

North Shore Historic District (National) in Miami Beach Historic Districts



7450 Ocean Terrace



9 places

22 images

The North Shore Historic District located in Miami Beach comprises a large mixed use area of mainly mid-20th century architecture. Its boundaries generally encompass 87th Street on the north, Collins Avenue and Ocean

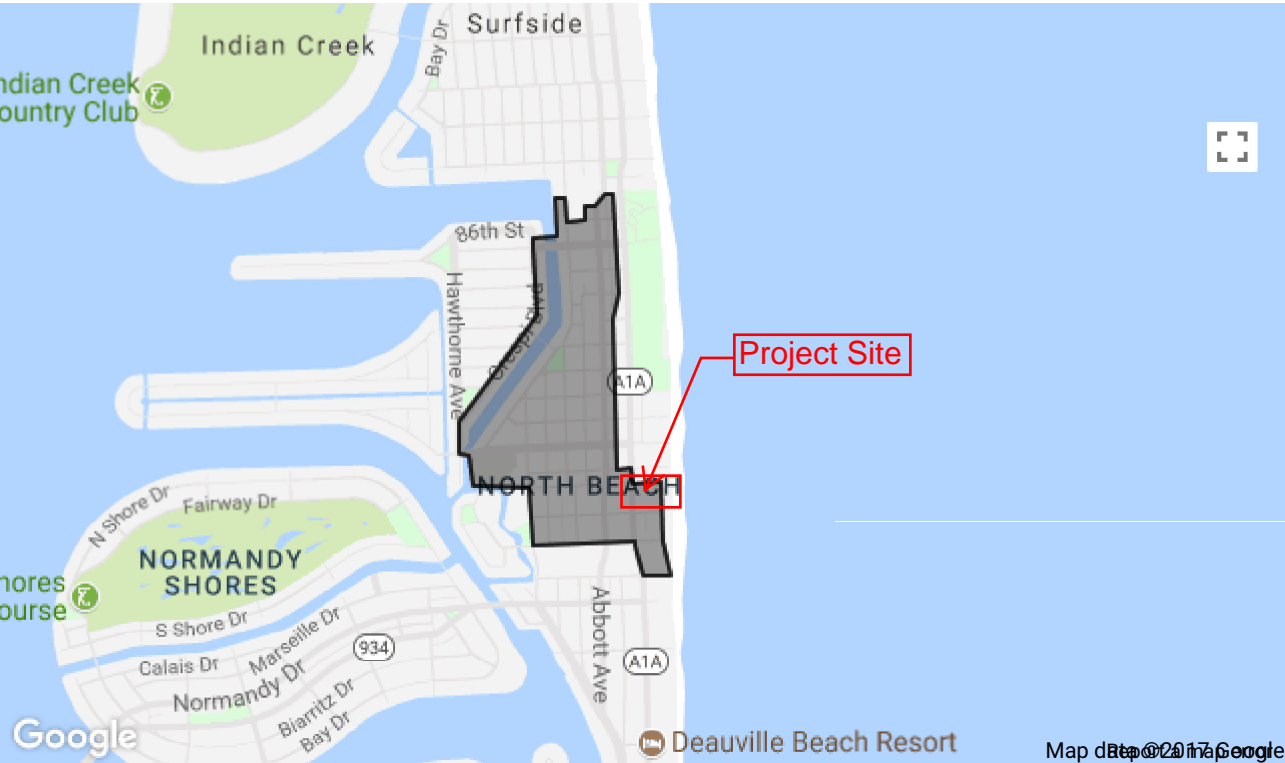
Terrace on the east, 73rd Street on the south, and Crespi Boulevard on the west. Within this roughly 61 block area are 569 buildings, 473 of which are contributing buildings and 96 of which are noncontributing. The contributing buildings are mainly **examples of modest Post-World War II tourist hotels**, apartment buildings, and commercial 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 Historic District owes much of its character to the repetition of similar building types and styles within a compact space. The contributing buildings represent a variety of styles including Mediterranean Revival, Moderne, Wood Frame Vernacular, Masonry Vernacular, and Post-War Modern styles, many of which exhibit distinct local adaptations that have become recognized as “Miami

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Modernism” (MiMo). These mostly flatroofed buildings are faced in field stone, slump brick, patterned stucco, and perforated concrete screens punctuated by distinctive pylon forms, and projecting concrete fins, and decorative modern metal details.

