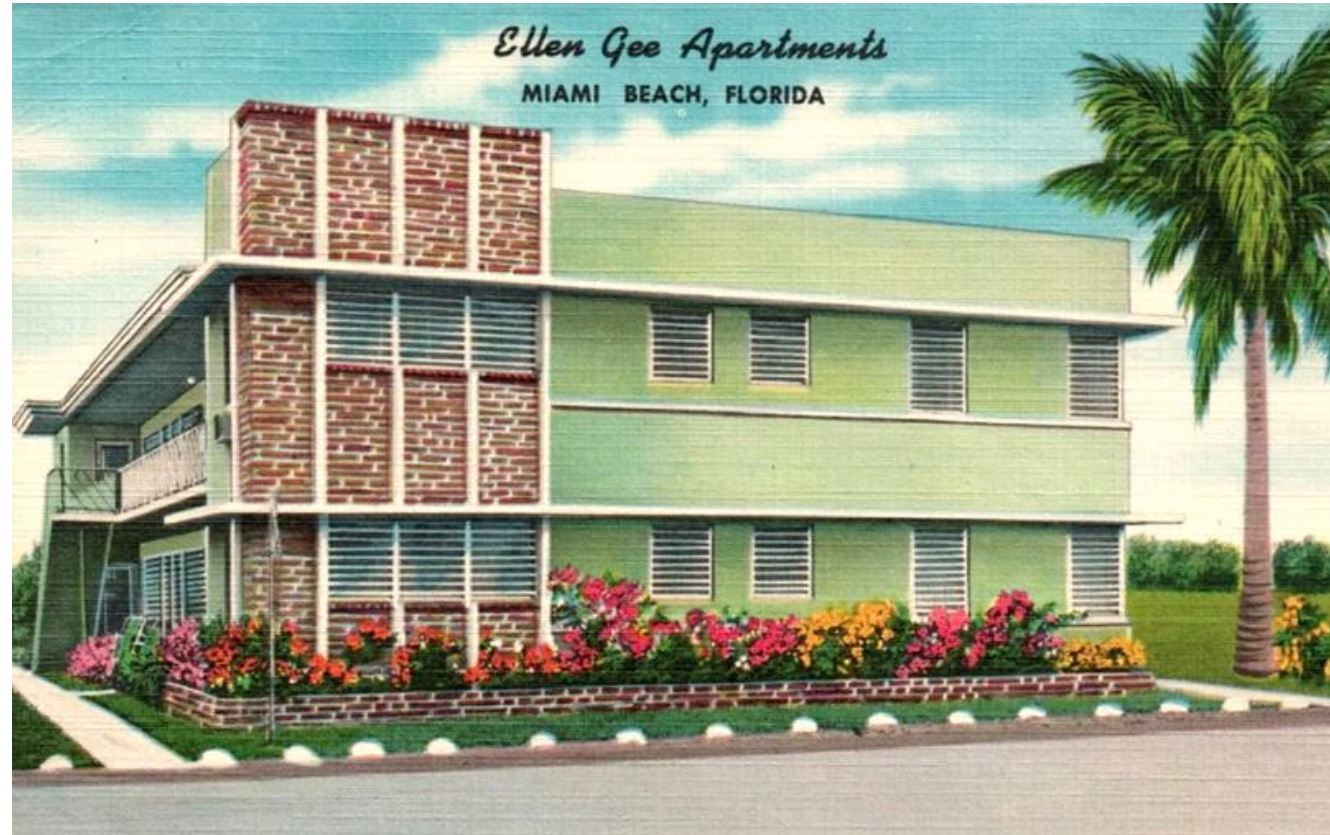


NORTH SHORE HISTORIC DISTRICT **TATUM WATERWAY EXPANSION**



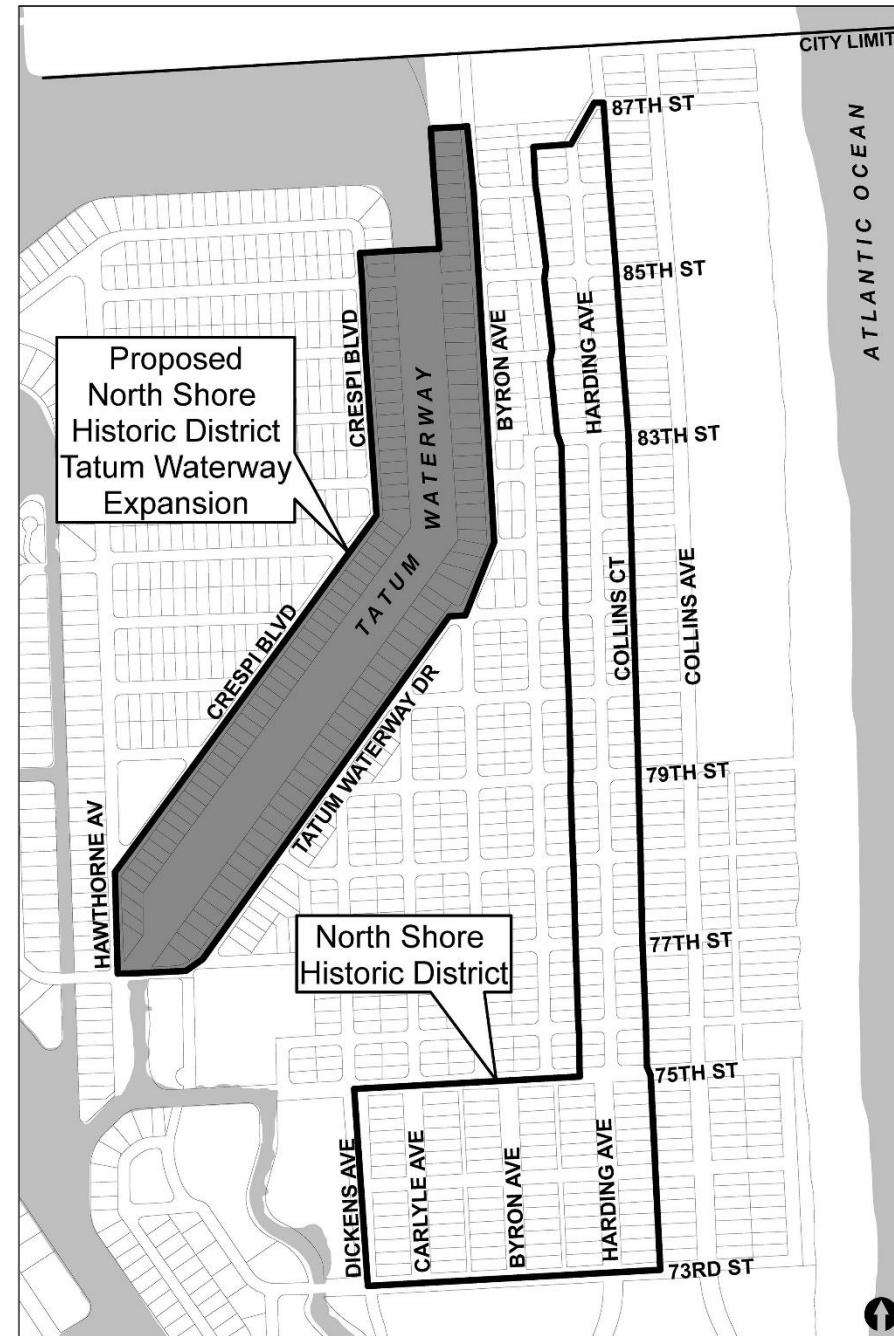
*Postcard, Ellen Gee Apartments, 8320 Byron Avenue
Constructed in 1951, Designed by Norman Giller*

CITY OF MIAMI BEACH PLANNING DEPARTMENT
April 27, 2021

NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION

PROPOSED BOUNDARIES

The proposed historic district expansion area 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.



NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION

HISTORICAL BACKGROUND

- Prior to the turn of the 20th Century, much of the land surrounding the Tatum Waterway, was purchased by Henry B. Lum from the Federal Government for 35 cents/acre, for the purpose of establishing a commercial coconut farm that extended from Key Biscayne to Jupiter, Florida.
- While the subdivision and planning of the majority of North Beach began following the end of WWI, the area along the Tatum Waterway was not subdivided or developed until after WWII
- During the early 1940s, the City's population exploded and land values soared. This changing economy and demand for housing following WWII, spurred the planning and subdivision of the land surrounding the Tatum Waterway
- The Tatum Waterway Subdivision was the last major subdivision to be platted in the City (Jacob and Claire Freidus' Branch Corporation, 1946)



1941



1954

NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION

POST WAR MODERN STYLE

The Post War Modern style of architecture in South Florida, which spans from approximately 1942 to the mid-1960s.

Miami Modern, known as MiMo, is a style that originated in Miami & Miami Beach as a local adaptation of the Post War Modern style.

Characteristics:

- Horizontal emphasis
