

NR listed 1-3-89 DEMOLISHED. Info per Sarah Eaton, Pres. Planner, City of Miami. \* Still on NR until delisted. DA 1224  
ONB No. 1024-0018 Expires 10-31-87  
received MULTILIST  
date entered 8DA 5123

United States Department of the Interior  
National Park Service

For NPS use only

# National Register of Historic Places Inventory—Nomination Form

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

## 1. Name

historic Kentucky Home

and or common Anderson Hotel

## 2. Location

street & number 1221 and 1227 N. E. 1st Avenue

not for publication

city, town Miami

vicinity of

state Florida 33132 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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property

name Tofino NV

street & number Post Office Box 1428

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

FMSF-Miami Multiple Resource  
title 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**

See Continuation Sheet

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1 The Kentucky Home

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DESCRIPTION:

Condition: Fair

The Kentucky Home consists of two identical apartment buildings executed in a Masonry Vernacular architectural mode. The southernmost corner building (1221 N. E. 1st Avenue) was erected between 1918 and 1921.1 The other building (1227 N. E. 1st Avenue) was constructed in 1924.2 The two buildings are identical in appearance and are unified through an arched entablature spanning the interior courtyard space between the two buildings. The entablature has served as a vertical surface on which to paint the buildings' name since its early days. Each building is of masonry construction and rises three stories in height. Fronting to the west, the facade of each building is characterized by a triple-storied open porch spanning the entire length of the principal elevation. Four columns, which support each building's porch, rise uninterrupted from the ground level to the top of the third story. Each set of columns is surmounted by a sloped parapet comprised of Spanish roof tiles and engaged masonry posts. The porches themselves consist of a poured concrete deck delineated by a molded masonry balustrade. The parapet extends throughout the perimeter of each building terminating the edge of a flat roof.

The exterior walls are constructed of masonry and are sheathed in stucco. The main entrance to each building is slightly recessed into the center of each facade and is located four steps above the sidewalk. The entrances consist of single swinging doors with vertical sidelights set into plain wood surrounds. The windows in the principal facades are arranged in groups of three around a polygonal bay and flank the central doorways leading to the open porches. The windows found on the other elevations consist of one-over-one double-hung windows with wooden sash. The rear of the buildings is also embellished by triple-storied open porches that contain a lesser degree of decorative ornament.

5

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2 The Kentucky Home

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The rectangular plan configuration of the two buildings represents a series of rooms arranged about a central corridor extending the length of each building. During the early 1920s, the Kentucky Home advertised an occupancy capacity of 200 people.<sup>3</sup> The buildings appear to be in fair physical condition, and their original design remains virtually unaltered.

## 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"/> 1900-1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

**Specific dates** 1921 and 1924

**Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

See Continuation Sheet

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1 The Kentucky Home

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STATEMENT OF SIGNIFICANCE:

Specific Dates: Circa 1921 and 1924  
Architect: Unknown

Kentucky Home is significant because it represents a fine example of the Masonry Vernacular style of architecture. The appearance of the buildings serves to characterize a popular architectural trend of the 1920s in South Florida. The buildings are noteworthy for their adaptation to the area's climate through the placement of the three-story open porches across the principal facades and for their functional expression. The appearance of these two buildings provides a unique architectural record of 1920s apartment hotel design in Miami as evidenced through the scale, proportion, and masonry detailing of the building elevations.

The present masonry buildings seem to be replacements for frame buildings that originally comprised the Kentucky Home.<sup>4</sup> When the present buildings were constructed, they were advertised as being "near the center of all activity, yet quietly removed from central city bustle."<sup>5</sup> The rooms were "comfortably furnished with a homelike atmosphere."<sup>6</sup> Although the built environment surrounding the Kentucky Home has been modified since the 1920s, the two buildings still project a special sense of time and place through their unaltered designs and relationship to the overall scale and composition of the neighborhood. The architect of the Kentucky Home has not been identified.

NOTES

1. Sanborn Map Company, Insurance Maps of Miami, Dade County, Florida (New York: Sanborn Map Company, 1921).
2. City of Miami, Building and Zoning Department, Plumbing Permit applied for 14 May 1924.
3. "List of Hotels and Apartments: Winter 1922-1923," The Miamian, August 1922, p. 11.
4. Sanborn Map Company, Insurance Maps of Miami, Dade County, Florida (New York: Sanborn Map Company, 1914).
5. "Kentucky Home" [postcard], no date, copy in City of Miami Planning Department.
6. See note 5 above.

