

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received JAN 30 1986
date entered

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

1. Name

historic The Charles Deering Estate

and/or common N/A

2. Location

street & number S.W. 167th Street and Old Cutler Road N/A not for publication

city, town Cutler vicinity of Miami

state Florida code 12 county Dade code 025

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Division of State Lands

street & number Douglas Building

city, town Tallahassee N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 73 West Flagler Street

city, town Miami state Florida

6. Representation in Existing Surveys

title Dade County Historic Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Division of Archives, History and Records Management

city, town Tallahassee state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY OF PRESENT AND ORIGINAL APPEARANCE

The Charles Deering Estate is one of the finest bayfront properties in Dade County. The 368-acre estate contains three known archaeological sites, some of which are among the most significant and best preserved sites in South Florida. Two major buildings are associated with the estate: the Richmond Inn and Cottage, one of the earliest remaining examples of frame vernacular architecture in Miami and the large Mediterranean Revival style Deering House. The grounds are landscaped with native and exotic tropical and semi-tropical flora, including large quantities of royal palms and coconut palms planted around a boat basin.

GENERAL DESCRIPTION

Located off Old Cutler Road, the Deering Estate is entered through a set of double wooden gates with wrought iron decoration. A driveway leads to the housing compound through a small orchard of mangoes. The compound is comprised of one early Mediterranean Revival-style house and another earlier frame vernacular house, both facing Biscayne Bay. In addition, there is a two-story coach house, a one-story power house and a one-story water house. A spacious lawn is located between the buildings and Biscayne Bay. The service road continues into a cul-de-sac that terminates adjacent to a small turning basin. The road from the house to the turning basin is lined in royal palms, approximately thirty to forty feet tall. The turning basin (mooring area) is enclosed by a sea wall of concrete which was at one time lined with wood. The buildings sit on a coral ridge at an elevation of approximately seven to eight feet above maximum sea level. A wall at the southern end of the property, about 250 feet south of the buildings, divides the property from SW 169th Street.

The principal portion of the estate has been left in a natural state as a plant hammock. Small pockets have been cultivated with fruit trees of various kinds but, for the most part, the area has never been cleared, save for fire lanes and service roads. The northern portion of the estate is a slash pine with palmetto understory, markedly dryer from the hammock area. The main buildings on the property are of a variety of architectural styles representative of the different phases in the development of the area. There appears to have been no unifying theme to the development of the buildings.

ARCHAEOLOGICAL COMPONENTS

The Deering Estate contains three major archaeological resources: the Cutler Prehistoric Village Site, the Cutler Burial Mound and the site of the early 20th century settlement of Cutler. The Cutler Prehistoric Village Site is a black dirt midden situated on the rocky

8. Significance

Period	Areas of Significance—Check and justify below			
<input checked="" type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input checked="" type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	<input type="checkbox"/> Botanical

Specific dates 500 AD-1500 AD; c1850-1922 **Builder/Architect** Phineus E. Paist, Architect

Statement of Significance (in one paragraph)

SUMMARY OF STATEMENT OF SIGNIFICANCE

The 368 acre Charles Deering Estate is one of the largest and most significant undeveloped bayfront properties in Dade County. The estate is significant for its architectural, historical, archaeological and environmental components. It is architecturally significant for its two major buildings, the 1896 Richmond House and Cottage and the 1922 Charles Deering House. Historically, the estate is important as the site of one of Miami's earliest recorded settlements and the residence of one of the first prominent industrial families to build their winter home in Miami. Its archaeological significance is derived from its subsurface prehistoric and historic remains. The estate's environmental significance is demonstrated by its extensive collection of both native and exotic plant species.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

HISTORIC SIGNIFICANCE

The area of the Deering Estate is the original site of the "Hunting Grounds", a well known locale on Biscayne Bay during the early 19th century. It was the one location south of Coconut Grove where a direct and easy access by water to the upland pine forest of the Atlantic Coastal Ridge was possible. At this site, the thick mangrove forest that rims most of Biscayne Bay was at a minimum, allowing fishermen and pioneers an easy landing spot to secure fresh drinking water and provisions.

Although it is very probable that settlers lived on the tract before the 1860's, conclusive documentation is lacking. Nonetheless, it is a generally accurate statement that prior to the hostilities of the two Seminole Wars, all upland areas adjacent to Biscayne Bay had settlement and farming activities by Bahamian "Conchs" and wreckers. Jean Taylor, a local historian, reports that in 1850 there was a serious attempt made by Charles Howe, who had been a friend of Dr. Perrine, to begin a settlement on the grant in partnership with Henry Perrine, Jr. However, the younger Perrine decided to go to California instead. Nonetheless, Howe brought 36 Bahamian families to the grant and founded the town of Perrinesville. Apparently, the town was of short duration, because the Indian hostilities of the Second Seminole War forced the settlers to leave.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 368.4

Quadrangle name Perrine and South Miami

Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>3</u> <u>10</u>	<u>2</u> <u>83</u> <u>4</u> <u>65</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>9</u> <u>6</u> <u>0</u>	<u>2</u> <u>8</u> <u>3</u> <u>4</u> <u>6</u> <u>7</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>7</u>	<u>5</u> <u>70</u> <u>2</u> <u>80</u>	<u>2</u> <u>83</u> <u>4</u> <u>19</u> <u>0</u>
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D	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>6</u> <u>4</u> <u>0</u>	<u>2</u> <u>8</u> <u>3</u> <u>2</u> <u>9</u> <u>4</u> <u>0</u>
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E	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>4</u> <u>20</u>	<u>2</u> <u>83</u> <u>2</u> <u>94</u> <u>0</u>
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F	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>1</u> <u>9</u> <u>0</u>	<u>2</u> <u>8</u> <u>3</u> <u>3</u> <u>5</u> <u>6</u> <u>0</u>
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G	<u>1</u> <u>7</u>	<u>5</u> <u>69</u> <u>1</u> <u>20</u>	<u>2</u> <u>83</u> <u>4</u> <u>24</u> <u>0</u>
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H			
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Verbal boundary description and justification

