

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

For NPS use only

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

received NOV 21 1988

date entered

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

**1. Name**

historic Palm Cottage

and or common

**2. Location**

street & number 60 S. E. 4th Street - Fort Dallas Park not for publication

city, town Miami vicinity of

state Florida code FL county Dade code FL 025

**3. Classification**

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

**4. Owner of Property**

name City of Miami

street & number 3500 Pan American Drive

city, town Miami vicinity of state Florida 33133

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami state Florida 33130

**6. Representation in Existing Surveys**

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

date June, 1985 federal  state  county  local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state Florida 32399-0250

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# 7. Description

---

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date 1977

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**Describe the present and original (if known) physical appearance**

SEE CONTINUATION SHEETS

# 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400–1499	<input 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 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 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)		

**Specific dates** 1897 **Builder/Architect** Joseph A. McDonald

**Statement of Significance (in one paragraph)**

SEE CONTINUATION SHEETS

*[Faint, illegible text]*

# 9. Major Bibliographical References

Please see Bibliography for Cover Nomination

# 10. Geographical Data

Acreege of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

### UTM References

A 

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### Verbal boundary description and justification

Miami, Lots 17, 18, and 19, less street, of the plat of FORT DALLAS PARK (PB 4-85) boundary that portion of the lots containing the building plus surrounding ten feet

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

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Sarah Eaton / Vicki L. Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation date October, 1988

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

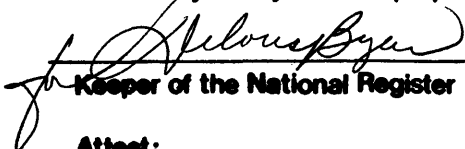
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date October 17, 1988

### For NPS use only

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

  
Keeper of the National Register

Entered in the National Register date 1/4/89

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
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DESCRIPTION:

Condition: Excellent

The Palm Cottage is a two and one-half-story rectangular frame structure constructed circa 1897.1 The building does not sit on its original site as it was moved in 1980 to save it from demolition. Original orientation is intact. The building is situated with its principal entrance perpendicular to S. E. 4th Street and is located between the Miami River and S. E. 4th Street. The building is capped by a simple gable roof covered with wood shingles. The gable end is an important feature of the principal elevation and contains decorative wood shingles.

The principal elevation is characterized by a one-story open porch spanning the width of the facade. The porch is delineated by wood posts embellished with decorative ornamentation and a simple wooden balustrade wrapping the porch. The porch is covered by a simple shed roof, also covered with wood shingles. The entire building sits on brick piers and the porch floor is accessible by five wood steps leading from the ground level. The main entrance to the building is found on the northern bay of the triple-bay principal elevation. The remaining two bays on the first floor and the three bays on the second floor contain rectangular window openings. These openings are flanked by wooden shutters and within them are found double hung, two-over-two, wooden frame windows. A small rectangular window is found at the center of the gable end of the principal elevation. The side elevations are characterized by paired windows asymmetrically spaced about the elevations. The paired windows are double-hung, two-over-two wood sash frame. Only the second story openings are flanked by wood shutters.

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A brick chimney stack is found at the rear of the house. Shiplap siding covers the majority of the exterior walls. A lattice-type wooden screen is found between the brick piers blocking access to the crawl space below the house.

The interior of the house is presently vacant with its side-hall plan configuration recently restored. The exterior of the house has also been recently restored and painted the typical "Flagler yellow" with white trim which embellished the projects undertaken by the Florida East Coast Railway Company. The new site chosen for the building is in close proximity to the building's original site and offers potential for exposure along the Miami River.<sup>2</sup> Its recent rehabilitation has meticulously restored the building's architectural fabric to its original appearance.

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STATEMENT OF SIGNIFICANCE:

Specific Date: circa 1897

Architect: Unknown

Builder: Joseph A. McDonald

The Palm Cottage is significant as the last known structure in Miami directly associated with Henry M. Flagler and the early years of the city's development. The building is also the earliest known residential building remaining in downtown Miami and reflects the city's development near the turn-of-the-century. Although moved from its original location while retaining its orientation, the Palm Cottage is a one-of-a-kind structure in downtown Miami and the only building of its type, age, and size still standing in the area. In fact, its significance is reflected in the City of Miami forming a special park to ensure its protection and accessibility to the public.

The Palm Cottage was one of at least 30 houses built along today's S. E. 1st and 2nd Streets near N. E. 2nd Avenue. Henry M. Flagler, responsible for bringing the Florida East Coast Railway to Miami, ordered the construction of these houses to provide work for mechanics who were out of work when the Royal Palm Hotel was completed and to supply needed homes for business and professional people moving to Miami.<sup>4</sup> Most of these cottages were two stories in height and were painted the typical "Flagler yellow" with white trim. They were built by Joseph A. McDonald, who also built Flagler's Royal Palm Hotel.

