

United States Department of the Interior
National Park Service
**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

Adapted for the
PROPOSAL
of Properties in Florida for
Nomination to the National Register
of Historic Places

Grayed Areas for Use by Staff

1. Name of Property

historic name Lummus Park Historic District

other names _____

FMSF Number DA5125

2. Location

street & number Lummus Park and the area immediately to the North not for publication

city or town Miami vicinity

state FLORIDA code FL county Miami-Dade code 025 zip code 33130

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property.

At this time I _____ support _____ oppose _____ reserve opinion on this proposal.

Signature of property owner or representative

Date

4. Legal Description of Property (according to county property appraiser's office)

The northerly 50 feet of Lot 18, Lot 19, less the westerly 125 feet of southerly 100 feet and Lot 20 of Block 72. Lots 11 through 16 inclusive of Block 89; Lots 1 through 14 and Lots 19-25 inclusive of Block 90; all of the plat of MIAMI NORTH (PB B-41); Block 90; also Tract "A" of plat of LUMMUS PARK OF MIAMI (PB 81-23); also entire plat of SCOTTISH RITE CATHEDRAL ASSOCIATION (PB 8-69).

Attach continuation sheet if necessary

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	
18	4	buildings
1	0	sites
0	0	structures
0	0	objects
19	4	total

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

Number of contributing resources previously listed in the National Register

Multiple Reasources of Downtown Miami

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

LANDSCAPE/park

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

SOCIAL/meeting hall

RELIGION/religious facility

Current Functions
(Enter categories from instructions)

LANDSCAPE/park

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

SOCIAL/meeting hall

RELIGION/religious facility

7. Description

Architectural Classification
(Enter categories from instructions)

Frame and Masonry Vernacular

Mediterranean Revival

Art Deco

Materials
(Enter categories from instructions)

foundation concrete

walls stucco

wood/weatherboard

roof wood/shingle

other oolitic limestone

Narrative Description

(Describe the historic and current condition of the property on one or more continuations sheets.)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 Lummus Park Historic District
Miami-Dade County, Florida
Description

NARRATIVE DESCRIPTION

Summary

The Lummus Park Historic District is a primarily residential area located in the City of Miami, Miami-Dade County, Florida. Just west of downtown Miami, this historic district is located in a two-block area immediately east of the Miami River. The Lummus Park Historic District is a distinguishable entity that represents the rare historic and architectural resources of Miami during the pre-Land Boom era. Many of the buildings date from the first two decades of the twentieth century. The buildings in the district exhibit the Frame Vernacular, Masonry Vernacular, and Mediterranean Revival architectural styles. The building plans and rooflines vary, and the materials range from weatherboard siding to stucco. Of the 23 historic resources located in the historic district, 19 are contributing and four are non-contributing. The 1909 Lummus Park, one of the contributing resources, is also included in the district boundaries. Many historic streetscape and landscaping features remain intact within the district, including oolitic limestone and concrete walls surrounding houses and mature trees in front and back yards (Photograph 1).

Setting

The Lummus Park Historic District is a neighborhood located slightly west of downtown Miami. Immediately to the west of the historic district is the Miami River. Beyond Lummus Park to the south are several large, modern apartment buildings. Modern high-rise apartment buildings are also present north of the historic district on the north side of NW 4th Street. To the east of the historic district, beyond NW 3rd Avenue, is Interstate 95 (I-95).

The Miami River Park Apartments, an affordable housing development, is located on the north and south sides of NW 4th Street. Pursuant to the provisions of Section 106 of the *National Historic Preservation Act of 1966*, the Miami River Park Apartments plans were revised during the year 2000 to minimize adverse effects on the Lummus Park Historic District, as it was a National Register of Historic Places-eligible resource. On the north side of NW 4th Street, the revised Miami River Park Apartments development consists of a 14-story building, known as the North Apartment Building, and a five-story parking garage. The parking garage has been set back from the street and screened by the addition of five townhouse units attached to the front façade of the garage. The north side of NW 4th Street and the modern building and parking garage are not included in the Lummus Park Historic District. The south side of the project includes the South/Garden Apartment Building plus three rehabilitated historic houses (Photograph 2). These houses, at 450, 444, and 436 NW 4th Street, are included in the historic district.

The Miami River Park Apartments project required the demolition of three historic resources on the north side of NW 4th Street, and the relocation and rehabilitation of one contributing resource from the north side of NW

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 Lummus Park Historic District
Miami-Dade County, Florida
Description

4th Street, the G. P. Michner House, now at 436 NW 4th Street, to the south side of the street in order to construct the modern North Apartment Building and a five-story parking garage. On the south side of NW 4th Street, one contributing historic resource (the building previously at 436 NW 4th Street) was demolished for the project, and one contributing historic resource (the Lula H. Hattersley House, now at 401 NW 3rd Street) was relocated to a lot in the historic district boundaries and rehabilitated. Two contributing historic resources (the T.P. Way House, 450 NW 4th Street, and the E.S. Lyne House, 444 NW 4th Street) have been rehabilitated on their present sites.

Lummus Park itself is in fair condition and few people use the park, even though three historic groups have club facilities there. The City of Miami Planning and Zoning Department has designed a new plan for Lummus Park and NW North River Drive that would enhance the existing amenities and generate positive change in the area. There is a proposal to redesign Lummus Park as a Historical Park for Miami, with institutional support from local historical societies. The park is envisioned to accommodate public festivals and historical theme attractions with volunteer and craft programs to attract the elderly.

