

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC

Glenn Curtiss House (MSTR #2)

AND/OR COMMON

Miami Springs Villas House

2 LOCATION

STREET & NUMBER

500 Deer Run

CITY, TOWN

Miami Springs

N/A

VICINITY OF

Miami

STATE

Florida

COUNTY

Dade

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

N/A

STATUS

☐ OCCUPIED

☒ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☒ COMMERCIAL

☐ EDUCATIONAL

☒ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☐ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Knott Hotels Corporation

STREET & NUMBER

P. O. Box 1887

CITY, TOWN

El Cajon

VICINITY OF

STATE

California

ZIP CODE

92022

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY, TOWN

Miami

STATE

Florida

ZIP CODE

33130

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

August 1981

☐ FEDERAL ☐ STATE ☒ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Florida Division of Archives, History and Records Management

CITY, TOWN

Tallahassee

Florida

SEP 26 1985

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Constructed in 1925 for the developer of Miami Springs, Glenn Curtiss, 500 Deer Run is a large, two-story residence designed in the Pueblo Revival style. The building is roughly V-shaped in plan and is constructed of hollow clay tile with a rough textured stucco exterior. Roofs are flat with very irregular parapet walls embellished by projecting water spouts, canales and irregularly shaped openings. The main entrance to the residence is marked by a flat-roofed porte cochere located at the northwest corner of the building. A stylized bellcote motif and prominent water spouts are present in the irregular parapet wall of the porte cochere. The main entrance to the building is set within a

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

deeply recessed T-shaped opening. Fenestration is generally wood casement with some contemporary metal jalousie replacements. The southeast central courtyard of the building features a later oolitic limestone facing on its first story pierced by modern jalousie windows and glass doors. Significant interior features include an oolitic limestone fireplace, exposed ceiling beams, a circular stucco staircase and arched door and window openings. The building is located on a triangular shaped lot entered through a pair of Pueblo-inspired gatehouses. See photos 17-27.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1925

BUILDER/ARCHITECT Martin L. Hampton, architect
Curtiss & Bright, developers

SUMMARY OF STATEMENT OF SIGNIFICANCE

Built in 1925 for Glenn Curtiss and designed by the well-known local architect Martin L. Hampton, 500 Deer Run is one of the largest and architecturally most distinguished of the Pueblo Revival residences associated with the Miami Springs development. Glenn Curtiss and his wife Lena Curtiss moved into the house, "Dar-err-aha" as it was called, upon its completion in 1925. He lived at the home until his death in 1930. In the early 1930's his wife remarried an old friend and business associate of her husband, H. Sayre Wheeler. Wheeler served as mayor of Miami Springs from 1942 to 1944 and was also part owner of the Michaels and Wheeler Insurance Company. The couple lived in the house until the late 1940's. It was subsequently converted into

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

the Miami Springs Villas House in 1953.

The documented architect of the building, Martin Luther Hampton, was one of Miami's most prominent architects during the 1920's. His designs include the former Miami Beach City Hall and the Congress Building in downtown Miami.

9 BIBLIOGRAPHICAL REFERENCES

See bibliography in cover nomination

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

7 acres

UTM Coordinates:

1, 7 5, 7, 1 8, 2, 0 2, 8 5, 4 6, 5, 0
ZONE EASTING NORTHING

Township	Range	Section
53	41	19

LOCATION SKETCH OR MAP

N

ATTACHED

VERBAL BOUNDARY DESCRIPTION

Tract A, Resubdivision of Lot 14, Block 140, Section 2, Country Club Estates

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Elise L. Brault-Hoessly/Michael Zimny

September 1985

ORGANIZATION

Metro-Dade County/Bureau of Historic Preservation

DATE

STREET & NUMBER

Division of Archives, History & Records Management (904) 487-2333

TELEPHONE

CITY OR TOWN

Tallahassee

STATE

Florida

ZIP CODE

32301

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 8/26/85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Country Club Estates Thematic Resources
State Dade County, FLORIDA

