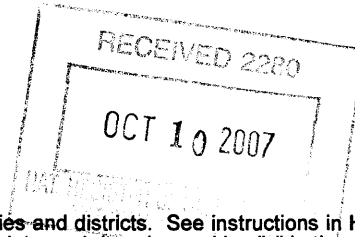


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1199

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 HISTORIC DOWNTOWN DISTRICT

other names/site number N/A

2. Location

street & number Bounded by NW 4th St., S. Railroad Av., SE 1st Rd., N Krome Dr. N/A not for publication

city or town Homestead N/A vicinity

state FLORIDA code FL county Miami-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.)

Barbara E. Mattick / D SHPO 10/5/2007
Signature of certifying official/Title Date

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) _____

Elson H. Beall Signature of the Keeper Date of Action 11.19.07

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	
63	12	buildings
0	2	sites
0	0	structures
0	1	objects
63	15	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/Specialty Store
- COMMERCE/Professional Office
- COMMERCE/Bank
- GOVERNMENT/City Hall/Fire Station
- RELIGION/Church
- DOMESTIC/Hotel

Current Functions

(Enter categories from instructions)

- COMMERCE/Specialty Store
- COMMERCE/Professional Office
- GOVERNMENT/Police Station
- COMMERCE/Chamber of Commerce
- RECREATION AND CULTURE/Art Museum
- DOMESTIC/Hotel

7. Description

Architectural Classification

(Enter categories from instructions)

See Section 7, Page 3

Materials

(Enter categories from instructions)

- foundation Brick
- walls Brick
- Stucco
- roof Tar and Gravel
- 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 36) 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)

- ARCHITECTURE
COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1913-1957

Significant Dates

c. 1913

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreege of Property 12 apprx.

UTM References

(Place additional references on a continuation sheet.)

UTM grid for reference 1 and 2 with Zone, Easting, and Northing columns.

UTM grid for reference 3 and 4 with Zone, Easting, and Northing columns.

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 Sofya Belair, Historic Landmarks Offi/Yvonne Knowles, Main Street/W. Carl Shiver, Historic Preservationist

organization Bureau of Historic Preservation date September 2007

street & number 500 South Bronough Street telephone (850) 245-6333

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

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 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**

Section number 7 Page 1

HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Homestead Historic Downtown District consists of mainly commercial buildings found along Krome Avenue in the city of Homestead, Florida. The district encompasses all and part of 11 city blocks that comprise an area of approximately 12 acres. It contains 79 resources, 3 of which are already listed in the National Register of Historic Places. Of the resources now being nominated, 61 buildings (77%) are contributing, and 12 buildings, 2 sites, and 1 object (23%) are noncontributing. One of the noncontributing buildings is the band shell in Losner Park. The two noncontributing public spaces are Losner Park and the ArtSouth Sculpture Garden, and the noncontributing object is the pedestal clock in Losner Park. The majority of the buildings are of masonry construction, one to two stories in height. The most common exterior materials are brick and stucco, and most of the buildings feature traditional storefront windows and entrances. In addition to regular commercial buildings, the district contains two hotels, a theater, a former church now used as an art museum, the city police station, and a former city hall, now occupied by the local chamber of commerce. The architectural styles include Masonry Vernacular, Art Deco, Mission Revival, Italian Romanesque Revival, and Neoclassical Revival. The district reflects a period of significance from 1913 to 1957. Many of the former retail stores now house antique shops and restaurants. Three buildings in the historic district are already individually listed in the National Register of Historic Places. Noncontributing buildings constructed after 1957 mainly house medical clinics and professional offices.

SETTING

Homestead lies near the southern-most tip of the Florida peninsula. Ten miles to the west lies the Everglades National Park, and to the east and south lies Biscayne Bay and its underwater national park, the Florida Keys, and the Atlantic Ocean. Twenty-five miles to the north is Miami, the international gateway to the Americas. The City of Homestead is the second oldest city in Miami-Dade County. Homestead encompasses 16 square miles, with a population of approximately 58,000 residents. Homestead is an integral part of the multi-billion dollar vegetable, fruit and tropical foliage market in Miami-Dade County and the United States. Agri-business remains a significant job base. In addition, the presence of two National Parks, Biscayne and Everglades, attracts 1.5 million visitors annually. Homestead is a bedroom community to Miami; therefore, the surrounding farms are giving way to residential subdivisions. Krome Avenue has evolved into an antique and entertainment center, and parallel Washington Avenue has become a thriving commercial area of shops and services.

PRESENT AND ORIGINAL PHYSICAL DESCRIPTION

Unlike some South Florida towns that originally sprang up without a central commercial area, Homestead started with a main street as the core of its development. The district contains a mixture of vernacular and formal architectural style commercial buildings, most of which front along Krome and Washington Avenues. Other buildings face Flagler Avenue and are separated by the rest of the district by the old Florida East Coast

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 2

HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
DESCRIPTION

Railway right-of-way, which is being redeveloped as a link in the South Miami-Dade Busway connecting Miami with Florida City. The development of the downtown business district in the early days, however, was slow. Among the earliest surviving buildings on Krome Avenue is the Masonry Vernacular style Fuchs Bakery, now Ages Ago Antiques, (Photo 1), located at 102 S. Krome Avenue, which was built c.1913 and listed in the National Register in 1996.

The Historic Town Hall (Photo 2), now the offices of the Homestead-Florida City Chamber of Commerce, located at 43 N. Krome Avenue, was built c.1917 and listed in the National Register in 1997. The facade of the building is reminiscent of the facades of Italian Romanesque churches like Santa Maria Novella in Florence (Attachments 1-2). The building still retains the vehicle bays for the original fire department trucks, although they are now filled with plate glass windows. Single family residences are absent from the historic district and former residences have been converted to commercial use. The Faust House (Photo 3) at 69 N.W. 4th Street is example of the Mission Revival style and was built c. 1926 and listed in the National Register in 1996. It is now used as an antique shop. Two of the earliest buildings in the historic district are located on Flagler Avenue. The oldest of these is the Hotel Redland (Photos 4-5), at 55 S. Flagler Avenue which was constructed c. 1914. The other is the Landmark Hotel (also known as the Seminole Cafe), at 55 S. Flagler Avenue (Photo 6), which was built in Miami as a theater c. 1913 and moved to its present location in 1916, where it was converted from a theater to a hotel in 1927.