7

## 9. Major Bibliographical References

Please see Bibliography for Cover Nomination

## 10. Geographical Data

S35/41E/31

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

### UTM References

A 

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

B 

Zone			Easting				Northing							

C 

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D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E 

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F 

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G 

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H 

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### Verbal boundary description and justification

Miami, Lots 5 and 6 of Block 24 of the plat of ALICE BALDWIN ET AL RE-SUBDIVISION (PB 3-101). 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 

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

date

Keeper of the National Register

Attest: date

Chief of Registration

4

FLORIDA

Dade County

Central Baptist Church  
Downtown Miami MRA  
500 N.E. 1st Ave.  
Miami 1/03/89 88002988

City National Bank Building  
Downtown Miami MRA  
121 S.E. 1st St.  
Miami 1/04/89 88002975

City of Miami Cemetery  
Downtown Miami MRA  
1800 N.E. 2nd Ave.  
Miami 1/04/89 88002960

Dade County Courthouse  
Downtown Miami MRA  
73 W. Flagler St.  
Miami 1/04/89 88002983

Dorsey, D. A., House  
Downtown Miami MRA  
250 N.W. 9th St.  
Miami 1/04/89 88002966

DuPont, Alfred I., Building ✓  
Downtown Miami MRA  
169 E. Flagler St.  
Miami 1/03/89 88002984

Fire Station No. 2  
Downtown Miami MRA  
1401 N. Miami Ave.  
Miami 1/04/89 88002971

Hahn Building  
Downtown Miami MRA  
140 N.E. 1st Ave.  
Miami 1/03/89 88002989

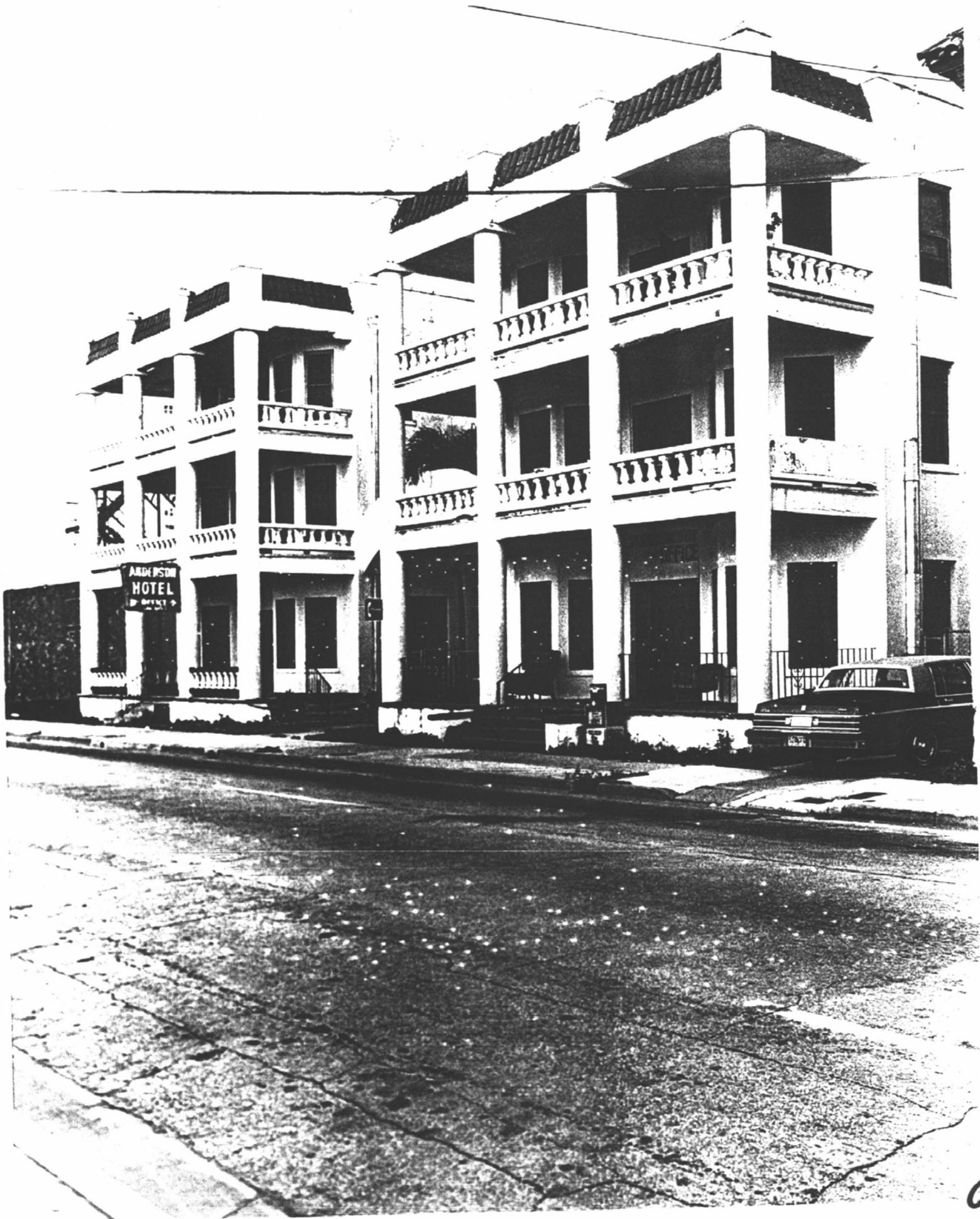
Huntington Building  
Downtown Miami MRA  
168 S.E. 1st St.  
Miami 1/04/89 88002976

