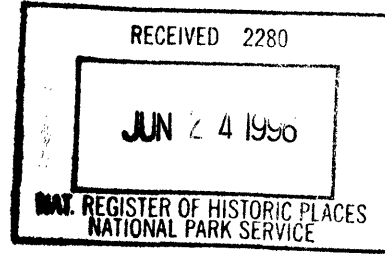


United States Department of the Interior  
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National Register of Historic Places  
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission  Amended Submission

**A. Name of Multiple Property Listing**

HISTORIC RESOURCES OF HOMESTEAD, FLORIDA

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. EARLY DEVELOPMENT/RAILROAD ERA, 1903-1912
- II. INCORPORATION/BOOM TIME ERA, 1913-1926
- III. DEPRESSION/NEW DEAL ERA, 1927-1939
- IV. WORLD WAR II YEARS, 1940-1946

**C. Form Prepared by**

name/title Jane S. Day, Susan P. Krassy / Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date April 1996

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

city or town Tallahassee state Florida zip code 32399-0250

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ( See continuation sheet for additional comments.)

Suzanne P. Walker, Deputy SHPO Date 4/23/96

Signature and title of certifying official

Florida State Historic Preservation Officer, Division of Historical Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature] Date of Action 8/15/96

Signature of the Keeper

**Table of Contents for Written Narrative**

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	1-8
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	9-14
<b>G. Geographical Data</b>	14
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	15-16
<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	17-22

**Primary location of additional data:**

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

Name of repository:

**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 120 hours per response including the 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 Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number  E  Page  1

**E. STATEMENT OF HISTORIC CONTEXTS**

**SUMMARY**

The Historic Resources of Homestead, Florida are significant for their association with people and events that are locally significant in the areas of architecture, commerce, transportation, government, exploration and settlement. They fulfill Criteria A, B, and/or C for listing in the National Register of Historic Places. The historic resources of Homestead are associated with the four major periods of the community's development: Early Development/ Railroad Era, 1903-1912; Incorporation/Boom Time Era, 1913-1926; the Depression/New Deal Era, 1927-1939, and the World War II Years, 1940-1946.

**HISTORIC CONTEXTS:**

**I. Early Development/Railroad Era, 1903-1912**

The development of South Florida progressed slowly prior to the Civil War. While serving as the American Consul in Yucatan, Mexico, Dr. Henry Perrine was asked to send home Mexican plants that could be useful in the United States. Perrine developed an interest in tropical agriculture. Perrine, along with his friends Captain Dubose, Lighthouse Keeper at Cape Florida, and William A. Whitehead, the Mayor of Key West, found that "the tip of the Florida mainland was the only definitely tropical area in the United States." Perrine sent Mexican plants to Key West, Cape Florida and Indian Key for experimentation. After a visit to Key West in 1837, he obtained a land grant from Congress for a full township of thirty six sections on Biscayne Bay below the 26th Parellel. Although Perrine planned to develop the area for agriculture, he moved to Indian Key and was killed in an Indian massacre in 1840 before he could complete his plans.

Despite the agricultural potential recognized by Dr. Henry Perrine in the early 1830s, most of south Florida lacked transportation, making settlement and commerce difficult. Not until 1896 did Henry Flagler provide the missing infrastructure for development, when his Florida East Coast Railroad (FEC) was extended from West Palm Beach to Miami. By that time settlement in Miami had already begun on the shores of the Miami River and

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   E   Page   2  

---

in nearby Coconut Grove. The area south of Miami, however, remained remote. Fourteen miles from Coconut Grove a small settlement called "Cutler" was the only gateway to the southern reaches of the peninsula. "The produce was carried by mule cart over the trails to Cutler. The Miami-Key West boat was stopped for these shipments by hanging out a white flag at the Cutler dock."

In 1902, William J. Krome, a temporarily unemployed railroad engineer from Missouri, applied for work with the FEC Railroad. Krome had studied at Cornell but left before graduating. His resume included jobs in South Carolina and Georgia, and a stint with the Atlantic, Valdosta and Western Railway Company. Early in the year he arrived in Cutler and accepted a job surveying possible routes for Flagler's Key West Extension. Flagler wanted to extend the railroad to the port of Key West opening up the lucrative markets of Cuba and Central America.

