

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: October 11, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: HPB16-0061, **Possible North Shore Historic District.**

A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible designation of the North Shore Historic District. The eastern portion of the possible historic district is generally bounded by 73rd street on the south, Dickens Avenue and the western lot line of the properties on the west side of Harding Avenue on the west, 87th Street on the north and Collins Court on the east. The western portion of the possible historic district is generally bounded by 77th Street on the south, Hawthorne Avenue and Crespi Boulevard on the west, 87th Street on the north and Tatum Waterway Drive and Byron Avenue on the east. If the Historic Preservation Board finds that the possible district area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to **Section 118-591(b), of the City Code of Miami Beach.**

STAFF RECOMMENDATION

Instruct the Planning Department to prepare a Designation Report in accordance with the boundaries recommended by the Planning Department (**MAP 1**).

BACKGROUND

On September 9, 2014, the Historic Preservation Board directed Planning Department staff to prepare formal Historic Designation Reports for the proposed designation of the North Shore and Normandy Isles local historic districts, with modified boundaries (**MAP 1**).

At the September 10, 2014 City Commission meeting, the City Commission discussed the proposed North Shore and Normandy Isles Local Historic Districts and denied the designations.

At the July 13, 2016 City Commission meeting, the City Commission discussed the possibility of creating local historic districts within the boundaries of the North Shore and Normandy Isles National Register Districts and directed the Administration to begin the local designation process for the boundaries recommended in the draft North Beach Master Plan.

DESIGNATION PROCESS

The process of historic designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X,

Division 4). An outline of this process is delineated below.

Step One: A request for designation is made either by the City Commission, the Historic Preservation Board, other agencies and organizations as listed in the Land Development Regulations of the City Code, or the property owners involved. Proposals for designation shall include a completed application form available from the Planning Department.

Step Two: The Planning Department prepares a preliminary evaluation report with recommendations for consideration by the Board.

Step Three: The Historic Preservation Board considers the preliminary evaluation to determine if proceeding with a designation report is warranted.

The designation report is an historical and architectural analysis of the proposed district or site. The report:

- 1) describes the historic, architectural and/or archeological significance of the property or subject area proposed for Historical Site or District designation;
- 2) recommends Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of proposed Developments affecting the designated Site or District; and
- 3) will serve as an attachment to the Land Development Regulations of the City Code.

Step Four: The City Commission is notified of the Board's decision and the initial boundaries proposed for designation. Within 60 days of the vote of the Historic Preservation Board to direct the Planning Department to prepare a designation report, the City Commission may, by a five-sevenths vote, deny or modify the proposed request for designation.

Step Five: The designation report is presented to the Historic Preservation Board at a public hearing. If the Board determines that the proposed site or district satisfies the requirements for designation as set forth in the Land Development Regulations of the City Code, the Board transmits a recommendation in favor of designation to the Planning Board and City Commission.

Step Six: The Planning Board will hold a public hearing on the proposed designation, and shall consider the proposed historic designation as an amendment to the Land Development Regulations of the City Code and, subsequently, transmit its recommendation to the City Commission.

Step Seven: The City Commission may adopt an amendment to the Land Development Regulations of the City Code by a five-sevenths majority vote, which thereby designates the Historic Preservation Site or Historic District after one (1) public hearing for a parcel of land less than ten (10) contiguous acres or after two (2) public hearings for a parcel of land that is more than ten (10) contiguous acres.

DESCRIPTION OF BOUNDARIES

The possible local historic district is generally bounded by 73rd street on the south, Dickens Avenue and the western lot line of the properties on the west side of Harding Avenue on the west, 87th Street on the north and Collins Court on the east. The western portion of the possible historic district is generally bounded by 77th Street on the south, Hawthorne Avenue and Crespi Boulevard on the west, 87th Street on the north and Tatum Waterway Drive and Byron Avenue on the east. **(MAP 2)**

PRESENT OWNERS

The property located within the boundaries of the possible North Shore Historic District is held by multiple owners.

PRESENT USE

The current uses within the boundaries of the possible historic district are primarily multi-family residential and hotel. Other uses represented in the district include commercial, school, religious facility and theater.

PRESENT USE

The established zoning districts within the boundaries of the possible North Shore Historic District are as follows:

- RM-1 Residential Multifamily, Low Intensity
- CD-2 Commercial, Low Intensity
- GU Civic and Government Use

Please refer to the zoning map for more detailed information. **(MAP 3)**

HISTORICAL BACKGROUND

The North Shore area of Miami Beach 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 63rd Street to 87th Terrace. The resulting coherent district owes much to the repetition of similar building types and styles within a compact space. 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 73rd and 75th 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 72nd and 73rd 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.

ARCHITECTURAL BACKGROUND

The majority of buildings located within the possible North Shore Historic District were designed in the Post War Modern style of architecture. These buildings include mostly hotels and multi-family residential buildings that constitute a distinctive built environment of resort architecture that differs from the more famous Miami Beach Architectural District located in South Beach. The North Shore neighborhood owes much of its character to the repetition of similar building types and styles within a compact space. Other architectural styles represented in the North Shore area include Mediterranean Revival/Art Deco Transitional (Med-Deco), Streamline Moderne, Wood Frame Vernacular, Masonry Vernacular, and Classical Revival.

Post War Modern

The Post War Modern style of architecture in South Florida, which spans from approximately 1945 to the mid-1960s, is often interchangeably referred to as Miami Modern (MiMo) or Mid-Century Modern, the latter being a more nationally recognized term. Regardless of name, the historic design impact of this mid-20th century style can be seen today throughout South Florida and beyond. In order to better understand the Post War Modern or style of architecture, it is important to view this architectural movement in the context of the historical, political, social, economic, and technological changes that were taking place during this period worldwide, nationwide, and locally.

The United States emerged as a world power following World War II. After years of deprivation during the Great Depression and wartime, everyone dreamed of a carefree, better world for themselves and their children. The Baby Boom was the result of the eagerness to get this new generation underway, while the legislation of the G.I. Bill helped to provide education and prosperity for war veterans.

Miami Beach played a significant role as a training site and redistribution center for the U.S. Army-Air Forces during World War II. The immediate availability of the City as a training center in 1942 is credited with reducing the length of the war effort by six to eight months and saving the government \$6 million in building costs. After the war, many veterans who had trained as recruits in Miami Beach returned here to vacation or to make their home. This, in addition to the the Cuban Revolution in 1959 which prompted an unprecedented mass immigration of Cubans to Miami resulted in a need for housing, retail, and services to accommodate the different growing segments of the population increased.

America redirected its enormous industrial capacity from the defense economy back to the domestic economy following the war. There was no longer a perceived need for rationing, conserving, and recycling. The economy was thriving and gave rise to the growing middle class. New electric appliances and gadgets with push buttons began to appear in many households. Air conditioning was introduced as a novel modern convenience that tremendously added to the comforts of living in Florida. It became especially important because air conditioning allowed for a year-round economy and freed architects from having to adapt their buildings to the hot, humid climate.

