



MORNINGSIDE

A BRIEF HISTORY OF MORNINGSIDE

In 1922, a large, undeveloped bay front tract near Miami's northern city limits was platted. Called Bay Shore at first, Morningside was subdivided by the Bay Shore Investment Company and was the first of three phases that would be developed by the company between 1922 and 1924.

James H Nunnally, president of the Bay Shore Investment Company, envisioned Morningside as an exclusive residential community and planned for every modern convenience. In designing Morningside, the project architects and landscape designers adapted the best of the Garden City concept which had been developed by Ebenezer Howard in England, as well as contemporary American suburban planning concepts, to this bay front location. The intent was to create a small, satellite residential district, bonded by major streets, with the entire project area focused on abundant green spaces.

At a time when many lots in other Miami subdivisions were being sold undeveloped and unimproved, Morningside was notable for its carefully conceived and executed plan for development.

The exclusiveness of the area was also guaranteed by the deed restrictions that the developers attached to the sale of each lot; restrictions such as minimum construction price of each house, only single family detached houses were allowed, no duplexes, apartments, and hotels were permitted, and no building could be constructed of wood. Building setbacks and lot frontage were also controlled, and the developer required that all building plans be submitted to the company for approval prior to construction. Houses approved by the developer were primarily Mediterranean Revival in style, featuring Spanish, Moorish, or Italian architectural design elements.

From its inception in 1922, Morningside has been home to many prominent and influential local residents such as James H. Nunnally, Paul Scott, Frank Wharton, Laura Cushman, William Welch, Sidney Meyer, and Harold Steward among others.¹⁴

¹⁴ Taylor, Tulie W.; Eaton, Sarah. Bayshore Historic District Nomination for the National Register of Historic Places, 1992. DA05201.

COMMON STYLES OF MONINGSIDE

Even though the District has a large variety of architectural styles examples, the most common are:

MEDITERRANEAN REVIVAL



General characteristics

Generally two stories in height
Asymmetrical plan
Rough stucco exterior

Roof

Barrel tile roof (sometimes Cuban in origin)

In some cases, there are compound roof designs of various heights and /or roof designs featuring more than one type of roof, for example: flat roof and side gable

Overhanging eaves

Windows & Doors

Arched windows and doors (typically rounded arch, but at times can be pointed). Many occasions the arch of the window is achieved by square casement windows with a fanlight completing the arch.

In other instances, the casement window is rounded.

Prominence of the entrance

The entrance (front door) is a highly important element in the overall design of the home. It can be given prominence by a decorative surround carved from natural limestone, a surround wrapped in tile, a rounded tower entrance, or it can be the central element in a loggia composed of rounded open arches.

Wrought iron detailing (decorative gates, balconettes)

General characteristics

Linear, angular composition
emphasizing verticality
Generally two stories in
height
Smooth stucco exterior

Roof

Commercial buildings have
flat roofs; residential
buildings tend not to
incorporate this feature as
frequently.

Windows & Doors

Character-defining
elements—decorated iron screen doors with
tropical motifs

Metal casement windows
replaced wood casements
Stylized decoration around
windows and doors (vertical
fluting around doors very
common and character
defining)

Prominence of the entrance

Prominent entryway
The use of glass block (often
around entrance or to add light to interior
stairways)

ART DECO



MEDITERRANEAN/MODERN STYLE

(TRANSITIONAL STYLE)



General characteristics

Angularity of Art Deco replaced with a streamline, decidedly horizontal, emphasis evoking cars, ships, airplanes

From one to two stories

Rounded corners key feature

in overall layout / plan, instead of a tower

Roof

Commercial buildings have flat roofs; residential buildings tend not to incorporate this feature as frequently. Roofs tend to be low-hipped with Spanish barrel tile

Windows & Doors

Character-defining elements—decorated iron screen doors with tropical motifs

Metal casement windows replaced wood casements

Corner windows

Eyebrow canopies over windows and doors

Circular and porthole

windows

Detailing

Minimal detailing, iron scrollwork replaced with streamline metal designs and metal railings evocative of ships

General characteristics

Extreme horizontality, plan making use of large front and side setbacks

Large front set-back with prominent driveway for the automobile—prominent one or two car garage

Always one story

Sub-styles or themed styles, such as: modern, colonial revival, Spanish colonial, etc.