The largely multi-residential development grew up mainly after World War II, and its planning was largely designed around garden oriented apartment buildings emphasizing the simple modern architectural motifs of mid-century America. These elements were used in conjunction with small garden patios which convey an architectural ambience characteristic of both the North Beach District and the nearby Normandy Isles Historic District (NR 11/12/08). The North Shore Historic District, in combination with the Normandy Isles Historic District, represents important architectural and cultural landmarks of postwar Miami as well as of mid-century America.



Architectural Styles

Art Deco	6
Other	1
Contemporary	1

All Styles...

Building Types

Apartment/multi-unit complex	8
Building types...	

Architects

Gilbert M. Fein	2
V.H. Nellenbogen	1
Harry O. Nelson	1

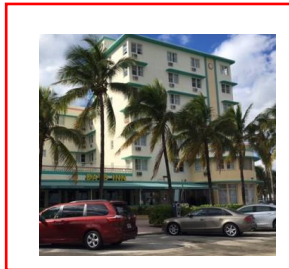
Categories

Hotel	3
Commercial building	3
Multi-family residence	2
All Categories...	

Harding Townsite Historic District

(Local) in Miami Beach Historic Districts

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The Harding Townsite Historic District represents the first inhabited settlement on Miami Beach, the result of an 1875 Federal mandate for a manned Life Saving Station on what today consists of Harding Townsite and part of the Altos Del Mar Subdivision.

It is also the site of the first platted subdivision on north Miami Beach, known as the Altos Del Mar Subdivision, platted in 1919. Because of the role the site played in matters of United States national maritime safety and law enforcement, as well as its pivotal role in the development of the northern confines of the City of Miami Beach, Harding Townsite/South Altos Del Mar significantly contributes to the history of the development of the City.

Harding Townsite/South Altos Del Mar is associated with three United States Presidents: Ulysses S. Grant, whose mandate founded the coastal Life Saving Station Reservation in 1875; Warren Harding, whose mandate returned much of the life saving station to the public domain and advanced the development of north Miami Beach through the townsite known as Harding Townsite, platted in

1922; and Franklin Delano Roosevelt, who signed the Congressional mandate of 1941 releasing the southern part of the reservation to the City of Miami for public domain use as a recreational park. In addition, the proposed district is directly associated with three of the most important real estate developers in the history of Miami Beach, brothers Smiley, Bethel and Johnson Tatum, prolific and highly prominent developers in the Miami area and its southern environs, and with the ensuing Altos Del Mar Subdivisions #1 through #6 played a major role in the development of North Beach.



Architectural Styles

Art Deco	6
Other	1
Contemporary	1
All Styles...	

Building Types

Apartment/multi-unit complex	8
Building types...	

Architects

Gilbert M. Fein	2
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Anton Skislewicz	1
D.G. Smith	1

Categories

Commercial building	3
Hotel	3
Multi-family residence	2

[All Categories...](#)

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BROADMOOR BY THE SEA

MIAMI BEACH, FLA.





USAFATTC returned to owner Jan. 25, 1944

ORD. #75-34

CERTIFICATION DATE: 6/4/81 RCM

BROADMOOR HOTEL
OCEAN TERRACE HOTEL

Owner Pearl A. Carroll

Mailing Address

Permit No 14319

Cost \$ 139,000...

Lot 1 & 2 Block 1

Subdivision HARDING

Address 7450 Ocean Terrace

General Contractor O'Neill & Orr Building Corp.

Bond No. 3202-03-001

Architect Harry O. Nelson

24000

Engineer Jorgenson & Schreffler

✓ Zoning Regulations: Use BA RE

Area 24

Lot Size 100 x 150

Building Size: Front 94'9"

Depth 105'

Height 70'

Stories 7

Certificate of Occupancy No.

