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# LUMMUS PARK HISTORIC DISTRICT

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## Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI  
PRESERVATION OFFICER  
TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD  
ON THE POTENTIAL DESIGNATION OF THE  
LUMMUS PARK HISTORIC DISTRICT  
AS A HISTORIC DISTRICT

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Passed and  
Adopted on July 20, 2004

Resolution No. HEPB-2004-54

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I. GENERAL INFORMATION

Historic Name:

Lummus Park Historic District

Current Name:

Lummus Park Historic District

Location:

The area generally bounded by NW 4<sup>th</sup> Street on the north, NW 3<sup>rd</sup> Court on the east, NW 2<sup>nd</sup> Street on the south, and NW North River Drive on the west (see attached map for exact boundaries).

Present Owner:

Multiple Ownership—Complete list of owners is available in the Planning and Zoning Department

Present Use:

Residential, institutional, religious, and recreation

Zoning Districts:

G/I, R-4

Tax Folio Numbers:

01-0107-010-1170  
01-0108-090-1050  
01-0108-090-1080  
01-0108-090-1110  
01-0108-090-1140  
01-0108-090-1160  
01-0109-000-1010  
01-0109-000-1020  
01-0109-000-1040  
01-0109-000-1050  
01-0109-000-1090  
01-0109-000-1100  
01-0109-000-1120

01-0109-000-1030  
01-0109-000-1230  
01-0109-000-1240  
01-0109-000-1250  
01-0109-000-1260  
01-0109-000-1270  
01-0109-030-2010

Boundary Description:

The boundary of the Lummus Park Historic District is shown as the heavy line on the attached map entitled "Lummus Park Historic District - Site Plan."

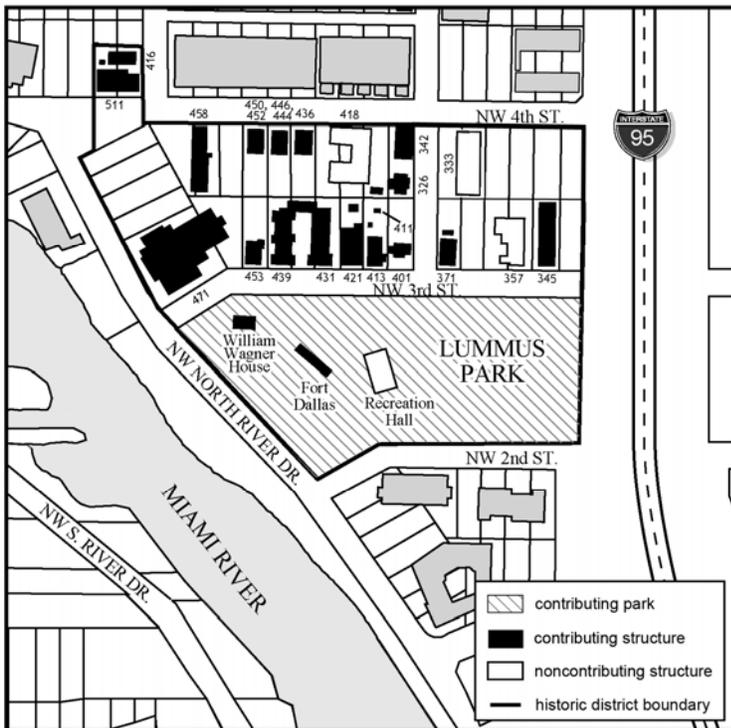
Classification:

Historic District

# LUMMUS PARK HISTORIC DISTRICT



location



site plan

## II. SIGNIFICANCE

### Statement of Significance:

The Lummus Park Historic District is significant in the historical and architectural heritage of the City of Miami, specifically for its associations with the early history of Miami. This neighborhood represents development in Miami before the phenomenal growth of the Land Boom years. The Lummus Park area was platted in 1909, following the creation of Lummus Park in 1909. The park was the catalyst for the development of the surrounding area into a residential neighborhood. The land on which the district is located was originally owned by the Model Land Company, Henry Flagler's real estate company. The extant buildings and structures, such as 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.

The district is also 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.

Two of the buildings situated within Lummus Park are significant as 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 assure their preservation. The erection of Fort Dallas at Lummus Park presents a combination of a reconstruction and moved structure. The 1920s endeavor to save the structure heralded the city's first historic preservation effort. 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 Miami's early military history. The William Wagner House was moved in 1979 to its present site and was the home of one of Miami's leading pioneer citizens, the man responsible for erecting the first church in Miami-Dade County, and its structure represents a unique example of braced frame construction in the area.