Henry M. Flagler was responsible for more than just bringing the railroad to South Florida and for the construction of the Royal Palm Hotel. He was also personally involved in the establishment of industries and enterprises that would help in building up the communities along the path of the railroad.<sup>5</sup>

The Palm Cottage is the only building project directly associated with Flagler that has survived twentieth century development. The building is the last known structure in Miami associated with Flagler's productive life and the only one remaining in downtown Miami from the last years of the nineteenth century.<sup>6</sup>

The visual composition of the building represents an excellent example of a modest frame house constructed during the last years of the nineteenth century. Although the building's appearance

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may echo other working class developments throughout the United States, this building is a rarity in Miami today because of its age and construction. When constructed, the monthly rents for the cottage and other similar buildings ranged from \$15 to \$22, depending on the building's size and provisions for indoor plumbing facilities. Houses could also be purchased for \$1,200 to \$3,000 each.

NOTES

1. State of Florida, Department of State, Division of Archives, History and Records Management, "Florida Master Site File: Historic Site Data Sheet" for Ft. Dallas Park, "Statement of Significance."
2. Sarah E. Eaton, "Flagler Worker's House Designation Report" (prepared for the City of Miami Heritage Conservation Board, 18 February 1983).
3. See note 1 above.
4. Thelma Peters, Miami 1909 (Miami, Florida: Banyan Books, Inc., 1984), p. 14.
5. "Henry M. Flagler, Developer," Miami Metropolis, no date (copy of clipping in files of Historical Association of South Florida).
6. See note 2 above.
7. See note 2 above.



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Photographs

1. Palm Cottage
2. Miami, FL
3. Sarah Eaton
4. c. 1988
5. City of Miami Planning Dept.
6. Front elevation facing southwest
7. Photo 1 of 3

1. Palm Cottage
2. Miami, FL
3. Sarah Eaton
4. c. 1988
5. City of Miami Planning Dept.
6. Front Elevation facing southwest-close shot
7. Photo 2 of 3

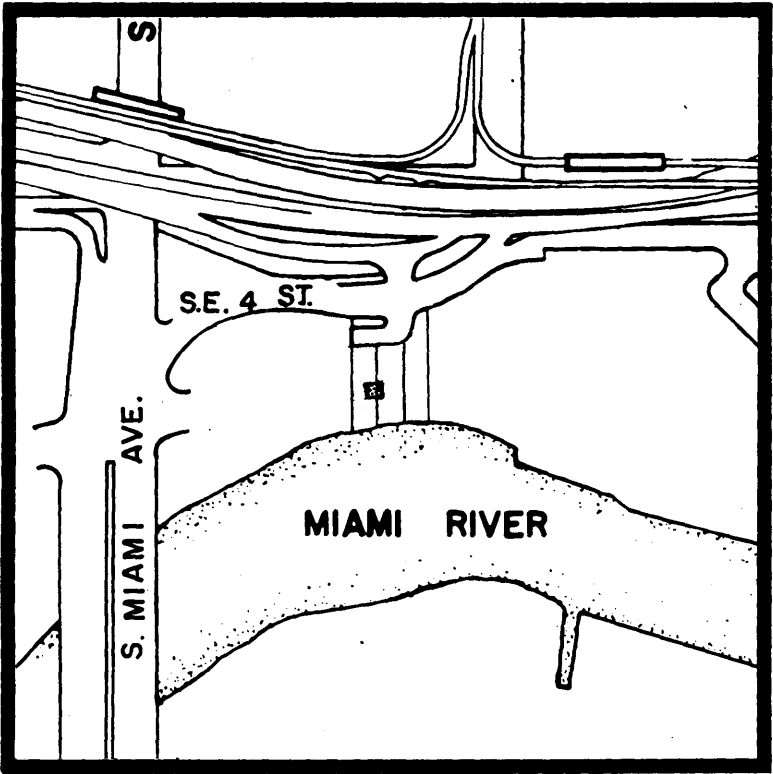
1. Palm Cottage
2. Miami, FL
3. Sarah Eaton
4. c. 1988
5. City of Miami Planning Dept.
6. Historic Photo of Row Houses by Flagler
7. Photo 3 of 3