The vacant and under-utilized public waterfront area adjacent to Lummus Park is proposed for redevelopment for marine service and a local vegetable and seafood market serving area residents. A waterfront café district is also proposed to restore activity to the area and expand job opportunities.

Description

The Lummus Park Historic District contains historic buildings situated in a two-block area and historic Lummus Park. The park, included within the district boundaries, was the catalyst for the development of the surrounding area into a residential neighborhood. Many of the residential buildings date from the first two decades of the twentieth century; however, there are a few masonry apartment buildings that date from later decades. The Lummus Park Historic District is anchored on the south by Lummus Park, on the southwest corner by the impressive Scottish Rite Temple, and on the northwest corner by the Trinity C.M.E. Church.

The Lummus Park Historic District is made up of single-family and multi-unit residential buildings. In addition, there are a few examples of rear outbuildings. The buildings within the district are executed in a variety of architectural styles and contain an array of plan configurations. The construction materials are varied, as are the rooflines and siting of the buildings within the property lines (Photograph 3). The streetscapes comprising the historic district retain a great deal of the visual character that provides the area with a special sense of place and time. There are oolithic and concrete walls surrounding many of the properties, which are shaded by mature palm and oak trees. The existing landscaping, coupled with the distinctive street elevations of many buildings, recalls the built environment of the neighborhood during the city's pre-Boom era prior to 1926. Due to the rapid growth during the Boom era and the post-World War II era, several other examples of neighborhoods with similar character have been lost.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3 Lummus Park Historic District
Miami-Dade County, Florida
Description

Frame Vernacular

Vernacular structures demonstrate a tradition of building passed through generations of master craftsman and apprentice relationships. This style of building uses indigenous materials to produce architecture appropriate for the local climate. Architectural elements of Florida Frame Vernacular buildings include wide porches and broad overhangs to provide shade, and dormers and open foundations to promote ventilation. In this district, most of the Frame Vernacular structures are two stories high and exhibit Craftsman influences. Of the contributing resources, seven are of the Frame Vernacular style.

A good example of the Frame Vernacular style in the Lummus Park Historic District is the E. S. Lyne House, 444 NW 4th Street. This house, built circa 1918, is a two-story structure that rests on a pier foundation. In the Craftsman tradition, the building has a cross-gabled roof with exposed rafter tails under its eaves. The front porch, which runs across the entire front of the building, has a gabled roof held up by wood posts that rest on concrete bases. The T. P. Way House, at 450 N.W. 4th Street and next door to the E. S. Lyne House, is another example of Frame Vernacular architecture. Built circa 1914, this residence is two stories high and rests on a brick pier foundation. The hipped roof has exposed jigsaw-cut rafter tails. Other Frame Vernacular buildings in this district include the Lula H. Hattersley House at 401 NW 3rd Street, the Albury House at 413 NW 3rd Street, 411 NW 3rd Street, the Oaks Hotel and Apartments at 421 NW 3rd Street, and the Frank J. Pepper House at 328 NW 4th Avenue.

Masonry Vernacular

Masonry Vernacular buildings, like other examples of vernacular architecture, are based on a traditional approach to building that considers availability of materials, economic construction methods, and climatic factors. In this district, these simple structures are generally no more than two stories high. Often made of inexpensive concrete block, this vernacular style also shows a Craftsman influence.

Seven of the contributing resources in the Lummus Park Historic District are Masonry Vernacular. The G. P. Michner House, 436 NW 4th Street, is a good example of this style. The gabled roof of the house is repeated over the front porch, which features square columns. An interesting element of this house is its small tower with a pyramidal roof, located on the southeast corner of the building. The Temple Court Apartments, at 431-439 NW 3rd Street, is another example of the Masonry Vernacular style. This three-story masonry building (west wing) has a stucco finish. Its roof is flat and surrounded by a parapet wall, except at the corner towers, where it is hipped. Other Masonry Vernacular buildings in this district include the Frank Gallat House at 453 NW 3rd Street, the W. F. Koegler House at 371 NW 3rd Street, 416 NW 5th Avenue, and the Trinity C.M.E. Church at 511 NW 4th Street.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 Lummus Park Historic District
Miami-Dade County, Florida
Description

Mediterranean Revival

The Mediterranean Revival style was extremely popular in Florida during the 1920s Land Boom. It is often associated with the estates of the wealthy, but elements of those estates were often copied and repeated in more modest buildings. This style combines aspects found in various Mediterranean architectures and includes many decorative elements.

Three apartment buildings in this district represent the Mediterranean Revival style. The Wonderview Apartments building, 345 NW 3rd Street, is a three-story high masonry building with a stucco finish. The Mission tiles covering the roof, the paired arches on the porch, and the corner quoins reflect the architectural styles of the Mediterranean. The Orlando Apartments, 458 NW 4th Street, is another three-story high masonry building clad in stucco. The prominent Mediterranean Revival feature of this structure is the Spanish-tiled canopy over the two outer bays on the third floor. The Burr Apartments, 352 NW 4th Avenue, are housed in a two-story high masonry building with a textured stucco finish. The sloping parapet on the roof was originally covered in Spanish tiles.

Art Deco

Art Deco buildings represent a break from traditional styles. This style is characterized by stylized geometric details and vertical extensions above the roofline. The ornate Art Deco was a popular style for public buildings during the 1920s and 1930s. This was especially true in Miami, where upper-class vacationers brought their money to spend in extravagant hotels near the beach. The Scottish Rite Temple, 471 NW 3rd Street, is an excellent example of Art Deco architecture. This three-story high building, designed by Kiehnel and Elliot, features two-story high Doric columns, stylized sculptures, and a ziggurat-shaped roof. This building is an important landmark in the City of Miami.