Additionally, this neighborhood maintains importance because it exemplifies the architecture of the early part of the twentieth century. The remaining Mediterranean Revival and Frame and Masonry Vernacular residences and 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 district survive as a small remnant. The inclusion of the park, its recreational buildings, the Trinity C.M.E.

Church, and the Scottish Rite Temple serve to recall the vitality of this neighborhood and serve as anchors to the district boundaries.

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-era structures, there are various examples of Frame Vernacular residences which 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.

#### Relationship to Criteria for Designation:

As stated above, the Lummus Park Historic District has significance in the historical and architectural heritage of the City of Miami; possesses integrity of design, setting, materials, workmanship, feeling, and association; and is eligible for designation under the following criteria:

3. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The Lummus Park Historic District is significant for its associations with the early history of Miami and for its importance as the last remaining intact residential neighborhood within close proximity to downtown Miami.

4. Portrays the environment in an era of history characterized by one or more distinctive architectural styles.

The buildings in the Lummus Park Historic District represent the diversity of architectural styling that characterized early construction trends in Miami. The neighborhood contains a collection of Frame Vernacular, Masonry Vernacular, and Mediterranean Revival style buildings.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Lummus Park Historic District contains a number of outstanding examples of early Frame Vernacular, Masonry Vernacular, and Mediterranean Revival style buildings, which were popular architectural styles during the 1910s and 1920s in South Florida.

6. Is an outstanding work of a prominent designer or builder.

The Lummus Park Historic District contains one of the most outstanding works of the prominent architectural firm of Kiehnel and Elliot, the Scottish Rite Temple.

7. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Scottish Rite Temple, the most prominent building in the Lummus Park Historic District, is particularly noteworthy for its unusual stylistic details, such as its Art Deco abstractions and its ziggurat roof.

### III. DESCRIPTION

#### Present and Original Appearance:

#### 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, and modern high-rise apartment buildings are also present north of the historic district on the north side of NW 4<sup>th</sup> Street. To the east of the historic district, beyond NW 3<sup>rd</sup> Court, is the I-95 expressway.

#### Present and Original Appearance:

Located in a two-block area immediately to north of, and including, Lummus Park and east of the Miami River, the Lummus Park Historic District is a distinguishable entity that represents the history and architecture of Miami during the pre-Land Boom era. Many of the buildings date from the first two decades of the twentieth century, but several exemplify later masonry architecture. 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. Many historic streetscape and landscape features remain intact within the district, including oolitic limestone and concrete walls surrounding houses and mature trees in front and back yards. The circa-1909 Lummus Park is included in the district boundaries.

The Lummus Park Historic District contains approximately 27 buildings, including primary buildings and ancillary structures. Many of the residential buildings date from the early decades of the twentieth century; however, there are several masonry apartment buildings, which date from later decades. The Lummus Park Historic District is anchored on the south by Lummus Park, on the southwest by the Scottish Rite Temple, on the northwest corner by the Trinity C.M.E. Church, and on the north by new construction, and on the east by I-95.

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. 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. 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.

### Contributing Structures:

Beginning at Lummus Park and proceeding in a clockwise direction through NW 3<sup>rd</sup> Street, NW 4<sup>th</sup> Street, and NW 4<sup>th</sup> Avenue, the 23 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 two contributing resources are Fort Dallas and the William Wagner House. 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 plan. Lummus Park is named after J. E. Lummus, who introduced the resolution to purchase the land in 1909.

#### Fort Dallas (William English Plantation)

Fort Dallas is a one-story, rectangular structure constructed of native oolitic limestone. The masonry building is capped by a gable roof that is covered with wooden 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 Miami-Dade County's early pioneers. By 1855, the structure was in use as a fort.

#### William Wagner House

The William Wagner House is a one-and-one-half-story, rectangular frame structure with a symmetrical façade. The exterior of the house is covered with board and batten siding, and the structure is 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. A large portion of the building's original

architectural fabric was deteriorated, and consequently, much of the house should be considered a reconstruction.

### Wonderview Apartments

345 NW 3<sup>rd</sup> Street

The Wonderview Apartments (presently known as the Lorusso Apartments) is constructed of masonry and rises to a height of three stories. This apartment building (Photograph 1) constitutes a fine example of the Mediterranean Revival style of architecture with construction beginning in 1925. 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 construction 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. It also serves as important anchor for the western boundary of the district.

### W. F. Koegler House

371 NW 3<sup>rd</sup> Street

This house is a two-story, masonry structure with a projecting lower story. 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.

