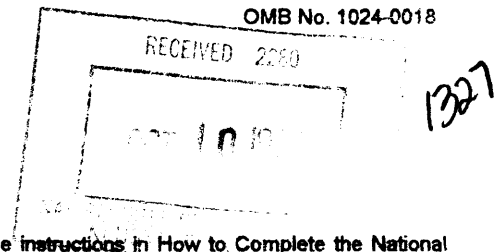


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HOMESTEAD TOWN HALL

other names/site number Redlands District Chamber of Commerce

2. Location

street & number 43 North Krome Avenue N/A not for publication

city or town Homestead N/A vicinity

state FLORIDA code FL county Dade code 025 zip code 33030

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] Date 9/30/97
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

[Signature] Date of Action 11/7/97
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Homestead, Florida

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT/ City Hall

Fire Station

correctional facility

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE/ Museum

7. Description

Architectural Classification
(Enter categories from instructions)

Vernacular

Materials
(Enter categories from instructions)

foundation Stucco

walls Stucco

roof Metal, tar and gravel

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

- SOCIAL HISTORY, POLITICS and GOVERNMENT, ARCHITECTURE

Period of Significance

1917 - 1947

Significant Dates

1917, 1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Mundy, H. Hastings, Umphrey, John F.

Primary location of additional data:

- State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other

Name of Repository

#

HOMESTEAD TOWN HALL
Name of Property

DADE, FLORIDA
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	5	2	5	2	0	2	8	1	6	8	4	0
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Denny H. Gibbs, Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date September, 1997

street & number R.A. Gray Building, 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Homestead

street & number 790 N. Homestead Boulevard telephone (305) 247-1801

city or town Homestead state Florida zip code 33030

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

Section number 7 Page 1

The Homestead Town Hall at 43 North Krome Avenue, Homestead, Florida, contributes to the **Historic Resources of Homestead, Florida**, multiple property group under associated property type F.3, **Public Buildings**. The Homestead Town Hall consists of two buildings, constructed separately and later connected. The larger of the two buildings was constructed as the Town Hall in 1917. It is a vernacular, two-story, masonry building with a stucco exterior. The building is rectangular in shape and contains 7,000 square feet. It has a metal, gable roof and rests on a concrete slab foundation. The smaller building, on the south, was constructed in 1924 as the Redlands District Chamber of Commerce. The one-story, rectangular building has a stucco exterior, a flat roof, and a concrete foundation. A passage between the two buildings has probably existed since soon after construction.

SETTING

The Homestead Town Hall is located in the heart of downtown Homestead on Krome Avenue, a major north-south thoroughfare. A parking area is at the rear (east) of the building. To the north and south are commercial buildings. Across the street, to the west, is a small, landscaped park.

EXTERIOR DESCRIPTION: TOWN HALL

The main facade of the Homestead Town Hall faces to the west (Photo 1). Most of the first story is taken up with two large arched openings, originally the bays for fire trucks. These openings are filled with sliding glass doors with vertical panels. At the north end of this facade is an entry door leading to the stairway to the second floor. The second story is fenestrated with five windows, paired on each end with a single window in the center. These wood, double-hung windows have a 6/6 pane configuration. Above each window are two bas relief squares. The gabled parapet is decorated with a bas relief circle with two triangles on either side. A simple cornice molding tops the parapet. This detailing is original and can be seen in historic photographs.

The south elevation has nine windows on the second story. The rear (east) elevation contains a centrally located door on the first floor and, at the south end, a second floor exit to a metal

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DADE COUNTY, FLORIDA**Section number 7 Page 2

stairway (Photo 2). All the second story windows, except one bathroom window, are wood, double hung windows with a 6/6 pane configuration. Small, square windows with metal grills are used on the first story. The windows on the second story, front and rear, have awnings similar to the original.

INTERIOR DESCRIPTION: TOWN HALL

The first floor interior of the Town Hall is utilitarian in nature. A center row of piers divides the first floor into two bays, originally for parking fire engines (Photo 3). The Historic Homestead Town Hall Museum, the current first floor tenant, has an operating antique fire engine parked in one of these bays.