# PALM COTTAGE

60 S.E. 4 STREET



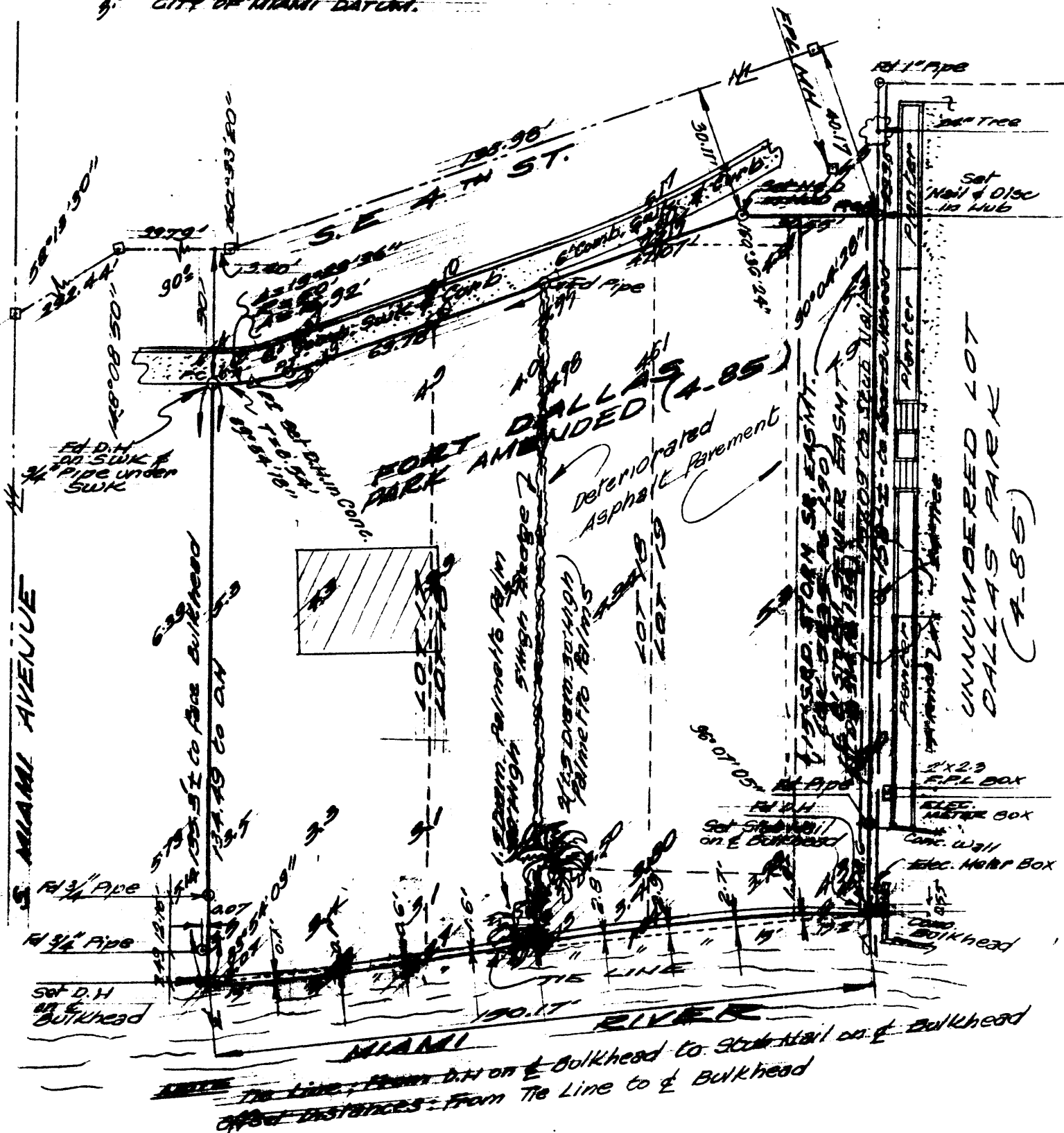
location



site plan

Palm Cottage

NOTE 9. Elevations referred to Mean Low Water CITY OF MIAMI DATUM.



I HEREBY CERTIFY that the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge, and there are no encroachments or easements other than those shown.



*Walter K. Brown*  
WALTER K. BROWN  
Registered Engineer No. 10968  
Registered Land Surveyor No. 1517  
State of Florida

