

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received NOV 21 1988

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Southside School

and or common Southside Elementary School

**2. Location**

street & number 45 S. W. 13th Street

not for publication

city, town Miami vicinity of

state Florida 33130 code FL county Dade code FL 025

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> museum
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> educational
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> other:

**4. Owner of Property**

name B. P. I. Dade County

street & number 1410 N. E. 2nd Avenue

city, town Miami vicinity of state Florida 33132

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Dade County

street & number 75 W. Flagler Street

city, town Miami state Florida 33130

**6. Representation in Existing Surveys**

title FMSF-Miami Multiple Resource  
Historic Preservation Survey has this property been determined eligible?  yes  no

date June, 1985  federal  state  county  local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state Florida 32399-0250

---

# 7. Description

---

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

---

**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 Southside School

---

DESCRIPTION:

Condition: Fair

The Southside School is a two-story masonry structure constructed circa 1914.<sup>1</sup> The building's structural system is comprised of masonry construction resting over a shallow masonry foundation. The plan of the building is basically a "U-shape" plan with a one-story porch running parallel to the street sitting within the "U" configuration. The appearance of the building is reminiscent of the Mission Revival style of architecture. The exterior of the building is clad in stucco and is capped by a flat roof that is concealed behind an articulated parapet wall. The principal elevation of the building is characterized by a center section three bays along, with two projecting wings at the ends, one bay wide each. The parapet wall contains elements which represent the Mission Revival style. A masonry coping caps the parapet wall as it creates a roofline reminiscent of early Spanish missions found in Florida. Two arched openings pierce the parapet wall at the outer bays of the center section. The original fenestration pattern of the building has been obscured by the blocking up of windows; however, the outline of the window openings is readily perceived. An early photograph of the building reveals that the projecting wings contained triple windows on the upper and lower stories. A spandrel panel between the two sets of windows was covered with colorful tiles delineating a decorative geometric pattern. The center section of the building once contained two sets of double doors at the first floor level and a single window between them.<sup>3</sup> The second story contained two arched windows set within the outer bays of the center section, and a triple window located within the center bay. All the windows have been covered over.

A three-bay open porch is situated within the two projecting ends. The bays of the porch are divided by coupled Tuscan columns which support a simple entablature delineating the edge of a shallow shed roof that covers the porch. The side elevations of the building still retain a number of the original window openings; however, the original windows have been replaced with multi-pane sash set within metal frames. A masonry beltcourse wraps around the entire building at the height of the second story window lintels.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2 The Southside School

---

The interior of the school building is simple and contains classrooms flanking a central corridor. Due to the "U" configuration of the floor plan, each classroom is afforded a corner location to enhance natural ventilation. The interior of the building has been altered numerous times over the years so that no significant interior spaces remain.

The school complex consists of four main structures. These include the original school building, a two story addition construction in 1922, and a two-story assembly hall and cafeteria, both construction in 1925. The site also contains six one-story frame portables and a one-story CBS storage building. Although the fenestration pattern of the main building has been altered, it still conveys its original design through the articulated roofline and masonry detailing which embellishes the principal elevation. The school complex still retains its architectural integrity.

CONTRIBUTING STRUCTURES	4
NON-CONTRIBUTING STRUCTURES	7 (6 temporary structures)

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				comm. development
<b>Specific dates</b>	1914,1922,1925	<b>Builder/Architect</b>	August Geiger;Robertson & Patterson	

**Statement of Significance (in one paragraph)**

SEE CONTINUATION SHEET

# 9. Major Bibliographical References

Please see bibliography for Cover Nomination

# 10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

### UTM References

A 17 58102910 28493310  
Zone Easting Northing

B           
Zone Easting Northing

C         

D         

E         

F         

G         

H         

### Verbal boundary description and justification

Miami, Lots 13 through 20, inclusive, of Block 89 of the plat of MIAMI SOUTH (PB B-41) -boundary follows the historic/legal boundary

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Sarah Eaton/Vicki L. Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation date October, 1988

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  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

*[Signature]*  
Keeper of the National Register

Entered in the  
National Register

date 1/4/89

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1 The Southside School

---

STATEMENT OF SIGNIFICANCE:

Specific Date: circa 1914, 1922, 1925

Architects: Unknown (original building)

August Geiger (addition)

Robertson and Paterson (auditorium and cafeteria)

The Southside School is architecturally significant as a fine example of modified Mission Revival styling in Miami and as the sole surviving example of a popular school design.<sup>4</sup> The school is also historically significant for its association with the growth and development of Southside, a fashionable residential suburb south of the Miami River.

