

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JUN 21 1976

DATE ENTERED

Vizcaya

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Ten outbuildings within the area known as Village Vizcaya are included in the nomination. Although these buildings are structurally sound, many have deteriorating stucco walls resulting from the lack of sufficient overhangs or gutters. What is perhaps significant is that without these accommodations to the Florida climate the buildings are stylistically pure but in need of extensive surface repair. On the interior a number of buildings have been modified for office use. These modifications are not visible on the exterior with the exception of pedestrian doorways cut through larger carriage and stable openings. The new doors are actually of the original fabric which has been cut and hinged to allow easier access for employees.

The most distinctive feature of the West Gate House (9) is the entrance arch. This semi-circular headed arch has been treated to give the appearance of rustication. The method used was the application of small stones to the face of the projecting members and keystone giving them the appearance of rough texturing. The remainder of the building is stucco-surfaced and windows are trimmed with imitation stone lintels, keystones, and sills. The roof is of tile.

The garage and blacksmith shop (5 and 6) are connected by a two bay colonnade. Each building is a monumental one story. There are surrounds, keystones, sills and consoles simulating carved stone at the windows. The central feature of the garage is an arched scored stucco bay which projects slightly from the main facade. There is a filled balustrade above this with spherical finials. Around the entire cornice is decorative corbelling. The roof is hipped with a tile surface. The blacksmith shop roof of tile is also hipped and the cornice features the same detail; however, there is no central pavillion.

The staff residence (1) has a raised and monumental one story central pavillion with gable end on the front facade. Here the decorative feature is a loggia of three bays mounted on pilasters with semi-circular molded arches. These have been filled with glass doors in wood frames. There is a tile-covered ridge roof on this central section with tiled hipped roof wings of one story extending to each side.

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The staff residence (4) is two story in an L-shape and the tile roof is hipped. The major decorative features here are the rusticated quoins on each corner of the building as well as rustication in the porch arcade. Window openings are banded and around the deep eaves are carved wooden brackets.

The two-story section of the mule stable (2) is square and has a tile hipped roof which carries a louvered cupola. The facade of this portion of the building also features small cross-shaped ventilators. In the one-story wing there are three large segmental arched openings. These arches are banded and spring from plain pilasters. Each archway is filled with horizontally panelled doors. The roof of this section is also of tile.

The carriage house (8) is a very plain rectangular building covered in stucco with a tiled single sloop roof. There are three semi-circular headed arches on the main facade with horizontally panelled doors.

The dairy (3) has a three bay central section of two stories with a hipped tile roof. On the first floor there is a central semi-circular headed doorway flanked by semi-circular headed windows to each side. There are projecting one-story wings.

The long and narrow chicken coop (7) has a raised central roof with the ridge transverse to that of the remainder of the building. The central doorway is large with a semi-circular head and flanking square-headed windows, while the windows in the rest of the building are elliptical.

The two-story section of the paint shop (10) has a ridged tile roof with deep overhang. The gable ends here are decorated with cross-shaped brick ventilators and brackets. The second floor features large panels of stacked tile serving also as ventilators while there were two square-headed windows below which have been filled. The one-story portion of this

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building has a tile ridge roof with no overhang. Here the main feature is a semi-circular headed arch, the head of which is filled with cross-shaped brick ventilators. Below the ventilators are two more square-headed windows which have also been filled.

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In addition to the main dwelling, Vizcaya Palace, John Deering had constructed a group of farm buildings. It was his intention to create an Italian villa with necessary outbuildings in the spacious surroundings of the Brickell Hammock. It is in this context, of an Italian Palace and subsidiary farm buildings, that Vizcaya should be viewed. Certainly the village is an important segment of the entire architectural composition and should be included within the nomination.

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UTM References:

A 17/579095/2847940
B 17/579560/2847340
C 17/579180/2847050
D 17/578855/2847480
E 17/579100/2847690
F 17/578960/2847900

Acreage of Nominated Property: Approximately 50 acres

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UTM References:

A 17/579095/2847940
B 17/579260/2847720
220C 17/579245/2847700
D 17/579220/2847720 740
E 17/579195/2847700
F 17/579205/2847675
G 17/579120/2847600
H 17/579300/2847375
I 17/579160/2847050 070
820 J 17/578855/2847480
K 17/579060/2847640
L 17/578860/2847870

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This is a nomination revision. When the complex was nominated in 1970, the legal description referred to Tracts A, 5-X and 4-X, although the verbal description covered buildings outside these confines.