It was the beginning of the space age. The first Sputnik was launched in 1957. Rivalry with the U.S.S.R. led to the space race. Futuristic, flamboyant, fun design elements showed up in cars, furniture, and buildings. Automobiles sprouted wings and depicted rocket motifs. The small globe with protruding antennae reminiscent of the Sputnik became a common design detail. Cheese holes, woggles and boomerangs began to appear in architecture everywhere in Miami Beach.

After a hiatus in construction due to World War II, the Post War Modern style picked up where Art Deco left off with the added influences of a booming Post War economy, new technologies such as air conditioning, the prevalence of the sophisticated, affordable, and reliable new automobiles, and a feeling of national optimism. The local expression of this style was dubbed Miami Modern or MiMo by the Greater Metropolitan Miami area's Urban Arts Committee in about 2004.

North Shore was largely built up after World War II. 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.

Architects adapted to the tropical climate by introducing exterior stairways and corridors permitting natural cross-ventilation to each dwelling. 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. The building type 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 multiplied in large numbers, produce a densely built environment where low-scale buildings allow landscaping to moderate the urban frontages. 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.

Architects

Architects, Gilbert M. Fein, Gerard Pitt, Leonard Glasser and Donald G. Smith dominated the new construction, while others like Frank Wyatt Woods, Harry O. Nelson, 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 themes. While the vast majority of the proposed district can be characterized as Post War Modern, this style nonetheless demonstrates a high degree of continuity with earlier architectural trends, including Vernacular, Mediterranean and Streamline Moderne style buildings.

Several of Miami Beach's distinguished local architects are represented in the potential district expansion area, including the following:

Joseph J. DeBrita practiced in Miami Beach from the 1930s to the 1950s. He designed dozens of residential, hotel and apartment buildings, mostly in Art Deco style. These include the Villa Louisa and Ocean Blue hotels on Ocean Drive, the Dorset and Coral Reef hotels on Collins Avenue, and the Eastview Apartments (Marriott) on Washington Avenue. Together with A. Kononoff he designed the Mount Vernon and Monticello (Harding) hotels at 63rd Street in 1946.

Gilbert M. Fein (1920-2003) was from New York City and studied architecture at New York University. He served in the Army Corps of Engineers during World War II and settled in Miami Beach after the war. He designed hundreds of residential and commercial buildings in South Florida in the new Postwar style, becoming "one of the masters of Modernism." Most of Fein's comfortably livable buildings are unassuming and not prominent landmarks, but some of the better-known are:

Starlite Hotel	750 Ocean Drive
News Cafe	800 Ocean Drive
Helen Mar Annex	2445 Lake Pancoast Drive
Lake View Apartments	4780 Pinetree Drive
Park Isle Club	780 73rd Street

Henry Hohausser (1889-1963) Born in New York City and educated at Pratt Institute in Brooklyn, N.Y., Hohausser came to Miami in 1932. He was a practicing architect in Miami Beach for over 20 years and was one of the most prolific. His firm designed over 300 buildings in the Miami area and he is "generally credited with being the originator of modernism in Miami Beach." Just a few of Hohausser's buildings in Miami Beach's historic districts are:

Park Central Hotel	640 Ocean Drive
Colony Hotel	736 Ocean Drive
Edison Hotel	960 Ocean Drive
Cardozo Hotel	1300 Ocean Drive
Essex House	1001 Collins Ave

Victor H. Nellenbogen (1888-1959), a native of Hungary schooled in New York, came to Miami Beach in 1928 and became a prominent designer of residential and hotel architecture in both Mediterranean Revival and Art Deco styles. His hotels include the Bowman (Shep Davis Plaza), Savoy Plaza, the Nash, the Alamac, the Franklin, and the Lord Tarleton (Crown/Ramada). He also remodeled the Sterling Building at 927 Lincoln Road in Art Deco style in 1941.

Gerard Pitt (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career he worked in New York City and Detroit. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer, 1940-41. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957. In Miami Beach, he designed dozens of mostly small-scale apartment buildings in Art Deco and Postwar Modern styles from 1940 to the late 1960s, when he was in his 80s. These include:

Lincoln Arms	1800 James Ave.
Miljean	1831 James Ave.

Tropical Gardens	1600 Collins Ave.
Clifton Hotel	1343 Collins Ave.

CRITERIA

The historic preservation board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites, or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one of the following criteria:

Staff finds that the possible North Shore Historic District satisfies four of the eight criteria for designation as enumerated in City Code Section 118-592.

- (1) *Association with events that have made a significant contribution to the history of the city, the county, state or nation.*

Satisfied

The majority of contributing properties within the possible historic district directly reflect the turn of events in America following World War II. The district contains over four-hundred properties constructed between 1935 and 1963. Unprecedented development followed the American success in WWII when new resort hotels and residential resort architecture were contemplated. Development during this time was on a scale never before seen in South Florida. This event redefined the evolution of resort architecture in Miami Beach and Florida.

Furthermore, Miami Beach played a significant role as a training site and redistribution center for the U.S. Army-Air Forces during World War II. After the war, many veterans who had trained as recruits in Miami Beach returned here to vacation or to make their home.

- (3) *Embody the distinctive characteristics of a historical period, architectural or design style or method of construction.*

Satisfied

The apartment buildings that characterize much of the built environment of the possible North Shore exemplify the plasticity and transparency of Moderne architectural styling and the later Post War Modern movements, featuring cubic massing and large glass casement windows which cross-ventilated each unit and were sheltered by projecting concrete eyebrows. Exterior catwalks and outdoor stairways predicted the more functional building types of the postwar period. Often, two buildings were mirrored, or turned at angles in order to create common garden spaces, and better take advantage of the southern exposure. On the interior, a combination of bedrooms and studio apartments featured dinettes, dressing rooms, and streamlined kitchens. By the beginning of World War II, a significant number of small apartment buildings crowded around Abbott, Byron, Carlyle and Dickens Avenues in the possible North Shore Historic District behind the beachfront.

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 1930s, 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 lots 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 Streamline 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 scale of architecture in the district is largely consistent, a product of the fact that a relatively small group of architects constructed much of the area in a short period and literally gave shape to the district. 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 themes. While the vast majority of the buildings in the historic district can be characterized as Post War Modern, this style nonetheless demonstrates a high degree of continuity with earlier architectural trends, including vernacular, Mediterranean Revival and Streamline Moderne style buildings.

- (7) *Be listed in the National Register of Historic Places.*

Satisfied

The properties located within the possible North Shore Local Historic District are located within the North Shore Historic District, listed on the National Register of Historic Places on November 18, 2009.

- (8) *Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.*

Satisfied

The possible North Shore Historic District comprises one of the nation's most intact concentrations of mid-20th century architecture.

STAFF ANALYSIS

As noted in the 'Background' section of this report on September 9, 2014, the Historic Preservation Board approved a motion directing staff to prepare a formal Historic Designation Report for North Shore Local Historic District. At that time, the recommendation by staff and the Board was for reduced boundaries within the North Shore National Register District (**MAP 1**).