Arranged along the north wall, under the stairway, are several small storage and office rooms. One of these rooms was originally for the police chief; another was the fire communications room. The fire communications room has a pass-through type window made with wooden slats (Photo 4). At the back of the garage area a screened room was used for the storage of fire hoses (Photo 5). A short hallway east of the garage bays leads to the original jail area (Photo 6). The cells were originally segregated, with separate space for white and black men. Two isolation cells are located on each side of the jail corridor. Originally on the "white" side there was only one isolation cell and the other was a white women's jail cell that opened onto the hallway (see floor plan). The floors in the cells are concrete.

The stairway to the second floor, located at the northwest corner of the building, makes a quarter turn and leads to a north/south hallway. On the west side of this hallway is a rectangular office space. The wall adjacent to the corridor is constructed of wood slats (Photo 7). This room was originally used for utility billing, tax collecting, and license issuing, and by the city clerk. It is now used as a kitchen/lounge area (Photo 8)

The larger second floor area on the east side of the hallway was originally divided into a firemens' dormitory (Photo 9) and the City Council and Court Room (Photo 10). Before the adjacent building was constructed to the north, three windows were located on the north wall. In the restoration of the building, they were recreated on the interior as fake windows (Photo 10).

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DADE COUNTY, FLORIDA**Section number 7 Page 3

The ceiling (Photos 11 and 12) is an outstanding feature of this part of the building and has recently been restored following damage from Hurricane Andrew in 1992. Trusses were replaced using Dade County Pine, a local building material, which was felled by the storm. The rough hewn cathedral ceiling has 3 x 6 boards and beaded board decking.

EXTERIOR DESCRIPTION: CHAMBER OF COMMERCE

The Redland District Chamber of Commerce has been incorporated into the Town Hall. The Chamber of Commerce was built in 1924, adjacent to the south side of the Town Hall (Photo 1). The small, one-story, masonry, building has a flat, tar and gravel roof concealed by an arched parapet. The top of the parapet is defined by a simple cornice molding. The main (west) facade contains paired, fifteen-light doors, surmounted by a multi-light transom.

INTERIOR DESCRIPTION: CHAMBER OF COMMERCE

Originally the Chamber of Commerce was only one room deep. It has been extended to the rear. This room has a beaded board ceiling. The walls are both stucco and beaded board. A large commemorative panel extends along the north wall of the room (Photo 13). A doorway on this wall provides a connection between this building and the Town Hall. A rear extension contains a chair lift for handicapped access to the second floor of the Town Hall, restrooms, and a rear exit (Photo 2).

ALTERATIONS

The Homestead Town Hall was restored in 1991/92. Just as the restoration project was completed, the building was significantly damaged by Hurricane Andrew in 1992. The Homestead Town Hall was again restored in 1994 with the assistance of grant funding from the State of Florida Division of Historical Resources. In 1994, the Florida Trust for Historic Preservation recognized this historic renovation with a preservation award.

Although very altered over the years, recent renovations have returned the building as close to its original appearance as possible. Restoration was based on historic photographs, research, and interviews. For the purposes of adaptive reuse, large sliding

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Continuation Sheet**

**HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA**

Section number 7 Page 4

glass doors were fitted in the arched openings of the main facade. This was a necessary compromise to retain the original appearance yet provide light, air conditioning, accessibility, and utility of the large, first floor space. This area is now used as the Historic Homestead Town Hall Museum.

The layout of the second floor has been altered only slightly to accommodate the needs of the tenant, the Homestead/Florida City Chamber of Commerce. A directors office was created in the southwest corner, formerly the location of the utility billing offices. The original storage, restroom and shower areas on the east side were combined to create two offices.

The Chamber of Commerce building was extended to the rear in the 1950s. In the 1994 rehabilitation of the building, a chair lift was added in the rear extension.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 1

HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

SUMMARY

Homestead Town Hall, 43 North Krome Avenue, Homestead, Florida, is significant at the local level under Criteria A and C in the areas of Social History and Architecture. It was the first municipal building in Homestead and was an integral part of the community both politically and socially from the time of its construction in 1917 until 1975, when a new City Hall was built. It is architecturally significant as a good representation of 1920s vernacular municipal construction, and as a fairly early work of architect H. Hastings Mundy, who designed several other buildings that are listed in the National Register. The Hall is significant under the Historic Resources of Homestead, Florida, multiple property group under historic context II, Incorporation/Boom Time Era, 1913-1926, and under property type F.3, Public Buildings.