See Continuation Sheet

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

state	N/A	code	N/A	county	N/A	code	N/A
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state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title Emily Dieterich, Elise Brault-Hoessly, Robert Carr/Michael Zimny

organization Bureau of Historic Preservation date January 1986

street & number The Capitol 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 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

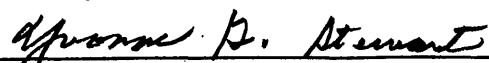


title State Historic Preservation Officer

date 1/28/86

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I hereby certify that this property is included in the National Register



date 3/11/86

Keeper of the National Register

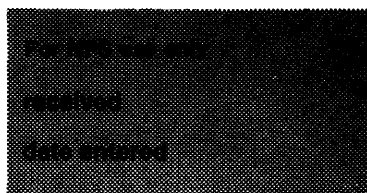
Attest:

date

Chief of Registration

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shore adjacent to the estate's mangrove forest. The site appears as an elevated ridge that extends along the shore. This cultural deposit is most obvious along a 100 meter area and is about 30-50 meters wide. In addition, scattered clusters of artifacts and shell refuse from prehistoric activities extend northward along the entire shoreline for a distance of approximately 1,000 meters.

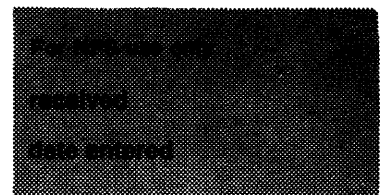
Although the major midden deposit has never been subject to careful scientific excavation, several test pits and descriptions of the site suggest a depth of up to 50-60 cm. A large number of prehistoric artifacts, shell refuse, animal bone, and charcoal fragments are exposed on the site's surface. The site is generally in good condition, although some clearing and disturbances have occurred along the most southern portion of the midden. Undoubtedly, farming and gardening activities by nineteenth century settlers have also contributed to disturbances here, but overall, the site would be among the best preserved prehistoric coastal sites remaining in Dade County.

The Cutler Burial Mound is a small conical mound situated north of the habitation site in an area of dense hardwood hammock. Goggin describes the mound as being made of yellow quartz sand 75 feet in diameter and rising to 6.5 feet above the surrounding terrain. A large oak tree grows upon the north end of the mound. The tree is among the largest oak trees in Dade County. An earlier description of the mound by Henry E. Perrine, son of the famed botanist, provided a somewhat different description of the mound. Perrine stated that the mound was 10 to 15 feet in diameter and four feet high (1885;293). He noted that the mound was composed of a pile of rough oolitic rocks and sand but that a large gumbo limbo tree was growing on the mound rather than the oak. Considering that Perrine's account was written in 1876, these discrepancies are easy to understand.

The estate's third archaeological component, the early 20th century settlement of Cutler, was originally composed of a large number of modest homes, two stores and a school on subdivided lots throughout the pinelands west of the Richmond Cottage. Since no systematic archaeological survey of the settlement has been attempted, the exact boundaries of the site are not known, although most of the town was situated within the present-day Deering Estate. Several of the locations of early home sites are known because of the square cut wells dug into the limestone bedrock. All of the homes were destroyed after the Deering Estate was assembled from the individual owners' land parcels. Today, native flora has grown over the former settlement.

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ARCHITECTURAL COMPONENTS

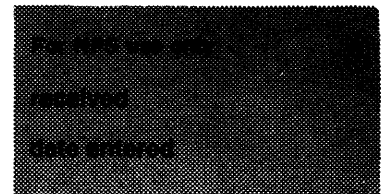
The Deering Estate includes six buildings: the Richmond Inn Cottage, the Charles Deering House and a carriage house, power house and water storage building. The original portion of the Richmond Cottage, built in 1896 by S.H. Richmond as his home, has undergone many transformations. Situated on Biscayne Bay near John Addison's homestead, S.H. Richmond built a two-story balloon frame vernacular house. The rectangular building was faced with vertical board and batten. Sash windows were disposed in a loose symmetrical fashion. The main entrance located on the principal facade was off centered to the right and recessed into the house. An 1896 photograph (See photo 1) shows that the stairs consisted of two squared logs, resting over each other. To the right of the house there appeared to be outdoor sanitary facilities or another outbuilding. The grounds were not landscaped.

An 1904 photograph shows the addition built by the Richmonds as the "Richmond Cottage", a commercial inn they opened in April, 1900. (See photos 2 - 6). The original building now appears to the rear of the main cottage, perpendicularly situated, and connected to the later addition by a gabled addition. The cottage addition is two-and-one-half stories high. A central wooden staircase leads to a large two-story gallery or verandah, which surrounds the cottage on at least three sides. The entrance is centrally located, consisting of two French doors. Windows are symmetrically located. The two-story verandah is covered by a low pitch hip roof. Both the verandah and the roof are supported by symmetrically located wooden posts that run down to ground floor level. The verandah is raised off the ground by four steps, resting on masonry foundation piers with lattice infill panels. The high pitched gable roof covering the main mass of the cottage is faced in asphalt paper and is pierced by three symmetrically located gabled dormers. The central dormer is double. A curvilinear road passes by the house, which faces directly to the bay.

Two 1916 photographs show the Richmond Cottage much as it appears today. (See photos 7 and 8). It was then owned by Charles Deering. The three gabled dormers have become one large shed dormer within the gabled roof extension. The dormer is pierced by a double window in its center and triple windows at each end. The wooden square posts supporting the verandah and hip roof are much larger and rest on square bases. The posts are classically inspired, with a base and implied capitals. The second floor balustrade is decorated by intricate wood lattice work, Chinese Chippendale in inspiration. The grounds are now landscaped. To the rear, a one-story addition along with a one-story kitchen addition, all with sloping roofs are attached to the house and cottage. Today, the front elevation of the cottage remains relatively unchanged, except for the addition of chimneys on both sides.