The visual composition of the Southside School represents an excellent example of adaptation to the South Florida climate. The building's design provided ample sunlight and cross ventilation to all classroom spaces, some of the desired features outlined by the Dade County Board of Public Instruction in 1914.<sup>5</sup> The excellence of the building's design is evident in its strong symmetrical composition, articulated parapet wall, and placement of the Tuscan-columned porch. A number of early schools, including Riverside, Highland Park, and Sunset utilized this same design. Of these schools, however, only Southside remains. The design of the Southside School is indicative of a popular early twentieth century trend in Miami to use nationally recognized architectural images upon the institutional buildings being commissioned in the emerging metropolis. The Mission Revival style was thought to be a popular choice because it "harmonize[d] with the sunshine and brown tints characteristic of southern countries."<sup>6</sup>

By 1910 there were enough residents in the new suburb of Southside to warrant a school. The first school building was the former "high school bungalow" that had been Miami's first high school. That building was cut in half and barged down to Southside.<sup>7</sup> When the new school was built circa 1914, the bungalow was sold for a private residence.

The rapid growth of Southside during the late 1910s and early 1920s prompted the need for additional space, and the building received an addition in 1922. An auditorium and cafeteria were added in 1925.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2 The Southside School

---

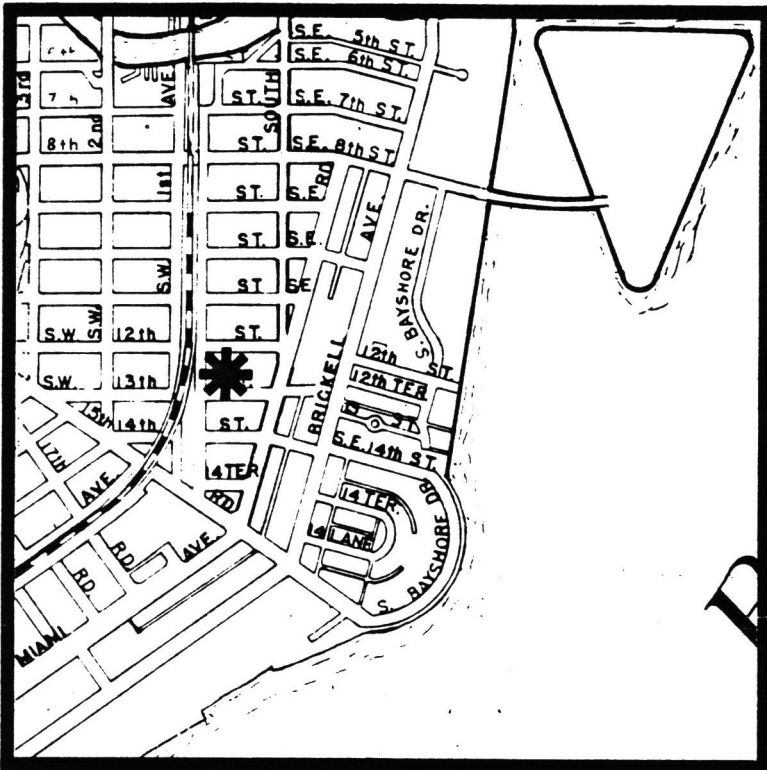
The Southside School has the distinction of being one of the oldest public schools in Miami. Its future is endangered, however, as neighboring land is being developed with high-rise commercial buildings.<sup>8</sup> The Southside School is still in active use and serves approximately 462 students enrolled in kindergarten through sixth grade.<sup>9</sup>

