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A 17 581070 2850800
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification Lot 6, less the easterly 0.04 feet, and Lots 7, 8, and 13 and the southerly 50 feet of Lots 9 and 10, and the easterly 25 feet of Lot 12 of Block 117 of the plat of MIAMI NORTH (PB B-41). Boundary follows historic and legal boundary. (Cross Reference in Cover Nomination-Boundary Justification)

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Sarah Eaton/Vicki Welcher - Historic Sites Specialist

organization Bureau of Historic Preservation date October 1988

street & number 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Sarah Eaton*

title State Historic Preservation Officer date October 17, 1988

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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FLORIDA

Dade County

Martina Apartments

Downtown Miami MRA

1023 S. Miami Ave.

Miami 1/04/89 88002981

Meyer--Kiser Building

Downtown Miami MRA

139 N.E. 1st Building

Miami 1/04/89 88002991

Old US Post Office and Courthouse

Downtown Miami MRA

100--118 N.E. 1st Ave.

Miami 1/04/89 88002962

Palm Cottage

Downtown Miami MRA

60 S.E. 4th St.

Miami 1/04/89 88002957

Priscilla Apartments

Downtown Miami MRA

318--320 N.E. 19th St. and 1845 Biscayne Blvd.

Miami 1/04/89 88002986

S & S Sandwich Shop

Downtown Miami MRA

1757 N.E. 2nd St.

Miami 1/04/89 88002994

Security Building

Downtown Miami MRA

117 N.E. 1st Ave.

Miami 1/04/89 88002990

Shoreland Arcade

Downtown Miami MRA

120 N.E. 1st St.

Miami 1/04/89 88002992

Southside School

Downtown Miami MRA

45 S.W. 13th St.

Miami 1/04/89 88002980

Walgreen Drug Store

Downtown Miami MRA

200 E. Flagler St.

Miami 1/04/89 88002982

INDIANA

Hamilton County

Craycraft, Daniel, House

1095 E. Conner St.

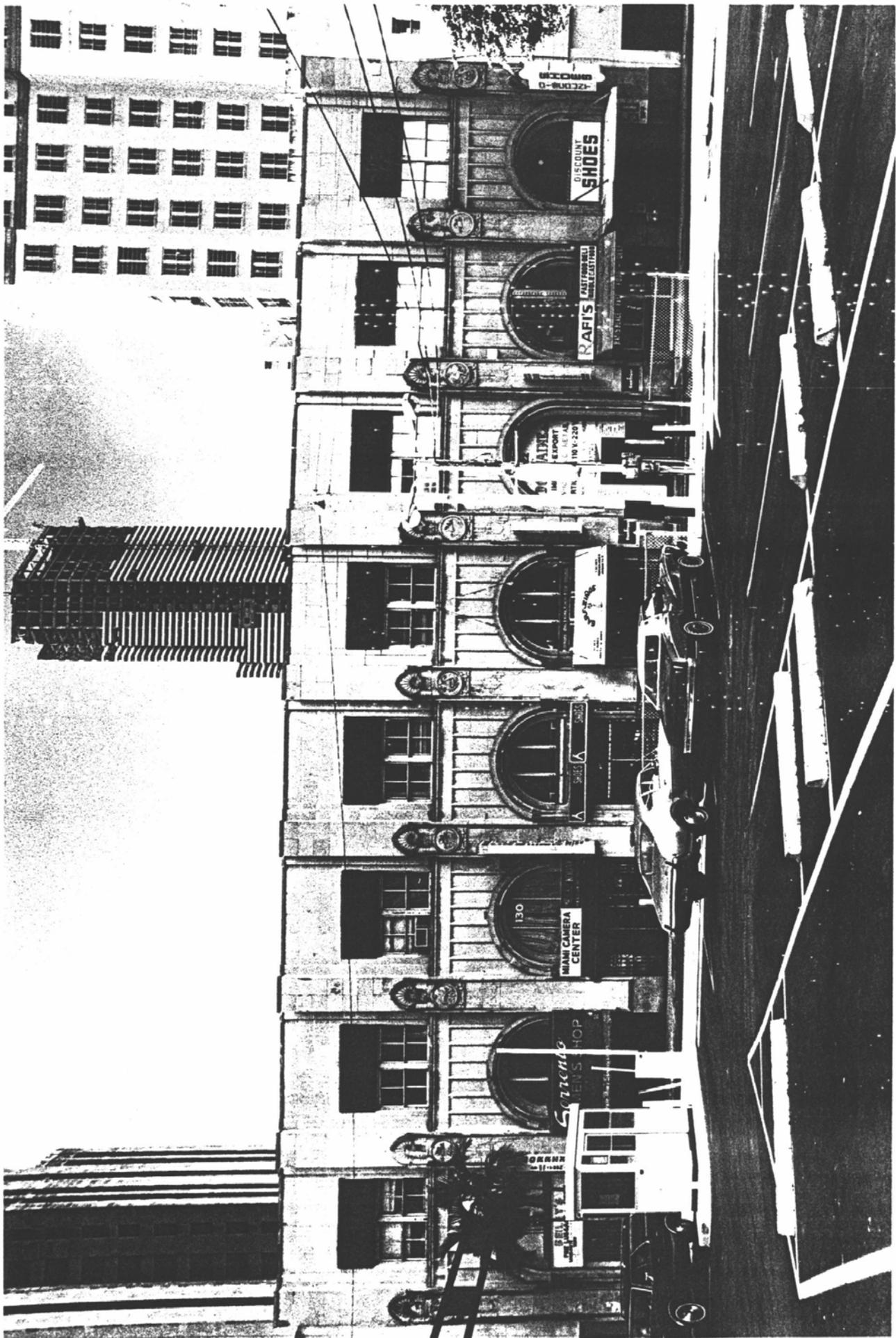
Noblesville 1/04/89 88003040

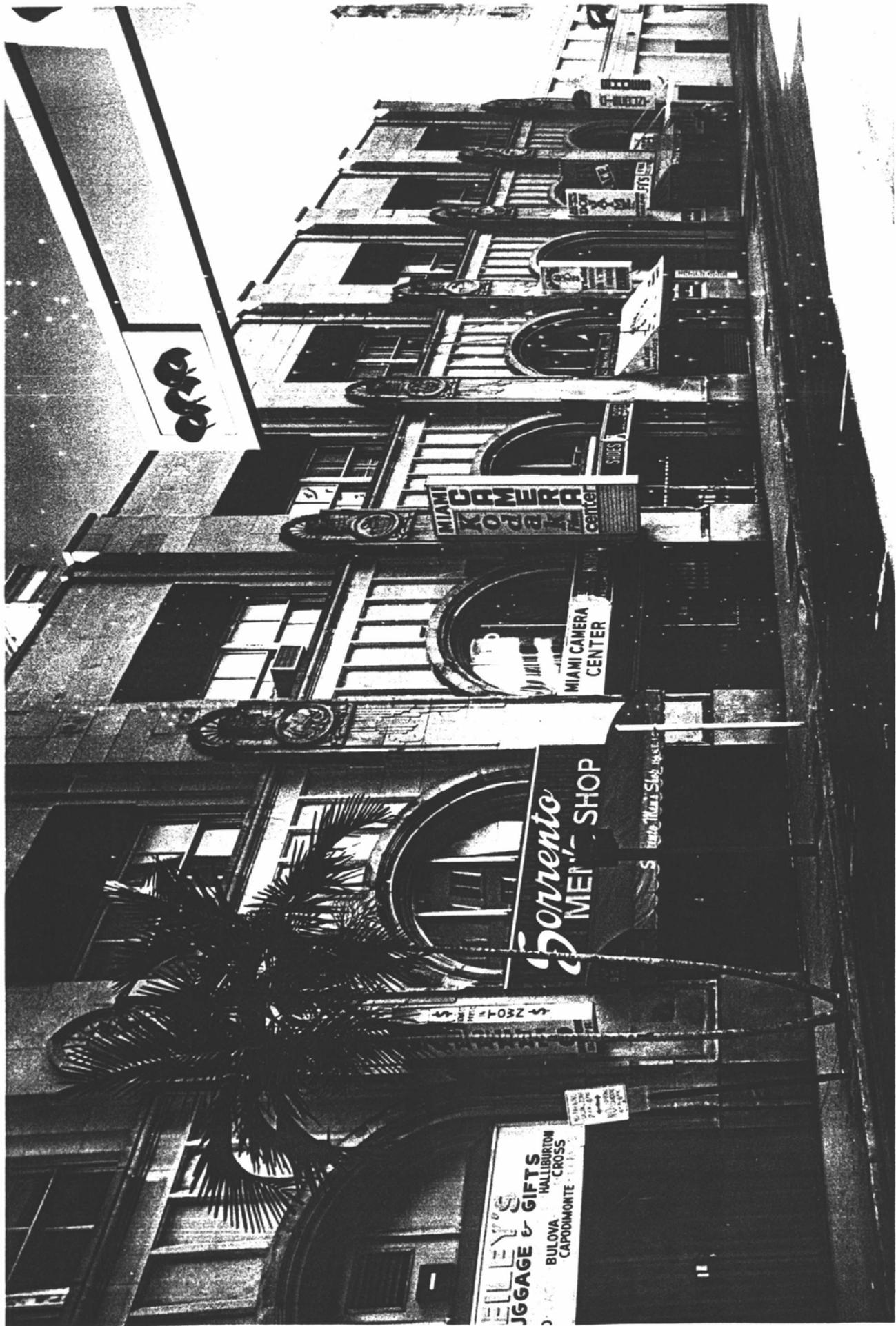
Lake County