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Photographs prior to 1916 show the cottage as being elevated approximately five feet off the ground level and closer to the water front (see photos 4 - 6) than it is now. 1916 photographs 7 and 8 show the house only four or five steps above ground level with the turning basin already built. Unconfirmed reports on the Charles Deering Estate suggest that at some time the Richmond Cottage was moved back from the bay. Photographs seem to indicate the house was probably never moved but that the grounds in front of it were filled as a result of the dredging to construct the boat basin. (See photos 6 - 8).

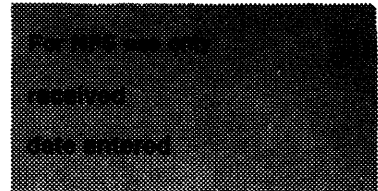
The interior of the earlier house is now a dining room with a natural stone and brick fireplace. The beaded tongue and groove walls, wood floors, and ceiling appear to be late 19th century millwork. Off the dining room are a screened porch and kitchen additions, both of which have gabled roofs. The kitchen contains many wood and glass cupboards and an old icebox. The cottage has a central hall plan with two large rooms situated on each side of a central stairway and small foyer which connects to the earlier house. The walls of this foyer are covered by lattice work. The two large rooms each contain a fireplace of natural rock, and mantels of ornamental stucco or stone. The fireplaces are located on the exterior walls of the cottage. The ceiling and wall finish are plaster; the wood floor millwork, with the exception of the stairway, is typical of the 1910's and 1920's, and is consistent with the exterior appearance of the cottage. The central stairway which leads to the second floor has heavy turned newel and balusters of late 19th or early 20th century style. The second floor of the cottage contains two rooms and a central stairway leading to the third floor, which contains a single large room under a large shed dormer.

The circa 1922 Charles Deering House is a Mediterranean style two-and-one-half story building. In plan the building is basically square with various wings and extensions. The roofs of the building and extensions are mostly low pitched gables, covered by barrel clay tiles with corbelled cornices. A few smaller hip roofs are found throughout the building. Construction is concrete faced in uncoursed, oolitic limestone. Forming work and finish of cast stone details, such as columns and capitals, are of high quality. The capitals are Romanesque-inspired, varying in details from birds to Ionic to lion's head details. The exterior walls extend from a four-foot high stucco base with scored ornamental details.

The main mass of the building is extended in front by a smaller two-story rectangular mass on the left, creating an L-configuration. On the ground floor level the recessed part of the "L" extends into a one-story

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arcade. The arcade's pointed arches rest on Corinthian capitals which are supported by smooth columns of cast stone. The columns sit on simple square shaped bases. At the level of the capitals there is a change in building materials. At this point the breezeway is faced in stucco. The last two arches of the arcade are segmental and separated from the others by a small vertical wall. The arcade is covered by a low pitched clay tile shed roof.

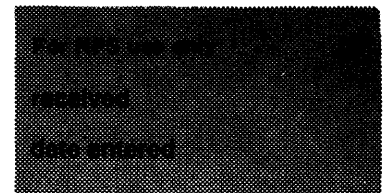
At the point of meeting with the smaller projecting arm of the "L", the arcade develops into an entrance loggia. The loggia contains two large front semi-circular arches separated by one column crowned by a Corinthian capital. A similar arch is found on each side of the portico. From the entrance portico's lateral exterior side, a low staircase and walkway extend toward the grounds and contours one side of the house toward the Richmond Cottage. Halfway to the Richmond Cottage the walkway is covered by a low clay tile shed roof for about a fifth of its length. On the opposite lateral exterior side of the Deering house is a second story cast stone balcony with a central medallion.

The second floor of the main mass's principal facade is pierced by six segmental arches which form a second story arcade. The roof above the arcade is pierced by five dormers. The three central dormers have shed roofs, while the outer ones are gabled. A bell tower covered by a hip roof extends from the gabled roof along with two chimneys, one of which is encased in the bell tower. At roof level there is a small square mass covered by a hip roof. Windows throughout the building are disposed in a symmetrical fashion. All roof fascias are decorated. In the back of the building a covered stucco walkway connects the house to the Richmond Cottage. Arches along this walkway are semi-elliptical and are separated by columns crowned by Corinthian capitals. Above the arches, a low second story wall is pierced by overlapping clay tiles arranged in an ornamental fish scale fashion. The rear door has heavy wrought iron stud work, typical of Spanish style doors. The exterior copper drain pipes have the carved initials "C.D., 1922" on them.

The interior of the Deering House consists of a central plan with an entrance foyer, elevator and staircase. The entrance foyer has a vaulted ceiling with an arched corridor leading to the arched front door. The right portion of the house is a two-story ballroom with a fireplace where animal legs with ball and claw feet support a stone mantel shelf. Ornamental wrought iron gates cover the double opening from the foyer into the ballroom. The ceiling of this room is cross coffered and vaulted with a central medallion. The room also has hanging moldings with electrical outlets above. The ceiling slopes at the perimeters with exposed concrete beams and joists. The tile floors

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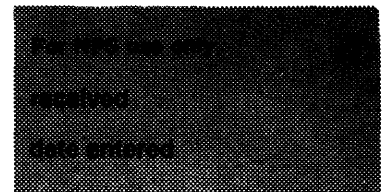
in the ballroom are black and white checkerboard. The left portion of the house contains a library approximately twelve to fourteen feet high. The beams, joists and corbels are exposed. This room has a central fireplace with a simple wood sculptured mantel. This library was once known to house an impressive private collection of books and art; it is now almost empty. To the back of this library there are two small rooms which connect to the breezeway leading to Richmond Cottage. Ground floor interior finishes are smooth marble dust glossy plaster on the walls and buff colored quarry tiles on the floor (approximately 8" x 8") with a blue tile band at the perimeters. The central staircase is cast stone with a wrought iron railing. Halfway up to the second floor triple French doors open onto the back balcony. Windows are recessed within the ten to twelve inch thick walls.

