

NR Listed 1-4-89

DA 4731

MULTI LIST = 8DA5123

United States Department of the Interior National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received

date entered

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

1. Name

historic Martina Apartments

and or common Martina Apartments

2. Location

street & number 1023 South Miami Avenue

not for publication

city, town Miami

vicinity of

state Florida 33130 code FL

county Dade

code FL 025

3. Classification

Table with 5 columns: Category, Ownership, Status, Present Use, and other. Includes checkboxes for building(s), site, object, public/private ownership, occupied/unoccupied status, and various present uses like museum, park, residential, etc.

4. Owner of Property

name Carlos A. Saenz, Jr., Trustee

street & number 1871 South Miami Avenue

city, town Miami

vicinity of

state Florida 33129

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 SHEETS

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Section number 7 Page 1 Martina Apartments

The Martina Apartments consist of three blocks of apartment buildings connected by hyphens along the principal elevation (South Miami Avenue). Two of the buildings were completed by the summer of 1922 and the third completed later the same year.¹ The three buildings comprising the Martina Apartments are similar in plan and appearance except for their response to the "Rhombus" shape site which calls for a gradual decrease in the length of each building.

Each of the three buildings is of masonry construction, and they were advertised as "fireproof construction" shortly after completion.² In 1922, the Martina also advertised as having 36 apartments and 12 hotel rooms.³ The apartments were arranged to provide the most flexible combination of rooms. The "E" shaped configuration of the Martina allowed for the most advantageous natural ventilation.

The principal elevation of the Martina is characterized by a long bay, three stories in height, containing three principal projections and two slight recesses. Each projection contains seven bays and is characterized by a central entrance, a few steps above the sidewalk level, and three bays of windows on each side. The elevation of the projection on the second and third floors is identical, with seven bays parallel to South Miami Avenue. The end projections of the principal elevation are characterized by arched window openings, while the center projection contains rectangular window openings. The original fenestration consisted of double-hung sash set within wooden frames and one-over-one lights. Many of the original windows have been replaced with jalousie-type windows set into aluminum frames.

The walls of the building are covered with textured stucco and contain decorative ornamentation typical of the Mediterranean Revival style of architecture. A flat masonry band wraps around the building at the height of the window sills on each floor. A low parapet wall tops the buildings, and within it are set various masonry piers and sloped mansard-like eaves covered with

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Mission tiles. Atop the center projection of the principal elevation is a segmental arched panel containing the building's name, which is flanked by two stylized twisted engaged columns. The side elevations of the building follow the architectural detailing of the front. The rooms are laid out along a circulation corridor that extends the length of each apartment block, thereby providing entry from two streets. Over the years, small modifications have slightly altered the architectural integrity of the building; however, the original design intent is readily perceived. The most visible alteration has been the introduction of another hyphen at the northeast corner of the complex.

The original color scheme for the building consisted of four colors on the exterior and canvas awnings along the principal elevation.⁴ Presently, the entire building's exterior has been painted white. The southernmost apartment block has recently been renovated.

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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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) comm. development
<input type="checkbox"/> invention				

Specific dates 1922 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEET

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Section number 8 Page 1 Martina Apartments

STATEMENT OF SIGNIFICANCE

Specific Date: 1922

Architect: Unknown

The Martina Apartments are significant because they represent a fine example of the application of Mediterranean Revival detailing to a large scale, Masonry Vernacular style apartment building in downtown Miami. The Martina also possesses important historical associations with the early development of Southside, Miami's premier suburban neighborhood immediately south of the Miami River.

The appearance of the building complex serves to characterize a popular stylistic trend of 1920s architecture in South Florida. The Martina Apartments are also noteworthy for their adaptation to the area's climate through the incorporation of the two courtyards into the building plan and through the utilization of closely-spaced windows throughout the entire building elevations. The visual composition of the Martina Apartments provides a unique architectural record of apartment/hotel design in downtown Miami as evidenced through the building's scale, proportion, and masonry detailing.