Krome's first Florida East Coast survey lasted from December 1902 to June 1903. Working from a base, "Camp Jackson," south of present day Homestead, a party of sixteen men (mostly blacks from central Georgia) travelled south from Cape Sable to Card Sound. Homestead's first black citizens arrived in the area with William Krome's survey crew in 1902. Some were African Americans from Georgia and northern Florida, others came from Nassau, Rum Cay, and Cat Island in the Bahamas. Little is recorded about their lives, but like their white counterparts, they homesteaded, worked at a variety of jobs, and raised families.

In April 1904, Krome wrote about his experiences for the Engineering Record. Krome's work was made difficult by the unreliability of the few existing maps and the problem of obtaining supplies from Miami. He described the area "as completely unexplored as the interior of Tibet." Despite the hardships, Krome was optimistic about the possibilities of settlement in the area. Indeed, as the railroad extended south, small communities began to develop, including Perrine, 20 miles south of Miami; Goulds; Redland; and Modelo. In October 1903, Krome filed his own homestead claim which extended north of the present day city limits of Homestead. Krome later became the chief engineer for the Key West Extension of the FEC Railroad and supervised its successful completion. Krome Avenue, which runs through Krome's original homestead, is named in his honor.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number  E  Page  3

The actual settlement of Homestead began shortly before the railroad arrived. In 1903, William Alfred King, the section foreman for the FEC Railroad, moved his work camp south to the Homestead area from Perrine. A small group consisting of King and a dozen or so black workmen from Nassau built the first permanent buildings which included a depot, offices and homes for the station agent and section foreman, and a tool shed. The blacks lived in tents or portable buildings that moved along the rail lines with the camp. King remained in Homestead after the railroad was completed and became one of the area's first tomato farmers.

The developing area had commonly been called "Homestead Country" by early settlers in reference to the recently arrived homesteaders. Engineering maps also identified the location as "Homestead". The name "Homestead" became official on January 15, 1904, when J. E. Ingraham, an FEC Railroad vice president received Flagler's permission to use the name on company printed material. In June 1904, before the railroad was completed, the Town of Homestead was laid out by John S. Fredericks, an employee of the FEC Railroad. The Model Land Company, which managed Flagler's landholdings, created a subdivision west of the small town for future development. Homestead became the business center for the surrounding area, known as the Redland District because of the color of its clay soil. The Redland District was noted for its groves of grapefruit, oranges, and avocados.

The last rail on the twenty-eight mile FEC Railroad extension from Miami to Homestead was laid on July 31, 1904. In reporting the event, the Miami Metropolis noted that Homestead was located "in the midst of the farming section of the lower country. The land is fertile and valuable and the town has a promising future." As the Model Land Company promoted the area, settlers arrived and the importance of agriculture grew to form the economic base for the new town.

The Key West Extension of the FEC Railroad was launched from Homestead in May 1905. The railroad company erected a great water plant and train-loads of water left Homestead daily for distribution further south. Although the labor force working on the extension was small at first, by February 1906, four thousand men were employed on the project, resulting in rapid growth and changes for Homestead.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number  E  Page  4

As the population of Homestead grew, the need for social institutions also increased. Churches and schools were an integral part of the early development of Homestead. By 1907, enough children were living in Homestead to fulfill Dade County's requirements for a school. Land for a school building was provided by Flagler's Model Land Company. The school was enlarged in 1909, but by 1913 it was necessary to build a new school, known today as the Neva King Cooper School (NR 1985). Both the Baptist and Methodist congregations were established in 1909. They met in homes and the local school building until permanent buildings could be constructed.

The Bank of Homestead opened in May 1912, on the corner of Mowry Street and Krome Avenue, with W.D. Horne serving as president. Horne had also opened the first boarding house in Homestead and had served as the community's first postmaster. Horne also formed Homestead Mercantile with Henry Booker, and located it in a new building on Krome Avenue. That year, Dr. John B. Tower arrived in the area to bring medical care to the town's fifty families.

Like many small towns in South Florida, Homestead's early development was dominated by the FEC Railroad. Its name, location, and town plan were all a result of Flagler's influence and his push to move the railroad to Key West. On the eve of incorporation, Homestead was growing in population and poised for the coming Boom Years of the 1920s.

## II. Incorporation/Boom Time Era, 1913-1926

As Homestead moved toward incorporation and the Boom Times of the 1920s, development expanded west of the FEC Railroad to Krome Avenue. In 1913 the Town of Homestead was incorporated with a population of 121 people, and 28 registered voters. R. E. Tatum, a local real estate agent, was the town's first mayor. Tatum's family was involved in developing large tracts of land into subdivisions throughout Dade County. In a speech recorded in The Miami Metropolis, Tatum expressed his pride in becoming the first mayor and noted that "People are flocking to our gates, buying our lots and erecting buildings. The future for this town is very bright and I am sure that we have taken a wise step in forming this incorporation." J. U. Free, J. D. Reed, John Cockran, and W. J. Tweedell were the first elected councilmen.