The Florida Land Boom of the 1920s spurred the construction of buildings along Krome Avenue. Among the first of those constructed was the Bank of Homestead (Photos 7-8), located 4 S. Krome Avenue. The bank was established c. 1920 by Max Losner, an early settler of the town, who originally opened a haberdasher shop. The name was later changed to the First National Bank of Homestead and, since 1986, has housed the city's police department. The original Classical Revival facade was covered with the present one c. 1948.

The Art Deco Seminole Theatre (Photo 9), now the Seminole Cultural Arts Theatre, at 18-26 N. Krome Avenue was constructed c. 1921 to show silent movies. In March 1940, fire severely damaged the building, but the movie house opened again in August 1940. The Seminole Theatre closed in 1979 and stood vacant until the facility was locally designated a historic site after Hurricane Andrew in 1992. Restoration work has begun for the theater to serve as a performing arts and film presentation center. The most notable feature of the facade of the building is its distinctive neon sign.

The majority of the buildings in the historic district are rather plain, one- and two-story Masonry Vernacular and Commercial Style buildings. Originally, the buildings along Krome Avenue served a variety of purposes. The Homestead City Directory for 1927 lists a bakery, hardware store, drug store, barber shop, dry cleaners, and a shoe shop, and gas stations, among others. Most buildings are now occupied by specialty shops—such as antique stores, art galleries, souvenir shops—restaurants, and business offices. The Mediterranean Revival style building at 406 N. Krome Avenue (Photo 10) is shown on the 1927-1949 Sanborn Maps as a gas station

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
DESCRIPTION

and was probably constructed c. 1928. Its main features are its smooth stucco exterior wall, its shaped parapet, and the wood and terracotta tile consoles that shelter the main entrance and two of the windows. The building now serves as the La Azteca de Oro (The Golden Aztec) convenience store. The small Masonry Vernacular Building at 107 N. Krome Avenue (Photo 11), constructed c. 1928, is one story in height, has a stuccoed facade and features a slightly recessed entrance whose door is surrounded with glass brick. The large display window, also slightly recessed, is separated from the entrance by a plain pilaster. At present, the parapet is masked by vertical aluminum panels. The building is now occupied by an art gallery.

The building at 27 N. Krome Avenue (Photo 12) is a one-story, Commercial Style building constructed c. 1924. It now serves as a Mexican restaurant and retains many of the features of its original facade, including its parapet and suspended canopy. The two-story Commercial building at 123 N. Krome Avenue (Photo 13), constructed c. 1925, has lost its ground story storefront, but the facade retains much of its former appearance. The Mud Puddle Ceramics Shop at 130 Railroad Avenue, constructed c. 1928, (Photo 14), is another example of a small Masonry Vernacular commercial building. It housed a number of businesses before becoming a ceramics and hobby shop. The building features a plain stuccoed facade, with a stepped parapet, behind which a hip roof shelters the building. The two-bay main facade features a double-leaf glass and aluminum entrance door surmounted by a cloth awning. The facade also exhibits double, fixed light windows with metal bars. The building at 14-16 N. Krome Avenue (Photos 15-16) was probably constructed c. 1924. It originally housed a grocery store, barber shop, and hat store.¹ The facade of the two-story commercial building has suffered some "modernizations," but its historic window and door bay arrangement is still evident.

After the collapse of the real estate boom in the 1920s, new construction declined dramatically in most Florida cities and Homestead was no exception. Only a few buildings in the district date from the decade of the 1930s. These include the Masonry Vernacular style buildings at 128-134 N. Krome Avenue (Photo 17), built c. 1934, which today houses the Main Street Cafe and the building at 28 S. Krome Avenue (Photo 18), which dates from 1931, and is now occupied by the Stick and Stein Restaurant. The building at 128-134 N. Krome Avenue was damaged by Hurricane Andrew in 1992 and subsequently renovated. Original features include the stucco facade and arched entranceway and windows. The arched openings are now sheltered by vinyl awnings that replaced the original suspended canopy. Two former residences at 48 N.W. 4th Street (Photo 19), built c. 1936; and 61 N.W. 4th Street (Photo 20), built in 1931 are now used for commercial purposes. Only the Wood Frame Vernacular apartment building at 1 S.E. 1st Road (Photo 21), erected in the 1930s, continues to be used as a residence. Both of the buildings on Krome Avenue have experienced alterations to their facades, but retain their scale and association with the commercial district.

The early 1940s also saw few new buildings erected in Homestead due to restrictions on civilian construction during World War II. One important building dating from the era, however, is the Neoclassical Revival former

¹ Polk's Homestead-Redland District Directory (Jacksonville, FL: R.L. Polk & Co.), 1927-1928.

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CONTINUATION SHEET**

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HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
DESCRIPTION

Baptist Church, at 240 N. Krome Avenue (Photo 22), built c. 1944. The building has a restrained Roman temple main facade that features Doric or Tuscan columns supporting a plain architrave and pediment. The former church and fellowship hall are now used as the ArtSouth visual arts center. The Sanctuary at ArtSouth includes the former church which is used as a 300-seat facility for dance, theater, concerts, cinema conferences and exhibitions and the two-story Fine Arts Building to the rear which contains art galleries and artists' studios.

The Post-World War II era saw the construction of several commercial buildings along N. Krome Avenue. These included the one at 221-229 N. Krome Avenue (Photo 23), built c. 1945, that still exhibits a traditional approach to small-scale commercial architecture, with its two principal storefront bays, suspended canopy, and glass brick clerestory lights. The building at 131 N. Krome Avenue (Photo 24), built c. 1946, also continues the same architectural idiom. Both buildings are slightly Mediterranean Revival in feeling—the building at 131 N. Krome even has terracotta tile on its canopy, which is visually supported by wooden brackets, but both buildings should probably be classified as Masonry Vernacular.

The 1950s produced its own contributions to the district. The building at 201 N. Krome Avenue (Photo 25), built c. 1956, is modest in its “modernism.” The central frontispiece that rises above the otherwise plain parapet of the rectangular building, seems to look back toward the Art Deco era rather than forward to the Mid-Century Modern designs that were taking hold in Florida and elsewhere in the nation. Paralleling Krome Avenue on the east is Washington Avenue (Photos 26-27). The street saw little development until the post-World War II period, and the majority of the buildings were constructed in the 1950s. The supermarket at 209 Washington Avenue (Photo 28), constructed c. 1953 exhibits the boxy design employed by many architects and builders in the years immediately after World War II.