HISTORIC CONTEXT

After the railway extended its tracks to Homestead in 1903, a station house, two houses and the first commercial building were built in 1904. In 1905, a post office was established, and by 1907 there were enough children to warrant building a school. Churches were established in 1909, a packing house came in 1910, and by 1912 the community had its first doctor, a state chartered bank, and a library. The town of Homestead was officially incorporated in 1913. Mayor R. F. Tatum, was quoted by the Miami Metropolis as saying,

I am proud to be the first mayor of Homestead, for I believe that it will some day be one of the largest cities in this End of Florida. People are flocking to our gates, buying our lots and erecting buildings. The future for this town is very bright and I am sure that we have taken a wise step in forming this incorporation.

The Florida Legislature voted Homestead its charter in 1915. Shortly after this, the town's twenty-seven voters approved a \$40,000 bond issue for street improvements, a fire engine and the construction of a town hall.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

HISTORIC SIGNIFICANCE

The construction of the Homestead Town Hall in 1917 denoted a real move forward in progress for the newly formed town of Homestead. Two locations were considered for the town hall site. One on North Krome Avenue and one on South Krome Avenue. The North Krome Avenue site was selected by a vote of four to three and the property was purchased for \$700, \$300 of which was donated by private individuals.

The building was constructed to house all the functions of developing town, including the fire and police departments, jail, municipal offices, court room and council chambers. The fire trucks were housed on the first floor, along with the police department and jail cells. At the time of construction, the Homestead Enterprise described the jail as "fire-proof, sound-proof, and bust-proof." The second floor was used for municipal offices, the mayor, and City Council. With its location in the heart of the Krome Avenue business district, the Town Hall was the center of many community events, such as parades and the Redland Fruit Festival. Almost all Homestead residents came in contact with this building in some capacity, whether to pay a bill, go to court, go to work, or attend a social or community event. Many community members participated in the governing process as Homestead grew, serving as mayor, council members, or in other areas of community service.

By 1924, the growth of the entire area led to the creation of a local Chamber of Commerce. The Florida Chamber of Commerce traces its roots to the 1916 formation of the Florida Cattle Tick Eradication Committee. In 1920, this committee became the Florida Development Board, extending its sphere of influence to citrus promotion, reforestation, and the developing tourist trade. The name was officially changed to the Florida State Chamber of Commerce in 1925. Local chamber of commerce's were formed to promote their own areas. The Redland District Chamber of Commerce was formed and erected their own building next to the City Hall in 1924. The building was used in later years as the office for the city's Utilities Department.

This building housed City Hall until 1975. The strong community sentiment for this building was demonstrated in 1980 when it was proposed

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HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

to demolish the building to make way for a city parking lot. The citizens initiated a petition drive to save the building and convinced the Council that it should be recognized and preserved as a landmark. Because of their efforts, for a period of time the building was used as a Senior Citizens Activity Center and later, by the State Parole/Probation office. It now serves as the Homestead/Florida City Chamber of Commerce and the Historic Homestead Town Hall. It remains a center of downtown activity, functioning as a social hall and meeting facility.

ARCHITECTURAL SIGNIFICANCE

The Homestead Town Hall was the first municipal building to be undertaken by the fledgling community. The substantial size of the building reflects the voters' optimism for the continued growth of the town. They also revealed considerable sophistication in selecting a Miami architect, H. Hastings Mundy, to design the building to serve a variety of functions.

Mundy also designed the Coconut Grove Elementary School in 1912, the Robert E. Lee Junior High School in Miami in 1924, Miami's Trinity Episcopal Cathedral in 1924 (NR 1980), and the Miami Edison High School in 1931 (NR 1986). The Homestead Town Hall is his only known commission in Homestead.