Lake County Sheriff's House and Jail

232 S. Main St.

Crown Point 1/04/89 88003039





JAGG & GIFTS
 BULLOVA
 CAPODIMONTE
 HALLIBURTON
 CROSS

Sorrento
 MEN'S SHOP

MIAMI CAMERA
 CENTER

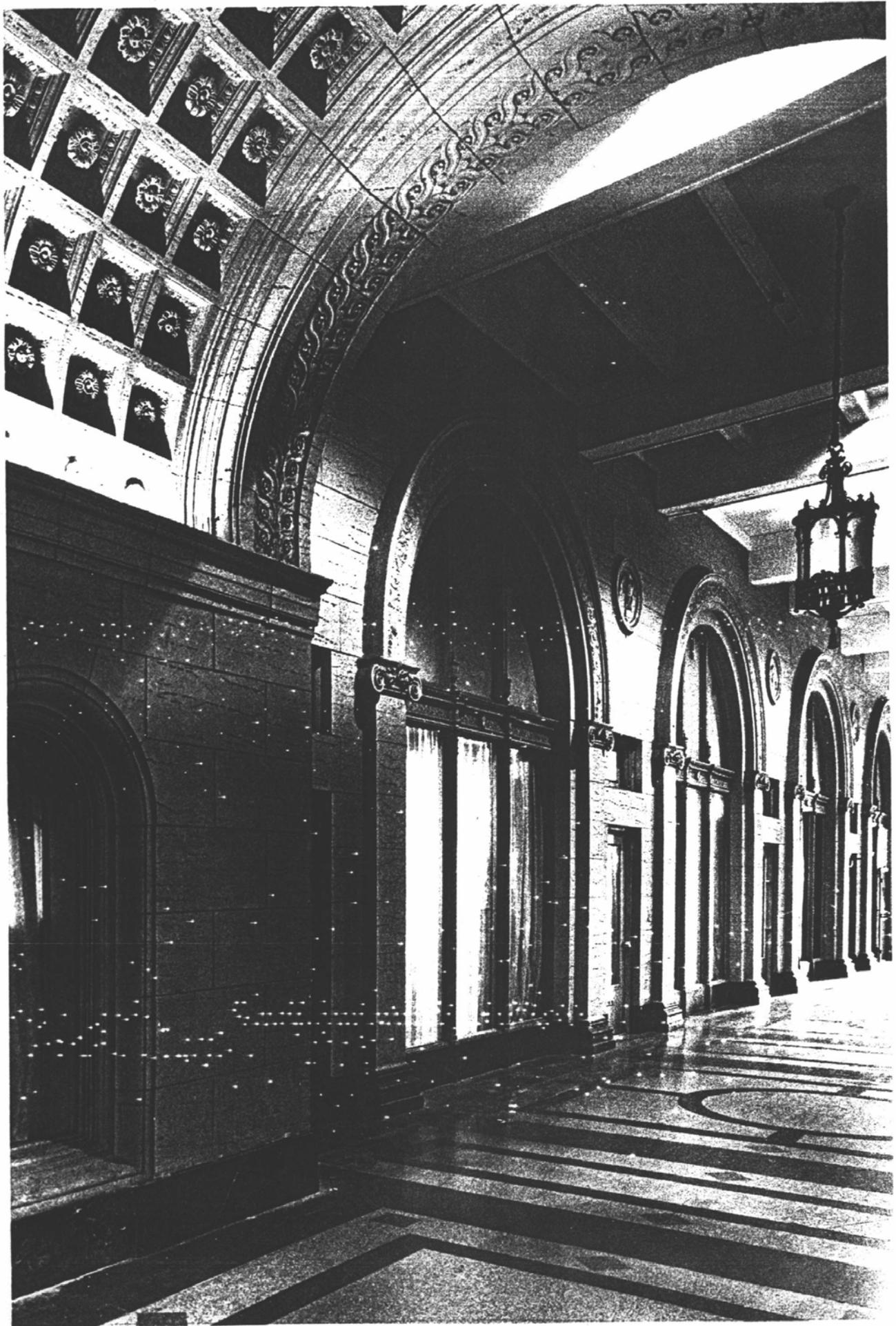
MIAMI CAMERA
 CENTER

Polo

MIAMI CAMERA CENTER

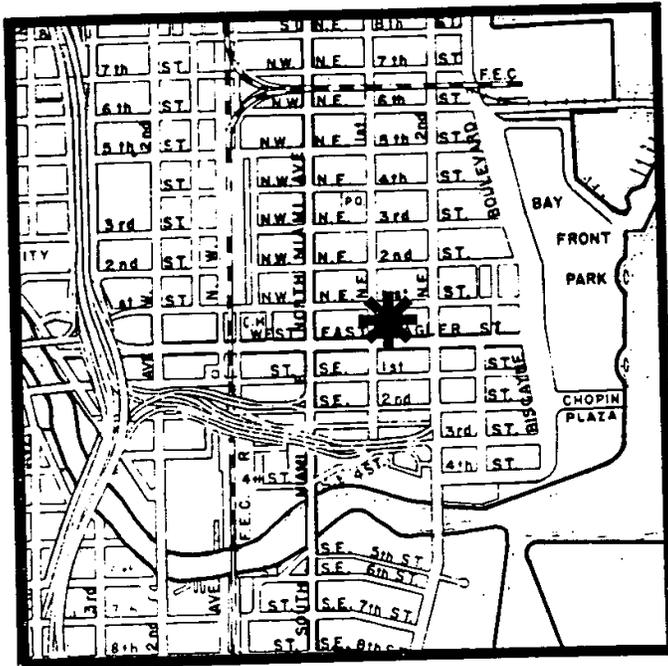
2604 S

MIAMI CAMERA CENTER

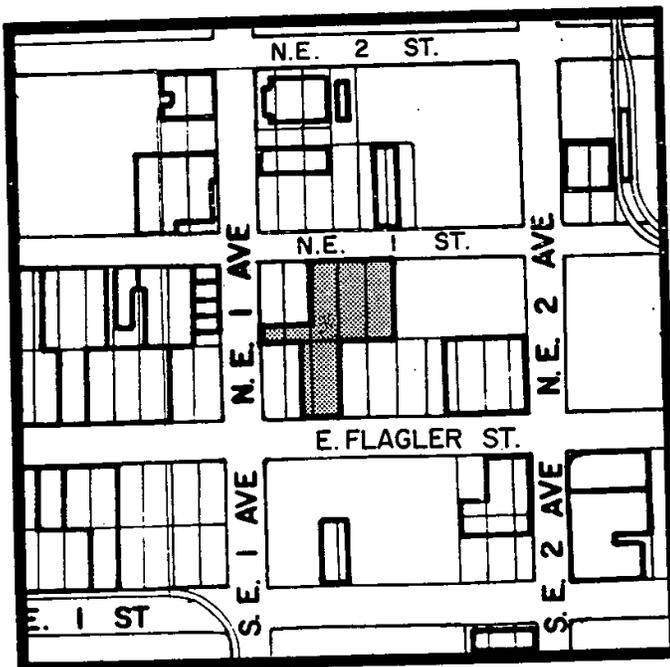


SHORELAND ARCADE

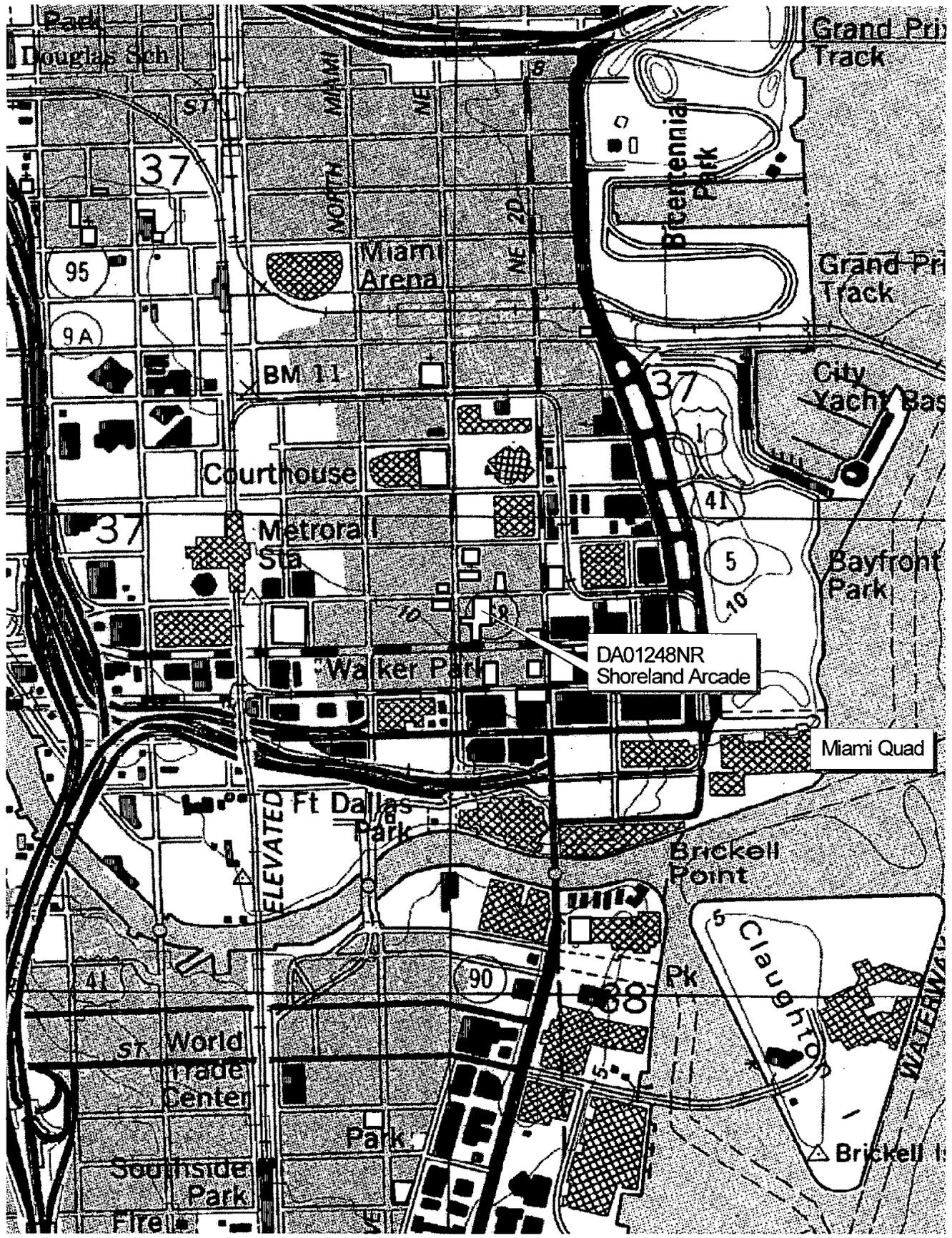
120 N.E. 1 STREET



location



site plan



Grand Prix Track

37

95

9A

BM 11

Miami Arena

Bicentennial Park

Grand Prix Track

City Yacht Basin

Courthouse

37

41

37

Metrorail Sta

Bayfront Park

5

10

Waker Park

DA01248NR
Shoreland Arcade

Miami Quad

ELEVATED Ft Dallas Park

Brickell Point

World Trade Center

90

Pk

Clayton

Southside Park

Park

Brickell

NRLISTED 1-4-89

MULTLIST = 8DA5723

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AA Rev. 6-76

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