The Planning Department has carefully reviewed the boundaries as recommended in the draft North Beach Master Plan as well as the boundaries recommended by the Historic Preservation Board on September 9, 2014 and has evaluated all individual structures contained within these area.

The boundaries proposed within the draft North Beach Master Plan are generally consistent with

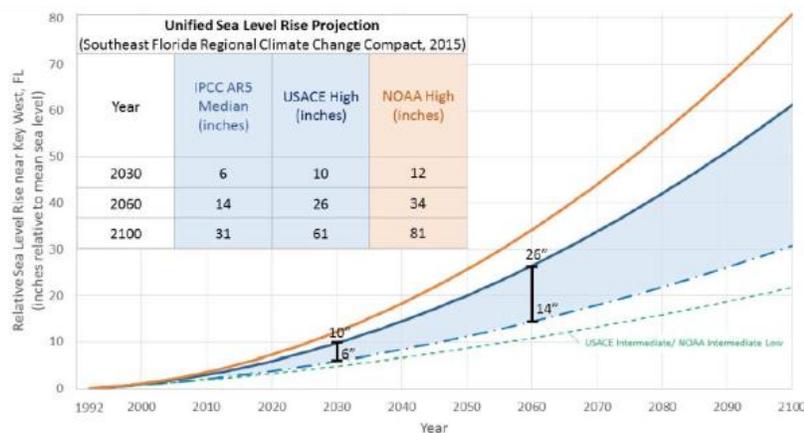
the boundaries as recommended in 2014. However, the draft master plan expands the previously recommended boundaries to include the properties located along Tatum Waterway Drive and Crespi Boulevard. This portion of the possible local historic district contains a total of 105 buildings with 29 classified as ‘Non-Contributing’ within the National Register nomination and 5 vacant lots. It should be noted however, that the properties located within the possible district boundaries have not been fully evaluated with regard to a recommended local classification. In order to accurately determine the number of possible ‘Contributing’ properties additional study is necessary.

Additionally, this expanded area contains 20 1-story buildings classified as ‘Contributing’ in the National Register nomination. These 1-story structures present the greatest challenge when trying to adapt to flooding impacts from storms and sea level rise. As the majority of these 1-story buildings are likely constructed with a slab foundation, raising these to meet current and future base flood elevation would be challenging.

Further, staff has evaluated possible historic district boundaries in order to determine potential impacts to these properties from future street raising. It is important to note that the current street elevation maps indicate that Tatum Waterway Drive and Crespi Boulevard are significantly lower in elevation than the other roadways within the boundaries of the possible North Shore Local Historic District (**MAP 4**).

The City of Miami Beach has made increasing its resiliency due to the impacts of climate change and rising sea levels a top priority and adopted the unified sea level projections for planning purposes in April 2016.

The Southeast Florida Regional Climate Change Compact unified sea level rise ranges from 1992 to 2100. The projection highlights three planning horizons:



1. Short term, by 2030, sea level is projected to rise 6 to 10 inches above 1992 mean sea level,
2. Medium term, by 2060, sea level is projected to rise 14 to 34 inches above 1992 mean sea level,
3. Long term, by 2100, sea level is projected to rise 31 to 81 inches above 1992 mean sea level.

Figure 1: Unified Sea Level Rise Projection. These projections are referenced to mean sea level at the Key West tide gauge. The projection includes three global curves adapted for regional application: the median of the IPCC AR5 RCP8.5 scenario as the lowest boundary (blue dashed curve), the USACE High curve as the upper boundary for the short term for use until 2060 (solid blue line), and the NOAA High curve as the uppermost boundary for medium and long term use (orange solid curve). The incorporated table lists the projection values at years 2030, 2060 and 2100. The USACE Intermediate or NOAA Intermediate Low curve is displayed on the figure for reference (green dashed curve). This scenario would require significant reductions in greenhouse gas emissions in order to be plausible and does not reflect current emissions trends.

Pursuant to this analysis, staff concluded that the overriding purpose in the creation of the North Shore Local Historic District is to protect, revitalize and preserve the exceptional and cohesive Post War Modern style architecture located within the North Shore neighborhood.

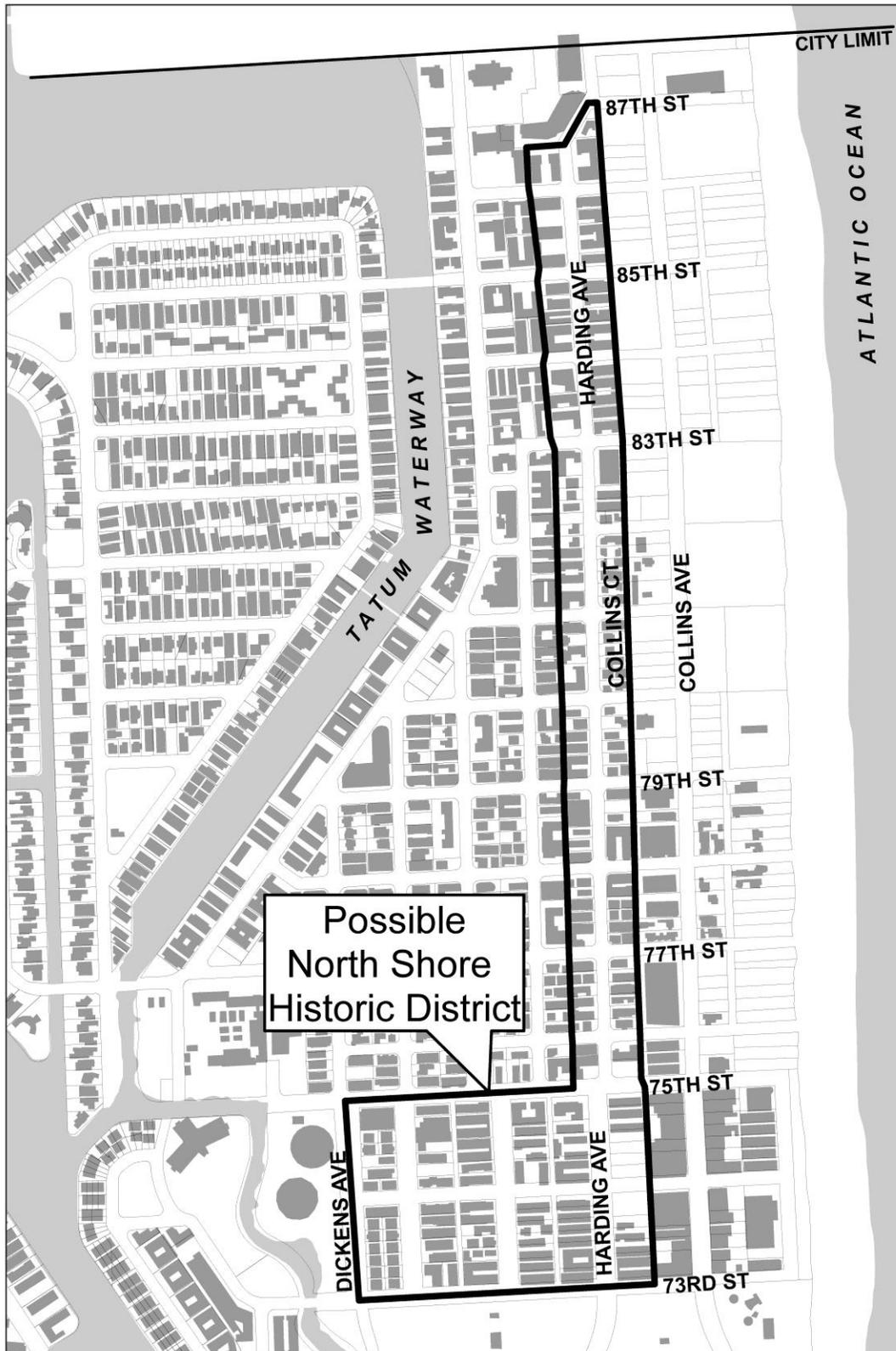
To this end, staff recommends that the currently proposed boundaries as identified in the draft North Beach Master Plan for the possible North Shore Local Historic District, be refined and reduced to include only the areas containing the greatest concentration of architecturally significant buildings and the areas that are less vulnerable to future flooding impacts.