With a bid of just over \$4,000, John F. Umphrey was awarded to contract to build the town hall. Umphrey had previously resided in Detroit before settling in Homestead. He built many public and private buildings in the area, including Homestead Elementary School, Dixie Drugs, Homestead Grocery Store, and Cauley's store in Goulds. He also built the Royal Palm Lodge in what is now Everglades National Park. The contract between Umphrey and Mayor Russell F. Tatum was signed on February 20, 1917. There was a 90 day completion deadline but the building was not completed until after August, 1917.

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Continuation Sheet

Section number 9 Page 1

HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

"Agreement for Building Between Homestead and J. F. Umphrey."
Contract on file at Homestead City Hall.

"Contracts Given for Town Hall and Lighting Plant." Homestead Enterprise, 8 February 1917.

"Council Selects Building Locations." Homestead Enterprise, 8 February 1917.

Dickenson, Bill. Interview by Emily Perry Dietrich and Steve Wylie, 5 June 1987, Homestead, Florida.

"Homestead's New City Hall Rapidly Nearing Completion."
Homestead Enterprise, 17 May 1917.

"Homestead is Now an Incorporated City, with R. F. Tatum as the Municipality's First Mayor." Miami Metropolis, 28 January 1913.

"Homestead: Rails to Riches." Miami News, 3 February 1959, pp. 2, 8-9.

"Homestead: On the Go at 50." Miami Herald, 27 January 1963, pp. 8-9.

"Homestead Residents Can't Forget Old City Hall." South Dade News Leader, 20 May 1987, p 3A.

Keuchel, Edward. Florida: Enterprise Under the Sun. Chatsworth, California: Windsor Publications, 1990.

Metropolitan Dade County Historic Preservation Division, From Wilderness to Metropolis, Miami, Florida, 1982.

"Miniature Replica of City Hall Could be Only One." South Dade News Leader, 15 February 1980.

"Raze Old City Hall? Petitioners say No." South Dade News Leader, 14 February 1980.

"Specifications for Town Hall at Homestead, Florida in accordance with the approved sketches to be built for the Town Corporation, Plans and Specifications prepared by H.

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Continuation Sheet**

Section number 9 Page 2

**HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA**

Hastings Mundy, Registered Architect." On file, Homestead City Hall, Homestead, Florida.

"Summary of Improvements Homestead is Now Making." Homestead Enterprise, 16 August 1917.

Taylor, Jean. Villages of South Dade: St. Petersburg, Florida: Byron Kennedy and Company, 1986.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

VERBAL BOUNDARY DESCRIPTION

Commerce addition, Block 1, Lots 7 and 8.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Homestead Town Hall and the Redlands District Chamber of Commerce.

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Section number photo Page 1

HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

1. Homestead Town Hall, 43 North Krome Avenue
2. Homestead, Dade County, Florida
3. Denny Gibbs
4. April 1996
5. City of Homestead, Office of Community Development
6. Main (west) facade, view looking east
7. Photo 1 of 13

Items 1-5 are the same for the remaining photographs.

6. Rear (east) elevation, view looking west
7. Photo 2 of 13

6. Interior detail, first floor, view looking northeast
7. Photo 3 of 13

6. Interior detail, first floor, view looking north
7. Photo 4 of 13

6. Interior detail, first floor, view looking southeast
7. Photo 5 of 13

6. Interior detail, first floor, view looking east
7. Photo 6 of 13

6. Interior detail, second floor, view looking west
7. Photo 7 of 13

6. Interior detail, second floor, view looking southeast
7. Photo 8 of 13

6. Interior detail, second floor, view looking northeast
7. Photo 9 of 13

6. Interior detail, second floor, view looking northeast
7. Photo 10 of 13

6. Ceiling detail, second floor, view looking west
7. Photo 11 of 13

6. Ceiling detail, second floor, view looking south
7. Photo 12 of 13

6. Interior detail, Chamber of Commerce, view looking northwest
7. Photo 13 of 13



CIRCA 1915
HOMESTEAD FIRST POLICE AND FIRE STATION AND CITY HALL LOCATED
ON THE CORNER OF N. E. 1st STREET AND EROCKE AVENUE.