Roof

Low pitch hipped roof with overhanging eaves

Roof Materials range from flat tiles, shingles, and Spanish tile, depending on the theme. Some homes may have flat and sloped, angular roofs

Windows and Doors

Covered entry porch-entrance not a key element in the design

Emphasis on bringing the outdoors in utilizing large picture windows, expansive metal awning windows, and sliding glass doors

Detailing

Minimal detailing: stone or faux stone or brick facing on the front of the home

Planters incorporated as part of the frontage, often treated with facing

Detailing related to the theme of the home (i.e. faux shutters for colonial theme)

Enclosures: Small courtyard or screening with decorative cast blocks in the front of the house balancing the use of large windows with the need for homeowner privacy.

RANCH STYLE



ENCLOSURES: FENCES, WALLS, AND HEDGES (MORNINGSIDE)

An enclosure is any fence, gate, wall or hedge that fully or partially encloses property or otherwise obstructs the view of the house from the street. Enclosures are allowed along rear and side property lines up to eight feet (8') in height. The height of all enclosures is measured from the ground up and includes decorative features.

The intent of enclosure guidelines are to allow for the most important feature of the homes, their facades to be seen and appreciated from the public right-of-way.

Enclosure materials

- **Metal Picket**. These fences are appropriate for all styles of homes and must be wrought iron, galvanized iron, or similar heavy metal. They must be a dark color, either dark green or black. No solid screening may be affixed to the metal pickets.
- **Masonry**. If the wall has intermittent piers, metal picket grilles may be placed on top of the masonry walls between the piers. Any decorative scrollwork, metal pickets, or hedges placed above the masonry wall must conform to the height requirements.
- **Solid wood**. A solid wood fence may be used along side or rear property lines so long as it is NOT VISIBLE from the public right-of-way.
- **Hedges**. Hedges which are planted behind a metal picket or walls must still comply with the height regulations for enclosures. This includes any other materials that would create a visual screen. Creating a dense planting of trees or palms is considered a hedge and must conform to guidelines.

- **Chain link**. Chain link fence is not allowed on property lines which face a street, or project in front of a home's façade. Chain link vinyl coated dark color is allowed on side property lines and rear if minimally visible from public right-of-way.
- **Other enclosures**. Other types of enclosures that are not specified are not permitted without HEPB approval.



Location of enclosure & specific height regulations for enclosures

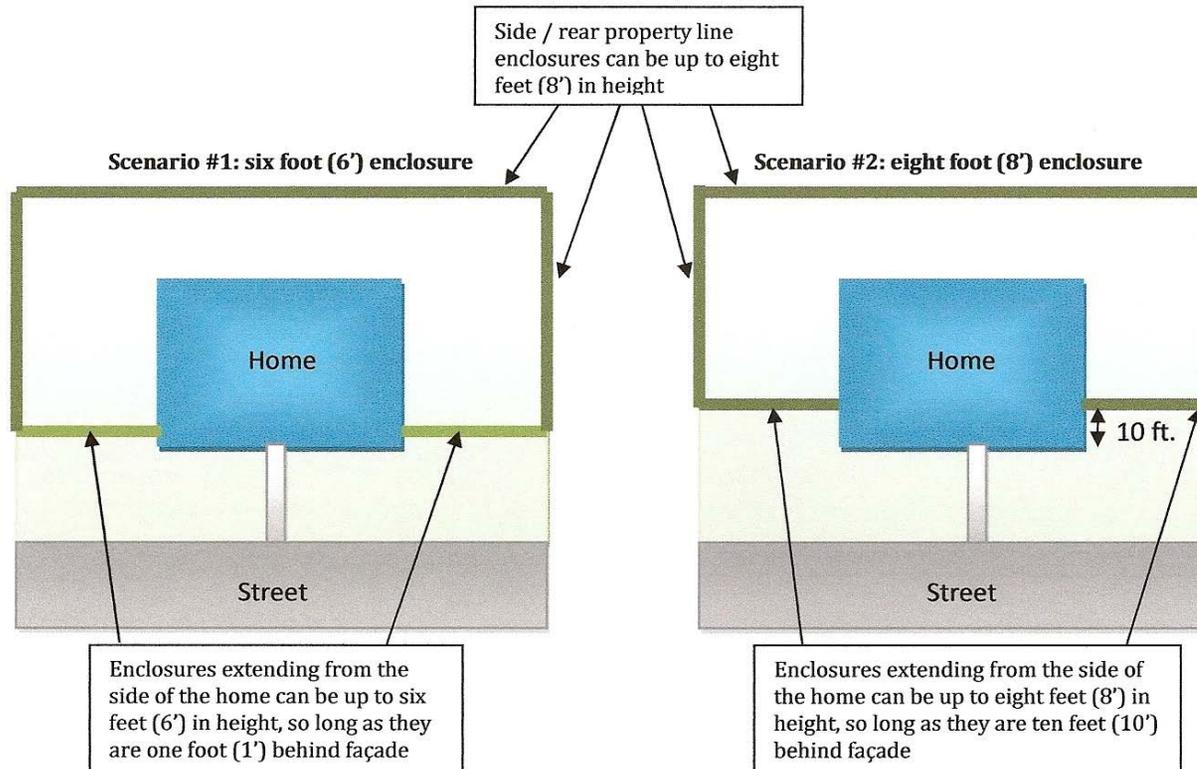
Front of home / on property line. Generally, enclosures may not be located in front of a main façade. An enclosure that extends from the side of the home (parallel to the street) *must* be set back one foot (1') from the façade and must not exceed six feet (6'). If the enclosure extends ten feet (10') from the façade along the side of the home, it may be a maximum of eight feet (8') in height.

