NR Listed 1-3-99 DEMOLISHED. Only per Sarah Eaton, Proj. Planner, City of Miami. Still on National Register of Historic Places Inventory—Nomination Form
See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Kentucky Home

and or common Anderson Hotel

2. Location

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

city, town Miami

state Florida 33132 code FL

3. Classification

Category district X
district(s) structure X

Ownership public X private

Status X occupied

Present Use agriculture X

X museum

X private residence

X religious

X scientific

X transportation

X other:

X work in progress

X entertainment

X government

X industrial

X military

X being considered

X yes: restricted

X yes: unrestricted

X no

3.2. Accessible

4. Owner of Property

name Tofino NV

street & number Post Office Box 1428

city, town Miami

state Florida 33133

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami

state Florida 33130

6. Representation in Existing Surveys

FMSF-Miami Multiple Resource Historic Preservation Survey

has this property been determined eligible? X yes

no

date June, 1985

X federal X state X county X local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee

state Florida 32399-0250
7. Description

<table>
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<tr>
<td>good</td>
<td>ruins</td>
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<tr>
<td>fair</td>
<td>unexposed</td>
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Describe the present and original (if known) physical appearance

See Continuation Sheet
DESCRIPTION:

Condition: Fair

The Kentucky Home consists of two identical apartment buildings executed in a Masonry Vernacular architectural mode. The southernmost corner building (1221 N. E. 1st Avenue) was erected between 1918 and 1921.1 The other building (1227 N. E. 1st Avenue) was constructed in 1924.2 The two buildings are identical in appearance and are unified through an arched entablature spanning the interior courtyard space between the two buildings. The entablature has served as a vertical surface on which to paint the buildings' name since its early days.

Each building is of masonry construction and rises three stories in height. Fronting to the west, the facade of each building is characterized by a triple-storied open porch spanning the entire length of the principal elevation. Four columns, which support each building's porch, rise uninterrupted from the ground level to the top of the third story. Each set of columns is surmounted by a sloped parapet comprised of Spanish roof tiles and engaged masonry posts. The porches themselves consist of a poured concrete deck delineated by a molded masonry balustrade. The parapet extends throughout the perimeter of each building terminating the edge of a flat roof.

The exterior walls are constructed of masonry and are sheathed in stucco. The main entrance to each building is slightly recessed into the center of each facade and is located four steps above the sidewalk. The entrances consist of single swinging doors with vertical sidelights set into plain wood surrounds. The windows in the principal facades are arranged in groups of three around a polygonal bay and flank the central doorways leading to the open porches. The windows found on the other elevations consist of one-over-one double-hung windows with wooden sash. The rear of the buildings is also embellished by triple-storied open porches that contain a lesser degree of decorative ornament.
The rectangular plan configuration of the two buildings represents a series of rooms arranged about a central corridor extending the length of each building. During the early 1920s, the Kentucky Home advertised an occupancy capacity of 200 people. The buildings appear to be in fair physical condition, and their original design remains virtually unaltered.
8. Significance

<table>
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<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
<th>Specific dates</th>
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Statement of Significance (in one paragraph)

See Continuation Sheet
STATEMENT OF SIGNIFICANCE:
Specific Dates: Circa 1921 and 1924
Architect: Unknown

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

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

NOTES
2. City of Miami, Building and Zoning Department, Plumbing Permit applied for 14 May 1924.
5. "Kentucky Home" [postcard], no date, copy in City of Miami Planning Department.
6. See note 5 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

UTM References

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</table>

Quadrangle scale: 1:24000

Verbal boundary description and justification:

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

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

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<th>county</th>
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<table>
<thead>
<tr>
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<th>code</th>
<th>county</th>
<th>code</th>
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</thead>
</table>

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

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

X 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

Ameet:
date

Chief of Registration

4
FLORIDA
Dade County
Central Baptist Church
Downtown Miami MRA
500 N.E. 1st Ave.
Miami 1/03/89 88002988
City National Bank Building
Downtown Miami MRA
121 S.E. 1st St.
Miami 1/04/89 88002975
City of Miami Cemetery
Downtown Miami MRA
1800 N.E. 2nd Ave.
Miami 1/04/89 88002960
Dade County Courthouse
Downtown Miami MRA
73 W. Flagler St.
Miami 1/04/89 88002983
Dorsey, D. A., House
Downtown Miami MRA
250 N.W. 9th St.
Miami 1/04/89 88002966
DuPont, Alfred I., Building
Downtown Miami MRA
169 E. Flagler St.
Miami 1/03/89 88002984
Fire Station No. 2
Downtown Miami MRA
1401 N. Miami Ave.
Miami 1/04/89 88002971
Hahn Building
Downtown Miami MRA
140 N.E. 1st Ave.
Miami 1/03/89 88002989
Huntington Building
Downtown Miami MRA
168 S.E. 1st St.
Miami 1/04/89 88002976
Ingraham Building
Downtown Miami MRA
25 S.E. 2nd Ave.
Miami 1/04/89 88002958
J & S Building
Downtown Miami MRA
221--233 N.W. 9th St.
Miami 1/04/89 88002967
Kentucky Home
Downtown Miami MRA
1221 and 1227 N.E. 1st Ave.
Miami 1/03/89 88002969
Lyric Theater
Downtown Miami MRA
819 N.W. 2nd Ave.
Miami 1/04/89 88002965
The "Kentucky Home" Miami, Florida
KENTUCKY HOME
1221 AND 1227 N.E. 1 AVENUE

location

site plan
FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

Site No. 8DA1824
Site Name 1221, 1227 N.E. 1 Ave
Project No. 1009
FDAH RM 802==

Other Name(s) for Site 930==
Other Nos. for Site 1227 N.E. 1 Ave.
NR Classification Category: Building 916==
County Dade 808==
Instruction for locating (or address) 1221, 1227 N.E. 1 Ave
Miami, Florida 33132 813==

Location: C.E. Oxar Blk 24 Amend 3-10Y 24 / 5,6 868==
subdivision name block no. lot no.