Nomination/Type of Review

1. Adams, Carl G., House

Entered in the
National Register

for Keeper

Date/Signature

Alonso Byers 11/1/85

Attest

2. Curtiss, Lua, House I

Entered in the
National Register

for Keeper

Alonso Byers 11/1/85

Attest

3. Curtiss, Lua, House II

Entered in the
National Register

for Keeper

Alonso Byers 11/1/85

Attest

4. Osceola Apartment Hotel

Entered in the
National Register

for Keeper

Alonso Byers 11/1/85

Attest

5. Clune Building

Entered in the
National Register

for Keeper

Alonso Byers 11/1/85

Attest

6. Hequembourg House

Entered in the
National Register

for Keeper

Alonso Byers 11/1/85

Attest

7. Millard-McCarthy House

Entered in the
National Register

for Keeper

A. Schlegel 4/22/86

Attest

8. Heermance, Andrew, House

Substantive Review

Determined Eligible

for Keeper

Amy Schlegel 11/1/85

Attest

DOE/OWNER OBJECTION

9. Hotel Country Club

Substantive Review

for Keeper

Amy Schlegel 4/22/86

Attest

DOE/OWNER OBJECTION

10. Curtiss, Glenn, House

Substantive Review

Determined Eligible

for Keeper

Amy Schlegel 11/1/85

Attest

DOE/OWNER OBJECTION

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

DOE/OWNER OBJECTION

Curtiss, Glenn, House (Country Club Estates TR)
Dade County
FLORIDA

Substantive Review

SEP 26 1985

Working No. _____

Fed. Reg. Date: _____

Date Due: 11/10/85Action: ☒ ACCEPT 11-1-85Determined Eligible ☐ RETURN☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☒ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

*Significant and one of most prominent
buildings in Pueblo Revival style -
part of development*

Recom./Criteria AcceptReviewer ASchlagelDiscipline Arch. Hist.Date 11/1/85

____ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph **
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Photographer unknown.
4. Circa 1925-1926.
5. Miami Springs Historic Preservation Board.
6. Country Club Estates Promotional Brochure.
Front Gates and House of Mr. and Mrs.
Glenn H. Curtiss. Country Club Estates,
Florida.
7. Photo No. 17 of 50



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami, Florida.
3. Photographer unknown.
4. Circa 1925-1926.
5. Miami Springs Historic Preservation Board.
6. Country Club Estates Promotional Brochure.
Front view of Mr. and Mrs. Glenn Hammond
Curtiss Home in Country Club Estates,
Florida.
7. Photo No. 18 of 50.



1. Miami Springs Thematic Resource Proposal.

2. 500 Deer Run, Miami Springs, Florida.

3. Mr. Hiram Owen Goodlet.

4. Circa 1934.

5. Mrs. Mary-Ann Taylor (daughter of Mr. Goodlet). Miami Springs, Florida.

6. Front view of Mrs. Lena Curtiss Wheeler in Country Club Estates, Florida.

7. Photo No. 19 of 50.



500

R
U
N

Viscount
HOTEL

長寿亭

Japanese
Restaurant

My
Apartment
STEAKHOUSE

the
piano
bar

CARRIAGE CLUB

1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Front gates of the Glenn Curtiss House.
7. Photo No. 20 of 50..



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Dade County Historic Preservation Division.
6. Side view of the Glenn Curtiss House front facade.
7. Photo No. 21 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Dade County Historic Preservation Division.
6. Front Facade of the Glenn Curtiss House.
7. Photo No. 22 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Front entrance of the Glenn Curtiss House.
7. Photo No. 23 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Front view of the Glenn Curtiss House.
7. Photo No. 24 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Dade County Historic Preservation Division.
6. Addition made to the back of the Glenn Curtiss House.
7. Photo No. 25 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Interior courtyard and of the Glenn Curtiss House.
7. Photo No. 26 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 500 Deer Run, Miami Springs, Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Barbecue on the grounds of the grounds
of the Glenn Curtiss House.
7. Photo No. 27 of 50.

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000114

KNOTT HOTELS CORPORATION P.O. BOX 18000 SAN DIEGO, CALIFORNIA 92118 (714) 579-8424

Mike

RECEIVED

JAN 14 1985

January 11, 1985

**HISTORIC PRESERVATION
SECTION**

Mr. George W. Percy
State Historic Preservation Officer
Florida Department of State
Division of Archives
History and Records Management
Bureau of Historic Preservation
The Capitol
Tallahassee, Florida 32301-8020



Dear Mr. Percy:

This letter will serve as the notice of our objection to the listing of the Glen Curtiss/Miami Springs Villas House in the National Register of Historic Places. It is being issued in response to your letter of December 20, 1984. You will note that the Glen Curtiss/Miami Springs Villas House is part of the assets of Knott Hotels Corporation, successor in merger to Miami Springs Villas, Inc., and I have therefore signed this letter as an officer of Knott Hotels Corporation.

Our objection, at this time, is primarily based on a lack of information and time within which to develop such information regarding the outcome of having this property listed as requested. If you would be kind enough to provide me with information as regards the propriety and manner in which the property may be listed at some future time, subsequent to the possible removal of our objection, I would appreciate it.

I would appreciate it also if you would let me know if there is anything additional we must do to ensure that the current status of this property remains as is and is not modified in any manner without our participation and agreement.