The second floor consists of four bedrooms, one reading room and two screened sleeping porches, all centered around the elevator and staircase, which leads to the partial third floor. Finishes in the master bedroom suite are different from the rest of this floor which matches the ground floor finishes. The master bedroom suite consists of one large bedroom, with an adjacent reading porch. The reading porch is reached through double metal doors. Its shed roof is supported by six cast stone columns. A complete bathroom is adjacent to the master suite. It is in its original condition. The master bedroom connects through the second floor breezeway to the Richmond Cottage. The third floor contains a large storage room, servants quarters and stairs to the roof. Most rooms throughout the house have individual fireplaces. All doors are copper clad, many with glass door knobs. Original light fixtures are found in most rooms, both hanging and wall sconce types.

A two-story coach house was constructed approximately at the same time as the Deering House. The vernacular building is covered by a gambrel roof pierced by an oversized shed dormer. The building has a three-car garage with three sets of double wooden doors. The building is of masonry construction, faced in stucco. Two other buildings adjacent to the coach house include: a one-story stucco power house and a similar one-story stucco water storage building. Both buildings are of modest, utilitarian construction.

The estate's main entrance gate is set in an approximately .7 mile long uncoursed oolitic limestone rock wall surrounding a portion of the estate facing S.W. 72nd Avenue (Ingraham Highway). The oolitic limestone rock wall starts .2 mile south of the intersection of 156th Street and S.W. 72nd Avenue. The height of the wall varies from approximately five to seven feet, and from about one and one-half to two feet thick. The rocks are very roughly textured and are tightly fitted together with the mortar being non-apparent for the most part. On about half of the wall length at its south end, oolitic limestone rock columns are incorporated into the wall. They are square in shape and approximately two-and-one-half to three feet wide. They are about six feet high and crowned by an

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eight inch thick simple abacus. The abacus overhangs by about six inches all around. Various trees, especially stangler figs, grow over and on the wall. At certain points the wall is completely covered by vegetation.

About .05 miles south of the beginning of the oolitic limestone rock wall is a forty-five foot long arched bridge. The bridge, built of rough textured concrete resembling oolitic limestone rock, was many years ago painted in a coral beige tone. It is about fifteen feet wide with about three foot high, one foot wide walls. Seven oriental inspired lattice concrete panels ornate the bridge on most of its length. It may be assumed the bridge was built by Deering as it is of the same style and approximate date of construction as the adjacent oolitic limestone rock wall surrounding a portion of the property. The building date for the wall is speculatively set between 1917 and 1922. This is the time period during which Deering's stone house was built. One important aspect of the road, wall and bridge is that they were either built by Deering or closely associated with the development scheme planned for the estate.

ENVIRONMENTAL COMPONENTS

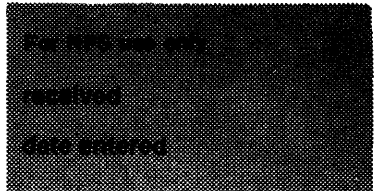
The pine woods, comprising approximately one-fourth of the estate, are found on the highest elevations on the northwest and western portions of the property. They are typical of the pineland on the coastal ridge in Dade County. The vegetation consists of pine (Pinus elliotti, var densa), with scrub palmetto (Serenoa repens) as the dominant undergrowth. Because of the lack of fire, hardwood species are invading, with the predominant species being poisonwood (Metopium toxiferum). At slightly lower elevations, in a transition zone between the pine woods mixed with scrub palmetto and small hardwood and herbaceous species undergrowth.

The hardwood hammock, which covers approximately one-third of the estate, is very densely vegetated, with either large clusters of oaks, or huge strangler figs (Ficus aurea) being the dominant trees. Pigeon plum (Coccoloba laurifolia), lancewood (Nectandra coricea), gumbo limbo (Bursera simaruba), and stoppers (Eugenia sp.) are also found in large quantities. Orchids and air plants abound. An old creekbed running through the hammock to the mangrove, now dry except during heavy rains, provides a habitat for Florida Holly (Schinus terebinthifolius), buttonwood (Conocarpus erectus) and other low, moist habitat species.

At a distant ridgeline (the edge of the Miami Rock Ridge) the land slopes sharply some six to eight feet to the mangrove forest. The

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ridgeline approximates the "salt-barrier" line established by Dade County. All three species of mangrove are found here, with red mangrove (Rhizophora mangle) being dominant. The coastal mangrove area is characterized by closed canopy stands of mature red mangroves intermixed with occasional black mangroves. Another distinct area contains dwarf scrub mangroves growing at high densities. Numerous mosquito ditches were cut into the mangrove westward to the edge of the ridge. These now provide a good habitat for spawning and feeding of large quantities of small fish. It is probable that the westward portion of the mangrove forest was at one time a juncus or sawgrass marsh. The lowering of the water table and the consequent loss of fresh water head, as well as the cutting of the mosquito ditches to facilitate tidal flow, allowed salt water penetration, enabling the mangrove to seed in. This is typical of the South Biscayne Bay shoreline.

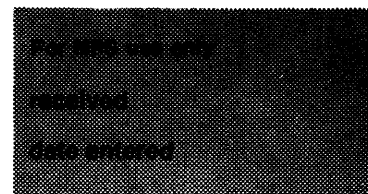
A small area in the northeastern corner of the site, directly behind a narrow mangrove fringe, in a section covered with marl soil, there is a thick stand of mature Australian pine (Casaurina equisetifolia). Very little mosquito ditching was done here, so the pine, rather than mangrove invaded. Another patch of Australian pine has developed on the southern tip of the property. Extensive seagrass beds of Thalassia testudinum, Syringodium filiforme, and Halodule wrightii occur within the shallows of Biscayne Bay adjacent to the shoreline of the Deering Estate. This plant community is considered to be a highly valuable ecological resource.

A small portion of the estate, some six or seven acres, has been bulkheaded and filled to create a lawn area leading from the house down to a boat basin. Constructed in June, 1918, the basin is some 200 feet in diameter with an eight-foot channel. Most of the fill derived was presumably used in filling the lawn area, since only a small portion of the channel has a spoil bank covered with red and white mangroves. Large quantities of royal palms and coconut palms were planted around the boat basin, creating a beautiful grove.