Use HOTEL - 100 rooms & dining room

Type of Construction Fireproof

Foundation

Piling

Roof Flat

Date July 17, 1940

Plumbing Contractor # 13741 Alexander Orr

Sewer Connection 1,

Date July 11, 1940

Temporary Closet 1,

Plumbing Contractor # 13888 Alexander Orr, Jr. Inc.

Date Aug. 8, 1940

Water Closets 98

Bath Tubs 92

Floor Drains 5,

Sewer 1,

Lavatories 98

#7852

Showers 3

Grease Traps 1,

Urinals

Sinks 14

Drinking Fountains

Gas Stoves 1,

Gas Heater 3,

Rough Approved

Date

Gas Radiators

Gas Turn On Approved OK T. J. Bell Dec. 17, 1940

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor #13864 Alexander Orr, Inc.

1-- Tank Size 550 gallons

Date Aug. 5, 1940

Sprinkler System

Electrical Contractor #15398 Ace Electric -- 500 outlets

Address August 7, 1940

Date Dec. 20, 1940

Switch

Range Motors 4,

Fans 1,

Temporary Service #15446 Aug. 15, 1940

OUTLETS Light 535

HEATERS Water

Receptacles

Space

Centers of Distribution 22,

Appliances 3,

Refrigerators 1,

#16316- Ace Electric: 11-26-40

Irons

Sign Outlets 3,

1 Temporary service

No. FIXTURES 320

Electrical Contractor

Date

FINAL APPROVED BY Lincoln Brown, Jr. Date of Service January 31, 1941

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ALTERATIONS OR REPAIRS

Building Permits: # 15128 New roof sign: Neon Sign & Display:

\$ 400... Nov. 28, 1940

Building Permits:

- #72882 Acme Air Conditioning Co.: One 15-ton cooling tower, replacement - \$400. - 11/5/64 OK PLAAG 12/1/64
#72958 Joseph Lowe: Paint exterior - \$1200 - 11/13/64
#73161 Bohnert Roofing: Repair roof - \$1300 - 12/7/64 OK Jenks 12/28/64