In conclusion, staff believes that the North Shore Local Historic District, with the modified boundaries recommended by both staff and the Historic Preservation Board on September 9, 2014, will showcase, promote and protect the aesthetic, architectural and historical importance of North Shore's most significant low scale, Post War Modern style buildings. Additionally, staff would recommend that prior to the presentation of a formal historic designation report that design guidelines for the district be developed to allow for more flexibility and encourage sustainable and resilient development.

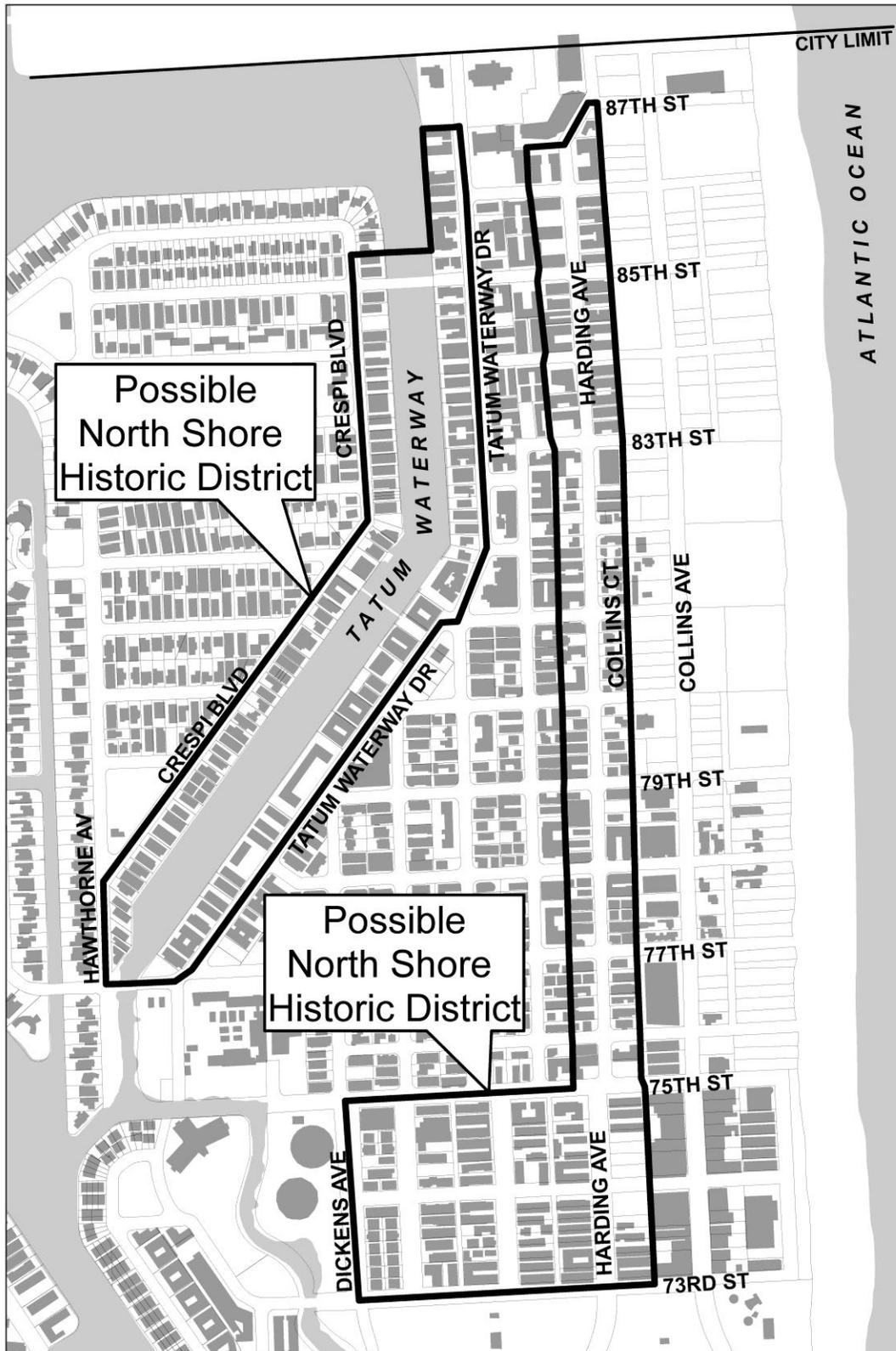
RECOMMENDATION:

Based upon the evidence presented and the historical and architectural significance of the proposed district, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board direct staff to prepare an historic designation report for the proposed North Shore Local Historic District, consistent with the boundaries identified in **MAP 1**. It is further recommended that the design guidelines specific to the North Shore District, be developed as part of the historic designation report.