OLD HOMESTEAD TOWN HALL
Circa 1917
Front Facade



OLD HOMESTEAD TOWN HALL
Circa 1925
Front Facade

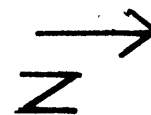
HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA

SITE PLAN

Boundary - - -

Photo Direction ○→

Approx. Scale: 0.5"=300'



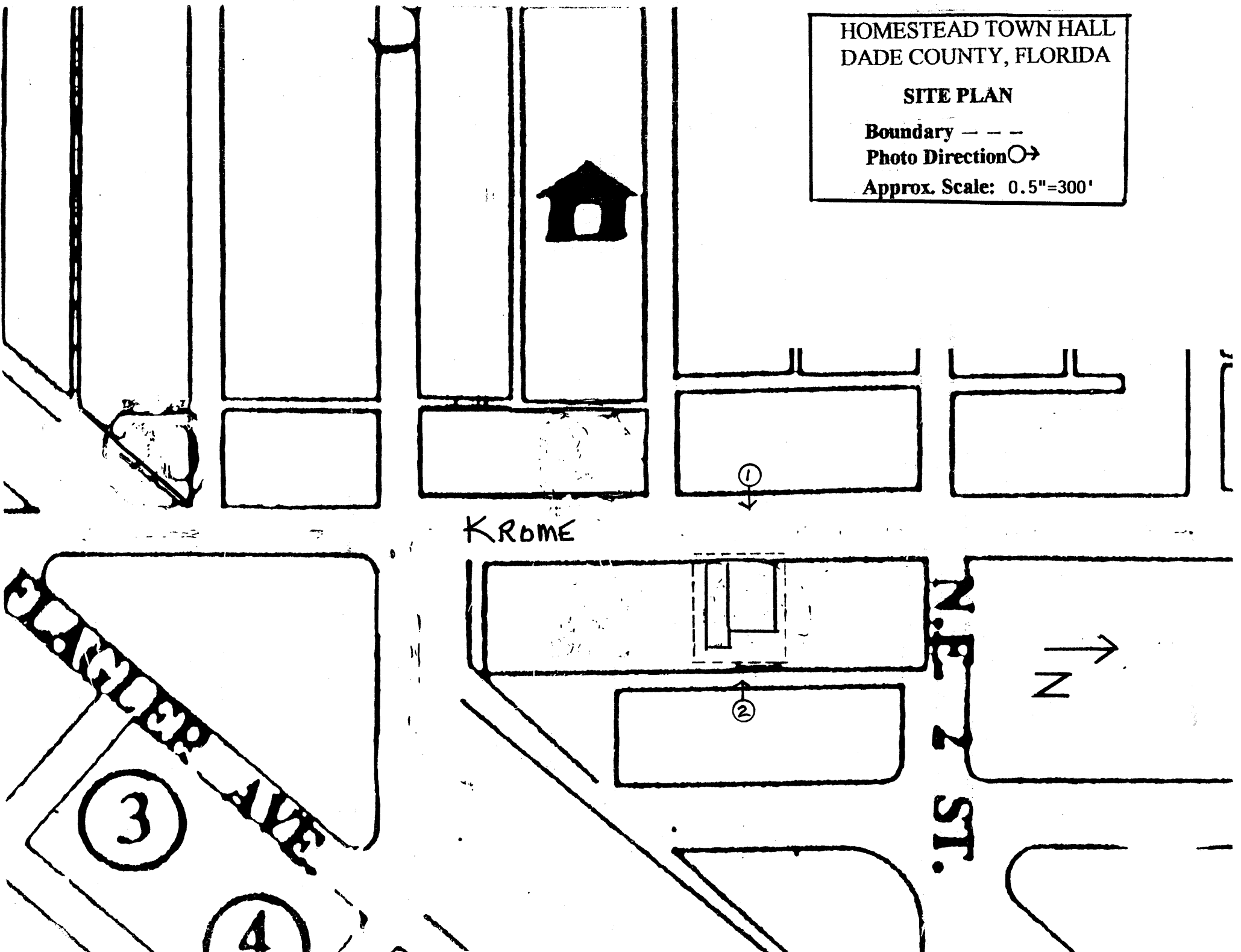
KROME

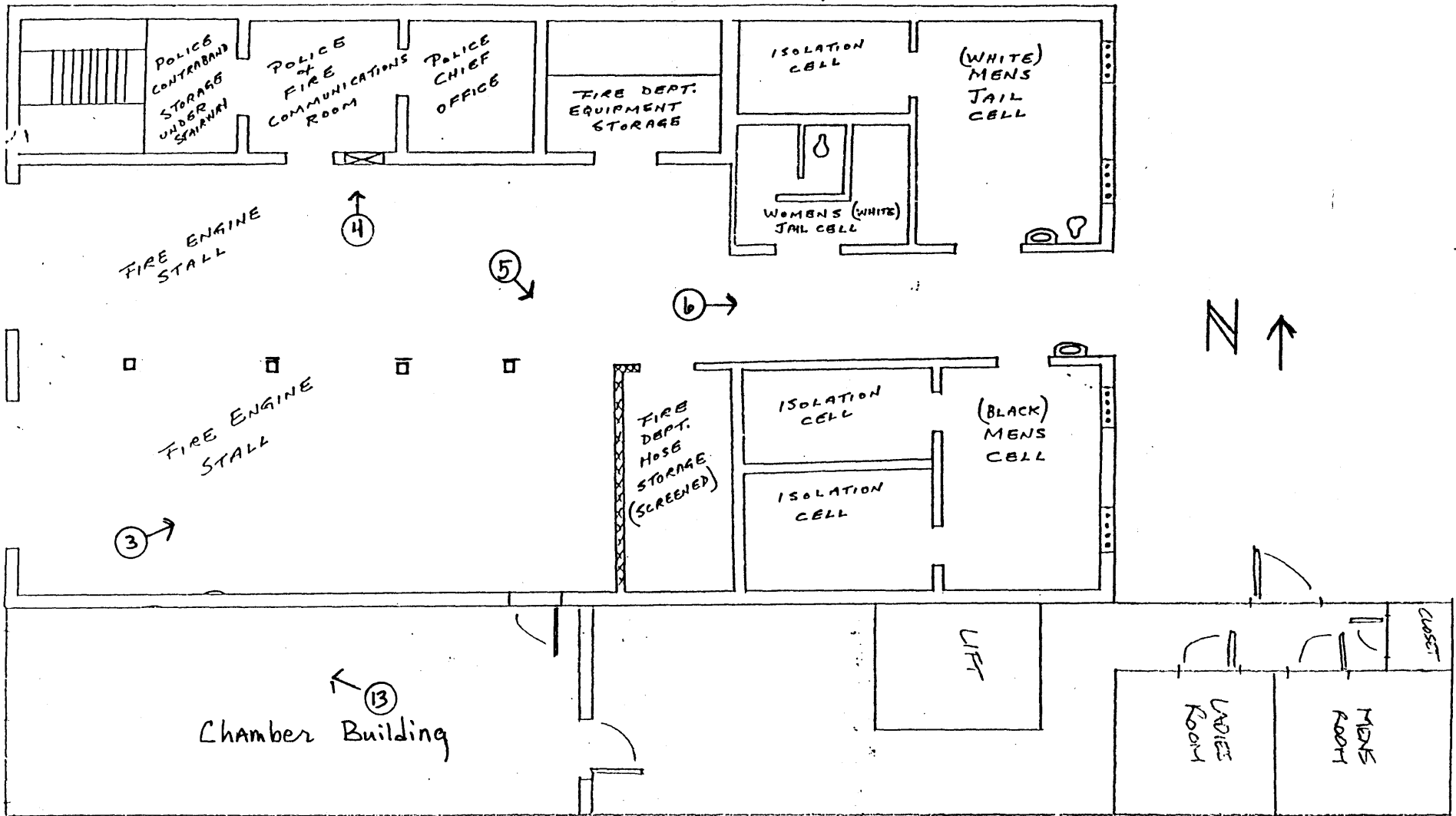
N.E. 7 ST.