NOTES

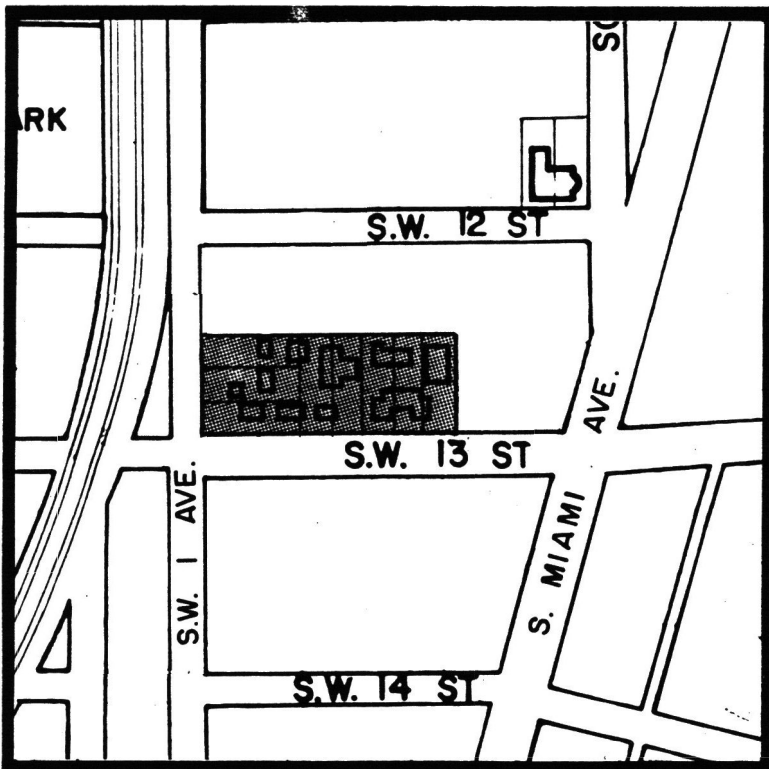
1. C. H. Ward, *The Lure of the Southland*, 1915, p. 14; and Sanborn Map Company, *Insurance Maps of Miami, Dade County, Florida* (New York: Sanborn Map Company, 1914).
2. C. H. Ward, *The Lure of the Southland*, 1915, p. 14.
3. See note 2 above.
4. State of Florida, Department of State, Division of Archives, History and Records Management, "Florida Master Site File: Historic Site Data Sheet" for 45 S. W. 13th Street, "Statement of Significance."
5. August Geiger, "The Model School Plan for Tropical Florida," *Tropic Magazine*, June 1914, pp. 12-13.
6. See note 7 above.
7. "Bliss Property in Southside Sold for \$48,000," *Miami Weekly Metropolis*, 9 October 1911.
8. Nery Ynclan, "Brickell-area School Gets Reprieve," *Miami Herald*, 20 January 1983; and Brian Blanchard, "Change Visits 'Brickell's Back Yard,'" *Miami Herald*, 13 March 1983, "Neighbors."
9. Dade County Public Schools, Office of Educational Accountability, *District and School Profiles: 1985-1986* (Miami, Florida: Dade County Public Schools, 1986), p. 180.

# SOUTHSIDE SCHOOL

45 S.W. 13 STREET



location



site plan

United States Department of the Interior  
National Park Service

NOV 21 1988

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Downtown Miami MRA Dade County, FLORIDA

- 23. Palm Cottage Entered in the National Register 1/4/89
- 24. Priscilla Apartments Entered in the National Register 1/4/89
- 25. S & S Sandwich Shop Entered in the National Register 1/4/89
- 26. Security Building Entered in the National Register 1/4/89
- 27. Shoreland Arcade Entered in the National Register 1/4/89
- 28. Southside School Entered in the National Register 1/4/89
- 22 29. St. John's Baptist Church Substantive Review Ret 1/3/89
- 30. Walgreen Drug Store Entered in the National Register 1/4/89
- 31. Burkhardt, Wilford H., House and Office DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 32. Citizens Bank DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 33. Chaille Block DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 34. First Church of Christ, Scientist DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 35. Shrine Building DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 36. Temple Isreal DOE/OWNER OBJECTION 1/3/89 Determined Eligible
- 37. Atlantic Gas Station Entered in the National Register 12/29/88 Determined Eligible
- 38. Mount Zion Baptist Church Entered in the National Register 12/29/88
- 39. Downtown Miami Commercial Historic District Substantive Review Ret
- 40. Lummus Park Historic District Substantive Review Ret

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Southside School  
NAME:

MULTIPLE Downtown Miami MRA  
NAME:

STATE & COUNTY: FLORIDA, Dade

DATE RECEIVED: 11/21/88      DATE OF PENDING LIST: 12/06/88  
DATE OF 16TH DAY: 12/22/88      DATE OF 45TH DAY: 1/05/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002980

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    1/4/89 DATE Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTMs       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_



1. Southside School
2. MIAMI FL
3. SARAH EATON
4. C. 1987
5. City of MIAMI Planning Dept
6. Front elevation Facing North
7. Photo 1 of 3



1. Southside School
2. Miami FL
3. M Sarah Eaton
4. C. 1988
5. City of Miami Planning Dept
6. Front elevation facing Northwest
7. Photo 2 of 3



1. Southside School
2. Miami FL
3. Sarah Eaton
4. C. 1988
5. City of Miami Planning Dept
6. Rear elevation facing South
7. Photo 3 of 3

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000115