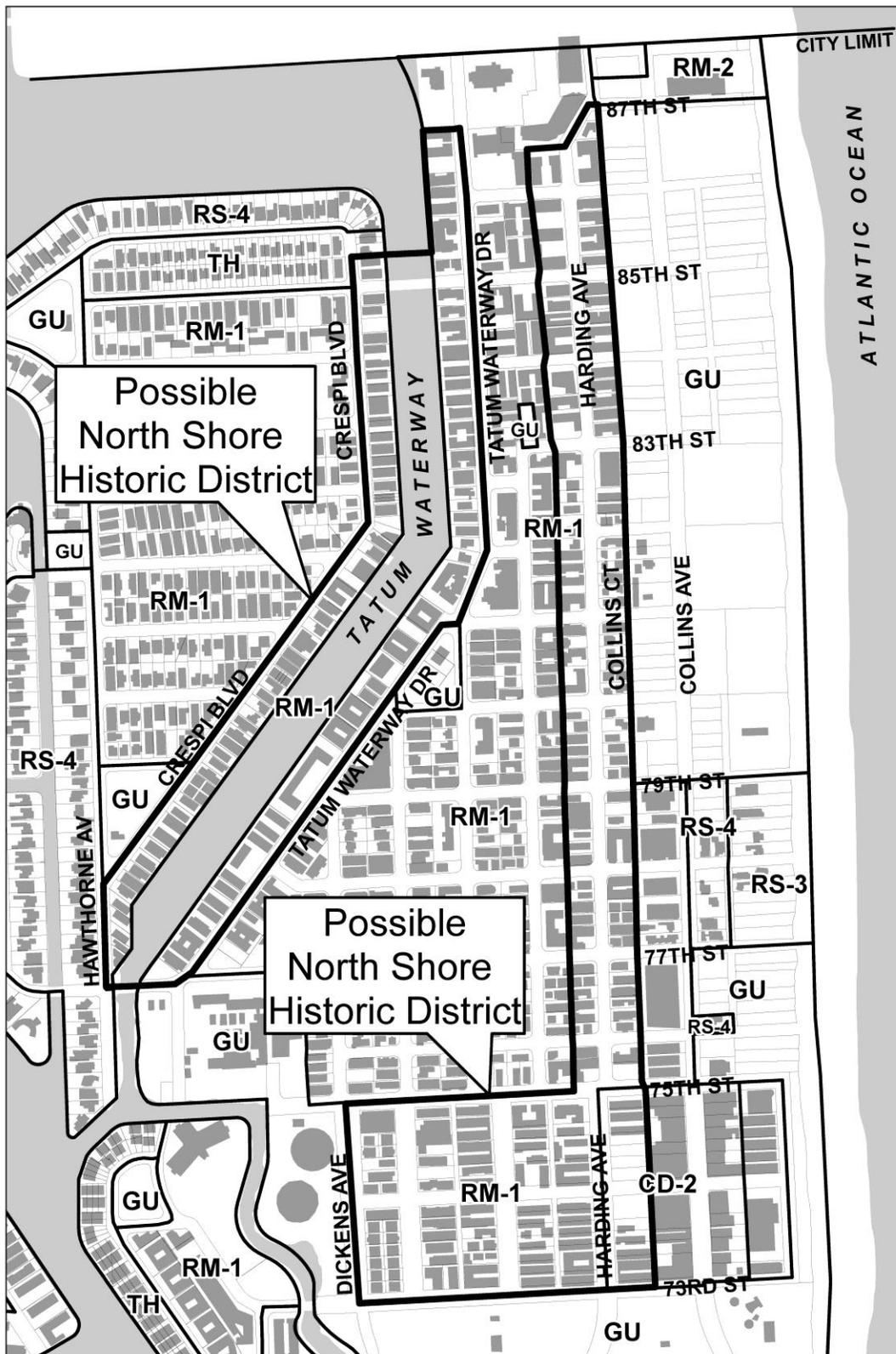
MAP 1: Possible North Shore Historic District Boundaries as recommended by the Planning Department



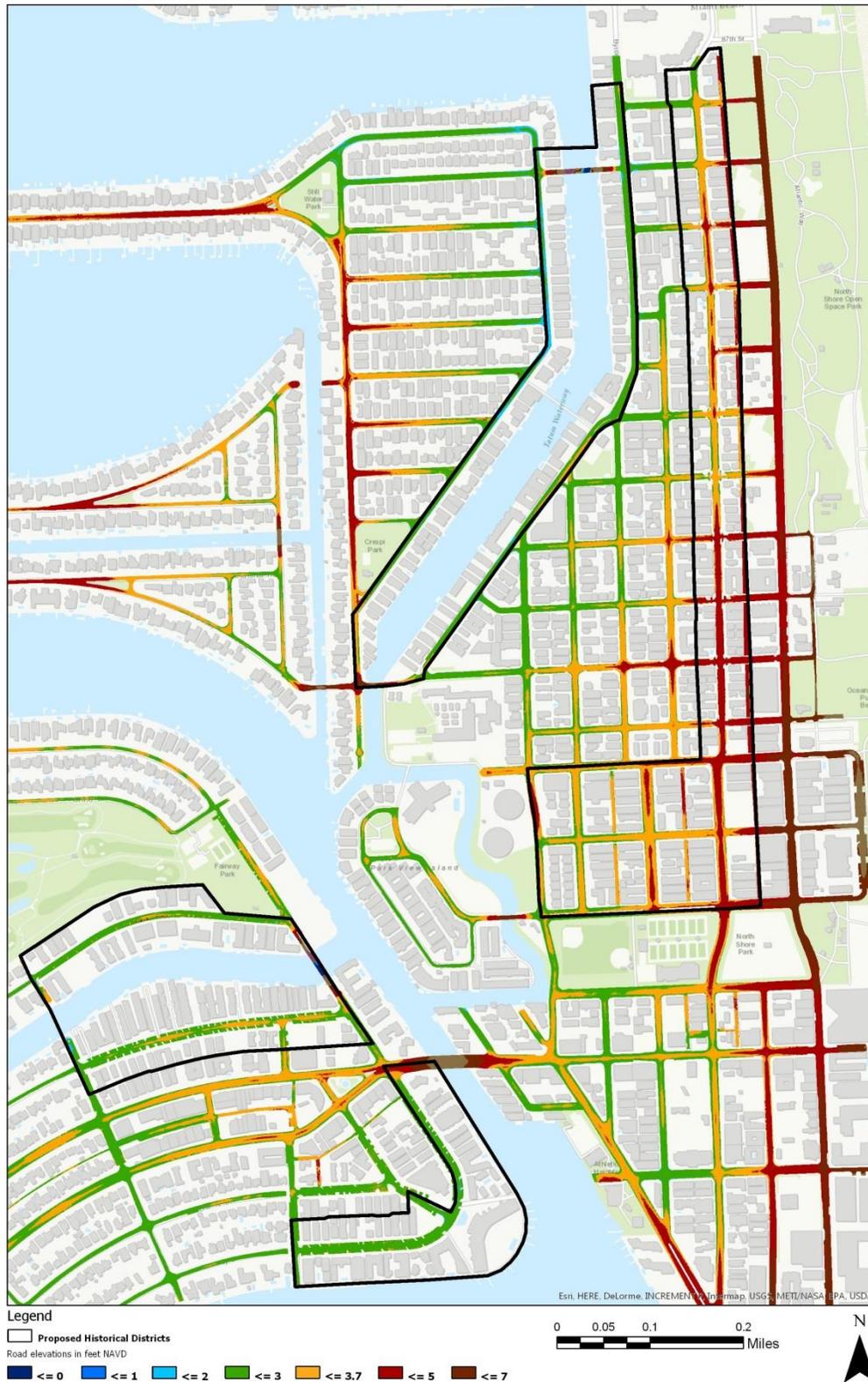
MAP 2: Possible North Shore Historic District Boundaries as recommended by the Master Planners



MAP 3: Zoning Districts within the Possible North Shore Historic District Boundaries and the Surrounding Areas



MAP 4: Street elevations within the Possible North Shore Historic District Boundaries and the Surrounding Areas