To correct this error we are amending the nomination to include tracts 1-X, 2-X, 3-X, 6-X, 7-Xa, 7-Xb, and 8-X. There is also included a more complete verbal description of the buildings mentioned in the original nomination as the "farm garden complex" and "village Vizcaya."

LEGAL DESCRIPTION - VILLA VIZCAYA AND ITS VILLAGE

Commencing at the intersection of the Southeasterly boundary line of South Miami Avenue with the Southwesterly boundary line of Southwest 32nd Road, run thence South $52^{\circ} 47' 45''$ West along the Southeasterly boundary line of South Miami Avenue a distance of 1524.68 feet to a point in said boundary line, which is the point of beginning; run thence South $37^{\circ} 12' 15''$ East at right angles to the Southeasterly boundary line of South Miami Avenue and along the Northeasterly boundary line of certain lands heretofore conveyed by deed from William Deering Howe and others to Joseph P. Hurly as Bishop of St. Augustine, recorded in Deed Book 2588, at page 382 of the public records of Dade County, Florida, a distance of 1068.13 feet to a concrete monument located on the mean high water line of the Southerly bank of the Entrance Channel to Lagoon and/or Southerly bank of Lagoon; run thence Easterly and Southeasterly meandering the mean high water line of the Southerly bank of the Entrance Channel to Lagoon, being also along the Northerly and Northeasterly boundary line of the lands conveyed by said deed aforesaid, a distance of 435 feet, more or less, to a point which is 1,443.56 feet Southeasterly from the Southeasterly boundary line of South Miami Avenue measured at right angles to said Southeasterly boundary line of South Miami Avenue and which point is also 75 feet Northeasterly from, measured at right angles to, the prolongation Southeasterly of the last preceding course; run thence South $37^{\circ} 12' 15''$ East along the face of an existing concrete sea wall a distance of 282.96 feet, more or less, to the established United States Harbor Line in Biscayne Bay; run thence North $25^{\circ} 22' 14''$ East along said Harbor Line in Biscayne Bay a distance of 1,001.2 feet, more or less, to a point in said Harbor Line which is 1,265.38 feet distant from the Southeasterly boundary line of South Miami Avenue, measured at right angles thereto, and which point is in the prolongation of a line commencing at a point in said Southeasterly boundary line of South Miami Avenue 342.5 feet Northeasterly of the

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point of beginning and extending Southeasterly from said Southeasterly boundary line of South Miami Avenue at right angles thereto; run thence North $37^{\circ} 12' 15''$ West and at right angles to said Southeasterly boundary line of South Miami Avenue a distance of 985.38 feet to a point; run thence northeasterly and parallel to the Northeasterly boundary line of said South Miami Avenue a distance of 429 feet to a point; run thence Northwesterly and parallel to the Southwesterly boundary line of said Southwest 32nd Road a distance of 130 feet to a point run thence Northeasterly and parallel to the Southeasterly boundary line of South Miami Avenue a distance of 140 feet to a point which is the intersection of said line with the Southwesterly boundary line of Southeast 32nd Road; run thence Southeasterly along the Southwesterly boundary line of Southeast 32nd Road a distance of 330 feet to a point; run thence North-easterly and at right angles to the Southwesterly boundary line of Southeast 32nd Road a distance of 200 feet which is in part the North-westerly boundary line of Brickell Avenue to a point; run thence North-westerly and parallel to the Northeasterly boundary line of said South-east 32nd Road a distance of 1181.54 feet more or less to a point in said Southerly boundary line of Southwest 1st Avenue (now known as South Dixie Highway); run thence Southwesterly along said Southerly boundary line of said Southwest 1st Avenue (now known as South Dixie Highway) a distance of 825.74 feet to a point; run thence Southeasterly and paral-
lel to said Southeasterly boundary line of said Southwest 32nd Road a distance of 953 feet to a point which is a point in the said Northwest-erly boundary line of South Miami Avenue; run thence Southwesterly along said Northwesterly boundary line of said South Miami Avenue a distance of 812.5 feet more or less to a point which is a part of the Northern extension of the Northeasterly boundary line of certain lands heretofore described as those conveyed by deed from William Deering Howe and others to Joseph P. Hurly, as Bishop of St. Augustine, recorded in Deed Book 2588, at page 382, of the public records of Dade County, Florida; run thence Southeasterly and at right angles to said Northwesterly boundary line of said South Miami Avenue and along the Northern extension of the Northeasterly boundary line of the said certain lands heretofore des-cribed as those conveyed by deed from William Deering Howe and others to Joseph P. Hurly, as Bishop of St. Augustine, recorded in Deed Book 2588, at page 382, of the public records of Dade County, Florida a distance of 70 feet more or less to the point of beginning.