Beginning at Lummus Park and proceeding in a clockwise direction through NW 3rd Street, NW 4th Street, and NW 4th Avenue, the properties contributing to the character of the district are described as follows:

Lummus Park

Lummus Park is comprised of a tract of land acquired by the City of Miami in 1909 for recreational purposes. The park encompasses an area of 5.9 acres and contains three major structures. One structure has been constructed since 1954 and serves to enhance the recreational needs of the park. The park is mostly rectangular in shape and lies between the I-95 expressway and NW North River Drive. The park contains varied vegetation with no apparent general landscaping effort, although historically, the park may have had a formal treatment. Lummus Park is named after J. E. Lummus, who introduced the resolution to purchase the land in 1909.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5 Lummus Park Historic District
Miami-Dade County, Florida
Description

Fort Dallas (William English Plantation, Lummus Park)

Fort Dallas is a one-story rectangular structure constructed of native oolitic limestone. The masonry building (Photograph 4) is capped by a gable roof that is covered with composition shingles and features exposed "jig-cut" rafters under the roof eaves. The main entrance to the building is located on the north elevation and contains a wood panel door recessed behind iron grilles. The gable ends of the building are decorated with wooden shingles and contain small louvered vents. Also located at each gable end are interior brick chimneys with the brick exposed below the shingles. Fort Dallas was reconstructed in Lummus Park in 1925 after having been removed from its original site. In rebuilding the structure, the plan of the trading post was copied and the old window and doorframes reused. The original building dated from 1848 and sat on land belonging to William English, one of Dade County's early pioneers. By 1855, the structure was in use as a fort.

Wonderview Apartments, 345 NW 3rd Street

The Wonderview Apartments (presently known as the Lorusso Apartments) are constructed of masonry and rise to a height of three stories. This apartment building constitutes a fine example of the Mediterranean Revival style of architecture with construction beginning in 1925 (Photograph 5). The three-story structure is three bays wide and extends almost the entire length of the lot. An arcade with an entrance at the center bay characterizes the principal elevation of the building. The two side bays feature paired arches. There are recessed balconies on the second and third stories at the center bay. The exterior walls of the building are clad in textured stucco. The original fenestration consisted of double-hung, three-over-one sash windows set within wooden frames. The windows have been replaced with metal awning windows. A parapet roof, covered in Mission tiles, creates an articulated roofline for the building. There are scuppers along the parapet. The exterior is embellished with corner quoins on the second and third floor corners.

This masonry apartment building represents a fine example of Mediterranean Revival architecture in Miami-Dade County in the 1920s and 1930s. It is architecturally noteworthy for its stylistic features, details, ground-floor arcade and cohesiveness within the neighborhood.

Koegler, W. F., House, 371 NW 3rd Street

This house is a two-story, masonry structure with a projecting lower story (Photograph 6). The house features a rectangular plan and was erected prior to 1922. The principal elevation is four bays wide and features architectural elements derived from Masonry Vernacular styling. One of the most distinguishing features of the building's façade is the crenellated parapet, which wraps around the perimeter of the house at both the first and second stories. All the original windows have been replaced with jalousie-type windows set into aluminum frames. The exterior of the house is clad in smooth stucco and its exterior features a projecting cornice delineated by a stylized leaf motif located just below the upper crenellated parapet. A one-story auxiliary building is located immediately north of the house.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6 Lummus Park Historic District
Miami-Dade County, Florida
Description

Hattersley, Lula H., House, 401 NW 3rd Street (moved from its original location at 428 NW 4th Street)

Built circa 1914, this house (Photograph 7) is Frame Vernacular in style. The building's design reflects the pyramidal cottage house type. It is sited on the north side of NW 3rd Street. The rectangular, one-story building has a wood frame structural system that rests on painted concrete block piers. The exterior fabric consists of weatherboard siding, and the hipped roof is covered with composition shingles. A full-façade porch is located on the south elevation and wraps around on the west elevation. The hipped roof porch has turned post supports and features a railing with turned balusters. The building has wood frame, double-hung sash windows with one-over-one light configurations. Architectural detailing is limited to simple window surrounds, cornerboards, and exposed rafter tails under the eaves that are decoratively cut. An addition has been attached to the east side of the rear elevation. Some of the jigsaw-cut rafter tails have been replaced with plain, uncut boards.

This frame residence represents a fine example of Frame Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its stylistic features, flared roof details, use of materials, adaptability to the area's climate, cohesiveness within the neighborhood and straightforward functional character. The original owner was Lula H. Hattersley. The original lot was previously owned by the Model Land Company, a subsidiary of the Florida East Coast Railway. Model Land Company, whose president was J. E. Ingraham was one of the many companies formed to promote and sell land the railroad had acquired. The house currently remains in good condition.

Albury House, 413 NW 3rd Street

This is a two-story frame building (Photograph 8) constructed prior to 1914. There is a one-story masonry addition projecting from the building on the east side. The building is capped by a gable roof that incorporates a side gable dormer. There are exposed rafter ends, and the gable ends are decorated with wooden shingles. The principal elevation of the house is three bays wide and features a recessed balcony within the gable end at the level of an upper story. There are decorative sidelights around the main entrance. All the original fenestration has been replaced with single-hung, one-over-one sash windows set within aluminum frames. The general appearance of the house recalls the Frame Vernacular style of architecture. There is one small, historic accessory building located at the rear of the property.