PHOTOGRAPHS – ARCHITECTURE REPRESENTATIVE OF THE DISTRICT



620 75TH STREET



235 78TH STREET



315 83RD STREET



7300 BYRON AVENUE



7344 BYRON AVENUE



7435 BYRON AVENUE



7765 CRESPI BOULEVARD



7995 CRESPI BOULEVARD



7330 HARDING AVENUE



7337 HARDING AVENUE



7510 HARDING AVENUE



7643 HARDING AVENUE



8601 HARDING AVENUE



7800 TATUM WATERWAY DRIVE



8040 TATUM WATERWAY DRIVE



8080 TATUM WATERWAY DRIVE

PRELIMINARY PROPERTY LIST*

As listed on the National Register of Historic Places in 2009

*Subject to change, a survey update is required for all properties to determine Contributing/Non-Contributing status

Number	Street	Classification	Style	Date	Use
341	73rd St	Contributing	Post War Modern	1957	Apartments
535	73rd St	Contributing	Post War Modern	1954	Apartments
300	74th St	Contributing	Post War Modern	1956	Apartments
501	74th St	Contributing	Post War Modern	1952	Apartments
535	74th St	Contributing	Post War Modern	1947	Apartments
540	74th St	Contributing	Post War Modern	1951	Apartments
601	74th St	Contributing	Post War Modern	1948	Apartments
610	74th St	Contributing	Post War Modern	1953	Apartments
611	74th St	Contributing	Post War Modern	1948	Apartments
350	75th St	Contributing	Post War Modern	1955	Apartments
530	75th St	Contributing	Neoclassical	1946	Apartments
620	75th St	Contributing	Post War Modern	1951	Synagogue
235	76th St	Contributing	Post War Modern	1949	Apartments
240	76th St	Contributing	Post War Modern	1953	Apartments
300	76th St	Contributing	Post War Modern	1958	Apartments
235	77th St	Contributing	Streamline Moderne	1940	Apartments
241	77th St	Contributing	Streamline Moderne	1936	Apartments
235	78th St	Contributing	Post War Modern	1951	Apartments
310	78th St	Contributing	Streamline Moderne	1938	Apartments
235	79th St	Contributing	Post War Modern	1956	Apartments
244	79th St	Non Contributing	Masonry Vernacular	1967	Apartments
245	79th St	Contributing	Art Deco	1937	Apartments
233	80th St	Contributing	Post War Modern	1955	Residence
235	80th St	Non Contributing	Frame Vernacular	1947	Residence
300	80th St	Non Contributing	Frame Vernacular	1971	Apartments
233	81st St	Contributing	Streamline Moderne	1940	Residence
285	83nd St	Contributing	Streamline Moderne	1939	Residence
235	83rd St	Contributing	Post War Modern	1949	Apartments
315	83rd St	Contributing	Post War Modern	1955	Apartments
235	84th St	Contributing	Post War Modern	1947	Apartments
240	84th St	Contributing	Post War Modern	1950	Apartments
240	85th St	Contributing	Post War Modern	1949	Apartments
301	86th St	Contributing	Post War Modern	1950	Apartments
7300	Byron Av	Contributing	Post War Modern	1951	Apartments
7311	Byron Av	Contributing	Post War Modern	1957	Apartments
7315	Byron Av	Contributing	Post War Modern	1955	Apartments
7320	Byron Av	Non Contributing	Masonry Vernacular	1941	Apartments
7325	Byron Av	Contributing	Post War Modern	1949	Apartments

Number	Street	Classification	Style	Date	Use
7330	Byron Av	Contributing	Post War Modern	1951	Apartments
7332	Byron Av	Contributing	Post War Modern	1940	Apartments
7333	Byron Av	Contributing	Post War Modern	1941	Apartments
7344	Byron Av	Contributing	Post War Modern	1952	Apartments
7345	Byron Av	Contributing	Art Deco	1947	Apartments
7355	Byron Av	Contributing	Post War Modern	1949	Apartments
7407	Byron Av	Contributing	Post War Modern	1948	Apartments
7412	Byron Av	Contributing	Post War Modern	1949	Apartments
7415	Byron Av	Contributing	Post War Modern	1951	Apartments
7416	Byron Av	Contributing	Post War Modern	1956	Apartments
7425	Byron Av	Contributing	Post War Modern	1950	Apartments
7435	Byron Av	Contributing	Post War Modern	1950	Apartments
7440	Byron Av	Contributing	Post War Modern	1957	Apartments
7450	Byron Av	Contributing	Post War Modern	1947	Apartments
8100	Byron Av	Non Contributing	Masonry Vernacular	1980	Apartments
8142	Byron Av	Non Contributing	Masonry Vernacular	1939	Apartments
8200	Byron Av	Non Contributing	Masonry Vernacular	1939	Apartments
8220	Byron Av	Contributing	Post War Modern	1957	Apartments
8230	Byron Av	Contributing	Minimal Traditional	1941	Apartments
8240	Byron Av	Contributing	Minimal Traditional	1941	Apartments
8250	Byron Av	Non Contributing	Masonry Vernacular	1977	Apartments
8260	Byron Av	Contributing	Post War Modern	1946	Apartments
8310	Byron Av	Contributing	Post War Modern	1949	Apartments
8320	Byron Av	Contributing	Post War Modern	1941	Apartments
8330	Byron Av	Contributing	Post War Modern	1951	Apartments
8350	Byron Av	Contributing	Post War Modern	1951	Apartments
8400	Byron Av	Non Contributing	m	1966	Apartments
8420	Byron Av	Contributing	Masonry Vernacular	1952	Apartments
8430	Byron Av	Contributing	Post War Modern	1951	Apartments
8440	Byron Av	Contributing	Post War Modern	1950	Apartments
8500	Byron Av	Contributing	Post War Modern	1951	Apartments
8530	Byron Av	Non Contributing	Modern	1978	Apartments
8540	Byron Av	Contributing	Post War Modern	1951	Apartments
8600	Byron Av	Contributing	Post War Modern	1952	Apartments
8620	Byron Av	Contributing	Post War Modern	1950	Apartments
8630	Byron Av	Contributing	Post War Modern	1950	Apartments
7301	Carlyle Av	Contributing	Post War Modern	1954	Apartments
7304	Carlyle Av	Contributing	Post War Modern	1953	Apartments
7310	Carlyle Av	Contributing	Post War Modern	1953	Apartments
7315	Carlyle Av	Contributing	Post War Modern	1955	Apartments
7320	Carlyle Av	Contributing	Post War Modern	1952	Apartments
7325	Carlyle Av	Contributing	Post War Modern	1951	Apartments
7330	Carlyle Av	Contributing	Post War Modern	1950	Apartments

