United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Algonquin Apartments

and or common Algonquin Apartments

2. Location

street & number 1619-1825 Biscayne Boulevard

city, town Miami vicinity of

state Florida 33133 code FL county Dade code FL 025

3. Classification

Category district building(s) Ownership public
structure
site
object Ownership private
Ownership both
Ownership Public Acquisition
Ownership in process
Ownership Accessible
Ownership yes: restricted
Ownership yes: unrestricted
Ownership no

Status occupied
unoccupied
work in progress
accessible
yes: restricted
yes: unrestricted
unoccupied

Present Use
agriculture
commercial
educational
entertainment
government
industrial
military
museum
park
private residence
religious
scientific
transportation
other:

4. Owner of Property

name Louis Lafontisee, Trustee

street & number 3121 Commodore Plaze, Suite 301

city, town Miami vicinity of

state Florida 33133

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami state Florida 33130

6. Representation in Existing Surveys

title FMSF-Miami Multiple Resource Historic Preservation Survey
has this property been determined eligible? yes no

date June, 1985 federal x state

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state: Florida 32399-0250
### 7. Description

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Describe the present and original (if known) physical appearance

See Continuation Sheet
The Algonquin Apartments is a three-story structure executed in the Mediterranean Revival style of architecture. The building is a rectangular plan structure constructed in 1924 as an apartment house. The building received a new facade that incorporated two stores on the first floor during a remodeling in 1927.1

The Algonquin Apartments was constructed on concrete block and has been sheathed with textured stucco. Fronting to the west in the center of the block, the facade of the Algonquin Apartments is divided into three bays that incorporate two storefronts at the end bays and an entrance to the residential apartments within the center bay. The center entrance is delineated by a masonry band containing a repetitive stylized acanthus motif. The two storefronts have been slightly altered, yet recall the building's original design intent.

A large amount of the original fenestration, consisting of wooden sash casement and one-over-one double-hung windows, still remains. The windows are recessed within the walls and are accented with masonry sills. An opening located at the center of the third story is flanked by stylized Corinthian pilasters. Below it is found a masonry balconette, one story in height and highlighted by banded masonry molding.

A masonry parapet wall wraps around the two southernmost bays of the building's flat roof. The parapet is pierced in places and inset with cast decorative panels. The northern bay features a small tower with a hipped roof covered with Mission tiles. Dentil moldings are found on portions of the principal elevation at the division between stories.

The interior of the second and third floors consists of rooms symmetrically arranged about a central corridor running in an east-west direction. There is a staircase located at both the eastern and western ends of the corridor. The building contains 12 apartments. The building is in good physical condition, and the original design is only slightly altered.
8. Significance

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Specific dates 1924, 1927  Builder/Architect Unknown

Statement of Significance (in one paragraph)

See Continuation Sheet
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8  Page 1  The Algonquin Apartments

STATEMENT OF SIGNIFICANCE:
Specific Dates: 1924, 1927
Architect: Unknown

The Algonquin Apartments is significant for its historical associations with the early development of Biscayne Boulevard and the efforts of the Biscayne Boulevard Company in the late 1920s to establish a new shopping area for Miami. The building is also architecturally significant as an excellent example of a small scale Mediterranean Revival style structure in Miami. The design of the Algonquin Apartments provides a typical architectural record of early twentieth century design when residential and commercial uses were combined in one building. This design characteristic is evidenced through the scale, proportion, and masonry detailing of the building's principal elevation. The use of stucco, recessed openings, and pierced parapet is indicative of the prevailing 1920s stylistic desire to emphasize "regionalism" in commercial architecture.

The original plans for Biscayne Boulevard strived for the creation of a complete shopping center, carefully designed for beauty and comfort, and removed from the downtown bustle. The appearance of the Algonquin Apartments serves as a reminder of the time when Biscayne Boulevard was being molded into a "modern-day" shopping center, with the developers recognizing the impetus of automobile traffic and planning for it.

The Algonquin Apartments was built in 1924 by the Jesse Securities Corporation at an estimated cost of $75,000. When originally constructed, the Algonquin advertised the seasonal rental of 23 furnished apartments containing three or four rooms per apartment. When the Biscayne Boulevard Company acquired the building in 1926, a remodeling was begun. The front portion of the building was removed for the Boulevard construction, and a new facade, incorporating two stores on the first floor, was added.

Neither the original architect nor the architect for the remodeling has been documented. However, it is highly probable that C. C. Weber and Alexander D. Lewis designed the remodeling.
because of the similarity of detailing on the Algonquin and both the Priscilla Apartments and Wapert Apartments. Weber and Lewis were the architects for both of those remodelings. Multiple commercial tenants have occupied the stores, including Grebe Awning Company, Davis Grocery, and Chapman, Inc.

NOTES
1. City of Miami, Building and Zoning Department, Plumbing Permits applied for 1 August 1924 and 25 October 1926.

2. Along the Boulevard (Office File Copy, Catalog 990, City of Miami Planning Department, 1930).


4. See note 1 above.

5. "List of Apartments (Furnished) Issued by Miami Chamber of Commerce: Winter of 1924-5," copy found at the Historical Association of South Florida.

6. See note 1 above.
9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreage of nominated property: less than 1 acre
Quadrangle name: Miami
Quadrangle scale: 1:24000

UTM References

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Verbal boundary description and justification:

Miami, The easterly 65 feet of Lot 9 of Block 6 of the plat of MIRAMAR (PB 5-4). Boundary follows historic and legal boundary.

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

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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  [X] 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: [Date]

Keeper of the National Register

Attest:
date: [Date]

Chief of Registration
ALGONQUIN APARTMENTS
1825 BISCAYNE BOULEVARD

location

site plan