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 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not for publication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>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>district</td>
<td>public</td>
<td>X occupied</td>
<td>agriculture</td>
</tr>
<tr>
<td>building(s)</td>
<td>X private</td>
<td></td>
<td>museum</td>
</tr>
<tr>
<td>site</td>
<td>both</td>
<td></td>
<td>park</td>
</tr>
<tr>
<td>object</td>
<td>Public Acquisition</td>
<td>Accessible</td>
<td>commercial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>yes: restricted</td>
<td>educational</td>
</tr>
<tr>
<td></td>
<td></td>
<td>no</td>
<td>private residence</td>
</tr>
<tr>
<td></td>
<td>in process</td>
<td></td>
<td>religious</td>
</tr>
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<td></td>
<td>being considered</td>
<td></td>
<td>scientific</td>
</tr>
<tr>
<td></td>
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<td>transportation</td>
</tr>
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</table>

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 Historic Preservation Survey

has this property been determined eligible? X yes no

date June, 1985 federal X state county local

depository for survey records Bureau of Historic Preservation

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

<table>
<thead>
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<th>Condition</th>
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<th>Check one</th>
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<tbody>
<tr>
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<td>deteriorated</td>
<td>original site</td>
</tr>
<tr>
<td>X good</td>
<td>ruins</td>
<td>moved</td>
</tr>
<tr>
<td>fair</td>
<td>unexposed</td>
<td>date</td>
</tr>
</tbody>
</table>

Describe the present and original (if known) physical appearance

SEE CONTINUATION SHEETS
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
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. Presently, the entire building's exterior has been painted white. The southernmost apartment block has recently been renovated.
8. Significance

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
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<tbody>
<tr>
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<td>archeology-prehistoric</td>
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<tr>
<td>1400-1499</td>
<td>archeology-historic</td>
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<tr>
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<td>agriculture</td>
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</tr>
<tr>
<td>1800-1899</td>
<td>commerce</td>
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<tr>
<td>1900-1958</td>
<td>communications</td>
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</tbody>
</table>

Specific dates 1922 Builder/Architect unknown

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEET
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.
NOTES
2. See note 1 above.
4. See note 1 above; and "Martina Apartments" [photograph], 25 August 1922, copy in City of Miami Planning Department.
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

<table>
<thead>
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<th>Easting</th>
<th>Northing</th>
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<td>5809120</td>
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<tr>
<td>B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>F</td>
<td>H</td>
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</tbody>
</table>

Verbal boundary description and justification:
Miami, Lots 4, 5, and 6 of Block 73 of the plat of MIAMI SOUTH (PB 8-41)
Boundary follows the historic/legal description

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

<table>
<thead>
<tr>
<th>state</th>
<th>code</th>
<th>county</th>
<th>code</th>
</tr>
</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:
___ 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]
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: [Signature]

Chief of Registration
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

Friscailla 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
MARTINA APARTMENTS
1023 SOUTH MIAMI AVENUE

location

site plan
HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Page 1

SITE NAME: MARTINA APARTMENTS
HISTORIC CONTEXTS: BLDG
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 N. MIAMI AVE, MIAMI, FL
VICINITY OF / ROUTE TO:

SUBDIVISION: MIAMI SOUTH
BLOCK NO: 73
LOT NO: 4
PLAT OR OTHER MAP:
TOWNSHIP 54S
RANGE 41E
SECTION 38
IRREGULAR SEC?: Y
LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE 17
EASTING 520920
NORTING 2949520
COORDINATES: LATITUDE D M S
LONGITUDE D M S

HISTORY
ARCHITECT: M
BUILDER: F
CONST DATE 1930
CIRCA
RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE
ORIG LOCATION:
ORIGINAL USE(S):
APTS
PRESENT USE(S):
APTS

DESCRIPTION
STYLE: MEDIR
PLAN: EXTERIOR
INTERIOR
NO.: STORIES 3 OUTBLDGs
PORCHES
DORMERS
STRUCTURAL SYSTEM(S): MASSO
EXTERIOR FABRIC(S): STUC
FOUNDATION: TYPE
INFILL
PORCHES
ROOF: TYPE
SURFACING
SECONDARY STRUCs.
CHIMNEY: NO MTLs
LOCNS
WINDOWS

CONDITION: GOOD SURROUNDINGS COMM

NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMFS ARCHAELOGICAL FORM COMPLETED? Y X n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

AJ6E083102-89 Fla. Master Site File, Division of Historical Resources, The Capitol, Tallahassee, FL 32399-0250 / 904-487-2333
RECORDEER’S EVALUATION OF SITE AREAS OF SIGNIFICANCE

ELIGIBLE FOR NAT. REGISTER? \( \checkmark \) y _n_ likely, need info _infb inf
SIGNIFIC. AS PART OF DISTRICT? \( \checkmark \) y _n_ likely, need info _infb inf
SIGNIFICANT AT LOCAL LEVEL? \( \checkmark \) y _n_ likely, need info _infb inf

**SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)**

**DHR USE ONLY**

DATE LISTED ON NR 1-4-79
KEEPER DETERMINATION OF ELIG. (DATE): -YES 1-4-79 -NO ________
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES 10-17-79 -NO ________
LOCAL DETERMINATION OF ELIG. (DATE): -YES ________ -NO ________
OFFICE ________

**DHR USE ONLY**

RECORDEER INFORMATION: NAME F_ _ _ _ _ _ _ _ _ _ _ _ M_ _ _ _ _ _ _ _ _ _ _ _ L_ _ _ _ _ _ _ _ _ _ _ _
DATE: NO_YR_ AFFILIATION ________

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES ________
NEGATIVE NUMBERS ________

PHOTOGRAPH \( \) MAP
Street/ plat map, not USGS

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED 10