United States Department of the Interior  
National Park Service

National Register of Historic Places Inventory—Nomination Form
See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

1. Name

<table>
<thead>
<tr>
<th>historic</th>
<th>Shoreland Arcade</th>
</tr>
</thead>
<tbody>
<tr>
<td>and or common</td>
<td>Dade Federal Savings</td>
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2. Location

<table>
<thead>
<tr>
<th>street &amp; number</th>
<th>120 N. E. 1st Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>city, town</td>
<td>Miami</td>
</tr>
<tr>
<td>state</td>
<td>Florida</td>
</tr>
<tr>
<td>code</td>
<td>FL</td>
</tr>
<tr>
<td>county</td>
<td>Dade</td>
</tr>
<tr>
<td>code</td>
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<td>vicinity of</td>
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3. Classification

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<tr>
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<td>work in progress</td>
<td>private residence</td>
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<tr>
<td>city, town</td>
<td>Miami</td>
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5. Location of Legal Description

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<td>Florida</td>
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6. Representation in Existing Surveys

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<tr>
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<tr>
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<tr>
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<th>Bureau of Historic Preservation</th>
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<td>altered</td>
<td>original site</td>
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<td></td>
<td></td>
<td>moved</td>
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Describe the present and original (if known) physical appearance

See Continuation Sheet
United States Department of the Interior  
National Park Service  

National Register of Historic Places  
Continuation Sheet  

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. 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
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.
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.
8. Significance

<table>
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<th>Areas of Significance—Check and justify below</th>
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<td>1900–1938</td>
<td>communications</td>
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Specific dates 1925

Builder/Architect: Pfeiffer and O'Reilly/George W. Langford
Company

See Continuation Sheet
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
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. He was one of the organizers of the Florida Chapter of the American Institute of Architects. Gerald J. O'Reilly was born in Reading, Pennsylvania, and moved to Miami at the age of eight. 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.


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

Acreage of nominated property: Less Than One Acre
Quadrangle name: Miami

UTM References

A
Zone: 11
Easting: 581,190
Northing: 867,300

B
Zone: 11
Easting: 581,900
Northing: 867,300

C

E

G

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:

<table>
<thead>
<tr>
<th>state</th>
<th>code</th>
<th>county</th>
<th>code</th>
</tr>
</thead>
</table>

| state | code | county | code |

11. Form Prepared By

Name/title: Sarah Eaton/Vicki Welcher - Historic Sites Specialist
Organization: Bureau of Historic Preservation
Street & number: 500 S. Bronough Street
City or town: Tallahassee
Date: October 1988
Telephone: (904) 487-2333
State: Florida
Zip: 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

[ ] National [ ] State [X] 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

[Signature]

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

Keep of the National Register

Attest: [Signature]

Chief of Registration

[Signature]
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
SHORELAND ARCADE
120 N.E. 1 STREET

location

site plan
FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

Site No. 8DA 124.3 1009==
Site Name 120 N. B. 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 813==
Miami, Florida 33132

Location: Miami North B-41 / 117 see cont sheet 868==

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

Miami, Florida 33132 902==

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

Recorder (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==

Survey Date 7803 820== Type of Ownership Corporate 848==

Inventory Status 914==

Previous Survey(s): (enter activity/title of survey/name/date/repository) ;

Survey/Date County Recorder 7603 Rodriguez 839==
Recording Station 804==

Specimens (Inventory Numbers) 870==

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

Photographic Record Numbers 7808 860==
Location of Site (Specific):
Map Reference (incl. scale & date) ____________ 809==

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<th>¼ ¼ Sec.</th>
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812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

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OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

800==

UTM Coordinates: 1T 581070 2850800 890==

Zone Easting Northing

Description of Site:

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

Condition of Site:

Check one

☐ Excellent 863==
☐ Good 863==
☐ Fair 863==
☐ Deteriorated 863==
☐ Ruins 863==
☐ Unexposed 863==
☐ Reposed 863==

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

Integrity of Site:

Check one or more

☐ Altered 858==
☐ Unaltered 858==
☐ Moved 858==
☐ Destroyed 858==
☐ Original Site 858==

Threats to Site:

☐ Zoning () 878==
☐ Development () 878==
☐ Deterioration () 878==
☐ Borrowing () 878==
☐ Other (See Remarks below) 878==

Threats to Site (Remarks): ____________ 879==
LOCATION (Continued):

Subdivision name

Block no.
6 less E0.04 Ft. & lots 7-8-13 S 50 ft lots 9-10 + E

Lot no.
25 ft lot 12

868==
**HISTORIC SITE DATA SUPPLEMENT**

**Site Name:** 120 N.E. 1 St.

**Dade Federal Bldg.**

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<td>☐ Educational 850==</td>
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<td>☐ Entertainment 850==</td>
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<table>
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<td>☐ Scientific 836==</td>
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<td>Science 910==</td>
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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.
Unpublished sources

Miami. Building and Zoning Department. Building Permits, 1923 to present.
Site No. 

Site Name 120 N.E. 1 St.

ARCHITECT Pfeiffer & O'Reilly 872==

BUILDER George W. Langford & Co. 874==

STYLE AND/OR MODE Commercial 964==

PLAN TYPE rectangular 966==

EXTERIOR FABRIC(S) Indiana Limestone 854==

STRUCTURAL SYSTEM(S) masonry 856==

FEATURE OF STRUCTURE (942):

FOUNDATION: 942==

ROOF TYPE: flat 942==

SECONDARY ROOF STRUCTURE(S): 942==

CHIMNEY LOCATION: 942==

WINDOW TYPE: D.H.S., 2/2, metal 942==

MATERIALS (882):

CHIMNEY: 882==

ROOF SURFACING: 882==

INTERIOR WALLS: 882==

ORNAMENT INTERIOR: 882==

ORNAMENT EXTERIOR: Stone 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS 2 950==

NO. OF CHIMNEYS 952==

OTHER (SPECIFY) 954==

956==
OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM: 864==
865==
865==

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

WINDOW PLACEMENT: eight bays. 865==
865==
865==

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

PORCHES, VERANDAS, GALLERIES AND BALCONIES: 865==
865==
865==

EXTERIOR ORNAMENT AND COLOR: grey; water table of pink granite. 865==
865==
865==

Vertical massing between arches with eagles and plaques occurring at two story windows. Vertical relief over arches. Decorative masonry panels of Grotesques and Arabesque over 2-story windows. 865==
865==
865==

INTERIOR COMMENTS: 865==
865==

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

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

OUTBUILDINGS (FEATURES OF SITE) (876==): parking lot north of site. 876==
876==
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==
859==
859==