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 Priscilla Apartments
and/or common Priscilla Apartments

2. Location

street & number 318-320 N. E. 19th Street (apartments)
1845 Biscayne Boulevard (store)

state Florida 33133

3. Classification

Category Ownership Status Present Use

x district public occupied agriculture
x structure private unoccupied museum
x site private work in progress

Public Acquisition Accessible

x yes: restricted
x no

4. Owner of Property

name Louis Lafontisee, Trustee

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

6. Representation in Existing Surveys

FMSF-Miami Multiple Resource Historic Preservation Survey

has this property been determined eligible? x yes _ no

date June, 1985

depotitory for survey records Bureau of Historic Preservation

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

<table>
<thead>
<tr>
<th>Condition</th>
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<tr>
<td>❌ excellent</td>
<td>✅ unaltered</td>
<td>✅ original site</td>
</tr>
<tr>
<td>✅ good</td>
<td>❌ altered</td>
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<tr>
<td>❌ fair</td>
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<td>❌ moved</td>
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Describe the present and original (if known) physical appearance
The Priscilla Apartments is a rectangular plan building executed in the Mediterranean Revival style of architecture. The three-story masonry structure is sheathed in stucco and was constructed in 1923. A major addition was made in 1927. The building is situated on the southeast corner of the intersection of N. E. 19th Street and Biscayne Boulevard, and its principal elevations are arranged so as to have a residential entrance fronting north and a separate commercial entrance fronting west.

The 1927, L-shaped addition was made on the northwest corner of the original, rectangular apartment building. This addition created a one story, projecting wing, as well as additional apartments, a corner tower, and a new three story western facade. The projecting ground floor was divided into multiple storefronts of equal size.

At present, the space is occupied by a single commercial tenant fronting onto Biscayne Boulevard.

The residential apartments are entered through an articulated entrance located on the north elevation of the building. The entrance is embellished with the name of the building on an entablature spanning the first floor doorway. The entrance is flanked by flat Tuscan pilasters, and over the entrance is a composition of arched windows, open porches, and a masonry balustrade flanked by twisted columns. A large part of the building's fenestration is original and is comprised of wooden sash, one-over-one double-hung windows.

The building's projecting lower story creates an open balcony parallel to Biscayne Boulevard on the second floor. The second floor balcony is delineated by a masonry parapet comprised of cast decorative panels. The building is capped by an open masonry parapet also containing an open balustrade of decorative masonry panels. On the northwest corner of the building is a square tower which rises to a height of four stories, the upper story being open on all sides. A smaller square tower is found on the southwest corner of the building. Both towers are capped with hipped roofs and are covered with Mission tiles.
The plan of the residential floors is comprised of a central corridor running the length of the building with a staircase at the northern and southern ends. The apartments are arranged symmetrically about the central corridor on the second and third floors. The storefronts on the ground floor extend to the central corridor, and consequently, there are apartments situated only to the east of the corridor on the first floor. In all, there are 19 apartments in the building. The storefronts along Biscayne Boulevard have been recently altered to accommodate a larger size of plate glass; however, the original design intent of the building is readily perceived. A small one-story masonry wing, now vacant, was added to the northeast corner of the building in 1964.
8. Significance

<table>
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<th>Areas of Significance—Check and justify below</th>
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<td>1800-1899</td>
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<td>X  1900-1925</td>
<td>communications</td>
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<tr>
<td>1927</td>
<td>invention</td>
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Specific dates 1925, 1927


Statement of Significance (in one paragraph)
STATEMENT OF SIGNIFICANCE:
Specific Dates: 1925, 1927
Architects: R. A. Preas (original building)
C. C. Weber and Alexander D. Lewis
(addition)

The Priscilla Apartments is significant for its historical associations with the early commercial 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 the Mediterranean Revival style in Miami.

The visual composition of the Priscilla Apartments is important because it typifies the Mediterranean Revival style in Miami. The building’s scale, massing, and decorative ornamentation make it one of the finest examples of combined residential and commercial designs along Biscayne Boulevard. The use of textured stucco, twisted columns, and Mission roof tiles is indicative of the prevailing early twentieth century stylistic movement that emphasized "regionalism" in commercial architecture.

The Priscilla Apartments was designed by R. A. Preas in 1925 for Parker Jesse Properties Inc. at an estimated cost of $85,000. The building originally fronted on N.E. 19th Street. When the Biscayne Boulevard Company acquired the building in 1926, plans for remodeling were drawn up. C. C. Weber and Alexander D. Lewis designed an addition that would conform to the architectural design for Biscayne Boulevard.4

The building represents the efforts made by Biscayne Boulevard Company to establish a new shopping area for Miami. The original 1925 plans for Biscayne Boulevard strived for the creation of a complete shopping center, carefully designed for beauty and comfort, removed from downtown bustle.5 The Priscilla Apartment building serves as a visual reminder of the day when Biscayne Boulevard was being molded into a "suburban" shopping street, with the developers recognizing the increasing impact of the automobile and planning for its circulation and parking needs.6 A major commercial tenant during the early years was the Boulevard Pharmacy.
NOTES
1. City of Miami, Building and Zoning Department, Building Permits applied for 5 May 1925 and 16 November 1926.
3. City of Miami, Building and Zoning Department, Real Property Record, Folio Number 3-36-0120.
4. See note 1 above.
5. Along the Boulevard (Office File Copy, Catalog 990, City of Miami Planning Department, 1930).
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

A
Zone: 1
Easting: 58131
Northing: 248529

B
Zone: 1
Easting: 58131
Northing: 248529

C

D

E

F

G

H

Verbal boundary description and justification:

Miami, Lot 3 and the easterly 12.5 feet of Lot 4 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

<table>
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<th>county</th>
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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
Post code: 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: [ ]

Keeper of the National Register
Attest: [ ]
Date: [ ]

Chief of Registration

[4]
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

Walgren 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
PRISCILLA APARTMENTS
1845 BISCAYNE BOULEVARD

location

site plan