- **Grandfathered conditions:** Walls, chain link fences, or other landscaping features which were already in place during the time of Morningside's designation (1984) are also considered "grandfathered" conditions and do not have to be removed. If these features are removed, any new enclosure must conform to the guidelines.

- **Ranch homes:** a character-defining element of the Ranch homes located in Morningside is a decorative enclosure in front of the main façade (typically in front of large living room windows). This enclosure forms a front courtyard / garden and is typical in homes of the period and should be preserved.

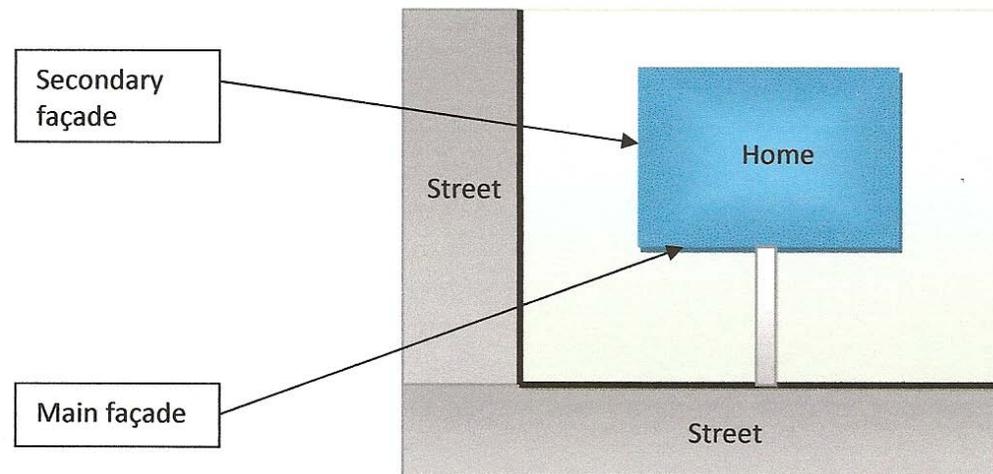
ENCLOSURE SCENARIOS

HOUSES ON INTERIOR LOTS:



Note: A character defining element of the Ranch homes located in the Morningside is a decorative enclosure in front of the main façade (typically in front of large living room windows). This enclosure forms a front courtyard / garden and is typical in homes of the period and should be preserved.

HOUSES ON CORNER LOTS:



Houses on corner lots pose a specific problem, as they have two main facades visible from the public right-of-way. Special regulations regarding enclosures have been put in place understanding the need for owner privacy while still allowing the public to benefit from the historic resource and adding to the overall historic character of the neighborhood.

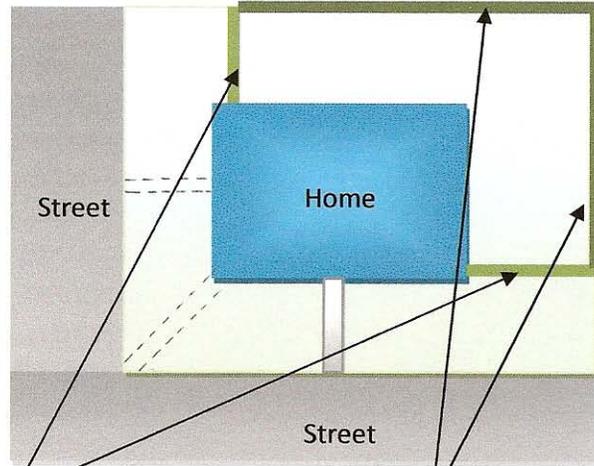
CORNER LOT HOMES WITH THE ENTRANCE FACING ONE STREET OR CORNER:

A character defining feature of many homes in the Morningside is that the entrance is oriented towards the corner of corner lot, thereby allowing the home to wrap around the corner, making the two side façade one long continuous façade.