Ingraham Building  
Downtown Miami MRA  
25 S.E. 2nd Ave.  
Miami 1/04/89 88002958

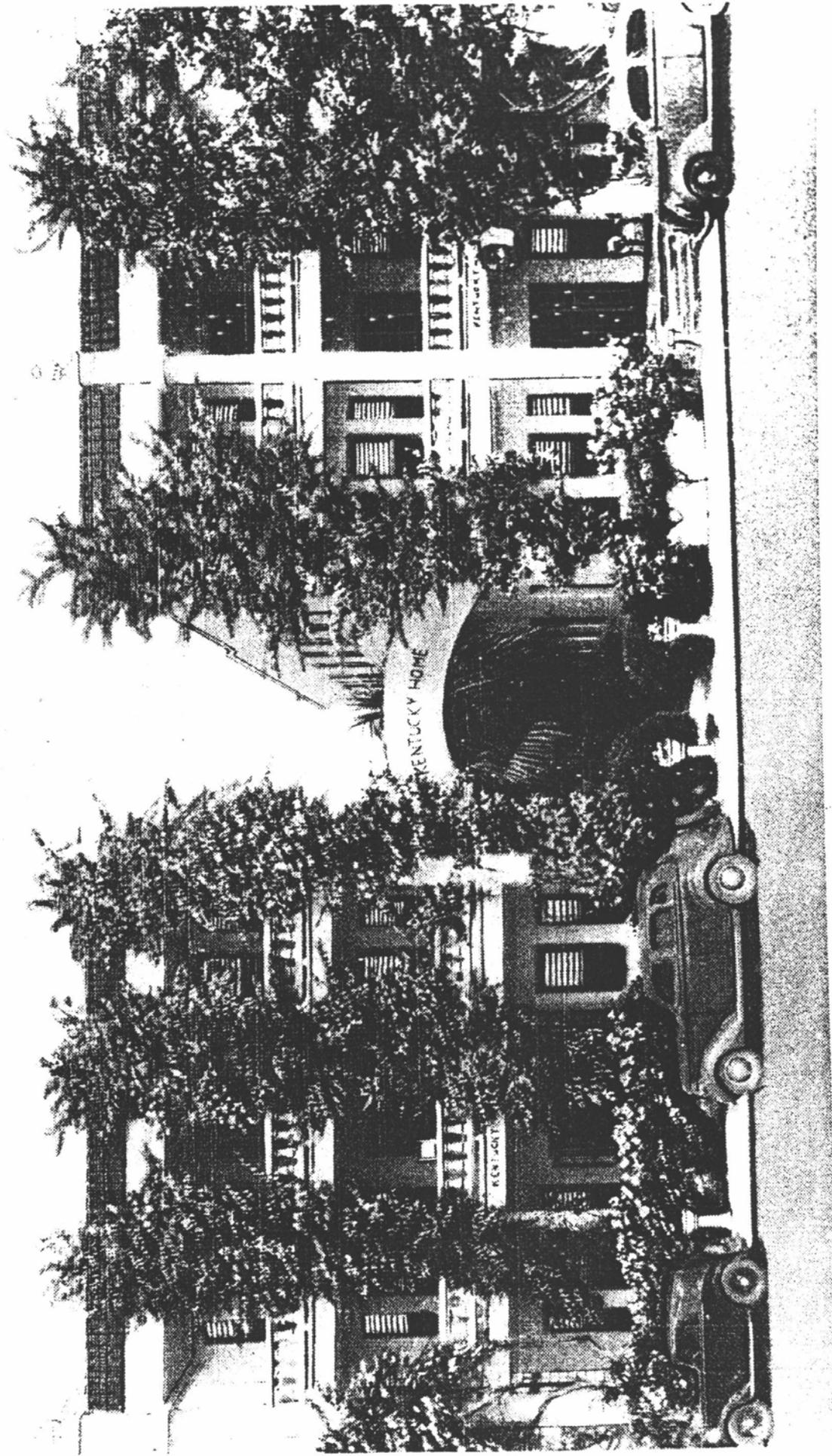
J & S Building  
Downtown Miami MRA  
221--233 N.W. 9th St.  
Miami 1/04/89 88002967