The east side of Flagler Avenue also saw some development during the period from the 1920s to the 1950s, but the Hotel Redland (Photos 4-5) and Landmark Hotel (Photo 6) remained the most significant buildings erected during the period. A view of the thoroughfare today shows a mixture of retail and auto service shops and a restaurant, interspersed with vacant lots (Photos 29-31). The building at 15-45 S. Flagler Avenue (Photo 32), constructed c. 1947, is a retail commercial building that largely retains its original storefront arrangement. The two buildings at 3 and 17 N. Flagler Avenue (Photo 33) exemplify how many of the historic resources in the district have been adapted to suit present needs. The former gas station at 3 N. Flagler Avenue, constructed c. 1940, still retains its major features minus its gas pumps. It is now used as a retail auto tire store. The Bargain Shop, which dates from c. 1934, was originally a furniture store. The major change to the facade has been the addition of an aluminum pent roof to the original canopy, but the storefront bays remain in place. Another former gas station, located at 53 N. Flagler Avenue (Photo 34), constructed c. 1925, still retains its rounded Art Deco canopy (Attachments 3-4). The building is now a used auto sales outlet.

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HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
DESCRIPTION

NONCONTRIBUTING RESOURCES

Noncontributing buildings in the Homestead Historic Downtown Historic District are those buildings constructed prior to 1958 that have lost their historic physical and visual integrity to the point that appear to be unrecoverable through restoration, or that reflect the major shift away from traditional 1950s design that began in the 1960s. Most notable among the historic buildings that are no longer considered contributing to the historic character of the district is the Homestead Sun Building at 51 N. Krome Avenue (Photo 35), built c. 1925. The present facade, which imitates the nearby Historic Town Hall was added in 1993. The small commercial building at 35 N. Flagler Avenue (Photo 36), erected c. 1925, has also lost the major features of its street facade. Most of the noncontributing buildings are of more recent vintage. The Neo-Rustic Home Hardware Store (Photo 37), located at 330 N. Krome Avenue, was constructed c. 1983, while the Modern Style Green Stone Motel at 304 N. Krome Avenue (Photo 38), dates from 1964. The homey looking Country Medical Center at 45 N.W. 4th Street (Photo 39), was constructed c. 2000. The band shell (Photo 40) and clock (Photo 41) in Losner Park are both noncontributing resources, as is the park itself, all of which date after 1992. The band shell in Losner Park is a noncontributing building, its clock is a noncontributing object, and the park is a noncontributing site. Another noncontributing site is the ArtSouth Sculpture Garden (Photo 42) which also was added to the historic district after 1992.

Architectural Styles

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH AND 20TH CENTURY REVIVALS/Mission Revival Style

LATE 19TH AND 20TH CENTURY REVIVALS/Italian Romanesque Revival Style

LATE 19TH AND 20TH CENTURY REVIVALS/Neoclassical Revival Style

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

MODERN MOVEMENT/Art Deco

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Section number 7 Page 6 HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
RESOURCE LIST

CONTRIBUTING RESOURCES *Building already listed in the National Register

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Year Built</u>	<u>FMSF #</u>
<u>S.E. 1st Road</u>				
1	Apartments	Frame Vernacular	c. 1930	Pending
<u>N.W. 4th Street</u>				
48	Beauty Salon	Frame Vernacular	c. 1936	8DA02723
61	Antiques Shop	Masonry Vernacular	c. 1930	8DA05297
69*	Antiques Shop	Mission Revival	c. 1926	8DA05319
<u>N. Flagler Avenue</u>				
3	Mixed Use	Commercial	c. 1940	8DA05344
17	Retail	Commercial	c. 1934	Pending
51	Mixed Use	Masonry Vernacular	c. 1955	Pending
53	Retail	Art Deco	c. 1925	Pending
<u>S. Flagler Avenue</u>				
5	Hotel Redland	Wood Frame Vernacular	c. 1914	8DA06204
15-45	Retail	Masonry Vernacular	c. 1947	Pending
55	Landmark Hotel	Mission Revival	c. 1916	8DA02665
55A	Outbuilding	Wood Frame Vernacular	c. 1916	8DA02665
<u>N. Krome Avenue</u>				
4	Commercial	Commercial Style	c. 1912	8DA02670
14-16	Restaurant	Commercial	c. 1924	Pending
18-26	Seminole Theater	Art Deco	c. 1926	8DA02671
27	Restaurant	Commercial	c. 1948	8DA05358
43*	Historic Town Hall	Italian Romanesque Revival	c. 1917	8DA06450
107	Art Gallery	Masonry Vernacular	c. 1928	8DA06728
109	Restaurant	Commercial	c. 1926	8DA06728
112	Retail	Commercial	c. 1925	Pending

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HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
RESOURCE LIST

N. Krome Avenue (cont.)

115	Antique Mall	Mission Revival	c. 1928	Pending
123	Retail	Commercial	c. 1925	8DA06731
128-134	Retail	Masonry Vernacular	c. 1934	8DA07737
131	Retail	Commercial	c. 1946	8DA06733
137-141	Retail	Commercial	c. 1955	Pending
140	Antiques Shop	Commercial	c. 1948	8DA06730
144	Retail	Commercial	c. 1956	Pending
201	Retail	Commercial	c. 1956	Pending
202-230	Retail	Commercial	c. 1950	8DA06738
221-229	Retail	Commercial	c. 1945	Pending
234	Offices	Commercial	c. 1955	Pending
236	Offices	Commercial	c. 1955	Pending
239	Medical Offices	Commercial	c. 1946	8DA06741
239A	Outbuilding	Masonry Vernacular	c. 1946	8DA06741
240	Art Gallery/Studios	Commercial	c. 1944	8DA05357
240A	Studios	Neoclassical Revival	c. 1948	8DA05357
303	Offices	Commercial	c. 1950	Pending
313-319	Offices	Commercial	c. 1939	Pending
313-319A	Outbuilding	Masonry Vernacular	c. 1939	Pending
325-331	Offices	Masonry Vernacular	c. 1953	Pending
377-381	Offices	Commercial	c. 1956	Pending
406	Retail	Masonry Vernacular	c. 1928	Pending