Number	Street	Classification	Style	Date	Use
7333	Carlyle Av	Contributing	Post War Modern	1951	Apartments
7336	Carlyle Av	Contributing	Post War Modern	1950	Apartments
7340	Carlyle Av	Contributing	Post War Modern	1949	Apartments
7343	Carlyle Av	Contributing	Post War Modern	1954	Apartments
7410	Carlyle Av	Non Contributing	Masonry Vernacular	1950	Apartments
7411	Carlyle Av	Non Contributing	Masonry Vernacular	1946	Residence
7420	Carlyle Av	Contributing	Post War Modern	1947	Apartments
7421	Carlyle Av	Contributing	Post War Modern	1950	Apartments
7430	Carlyle Av	Contributing	Post War Modern	1951	Apartments
7440	Carlyle Av	Contributing	Post War Modern	1951	Apartments
7445	Carlyle Av	Contributing	Post War Modern	1960	Social Hall
7757	Crespi Blvd	Non Contributing	Masonry Vernacular	1947	Apartments
7765	Crespi Blvd	Contributing	Post War Modern	1951	Apartments
7775	Crespi Blvd	Contributing	Post War Modern	1952	Apartments
7805	Crespi Blvd	Contributing	Post War Modern	1956	Apartments
7815	Crespi Blvd	Contributing	Post War Modern	1956	Apartments
7835	Crespi Blvd	Contributing	Post War Modern	1957	Apartments
7859	Crespi Blvd	Contributing	Post War Modern	1947	Apartments
7871	Crespi Blvd	Contributing	Post War Modern	1952	Apartments
7879	Crespi Blvd	Contributing	Masonry Vernacular	1948	Apartments
7905	Crespi Blvd	Non Contributing	Masonry Vernacular	1947	Apartments
7915	Crespi Blvd	Contributing	Post War Modern	1948	Apartments
7919	Crespi Blvd	Contributing	Post War Modern	1957	Apartments
7925	Crespi Blvd	Contributing	Post War Modern	1947	Apartments
7935	Crespi Blvd	Contributing	Post War Modern	1947	Apartments
7945	Crespi Blvd	Non Contributing	Masonry Vernacular	1952	Apartments
7955	Crespi Blvd	Non Contributing	Masonry Vernacular	1952	Residence
7959	Crespi Blvd	Non Contributing	Masonry Vernacular	1972	Apartments
7965	Crespi Blvd	Contributing	Post War Modern	1952	Apartments
7975	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
7985	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
7995	Crespi Blvd	Contributing	Post War Modern	1954	Apartments
8001	Crespi Blvd	Non Contributing	Masonry Vernacular	1968	Apartments
8011	Crespi Blvd	Contributing	Post War Modern	1955	Apartments
8021	Crespi Blvd	Contributing	Post War Modern	1957	Apartments
8025	Crespi Blvd	Contributing	Post War Modern	1951	Apartments
8035	Crespi Blvd	Contributing	Post War Modern	1959	Apartments
8101	Crespi Blvd	Non Contributing	Masonry Vernacular	1969	Apartments
8109	Crespi Blvd	Non Contributing	Masonry Vernacular	1956	Residence
8119	Crespi Blvd	Non Contributing	Masonry Vernacular	1951	Apartments
8125	Crespi Blvd	Non Contributing	Masonry Vernacular	1970	Apartments
8135	Crespi Blvd	Contributing	Post War Modern	1950	Apartments
8141	Crespi Blvd	Contributing	Post War Modern	1949	Apartments

Number	Street	Classification	Style	Date	Use
8205	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
8215	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
8221	Crespi Blvd	Non Contributing	Masonry Vernacular	1956	Apartments
8227	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
8235	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
8271	Crespi Blvd	Contributing	Post War Modern	1957	Apartments
8305	Crespi Blvd	Non Contributing	Masonry Vernacular	1970	Apartments
8321	Crespi Blvd	Contributing	Post War Modern	1951	Apartments
8329	Crespi Blvd	Contributing	Post War Modern	1951	Apartments
8335	Crespi Blvd	Non Contributing	Masonry Vernacular	1948	Apartments
8401	Crespi Blvd	Non Contributing	Masonry Vernacular	1948	Apartments
8415	Crespi Blvd	Contributing	Post War Modern	1957	Apartments
8427	Crespi Blvd	Contributing	Post War Modern	1953	Apartments
8435	Crespi Blvd	Non Contributing	Masonry Vernacular	1961	Apartments
8501	Crespi Blvd	Contributing	Post War Modern	1949	Apartments
8509	Crespi Blvd	Contributing	Post War Modern	1947	Apartments
7305	Dickens Av	Contributing	Post War Modern	1953	Apartments
7315	Dickens Av	Contributing	Post War Modern	1953	Apartments
7323	Dickens Av	Contributing	Post War Modern	1952	Apartments
7327	Dickens Av	Contributing	Post War Modern	1950	Apartments
7333	Dickens Av	Contributing	Post War Modern	1950	Apartments
7345	Dickens Av	Contributing	Post War Modern	1949	Apartments
7431	Dickens Av	Contributing	Post War Modern	1951	Apartments
7300	Harding Av	Contributing	Post War Modern	1954	Apartments
7301	Harding Av	Contributing	Post War Modern	1956	Apartments
7310	Harding Av	Contributing	Post War Modern	1957	Apartments
7315	Harding Av	Contributing	Post War Modern	1958	Apartments
7327	Harding Av	Contributing	Post War Modern	1946	Apartments
7330	Harding Av	Contributing	Post War Modern	1951	Apartments
7334	Harding Av	Contributing	Post War Modern	1947	Apartments
7337	Harding Av	Contributing	Art Deco	1937	Hotel
7340	Harding Av	Contributing	Post War Modern	1947	Apartments
7400	Harding Av	Contributing	Post War Modern	1949	Apartments
7418	Harding Av	Contributing	Post War Modern	1946	Apartments
7434	Harding Av	Non Contributing	Masonry Vernacular	1965	Apartments
7435	Harding Av	Contributing	Post War Modern	1949	Apartments
7440	Harding Av	Non Contributing	Masonry Vernacular	1979	Apartments
7451	Harding Av	Contributing	Post War Modern	1947	Apartments
7510	Harding Av	Contributing	Post War Modern	1952	Apartments
7600	Harding Av	Contributing	Streamline Moderne	1936	Apartments
7610	Harding Av	Contributing	Post War Modern	1952	Apartments
7611	Harding Av	Contributing	Masonry Vernacular	1940	Apartments
7615	Harding Av	Contributing	Streamline Moderne	1940	Apartments

