

2985

**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 Algonquin Apartments

and or common Algonquin Apartments

**2. Location**

street & number 1819-1825 Biscayne Boulevard

\_\_\_ not for publication

city, town Miami

\_\_\_ vicinity of

state Florida 33133 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 type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Louis Lafontisee, Trustee

street & number 3121 Commodore Plaze, Suite 301

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

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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 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 checked="" 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** 1924, 1927      **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

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

### UTM References

A 17 581320 2852910  
Zone Easting Northing

B           
Zone Easting Northing

C         

D         

E         

F         

G         

H         

### Verbal boundary description and justification

Miami, The easterly 65 feet of Lot 9 of Block 6 of the plat of MIRAMAR (PB 5-4).  
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 *[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]* entered in the National Register date 1/4/89

Keeper of the National Register

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

Chief of Registration

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
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The Algonquin Apartments is a three-story structure executed in the Mediterranean Revival style of architecture. The building is a rectangular plan structure constructed in 1924 as an apartment house. The building received a new facade that incorporated two stores on the first floor during a remodeling in 1927.1

The Algonquin Apartments was constructed on concrete block and has been sheathed with textured stucco. Fronting to the west in the center of the block, the facade of the Algonquin Apartments is divided into three bays that incorporate two storefronts at the end bays and an entrance to the residential apartments within the center bay. The center entrance is delineated by a masonry band containing a repetitive stylized acanthus motif. The two storefronts have been slightly altered, yet recall the building's original design intent.

A large amount of the original fenestration, consisting of wooden sash casement and one-over-one double-hung windows, still remains. The windows are recessed within the walls and are accented with masonry sills. An opening located at the center of the third story is flanked by stylized Corinthian pilasters. Below it is found a masonry balconette, one story in height and highlighted by banded masonry molding.

A masonry parapet wall wraps around the two southernmost bays of the building's flat roof. The parapet is pierced in places and inset with cast decorative panels. The northern bay features a small tower with a hipped roof covered with Mission tiles. Dentil moldings are found on portions of the principal elevation at the division between stories.

The interior of the second and third floors consists of rooms symmetrically arranged about a central corridor running in an east-west direction. There is a staircase located at both the eastern and western ends of the corridor. The building contains 12 apartments. The building is in good physical condition, and the original design is only slightly altered.

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## STATEMENT OF SIGNIFICANCE:

Specific Dates: 1924, 1927

Architect: Unknown

The Algonquin Apartments is significant for its historical associations with the early development of Biscayne Boulevard and the efforts of the Biscayne Boulevard Company in the late 1920s to establish a new shopping area for Miami. The building is also architecturally significant as an excellent example of a small scale Mediterranean Revival style structure in Miami. The design of the Algonquin Apartments provides a typical architectural record of early twentieth century design when residential and commercial uses were combined in one building. This design characteristic is evidenced through the scale, proportion, and masonry detailing of the building's principal elevation. The use of stucco, recessed openings, and pierced parapet is indicative of the prevailing 1920s stylistic desire to emphasize "regionalism" in commercial architecture.

The original plans for Biscayne Boulevard strived for the creation of a complete shopping center, carefully designed for beauty and comfort, and removed from the downtown bustle.<sup>2</sup> The appearance of the Algonquin Apartments serves as a reminder of the time when Biscayne Boulevard was being molded into a "modern-day" shopping center, with the developers recognizing the impetus of automobile traffic and planning for it.<sup>3</sup>

The Algonquin Apartments was built in 1924 by the Jesse Securities Corporation at an estimated cost of \$75,000.<sup>4</sup> When originally constructed, the Algonquin advertised the seasonal rental of 23 furnished apartments containing three or four rooms per apartment.<sup>5</sup> When the Biscayne Boulevard Company acquired the building in 1926, a remodeling was begun. The front portion of the building was removed for the Boulevard construction, and a new facade, incorporating two stores on the first floor, was added.<sup>6</sup>

Neither the original architect nor the architect for the remodeling has been documented. However, it is highly probable that C. C. Weber and Alexander D. Lewis designed the remodeling

