

2986

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **NOV 21 1988**

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Priscilla Apartments

and or common Priscilla Apartments

2. Location

street & number 318-320 N. E. 19th Street (apartments)
1845 Biscayne Boulevard (store)

___ not for publication

city, town Miami ___ vicinity of

state Florida 33133 code FL county Dade code FL 025

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Louis Lafontisee, Trustee

street & number 3121 Commodore Plaza, Suite 301

city, town Miami ___ vicinity of state Florida 33133

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami state Florida 33130

6. Representation in Existing Surveys

title FMSF-Miami Multiple Resource
Historic Preservation Survey

has this property been determined eligible? ___ yes ___ no

date June, 1985 ___ federal state ___ county local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state Florida 32399-0250

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

Describe the present and original (if known) physical appearance

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–1925	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
1927		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925, 1927 **Builder/Architect** R.A. Press/C.C. Weber and Alexander C. Lewis

Statement of Significance (in one paragraph)

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	1	3	1	0	2	8	5	2	9	8	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Miami, Lot 3 and the easterly 12.5 feet of Lot 4 of Block 6 of the plat of MIRAMAR (PB 5-4). Boundary follows historic and legal boundary.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

state	code	county	code

11. Form Prepared By

name/title Sarah Eaton / Vicki L. Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation date October, 1988

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. [Signature]*

title State Historic Preservation Officer date October 17, 1988

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] Entered in the 1/4/89 date
Keeper of the National Register National Register

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
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DESCRIPTION:

Condition: Good

The Priscilla Apartments is a rectangular plan building executed in the Mediterranean Revival style of architecture. The three-story masonry structure is sheathed in stucco and was constructed in 1925. A major addition was made in 1927.¹ The building is situated on the southeast corner of the intersection of N. E. 19th Street and Biscayne Boulevard, and its principal elevations are arranged so as to have a residential entrance fronting north and a separate commercial entrance fronting west.

The 1927, L-shaped addition was made on the northwest corner of the original, rectangular apartment building. This addition created a one story, projecting wing, as well as additional apartments, a corner tower, and a new three story western facade. The projecting ground floor was divided into multiple storefronts of equal size.² At present, the space is occupied by a single commercial tenant fronting onto Biscayne Boulevard.

The residential apartments are entered through an articulated entrance located on the north elevation of the building. The entrance is embellished with the name of the building on an entablature spanning the first floor doorway. The entrance is flanked by flat Tuscan pilasters, and over the entrance is a composition of arched windows, open porches, and a masonry balustrade flanked by twisted columns. A large part of the building's fenestration is original and is comprised of wooden sash, one-over-one double-hung windows.

The building's projecting lower story creates an open balcony parallel to Biscayne Boulevard on the second floor. The second floor balcony is delineated by a masonry parapet comprised of cast decorative panels. The building is capped by an open

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masonry parapet also containing an open balustrade of decorative masonry panels. On the northwest corner of the building is a square tower which rises to a height of four stories, the upper story being open on all sides. A smaller square tower is found on the southwest corner of the building. Both towers are capped with hipped roofs and are covered with Mission tiles.

The plan of the residential floors is comprised of a central corridor running the length of the building with a staircase at the northern and southern ends. The apartments are arranged symmetrically about the central corridor on the second and third floors. The storefronts on the ground floor extend to the central corridor, and consequently, there are apartments situated only to the east of the corridor on the first floor. In all, there are 19 apartments in the building.

The storefronts along Biscayne Boulevard have been recently altered to accommodate a larger size of plate glass; however, the original design intent of the building is readily perceived. A small one-story masonry wing, now vacant, was added to the northeast corner of the building in 1964.³

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STATEMENT OF SIGNIFICANCE:

Specific Dates: 1925, 1927

Architects: R. A. Preas (original building)

C. C. Weber and Alexander D. Lewis
(addition)

The Priscilla Apartments is significant for its historical associations with the early commercial development of Biscayne Boulevard and the efforts of the Biscayne Boulevard Company in the late 1920s to establish a new shopping area for Miami. The building is also architecturally significant as an excellent example of the Mediterranean Revival style in Miami.

The visual composition of the Priscilla Apartments is important because it typifies the Mediterranean Revival style in Miami. The building's scale, massing, and decorative ornamentation make it one of the finest examples of combined residential and commercial designs along Biscayne Boulevard. The use of textured stucco, twisted columns, and Mission roof tiles is indicative of the prevailing early twentieth century stylistic movement that emphasized "regionalism" in commercial architecture.