### Lula H. Hattersley House

401 NW 3<sup>rd</sup> Street, *(moved from original location at 428 NW 4<sup>th</sup> Street)*

Built circa 1914, this house (Photograph 2) is Frame Vernacular in style. The building's design reflects the pyramidal cottage house type. It is sited on the north side of NW 3<sup>rd</sup> 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 3<sup>rd</sup> Street

This is a two-story frame building (Photograph 2) 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, contributing accessory building located at the rear of the property.

#### 411 NW 3<sup>rd</sup> Street

411 NW 3<sup>rd</sup> Street appears to be a renovated garage that is currently used as a residence. It is likely that this structure was previously an accessory building, such as a garage, for the Albury House at 413 NW 3<sup>rd</sup> Street. 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.

### Oaks Hotel and Apartments

421 NW 3<sup>rd</sup> Street

This building was constructed prior to 1918 in the Frame Vernacular style of architecture (Photograph 3). 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 3<sup>rd</sup> Street

The Temple Court Apartments was 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 4). The west wing is the older portion of the building and was previously known as the Gallat Court Apartments. 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.

Frank Gallat House  
453 NW 3<sup>rd</sup> Street

Known today as the Temple Court annex, this building (Photograph 3) 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 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 3<sup>rd</sup> Street

The three-story Scottish Rite Temple (Photograph 5) 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. Elliott often tried to give buildings an aged look and were proponents of the 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.

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.

The Scottish Rite 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, size and monumental scale and location, overlooking the river.

Trinity C.M.E Church  
511 NW 4<sup>th</sup> Street

The Trinity C.M.E. Church was constructed in 1922 as the Immanuel Lutheran Church by the architect John Sculthorpe. 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 4<sup>th</sup> Street and NW 5<sup>th</sup> 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 5<sup>th</sup> Avenue) and garage are located on the site immediately north of the church.

416 NW 5<sup>th</sup> Avenue

This one-story Masonry Vernacular structure may have been an accessory building to the Trinity C.M.E. Church at 511 NW 4<sup>th</sup> 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 4<sup>th</sup> Street

The Orlando is a three-story masonry apartment building supported by a reinforced concrete structural system. The building was constructed circa 1921 and is rectangular in its plan configuration. The exterior walls of the building are clad in textured stucco. The principal elevation of the building is three bays wide and contains paired windows at the end bays. The center bay is capped by a roofline with a rounded arch. The tops of the outer bays are characterized by projecting canopies capped by a Spanish tile roof which sits in an opening directly below the parapet. The western canopy was recently removed. The roofline on

either side of the projecting balconies is capped by a masonry parapet that conceals a flat roof behind. The main entrance has an arched doorway with a keystone and a masonry surround that leads to a vestibule. Beneath the base of windows at the second and third floors are projecting balcony floors with curved bracket supports underneath. These window openings may have had doors projecting onto the balconies and appear to have been shortened to accommodate two-over-two, metal sash windows which were installed during a renovation. Between the second and third floors is a horizontal masonry band which runs the length of the façade and is broken by the window bays. The building was renovated in the 1980s. Although several elements on the building have been altered, the Orlando still retains integrity and exhibits its major character-defining elements.

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.

T. P. Way House  
450 NW 4<sup>th</sup> Street

Built circa 1914, this house (Photograph 6) 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. 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.

E. S. Lyne House  
444 NW 4<sup>th</sup> Street

Built circa 1918, this bungalow type residence (Photograph 6) is Frame Vernacular in style. It is sited on the south side of NW 4<sup>th</sup> 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.

#### G. P. Michner House

436 NW 4<sup>th</sup> Street, *(moved from original location at 443 NW 4<sup>th</sup> Street)*

This house (Photograph 6) 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.

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 4<sup>th</sup> Avenue

This eight-unit apartment building was constructed circa 1924 and is a good example of the Mediterranean Revival architectural style. The building is situated at the southwest corner of the intersection of NW 4<sup>th</sup> Avenue and NW 4<sup>th</sup> Street. The main entrance to the building is located within the east elevation, running parallel to NW 4<sup>th</sup> 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 4<sup>th</sup> 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.

Frank J. Pepper House  
326 NW 4<sup>th</sup> Avenue

This two-story frame residence was constructed in 1922 and represents a fine example of the Frame Vernacular architectural style. 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.

Contributing Landscape Features:

Contributing landscape features include all mature trees in front, back, and side yards and the short limestone and concrete walls that delineate some of the individual properties.