S. Krome Avenue

1	Restaurant	Mission Revival	c. 1949	Pending
4	Police Station	Masonry Vernacular	c. 1920	8DA06719
8	Retail	Wood Frame Vernacular	c. 1920	Pending
11-31	Offices	Mission Revival	c. 1945	Pending
28	Retail	Art Deco	c. 1931	8DA06713
102*	Retail	Masonry Vernacular	c. 1913	8DA06445

South Railroad Avenue

130	Retail	Commercial	c. 1928	Pending
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CONTINUATION SHEET**

Section number 7 Page 8

HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
RESOURCE LIST

Washington Avenue

30	Retail Lumber	Masonry Vernacular	c. 1939	8DA06723
38	Warehouse	Masonry Vernacular	c. 1948	Pending
120	Fitness Center	Masonry Vernacular	c. 1941	Pending
130	Hardware Store	Masonry Vernacular	c. 1952	8DA06732
207-209	Retail	Masonry Vernacular	c. 1953	Pending
204-208	Retail	Masonry Vernacular	c. 1956	Pending
216	Retail	Masonry Vernacular	c. 1952	Pending
220-224	Retail	Masonry Vernacular	c. 1954	Pending
248-302	Retail	Masonry Vernacular	c. 1952	8DA06742
328	Retail	Masonry Vernacular	c. 1956	Pending
334	Retail	Masonry Vernacular	c. 1953	Pending
346-348	Retail	Masonry Vernacular	c. 1954	Pending

NONCONTRIBUTING RESOURCES

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Year Built</u>	<u>FMSF #</u>
<u>N.W. 4th Street</u>				
45	Medical Offices	Modern	c. 2000	N/A
<u>N. Flagler Avenue</u>				
35	Restaurant	Commercial	c. 1924	8DA05347
<u>N. Krome Avenue</u>				
1	Medical Clinic	Modern	c. 1971	N/A
47	Offices	Modern	c. 1995	N/A
51	Homestead Sun	Mediterranean Revival	c. 1924	8DA06725
104	Losner Park Band Shell	Masonry Vernacular	c. 1994	N/A
211	Offices	Modern	c. 1992	N/A
257	Offices	Masonry Vernacular	c. 1958	N/A
303	Offices	Commercial	c. 1950	N/A
304	Motel	Modern	c. 1964	N/A
330	Retail	Modern	c. 1983	N/A

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National Park Service**

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CONTINUATION SHEET**

Section number 7 Page 9

HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
RESOURCE LIST

N. Krome Avenue (cont.)

336	Retail	Modern	c. 1974	N/A
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Washington Avenue

326	Retail	Masonry Vernacular	c. 1958	N/A
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NONCONTRIBUTING SITES AND OBJECTS

Losner Park
ArtSouth Sculpture Garden
Pedestal Clock in Losner Park

United States Department of the Interior
National Park Service

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HOMESTEAD HISTORIC DOWNTOWN DISTRICT
METROPOLITAN MIAMI-DADE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Homestead Historic District fulfills criteria A and C at the local level for listing in the National Register of Historic Places in the areas of Community Planning & Development and Architecture. Under criterion A, the district possesses significance as the hub of South Florida's early railroad pioneer expansion. A downtown commercial neighborhood arose at the dawn of the twentieth century, when the Florida East Coast Railway was extended to town from the north. The district contains a distinctive collection of buildings in the heart of the City of Homestead. Most buildings historically served as commercial and public buildings and were developed to serve some of the economic and social needs of the area. The period of historical significance extends between 1913 and 1958. Under criterion C, the district has significance for its architecture. Buildings in the district are predominantly of Commercial Wood Frame Vernacular and Commercial Masonry Vernacular styles that are consistent with national and statewide trends in architecture through the 1950s. Several formal styles are found, such as Art Deco and Neoclassical Revival.

HISTORICAL CONTEXT

The settlement of South Florida in the Territorial Period (1821-1845) was slow because of its extensive wetlands and lack of transportation facilities. One of the first American settlers was Dr. Henry Perrine, who in 1838 was given a Congressional Land Grant to several sections of south Dade County. Perrine's efforts in pioneering agriculture, however, never met his expected potential, and he was killed in a Seminole Indian Raid on his home on Indian Key in 1840.² Florida became the 27th state in the Union in 1845, but even after achieving statehood, settlement of the Homestead area was slow in coming.³ A U.S. Government survey of the area undertaken in 1848 found that the area had little to recommend it for agricultural or other uses.⁴ By the start of the Civil War, there were fewer than 150 settlers in the entire southeastern section of the peninsula, an area of 6,000 square miles.⁵

The agricultural potential that Henry Perrine had envisioned was finally realized with the arrival of the railroad. In 1896 Henry Flagler provided the basic infrastructure for the development of the south Florida peninsula when his Florida East Coast Railway opened from West Palm Beach to Miami. By that time settlement in Miami had already begun on the shores of the Miami River and in nearby Coconut Grove. The area south of Miami, however, remained remote. Fifteen miles to the south, a small settlement called "Cutler" was the only gateway to the southern reaches of the peninsula.⁶ Overlooking Biscayne Bay, the village boasted a post office, a hotel, two stores, and a scattering of houses. Cutler had three wharves from which boats took freight and

² Coe and Ammidown, pp. 5-7.

³ Charlton W. Tebeau, A History of Florida.

⁴ Jean C. Taylor, Introduction to "Railway Location in the Florida Everglades," Tequesta (No. XXXIX, 1979), p. 7.

⁵ Colonel James C. Staubach, "Miami During the Civil War, 1861-1865," Tequesta (No. LIII, 1993), p. 36.

⁶ Coe and Ammidown, pp. 5-7.