CHAMPLAIN AVE

3

4



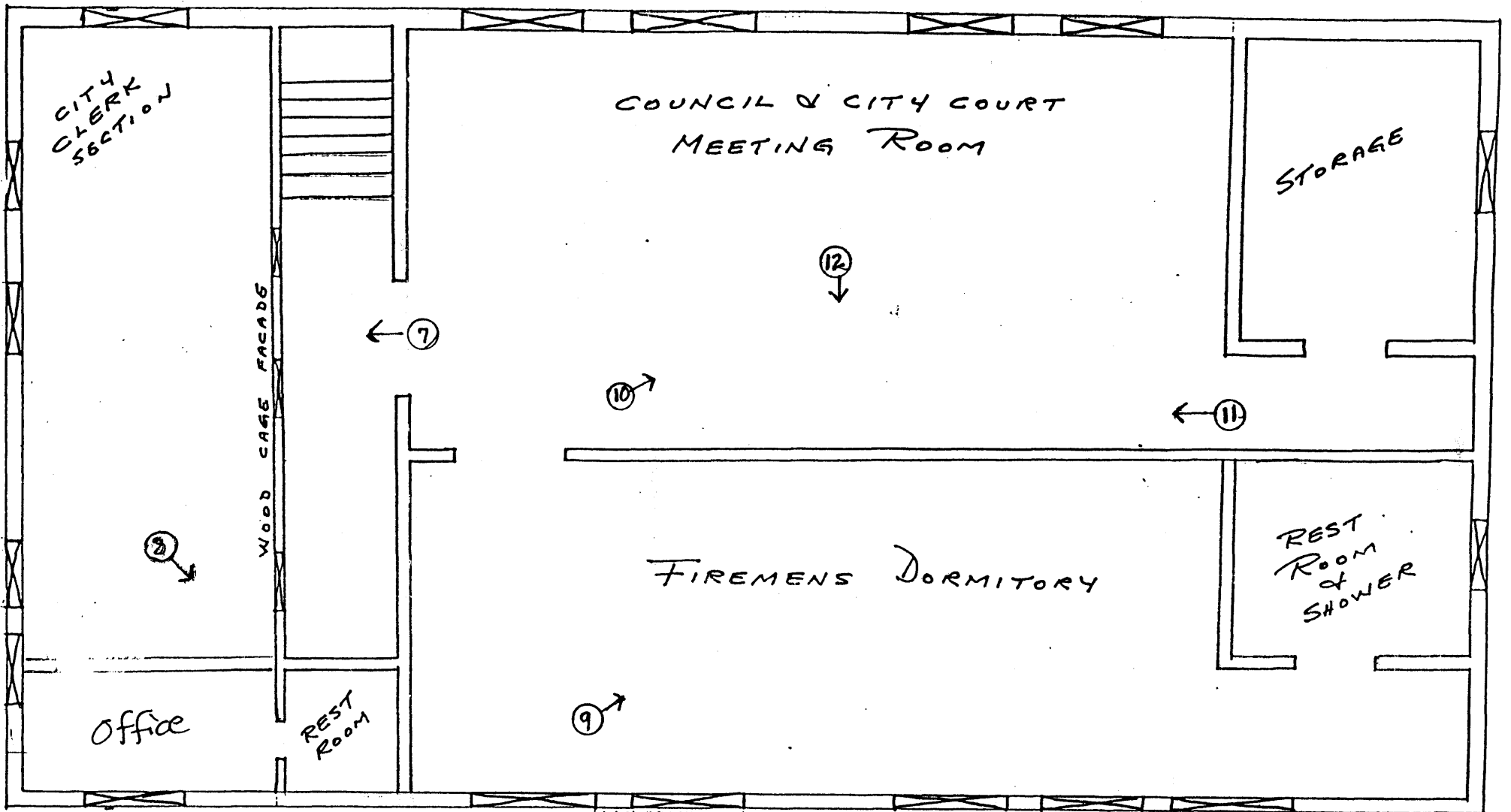


**HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA**

FIRST FLOOR PLAN

Photo Direction ○→

Approx. Scale: 1'=60'



**HOMESTEAD TOWN HALL
DADE COUNTY, FLORIDA**

SECOND FLOOR PLAN

Photo Direction ○→

Approx. Scale: 1' = 60'

N ↑