Site No. 8DA ~~1248~~ 1248 FDAHRM 802==
1009==

Site Name 120 N.E. 1 Street 830==

Other Name(s) for Site Dade Federal Building 930==

Other Nos. for Site _____ 906==

NR Classification Category: Building 916==

County Dade 808==

Instruction for locating (or address) 120 N.E. 1 Street
Miami, Florida 33132

Location: Miami North B-41 / 117 / see cont sheet 813==
868==
subdivision name block no. lot no.

Owner of Site: Name: Dade Federal Savings & Loan Assoc. of Miami ;
Address: 101 East Flagler Street 902==
Miami, Florida 33132 902==

Occupant, Tenant, or Manager: _____ ;
Name: _____
Address: _____ 904==

Reporter (or local contact):
Name: Rodriguez, Ivan A. (Dade County Historic Survey) ;
Address: Dade County Park & Recreation Department
50 S. W. 32 Road; Miami, Fl. 33129 816==

Recorder:
Name & Title: Monroe, Elizabeth B. (HSS) ;
Address: FDAHRM 818==

Survey Date 7808 820== Type of Ownership Corporate 848==

Inventory Status _____ 914==

Previous Survey(s): (enter activity/title of survey/name/date/repository)
Survey/Dade County Historic Survey/Rodriguez 839==
7808 Dade County Park & Recreation 804==

Recording Station _____ 870==

Specimens (Inventory Numbers) _____ 832==

Date of Visit to Site _____ 828== Recording Date _____ 832==

Photographic Record Numbers 78N086-HP5 (FRAME 7) 860==

14

Location of Site (Specific):

Map Reference (incl. scale & date) _____ 809==

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
OR							
LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
	°	'	"	°	'	"	

800==

UTM Coordinates: 17 581070 3250800 _____ 890==
Zone Easting Northing

Description of Site:

Site Size (approx. acreage of property) _____ 833==

<p>Condition of Site:</p> <p>Check one</p> <p><input type="checkbox"/> Excellent 863==</p> <p><input checked="" type="checkbox"/> Good 863==</p> <p><input type="checkbox"/> Fair 863==</p> <p><input type="checkbox"/> Deteriorated 863==</p> <p><input type="checkbox"/> Ruins 863==</p> <p><input type="checkbox"/> Unexposed 863==</p> <p><input type="checkbox"/> Redeposited 863==</p>	<p>Integrity of Site:</p> <p>Check one or more</p> <p><input type="checkbox"/> Altered 858==</p> <p><input checked="" type="checkbox"/> Unaltered 858==</p> <p><input type="checkbox"/> Destroyed 858==</p> <p><input type="checkbox"/> Restored () Date: () 858==</p> <p><input type="checkbox"/> Moved () Date: () 858==</p> <p><input type="checkbox"/> Original Site 858==</p>
---	---

Condition of Site (Remarks): () _____
_____ () 863==

Threats to Site:

Check one or more

Zoning () _____ () 878==

Development () _____ () 878==

Deterioration () _____ () 878==

Borrowing () _____ () 878==

Transportation () _____ () 878==

Fill () _____ () 878==

Dredge () _____ () 878==

Other (See Remarks below): _____ 878==

Threats to Site (Remarks): _____

_____ 879==

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CONTINUATION SHEET

LOCATION (Continued):