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passengers to and from Miami. Produce grown in the area was carried by wagon to the docks and the Miami-Key West mail boat was stopped for these shipments by hanging out a white flag at the end of the pier.⁷

In 1902, William J. Krome arrived in the area and accepted the job of surveying routes for Henry Flagler's Key West Extension of the Florida East Coast Railway. He later became chief engineer of the Key West project and moved his work camp to the present-day site of Homestead. There are many versions about how the name of the nascent settlement came about, among them, "since there was no name for the end of the line, the railroad cars carrying supplies and building materials were labeled "Homestead Country" in chalk. Engineers mapping the area dropped the "Country" and labeled the work camp "Homestead."⁸ The actual settlement of Homestead began shortly before the railroad arrived. In 1903, William Alfred King, the section foreman for the Florida East Coast Railway, moved his work camp to the area, and a small population consisting of King and about a dozen workmen built the first buildings, none of which survive.⁹

In June of 1904, the railroad arrived in Homestead and John S. Fredericks laid out the town. The name "Homestead" became official on January 15, 1904, when J.E. Ingraham, Third Vice President of the Florida East Coast Railway received Flagler's permission to use the name on company printed material.¹⁰ The last rail on the F.E.C. extension from Miami to Homestead was laid on July 31, 1904.¹¹ That same year a railroad depot and agent's house were constructed on North Flagler Avenue near N.E. 3rd Street.¹² On hearing the news about the establishment of the new community of Homestead, Miami resident William Dixon Horne purchased lots 5 and 6 of the original Homestead Plat from the Model Land Company—the real estate wing of the F.E.C.—on which to construct a store and boarding house.¹³ Horne ran his boarding house and served as the town postmaster. He was a founding member of the Baptist Church and served as president of the Bank of Homestead. Horne's boarding house burned c. 1912 but was rebuilt c. 1916 and sold to Tom Evans. Today the boarding house is called the Hotel Redland.

The construction Key West Extension of the Florida East Coast Railroad was launched from Homestead in May, 1905. Although the labor force was small at first, by February, 1906, four thousand men had arrived to work on the railroad extension to the Florida Keys, and some of them brought their families to settle in Homestead. As the Model Land Company promoted the area, settlers arrived in greater numbers, and the importance of agriculture grew to form the economic base for the new town.

⁷ Howard Van Smith, "The Cities of Dade," Miami News, February 8, 1959; "Cutler" Official Directory of the City of Miami and Nearby Towns, 1904.

⁸ Letter on File at the Henry Morrison Flagler Museum, Palm Beach, Florida, dated January 15, 1904, to J.E. Ingraham.

⁹ Jean Taylor, The Villages of South Dade (St. Petersburg, n.d.), p. 157.

¹⁰ Ibid.

¹¹ "Last Rail Laid," Miami Metropolis, August 5, 1904.

¹² The two buildings were moved to Krome Avenue in Florida City to become the Pioneer Museum.

¹³ Jean Taylor, The Villages of South Dade, pp. 163-165.

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COMMUNITY PLANNING AND DEVELOPMENT

On January 27, 1913, the town of Homestead was incorporated with a population of 121 people.¹⁴ Homestead's first municipal light plant began operation in 1916. A new two-story town hall was erected c. 1917. It was designed by Miami architect H.H. Mundy. This structure held the police station, jail, and fire station. Between 1920 and 1924 the population of Homestead grew from 1,500, to 3,360.¹⁵ During the boom period the cost of choice downtown lots grew from \$200 to \$15,000. The future seemed bright for Homestead at the beginning of 1926, and new residential subdivisions emerged around the commercial core; however, the boom was already in serious trouble by January, 1925 because real estate investors were beginning to read negative press about Florida investments. Forbes Magazine warned that Florida land prices were based solely upon the expectation of finding a customer, not upon any reality of land value. Speculators intent on flipping properties at huge profits began to have a difficult time finding new buyers. The inevitable bursting of the real estate bubble had begun. There was also a shortage of building supplies for projects in progress, and there was not a sufficient labor force to complete them. The final blow to the boom in South Florida was brought by the devastating hurricane that struck Miami Beach on September 6, 1926. The storm was described by the U.S. Weather Bureau in Miami as "probably the most destructive hurricane ever to strike the United States." It hit Fort Lauderdale, Dania, Hollywood, Hallandale and Miami. The death toll is estimated to be from 325 to perhaps as many as 800. No storm in previous history had done as much property damage in the United States.¹⁶

During the Depression years of the 1930s, the population of Homestead declined from a high of 3,360 in 1924 to 2,319 in 1930. The Great Depression wreaked havoc in the city. Because of financial strains due to a decrease in property taxes, Homestead had to fire its police chief and could only afford to employ two policemen. The New Deal's Works Progress Administration funded projects that helped the local economy. These included the construction of a new municipal library and hospital, plus the paving of streets. By 1934, the number of residents had grown to almost 3,000, but the economic recovery of the community was set back in 1935 by the powerful Labor Day hurricane that destroyed a portion of the Overseas Railway linking Homestead with Key West. The rail link was abandoned and construction of the Overseas Highway was undertaken in 1936. The new roadway used many of the bridges of the former railroad, including truss bridges where the roadway was placed on the tops of the trusses. The route was completed in 1938, boosting the tourist economy of Homestead.

By 1940, the population of Homestead had rebounded to 3,145, but the 1940s saw only modest changes to the historic district. A Greyhound Bus Terminal (since demolished) had been constructed near the railroad depot, and more commercial buildings were constructed on the east side of Flagler Avenue. Downtown Krome

¹⁴ "Homestead is now an incorporated city," Miami Metropolis, June 30, 1913.

¹⁵ Sanborn Fire Insurance Maps, 1920; Homestead Enterprise, January 1, 1926.

¹⁶ Stuart McIver, "The Blow that Broke the Boom," Miami Sun-Sentinel, September 19, 1993.

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Avenue was fully built up and remained the retail and commercial center of the community, since Washington Avenue had not yet been developed. Giving a boost to the economy was the establishment of the Army Air Field at the old Pan American Airline facility located six miles northeast of the city. The base was activated in September, 1942 and was operated by the Army Air Transport Command as a training facility and a transportation depot during World War II. A hurricane swept through the South Dade area on September 12, 1945, destroying crops, businesses, homes, and parts of the Homestead Army Airfield. Krome Avenue was flooded for days, and damages to the area were estimated to be at 10 million dollars. The army airfield was turned over to Dade County, which used it for small commercial and industrial operations. By 1950, Homestead had 4,573 residents. In 1953, the U.S. Air Force acquired the airport and rebuilt it. It became a base for the Strategic Air Command and is today the home of the Homestead Air Reserve Base which is home to the 482 Fighter Wing.¹⁷

By the 1960s, Homestead's population had grown to 9,152 residents, 5,000 of whom came from the opening of the Homestead Air Force Base. The population of Homestead has grown steadily since the 1960s and in 2000 reached 31,909. Passenger railway service to Homestead was discontinued in 1971,¹⁸ although the old depot continued to receive freight shipments until 1972. In 1964, the station agent's cottage (Photo 43) was moved to 900 S. Krome Avenue in Florida City to become the nucleus of the Florida Pioneer Museum. The building was listed in the National Register of Historic Places in 1973. That same year, the old railroad depot (Photo 44) was relocated near the former agent's house. Both buildings are now used for museum exhibits dealing with Florida pioneer history.