411 NW 3rd Street

411 NW 3rd Street appears to be a renovated garage that is currently a residence (Photograph 9). This was probably an accessory building, such as a garage, for the Albury House at 413 NW 3rd Street previously. It is a two-story building with a gable-on-hip roof covered with composition shingles on the second story. The projecting first story has a shed roof. The structure is two bays wide with single-hung, one-over-one sash windows set within aluminum frames. There are also aluminum awning windows visible on the second story of the east elevation. The building has minimal features, which include gable vents and window surrounds on the first story. This is a wood frame structure.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7 Lummus Park Historic District
Miami-Dade County, Florida
Description

Oaks Hotel and Apartments, 421 NW 3rd Street

This building was constructed prior to 1918 in the Frame Vernacular style of architecture (Photograph 10). The rectangular plan building is supported by a frame structural system that is clad in asbestos shingles, although its exterior walls were originally covered with wood siding. The building sits on concrete block piers and is capped by a gable roof covered in composition roll roofing. A recessed porch at the first story characterizes the principal elevation of the building. The width of the elevation is divided into three bays by flat wood pilasters extending from the first through third floors. The gable roof has its gable end facing the street and adds a half story to the height of the building. A simple wooden balustrade around its perimeter delineates the first floor porch. A two-story auxiliary building is located at the rear of the property.

This frame apartment building represents a fine example of Frame Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its size, adaptability to the area's climate, cohesiveness within the neighborhood and straightforward, functional character.

Temple Court Apartments, 431-439 NW 3rd Street

The Temple Court Apartments were built in two phases between 1914 and 1918. The present configuration of the building is a "U" shape plan with a four-story elevation on the east wing and a three-story elevation on the west wing (Photograph 11). The west wing is the older portion of the building and was previously known as the Gallat Court Apartments (Photograph 12). The exterior of the apartment building is executed in the Masonry Vernacular style of architecture and contains many physical features of that style. The building's structure is a masonry frame filled with concrete slabs to support the floors. The exterior walls of the building are clad in textured stucco and contain jalousie-type aluminum windows as replacements for the original fenestration. A low Mission-shaped parapet wall serves to conceal a flat roof. The most distinguishing features of the building are the corner towers capped by hipped roofs. The building's wings are five bays wide, with a balcony delineated by a simple wooden balustrade at the outer two bays. The ground floor is comprised of full-façade porches marked by masonry arches, which support the balconies. At the top of the hyphen connecting the two wings the name of the building is inscribed on the parapet: "Temple Court."

This masonry apartment building represents an unusual example of Masonry Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its details, use of materials, size, massing, adaptability to the area's climate and cohesiveness within the neighborhood. The original owner was Frank Gallat. The lot was previously owned by the Model Land Company, a subsidiary of the Florida East Coast Railway. Model Land, whose president was J. E. Ingraham, was one of many companies formed to promote and sell land the railroad had acquired.

Gallat, Frank, House, 453 NW 3rd Street

Known today as the Temple Court annex, this building (Photograph 13) was the residence of Frank K. Gallat, early owner of the Temple Court Apartments (see above). The building is a two-and-one-half-story masonry

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8 Lummus Park Historic District
Miami-Dade County, Florida
Description

structure with a scored stucco exterior finish. The building's configuration presents a cruciform plan with projecting ends two bays wide. The building was constructed in 1913 and is executed in the Masonry Vernacular style of architecture. The principal elevation of the building is characterized by a projecting wrapped porch on the first floor with a roof supported by stylized colonettes capped by Corinthian capitals. The entire building is capped by a hipped roof marked with hipped dormers toward the ends of the roof at the attic level. The roof is covered with composition shingles. Some of the original fenestration remains and consists of double-hung, one-over-one sash windows set within wooden frames.

Scottish Rite Temple, 471 NW 3rd Street

The three-story Scottish Rite Temple (Photograph 14) is the most imposing structure within the district in both scale and styling. Construction of the building began in 1922 based on the design by the prominent architectural firm of Kiehnel and Elliott. Richard Kiehnel and J.B. Elliot often tried to give buildings an aged look and were proponents of Mediterranean Revival style. Buildings they designed include the Seybold Building, Miami High School, Coral Gables Congregational Church, and El Jardin. The principal elevation is characterized by an entrance portico with four stylized, Doric columns dividing the main façade into three bays. The columns extend to a height of two stories and are capped by a triangular pediment. The inscription on the entablature reads: "Scottish Rite." The portico is ornamented with four large, two-headed eagles placed above each column axis. A gable-end roof is visible behind the eagle sculptures. The building's configuration presents a "T" shape plan with projecting lower wing to the northeast. The principal elevation of the wing is characterized by a colonnade delineated by similar stylized Doric columns and an articulated masonry entablature. The roof of the square block has a ziggurat with a massive single-headed eagle on each of the minor faces. A cupola caps the ziggurat. The walls of the building are clad in smooth stucco.

A set of masonry steps lead from the sidewalk level to the entrance. The steps span the width of the main façade and emphasize the Grecian overtones present in the design. Most of the fenestration has been replaced by awning-type windows set into aluminum frames. A masonry dentil course wraps around the perimeter of the building at the height of the entablature.

Among the most outstanding interior spaces are the two-story theater under the ziggurat roof and the clubroom located within the projecting wing. This building serves to anchor the southwest corner of the historic district and is in closer proximity to the Miami River than any other building within the district.