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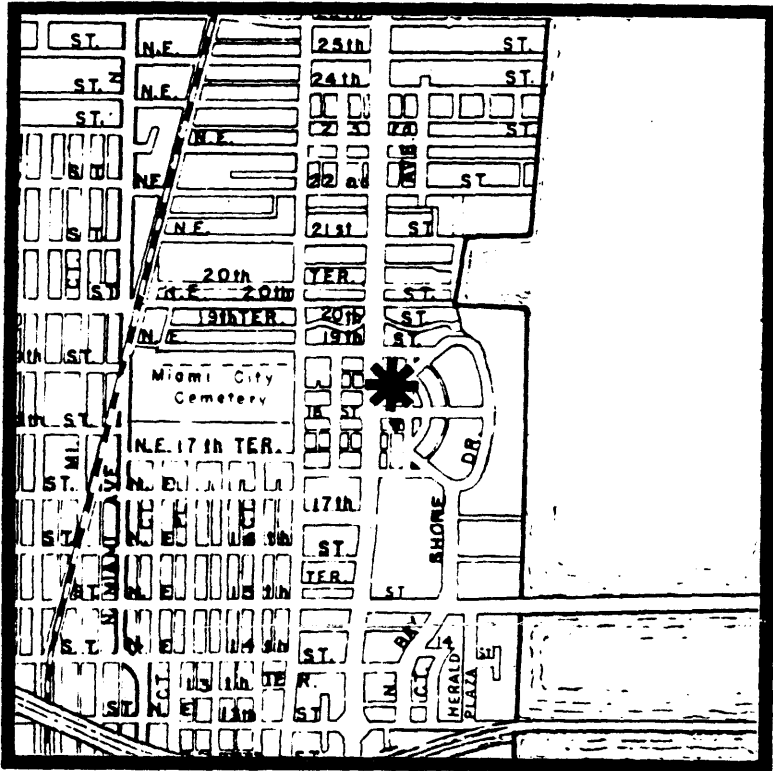
because of the similarity of detailing on the Algonquin and both the Priscilla Apartments and Wolpert Apartments. Weber and Lewis were the architects for both of those remodelings. Multiple commercial tenants have occupied the stores, including Grebe Awning Company, Davis Grocery, and Chapman, Inc.

NOTES

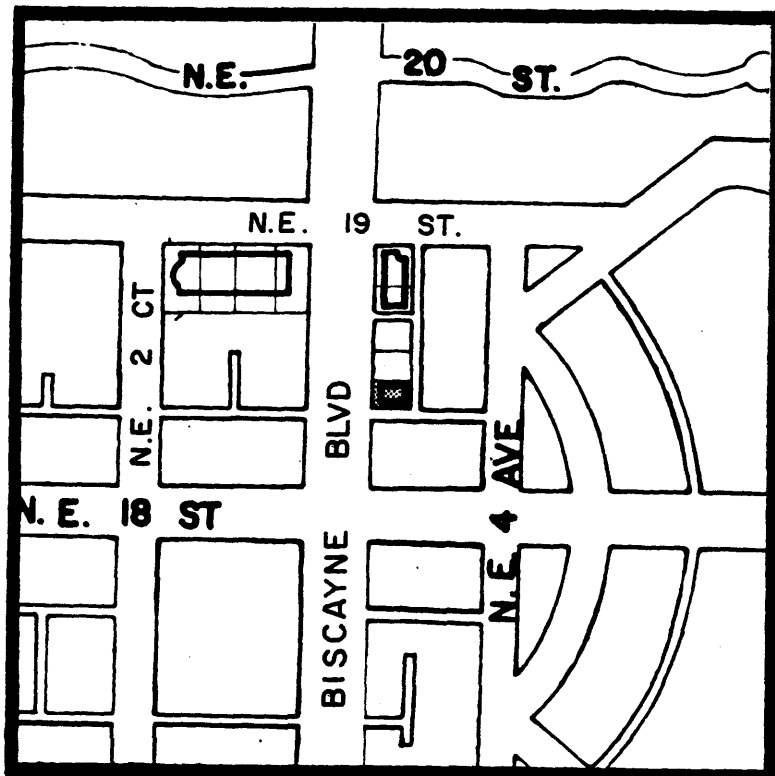
1. City of Miami, Building and Zoning Department, Plumbing Permits applied for 1 August 1924 and 25 October 1926.
2. Along the Boulevard (Office File Copy, Catalog 990, City of Miami Planning Department, 1930).
3. Sarah E. Eaton, "Sears, Roebuck and Co. Designation Report" (prepared for the City of Miami Heritage Conservation Board, 21 January 1983).
4. See note 1 above.
5. "List of Apartments (Furnished) Issued by Miami Chamber of Commerce: Winter of 1924-5," copy found at the Historical Association of South Florida.
6. See note 1 above.

# ALGONQUIN APARTMENTS

1825 BISCAYNE BOULEVARD



location



site plan