Kentucky Home  
Downtown Miami MRA  
1221 and 1227 N.E. 1st Ave.  
Miami 1/03/89 88002969

Lyric Theater  
Downtown Miami MRA  
819 N.W. 2nd Ave.  
Miami 1/04/89 88002965



The "Kentucky Home" Miami, Florida







NR LISTED 1-3-89 ~~DEMOLISHED~~

Anjo per Sarah Eaton, Preservation Planner, City of Miami. 2/26/91  
\* Still on NR until delisted \* MULTILIST 8DA5123

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-HSP-3AA Rev. 6-76

FLORIDA MASTER SITE FILE  
HISTORIC SITE DATA SHEET

FDAHRM 802==

Site No. 8DA1224 1009==

Site Name 1221, 1227 N.E. 1 Ave 830==

Other Name(s) for Site \_\_\_\_\_ 930==

Other Nos. for Site 1227 1/2 N.E. 1 Ave. 906==

NR Classification Category: Building 916==

County Dade 808==

Instruction for locating (or address) 1221, 1227 N.E. 1 Ave

Miami, Florida 33132

813==

Location: C.E. Oxar Blk 24 Amend 3-107 24 1 5,6 868==  
subdivision name block no. lot no.

Owner of Site: Name: Multiple ;

Address: \_\_\_\_\_ 902==

902==

Occupant, Tenant, or Manager: Name: \_\_\_\_\_ ;

Address: \_\_\_\_\_

904==

Reporter (or local contact): Name: Rodriguez, Ivan A. (Dade County Historic Survey) ;

Address: Dade County Park & Recreation Department

50 S. W. 32 Road, Miami, FL 33129 816==

Recorder: Name & Title: Monroe, Elizabeth B. (HSS) ;

Address: FDAHRM

818==

Survey Date 7808 820== Type of Ownership Private 848==

Inventory Status \_\_\_\_\_ 914==

Previous Survey(s): (enter activity/title of survey/name/date/repository)

Survey/Dade County Historic Survey/Rodriguez

7808 /Dade County Park & Recreation 839==

Recording Station \_\_\_\_\_ 804==

Specimens (Inventory Numbers) \_\_\_\_\_ 870==

Date of Visit to Site \_\_\_\_\_ 828== Recording Date \_\_\_\_\_ 832==

Photographic Record Numbers 780811RS FRAME (19)

860==

11

Location of Site (Specific): \_\_\_\_\_ 809==  
 Map Reference (incl. scale & date) \_\_\_\_\_

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

**LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY**

Point	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

**LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES**

	°	'	"	°	'	"
--	---	---	---	---	---	---

800==

UTM Coordinates: 17 580700 2852070 890==  
 Zone Easting Northing

Description of Site: \_\_\_\_\_  
 Site Size (approx. acreage of property) \_\_\_\_\_ 833==