The site is almost completely enclosed on its landward side by a high chainlink fence along the north and half of the west property line. Near the main entrance on the southwest part of the estate, privacy is provided by a high limestone rock wall, and on the southern portion by a high concrete wall. Adjacent to this concrete wall on the south is an old concrete dock and bulkhead. It is purported to have been built prior to 1920 by farmers in Cutler who used the dock to ship tomatoes northward, since Old Cutler Road was often impassable then. The dock is now in a

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state of disrepair. Some service roads, probably doubling as firebreaks, are cut through the pineland.

RESOURCES INVENTORY

Contributing Resources: 9

- 3 Buildings (Carriage House, Deering House, Richmond House and Cottage)
- 3 Sites (Cutler Prehistoric Village Site, Cutler Burial Mound, Cutler Town Site)
- 3 Structures (Boat Basin, Bridge and Entrance Gate and Wall)

Non-Contributing Resources: 2

- 2 Buildings (Power House, Water Storage House)

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During the Second and Third Seminole Wars (1835-1842 and 1856-1858), the area was commonly used by the Seminole Indians to gather coontie (Zamia floridana), a major food staple and industry for South Florida during the first half of the 19th century. Coontie was so abundant in the locale that some 19th century maps make direct reference to the coontie growing there. In April, 1838, Lieutenant Colonel Harney and his regiment of Dragoons landed in this area, to begin their expedition into the Everglades in search of Seminole Chief Sam Jones and his tribe. This expedition ended in one of the major battles of the war fought in the vicinity of present-day Kendall.

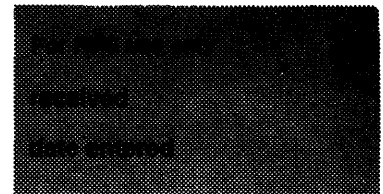
The Deering Estate is also significant because of its association with many important events related to southern Florida's development. Charles Deering's Cutler Ridge Estate is part of the Perrine Land Grant in which the U.S. Congress in 1835 deeded to Dr. Henry Perrine one township of thirty-six square miles of land on Biscayne Bay with the provision that he was to place an actual settler on each section of the grant. (1) The plans included the introduction and cultivation of exotic tropical and semi-tropical plants of commercial value. After Dr. Perrine was murdered in 1840 in an Indian massacre, his wife and children moved to New York but eventually hoped to return in order to fulfill the conditions of the grant. During the last two Seminole Indian Wars, Florida was vacated by white settlers, and these hostilities were one of the specific reasons along with the civil war keeping the Perrine family from fulfilling the requirements of their U.S. grant at the "Hunting Grounds".

When Henry Perrine, Jr. returned in 1876 with a small group of settlers to a south Biscayne Bay alcove now part of the Deering Estate, they were met by a squatter, John Addison, who had apparently been living there for at least fifteen years. A pamphlet printed by Perrine in 1876 for prospective pioneers detailed the beauty of the tropical bay front property and proposed a town called "Perrine" in section 26 (now the Deering Estate). Young Perrine's repeated attempts at meeting the terms of the grant contract were not successful. After only eight months, a hurricane and an unusually cold winter, Perrine decided that pioneer life was not for him and he returned north. (2)

Around 1877, a twenty year-old man named William Fuzzard arrived at Biscayne Bay, explored the area, returned to Massachusetts to settle his affairs and came back a year later. One of the first things William Fuzzard did upon his return was to blaze a trail through the woods so he could bring supplies from Coconut Grove. This trail was the beginning of what is now known as Old Cutler Road. By 1884 enough settlers had arrived on the grant for Fuzzard to apply for a post office. He became Cutler's first postmaster.

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In 1884, Dr. W.C. Cutler of Chelsea, Massachusetts came to the Biscayne Bay area and for fourteen years wintered on the north boundary of the Perrine land grant. In 1886, Cutler was chosen as the agent to represent the interests of thirty-six settlers who had settled illegally on the land several years before. Cutler lobbied in Washington, D.C., to prevent the Perrine heirs from settling their claim and depriving the settlers of their homes and fields. (3) The settlers were organized in what they called the "Squatters Union". William Fuzzard, the postmaster, was president of the organization. Finally, in 1898, a satisfactory settlement was reached between the "Squatters Union", the U.S. Government and Perrine's heirs through which each settler would receive 40 acres of land. By virtue of their long residence on the grant, William Fuzzard and John Addison each received 80 acres of land. By 1896 there were enough children in Cutler to qualify for a school. William Fuzzard applied for the school which remained opened until 1908, when it was closed for not meeting the required minimum number of students.

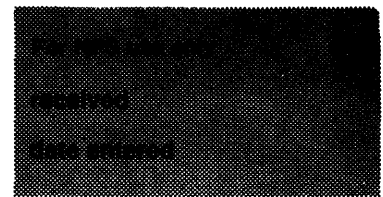
In 1896, S.H. Richmond, an engineer with a doctorate degree, built a house on the Bay near the Addisons. Dr. Richmond had been the Perrine family's agent on the grant. In 1900, after construction of a new and larger bayfront building, perpendicular to the original house, S.H. Richmond's wife, Edith, opened an inn called "Richmond Cottage". (4) The inn must have been off to a good start because the 1900 register records Henry Flagler and James Ingraham, Florida East Coast Railroad Surveyor, and other prominent Florida pioneers as guests.

In 1897, S.H. Richmond surveyed the proposed town of Cutler in section 26. (5) The survey showed a large number of commercial lots, an avenue called Addison's, a wharf and a couple of small buildings. The 1904 City Directory described Cutler as "a few houses, with two good stores, those of the Tweedell Brothers, and Brown and Moody, each of whom has built up a thriving business with the surrounding country. Cutler has daily mail and three wharves from which boats take freight and passengers to and from Miami. There is one good hotel, the Richmond Cottage which overlooks the bay..."

Cutler was one of the shortest lived towns in Florida. Although lots were sold for five to one hundred dollars per acre, most people preferred to settle near the railroad tracks and particularly the stations. The impact of the coming of the railroad shifted the main focus of transportation from water to land, thus helping establish early development patterns more inland along South Dade County.