Enclosures up to six feet (6') in height are allowed extending from the side of the home so long as they are one foot (1') behind the main facades of the home from all angles.

The side / rear property lines in a corner house are those that directly abut other residences and are not situated abutting public streets. Side / rear enclosures can go up to eight (8') in height.

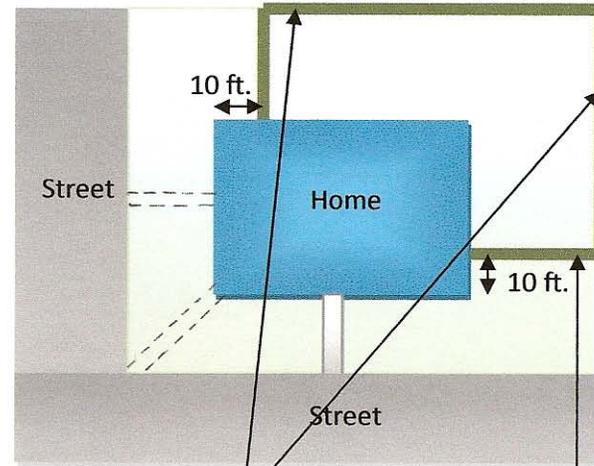
Scenario #1: 6' high enclosures



Enclosures extending from the side of the home can be up to six feet (6') in height, so long as they are one foot (1') behind facades

Side / rear property line enclosures can be up to eight feet (8') in height

Scenario #2: 8' high enclosures



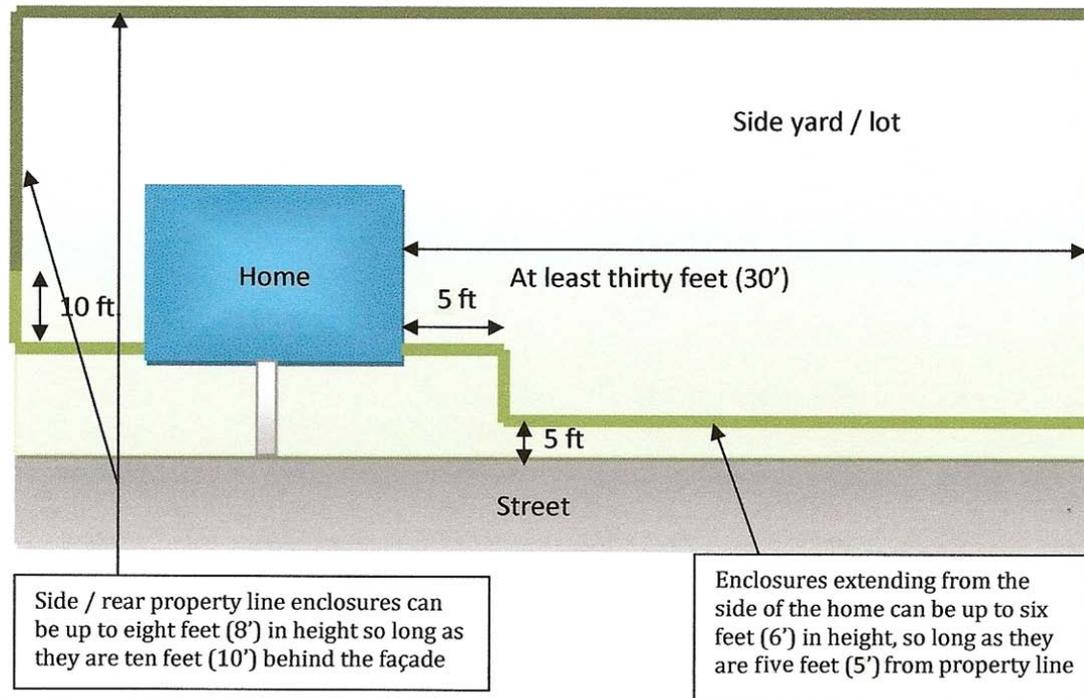
Side / rear property line enclosures can be up to eight feet (8') in height