The construction and expansion of the Martina in 1922 reflect the continuing growth and development of Southside into a booming residential suburb. Although the majority of residences in Southside were houses, several imposing apartment buildings were also constructed. The Martina Apartments are the most imposing extant block of apartments built south of the Miami River dating from the 1920s.

As the surrounding Brickell area becomes highly developed with tall commercial structures, the historical integrity of the Martina Apartments becomes increasingly emphasized. Although the surrounding built environment is being continuously modified, the Martina still projects a special sense of time and place through the conservation of its original design and relationship to the overall scale and layout of the neighborhood. The architect for the Martina Apartments has not been identified.

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NOTES

1. "New Unit for Martina Apartments," The Miamian, August 1922, p. 13.
2. See note 1 above.
3. "List of Hotels and Apartments," The Miamian, August 1922, p. 11.
4. See note 1 above; and "Martina Apartments" [photograph], 25 August 1922, copy in City of Miami Planning Department.

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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	<u>1</u> <u>7</u>	<u>5</u> <u>8</u> <u>0</u> <u>9</u> <u>2</u> <u>0</u>	<u>2</u> <u>8</u> <u>4</u> <u>9</u> <u>5</u> <u>8</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Miami, Lots 4, 5, and 6 of Block 73 of the plat of MIAMI SOUTH (PB B-41)
Boundary follows the historic/legal description

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

state	code	county	code
N/A			

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 *[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

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FLORIDA

Dade County

Martina Apartments
Downtown Miami MRA
1023 S. Miami Ave.
Miami 1/04/89 88002981

Meyer--Kiser Building
Downtown Miami MRA
139 N.E. 1st Building
Miami 1/04/89 88002991

Old US Post Office and Courthouse
Downtown Miami MRA
100--118 N.E. 1st Ave.
Miami 1/04/89 88002962

Palm Cottage
Downtown Miami MRA
60 S.E. 4th St.
Miami 1/04/89 88002957

Priscilla Apartments
Downtown Miami MRA
318--320 N.E. 19th St. and 1845 Biscayne Blvd.
Miami 1/04/89 88002986