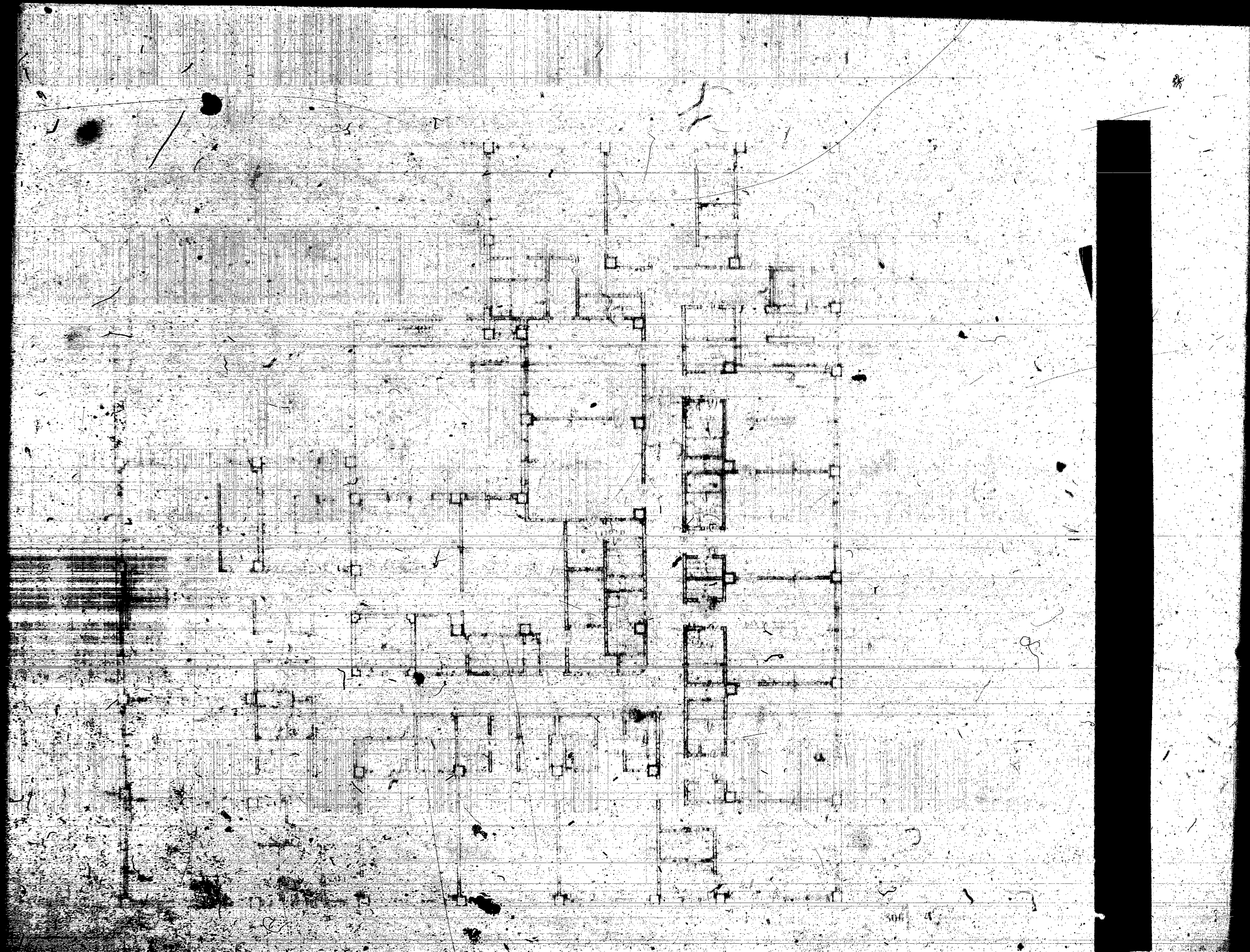
ON APRIL 16, 1965, ZONING BOARD OF ADJUSTMENT DENIED PUBLIC HEARING FOR VARIANCE TO PERMIT USE OF LOBBY AREA FORMERLY USED FOR DINING ROOM, FOR USE AS AN OFFICE.

- #77493 Pedro Salva: Exterior painting - \$1500 - 12/5/66
#77597 Hill York Corp.: Install 1 - 3 ton a.c. unit and 1 - 4 ton a.c. unit - \$2100 - 12/27/66 OK Plaag 1/11/67
#388 Paul Allen: 1-1 ton wind air conditioning \$4.80 12/30/68
#712 Hill York 2- 3½ Ton Central Air Cond. 7/10/69
#979 - Hill York Corp. - Type 24600 1 - 3½ ton air conditioning central - 1/13/70
#84649 - Vichot Painting - Pressure clean and paint exterior only. Must comply with ord. #1060 7/20/70
#1762 - Amber Fuel Co. - 2 - 85 gal - hot water boilers 9/23/71 *\$3000.00*
• #04708-Owner-Repairs and painting-\$3000-12-5-73
#3028 - Miami Elevator Co. - 1 Passenger Modernization of Otis Traction Elevator, 1,500 lbs. @200 Fpm - 7/9/74
#3394-Acme Air Conditioning-replace 1 cooling tower-10-9-75
#08341-Macsa Assoc.-Exterior painting-\$4250-12-12-75
#09916-Owner-Interior panel and painting-\$3000-10-5-76
#22868 10/6/82 install 1' high green vinid fence on existing 6 wall w/self locking 2 gates 7 ft overall ht. 186 lf. \$1,000.
#24312 - 8/2/83 - AL VASQUEZ - Exterior Painting \$10,000 - \$55.00