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THE DEERING ESTATE

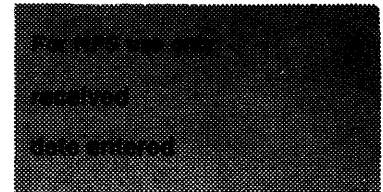
Charles Deering bought lots in Cutler from 1914 to 1920. (6) In 1916 he bought the Richmond Cottage, and moved to Cutler in 1922. Talks of a thoroughfare connecting Miami with points north, right through his property, made him decide to leave his Bay Point estate, in the area then known as Buena Vista. His Buena Vista estate had been built in 1912. Soon after acquiring the Cutler property, Deering began construction of a large stone and concrete house and carriage house. The short-lived town of Cutler was assimilated by the Deering Estate, each of the property owners bought out, and all the early buildings (except the Richmond Inn) within the property were razed.

The Deering name has been nationally important in business, industry, the arts, government and philanthropy. William Deering (1826-1913), creator of the Deering fortune, came to Coconut Grove soon after the turn of the century. He originally moved from Maine to Chicago where he was one of the founders of the Deering Farm Machinery Company. At one time he was chairman of the Northwestern University Board of Trustees. William Deering retired from business in 1901, and in 1902 the Deering Company merged with the McCormick Harvesting Machine Company and other farm machinery companies to form the International Harvester Company. This is about the time when he bought the property in Coconut Grove. William Deering's granddaughter, Mrs. Chauncey McCormick, lived on the Coconut Grove property for many years. She used the same vacation lodge as her grandfather, although it had been expanded and improved. In 1957, she had it torn down and built a new home. William Deering had two sons, James and Charles. Both were active officers in the farm machinery business, Charles serving as Chairman of the Board from 1904 to 1918. They were well known philanthropists, making donations to the Art Institute of Chicago, to hospitals, including Jackson Memorial Hospital in Miami, and to other charitable organizations.

James Deering (1859-1925), was best known as an art patron and builder of Vizcaya. He reportedly traveled all over the world looking for the ideal place to build his Italian inspired villa, before choosing the location on Miami's Biscayne Bay. Charles Deering (1852-1927), graduated from Annapolis and was for many years a naval attache in Spain, where he owned at least two houses. Being interested in Spanish art and furnishings, he brought back many fine pieces to appoint his two homes in Miami and his apartment in New York. His interest in botany led him to lease much of his bay area property for a federal plant introduction station at a minimal rent. Deering died on February 5, 1927, at his Cutler home. His estate was left to his wife and children.

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The three remaining heirs are now Richard Danielson, James Deering Danielson and Marion Danielson McCormick.

ARCHAEOLOGICAL SIGNIFICANCE

The subsurface remains of the Deering Estate can be divided into two general categories: prehistoric and historic. The Deering Estate includes the sites of a prehistoric Indian village and a burial mound. Most of the county's 15-20 coastal Indian sites, believed to have existed along Biscayne Bay, have been destroyed or altered by development. The Deering Estate has the best preserved of the three coastal prehistoric sites that still exist in Dade County.

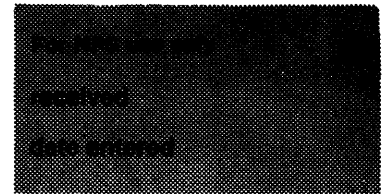
The Cutler prehistoric site complex was inhabited by Tequesta Indians from as early as ca. 500 A.D. - 1500 A.D. Although archaeological research has been very limited, the site has been visited by three of Florida's most prominent observers of Indian sites. In 1904, C.B. Moore, an archaeologist who conducted extensive work in Florida, visited the site. Moore left no description of the site, but he did illustrate a Busycon or shell tool that he found there (Moore 1905:316). John K. Small, the naturalist, visited this site and the accompanying burial mound, Da8, noting the differences in vegetation between the site and other parts of the property (Small 1924:89). In the late 1940's, John M. Goggin, described the site as "...possibly one of the better localities in Dade County for future intensive work..." (Goggin 1949:131).

Goggin made measurements of the site and collected artifacts. In addition to shell artifacts, the pottery types he collected provided some basis for interpreting the site's chronology. Goggin noted that Surfside Incised, Glades Tooled, and St. Johns Checked Stamped pottery sherds were collected, indicating a chronology of occupation dating from ca 1000 A.D. - 1500 A.D. Subsequent collections from this site indicate that the site probably dates from at least as early as ca. 500 A.D.

The Cutler midden contains artifactual and ecological material that would provide data for reconstructing prehistoric subsistence and technological patterns. Black dirt middens in South Florida contain a mixture of rich organic soil, charcoal (from fire pits), shell and bone refuse from meals, charred seed fragments, discarded and lost artifacts, and pottery sherds. Sometimes human burials are uncovered also. Although middens in South Florida rarely have visible strata, cultural material is deposited over a long period of time and careful excavation allows for the reconstruction of chronological sequences that would represent the range of time of prehistoric habitation and activities of the Cutler site.

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The estate's second prehistoric component, the Cutler Burial Mound, was described by Goggin.. "a fine example of a sand mound and is probably the least damaged burial mound in the Biscayne Bay area". (Goggin 1949:). Goggin was not aware of Perrine's excavations there in 1876. Perrine uncovered human remains of both adults and children. Perrine offered the following description, one of the few accounts of prehistoric mortuary behavior of South Florida's Indians that archaeologists possess:

"...the skulls in nearly every instance showed that they had been buried with the face downwards, and with the tops toward the centre of the mound. It seemed as though the heads only had been placed in position, for they were near the outer rim of the mound and none of the larger bones of the limbs beyond..." (Perrine 1885:292-293).