Number	Street	Classification	Style	Date	Use
7625	Harding Av	Contributing	Post War Modern	1956	Apartments
7626	Harding Av	Non Contributing	Masonry Vernacular	1925	Residence
7633	Harding Av	Non Contributing	Masonry Vernacular	1978	Apartments
7636	Harding Av	Contributing	Post War Modern	1956	Apartments
7640	Harding Av	Contributing	Post War Modern	1951	Apartments
7643	Harding Av	Contributing	Streamline Moderne	1940	Hotel
7710	Harding Av	Contributing	Post War Modern	1950	Apartments
7715	Harding Av	Contributing	Post War Modern	1959	Apartments
7720	Harding Av	Contributing	Post War Modern	1958	Apartments
7721	Harding Av	Contributing	Post War Modern	1955	Apartments
7723	Harding Av	Contributing	Art Deco	1937	Apartments
7724	Harding Av	Contributing	Post War Modern	1956	Apartments
7725	Harding Av	Contributing	Post War Modern	1955	Apartments
7736	Harding Av	Contributing	Streamline Moderne	1940	Apartments
7745	Harding Av	Contributing	Post War Modern	1958	Apartments
7800	Harding Av	Contributing	Post War Modern	1959	Apartments
7810	Harding Av	Non Contributing	Streamline Moderne	1940	Apartments
7820	Harding Av	Contributing	Streamline Moderne	1939	Apartments
7825	Harding Av	Contributing	Masonry Vernacular	1939	Apartments
7835	Harding Av	Contributing	Frame Vernacular	1936	Residence
7840	Harding Av	Contributing	Post War Modern	1958	Apartments
7904	Harding Av	Contributing	Post War Modern	1953	Apartments
7915	Harding Av	Non Contributing	Masonry Vernacular	1980	Apartments
7920	Harding Av	Contributing	Streamline Moderne	1940	Apartments
7921	Harding Av	Non Contributing	Masonry Vernacular	2002	Apartments
7928	Harding Av	Contributing	Art Deco	1940	Apartments
7929	Harding Av	Non Contributing	Streamline Moderne	1937	Apartments
7936	Harding Av	Contributing	Art Deco	1940	Apartments
7937	Harding Av	Non Contributing	Streamline Moderne	1936	Residence
7945	Harding Av	Contributing	Frame Vernacular	1935	Residence
8000	Harding Av	Non Contributing	Masonry Vernacular	1965	Apartments
8011	Harding Av	Contributing	Post War Modern	1956	Apartments
8017	Harding Av	Contributing	Masonry Vernacular	1939	Apartments
8024	Harding Av	Contributing	Post War Modern	1949	Apartments
8035	Harding Av	Contributing	Art Deco	1937	Apartments
8036	Harding Av	Contributing	Masonry Vernacular	1940	Apartments
8040	Harding Av	Contributing	Post War Modern	1949	Apartments
8041	Harding Av	Non Contributing	Masonry Vernacular	2003	Apartments
8100	Harding Av	Contributing	Post War Modern	1954	Apartments
8101	Harding Av	Contributing	Streamline Moderne	1940	Residence
8109	Harding Av	Contributing	Streamline Moderne	1940	Residence
8118	Harding Av	Contributing	Post War Modern	1946	Apartments
8119	Harding Av	Non Contributing	Masonry Vernacular	1940	Residence

Number	Street	Classification	Style	Date	Use
8125	Harding Av	Contributing	Streamline Moderne	1940	Residence
8132	Harding Av	Contributing	Post War Modern	1957	Apartments
8133	Harding Av	Contributing	Streamline Moderne	1940	Residence
8143	Harding Av	Contributing	Streamline Moderne	1940	Residence
8144	Harding Av	Contributing	Post War Modern	1941	Apartments
8200	Harding Av	Contributing	Masonry Vernacular	1939	Apartments
8201	Harding Av	Contributing	Post War Modern	1950	Apartments
8210	Harding Av	Contributing	Med-Deco	1940	Apartments
8215	Harding Av	Contributing	Post War Modern	1957	Apartments
8216	Harding Av	Contributing	Art Deco	1939	Apartments
8221	Harding Av	Contributing	Post War Modern	1957	Apartments
8223	Harding Av	Non Contributing	Masonry Vernacular	1966	Apartments
8224	Harding Av	Contributing	Art Deco	1939	Apartments
8250	Harding Av	Contributing	Post War Modern	1950	Apartments
8317	Harding Av	Contributing	Post War Modern	1947	Apartments
8320	Harding Av	Contributing	Post War Modern	1955	Apartments
8321	Harding Av	Contributing	Post War Modern	1951	Apartments
8333	Harding Av	Contributing	Post War Modern	1951	Apartments
8340	Harding Av	Non Contributing	Masonry Vernacular	1978	Apartments
8400	Harding Av	Contributing	Post War Modern	1949	Apartments
8415	Harding Av	Contributing	Post War Modern	1948	Apartments
8420	Harding Av	Contributing	Post War Modern	1953	Apartments
8425	Harding Av	Non Contributing	Masonry Vernacular	1976	Apartments
8430	Harding Av	Contributing	Post War Modern	1951	Apartments
8435	Harding Av	Contributing	Post War Modern	1949	Apartments
8440	Harding Av	Contributing	Post War Modern	1951	Apartments
8500	Harding Av	Contributing	Post War Modern	1950	Apartments
8505	Harding Av	Contributing	Post War Modern	1951	Apartments
8520	Harding Av	Contributing	Post War Modern	1950	Apartments
8521	Harding Av	Contributing	Post War Modern	1950	Apartments
8531	Harding Av	Non Contributing	Masonry Vernacular	1968	Apartments
8540	Harding Av	Contributing	Post War Modern	1950	Apartments
8545	Harding Av	Contributing	Post War Modern	1949	Apartments
8601	Harding Av	Contributing	Post War Modern	1951	Apartments
8635	Harding Av	Contributing	Post War Modern	1947	Apartments
7707	Hawthorne Av	Contributing	Post War Modern	1950	Apartments
7717	Hawthorne Av	Non Contributing	Masonry Vernacular	1950	Residence
7735	Hawthorne Av	Non Contributing	Masonry Vernacular	1949	Apartments
7741	Hawthorne Av	Non Contributing	Masonry Vernacular	1949	Apartments
7751	Hawthorne Av	Non Contributing	Masonry Vernacular	1949	Apartments
7710	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments
7720	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments
7740	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments

Number	Street	Classification	Style	Date	Use
7750	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments
7760	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments
7770	Tatum Waterway Dr	Contributing	Post War Modern	1947	Apartments
7780	Tatum Waterway Dr	Contributing	Post War Modern	1955	Apartments
7790	Tatum Waterway Dr	Contributing	Post War Modern	1948	Apartments
7796	Tatum Waterway Dr	Contributing	Post War Modern	1948	Apartments
7800	Tatum Waterway Dr	Contributing	Post War Modern	1948	Apartments
7810	Tatum Waterway Dr	Contributing	Post War Modern	1948	Apartments
7900	Tatum Waterway Dr	Non Contributing	Masonry Vernacular	1972	Apartments
7930	Tatum Waterway Dr	Contributing	Post War Modern	1957	Apartments
7950	Tatum Waterway Dr	Contributing	Post War Modern	1957	Apartments
8000	Tatum Waterway Dr	Non Contributing	Masonry Vernacular	1962	Apartments
8010	Tatum Waterway Dr	Non Contributing	Masonry Vernacular	1963	Apartments
8024	Tatum Waterway Dr	Non Contributing	Masonry Vernacular	1968	Apartments
8040	Tatum Waterway Dr	Contributing	Post War Modern	1963	Apartments
8080	Tatum Waterway Dr	Contributing	Post War Modern	1957	Apartments