_____	868==
Subdivision name	
_____	868==
Block no.	
6 less E.O.04 Ft. & lots 7-8-13 S 50 ft lots 9-10 + E	868==
Lot no.	
25 ft lot 12	868==
_____	868==

Statement of Significance (use continuation sheet if necessary)

This masonry construction commercial building represents a fine example of masonry vernacular architecture in Dade County in the 1920's and 1930's. It is architecturally noteworthy for its stylistic features combining Neo-Classical, Mediterranean and Art Deco features, details, use of materials such as Indiana limestone and granite and fine ground floor interior arcade.

It was built in 1925 at an estimated cost of \$750,000. The original owner was The Shoreland Co. The architect was Pfeiffer & O'Reilly. The Builder was George W. Langford & Co..

George L. Pfeiffer of Pfeiffer and O'Reilly was originally active as an architect in Chicago, Illinois. Pfeiffer was one of the most prominent and active architects in Dade County, and served as President of the Florida Association of Architects.

Major Bibliographic References:

Unpublished sources

Miami. Building and Zoning Department. Building Permits, 1923 to present.

Site No. _____

Site Name 120 N.E. 1 St.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT	<u>Pfeiffer & O'Reilly</u>	<u>872==</u>
BUILDER	<u>George W. Langford & Co..</u>	<u>874==</u>
STYLE AND/OR MODE	<u>Commercial</u>	<u>964==</u>
PLAN TYPE	<u>rectangular</u>	<u>966==</u>
EXTERIOR FABRIC(S)	<u>Indiana Limestone</u>	<u>854==</u>
STRUCTURAL SYSTEM(S)	<u>masonry</u>	<u>856==</u>
FEATURE OF STRUCTURE (942):		
FOUNDATION:		<u>942==</u>
ROOF TYPE:	<u>flat</u>	<u>942==</u>
SECONDARY ROOF STRUCTURE(S):		<u>942==</u>
CHIMNEY LOCATION:		<u>942==</u>
WINDOW TYPE:	<u>D.H.S., 2/2 , metal</u>	<u>942==</u>
MATERIALS (882):		
CHIMNEY:		<u>882==</u>
ROOF SURFACING:		<u>882==</u>
INTERIOR WALLS:		<u>882==</u>
ORNAMENT INTERIOR:		<u>882==</u>
ORNAMENT EXTERIOR:	<u>Stone</u>	<u>882==</u>
QUANTITATIVE DATA (950-960):		
NO. OF STOREYS	<u>2</u>	<u>950==</u>
NO. OF CHIMNEYS		<u>952==</u>
OTHER (SPECIFY)		<u>954==</u>
		<u>956==</u>

19

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM: 865==

MAIN ENTRANCE: north, facade offset right; iron doors and iron lattice transom, arch interior with arabesque; opening into central interior arcade 865==

WINDOW PLACEMENT: eight bays. 865==

WINDOW SURROUNDS AND DECORATION: 1st floor, eight colossal semicircular arch with fixed sheet glass, metal surrounds. 865==

PORCHES, VERANDAS, GALLERIES AND BALCONIES: 865==

EXTERIOR ORNAMENT AND COLOR: grey; water table of pink granite. Vertical massing between arches with eagles and plaques occurring at two story windows. Vertical relief over arches. Decorative masonry panels of Grottesques and Arabesque over 2-story windows. 865==

