

2969

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 Kentucky Home

and or common Anderson Hotel

2. Location

street & number 1221 and 1227 N. E. 1st Avenue

not for publication

city, town Miami

vicinity of

state Florida 33132 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 checked="" type="checkbox"/> park
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Tofino NV

street & number Post Office Box 1428

city, town Miami

vicinity of

state Florida 33133

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

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

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 type="checkbox"/> other (specify)

Specific dates 1921 and 1924 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

See Continuation Sheet

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acres of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

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

B

Zone		Easting						Northing						

C

Zone		Easting						Northing						

D

Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification

Miami, Lots 5 and 6 of Block 24 of the plat of ALICE BALDWIN ET AL RE-SUBDIVISION (PB 3-101). Boundary follows historic and 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.

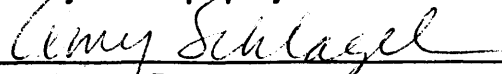
State Historic Preservation Officer signature 

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



date 1/3/89

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 The Kentucky Home

DESCRIPTION:

Condition: Fair

The Kentucky Home consists of two identical apartment buildings executed in a Masonry Vernacular architectural mode. The southernmost corner building (1221 N. E. 1st Avenue) was erected between 1918 and 1921.¹ The other building (1227 N. E. 1st Avenue) was constructed in 1924.² The two buildings are identical in appearance and are unified through an arched entablature spanning the interior courtyard space between the two buildings. The entablature has served as a vertical surface on which to paint the buildings' name since its early days. Each building is of masonry construction and rises three stories in height. Fronting to the west, the facade of each building is characterized by a triple-storied open porch spanning the entire length of the principal elevation. Four columns, which support each building's porch, rise uninterrupted from the ground level to the top of the third story. Each set of columns is surmounted by a sloped parapet comprised of Spanish roof tiles and engaged masonry posts. The porches themselves consist of a poured concrete deck delineated by a molded masonry balustrade. The parapet extends throughout the perimeter of each building terminating the edge of a flat roof.

The exterior walls are constructed of masonry and are sheathed in stucco. The main entrance to each building is slightly recessed into the center of each facade and is located four steps above the sidewalk. The entrances consist of single swinging doors with vertical sidelights set into plain wood surrounds. The windows in the principal facades are arranged in groups of three around a polygonal bay and flank the central doorways leading to the open porches. The windows found on the other elevations consist of one-over-one double-hung windows with wooden sash. The rear of the buildings is also embellished by triple-storied open porches that contain a lesser degree of decorative ornament.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2 The Kentucky Home

The rectangular plan configuration of the two buildings represents a series of rooms arranged about a central corridor extending the length of each building. During the early 1920s, the Kentucky Home advertised an occupancy capacity of 200 people.³ The buildings appear to be in fair physical condition, and their original design remains virtually unaltered.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 The Kentucky Home

STATEMENT OF SIGNIFICANCE:

Specific Dates: Circa 1921 and 1924

Architect: Unknown

Kentucky Home is significant because it represents a fine example of the Masonry Vernacular style of architecture. The appearance of the buildings serves to characterize a popular architectural trend of the 1920s in South Florida. The buildings are noteworthy for their adaptation to the area's climate through the placement of the three-story open porches across the principal facades and for their functional expression. The appearance of these two buildings provides a unique architectural record of 1920s apartment hotel design in Miami as evidenced through the scale, proportion, and masonry detailing of the building elevations.

The present masonry buildings seem to be replacements for frame buildings that originally comprised the Kentucky Home.⁴ When the present buildings were constructed, they were advertised as being "near the center of all activity, yet quietly removed from central city bustle."⁵ The rooms were "comfortably furnished with a homelike atmosphere."⁶ Although the built environment surrounding the Kentucky Home has been modified since the 1920s, the two buildings still project a special sense of time and place through their unaltered designs and relationship to the overall scale and composition of the neighborhood. The architect of the Kentucky Home has not been identified.

NOTES

1. Sanborn Map Company, Insurance Maps of Miami, Dade County, Florida (New York: Sanborn Map Company, 1921).
2. City of Miami, Building and Zoning Department, Plumbing Permit applied for 14 May 1924.
3. "List of Hotels and Apartments: Winter 1922-1923," The Miamian, August 1922, p. 11.
4. Sanborn Map Company, Insurance Maps of Miami, Dade County, Florida (New York: Sanborn Map Company, 1914).
5. "Kentucky Home" [postcard], no date, copy in City of Miami Planning Department.
6. See note 5 above.