Sincerely,

William L. Johnston
William L. Johnston
Vice President and Secretary

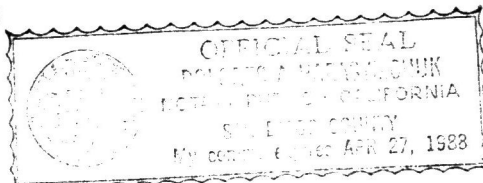
se

cc: H. Manassero
C. Venner
G. Tallis

State of California
County of San Diego

Subscribed and sworn to
before me this 11th day
of January 1985.

Dolores A. Harasymchuk
Notary Public
DOLORES A. HARASYMCHUK



A MEMBER COMPANY OF TRUSTHOUSE FORTE GROUP WORLDWIDE

file w/ DOE obj.

Dark City

TRUSTHOUSE FORTE, INC. P.O. BOX 1887, EL CAJON, CALIFORNIA 92090 • (619) 448-5880 • TELECOPIER (619) 448-8396 • TELEX 69-5429

WILLIAM L. JOHNSTON
Vice President and Secretary

March 6, 1985

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

Gentlemen:

In response to the attached letter from George Percy, state Historic Preservation Officer for the State of Florida, I would like to reiterate our objection to the listing of the Glen Curtiss/Miami Springs Villas House located in Miami Springs, Florida in the National Register of Historic Places.

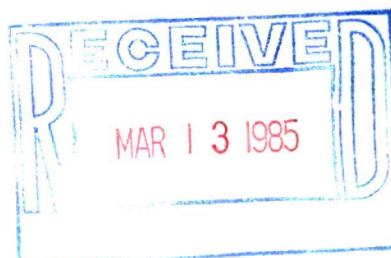
Thank you for your attention to this matter.

Sincerely,

William L. Johnston
William L. Johnston

se
enclosure

cc: Mr. H. Manassero
Mr. C. Venner
Mr. G. Tallis



A MEMBER COMPANY OF TRUSTHOUSE FORTE GROUP WORLDWIDE



MAR 01 1985
WILLIAM L. JOHNSTON

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

February 18, 1985

In Reply Refer to:

Michael F. Zimny
Historic Sites Specialist
(904) 487-2333

William L. Johnston
Vice President and Secretary
Knott Hotels Corporation
Post Office Box 1887
El Cajon, California 92022

Dear Mr. Johnston:

At its meeting on February 1, 1985, the Florida Review Board for the National Register of Historic Places reviewed the nomination proposal for the Glenn Curtiss House. It was the recommendation of the Review Board that the nomination prepared for your property be submitted to the Keeper of the National Register for a determination of eligibility for listing in the National Register.

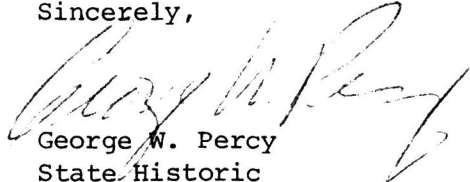
The recommendation made by the Review Board was made in response to your letter of January 11, 1985 informing us of your objection to the nomination of your property for listing in the National Register of Historic Places. In accordance with your request and the procedures contained within 36 CFR 60.6, it is our intention to submit the nomination prepared for your property to the Keeper of the National Register for a determination of eligibility. In our submission to the National Register, we will include a copy of your letter indicating your objection to the nomination of your property. If you wish to communicate your objection directly to the National Register, such comments may be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

William L. Johnston
February 18, 1985
Page Two

If you have any questions regarding the determination of eligibility procedures or other aspects of the National Register program, please do not hesitate to contact us for assistance.

Sincerely,



George W. Percy
State Historic
Preservation Officer

GWP:sds

Yellow

DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER

STATE FLORIDA

DATE DETERMINED NOV 1 1985

<u>Name</u>	<u>Location</u>
Curtiss, Glenn, House (Country Club Estates TR)	Dade County
Heermance, Andrew, House (Country Club Estates TR)	Dade County

Also Notified

NPS REGIONAL OFFICE: Southeast

Advisory Council on Historic Preservation
The Old Post Office Building
1100 Pennsylvania Avenue, NW #809
Washington, DC 20004

State Historic Preservation Officer
Mr. George W. Percy
Bureau of Historic Preservation
Division of Archives, History &
Records Management
Department of State
The Capitol
Tallahassee, FL 32301-8020

For further information, please call the National Register at (202)343-9536.

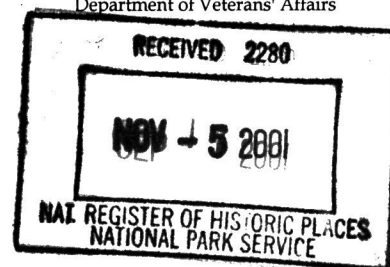
DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



1259

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs



September 5, 2001

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1849 C Street, N.W., Suite NC-400
Washington, D.C. 20240


Dear Ms. Shull,

The Glenn Curtiss Mansion was officially determined eligible (owner objection) on November 1, 1985. Enclosed is a notarized request from the current owner, the City of Miami Springs, to remove the owner objection and list the building in the National Register of Historic Places.