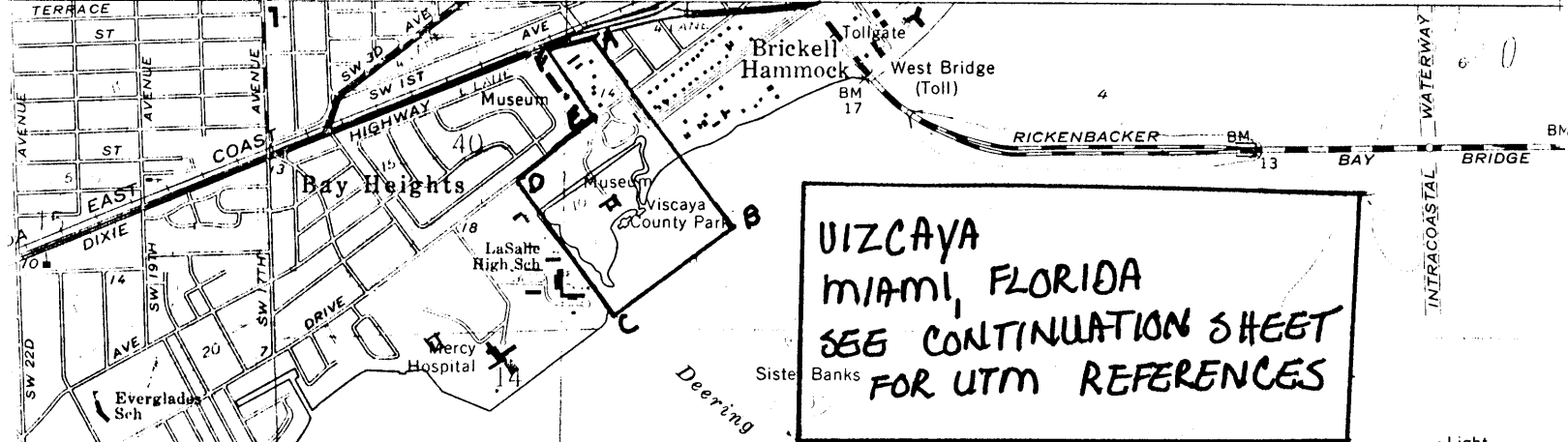
R 41 E. 578

579 12'30"