S & S Sandwich Shop
Downtown Miami MRA
1757 N.E. 2nd St.
Miami 1/04/89 88002994

Security Building
Downtown Miami MRA
117 N.E. 1st Ave.
Miami 1/04/89 88002990

Shoreland Arcade
Downtown Miami MRA
120 N.E. 1st St.
Miami 1/04/89 88002992

Southside School
Downtown Miami MRA
45 S.W. 13th St.
Miami 1/04/89 88002980

Walgreen Drug Store
Downtown Miami MRA
200 E. Flagler St.
Miami 1/04/89 88002982

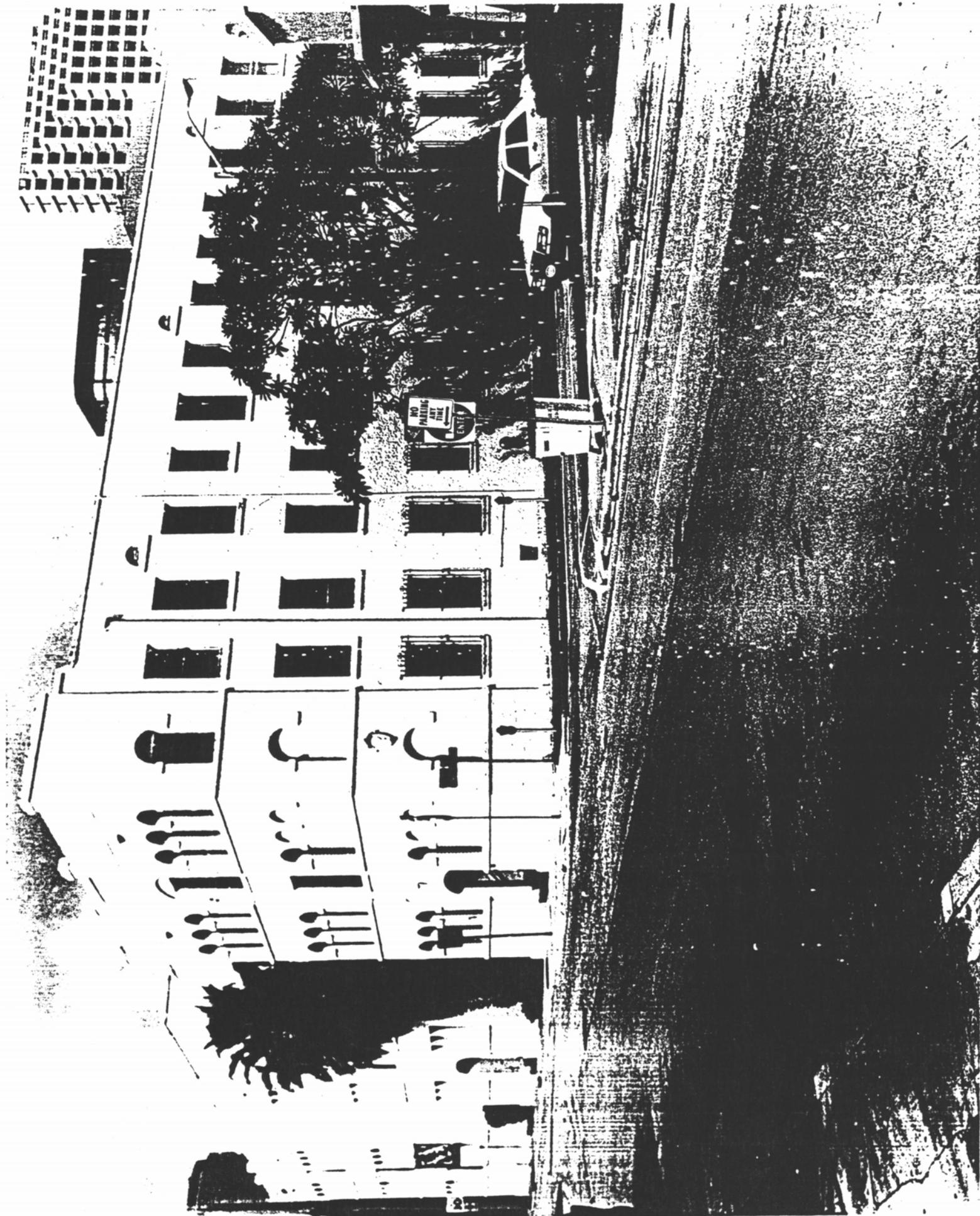
INDIANA

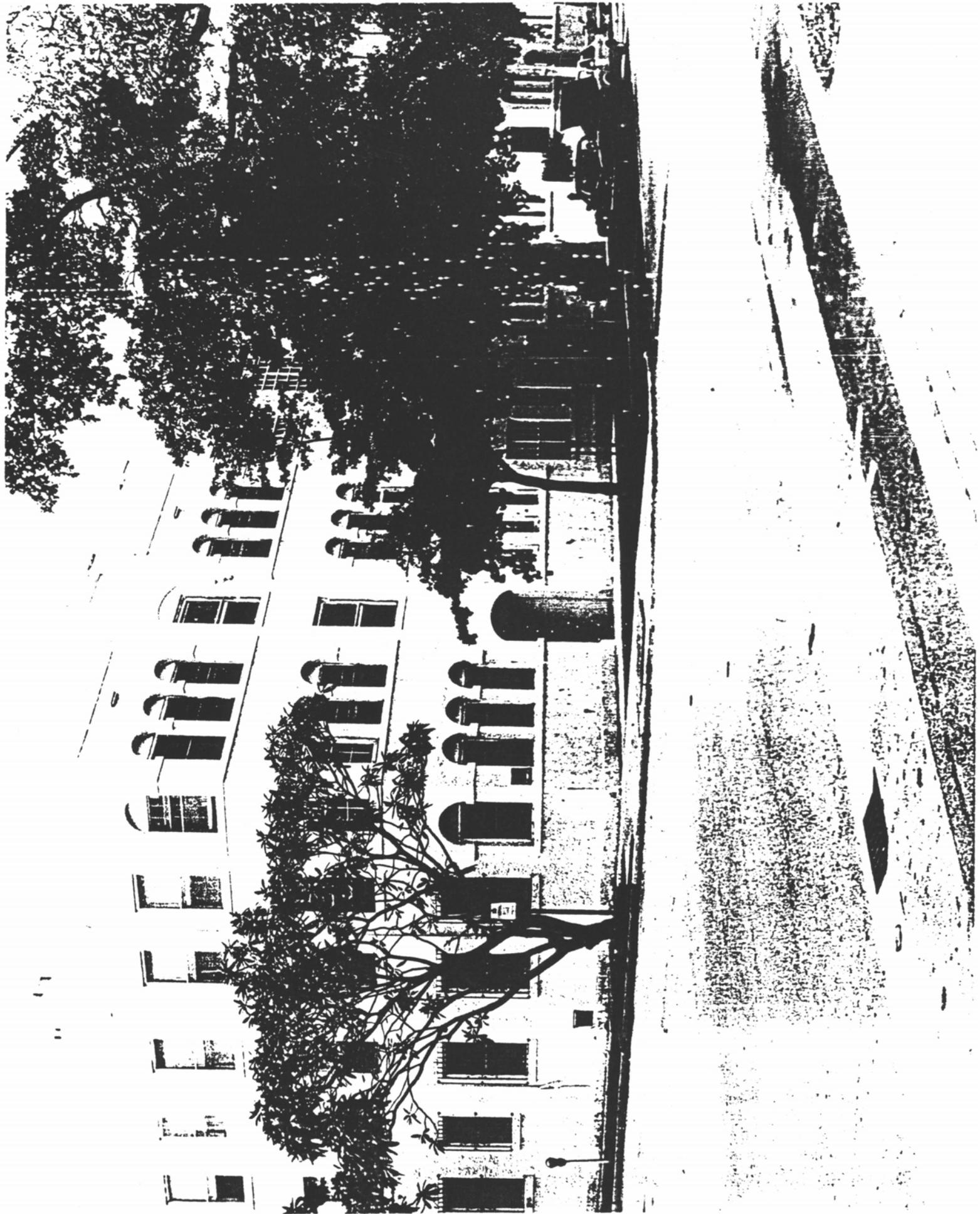
Hamilton County

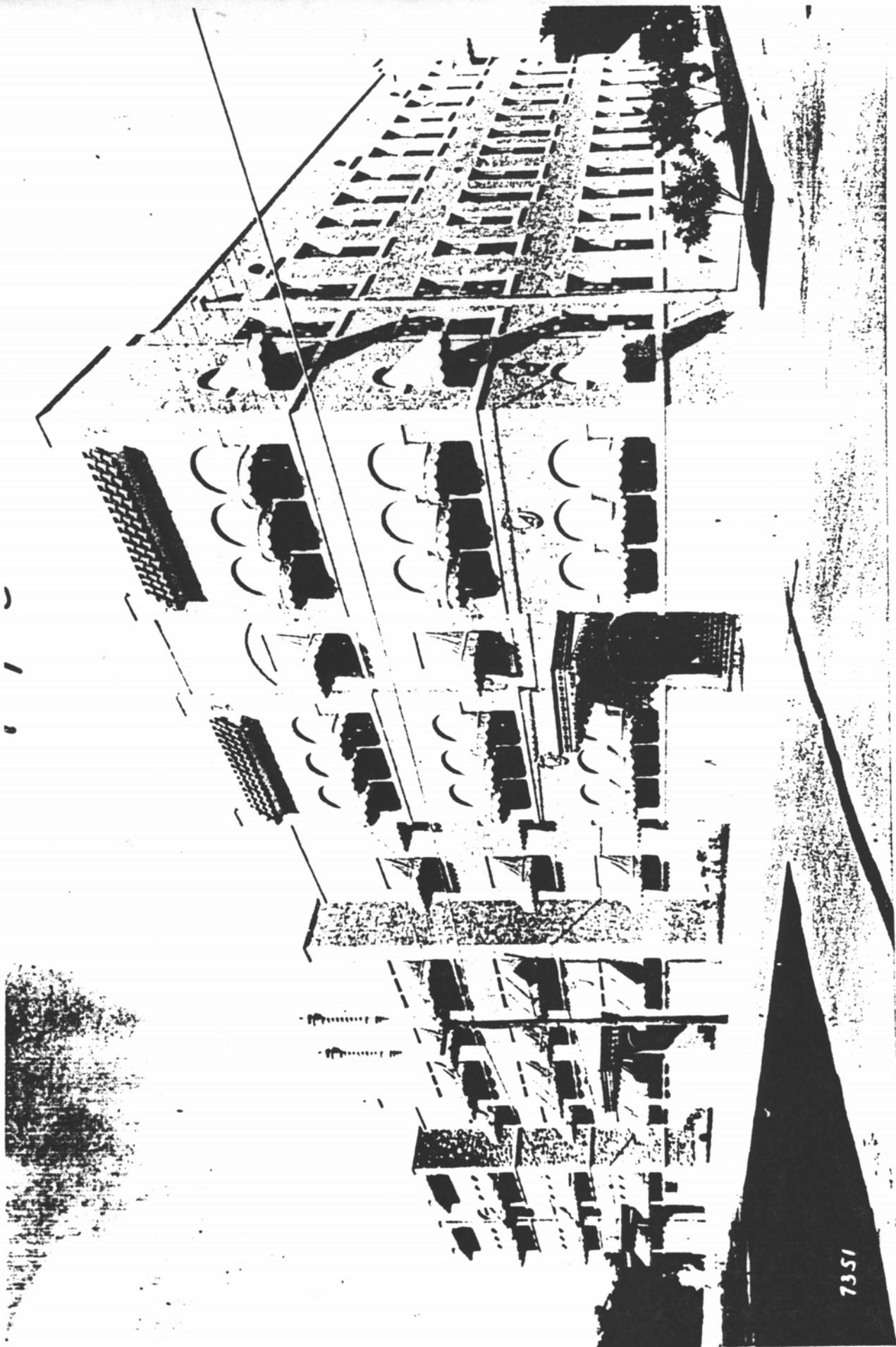
