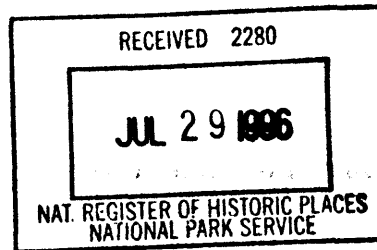


United States Department of the Interior
National Park Service



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 an 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 McMinn/Horne House

other names/site number Site File #Da2748

2. Location

street & number 25 N.E. 12th Street not for publication

city or town Homestead 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.)

Suzanne P. Walker / Deputy SHPO 7/23/96
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State of 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.
- removed from the National Register.
- other, (explain): _____

Edson H. Beall
Signature of the Keeper

8-30-96
Date of Action

Entered in the National Register

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

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

- building(s), district, site, structure, object

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

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

Number of contributing resources previously listed in the National Register

Historic Resources of Homestead, Florida

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

Domestic/ Single Dwelling

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Vernacular

foundation Concrete, walls WOOD/ Weatherboard, roof Asphalt, other

Narrative Description

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

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):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Exploration and Settlement

Commerce

Period of Significance

1920-1946

Significant Dates

1920

Significant Person

(Complete if Criterion B is marked above)

Horne, W. D. and Ida

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

McMinn/Horne House

Name of Property

Dade County, Florida

County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>552520</u>	<u>2018220</u>
	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 Jane Day, Susan Krassy/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1996

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

city or town Tallahassee state Fl. 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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 to amend existing 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

McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.

Section number 7 Page 1

The McMinn/Horne House at 25 N.E. 12th Street, Homestead, Florida, is a two-story frame residence with a cross-shaped floor plan. The exterior walls are finished with ship-lap siding. The house, large by Homestead standards, is set on concrete piers enclosed by a concrete wall. The steeply pitched, cross gable roof has deep eaves and is surfaced with composition shingles.

The McMinn/Horne House contributes to the Historic Resources of Homestead, Florida, multiple property group under property type F.1, Residential Buildings. Constructed ca.1920, the house was moved a short distance to its present location sometime between 1922 and 1928. The move did not alter the integrity of the structure.

SETTING

The McMinn/Horne House was originally sited on Krome Avenue, approximately one block north of its present location, where it is believed to have faced west. Ida Campbell Horne purchased the house while it was located on Krome Avenue. Krome Avenue was originally a mix of businesses and residences. It appears that as the business community expanded the private residences were relocated away from the commercial area. The house presently sits back approximately ten feet from 12th Street. It occupies an irregular shaped lot with an abundance of tropical landscaping. A row of royal palms extends along the property frontage. Other residences are to the east and south. A commercial building is to the west.

EXTERIOR DESCRIPTION

The primary facade of the McMinn/Horne House faces south. The main entrance is centrally located on the projecting central bay of this facade (Photo 1). A historic photograph shows that the first floor of the projecting central bay was originally a screened porch (Photo 2). In the late 1920s, this porch was enclosed to add additional interior space to the house. A low pitched, triple-gabled hood was added over the front entrance during the 1930s. A small king's post truss accentuates the central gable (Photo 3).

The second floor of the projecting bay has canted corners, with a window in each wall section (Photos 1 and 3). These

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**Section number 7 Page 2

windows are covered with lattice-work screens, added thirty-three years ago by the present owners. The original 1/1, double hung sash windows are behind the screens. Other windows have decorative shutters. All of the windows in the house are 1/1, double hung sash windows with the exception of the aluminum awning bathroom windows and two awning windows on the rear second story.

The gable end walls of the main facade and the east (Photo 4) and west (Photo 5) elevations are surfaced with shingles and embellished with diamond-shaped attic louvers. The house features deep eaves with exposed rafter tails.

The original cross-shaped plan of the house has been compromised somewhat by an addition at the northeast corner of the house which provides space for a bathroom on the first and second floors (Photo 4). This addition has a flat roof. Just north of the addition a metal staircase provides a second floor exit (Photo 6).

A screened enclosure in which to grow orchids has been added to the northwest corner of the house, without altering the fabric of the house (Photo 5). This enclosure has a shed roof and a latticed door on its south wall (Photo 7).