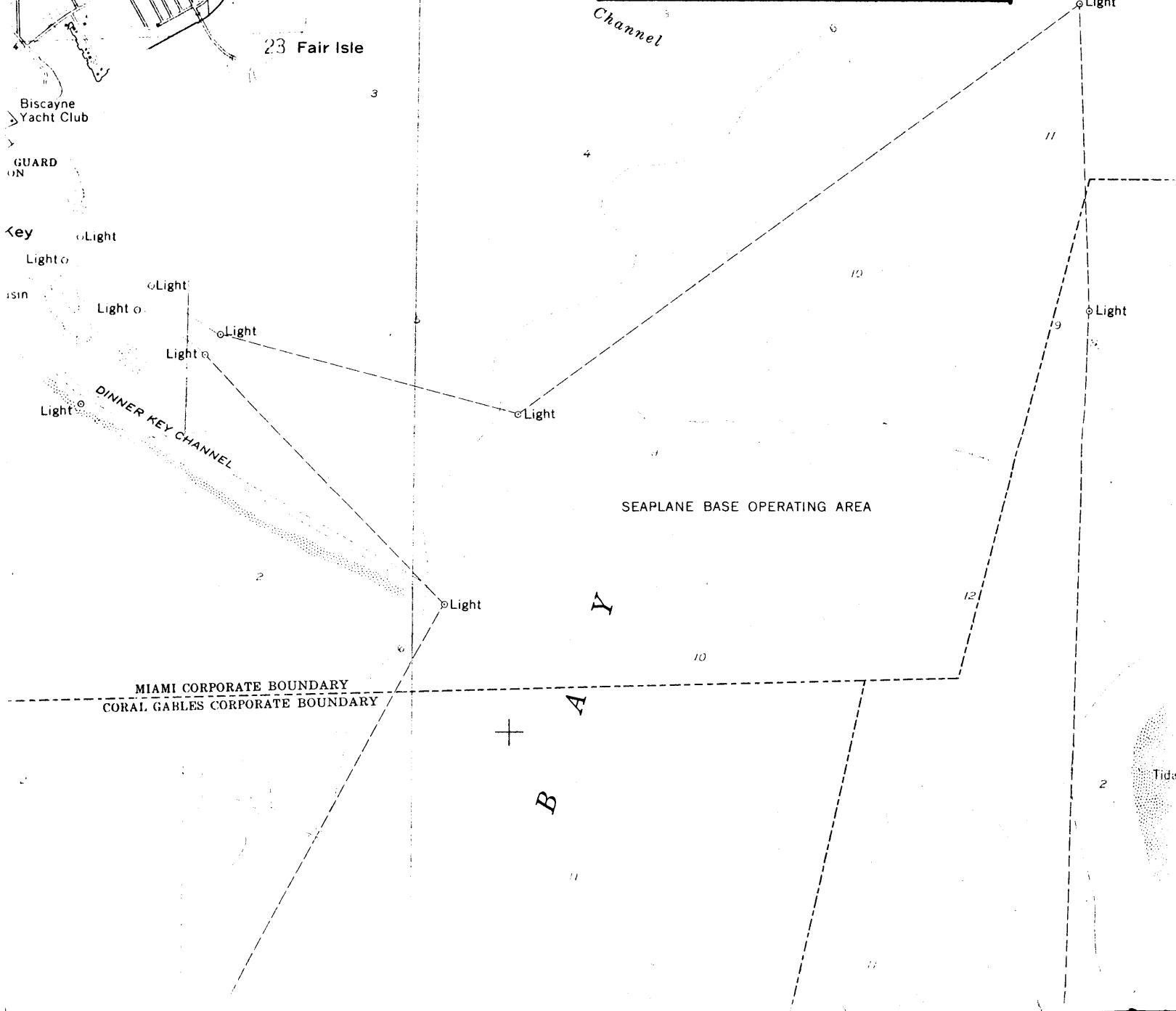
581

4935 I SW (MIAMI)

582



UICZAYA
MIAMI, FLORIDA
SEE CONTINUATION SHEET
FOR UTM REFERENCES



S. W. 32 ND ROAD

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NATIONAL REGISTER

U.S. # 1

STAFF RESIDENCE 4

MULE STABLE 2

CHICKEN COOP 7

CARRIAGE HOUSE 8

DAIRY 3

STAFF 1

BLACKSMITH SHOP 6

GARAGE 5

GATE HOUSE 9

PAINT SHOP 10

SOUTH MIAMI AVENUE

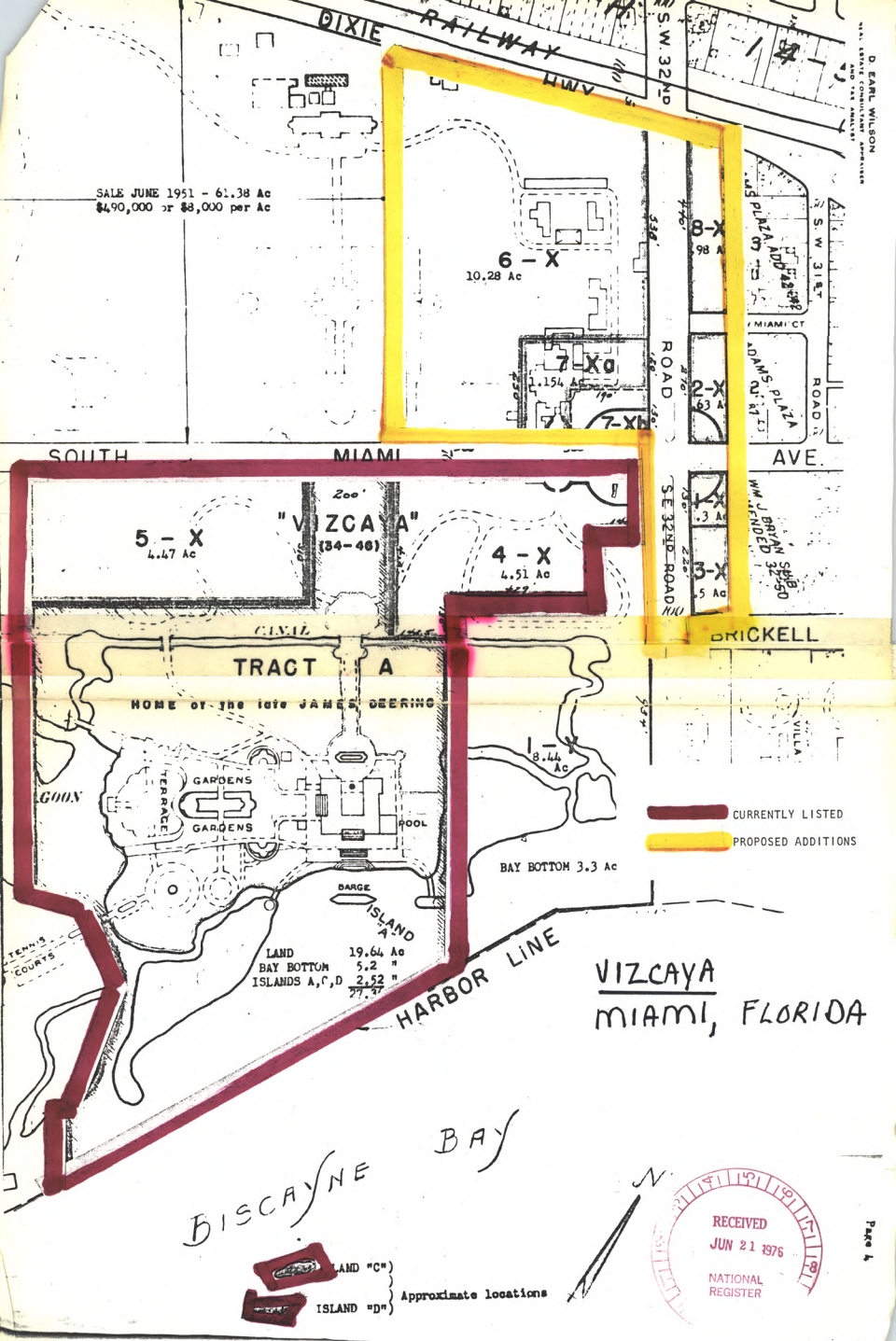


The Village at Villa Vizcaya

Farm Buildings of the James Deering Estate

Numbers correspond with numbers used in text.

SALE JUNE 1951 - 61.38 Ac
\$4,90,000 or \$8,000 per Ac



5 - X
4.47 Ac

6 - X
10.28 Ac

7 - X
2.154 Ac

7 - Xa
1.79 Ac

7 - Xb
1.79 Ac

8 - X
98 Ac

4 - X
4.51 Ac

3 - X
5.5 Ac

1 - X
1.3 Ac

2 - X
63 Ac

TRACT A

HOME OF THE LATE JAMES DEERING

LAND 19.64 Ac
BAY BOTTOM 5.2 "
ISLANDS A, C, D 2.52 "
77.37

BAY BOTTOM 3.3 Ac

■ CURRENTLY LISTED
■ PROPOSED ADDITIONS

VIZCAYA
MIAMI, FLORIDA

BISCAYNE BAY



Approximate locations

