



MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov

OFFICE OF COMMUNICATIONS, Nannette Rodriguez
Tel: 305.673.7575, Fax: 786.394.4149, E-mail: nrodriguez@miamibeachfl.gov

PRESS RELEASE

FOR IMMEDIATE RELEASE
December 8, 2009

National Register of Historic Places Recognizes Miami Beach's North Shore Historic District

Eligible Property Owners Can Receive Tax Breaks for Qualified Rehabilitation Projects

Miami Beach, FL, – The National Register of Historic Places announced on November 18, 2009 that they have added Miami Beach's North Shore Historic District to their national list for its contribution to the history of the development of the city. This makes the second district in the city's northern tip to make the national register in the last year. Miami Beach, geographically only 7.1 square miles, is also home to the internationally renowned Art Deco District located in its southern area, known as South Beach.

Unlike the Art Deco District, the North Shore designation is based on a characteristic style of Miami Modernism, also known as MiMo, a post-war modern style of architecture that features acute angles, delta wings, sweeping curved walls and soaring pylons and is unique to Miami. Miami Beach's northern neighborhood, known as North Beach, has one of the largest and most cohesive concentrations of such buildings in South Florida, including landmark hotels, commercial buildings, and apartment buildings.

"With now two MiMo architectural districts on the national register, you can say that Miami Beach has many other angles to boast about," said Miami Beach Mayor Matti Herrera Bower. "We hope that MiMo will be to North Beach as Art Deco was to South Beach."

The North Shore Historic District is bounded by 73rd Street to the south, 87th Street to the north, the Atlantic Ocean to the east, excluding Collins Avenue north of 76th Street, and Crespi Boulevard to the west. In November 2008, the Normandy Isles Historic District, which is bounded by Biscayne Bay and a portion of 71st Street to the south, the Normandy Shores Golf Course to the north, Indian Creek Waterway to the east and Rue

Notre Dame, north of Biarritz Drive, to the west, was also listed on the National Register of Historic Places.

To property owners this historic places designation has significant benefits. Property located in the North Shore Historic District or the Normandy Isles Historic District may be eligible for a 20 percent investment tax credit on qualified rehabilitation expenses. For benefits to be awarded, the property must; be a contributing building in one of the National Register districts and must have been income producing, such as by renting, for at least five years. All historic properties in these districts, including owner-occupied residences, may be eligible for a 10-year county property tax exemption on the assessed value of improvements resulting from restoration or rehabilitation.

North Beach neighborhoods also incorporate other architectural styles, including Mediterranean Revival, Art Deco, and Moderne - all blending together to give a distinctively urban character to this northern part of Miami Beach.

In 1979, the Art Deco District in South Beach was added to the National Register. For the past 15 years, the Art Deco District has ranked number one as the most visited attraction in South Florida. It is expected that the North Shore and Normandy Isles historic districts will also see further investments, through retail, restaurants, and hotels, resulting in a positive economic impact on the surrounding community.

For more information on the North Shore and Normandy Isles historic districts, contact Joyce Meyers at 305.673.7000, ext. 6167, or e-mail at joycemeyers@miamibeachfl.gov. For more information about the National Register of Historic Places go to www.nationalregisterofhistoricplaces.com.

Maps, Designation Reports and More:

<http://web.miamibeachfl.gov/planning/scroll.aspx?id=25676>

###

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request.