<p><b>Condition of Site:</b></p> <p>Check one</p> <p><input type="checkbox"/> Excellent 863==</p> <p><input checked="" type="checkbox"/> Good 863==</p> <p><input type="checkbox"/> Fair 863==</p> <p><input type="checkbox"/> Deteriorated 863</p> <p><input type="checkbox"/> Ruins 863</p> <p><input type="checkbox"/> Unexposed 863</p> <p><input type="checkbox"/> Redeposited 863</p>	<p><b>Integrity of Site:</b></p> <p>Check one or more</p> <p><input type="checkbox"/> Altered 858==</p> <p><input checked="" type="checkbox"/> Unaltered 858==</p> <p><input type="checkbox"/> Destroyed 858==</p> <p><input type="checkbox"/> Restored ( ) Date: ( ) 858==</p> <p><input type="checkbox"/> Moved ( ) Date: ( ) 858==</p> <p><input type="checkbox"/> Original Site 858==</p>
---	---

Condition of Site (Remarks): ( ) \_\_\_\_\_ ( ) 863==

**Threats to Site:**

Check one or more

<input type="checkbox"/> Zoning ( ) _____ ( ) 878==	<input type="checkbox"/> Transportation ( ) _____ ( ) 878==
<input checked="" type="checkbox"/> Development ( ) _____ ( ) 878==	<input type="checkbox"/> Fill ( ) _____ ( ) 878==
<input type="checkbox"/> Deterioration ( ) _____ ( ) 878==	<input type="checkbox"/> Dredge ( ) _____ ( ) 878==
<input type="checkbox"/> Borrowing ( ) _____ ( ) 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Threats to Site (Remarks): \_\_\_\_\_

879==

12

HISTORIC SITE DATA SUPPLEMENT

No. \_\_\_\_\_  
 Site Name 1227 N.E. 1 Ct.

**Present Use (check one or more as appropriate)**

<input type="checkbox"/> Agricultural 850==	<input type="checkbox"/> Government 850==	<input type="checkbox"/> Park 850==	<input type="checkbox"/> Transportation 850==
<input type="checkbox"/> Commercial 850==	<input type="checkbox"/> Industrial 850==	<input type="checkbox"/> Private Residence 850==	Other (Specify):
<input type="checkbox"/> Educational 850==	<input type="checkbox"/> Military 850==	<input type="checkbox"/> Religious 850==	<input checked="" type="checkbox"/> <u>Apts</u> 850==
<input type="checkbox"/> Entertainment 850==	<input type="checkbox"/> Museum 850==	<input type="checkbox"/> Scientific 850==	<input type="checkbox"/> _____ 850==

**Original Use (check one or more as appropriate)**

<input type="checkbox"/> Agricultural 838==	<input type="checkbox"/> Government 838==	<input type="checkbox"/> Park 838==	<input type="checkbox"/> Transportation 838==
<input type="checkbox"/> Commercial 838==	<input type="checkbox"/> Industrial 838==	<input type="checkbox"/> Private Residence 838==	Other (Specify):
<input type="checkbox"/> Educational 838==	<input type="checkbox"/> Military 838==	<input type="checkbox"/> Religious 838==	<input checked="" type="checkbox"/> <u>Rooming</u> 838==
<input type="checkbox"/> Entertainment 838==	<input type="checkbox"/> Museum 838==	<input type="checkbox"/> Scientific 838==	<input type="checkbox"/> <u>house</u> 838==

Cultural Classification: \_\_\_\_\_ Specific Dates: Beginning 1924 844==  
 Culture/Phase American 840==  
 Developmental Stage 20th Century 842==

**Period (check one or more as appropriate)**

<input type="checkbox"/> Pre-Columbian 845==	<input type="checkbox"/> 16th Century 845==	<input type="checkbox"/> 18th Century 845==	<input checked="" type="checkbox"/> 20th Century 845
<input type="checkbox"/> 15th Century 845==	<input type="checkbox"/> 17th Century 845==	<input type="checkbox"/> 19th Century 845==	