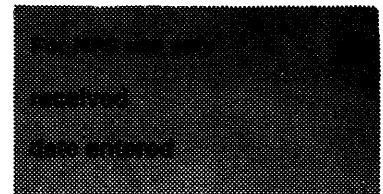
More recent unauthorized excavations by collectors as recently as 1964 have been described by various informants, but apparently their efforts have done little to alter the general format of the mound. In no case have any artifacts been found in the mound, reinforcing the probability that the mound was used exclusively for human internments. Since none of the human bones recovered from the site has ever been subject to analysis by a physical anthropologist or to testing by Carbon 14 dating, the physical biology of the Indians and the exact chronology of the mound is not known. Generally, such mounds in Dade County date from the Late Glades II-III Periods, or ca. 1000 A.D. - 1500 A.D.

It is not known to what degree previous excavations have disturbed the contents of this mound. It is possible that undisturbed burials still exist, but probably only in the mound's peripheries since the center was the major target of previous diggers, although no holes or depressions are visible today. A scientific excavation of the mound would provide information on the history and chronology of the mound's construction. It could also provide information about the physical biology and mortuary behavior of the prehistoric Indians that built the mound. Most of the burial mounds of the Tequesta Indians of southeastern Florida were destroyed by development, and little is known of the Tequesta's physical biology.

Historic archaeological sites also occur within the estate. These sites date from the mid-nineteenth century to ca. 1920, and include an unknown number of pioneer homesteads, two stores and a school. The preservation and careful excavation of these early homesites could provide important information on Cutler's earliest settlers. Unknown archaeological sites could also be present within the estate.

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Paleontological fossils have been found at a nearby site, and it is possible that similar sites may be found on the Deering Estate. No systematic survey of the property has ever been conducted.

ARCHITECTURAL SIGNIFICANCE

Architecturally the Deering Estate is significant because the Richmond House and Cottage, the two older buildings on the property, are among the few important remaining examples of early frame vernacular architecture in South Florida. The house and cottage are notable for their size, bayfront location, and adaptation to the local environment. The incorporation of a large two-story verandah covered by an overhanging hip roof protects the cottage from direct sun rays and provides an exterior shaded area, in direct response to local climatic conditions.

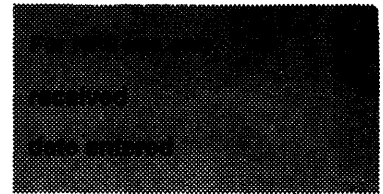
The Charles Deering House, built between 1916 and 1922, is a fine example of Mediterranean Revival architecture. The large building faces the bay across a carefully manicured lawn and the docking basin. Its adaptation to the environment is evident in the design of the house, which provides a shaded breezeway on the ground floor and a covered balcony on the second floor, creating a cool, protected outside area and guarding many interior spaces of the house against direct sun rays. Details such as the arched breezeway, Corinthian capitals, corbelled cornice, red tile roof, bell tower, arched openings and entrance loggia are among its major stylistic features. A coach house was also built, presumably about the same time as the Mediterranean-styled home. The main feature of the structure is its gambrel roof, pierced by a large shed dormer. The ground floor has three sets of double garage doors, built of vertical wood planks.

Phineas E. Paist, an important local architect, designed the Deering House. (7) Paist graduated from the Dextrell Institute of the Pennsylvania Academy of Fine Arts. He worked on several major projects in Philadelphia and was associate architect on James Deering's Villa Vizcaya before moving to Miami in 1924. Paist was named supervising architect for the city of Coral Gables in 1925. He was responsible for many of the most important residential designs in the city. Among his major projects in Miami are the Coral Gables Sales Corporation Building (1925) and the U.S. Post Office and Courthouse (with Harold Steward, 1931).

ENVIRONMENTAL SIGNIFICANCE

The 368 acre Deering Estate possesses, in one site, one of the most beautiful and varied groups of plant habitats to be found anywhere in

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Dade County. The area is a prime example of the floral diversity that once existed in southeast Florida. Much of the Deering Estate is encompassed by a relatively intact natural ecosystem which includes hardwood hammocks, pine woods, mangrove forests, and bay bottom turtle grass flats.

The hardwood hammock is a mature and stable plant community which contains a number of rare tree, shrub, and herbaceous species. The majority of the rare species found here cannot establish themselves in any other habitat, and, in case of the endemic species, are not found anywhere else except in the few remaining upland forested sites in South Florida. A variety of other unique features are found within the hammock. Formations of pinnacle rock are conspicuous where a traverse slough once flowed across the property to Biscayne Bay. The pinnacle rock provides a habitat for a number of rare ferns.

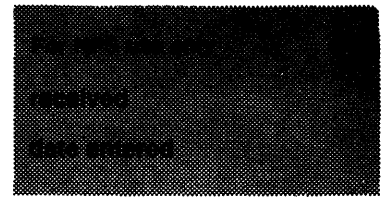
The pineland community is a typical rock ridge pineland assemblage with many rare and endemic species occurring in the understory associated with the sandy pockets that are found in the pinnacle rock formation. The low-lying mangrove community is recognized as being the most critical to the ecological well-being of Biscayne Bay because of its high detrital contributions, nursery value, shoreline stabilization, and nutrient runoff filtration.

The landscaped areas surrounding the housing compound contain many large specimen size trees which have been planted such as gumbo limbos, black olives, royal palms, paradise trees and other species. A number of exotic species, as well as plants native to the site, are still undisturbed and are considered environmentally sensitive species. The 1975 Dade County Foresters' Inventory recommended five outstanding forested areas for preservation; one of these was the Charles Deering Estate. (8)

FOOTNOTES

- 1 Margot Ammidown. "The Deering Estate". Dade County Historic Preservation Division. Unpublished, page 3.
- 2 Jean Taylor. "Cutler and Perrine Grant". Dade County Historic Preservation Division. Unpublished, page 3.
- 3 "The Perrine Grant". Miami Metropolis, Miami, March 5, 1898, page 7.
- 4 "Cutler". Miami Metropolis, Miami, March 9, 1900, page unmarked.
- 5 "All About The New Cith Which Is Being Laid Out At Cutler On The Perrine Grant". Miami Metropolis, Miami, May 21, 1897, page unmarked.