Enclosures extending from the side of the home can be up to eight feet (8') in height, so long as they are ten feet (10') behind facades

Illustration of two enclosure scenarios with a corner lot home

HOMES WITH LARGE SIDE YARDS / DOUBLE LOTS:

Houses with a second lot and a large side yard extending at least thirty feet (30') from the house to the side property line may enclose this side yard. The enclosure must start from one foot (1') behind the façade and extend away a minimum of five feet (10') from the home. The remaining side enclosure wrapping the lot / side yard can move forward to the street as long as it's at least five feet (5') away from the property line. This side enclosure that runs along the sidewalk must be no higher than six feet (6'). Eight foot (8') enclosures along the side of the property must start ten feet (10') behind the façade.



LANDSCAPING (MORNINGSIDE)

Ground cover plant materials may be used to line the walkway in front of a home, but must not exceed three feet (3'). Any landscaping materials in the front yard that create a visual screen must conform to these guidelines.

Property owners are reminded that invasive species are not allowed to be planted within Miami-Dade County. For a list of invasive, illegal plants, please visit: http://www.miamidade.gov/derm/prohibited_plant_species.asp

TREE PLANTING AND TREE REMOVAL:

Tree removal is governed by Chapter 17 of the Miami City Code entitled "Environmental Preservation" and is enforced by Historic Preservation. Tree removal is an activity that must be mitigated. All persons wishing to remove a tree from their property need to obtain a Tree removal Permit.

- **Obtaining a Permit.** Tree removal Permits may be obtained from all of the City of Miami Neighborhood Enhancement Team (NET) offices. The Historic Preservation Division will be forwarded all Tree removal Permits in Morningside for review.
- **Posting the Permit.** Within twenty-four (24) hours of obtaining a Tree Removal Permit, a weatherproof copy shall be posted on the premises of the property in full view and must be displayed until work is completed.

FRONT YARD:

Freestanding structures such as (but not limited to) statuary, tires or tire swings, gazebos, fountains, and freestanding mailboxes, are not permitted when visible from the public right-of-way without HEPB approval. Landscaping cannot be used to block such structures, nor is landscaping on the front lawn considered when determining what is public right-of-way.

WALKWAYS, DRIVEWAYS, AND CARPORTS:

Whenever possible, driveways and walkways should match the originals in materials and dimensions.

- **Driveways.** Keystone and pavers can be approved administratively (Standard COA) if the design and color are compatible with the house.
 - Materials not originally found in the district must be approved by the HEPB.
 - Circular driveways are not permitted without HEPB approval
- **Walkways.** New walkway material can be approved administratively, if appropriate with the design of the house.
 - Materials not originally found in the district must be approved by the HEPB.
 - Expansions of walkways, new walkways, and walkways materials not found in the district must be brought before the HEPB for approval.
- **Carports.** Carports can be permanent structures and additions to an existing home, or they can be semi-permanent canvas structures or pergolas. Adding these structures requires HEPB approval and must be compatible with existing home.

WATERFRONT SIDE YARDS AND BACKYARDS VISIBLE FROM THE RIGHT-OF-WAY

Typically, this condition applies to corner homes or homes situated on double lots where the second lot is unimproved or is a large side lot. In these instances, homeowners are subject to regulation insofar as they choose to add elements or improvements to these areas.

POOLS, ANCILLARY STRUCTURES OR ACCESORY BUILDINGS:

- **Visible from right-of-way.** If visible from right-of-way require HEPB approval
- **Not visible from right-of-way.** Pools and other at-grade improvements, such as decks or patios may be approved administratively if not visible from the public right-of-way.

ALTERATIONS TO HISTORIC HOMES IN MORNINGSIDE

Every home in a historic district is reviewed for alterations. Typically the greatest emphasis is placed on the “contributing” homes that possess the characteristics that define the neighborhood; however neighborhood character defining features on all homes should be preserved.

Regarding alterations, the designation report states:

“The majority of the buildings in the district have been altered since construction. Typical alterations include the installation of contemporary windows, doors, roofing, and awnings, and the addition and/or enclosure of porches, garages, and porte-cocheres. Several houses have been more significantly altered by the removal of important architectural features. Despite these alterations, however, the original character, massing, and setback of most houses within the district have not changed.”

All buildings should be recognized as products of their own time. Alterations shall be appropriate to the age and period of the building and should not seek to create a false appearance. Contemporary design for alterations and additions to existing buildings must be compatible with the size, scale, color, material, and character of the building and neighborhood. Distinctive stylistic features which characterize a building or neighborhood shall be treated with sensitivity. Certain building features, regardless of the age of the building, are important in defining the overall character of the Morningside Historic District.