The construction of suburban shopping malls beginning in the 1970s saw a marked drop in shoppers in downtown Homestead, leaving the independent merchants unable to compete with major department store chains and franchise specialty retailers, restaurants, and fast food providers. Businesses that had operated along Krome Avenue for decades began to close their doors, leaving a number of buildings vacant. Fortunately, these closures did not lead to many demolitions. New merchants began to cater to the tourist trade, offering antiques, art works, ceramics, handcrafted jewelry, restaurants, and novelty items.

On August 24, 1992, Hurricane Andrew destroyed much of the South Dade area. Property damage exceeded \$20 billion dollars. No event in recent history has played a greater role in reshaping the city. Many homes were destroyed and a number of historic commercial buildings severely damaged. The hurricane severely damaged Homestead Air Force Base, which was a vital part of the local economy. Although the Homestead Air Force Base was already listed as one of several bases to be down-sized, the immediate loss of a functioning Air Force base resulted in a concentrated economic loss to the local economy which was still largely based in the agricultural sector.

¹⁷ "Homestead Air Force Base...History," unpublished article on file at the Homestead Public Library, n.d., p. 76.

¹⁸ The Polk's City Directory of Homestead for 1957 indicates that the depot was still receiving passenger traffic.

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In spite of the destruction, a survey of the historic resources of Homestead in 1993 found that much had survived. Although damaged by the storm, the Landmark Hotel, Historic Town Hall, and Seminole Theatre were still standing. With the clearing away of debris, restoration work began on a number of historic residences.¹⁹ The downtown area has since made a remarkable recovery partly through private investment and the efforts of the Florida Main Street Program, the purpose of which has been to promote community's identity and heritage and to foster future growth for the downtown Main Street District through the concentrated application of the four Main Street principles of design, organization, promotions, and economic revitalization.

After Hurricane Andrew the city provided new landscaping and street improvements to Krome Avenue and Washington, including the planting of Royal Palm trees along the routes and the installation of a new tree-lined grassy median on Washington Avenue. In 1993, the city created two public spaces, Losner Park and the ArtSouth Sculpture Garden along Krome Avenue. Losner Park was named for pioneer settlers Max Losner and his wife Elizabeth. Development of the public park involved the use of already vacant property along Krome Avenue, the closure of the eastern portion of N.W. 1st Street, and the demolition of the abandoned Old Citizens Bank Building at 102 North Krome Avenue. In 2005, the park was expanded one lot to the west along NW 1st Street, requiring the demolition of one building. The park has become the location where numerous outdoor city sponsored community events take place.

Park features include a bandstand (Photo 40), birdhouses, benches, a clock (Photo 41), and a war veteran's memorial. Park events, such as an outdoor Animated Film Festival and monthly events such as the Friday Fest and the Antique Car Show are organized by both Homestead Main Street and the Community Redevelopment Agency. The ArtSouth Sculpture Garden (Photo 42) is located immediately north of the ArtSouth Sanctuary. Though privately owned, the sculpture garden is open and accessible to the public. The garden displays sculpture from the collections of artists who have contributed to this cultural center.

The improvements along Washington Avenue reinvigorated the commercial attractiveness of the area. Although the storefronts, like those along Krome Avenue, have seen a number of changes, they still retain sufficient integrity to be counted as contributing resources. A number of these buildings today serve the growing Latino population of Homestead, providing ethnic foods, products, and a variety of services.

With the continuing economic recovery of Homestead in the late 1990s, the land immediately west of Krome Avenue saw redevelopment as the Pioneer Village residential subdivision zoned for mainly single family dwellings. The area bounded approximately by N.W. 5th Street on the north, the rear property lines of the commercial buildings facing the west side of N. Krome Avenue, N.W. 2nd Street on the south, and N.W. 2nd Avenue historically contained a scattering of single family dwellings. The older buildings were demolished, and the construction of new single family dwellings began in 1999.

¹⁹ City of Homestead, Florida, Historic Sites Survey, (Coral Springs, FL: Research Atlantica, Inc., 1994), p. 27.

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The original Florida East Coast Railway right-of-way is being converted into the South Miami-Dade Busway . It is the county's latest alternative to daily automobile traffic congestion. The facility began operating in 1997 and is slated to be completed between Dadeland and Florida City in 2008. The 13-mile roadway is being built by the Florida Department of Transportation for Metrobus routes and emergency vehicles. The line bisects the historic district along a diagonal line between Railroad Avenue and Civic Court (Photo 45). There are six passenger shelters in the Homestead vicinity for northbound and southbound passengers. Two shelters are located in close proximity to the historic district. (Photo 46).

ARCHITECTURAL SIGNIFICANCE

The buildings in the Homestead Downtown Historic District are architecturally significant because they reflect their period of construction, employing styles that were current in many American communities through the first six decades of the twentieth century. Several revival and modern styles are represented, but the majority of the buildings are one- and two-part commercial block buildings that fall into the Masonry Vernacular category, although some of them could be described as Commercial style. Wood Frame Vernacular has only a handful of representatives, all of which were originally used for residential purposes. There are a few notable examples of the Mission Revival, Neoclassical Revival, and Art Deco styles.

Masonry Vernacular

Masonry Vernacular was also a common form of commercial construction in South Florida during the early 20th century. Nationally, brick was more commonly used, but in South Florida hollow clay tile, native limestone, and concrete block were the commonly employed types of materials. Most commercial buildings in small towns had symmetrical facades. The buildings normally had flat roofs with a raised parapet on the street facade. Ground floor windows featured plate glass, while the upper floor window types more often had single-hung or double-hung sash windows. Lintels over windows and doors, were often articulated and exposed. Cast stone, concrete, and even metal pilasters were used to decorate the storefronts and articulate the window and door bays.

Commercial Style

Although usually associated with the "Chicago School" of commercial architecture that was popular in America c. 1895-1930 and saw the construction of the nation's first skyscrapers, it has also been applied buildings that exhibited distinct divisions between the ground and upper stories. Often the first story, or base, features typical storefront divisions with decorative pilasters separating the major bays. Kick plate panels are often located beneath the display windows and clerestory windows occupy the space just above the suspended canopy. A molded stringcourse often separated the first and second stories, and the upper stories usually contained a series of identical window bays that terminated in an entablature or cornice at the main facade parapet. Although the

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term Commercial style is more aptly applied to buildings five or more stories in height, it has also been used to apply to commercial buildings of even one story to distinguish them from Masonry Vernacular examples, especially if they exhibit at least some traditional stylistic features.