A porch with a flat roof and a concrete floor has been added to the rear (north) elevation (Photo 8). A door from the kitchen leads to the porch. Beyond the porch is a non-contributing, above-the-ground swimming pool, surrounded by decking (Photo 9). A brick walkway (Photo 10) extends from the back porch and runs between the pool and a one-story garage/apartment. The bricks in this walkway were originally part of a fireplace that was removed from the interior of the house. The removal was undertaken by the present owners about thirty years ago because they felt the shallow fireplace, which did not adequately heat, was a danger to their small children. Although the garage was built in the late 1920s, it has been altered (Photo 6) and is a non-contributing building (Photo 11).

INTERIOR DESCRIPTION

The front entrance leads directly into the living room (Photo 11). The south portion of the living room was originally the screened porch. At the rear of the living room is a stairway

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

**National Register of Historic Places
Continuation Sheet**

**McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**

Section number 7 Page 3

to the second floor. The stairs have a simple bannister with wooden posts (photo 12). Flanking the north portion of the living room are a dining room on the west and a bedroom on the east. The dining room has retained all its original features. A large kitchen is located at the rear of the house. An outside stairway provides a rear entrance into the kitchen.

Numerous interior features of the house are original and in excellent condition. The floors are Dade County pine. All interior doors are multi-paneled with wood molding and have original hardware. Some of the original beaded board and batten ceilings in the house were covered with smooth plaster by the present owners thirty years ago when they replaced rotted wood.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.

The McMinn/Horne House at 25 N.E. 12th Street is significant at the local level under National Register Criteria A and B in the area of Exploration and Settlement, and Commerce. It is one of the oldest surviving residences in Homestead and was the home of the W. D. Horne family, one of founding families of Homestead. The house, an excellent example of South Florida's vernacular architecture, was moved a short distance during the period of significance. It contributes to the Historic Resources of Homestead, Florida, multiple property group under historic context II, Incorporation/Boom Time Era, 1913-1926, and under property type F.1, Residential Buildings.

HISTORIC SIGNIFICANCE

The McMinn/Horne House was constructed ca. 1920 by a Homestead pioneer, Charles Clinton McMinn. McMinn, a bachelor whose family came from Clearwater, homesteaded in South Dade in 1904. McMinn built the house to use as a convalescent home. However, in 1922, Ida Campbell Horne, wife of W.D. Horne, purchased the house and moved it from its location on the east side of Krome Avenue to its present location on the north side of 12th Street. This location is southeast of the original site. At the time of the move the house was occupied by the Drew family. The Horne family did not occupy the dwelling until 1928.

W.D. Horne and Ida Campbell Horne moved to Homestead in 1904, the year the town was incorporated, after learning of the numerous opportunities available in the new community. Horne approached the Florida East Coast Railroad for permission to open a store and boarding house to serve the needs of the railroad workers. The general store/boarding house, located on the site of the present Redlands Hotel, is credited as Homestead's first general store/boarding house.

The Hornes are associated with many other "firsts" in Homestead history. Mrs. Horne arrived on the first passenger train to stop in Homestead in December 1904. W.D. Horne became the first postmaster and a prominent businessman. He served as the real estate agent for the Model Land Company which managed Henry Flagler's land holdings in the area. Horne opened the first packing house and was Homestead's first tomato farmer. He was a founding member of the Baptist Church, served as the first president of the Bank of Homestead, and formed the Homestead Mercantile Company. He later opened the W.D. Horne Company,

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

**MCMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**

combining the hardware and lumber businesses. In 1907, Horne and three other pioneers (McMinn, Caves and Campbell), donated the labor necessary for the construction of the first public school. In 1913, Ida Campbell Horne donated the first organ to the Baptist Church.

The Horne family lived in numerous houses during the early days of Homestead's development, including a boarding house and in various other houses constructed by Horne. The house at 25 N.E. 12th Street has been the Horne family residence for sixty-seven years, with the fifth generation of Hornes currently residing in the house. Ida Campbell Horne was responsible for bringing electricity and modern plumbing into the house and enclosing the front porch. There has been some modernization to the house, but it is a fine example of the vernacular architecture found in early South Florida development and its accompanying pioneer spirit.

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.

Section number 9 Page 1

Cutler, Harry G. History of Florida. Chicago: Lewis Publishing Company, 1923.