Craycraft, Daniel, House
1095 E. Conner St.
Noblesville 1/04/89 88003040

Lake County

Lake County Sheriff's House and Jail
232 S. Main St.
Crown Point 1/04/89 88003039



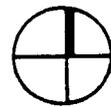
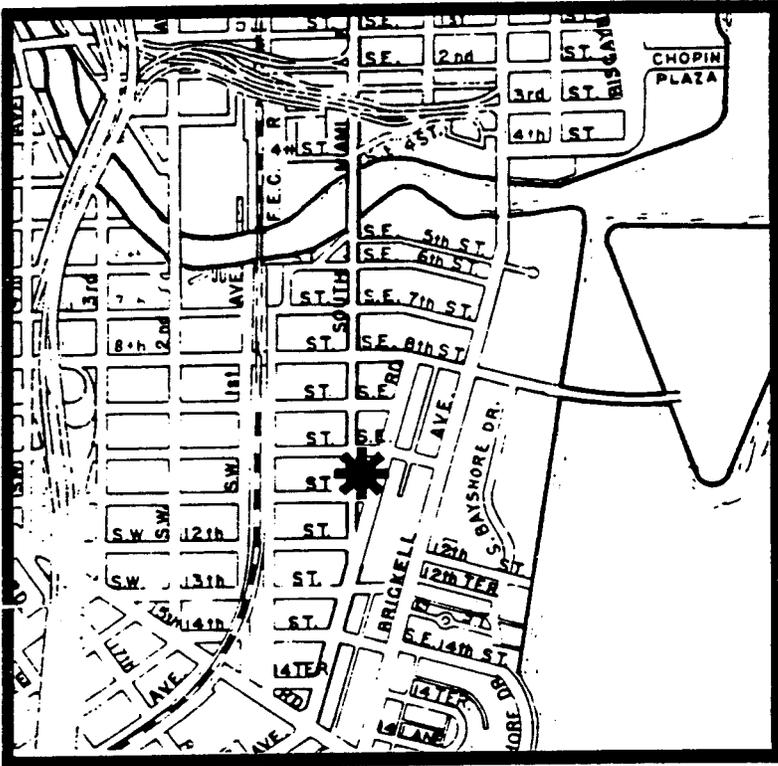