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   E   Page   5  

---

S. E. Livingston, who had settled in Homestead in 1909 as a railroad employee, became Town Clerk, earning a salary of \$5 per year. He later served as tax assessor and was a three-term mayor.

The Baptist Church opened in May 1913, on the corner of Krome and SW 3rd Street. The lot for the church was donated by the Sullivan brothers who had come to the area to work on the railroad and stayed to farm. Mrs. W.D. Horne, wife of the bank president donated the organ.

A Woman's Club was organized in 1914, with sixteen members. By 1923, membership had grown to 54, and a clubhouse was built the following year. In the late 1930s, the 30 members of the club helped maintain a public library.

A city hall and an electric plant were built in 1917 with proceeds from a bond issue. City Hall, designed by Miami architect Hastings Mundy, was constructed on Krome Avenue by local builder John F. Umphrey. It was designed to house the fire department and the jail, and to provide space on the second floor for municipal offices and a court room.

In 1917, Homestead citizens were able to enjoy motion pictures at the Garden Theater. The theater had been built in Miami in 1913, and was taken apart and shipped to Homestead under the direction of the owner, Joseph C. Boss. The theater later saw use as the Seminole Cafe, and the Landmark Hotel. A second movie theater, the Seminole Theater was built on Krome Avenue in 1922 by James English.

In 1918, the population of Homestead was 800. The town had a bank, a weekly newspaper, an electric light plant, and improved streets. Agriculture continued to be the economic mainstay of the community. During the winter season of 1919-1920, the net income from fruit and vegetable shipments in the Redlands District was over \$2 million. By 1920, the population had reached 1,307.

Homestead's business district had developed adjacent to the railroad tracks on Railroad Avenue. In 1924, the Woman's Club of Homestead persuaded the City Commission to change the name of Railroad Avenue to Flagler Avenue. As Flagler Avenue was built up, Krome Avenue began its transition from a residential street

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number  E  Page  6

to Homestead's primary commercial corridor. Many of the larger family homes that had been built at the south end of the street were relocated to make room for commercial development. William Horne built the only three story building in Homestead in 1921, which later became known as Burton's Department Store. The Homestead Bond & Mortgage Company, under the leadership of J. U. Free, financed the construction of thirty-one residences. By 1925, telephone service was available, seven banks were located in the town, and a sewage system had been constructed.

The population of Homestead reached 3,360 in 1924. This growth was reflected in the creation of a number of new subdivisions during the early 1920s. The grandest of the Boom Time subdivisions was "Porvenir," meaning bright future. The Porvenir Company was incorporated in 1925 by John S. Harris, Jr.; Charles Fuchs, Jr.; and Luther Chandler. In addition to residences, their plans called for lush landscaping (four thousand palm trees were ordered), wide streets, and a one-hundred room hotel. The first day of sales on August 10, 1925, totaled \$140,000. By March, 1926, \$1.6 million in sales had been recorded. As quickly as the company had risen to the top, the bottom fell out. Within a few months, Florida's real estate boom began to rapidly decline. In June 1926, the Porvenir Company filed for bankruptcy. In 1929, Florida joined the rest of the nation in the Great Depression.

III. Depression/New Deal Era, 1927-1939

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 real estate Boom had crashed and agricultural profits were suffering from over production, high tariffs, drought, and damage caused by Mediterranean fruit fly infestation. In 1929, sociologist Carl Cleveland claimed that, "one-third of the farm families of the nation are living in a standard...so low as to make them slum families." Migrant workers rushed to many Florida farm areas looking for jobs and a way to make ends meet. Twenty five percent of America was out of work.

A violent hurricane hit the Florida Keys in September 1935, destroying Flagler's Key West Extension that had been so instrumental in the development of Homestead. In 1938, a highway to Key West opened using the old railroad right of way.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number  E  Page  7

Circumstances were not all grim during the Depression years. In Homestead, the power plant was rebuilt and the Lily Lawrence Bow Library, a Works Progress Administration (WPA) project, was built in 1938, helping to augment the suffering local economy.