One-Part Commercial Block Buildings

One-part and two-part commercial blocks were popular features of many main street commercial districts in Florida and other small towns across the United States in the early 1900's. The one-part commercial block consists of single story buildings, usually simple boxes with both plain and decorative facades, that housed either a single store or many units. Street facades have large windows and usually recessed entryways. The street facades of the 1920s Florida Land Boom era were often surfaced in stucco to mask the construction method and to follow the trend of "Spanish style" architecture that was particularly popular in South Florida during the 1920s. Most of the buildings along Krome Avenue have simple cornices, a low parapet, and flat roofs. Where decoration is present, it is usually limited to window and entrance surrounds. The street facade was often sheltered by a suspended canopy. Notable examples of one-part commercial blocks in the district are the small Masonry Vernacular Building at 107-109 N. Krome Avenue (Photo 11), constructed c. 1928, and the Commercial style buildings at 221-229 North Krome Avenue (Photo 23), built c. 1945.

Two-Part Commercial Block Buildings

A two-part commercial block consists of two- to four-story structures. The ground floor usually had the same features as the one-part commercial block, broad picture windows displayed merchandise or available services and the entryway was recessed. Ground floors were public while the upper areas were private meeting halls, apartments or offices. Not many multi-story buildings were constructed along Krome Avenue. Examples of two-part commercial blocks in the historic district include the two-story Commercial style building at 123 N. Krome Avenue (Photo 13), constructed c. 1925, the somewhat altered Commercial style building at 14-16 North Krome Avenue (Photo 16), constructed c. 1924, and the Modern style building at 201 N. Krome Avenue (Photo 25), built c. 1956.

Wood Frame Vernacular

Wood Frame Vernacular refers to a simple wood frame building, which is the product of the builder's experience, available resources, and response to the environment. These buildings are typically rectangular, of balloon frame construction, and often rest on masonry piers. normally are one or two stories in height, with one-story front porches, and gabled or hipped roofs with overhanging eaves. Horizontal weatherboard and drop siding are the most common exterior wall materials. Some early buildings feature vertical board and batten siding or wood shingles, while asbestos shingles are common to post-1930s construction or as resurfacing for older buildings. Wood double-hung sash windows are typical, although in many cases these may have been

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replaced by aluminum awning windows and glass jalousies. Ornamentation is sparse, and includes shingles, corner boards, porch columns, brackets, rafter tails, and louvered vents in gable ends. Examples of Wood Frame Vernacular buildings in the district include the Redland Hotel (Photo 4), at 5 S. Flagler Avenue, and the former residence at 48 N.W. 4th Street (Photo 19). The most elaborate of these is the c. 1914 Hotel Redland. It features a one-story veranda supported by wooden posts that extends around two sides of the building, a bracketed cornice, stuccoed exterior walls, and 1/1-light double-hung wood sash windows. The former residence at 48 N.W. 4th Street exhibits details reminiscent of Queen Anne cottage residences constructed near then end of the 19th century, rather than its actual construction date of c. 1936. Its steeply pitched cross gable roof, porch balustrade, spindle band, and verge board all recall an earlier era.

Italian Romanesque Style

The Historic Town Hall (Photo 2) is the only representative of this style and is only a stripped down version that can not be classified as high style. It vaguely resembles Mission Revival or Mediterranean Revival style buildings to which it is akin because of its Italian origins. Tuscan early Medieval churches tended to have lively, decorative facades, using geometrical designs executed in white, black, and green inlaid marble. The use of the technique, which first appeared in Florence and other towns in Tuscany around the year 1000 continued in use until it was supplanted by the classical principles of the Italian Renaissance in the second half of the fifteenth century.

Mission Revival

The first flurry of national interest in Spanish architecture and heritage appeared at the end of the 19th century in the wake of some early examples, such as Carrere and Hastings' 1888 Ponce de Leon Hotel in St. Augustine, Florida, and the Mission Revival Style California Building at the 1893 Chicago Columbian Exposition by San Francisco architect A. Page Brown. However, it was only in 1915, when the Panama California Exposition in San Diego showcased Bertram Goodhue's stunning Spanish Revival designs that the Spanish craze began in earnest. Examples also began to appear in Florida about 1915. Characteristic features include stuccoed exterior walls scalloped parapets (Attachment 5), arched windows and doorways, and arcaded porches. Barrel tile roofs, and barrel tile window consoles are common. Both commercial buildings and residences often had flat roofs bordered by shaped parapets.

The movement enjoyed its greatest popularity in Florida during the 1920s and numerous residential, commercial, and institutional structures (particularly schools and railroad depots) dating from the era display this instantly recognizable architectural style. The Landmark Hotel (Photo 6), which began life in Homestead in 1916 as a movie theater, probably received its Mission Revival style parapet and arcade c. 1920. The Faust House (Photo 3) was constructed c. 1926, features a stuccoed exterior, Mission Revival style parapet, and a

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projecting entranceway with an arched doorway and a shaped parapet. The building also features canales, or scuppers that drain rainwater from the flat roof.

Art Deco

Art Deco was a popular design movement from 1920 until 1939, affecting the decorative arts such as architecture, interior design, and industrial design, as well as the visual arts such as fashion, painting, the graphic arts, and film. This movement was, in a sense, an amalgam of many different styles and movements of the early 20th century, including Constructivism, Cubism, Modernism, Bauhaus, Art Nouveau, and Futurism. Its popularity peaked during the Roaring Twenties. Although many design movements have political or philosophical roots or intentions, Art Deco was purely decorative. The South Beach Architectural District in Miami Beach has the largest collection of Art Deco architecture remaining in the United States. Art Deco designers often use stepped forms, rounded corners, triple-striped decorative elements and black decoration. They emphasized geometrical order, and simple formats. With the increasing use of machine power, Art Deco also used machine-like materials. At the time, this style was seen as elegant, functional, and ultra modern as well. The Seminole Theatre (Photo 9) at 18 N. Krome Avenue, is the only Art Deco commercial building in the district that largely retains its historic integrity.