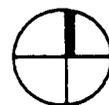
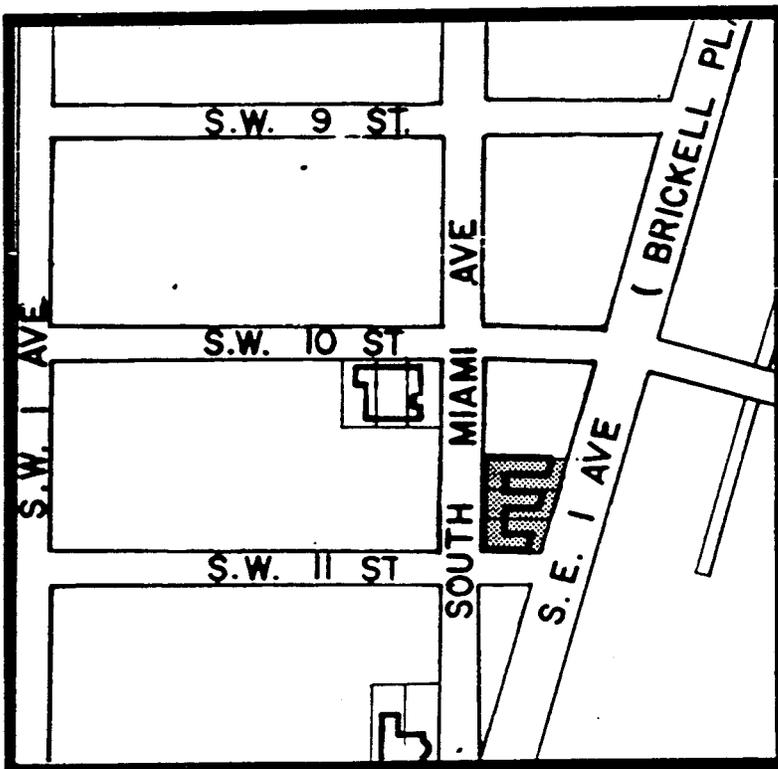
7351