MINOR ALTERATIONS

- **Painting.** Painting the exterior of your home requires a Certificate of Appropriateness (COA). The color(s) can be approved administratively (by HP staff) and requires a sample(s) of the paint scheme with the COA application. Color schemes should take the style and year of construction of the home into account. Trim colors may be darker or lighter than the overall color. Staff usually approves the lightest three colors on typical paint strips. Loud, brilliant, or fluorescent colors are not acceptable.
- **Porch hardware.** Changing exterior elements such as wall mounted mailboxes, house numbers, lighting fixtures, and decorative elements added to the home are not reviewed at this time and do not require a COA.

- **Decorative tropical motifs.** Found in concrete vents, screen doors, garage vents are common and shall be retained.
- **Tile roofs.** Tile roofs are found on a majority of buildings and shall be retained when possible or replaced.

WINDOWS¹⁵

- Retain the original window design and arrangement of window openings on the principal façade(s). Do not reduce or enlarge window openings to accommodate stock windows. Do not block-in or cut new openings on the principal façade(s). Modifications may be approved on non-principal facades.
- Whenever possible, repair and retain original windows.
- If a window is too deteriorated to repair, replace in kind with a window of the same material, pane configuration, profile, and reflectivity.
- If a window of the same material would cause an undue economic hardship, then a compatible substitute material may be considered. The new window should convey the same visual appearance in terms of pane configuration, profile, and reflectivity.
- Retain all historic windows of particular architectural interest, such as porthole windows, curved sash, leaded glass, etc.
- Designing and installing new windows when the historic windows are missing is encouraged. The replacement windows may be an accurate restoration using historical, pictorial, or physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.
- The following windows are NOT acceptable, unless documentary evidence can be supplied to show that they would be historically accurate to the house: jalousie windows, single light/picture windows, windows with dark tinted or reflective glass. Windows with single lights may be considered as a replacement for screens in Florida rooms or porches.

¹⁵ RESOLUTION - HC-85-20

WINDOWS – MORNINGSIDE STANDARDS AND GUIDELINES

TREATMENT					
Original Window	Preferred	Acceptable	Acceptable	Not Acceptable	Not Recommended
Single or Double Hung Sash – Wood	Repair existing windows	Replace in kind with wood sash window	Replace with aluminum sash window, baked-on finished	Replace with new sizes.	Replace with single light or sliding windows.
Casement - Wood	Repair existing windows	Replace in kind with wood casements	Replace with aluminum casements, baked-on finish	Replace with new sizes.	Replace with single light or sliding windows.
Casement - Steel	Repair existing windows	Replace in kind with steel casements		Replace with new sizes.	Replace with single light or sliding windows.

ROOFS¹⁶

- Retain the original roof configuration and cornice line. Raising or lowering the existing roofline is discouraged and should be limited to non-principal facades. Alterations or new construction such as roof decks, solar panels and devices, etc., if visible from a public right-of-way, may be approved on a case-by-case basis, but in general are discouraged.
- Preserve architectural features that give the roof its character, such as cornices, dormers, brackets, and chimneys.
- Whenever possible, repair and retain the original roofing material.
- If the roofing material is too deteriorated to repair, replace in kind with the same material.
- If a roof of the same material would cause an undue economic hardship, replace with material that matches the old in composition, size, shape, color, texture, and installation detail.
- Installing new roofing material when the original is missing is encouraged. The replacement may be an accurate restoration using historical, pictorial, or physical documentation; or be a material that is compatible with the historic character of the building

¹⁶ RESOLUTION – HC-85-7

ROOFS –MORNINGSIDE STANDARDS AND GUIDELINES

TREATMENT					
Original Roof	Preferred	Acceptable	Acceptable	Not Recommended	Not Acceptable
Mediterranean or Mission (Barrel) Tile	Repair existing tile	Replace in kind with barrel clay tile	Replace with barrel or Spanish (“S”) cement, composition tile.	*Replace with flat tile	*Replace with asphalt shingles, metal or other roof materials
Flat Tile	Repair existing tile	Replace in kind with flat clay tile	Replace with flat cement, composition tile.		*Replace with asphalt shingles, metal or other roof materials

*Application for Special Certificate of Appropriateness must be accompanied by comparative estimates for barrel, “S” and flat tile from three (3) roofers.