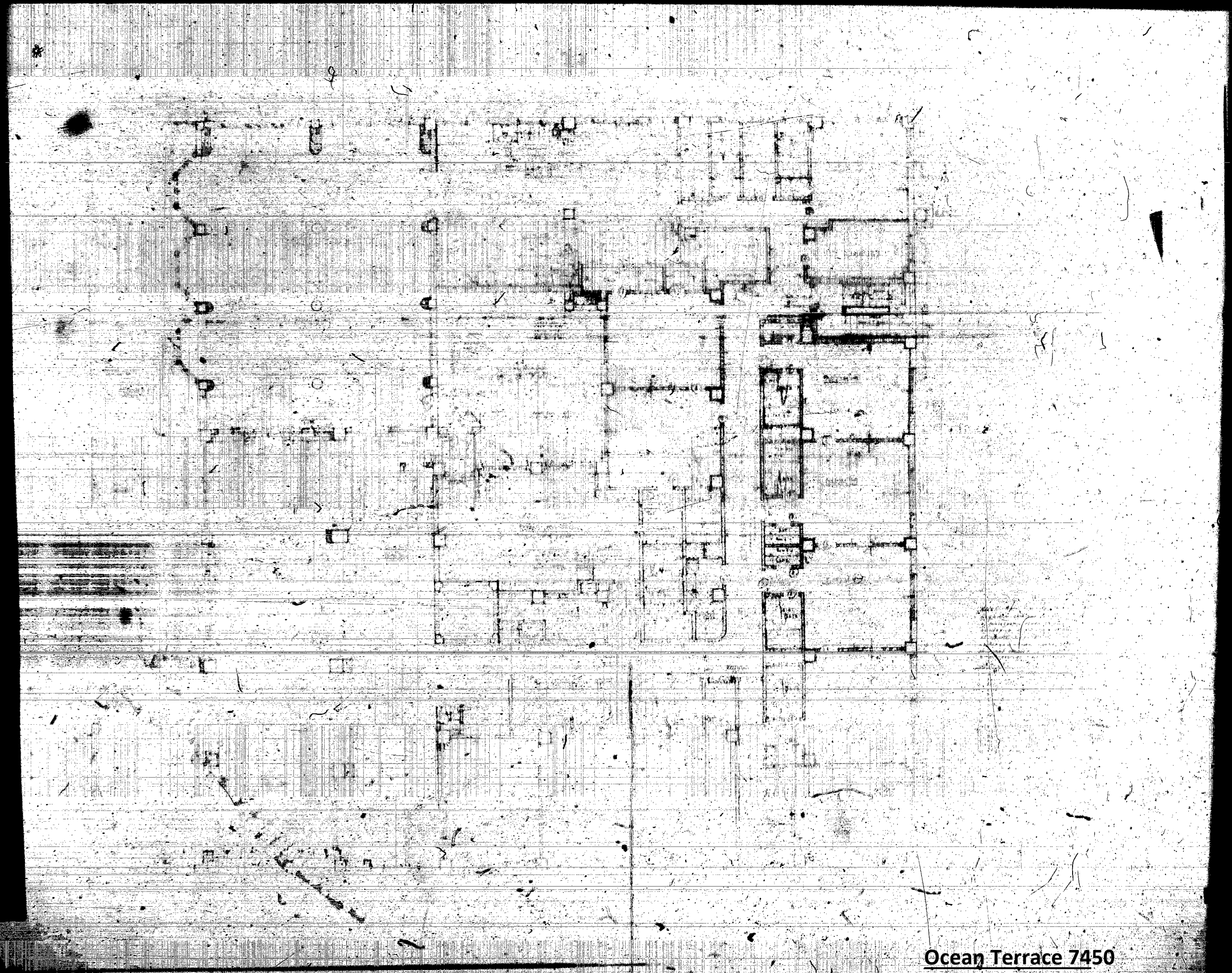
Building Permits:

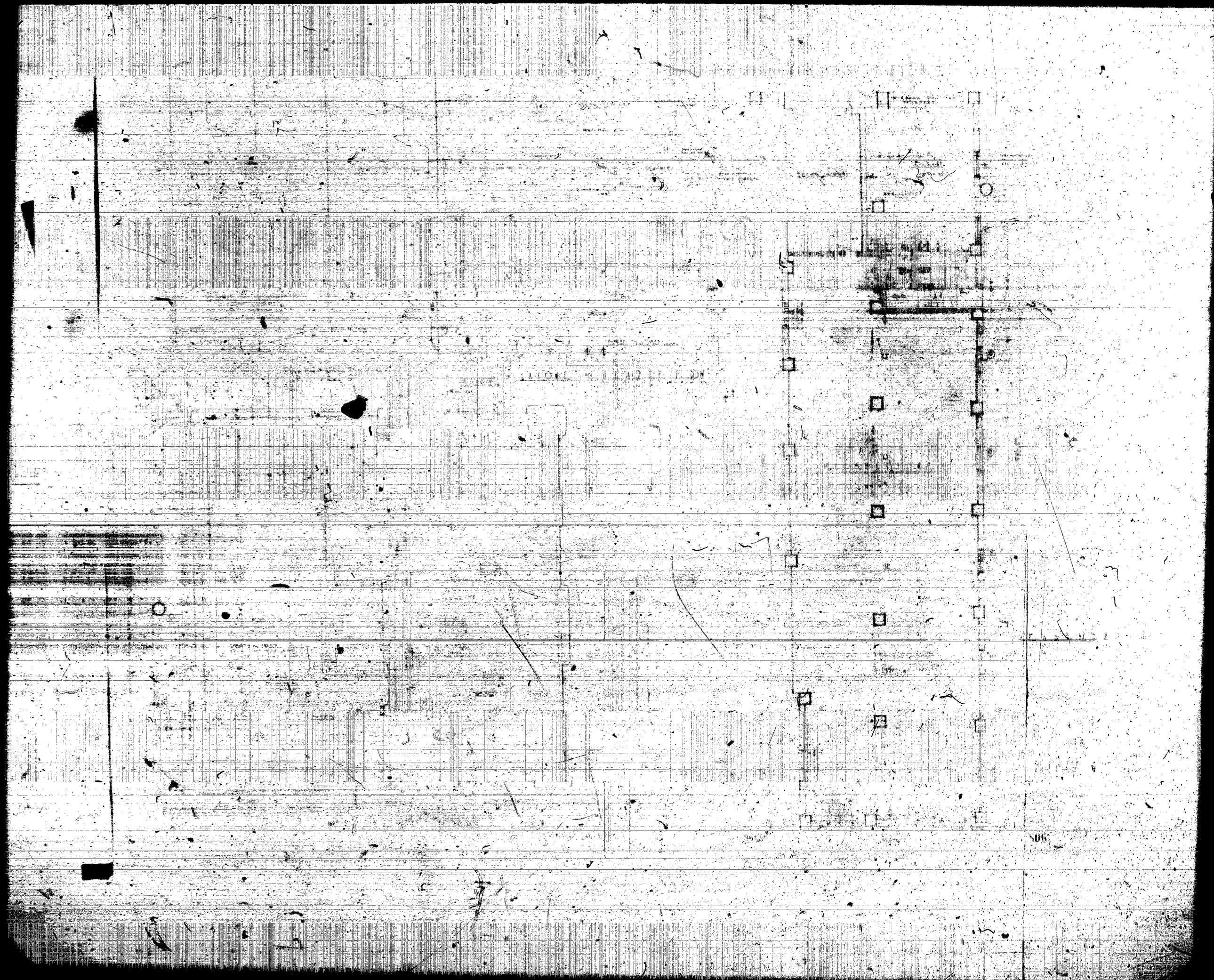
- Paul Oil Co.: 1 oil burner, size tank 275 gal. - 1/11/67