MARTINA APARTMENTS

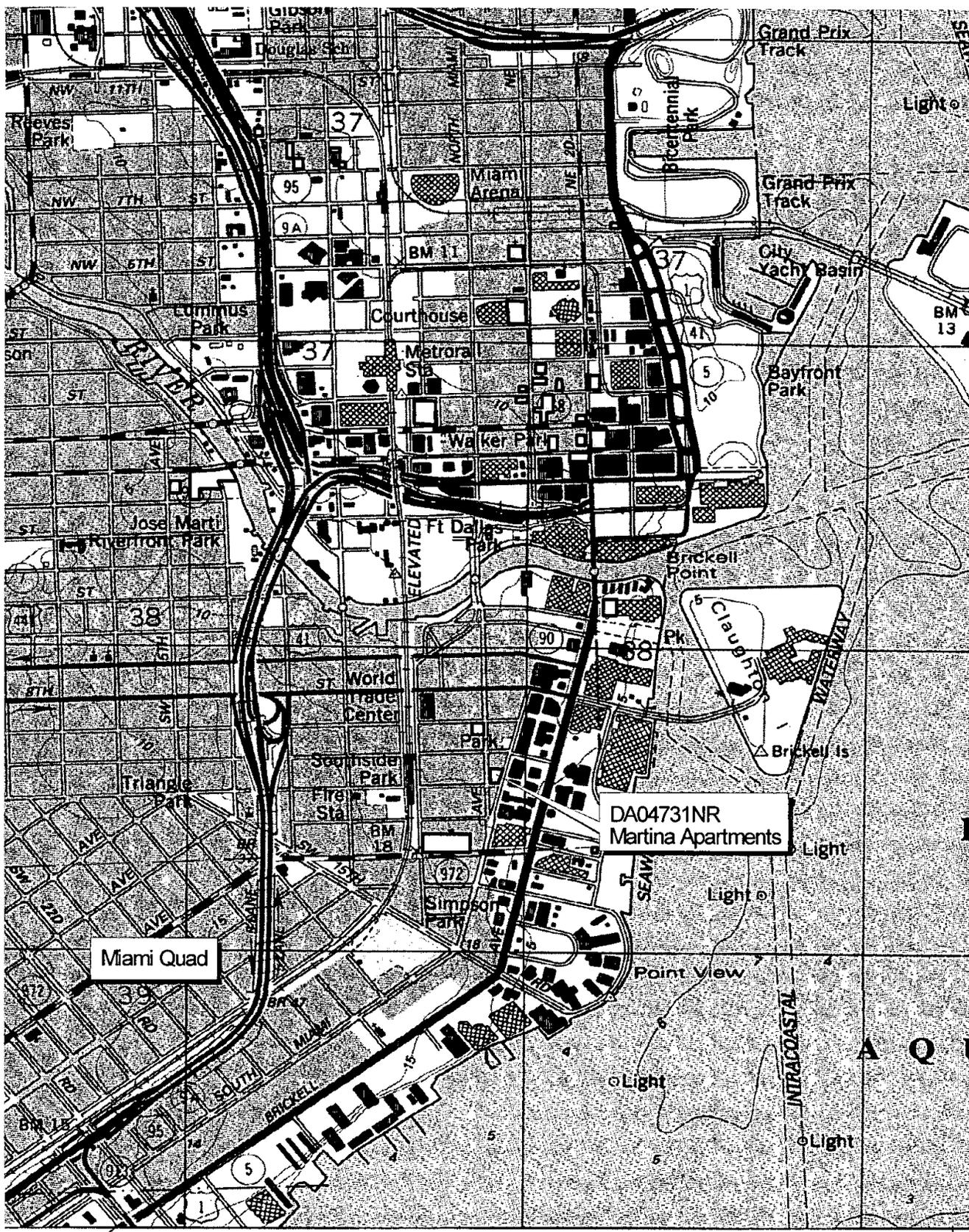
1023 SOUTH MIAMI AVENUE



location



site plan



Miami Quad

DA04731NR
Martina Apartments

NR LISTED 1-489

MULTLIST=8DA5123

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 original
 update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**
Version 1.1: 3/89

Site 8 DA 4731
Recorder # _____

SITE NAME MARTINA APARTMENTS
HISTORIC CONTEXTS BOOM
NAT. REGISTER CATEGORY BLDG
OTHER NAMES OR MSF NOS _____
COUNTY DADE OWNERSHIP TYPE COPR
PROJECT NAME _____ DHR NO _____

LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 1023 South Miami Ave CITY Miami
VICINITY OF / ROUTE TO _____

SUBDIVISION Miami South BLOCK NO 73 LOT NO 4
PLAT OR OTHER MAP _____
TOWNSHIP 54S RANGE 41E SECTION 3B 1/4 _____ 1/4-1/4 _____
IRREGULAR SEC? y n LAND GRANT _____
USGS 7.5' MAP Miami
UTM: ZONE 17 EASTING 580920 NORTHING 2849580
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L UNKN
BUILDER: F _____ M _____ L _____
CONST DATE 1922 CIRCA _____ RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) APTS
PRESENT USES(S) APTS

DESCRIPTION

STYLE MEDR
PLAN: EXTERIOR BLKW
INTERIOR OTHR
NO.: STORIES 3 OUTBLDGS _____ PORCHES _____ DORMERS _____
STRUCTURAL SYSTEM(S) MASO
EXTERIOR FABRIC(S) STUC
FOUNDATION: TYPE _____ MATLS _____
INFILL _____
PORCHES _____
ROOF: TYPE FLAT SURFACING _____
SECONDARY STRUCS. _____
CHIMNEY: NO _____ MTLs _____ LOCNS _____
WINDOWS _____
EXTERIOR ORNAMENT STON
CONDITION GOOD SURROUNDINGS COMM
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

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