Metropolitan Dade County Office of Community and Economic Development, Historic Preservation Division. From Wilderness to Metropolis: The History and Architecture of Dade County, Florida, 1825-1940 Miami: Franklin Press Inc. 1982.

Taylor, Jean. The Villages of South Dade. St. Petersburg: Bryon Kennedy and Co, n.d.

Interviews (By Jane Day and Susan Krassy):

Loretta Horne Watson Lawrence, 8 February 1995.

Barbara Sullivan, 8 February 1995, and 28 July 1995.

Robert Sullivan, 8 February 1995.

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

**National Register of Historic Places
Continuation Sheet**

**McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

Avocado Park, Lots 20 and 21, Block 2, Plat Book 18-39.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the McMinn/Horne House.

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**National Register of Historic Places
Continuation Sheet**

Section number PHOTO Page 1

**McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**

1. McMinn/Horne House, 25 N.E. 12th Street, Homestead
2. Dade County, Florida
3. Jane Day
4. 1995
5. Research Atlantica, Inc., Coral Springs, Florida
6. Main (south) facade, view looking north
7. Photo 1 of 12

Unless otherwise indicated, items 1-5 are the same for the remaining photographs

3. Unknown
4. ca. 1920
5. Barbara and Robert Sullivan, 25 N.E. 12th Street, Homestead, Florida
6. Main (south) facade on right, east elevation on left; view looking northeast
7. Photo 2 of 12

6. Detail, main (south) facade; view looking north
7. Photo 3 of 12

6. East elevation, view looking northwest
7. Photo 4 of 12

6. West elevation, view looking northeast
7. Photo 5 of 12

6. Detail, stairway, east elevation; garage on right. View looking west
7. Photo 6 of 12

6. Detail, orchid room on west elevation; view looking north
7. Photo 7 of 12

6. Detail, porch, north elevation; view looking west
7. Photo 8 of 12

6. View from rear porch to swimming pool area; view looking north
7. Photo 9 of 12

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**National Register of Historic Places
Continuation Sheet**

Section number PHOTO Page 2

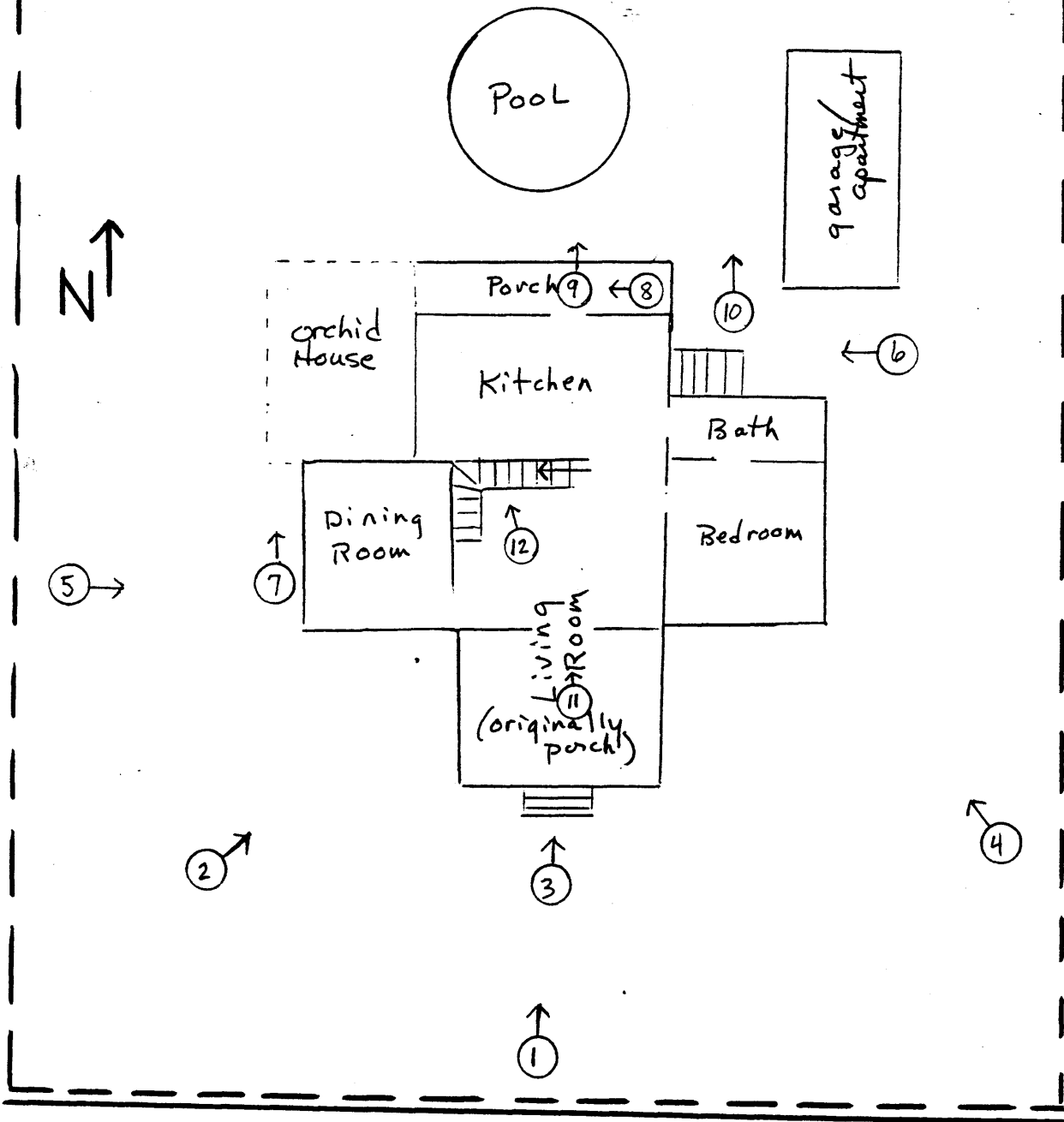
**McMINN/HORNE HOUSE
HOMESTEAD, DADE CO., FL.**