This temple represents an outstanding and unique example of Art Deco architecture in Miami-Dade County in the 1920s and 1930s. It is architecturally noteworthy for its stylistic details with Art Deco abstractions, two-headed eagles and a ziggurat roof, its size and monumental scale and its location, overlooking the river.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 9 Lummus Park Historic District
Miami-Dade County, Florida
Description

Trinity C.M.E Church, 511 NW 4th Street

The Trinity C.M.E. Church was constructed in 1922 as the Immanuel Lutheran Church by the architect John Sculthorpe (Photograph 15). The Lutheran congregation occupied the building well into the 1950s. The masonry structure is rectangular in plan and represents an example of the Masonry Vernacular style of architecture embellished with Neo-Gothic elements. The church has a corner entrance, which responds to its siting, at the northwest corner of the intersection of NW 4th Street and NW 5th Avenue. The building is four bays wide across its east elevation and six bays wide across the south elevation. The building's exterior is characterized by paired lancet windows, masonry buttresses, and a corner tower. The building was heavily damaged during the hurricane of 1926, but was quickly repaired and its structure was strengthened. The church building is capped by a gable roof covered with composite shingles. Its exterior walls are clad in stucco and are pierced by the lancet windows decorated with iconography in stained glass. Although some of the original fenestration has been altered and covered with masonry block, the original design of the building is readily perceived. A small one-story, historic Masonry Vernacular building (416 NW 5th Avenue) and garage are located on the site immediately north of the church.

416 NW 5th Avenue

This one-story Masonry Vernacular structure may be an accessory building to the Trinity C.M.E. Church at 511 NW 4th Street, although it has a different address. This building is rectangular in plan. Its main entrance is on the east façade, and is covered by a metal awning. The building has metal awning windows, usually in a configuration of four lights. The flat roof has a parapet, which is recessed slightly and is higher above the entrance and at the corners of the building. The decorative features include concrete sills and scuppers.

Orlando Apartments, 458 NW 4th Street

The Orlando is a three-story masonry apartment building supported by a reinforced concrete structural system (Photograph 16). The building was constructed circa 1921 and is rectangular in its plan configuration. The exterior walls of the building are clad in textured stucco and are capped by a masonry parapet that conceals a flat roof behind. The principal elevation of the building is three bays wide and contains paired windows at the end bays. The tops of the outer bays are characterized by projecting canopies capped by a Spanish tile roof. The building was renovated in the 1980s, during which time the original windows were removed and replaced with metal sash windows set within smaller frames.

This masonry apartment building represents a fine example of Mediterranean Revival architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its stylistic features, balcony details, use of materials, size and cohesiveness within the neighborhood.

Way, T.P., House, 450 NW 4th Street

Built circa 1914, this house (Photograph 17) is Frame Vernacular in style. The rectangular two-story building has a wood frame structural system that rests on brick piers. Wood lattice is located between some of the piers.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 10 Lummus Park Historic District
Miami-Dade County, Florida
Description

The exterior fabric consists of weatherboard siding, and the hipped roof is covered with composition shingles. A one-story, full-façade porch is located on the north and east elevations. The hipped roof porch has turned post supports and features a railing with turned balusters. An exterior concrete block chimney covered with stucco is evident on the south wall. The building features wood frame, double-hung sash windows with a one-over one light configuration. Architectural details are limited to exposed jigsaw-cut rafter tails under the roof eaves, simple window surrounds, and cornerboards.

This frame construction residence represents a typical example of Frame Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its large porch, adaptability to the area's climate and cohesiveness within the neighborhood. This building was recently rehabilitated as part of the Miami River Apartments Project.

Lyne, E.S., House, 444 NW 4th Street

Built circa 1918, this bungalow type residence (Photograph 18) is Frame Vernacular in style. It is sited on the south side of NW 4th Street. The rectangular, two-story building has a wood frame structural system that rests on piers. Wood is located between some of the piers. The primary exterior fabric consists of weatherboard siding. The cross-gabled roof is covered with diamond-shaped composition shingles. A one-story, full-façade porch is located on the north elevation. The open porch has paired, wood post supports that sit on concrete bases. An oolitic limestone parapet wall extends along the porch's base. A massive, exterior chimney covered with oolitic limestone is evident on the west wall. The building features wood frame, double-hung sash windows with one-over-one light configurations, and the east and west elevations have bay windows with leaded glass. Architectural detailing includes exposed rafter tails under the roof eaves, cornerboards, a diamond-shaped vent in the gable end, and oolitic limestone elements.

This frame residence represents a fine example of bungalow architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its stylistic features, porch details, use of materials, adaptability to the area's climate, and cohesiveness within the neighborhood. This building was recently rehabilitated as part of the Miami River Apartments Project.

Michner, G.P., House, 436 NW 4th Street (moved from its original location at 443 NW 4th Street)

This house (Photograph 19) was constructed circa 1914 and was the first building on the block. Its exterior represents an unusual example of Masonry Vernacular architectural styling. The irregular plan building is a one-story masonry bungalow with a gable roof covered with composition roll roofing. The principal elevation is three bays wide and is characterized by a side porch and a corner turret capped by a pyramidal roof. The gable end of the roof faces the street and is sheathed with decorative wooden shingles. The windows were recently replaced with one-over-one single hung sashes. All the original window openings remain and are embellished by a projecting masonry sill. Although there have been modifications to the building's original architectural fabric, the original design intent is readily perceived and has been restored.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 11 Lummus Park Historic District
Miami-Dade County, Florida
Description

This masonry residence represents an unusual example of Masonry Vernacular architecture in Miami-Dade County between 1910 and 1920. It is architecturally noteworthy for its bungalow features, roof tower details, use of materials, cohesiveness within the neighborhood, and straightforward functional character. This house was moved from its original location in order to avoid demolition. It was recently rehabilitated as part of the Miami River Apartments Project.