INTERIOR COMMENTS: 865==

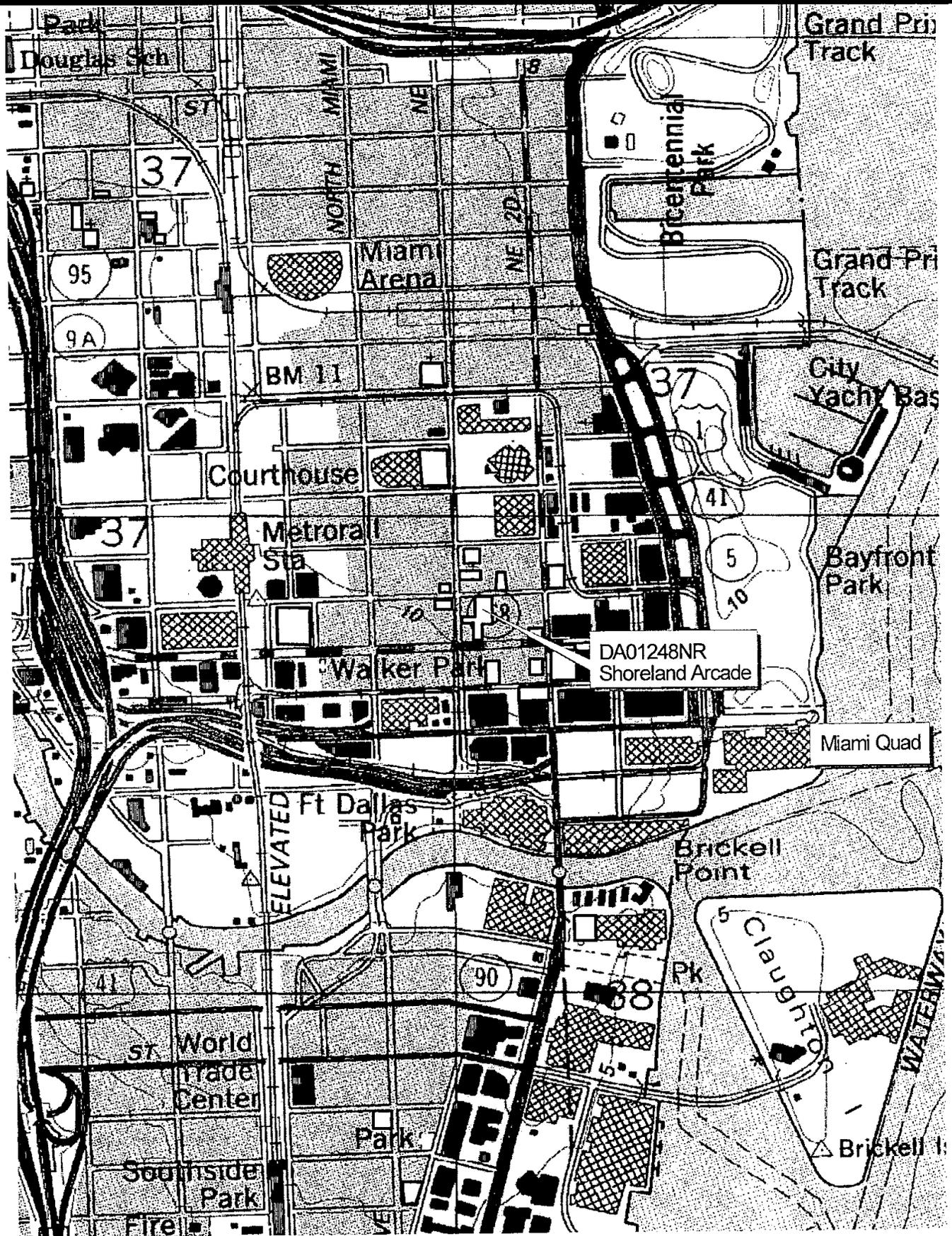
OTHER (SPECIFY): masonry sill at top ; leaf and dart detailing on vertical massing. 865==

MAJOR ALTERATIONS (FREE TEXT) (857==): facade arches altered. 857==

OUTBUILDINGS (FEATURES OF SITE) (876==): parking lot north of site. 876==

SURROUNDINGS (CLASSIFICATION) commercial 864==

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): 2nd building east of S.E. corner of N.E. 1st and N.E. 1 Ave. 859==



Grand Prix Track

Grand Prix Track

City Yacht Basin

Bayfront Park

Miami Quad

Brickell Point

Brickell Pt

Brickell Pt

Douglas Sch

37

95

9A

BM 11

37

37

41

5

10

DA01248NR
Shoreland Arcade

ELEVATED Ft Dallas Park

90

38

ST World Trade Center

Southside Park

Fire

Park

5 Claghton

WATERWAY