The Priscilla Apartments was designed by R. A. Preas in 1925 for Parker Jesse Properties Inc. at an estimated cost of \$85,000. The building originally fronted on N.E. 19th Street. When the Biscayne Boulevard Company acquired the building in 1926, plans for remodeling were drawn up. C. C. Weber and Alexander D. Lewis designed an addition that would conform to the architectural design for Biscayne Boulevard.⁴

The building represents the efforts made by Biscayne Boulevard Company to establish a new shopping area for Miami. The original 1925 plans for Biscayne Boulevard strived for the creation of a complete shopping center, carefully designed for beauty and comfort, removed from downtown bustle.⁵ The Priscilla Apartment

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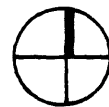
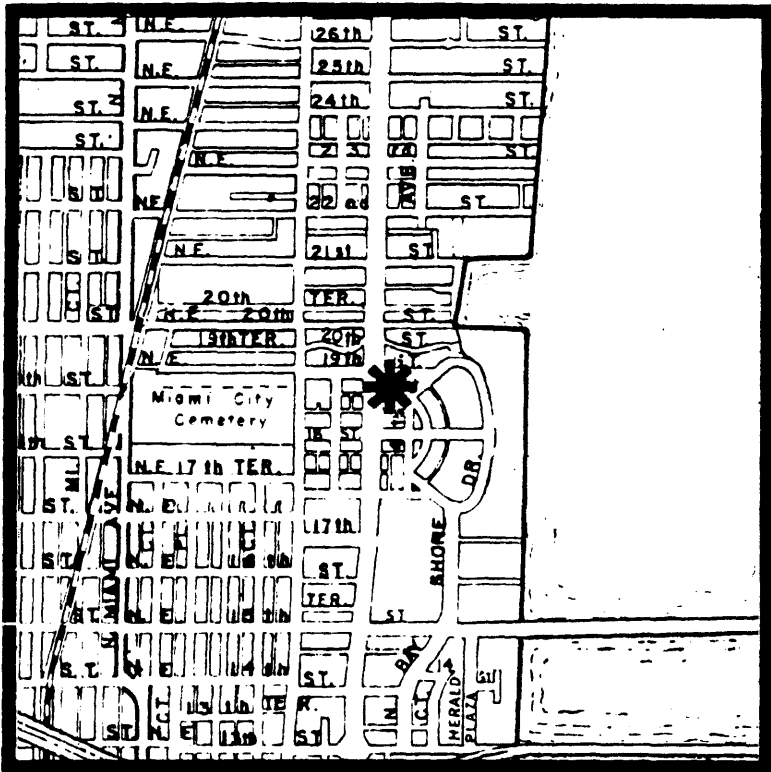
building serves as a visual reminder of the day when Biscayne Boulevard was being molded into a "suburban" shopping street, with the developers recognizing the increasing impact of the automobile and planning for its circulation and parking needs.⁶ A major commercial tenant during the early years was the Boulevard Pharmacy.

NOTES

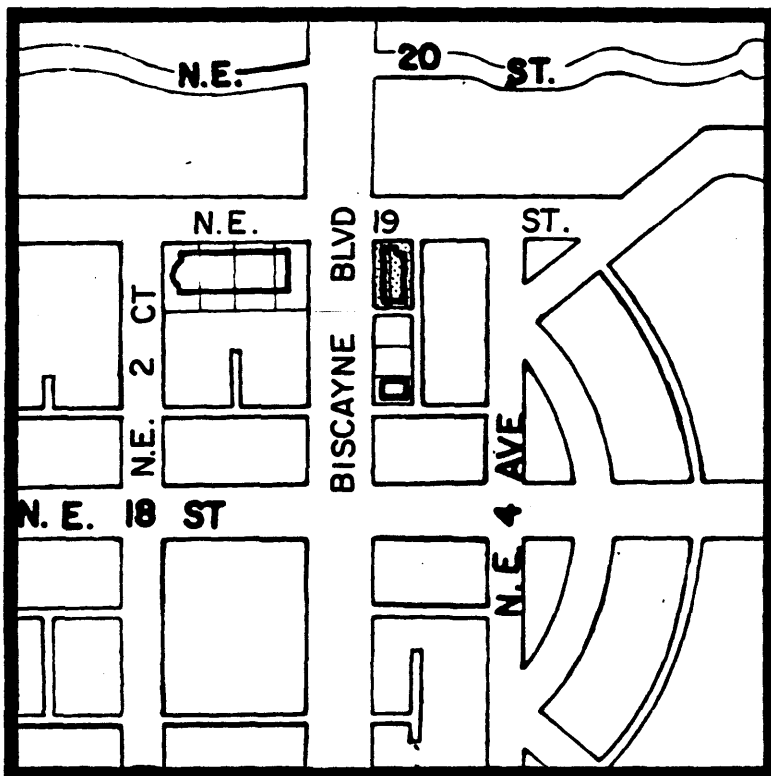
1. City of Miami, Building and Zoning Department, Building Permits applied for 5 May 1925 and 16 November 1926.
2. Miami-by-the-Sea (Miami, Florida: City of Miami, 1927), p. 29.
3. City of Miami, Building and Zoning Department, Real Property Record, Folio Number 3-36-0120.
4. See note 1 above.
5. Along the Boulevard (Office File Copy, Catalog 990, City of Miami Planning Department, 1930).
6. Sarah E. Eaton, "Sears, Roebuck and Co. Designation Report" (prepared for the City of Miami Heritage Conservation Board, 21 January 1983).

PRISCILLA APARTMENTS

1845 BISCAYNE BOULEVARD



location



site plan