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  Palm Cottage

and or common

2. Location

street & number  60 S. E. 4th Street - Fort Dallas Park

state  Florida  code  FL  county  Dade

city, town  Miami  vicinity of

3. Classification

Category  district  X  building(s)

Ownership  X  public  X  occupied

X  private  unoccupied

X  both  work in progress

X  structure  accessible

Public Acquisition  yes: restricted

X  site  yes: unrestricted

X  object  no

Present Use  X  museum

X  in process

agriculture  X  park

commercial  private residence

educational  X  religious

X  entertainment  scientific

government  transportation

industrial  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

state  Florida  33130

6. Representation in Existing Surveys

title  FMSF-Miami Multiple Resource

Historic Preservation Survey  has this property been determined eligible?  X  yes  no

date  June, 1985

depository for survey records  Bureau of Historic Preservation

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

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<td>X unaltered</td>
<td>original site</td>
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<tr>
<td>good</td>
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| 1977 |

Describe the present and original (if known) physical appearance

SEE CONTINUATION SHEETS
DESCRIPTION:

Condition: Excellent

The Palm Cottage is a two and one-half-story rectangular frame structure constructed circa 1897. 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.
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. Its recent rehabilitation has meticulously restored the building's architectural fabric to its original appearance.
8. Significance

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Specific dates 1897  
Builder/Architect Joseph A. McDonald

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEETS
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. 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.

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.

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
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
3. See note 1 above.
6. See note 2 above.
7. See note 2 above.