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6 "Dade County Records and Deeds Books" 103 p. 267
140 p. 475
143 p. 361
163 p. 387, 388
169 p. 386
218 p. 434

7 Letters from Phineas E. Paist to Charles Deering dated July and September, 1922.

8 Department of Natural Resources, Division of Recreation and Parks. "Land Acquisition Proposal. Deering Hammock". Tallahassee, Florida. 1973.

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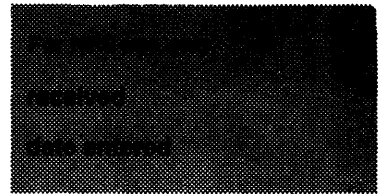
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- "All About The Grant". Miami Metropolis, Miami, September 25, 1896, page 2.
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- "Cutler Callings". Miami Metropolis, Miami, September 11, 1896, page 8.
- "Cutler Estates". Miami Metropolis, Miami, February 29, 1916, page 17.
- "Cutler Items". Miami Metropolis, Miami, January 19, 1900, page 8.
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- Goggin, John M. 1949. "The Archaeology of the Glades Areas". Typescript on file at the Southeast Archaeological Center, Tallahassee, FL.
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McKenzie, Clinton, AIA. Plans of the Charles Deering Buena Vista Estate. N.Y., N.Y., 1912.

Paist, Phineas E., letters to Charles Deering date July and September, 1922, in possession of Deering Danielson, Miami, Florida, 1985.

Perrine, Henry E., 1885. A True Story of Some Eventful Years in Grandpa's Life, E.H. Hutchinson Press. New York.

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Small, John K., 1924. "The Land Where Spring Meets Autumn". Journal of the New York Botanical Garden 25:89.

Taylor, Jean. "Cutler and Perrine Grant". Dade County Historic Preservation Division. Unpublished typescript on file with Metro-Dade Historic Preservation Division.

"The Deerings...A First View". Miami Herald, Miami, March 25, 1958, page E-1.

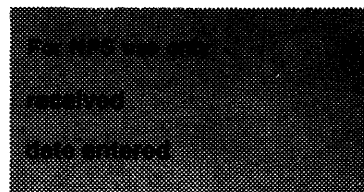
"The Perrine Grant". Miami Metropolis, Miami 5, 1898, page 7.

"The Perrine Grant". Miami Metropolis, Miami, June 5, 1896, page 3.

"The Perrine Grant Settlement". Miami Metropolis, Miami, March 5, 1897, page 8.

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PARCEL A

A portion of "Charles Deering Estate", according to the plat thereof, as recorded in Plat Book 34 at Page 30 of the Public Records of Dade County, Florida, being more particularly described as follows:

All that portion of Sectkons 25 and 26, Township 55 South, Range 40 East lying East of Ingraham Highway (presently known as S.W. 72nd Avenue) as shown on and lying within the limits of said plat of "Charles Deering Estate".

TOGETHER WITH

All that portion of the North One-Quarter (N 1/4) of the Northeast One-Quarter (N.E. 1/4) of the Northeast One-Quarter (N.E. 1/4) of fractional Section 35, Township 55 South, Range 40 East lying Northerly and Easterly of those certain 50 foot wide Roads as shown on and lying within the limits of said plat of "Charles Deering Estate".

PARCEL B

A portion of "Charles Deering Estate" according to the plat thereof, as recorded in Plat Book 34 Page 30 of the Public Records of Dade County, Florida, being a portion of the West One-Half (W 1/2) of Section 26, Township 55 South, Range 40 East, lying Westerly of Ingraham Highway (presently known as S.W. 72nd Avenue) and being more particularly described as follows:

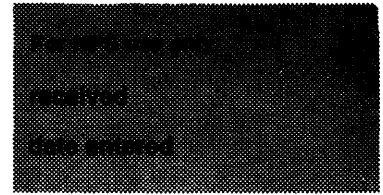
The East One-Half (E 1/2) of the Southeast One-Quarter (S.E. 1/4) of the Northwest One-Quarter (N.W. 1/4) of said Section 26 lying Westerly of said Ingraham Highway. Less and excepting therefrom the West 35 feet for road right of way.

The East One-Half (E 1/2) of the Northeast One-Quarter (N.E. 1/4) of the Southwest One-Quarter (S.W. 1/4) of said Section 26 lying Westerly of said Ingraham Highway. Less and excepting therefrom the West 35 feet for road right of way.

TOGETHER WITH

All that part of the Northeast One-Quarter (N.E. 1/4) of the Southeast One-Quarter (S.E. 1/4) of the Southwest One-Quarter (S.W. 1/4) of said Section 26, which lies North of that certain street lying North of and adjoining Block C of "Robert's Subdivision" as recorded in Plat Book 1 at Page 129 of the Public Records of Dade County, Florida, and lying Westerly of said Ingraham Highway. Less and excepting therefrom the West 35 feet for road right of way.

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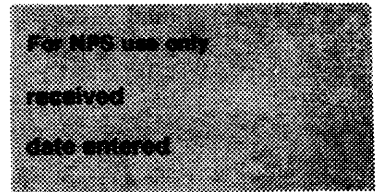
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The boundaries of the Deering Estate are justified historically as coincidental with the original tract of land acquired by Charles Deering between 1914 and 1920 and physically as defined by the areas of contemporary development surrounding the property.

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SUPPLEMENTARY LISTING RECORD

Reference Number: _____

Date Listed: 3/11/86

Deering, Charles, Estate
Property Name

Dade
County

Florida
State

~~This nomination~~
This nomination was selected for detailed documentation review.*

Yes

No



(*All nominations receive National Register Information System-NRIS-level of review.)

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, if any, notwithstanding the National Park Service certification included in the nomination documentation.

Yvonne A. Stewart
Signature of the Keeper

3/11/86
Date of Action

Amended Items in Nomination:

The historic archaeological townsites and other mentioned historic archaeological sites are not described, nor have they been located on the ground. It is not known whether these sites contain important or significant information. Therefore, all historical archaeological sites are not eligible at present.

DISTRIBUTION: National Register property file
Nominating Authority (without nomination attachment)