Owner of Site: Name: Multiple
Address: 902==

Occupant, Tenant, or Manager:
Name: ;
Address: 902==

Reporter (or local contact):
Name: Rodriguez, Ivan A. (Dade County Historic Survey)
Address: Dade County Park & Recreation Department
50 S. W. 32 Road; Miami 33129 816==

Recorder:
Name & Title: Monroe, Elizabeth B. (HSS)
Address: FDAH RM
818==

Survey Date 7808 820== Type of Ownership Private 848==
Inventory Status 914==

Previous Survey(s): (enter activity/title of survey/name/date/repository)
Survey/Dade County Historic Survey/Rodriguez 7808
7808 /Dade County Park & Recreation 839==
Recording Station 804==
Specimens (Inventory Numbers) 870==
Date of Visit to Site 828== Recording Date 832==
Photographic Record Numbers 7/DAHRS FRAME (19) 860==
Location of Site (Specific):
Map Reference (incl. scale & date)

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LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

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<th>LATITUDE</th>
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</table>

OR

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

UTM Coordinates:
Zone 580200 2852010
Easting Northing

Description of Site:
Site Size (approx. acreage of property)

Condition of Site:
Check one
☐ Excellent 863
☐ Good 863
☐ Fair 863
☐ Deteriorated 863
☐ Ruins 863
☐ Unexposed 863
☐ Redeposited 863

Integrity of Site:
Check one or more
☐ Altered 858
☐ Unaltered 858
☐ Destroyed 858
☐ Restored (1) Date: (1 858)
☐ Moved (1) Date: (1 858)
☐ Original Site 858

Condition of Site (Remarks):

Threats to Site:
Check one or more
☐ Zoning (1) 878
☐ Transportation (1) 878
☐ Development (1) 878
☐ Deterioration (1) 878
☐ Borrowing (1) 878
☐ Fill (1) 878
☐ Dredge (1) 878

Other (See Remarks below):

Threats to Site (Remarks):
Present Use (check one or more as appropriate)

- □ Agricultural 850
- □ Commercial 850
- □ Educational 850
- □ Entertainment 850
- □ Government 850
- □ Industrial 850
- □ Military 850
- □ Museum 850
- □ Park 850
- □ Religious 850
- □ Scientific 850
- □ Transportation 850
- □ Other (Specify): Apts

Original Use (check one or more as appropriate)

- □ Agricultural 838
- □ Commercial 838
- □ Educational 838
- □ Entertainment 838
- □ Government 838
- □ Industrial 838
- □ Military 838
- □ Museum 838
- □ Park 838
- □ Religious 838
- □ Scientific 838
- □ Transportation 838
- □ Other (Specify): House

Cultural Classification: American

Specific Dates: Beginning 1924

Culture/Phase American

Developmental Stage 20th Century

Period (check one or more as appropriate)

- □ Pre-Columbian 845
- □ 16th Century 845
- □ 17th Century 845
- □ 18th Century 845
- □ 19th Century 845
- □ 20th Century 845

Areas of Significance (check one or more as appropriate)

- □ Aboriginal 910
- □ Archaeology 910
- □ Historic 910
- □ Agriculture 910
- □ Architecture 910
- □ Art 910
- □ Commerce 910
- □ Communications 910
- □ Community Planning 910
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- □ Exploration & Settlement 910
- □ Industry 910
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- □ Landscape Architecture 910
- □ Law 910
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- □ Military 910
- □ Music 910
- □ Philosophy 910
- □ Political/Govt. 910
- □ Religion 910
- □ Science 910
- □ Sculpture 910
- □ Social/Anthropological 910
- □ Theater 910
- □ Transportation 910
- □ Other (Specify):

Remarks & Recommendations:

Out,
Statement of Significance (use continuation sheet if necessary)

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

ANNEX

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

Main Structure

It was built between 1914 and 1918.
Major Bibliographic References:

Unpublished sources

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

Published sources

ARCHITECT_______________________________________________________ 872==

BUILDER________________________________________________________ 874==

STYLE AND/OR MODE_____________________________________________ Masonry Vernacular 964==

PLAN TYPE_______________________________________________________ rectangular 966==

EXTERIOR FABRIC(S)______________________________________________ concrete, plain 854==

STRUCTURAL SYSTEM(S)____________________________________________ masonry 856==

FEATURE OF STRUCTURE (942):

FOUNDATION:____________________________________________________ 942==

ROOF TYPE:_______________________________________________________ flat 942==

SECONDARY ROOF STRUCTURE(S):___________________________________ parapet 942==

CHIMNEY LOCATION:______________________________________________ 942==

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

MATERIALS (882):

CHIMNEY:________________________________________________________ 882==

ROOF SURFACING:_________________________________________________ 882==

INTERIOR WALLS:_________________________________________________ 882==

ORNAMENT INTERIOR:_____________________________________________ 882==

ORNAMENT EXTERIOR:______________________________________________ concrete 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS_________________________________________________ 3 950==

NO. OF CHIMNEYS__________________________________________________ 952==

OTHER (SPECIFY)_________________________________________________ 954==

__________________________ 956==
OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:  

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

WINDOW PLACEMENT: seven bays

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

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

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

INTERIOR COMMENTS:

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

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

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

SURROUNDINGS (CLASSIFICATION) commercial

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