Burr Apartments, 342 NW 4th Avenue

This eight-unit apartment building was constructed circa 1924 and is a good example of the Mediterranean Revival architectural style (Photograph 20). The building is situated at the southwest corner of the intersection of NW 4th Avenue and NW 4th Street. The main entrance to the building is located within the east elevation, running parallel to NW 4th Avenue. The rectangular-plan building features masonry construction and exterior walls that are sheathed in textured stucco. The principal elevation is five bays wide and two stories tall. The second and fourth bays feature paired windows and wider openings. The roofline of the building is embellished with a sloping parapet that wraps around the building to conceal a flat roof behind. The sloping parapet is interrupted by a flat masonry parapet found at the corners and just above the center bay of the principal elevation. Originally, this parapet was covered with tiles, but today is covered with composition shingles. All the original fenestration has been replaced with metal single hung sashes set within aluminum frames. The side elevation along NW 4th Street is six bays wide and features a single window opening at each bay on both the first and second stories. There is little decoration on the exterior walls except for slightly projecting masonry windowsills and masonry coping atop the parapet.

Pepper, Frank J., House, 326 NW 4th Avenue

This two-story frame residence was constructed in 1922 and represents a fine example of the Frame Vernacular architectural style (Photograph 21). It is architecturally noteworthy for its details, size, adaptability to the area's climate and cohesiveness within the neighborhood. The building is rectangular in plan and features a cross-gable roof covered with composition roll roofing. The exterior walls of the house are sheathed in wood siding and feature simple vertical cornerboards. The house sits atop a running concrete block wall. The house retains a large portion of the original fenestration pattern, which consists of double-hung, nine-over-one sash windows set within wooden frames. There is a one-story open porch projecting from the principal elevation. The porch is delineated by a simple wooden balustrade and has a shed roof, which is supported by wooden posts resting atop stone piers. The principal elevation is capped by a simple wooden pediment, inset with wood siding, under the cross-gable roof configuration. This house retains a high degree of architectural integrity, as its original appearance and visual composition remain relatively unaltered. A two-story garage apartment is located behind the house.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 12 Lummus Park Historic District
Miami-Dade County, Florida
Description

Alterations

Exterior alterations to principle structures in the Lummus Park Historic District typically involve the replacement of original windows and roofing materials. Wood-frame windows were often replaced with metal-frame awning or jalousie windows. Composition shingles have been used in place of the more costly Mission tile on some buildings. One outbuilding has been converted from a garage to a residence. There are very few additions or other major exterior alterations. A number of the buildings have recently been rehabilitated.

Due to the new affordable housing high-rise development along NW 4th Street, certain houses in the area have recently been either moved or demolished. The building previously located at 436 NW 4th Street is gone. The G. P. Michner House, now at 436 NW 4th Street, was moved there from its original location across NW 4th Street. The Lula H. Hattersley House, now at 401 NW 3rd Street, was previously at 428 NW 4th Street. Other buildings in the Lummus Park Historic District have been moved for other various reasons. Fort Dallas was moved from its original site to its current location in Lummus Park. The William Wagner House, a non-contributing resource, was moved more than once to its final site in Lummus Park. The J. F. Jaudon House, formerly at 321 NW 4th Avenue, has been demolished.

Non-Contributing Structures

Within the boundaries of the Lummus Park Historic District, there are four non-contributing buildings. The non-contributing buildings include the 1972, four-story apartment building at 357 NW 3rd Street, which features a "U" shape plan and masonry construction (Photograph 22), and the 2001 Miami River Park Apartments at 418 NW 4th Street, which is a three-story apartment building featuring a "U" shape plan and masonry construction. There are also several vacant lots located within the district boundaries.

Within Lummus Park there are two non-contributing properties, including the William Wagner House. The William Wagner House is a one-and-one-half-story, rectangular frame structure with a symmetrical façade (Photograph 23). The exterior of the house is covered with board and batten siding, and the structure capped by a gable roof covered with wooden shingles. The house has plain batten doors and single-hung, six-over-six sash windows set within wooden frames. A small, one bay wide porch with a shed roof is located on the north elevation. A second wraps around the south and east elevations. The William Wagner House was constructed circa 1855 and was originally located near Wagner Creek. The building was moved 50 feet in 1909 and was likely moved again in 1925. The house was threatened with demolition in the late 1970s and was moved to Lummus Park in 1979, after the district's period of significance. A large portion of the building's original architectural fabric was deteriorated, and consequently, much of the house should be considered a reconstruction. Therefore, it is not a contributing resource. The other non-contributing structure in the park is a contemporary Recreation Hall (Photograph 24).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 13 Lummus Park Historic District
Miami-Dade County, Florida
Description