- Flat roofs with broad overhanging eaves
- Projecting exterior catwalks
- Projecting box window frames
- Space-age design elements including clustered pipe columns angled roofs that resembled delta wings and decorative pylons
- Breeze block
- Decorative metal and block railings
- Accent materials including crab orchard stone and mosaic tile
- Landscaped courtyards and architectural planter features



NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION

HISTORIC DESIGNATION CRITERIA

The proposed North Shore Historic District is eligible for historic designation as it complies with the following criteria as specified in Section 118-592 of the City Code:

- (1) Association with events that have made a significant contribution to the history of the city, county, state or nation.
- (3) Embody the distinctive characteristics of a historical period, architectural or design style or method of construction.
- (7) Be listed on the National Register of Historic Places.
- (8) Consist of a geographically definable area that possesses a significant concentration of site, buildings, or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.



NORTH SHORE HISTORIC DISTRICT TATUM WATERWAY EXPANSION

CONTRIBUTING BUILDINGS

67 OUT OF **104** BUILDINGS
CLASSIFIED AS CONTRIBUTING

The contributing buildings are primarily designed in the Post War Modern style of architecture, although the Art Deco/ Mediterranean Revival Transitional style is also represented. Many of the contributing buildings exhibit distinct local adaptations that have become recognized as 'Miami Modernism' (MiMo).

PLANNING BOARD REVIEW CRITERIA

The proposed Tatum Waterway Expansion of the North Shore Historic District is consistent with the criteria as specified in Section 118-163(3) and Section 133-50(b) of the City Code