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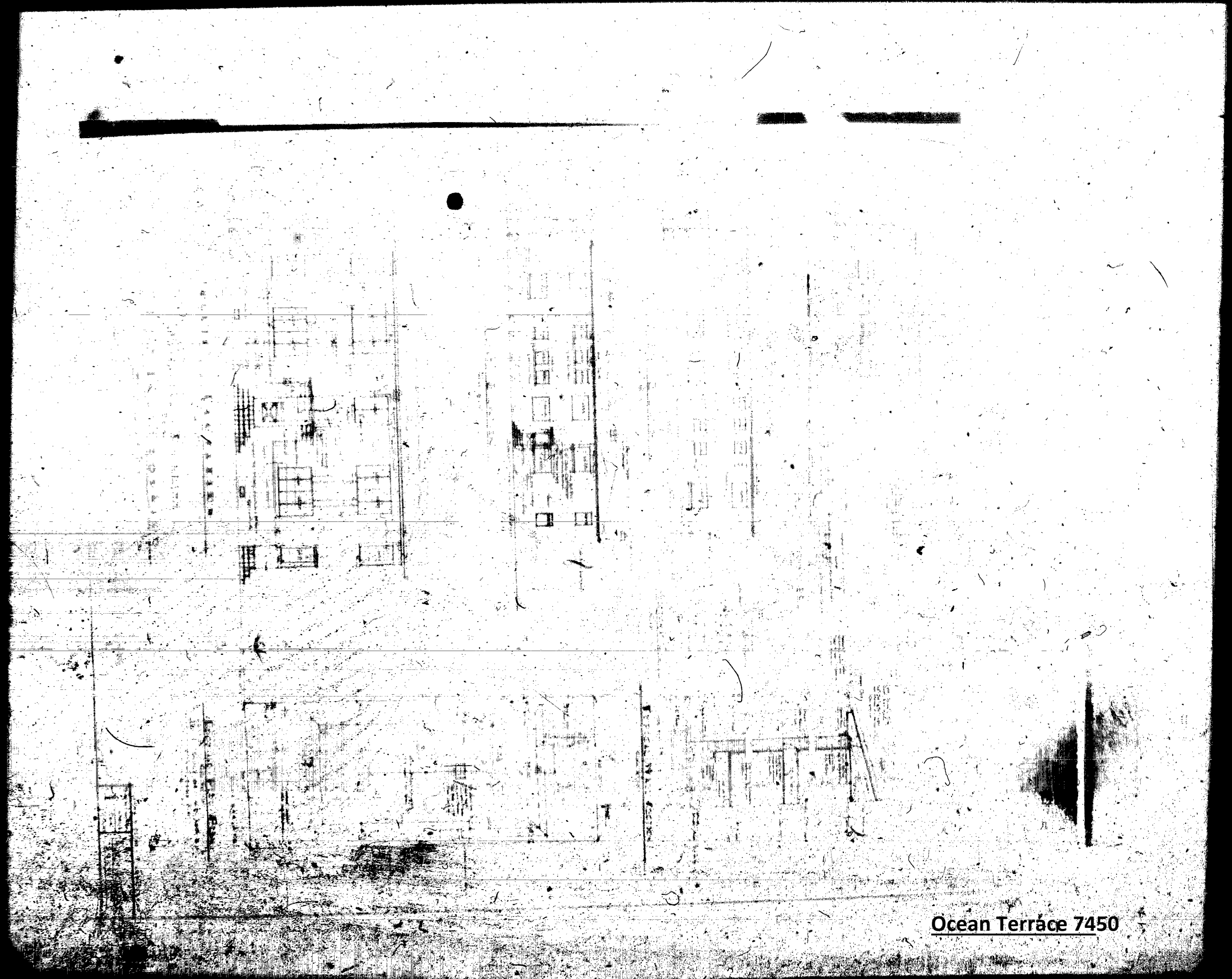
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Notes:
1. All dimensions are in feet.
2. All dimensions are to the center of the line.
3. All dimensions are to the center of the line.
4. All dimensions are to the center of the line.
5. All dimensions are to the center of the line.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

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13

1. The first of the three specimens collected by the party on the morning of 10/10/54 was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

2. The second specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

3. The third specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

4. The fourth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

5. The fifth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

6. The sixth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

7. The seventh specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

8. The eighth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

9. The ninth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

10. The tenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

11. The eleventh specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

12. The twelfth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

13. The thirteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

14. The fourteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

15. The fifteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

16. The sixteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

17. The seventeenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

18. The eighteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

19. The nineteenth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

20. The twentieth specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

21. The twenty-first specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

22. The twenty-second specimen was a small, dark, irregularly shaped object, about 1/2 inch in length and 1/4 inch in width. It was found on the beach near the base of the cliff.