Neoclassical Revival

Classical Revival architecture has a long tradition in the United States, being identified during the early years of the republic with both the Ancient Roman Republic and the classicism of Ancient Greece, both of which, rightly or wrongly, were associated with noble political and philosophical ideals. Its popularity reappeared numerous times in the 19th and 20th centuries and became a dominant style nationwide between 1900-1940. Whereas Greek Revival architecture emphasized historically based architectural details, Neoclassical Revival architecture is typified by symmetry and the use of simple classical architectural features, such as full-height temple-front porticos exhibiting Doric or Tuscan columns supporting a simple architrave and pediment. The former church at 240 N. Krome Avenue (Photo 22) has two columns that stand at the front of the recessed porch which is flanked by facade walls with paired pilasters near the porch opening. There are no corresponding pilasters at the corners of the facade. The original double-leaf casement window of the main facade have been replaced with fixed glass windows, but most of the 8/8-light and 12/12-light double hung sash window of the side elevations have been preserved. The original wooden entrance doors on the main facade have been replaced with glass and aluminum frame doors.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Homestead Historic Downtown District are those shown on the map accompanying this National Register Nomination Proposal.

Boundary Justification

The boundaries encompass the most concentrated grouping of historical resources associated with the development of downtown Homestead during the period 1913-1957.

UTM References

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	17	552300	2817500
2.	17	552760	2817500
3.	17	552760	2817120
4.	17	552540	2816840
5.	17	552300	2816840

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LIST OF PHOTOGRAPHS

PHOTOGRAPHS

1. Old Fuchs Bakery, Homestead Downtown Historic District
2. 102 South Krome Avenue, Homestead (Miami-Dade County), Florida
3. R. Sofya Belair
4. 2006
5. Homestead Community Redevelopment Agency
6. Main (East) Facade, Looking Southwest
7. Photo 1 of 46

The information for items 2-5 is the same for the remaining photographs except where indicate.

1. Historic Town Hall, 43 N. Krome Avenue
6. Main (West) Facade, Looking East
7. Photo 2 of 46

1. Faust House, 69 N.W. 4th Street
6. Main (South) Facade, Looking North
7. Photo 3 of 46

1. Redland Hotel, 5 South Flagler Avenue
6. Main (Northwest) Facade and Northeast Elevation, Looking South
7. Photo 4 of 46

1. Redland Hotel, 5 South Flagler Avenue
6. Main (Northwest) Facade, Looking Southeast
7. Photo 5 of 46

1. Landmark Hotel, 55 South Flagler Avenue
6. Main (Northwest) Facade, Looking Southeast
7. Photo 6 of 46

1. Old Bank of Homestead, 4 South Krome Avenue
3. Unknown
4. c. 1920
5. Homestead Community Redevelopment Agency
6. Main (South) Facade, Looking Southwest
7. Photo 7 of 46

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1. Seminole Theatre, 18-26 North Krome Avenue
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1. Former Gas Station, 406 North Krome Avenue
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1. 27-35 North Krome Avenue
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1. 123 North Krome Avenue
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1. 130 South Railroad Avenue
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1. 14-16 North Krome Avenue
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4. c. 1944
5. Homestead Community Redevelopment Agency
6. Main (East) Facade, Looking Northwest
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1. 48 N.W. 4th Street
6. Main (North) Facade, Looking South
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1. 61 N.W. 4th Street
6. Main (South) Facade, Looking North
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1. 1 S.E. 1st Road
6. Main (Southeast) Facade and Southwest Elevation, Looking Northwest
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1. ArtSouth Art Galleries and Studios, 240 North Krome Avenue
6. Main (East) Facade and South Elevation, Looking West
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1. 221-229 North Krome Avenue
6. Main (West) Facade, Looking East
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1. 131 North Krome Avenue
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1. 201-207 North Krome Avenue
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1. 248-302 Washington Avenue
6. Main (East) Facades, Looking Northwest
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1. 209 Washington Avenue
6. Main (West) Facade and North Elevation, Looking Southeast
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1. South Flagler Avenue
6. Looking Northeast from the Landmark Hotel
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1. South Flagler Avenue
6. Looking Southwest from the Hotel Redland
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1. North Flagler Avenue
6. Looking Northeast from East Mowry Drive
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1. 15-45 South Flagler Avenue
6. Main (Northwest) Facade, Looking Northeast
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1. 17 North Flagler Avenue
6. Main (Northwest) Facade, Looking South
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1. 51-53 North Flagler Avenue
6. Main (Northwest) Facades, Looking East
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1. Homestead Sun Building, 51 North Krome Avenue
6. Main (West) Facade, Looking Southeast
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1. 35 North Flagler Avenue
6. Main (Northwest) Facade, Looking Southeast
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1. 330 North Krome Avenue
6. Main (East) Facade, Looking Southwest
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1. Green Stone Motel, 304 North Krome Avenue
6. West and South Elevations, Looking Northwest
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1. 45 N.W. 4th Avenue
6. Main (South) Facade and East Elevation, Looking Northwest
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1. Band Shell, Losner Park, Krome Avenue
6. Main (Southeast) Facade, Looking West
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1. Pedestal Clock, Losner Park, Krome Avenue
6. Looking East toward 47 North Krome Avenue
7. Photo 41 of 46

1. ArtSouth Sculpture Garden, 240 North Krome Avenue
6. Looking West from Krome Avenue
7. Photo 42 of 46

1. Florida Pioneer Museum, 826, North Krome Avenue, Florida City
6. State Agent's Quarters, East Elevation, Looking West
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1. Old F.E.C. Railroad Depot
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1. South Miami-Dade Busway
6. Looking Northeast from S.E. 1st Drive
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1. South Bound Bus Stop, South Miami-Dade Busway
6. Looking Southwest from near N.E. 2nd Street
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ATTACHMENT 1, Homestead Town Hall, c. 1917. Note the painted oculus motif in the pediment and painted squares in the frieze that recall the facade of the Church of Santa Maria Novella below.



ATTACHMENT 2, Church of Santa Maria Novella, Florence, Italy, completed c. 1360.

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ATTACHMENT 3, Texaco gas station designed by Walter Dorwin Teague, c. 1935.



ATTACHMENT 4, Abandoned gas station in Longmont, Colorado, built c. 1925.

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ATTACHMENT 5, variation of the mission style parapet on a Durango, Colorado residence, c. 1925.