**Areas of Significance (check one or more as appropriate)**

<input type="checkbox"/> Aboriginal 910==	<input type="checkbox"/> Community Planning 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Sculpture 910==
<input type="checkbox"/> Archaeology Prehistoric 910==	<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Law 910==	<input type="checkbox"/> Social/Humanitarian 910==
<input type="checkbox"/> Archaeology Historic 910==	<input type="checkbox"/> Economics 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Music 910==	Other (Specify):
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Exploration & Settlement 910==	<input type="checkbox"/> Philosophy 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Commerce 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Politics/Govt. 910==	<input type="checkbox"/> _____ 910==
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Religion 910==	<input type="checkbox"/> _____ 910==
		<input type="checkbox"/> Science 910==	<input type="checkbox"/> _____ 910==

Remarks & Recommendations:

835==

*author*

13

Statement of Significance (use continuation sheet if necessary)

This masonry construction apartment building represents a fine example of masonry vernacular architecture in Dade County in the 1920's. It is architecturally noteworthy for its adaptability to the area's climate with its 3-tiered porch across the facade and cohesiveness within the neighborhood and straightforward functional character and symmetry.

ANNEX

It was built in 1924. The original owner was Kentucky Home.

Main Structure

It was built between 1914 and 1918.

Major Bibliographic References:

Unpublished sources

Miami. Building and Zoning Department. Plumbing Permits, 1919 to present.

Published sources

Sanborn Map Company. Insurance Maps of Miami, Dade County, Florida.  
New York, 1914, August.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT \_\_\_\_\_ 872==

BUILDER \_\_\_\_\_ 874==

STYLE AND/OR MODE \_\_\_\_\_ Masonry Vernacular \_\_\_\_\_ 964==

PLAN TYPE \_\_\_\_\_ rectangular \_\_\_\_\_ 966==

EXTERIOR FABRIC(S) \_\_\_\_\_ concrete, plain \_\_\_\_\_ 854==

STRUCTURAL SYSTEM(S) \_\_\_\_\_ masonry \_\_\_\_\_ 856==

FEATURE OF STRUCTURE (942):

FOUNDATION: \_\_\_\_\_ 942==

ROOF TYPE: \_\_\_\_\_ flat \_\_\_\_\_ 942==

SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ parapet \_\_\_\_\_ 942==

CHIMNEY LOCATION: \_\_\_\_\_ 942==

WINDOW TYPE: \_\_\_\_\_ D.H.S., 1/1 \_\_\_\_\_ 942==

MATERIALS (882):

CHIMNEY: \_\_\_\_\_ 882==

ROOF SURFACING: \_\_\_\_\_ 882==

INTERIOR WALLS: \_\_\_\_\_ 882==

ORNAMENT INTERIOR: \_\_\_\_\_ 882==

ORNAMENT EXTERIOR: \_\_\_\_\_ concrete \_\_\_\_\_ 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS \_\_\_\_\_ 3 \_\_\_\_\_ 950==

NO. OF CHIMNEYS \_\_\_\_\_ 952==

OTHER (SPECIFY) \_\_\_\_\_ 954==

\_\_\_\_\_ 956==

15

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:

MAIN ENTRANCE: west; facade center; wood and glass; jalousie door with vertical sidelights, five lights each; plain wood surrounds; slight recess into masonry wall; up four steps.

WINDOW PLACEMENT: seven bays

WINDOW SURROUNDS AND DECORATION: plain wood surrounds, slight recess into masonry wall; windows in two groups; facade offset right and left, each having a bay formed by three windows.

PORCHES, VERANDAS, GALLERIES AND BALCONIES: three open porches; concrete; 1st story, 2nd story and third story; three bays; four monumental round columns; molded masonry balustrades with cap rail; poured concrete deck.

EXTERIOR ORNAMENT AND COLOR: White with green trim; columns engaged to parapet wall of sloping Spanish tile with vertical pilasters corresponding to columns below with masonry sill.