CONTRIBUTING RESOURCES

Site Name	Address	Street	Use	Style	Year Built	FMS#
Lummus Park	404	NW 3 rd Street	Park	N/A	c.1909	8DA08047
Fort Dallas	404	NW 3 rd Street	Museum	Masonry Vernacular	1848	8DA00158
Wonderview Apartments	345	NW 3 rd Street	Multiple Dwelling	Mediterranean Revival	1925	8DA01311
W.F. Koegler House	371	NW 3 rd Street	Single Dwelling	Masonry Vernacular	c.1922	8DA08041
Lula H. Hattersley House	401	NW 3 rd Street	Single Dwelling	Frame Vernacular	c.1914	8DA08042
Albury House	413	NW 3 rd Street	Single Dwelling	Frame Vernacular	c.1914	8DA08043
411 NW 3 rd Street	411	NW 3 rd Street	Single Dwelling	Frame Vernacular	c.1914	8DA08044
Oaks Hotel & Apartments	421	NW 3 rd Street	Multiple Dwelling	Frame Vernacular	c.1918	8DA01312
Temple Court Apartments	431-439	NW 3 rd Street	Multiple Dwelling	Masonry Vernacular	1914-1918	8DA01313
Frank Gallat House	453	NW 3 rd Street	Single Dwelling	Masonry Vernacular	1913	8DA01314
Scottish Rite Temple	471	NW 3 rd Street	Meeting Hall	Art Deco	1922	8DA01315
Trinity C.M.E. Church	511	NW 4 th Street	Religious Facility	Masonry Vernacular	1922	8DA01350
416 NW 5 th Avenue	416	NW 5 th Avenue	Single Dwelling	Masonry Vernacular	c.1922	8DA08046
Orlando Apartments	458	NW 4 th Street	Multiple Dwelling	Mediterranean Revival	c.1921	8DA01349
T.P. Way House	450	NW 4 th Street	Single Dwelling	Frame Vernacular	c.1914	8DA01348
E.S. Lyne House	444	NW 4 th Street	Single Dwelling	Frame Vernacular	c.1918	8DA01346
G.P. Michner House	436	NW 4 th Street	Single Dwelling	Masonry Vernacular	c.1914	8DA01345
Burr Apartments	342	NW 4 th Avenue	Multiple Dwelling	Mediterranean Revival	c.1924	8DA08045

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 14 Lummus Park Historic District
Miami-Dade County, Florida
Description

Site Name	Address	Street	Use	Style	Year Built	FMSE#
Frank J. Pepper House	326	NW 4 th Avenue	Single Dwelling	Frame Vernacular	1922	8DA01334

NON-CONTRIBUTING RESOURCES

Site Name	Address	Street	Use	Style	Year Built	FMSE#
357 NW 3 rd Street	357	NW 3 rd Street	Multiple Dwelling	Contemporary	1972	N/A
418 NW 4 th Street	418	NW 4 th Street	Multiple Dwelling	Contemporary	2001	N/A
William Wagner House	404	NW 3 rd Street	Museum	Frame Vernacular	1855	8DA00395
Recreation Hall	404	NW 3 rd Street	Meeting Hall	Masonry Vernacular	c.1980	N/A

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 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 of 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

Areas of Significance

(Enter categories from instructions)

- | | |
|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Maritime History |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Military |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Politics/Government |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social History |
| <input checked="" type="checkbox"/> Early Settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Health/Medicine | Other: _____ |

Period of Significance

1909-1926

Significant Dates

1909

1922

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Kiehnel and Elliott

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.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 Lummus Park Historic District
Miami-Dade County, Florida
Statement of Significance

STATEMENT OF SIGNIFICANCE

Summary

The Lummus Park Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of Early History/Settlement and Criterion C in the area of Architecture. This historic district is to be included as part of the Multiple Resources of Downtown Miami, Florida, cover nomination, which was approved in 1988. The Lummus Park Historic District is significant for its historical associations with the early history of Miami. This area represents development in Miami before the phenomenal growth of the Land Boom years. The extant buildings and structures, such as the residential homes and apartments and the Scottish Rite Temple, are illustrative of the growth patterns in Miami, where areas closest to the water and downtown developed early in the history of the city. Architecturally, this district contains a collection of Mediterranean Revival, Masonry Vernacular, Frame Vernacular, and Art Deco style buildings built primarily during the first two decades of the twentieth century. Based on its concentration of historic buildings, the Lummus Park Historic District reflects the architectural trends of the early twentieth century. Despite the loss of several historic buildings, the historic district continues to maintain integrity in the areas of location, design, setting, materials, workmanship, feeling, and association.

Significance: Criteria A and C

The Lummus Park area was platted in 1909, following the creation of Lummus Park in 1909. The land on which the district is located was originally owned by the Model Land Company, Henry Flagler's real estate company. The Lummus Park Historic District is significant as one of the last remaining residential neighborhood within close proximity to downtown Miami. Over the years, the historic district has been separated from the rest of downtown through the construction of I-95 to the east of the neighborhood and the construction of large high-rise structures on the surrounding properties.

Currently, the Lummus Park Historic District is separated from the Central Business District by the I-95 expressway. The neighborhood is a small but diverse enclave of houses and apartment buildings. It is one of the few surviving reminders of the charming and lively neighborhoods that once mingled with the daily life of downtown Miami. The overall condition of the neighborhood, however, has deteriorated. The Miami River is located immediately west of the district and is a potentially important, but presently ignored, amenity.

This neighborhood is also of importance because it exemplifies the architecture of the early part of the twentieth century. The remaining Frame Vernacular residences and Masonry Vernacular buildings illustrate the building styles and types that were once prevalent throughout downtown Miami, primarily in the 1910s and 1920s. The simple frame residences and early masonry apartment buildings represent the variety of residential building types that once flourished within downtown Miami, but regrettably, only the buildings comprising the historic

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 Lummus Park Historic District
Miami-Dade County, Florida
Statement of Significance

district survive as a small remnant. The inclusion of the park, its recreational buildings, the church, and the Scottish Rite Temple serve to recall the vitality of this neighborhood and serve as anchors to the district boundaries.