6. Brick walkway between swimming pool area on left and garage on right; view looking north
7. Photo 10 of 12

6. View looking from living room into stairway hall; view looking north
7. Photo 11 of 12

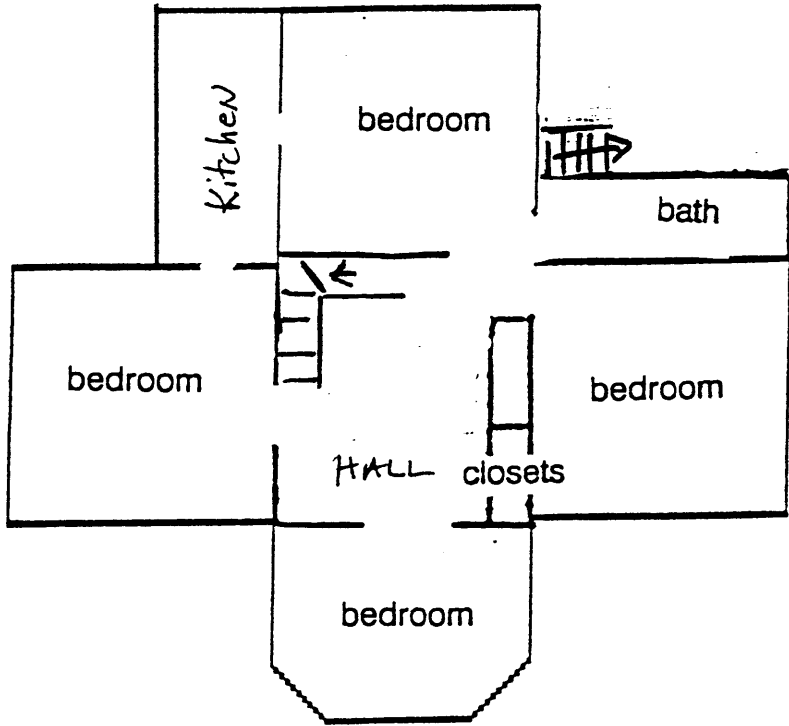
6. Detail of stairway; view looking slightly northwest
7. Photo 12 of 12

McMINN/HORNE HOUSE
Homestead, Dade Co., Fl.
First Floor Plan
Boundary - - -
Photo Direction
Approx. Scale: 0.5" = 7.5'



N.E. 12th Street

McMINN/HORNE HOUSE
Homestead, Dade Co., Fl.
Second Floor Plan
Approx. Scale: $.5''=6'$
Boundary - - - -



N.E. 12th Street