

2981

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 Martina Apartments

and or common Martina Apartments

2. Location

street & number 1023 South Miami Avenue \_\_\_\_\_ not for publication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 type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Carlos A. Saenz, Jr., Trustee

street & number 1871 South Miami Avenue

city, town Miami \_\_\_\_\_ vicinity of state Florida 33129

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami \_\_\_\_\_ vicinity of state Florida 33130

6. Representation in Existing Surveys

FMSF-Miami Multiple Resource  
title 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 \_\_\_\_\_ vicinity of state Florida 32399-0250

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# 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

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

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**Describe the present and original (if known) physical appearance**

SEE CONTINUATION SHEETS

# 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		

**Specific dates**      1922                      **Builder/Architect**      unknown

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

SEE CONTINUATION SHEET

24 12 1922  
 100 100 100 100

# 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 58109210 28495810  
Zone Easting Northing

B                    
Zone Easting Northing

C                        

D                        

E                        

F                        

G                        

H                        

### Verbal boundary description and justification

Miami, Lots 4, 5, and 6 of Block 73 of the plat of MIAMI SOUTH (PB B-41)  
Boundary follows the historic/legal description

### 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 

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

  
Keeper of the National Register

Entered in the  
National Register date 1/4/89

Attest:

date

Chief of Registration

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The Martina Apartments consist of three blocks of apartment buildings connected by hyphens along the principal elevation (South Miami Avenue). Two of the buildings were completed by the summer of 1922 and the third completed later the same year.<sup>1</sup> The three buildings comprising the Martina Apartments are similar in plan and appearance except for their response to the "Rhombus" shape site which calls for a gradual decrease in the length of each building.

Each of the three buildings is of masonry construction, and they were advertised as "fireproof construction" shortly after completion.<sup>2</sup> In 1922, the Martina also advertised as having 36 apartments and 12 hotel rooms.<sup>3</sup> The apartments were arranged to provide the most flexible combination of rooms. The "E" shaped configuration of the Martina allowed for the most advantageous natural ventilation.

The principal elevation of the Martina is characterized by a long bay, three stories in height, containing three principal projections and two slight recesses. Each projection contains seven bays and is characterized by a central entrance, a few steps above the sidewalk level, and three bays of windows on each side. The elevation of the projection on the second and third floors is identical, with seven bays parallel to South Miami Avenue. The end projections of the principal elevation are characterized by arched window openings, while the center projection contains rectangular window openings. The original fenestration consisted of double-hung sash set within wooden frames and one-over-one lights. Many of the original windows have been replaced with jalousie-type windows set into aluminum frames.

The walls of the building are covered with textured stucco and contain decorative ornamentation typical of the Mediterranean Revival style of architecture. A flat masonry band wraps around the building at the height of the window sills on each floor. A low parapet wall tops the buildings, and within it are set various masonry piers and sloped mansard-like eaves covered with

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Mission tiles. Atop the center projection of the principal elevation is a segmental arched panel containing the building's name, which is flanked by two stylized twisted engaged columns. The side elevations of the building follow the architectural detailing of the front. The rooms are laid out along a circulation corridor that extends the length of each apartment block, thereby providing entry from two streets. Over the years, small modifications have slightly altered the architectural integrity of the building; however, the original design intent is readily perceived. The most visible alteration has been the introduction of another hyphen at the northeast corner of the complex.

The original color scheme for the building consisted of four colors on the exterior and canvas awnings along the principal elevation.<sup>4</sup> Presently, the entire building's exterior has been painted white. The southernmost apartment block has recently been renovated.

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STATEMENT OF SIGNIFICANCE

Specific Date: 1922

Architect: Unknown

The Martina Apartments are significant because they represent a fine example of the application of Mediterranean Revival detailing to a large scale, Masonry Vernacular style apartment building in downtown Miami. The Martina also possesses important historical associations with the early development of Southside, Miami's premier suburban neighborhood immediately south of the Miami River.

The appearance of the building complex serves to characterize a popular stylistic trend of 1920s architecture in South Florida. The Martina Apartments are also noteworthy for their adaptation to the area's climate through the incorporation of the two courtyards into the building plan and through the utilization of closely-spaced windows throughout the entire building elevations. The visual composition of the Martina Apartments provides a unique architectural record of apartment/hotel design in downtown Miami as evidenced through the building's scale, proportion, and masonry detailing.

The construction and expansion of the Martina in 1922 reflect the continuing growth and development of Southside into a booming residential suburb. Although the majority of residences in Southside were houses, several imposing apartment buildings were also constructed. The Martina Apartments are the most imposing extant block of apartments built south of the Miami River dating from the 1920s.

As the surrounding Brickell area becomes highly developed with tall commercial structures, the historical integrity of the Martina Apartments becomes increasingly emphasized. Although the surrounding built environment is being continuously modified, the Martina still projects a special sense of time and place through the conservation of its original design and relationship to the overall scale and layout of the neighborhood. The architect for the Martina Apartments has not been identified.

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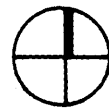
NOTES

1. "New Unit for Martina Apartments," The Miamian, August 1922, p. 13.
2. See note 1 above.
3. "List of Hotels and Apartments," The Miamian, August 1922, p. 11.
4. See note 1 above; and "Martina Apartments" [photograph], 25 August 1922, copy in City of Miami Planning Department.

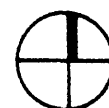
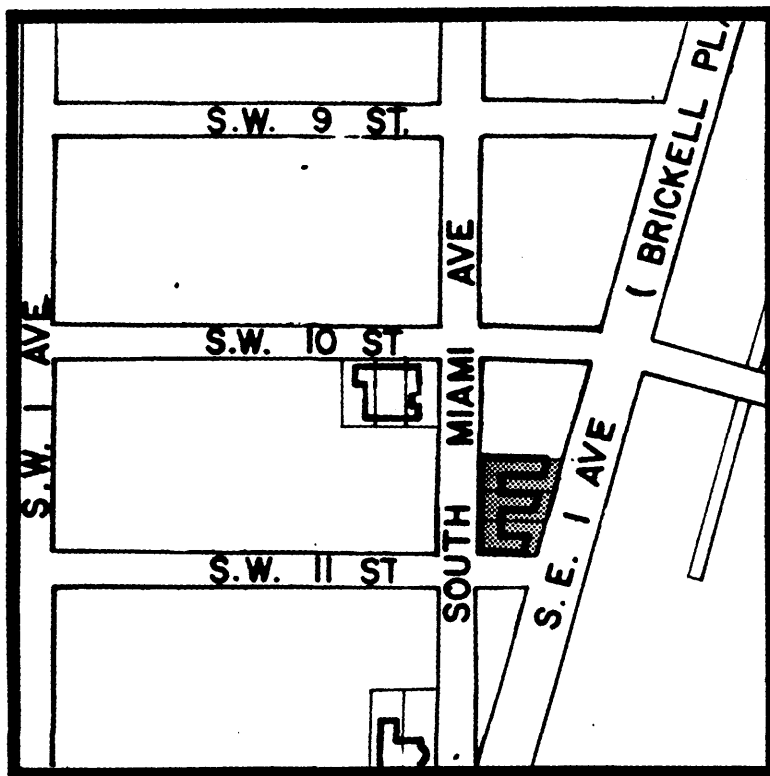


# MARTINA APARTMENTS

1023 SOUTH MIAMI AVENUE



location



site plan