**IV. World War II Years, 1940-1946**

Renewed growth in Homestead was spurred by America's entry into World War II. Homestead's population in 1940 was 3,145. The development of the Homestead Air Force Base, six miles northeast of the city, was instrumental in the city's economic expansion. Established in 1940 as part of Pan American Ferries, Inc., the Homestead Army Air Field was activated for military service in 1942, under the command of Lt. Col. William Plummer. The base was used as a transportation depot and a training station for the Air Transport Command. The end of the war and a hurricane in 1945 put a temporary halt to the use of the base. Eventually, however, more land was acquired and the air field was reactivated as the Homestead Air Force Base. In 1955, it became the first Strategic Air Command Base, home of the 4226th Air Base Squadron. With over twelve hundred family housing units and barracks, the Homestead Air Force Base played an important role in Homestead's development during and after World War II.

In March 1940, the Seminole Theater (1922) on Krome Avenue was destroyed by a fire. Four people were injured in the blaze, including the Fire Chief, A. C. Deputy. Damages were estimated at \$50,000. When the building was rebuilt six months later, special attention was paid to fire safety. Architect Roy A. Benjamin used concrete and steel and installed a sprinkler system. Abandoned since 1979, the Seminole Theater was donated to the City of Homestead after Hurricane Andrew.

**RECENT EVENTS**

No event in recent history has played a greater role in reshaping the City of Homestead than Hurricane Andrew. On August 24, 1992, the killer storm, with winds of 164 M.P.H., made a direct hit on South Florida, with Homestead one of the most ravaged areas. Trees and buildings were toppled, and 80% of Homestead's homes were destroyed. In the ninety-two years since William Krome started his survey of south Dade County, Homestead

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   E   Page   8  

---

has gone from wilderness to agricultural center. The military and tourism have also both played a part in the livelihood of the citizens. While economic and natural disasters have taken their toll, the City of Homestead has continued to grow and change. In recent years many historic sites have been demolished or so severely altered that they no longer have a hint of historical integrity. Those that do remain represent a distinct historic resource that the City of Homestead has made the commitment to preserve and protect. In 1992, the Homestead Air Force Base provided 8,700 jobs and \$400 million to the Dade County economy.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   F   Page   9  

F. ASSOCIATED PROPERTY TYPES

Property Type: F.1

1. Name of Property Type: Residential Buildings

2. Description

Residential buildings in Homestead are simple in style and floor plan, and are usually one or two stories in height. Most have either a wood frame structural system or are constructed of hollow clay tiles. Ornamentation is simple. A survey conducted in 1994 revealed that 42% are vernacular and 29% consist of variations of the Mission/Spanish Colonial Revival style. In addition, there are a few examples of the Colonial Revival style, and a few vernacular residences constructed of masonry. These styles are typical of other sites in South Florida and reflect the built environment of the area during the City's development through World War II.

**Vernacular Dwellings**

Vernacular architecture represents the typical method of construction used by pioneers in South Florida. Vernacular architecture does not adhere to any academic style and uses the builder's experience and available materials to create a useful and practical building. These structures are usually rectilinear in form and are noted for their utility and simplicity. They are usually one or two stories, often built on masonry or stone piers, and frequently incorporate a porch. The construction system can be frame or masonry. In Homestead, hollow clay tile, oolitic limestone and concrete block were also commonly used in construction. Various materials are used for the exterior finish, including vertical board and batten, horizontal clapboard, weatherboard, shingles, stucco, or brick. Early examples of this style had high gabled or hipped roofs with composition or wood shingles. A lower pitched gable roof usually indicates construction after 1920. Roof brackets often are used to provide a decorative element. Windows are typically double hung, wood sash or casement. Doors often contain a simple glazed panel. In Homestead, oolitic limestone is sometimes used for porch columns and chimneys. Attic louvers are common, but their

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   F   Page   10  

addition is a practical application for ventilation rather than decoration.

**Mission/Spanish Colonial Revival**

This style of architecture was inspired by European structures that were built around the basin of the Mediterranean Sea. Borrowing themes from Spanish, Italian, North African, and Moorish examples, these buildings were well suited to Florida's climate and Spanish heritage. The Mission/Spanish Colonial Revival is a style of applied ornamentation. Carvings in floral and geometric designs are placed in and around windows and doors. Twisted columns, balustrades, and ceramic tiles in geometric or floral design are a few examples of ornamentation found in this architectural style. The walls of these buildings are usually stuccoed in a light color. This contrasts with the low pitched terra cotta tile roof that is typical of the style. Gabled and hipped roofs are often used in combination with secondary roofs at varying heights. Examples of the smaller Mission style variation of this category usually have flat roofs with parapets at the roof line. Windows are usually either casement or sash, often with awnings. Window and door openings are sometimes arched and include a variety of shapes, such as semi-circular, pointed, ogee, or segmental. Porches and porte cocheres are common features.