Non-Contributing Structures:

Four structures within the historic district boundaries are considered non-contributing, including a circa-1972, four-story apartment building at 357 NW 3<sup>rd</sup> Street featuring a "U" shape plan and masonry construction; a circa 1972, four-story, rectangular apartment building of masonry construction at 333 NW 4<sup>th</sup> Avenue; and the Miami River Park Apartments, a circa-2000, three-story apartment building at 418 NW 4<sup>th</sup> Street featuring a "U" shape plan and masonry construction. The final non-contributing structure in the district is the modern Recreation Hall located in Lummus Park. There are also several vacant lots currently located within the district boundaries.



Photograph 1  
Lummus Park Historic District  
Wonderview Apartments  
345 NW 3<sup>rd</sup> Street  
South façade  
2002



Photograph 2  
Lummus Park Historic District  
Streetscape  
NW 3<sup>rd</sup> Street  
Facing Northwest  
2002



Photograph 3  
Lummas Park Historic District  
Oaks Hotel and Apartments  
421 NW 3<sup>rd</sup> Street  
South façade  
1925



Photograph 4  
Lummus Park Historic District  
Temple Court Apartments  
431-439 NW 3<sup>rd</sup> Street  
South façade  
1925



Photograph 5  
Lummus Park Historic District  
Scottish Rite Temple  
471 NW 3<sup>rd</sup> Street  
Southeast façade  
2002



Photograph 6  
Lummus Park Historic District  
Streetscape  
NW 4<sup>th</sup> Street  
Facing Southwest  
2002

#### IV. PLANNING CONTEXT

##### Present Trends and Conditions:

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 condition of the neighborhood, however, has deteriorated to a certain extent. The Miami River is located immediately west of the district and is a potentially important, but somewhat ignored, amenity.

The Miami River Park Apartments, which is an affordable housing project, is located on the north and south side of NW 4<sup>th</sup> Street. Pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966, the original plans were revised to minimize adverse effects on the Lummus Park Historic District, which had been previously determined to be eligible for the National Register of Historic Places. A Memorandum of Agreement (MOA) was executed by the City the developers of Miami River Park Apartments and the State of Florida to allow the construction of the project. To insure long term protection of the district, the MOA stipulated that the City would initiate local designation of the Lummus Park Historic District under the provisions of the City's Historic Preservation Ordinance. The City also agreed to nominate the district to the National Register of Historic Places.

On the north side of NW 4<sup>th</sup> 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, which 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 4<sup>th</sup> Street is 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 (450, 444, and 436 NW 4<sup>th</sup> Street). The project plans required the taking of three contributing historic structures on the north side of NW 4<sup>th</sup> Street. One contributing structure on the north side of NW 4<sup>th</sup> Street (the G. P. Michner House, now at 436 NW 4<sup>th</sup> Street) was relocated to the south side of the street and has been rehabilitated. Two contributing historic structures (the T.P. Way House, 450 NW 4<sup>th</sup> Street, and the E.S. Lyne House, 444 NW 4<sup>th</sup> Street) have been rehabilitated on their present sites. On the south side of NW 4<sup>th</sup> Street, one contributing historic structure (the building previously at 436 NW 4<sup>th</sup> Street) was demolished for the project, and one contributing historic structure (the Lula H. Hattersley House, now at 401 NW 3<sup>rd</sup> Street) was relocated to a lot in the immediate neighborhood and made available for rehabilitation.

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 was moved more than once to its final site in Lummus Park.

Lummus Park itself is in good condition, but few people use the park, except for special events. A number of years ago, the Planning and Zoning Department 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 was a proposal to redesign Lummus Park as a Historical Park for Miami, with institutional support from local historical societies. The park was envisioned to accommodate public festivals and historical themed attractions with volunteer and craft programs to attract the elderly. That plan is currently on hold.

The vacant and under-utilized public waterfront area adjacent to Lummus Park is proposed for water-related redevelopment. The City is presently completing infrastructure improvements to this property, including a riverwalk.

#### Preservation Incentives:

The Lummus Park Historic District should be retained as a historic neighborhood with the necessary support services and amenities. The rehabilitation of historic buildings should be encouraged, and infill construction should be designed to be compatible with the existing architectural character of the area.

Should property owners wish to invest in upgrade to their buildings, the increased property tax resulting from a higher assessed value could be deferred for a period of 10 years under the Miami-Dade County ad valorem tax incentive ordinance. A 20 percent investment tax credit for the rehabilitation of income-producing properties will also be available if the historic district is listed in the National Register of Historic Places.

The waterfront area adjacent to Lummus Park should be redeveloped to encourage the revitalization of the neighborhood.

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