INTERIOR COMMENTS:

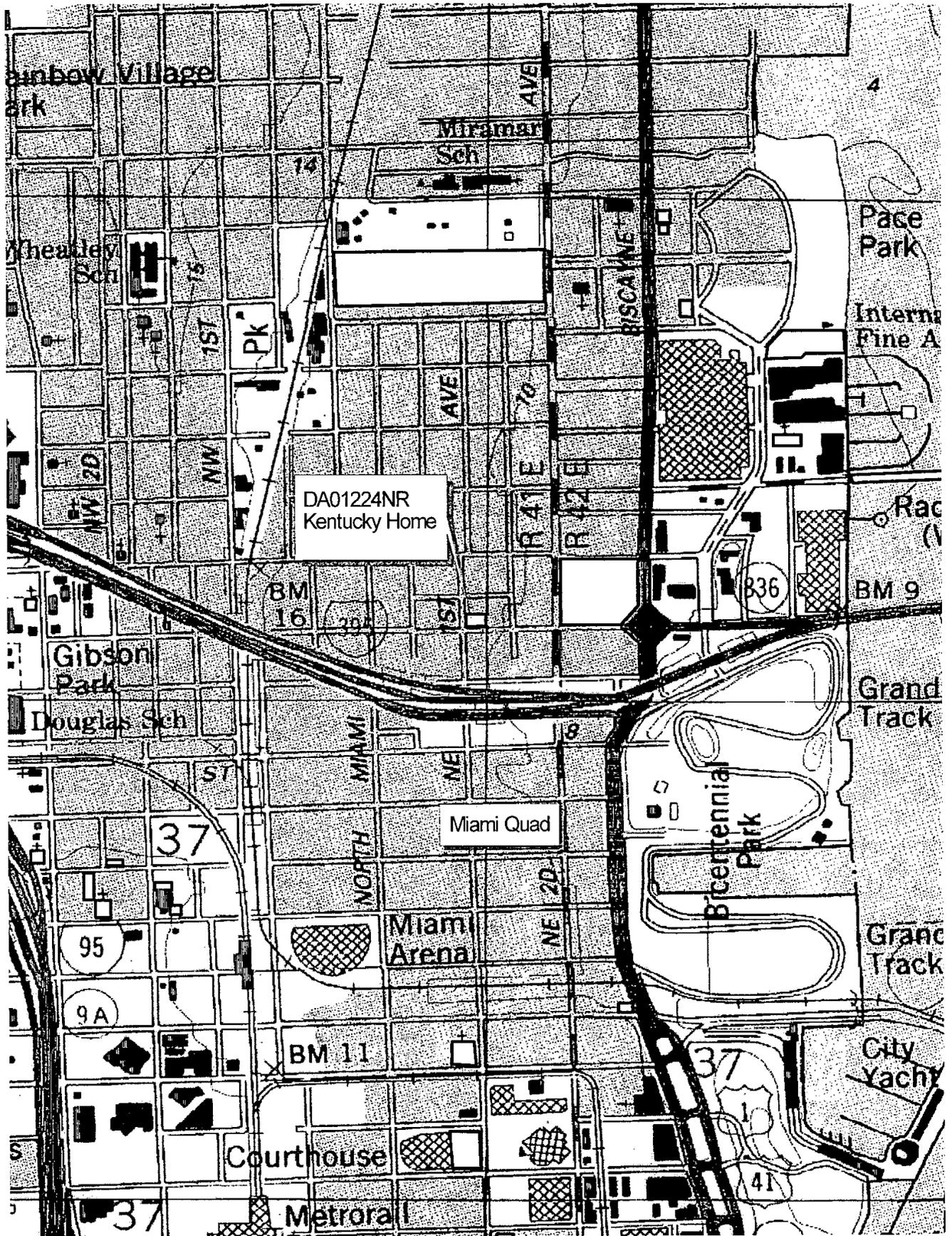
OTHER (SPECIFY): 1st, 2nd and 3rd floors identical; two buildings are also symmetrical, connected between sides by interior courtyard with masonry arch at facade (with name: Kentucky Home).

MAJOR ALTERATIONS (FREE TEXT) (857==): Fire escape.

OUTBUILDINGS (FEATURES OF SITE) (876==): two identical buildings; small building north of site.

SURROUNDINGS (CLASSIFICATION) commercial

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): 2nd and 3rd buildings north of N.E. corner of N.E. 12 St. and N.E. 1 Ave.



Rainbow Village  
Park

Miramar  
Sch

Theadley  
Sch

Pace  
Park

Intern  
Fine A

DA01224NR  
Kentucky Home

Rac  
(N

Gibson  
Park

BM 9

Douglas Sch

Grand  
Track

Miami Quad

Centennial  
Park

Grand  
Track

Miami  
Arena

City  
Yacht

Courthouse

Metrorail

41