RECEIVED 29

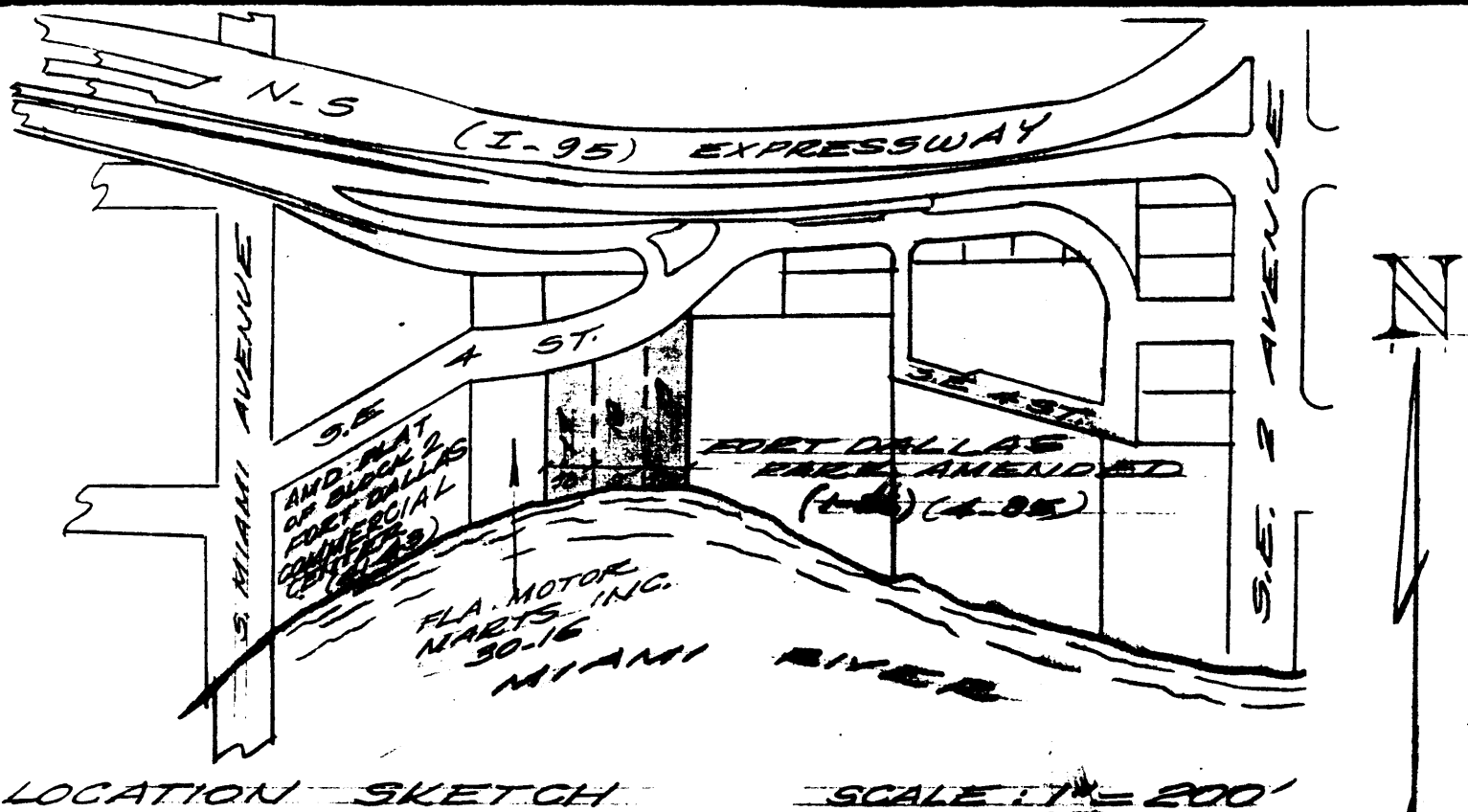
26

28

NO. N° = B2710

NO. N° = CR10

MISC 1-1-66



**LEGAL DESCRIPTION**

Lots 17, 18 and 19 of the AMD. PLAT OF FORT DALLAS PARK, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Dade County, Florida, less that area given for street right-of-way as recorded in Deed Books 1143 at Page 145 and 1331 at Page 397 of the Public Records of Dade County, Florida; being more particularly described as follows:

Commence at the N.E. corner of Lot 19, as shown on said AMD. PLAT OF FORT DALLAS PARK (1-26); thence run southerly along the easterly line of said Lot 19 for a distance of 158.0 feet, more or less, to the face of a concrete bulkhead on the low water mark of the Miami River; thence meander in a westerly direction along the face of said bulkhead for a distance of 151.0 feet, more or less, to the intersection with the easterly property line of FLORIDA MOTOR MARTS, INC., according to the plat thereof, as recorded in Plat Book 30, at Page 16, of the Public Records of Dade County, Florida, said line also being the westerly property line of Lot 17; thence run in a northerly direction along said westerly line of Lot 17 for a distance of 135.3 feet, more or less, to a point of intersection with the southerly right-of-way line of S.E. 4th Street; thence run easterly and northeasterly along the arc of a curve concave to the southeast, whose radius is 50 feet, having a central angle of 19° 23' 20" for a distance of 16.92 feet to a point of tangency; thence continue northeasterly along said south right-of-way line of S.E. 4th Street for a distance of 108.34 feet to a point of intersection with the north line of said Lot 19, as shown on said AMD. PLAT OF FORT DALLAS PARK; thence run eastwardly along said northerly line of Lot 19 a distance of 30.55 feet (30.6 Deed) to the Point of Beginning.

Together with all riparian rights, if any.  
Containing 22,093 square feet, more or less.