Two of the buildings situated within Lummus Park represent the last remaining structures associated with Miami's pioneer history. Both structures have been moved to their present site because they were threatened with demolition and there was no other alternative to their preservation. The erection of Fort Dallas at Lummus Park presents a combination reconstruction and moved structure. The 1920s effort to save the structure heralded the city's initial historic preservation movement. This was quite a civic undertaking, as the city was just more than three decades old when the preservation effort began. Fort Dallas is the earliest surviving example of native limestone construction in Miami and the only remaining structure associated with the Miami's early military history. Fort Dallas is considered a contributing resource within the district. The William Wagner House was moved to its present site in 1979 and was originally the home of one of Miami's leading pioneer citizens, the man responsible for erecting the first church in the county. Although this structure is a unique example of braced frame construction and represents the early history of the area, it is considered to be a non-contributing resource as it was moved into the district after the period of significance.

The buildings of the historic district represent the diversity of architectural styling that characterized early construction trends in Miami. In addition to the two pioneer structures, there are various other examples of Frame and Masonry Vernacular buildings that represent an attempt to erect moderately-priced housing quickly, using locally available construction materials. The residences and apartment buildings executed in this regional style were influenced by other local buildings as well as the South Florida climate. The presence of the Mediterranean Revival Style in the district represents the firm establishment of a vernacular style incorporating architectural elements derived from countries with similar climate and proximity to water. The unique architecture of the Scottish Rite Temple makes this building a highly important architectural landmark in the city. The building was designed by Kiehnel and Elliott, one of the city's most prominent architectural firms, and represents a highly important illustration of the firm's work in South Florida.

Frame Vernacular

The Frame Vernacular is exemplified by seven homes and apartment buildings that contribute to the Lummus Park Historic District, in addition to the non-contributing William Wagner House. These buildings were generally designed and constructed by local craftsmen and builders from readily available materials. The houses are usually rectangular in plan for economical construction. Most of the buildings have horizontal clapboard siding. Many of the Frame Vernacular features are a result of environmental concerns. The overhanging roof eaves provide shade for the sides of the house and dormers supply additional air circulation. Other common features are the hipped or gabled roofs; roof overhangs with exposed rafter tails, wooden shingles, and slat

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 Lummus Park Historic District
Miami-Dade County, Florida
Statement of Significance

porch balusters. In 1920, the Craftsman bungalow significantly influenced the vernacular house design. As a result, post-1920 Frame Vernacular houses feature some Craftsman elements such as knee braces and crossover gabled roofs.

Mediterranean Revival

The Mediterranean Revival style is the architectural style most intimately linked with the 1920s Florida Land Boom. This style in Florida has its origin in early twentieth century architects' desire to create a building style appropriate to the history of the Sun Belt areas of the United States. The style was intended to embody the history and romance of the state's Spanish heritage, and draw new residents and winter tourists to the picturesque resort area. Sometimes referred to under various subheadings, including Spanish Colonial Revival, the style was influenced by building traditions in Spain and other countries along the Mediterranean Sea, including Italy and Northern Africa. The style was often applied to domestic buildings in upper- or middle-class developments of the 1920s.

The three Mediterranean Revival apartment buildings in the neighborhood are characterized by an eclectic mix of details such as cast stone or concrete columns and applied decorative elements, as well as stuccoed wall surfaces, and low-pitched clay barrel tile roofs. Doors and windows are often arched and balconies are common. Frequently the plan included a courtyard framed by the wings of the residence.

Masonry Vernacular

Four single-family residences, one apartment building, and one church within the district, as well as Fort Dallas, are considered Masonry Vernacular. Similar to the Frame Vernacular houses in the district, Masonry Vernacular houses were inexpensive to construct and simple in design. In most cases, the houses constructed in this style date from the 1920s through the 1940s. They are constructed of hollow tile or concrete block, covered with stucco, and then painted. The houses are generally rectangular in plan, one to two stories in height, and exhibit little or no ornamentation. Like the Frame Vernacular residences in the district, the Masonry Vernacular houses in the neighborhood often have Craftsman style elements.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 Lummus Park Historic District
Miami-Dade County, Florida
Major Bibliographical References

MAJOR BIBLIOGRAPHICAL REFERENCES

Bureau of Historic Preservation. Lummus Park Historic District. *National Register of Historic Places Registration Form*. Located at the Bureau of Historic Preservation, Tallahassee, Florida, 1988.

Monroe, Elizabeth. *Florida Master Site File*. Located at the Florida Master Site File Office, Bureau of Historic Preservation, Tallahassee, Florida, 1978.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 Lummus Park Historic District
Miami-Dade County, Florida
Geographical Data

GEOGRAPHICAL DATA

Verbal Boundary Description

The northerly 50 feet of Lot 18, Lot 19, less the westerly 125 feet of the southerly 100 feet, and Lot 20 of Block 72. Lots 11 through 16 inclusive of Block 89; Lots 1 through 14 and Lots 19-25 inclusive of Block 90; all of the plat of MIAMI NORTH (PB B-41); also Tract "A" of the plat of LUMMUS PARK OF MIAMI (PB 81-23); also the entire plat of SCOTTISH RITE CATHEDRAL ASSOCIATION (PB 8-69).

Boundary Justification

The boundary includes Lummus Park and the area directly to the north, which includes the concentration of historic buildings that comprise the district. The parcel of land to the north of NW 4th Street has been excluded because its original houses have been demolished or moved, and a new high-rise apartment building has been constructed. The historic district boundaries are delineated on the historic district map as a thick black line.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 2

Lummus Park Historic District
Miami-Dade County, Florida
Geographical Data