**Colonial Revival**

This architectural style was popular throughout the United States from about 1885 to 1955. Based on Georgian and Adam prototypes from the northeastern states, the style features symmetrical facades with an accentuated front door. Pediments are common, as are double hung sash windows and decorative shutters. At the time of the 1994 survey there were only two example of this style in the City of Homestead.

3. **Significance:** The residential architecture that is significant to the City of Homestead is similar in style to that of other South Florida communities. Buildings may qualify for registration under National Register Criteria A, B, and/or C, because they represent examples of architectural styles, were

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   F   Page   11  

designed by well known architects, or are associated with one of Homestead's pioneer families.

**4. Registration Requirements:** For residential buildings to be eligible for listing under this property type, they must have been built during one of the Historic Contexts described in Statement E and must be significant examples of vernacular types or historic styles of architecture, represent the work of a prominent architect, and/or be associated with important local historical events. Buildings proposed under Criterion C must retain their original architectural integrity to a high degree. Buildings nominated under this area of significance must retain their original architectural integrity. A building that has been severely altered by intrusive additions, the application of materials inconsistent with the historic period in which they achieved significance, or the addition or removal of architectural details will be excluded from nomination under this criterion. A building moved from its original location must meet the National Register guidelines for moved properties. Integrity requirements for buildings with important historic associations will be less stringent than for those nominated for their architectural significance alone. Buildings, however, that have been radically altered to the point that they exhibit little of their original design are excluded from nomination.

Districts nominated under this cover should possess a concentration of relatively well preserved resources. Contributing buildings must meet the basic criteria for integrity outlined in the National Register guidelines.

**Property Type:** F.2

**1. Name of Property Type:** Commercial Buildings

**2. Description:** Typical historic commercial buildings in Homestead are constructed of either masonry or wood frame, and range in height from one to three stories. Most are rectangular in plan. Roofs are usually flat, often concealed behind a parapet. Ground floor arcades sometimes extend the width of the building. Windows are used for display and are most often plate glass. Entries are frequently recessed. Canvas awnings, and metal and wood canopies are used over many of the storefronts.

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number F Page 12

Design details include parapeted rooflines, tile insets and overhangs, cartouches and exposed rafter ends. The historic commercial buildings of Homestead display a small range of styles and construction materials. Most are vernacular, a few have Mission/Spanish Colonial Revival elements, and a few show Art Deco stylistic characteristics.

**Art Deco**

The term Art Deco is derived from the "Exposition Internationale des Arts Decoratifs et Industriels Moderne" held in Paris in 1925. Essentially, it represented a break from tradition, and was a style of applied decoration using abstracted natural forms, geometric patterns, industrial symbols, and historical motifs sculpted in bas-relief. Massing was either symmetrical or asymmetrical, exteriors were smooth painted stucco or natural stone. The roof was flat with towers and vertical projections. Windows varied in size and shape, but were frequently continuous around corners. Glass block and circular windows were common.

3. **Significance:** The City of Homestead historic commercial buildings are significant for their associations with all four of the Historic Contexts. They reflect architectural trends consistent with those found throughout Florida during the later-nineteenth and early-twentieth centuries.

**4. Registration Requirements:**

For commercial buildings to be included in the City of Homestead Multiple Resource Listing they may have been constructed in any of the four periods of development listed above under Historic Context. The historic commercial buildings of Homestead are significant at the local level under National Register Criteria A and/or C in the areas of Commerce and Architecture. Commercial buildings that are considered architecturally significant must maintain the integrity of the original design, and a large portion of original features must remain intact. Commonly the first floor of commercial buildings is altered by the replacement of the original plate glass windows and surrounds with modern glass and metal materials. This kind

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   F   Page   13  

---

of alteration will not necessarily preclude nomination, especially if the opening dimensions are retained, the storefront has not been completely and irreversibly enclosed, and the upper floors retain their original fenestration and wall treatment.

**Property Type F.3**

**1. Name of Property Type : Public Buildings**

**2. Description:** Public buildings make up only a small percentage of buildings in Homestead. Resources included in this property type include a variety of building types, such as municipal buildings, public libraries, schools, and post offices. Public buildings in Homestead are typically vernacular designs or feature Mission/Spanish Colonial Revival style elements. They are built in a variety of forms, scales, and building materials.

**3. Significance:** Public Buildings in the City of Homestead are significant for their ability to reflect the creation of a viable government and municipal organization. Under Criterion A, they are significant for associations to events that were important to the development of the community. Some may have important associations with prominent people in the county's past, and may thus meet National Register Criterion B. Public buildings eligible for listing under Criterion C exhibit a high degree of craftsmanship and reflect the prevailing architectural styles of the period in which they were constructed.

**4. Registration Requirements:** Buildings listed under this property type must have functioned as a public building during their period of historical significance. In addition, if significant for their architecture, they must retain their original integrity to a high degree. Buildings with inappropriate additions, removal of architectural details, and the application of materials that are not consistent with the historic period of construction will not be considered eligible for listing. Buildings in this property type may be nominated because of their association with important events in the history of the nation, state or city. Integrity requirements for buildings with important historic associations should be less

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number F. G Page 14

---

stringent than for those nominated for their architectural significance alone.

**G. GEOGRAPHICAL DATA**

The city limits of Homestead, Florida.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   H   Page   15  

## H. SUMMARY OF THE IDENTIFICATION AND EVALUATION METHODS

The first stage of the historical and architectural survey of The City of Homestead began with the development of an historic sites survey which was commissioned by the Community Development and Planning Department in 1993 and completed in May 1994 by Research Atlantica, Inc. of Coral Springs, Florida. The project was funded in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council, Tallahassee, Florida. The result of the historic sites survey was a systematic and detailed record of historic resources within the city. Surveys may be either thematic or geographic in scope. Homestead's survey was geographic, using the city boundaries and making every effort to be as comprehensive as possible.

The method of conducting the historic sites survey consisted of three steps. First the historic literature was examined to determine the periods of development for the city, activities within these periods, and the pioneer families involved in the development. Fifty-seven structures identified by the Metro-Dade Office of Community and Economic Development, Historic Preservation Division in their 1981 survey and previously listed on the Florida Master Site File Inventory were identified, reviewed and updated. No other surveys were conducted between 1981 and 1994. Twenty-seven of the originally surveyed sites had been demolished by 1994, but it was not determined which of these sites had been destroyed by Hurricane Andrew. Because Hurricane Andrew destroyed eighty per cent of the housing stock in Homestead, it is remarkable that one hundred and eleven sites listed in the Florida Master Site File were still extant.

The second step of the historic sites survey was the field work. Windshield surveys were conducted to determine what structures found in the historic literature were still intact. Site data was recorded, photographs were taken and confirmation of building dates was acquired through interviews with owners and reviewing the Dade County tax rolls. This basic information was recorded on Florida Master Site File forms. United States Geographical Survey maps were used to pinpoint exact locations. All information was entered on a computer and the disks of all forms were sent to Tallahassee along with hard copies of all

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   H   Page   16  

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forms.

The final analysis of the properties was completed and recommendations for future action were presented to the public through the Community Development and Planning Department of the City of Homestead by Research Atlantica, Inc. Copies of the report were made available to the Historic Preservation Division of the Metro-Dade County Office of Community and Economic Development, interested citizens, and local libraries.

Upon completion of the historic sites survey the consultant conducted additional evaluations of properties for possible inclusion in this National Register nomination. This included inspection of the interior of properties. The team also continued the literature search focusing on the chronological development of specific properties which best illustrate important events in Homestead's history. Based on visual examination, information received from interviews and other primary sources, the team has established a relationship between specific properties and events to the early development of the City of Homestead.

A detailed analysis of building types and materials has been made to determine the integrity of the properties included in this report. The consultant has also established a connection between specific construction dates, events and personalities to identify where an historic district might be created. It should be noted that in addition to this National Register nomination, the City of Homestead has been awarded Main Street designation and is currently undertaking extensive restoration and renovation through federal and state grants to those areas hardest hit by Hurricane Andrew.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   I   Page   17  

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

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   I   Page   18  

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number   I   Page   19  

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number I Page 20

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

**National Register of Historic Places  
Continuation Sheet**

**HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA**

Section number   I   Page  21 

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United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

HISTORIC RESOURCES OF  
HOMESTEAD, FLORIDA

Section number I Page 22

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