The Glenn Curtiss Mansion was built in 1925 as the residence of Glenn Curtiss, the well-known aviator and inventor, and developer of Miami Springs. Curtiss lived in the house until his death in 1930. The house was included as part of the Miami Springs Thematic Resource Submission, and was determined eligible because of its association with Curtiss and its distinctive Pueblo Revival style. Although the building has suffered damage from two fires over the last sixteen years, it still retains its distinctive Pueblo Revival features and is significant because of its architecture. The City of Miami Springs intends to restore the building.

If you have any questions, please do not hesitate to call Barbara Mattick, Deputy State Historic Preservation Officer for Survey & Registration, at (850) 245-6364.

Sincerely,


Janet Snyder Matthews, Ph.D.
State Historic Preservation Officer

bem

Enclosure

PLEASE NOTE: NEW PHONE AND FAX NUMBERS EFFECTIVE JULY 16

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044

☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340



OFFICE OF CITY MANAGER
201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

TELEPHONE
(305) 885-4581
FAX
(305) 887-8307

August 20, 2001

Ms. Barbara Mattick
State of Florida
Bureau of Historic Preservation
R.A. Gray Building, 4th Floor
500 South Bronough Street
Tallahassee, FL 32399-0250

Re: Historic Designation
Glenn H. Curtiss Mansion
Miami Springs, FL

Dear Ms. Mattrick:

We, the City of Miami Springs, current owners of the Glenn H. Curtiss Mansion and grounds, do hereby request the removal of any previous owner's objections to the historic designation process for the Curtiss Mansion, and do hereby advise that we strongly and wholeheartedly support the designation of the Glenn H. Curtiss Mansion as a historic site.

Please do not hesitate to contact me should you need anything further.

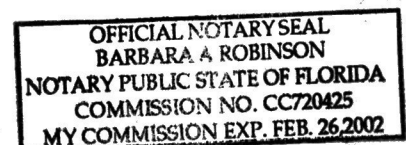
Sincerely,

Frank R. Spence
City Manager

FRS/br

cc: Magali Valls, City Clerk
JoEllen Morgan-Phillips, President, CMI
Donna Wood-Benet, Executive Secretary, CMI

On this 27 day of August, (year) 2001
personally appeared before me FRANK R. SPENCE
(Name of individual(s) signing)
who acknowledged that he/she/they executed the foregoing instrument for the purposes therein expressed and executed as his/her/their free act and deed.
Barbara A. Robinson
Signature of Notary Public, State of Florida
BARBARA A. ROBINSON
(Notary's name printed, stamped or typed)
Personally known: ✓
Produced Identification: _____
Type of Identification Produced: _____



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Curtiss, Glenn, House
NAME:

MULTIPLE Country Club Estates TR
NAME:

STATE & COUNTY: FLORIDA, Dade

DATE RECEIVED: 11/05/01 DATE OF PENDING LIST: 12/07/01
DATE OF 16TH DAY: 12/23/01 DATE OF 45TH DAY: 12/21/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 85003579

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12/21/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA Accept

REVIEWER Edson Beall DISCIPLINE Historian

TELEPHONE _____ DATE 12/21/01

DOCUMENTATION see attached comments Y/N see attached SLR Y/N













United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

IN REPLY REFER TO:

Memorandum

To: File: Curtiss, Glen, House, Miami-Dade County, Florida

From: Jim Gabbert, Historian, National Register of Historic Places

Subject: Listing of property

JG 12/1/2009

The Glen Curtiss House was originally nominated to the National Register of Historic Places in 1985 as part of a Thematic Resources nomination "Country Club Estates." The owner of the property at that time objected to the listing. A formal DOE was issued 11/01/1985. A removal of Owner Objection on the Curtiss House was received on November 5, 2001, along with a letter from the SHPO stating that the property had sustained damage from two fires, but that it retained historic architectural integrity. During the time this waiver of objection was received, National Register *Federal Register* notices were being held up by upper staff of the Dept. of Interior. Once the pending list was printed, the end of the 15 day comment period fell after the 45th-day. The Curtiss House was automatically listed on the National Register. Professional staff were unable to properly review and act on the request for listing. Subsequent to listing, information about the property's diminished integrity came to the attention of the NR staff.

Miami - Dade
Country Club Estates TR

H34(2280)

DEC 16 2009

Ms. JoEllen Phillips
Executive Vice President
2 Alhambra Plaza
Suite 740
Coral Gables, FL 33134

Dear Ms. Phillips:

Thank you for your inquiry requesting review of the Glenn Curtiss House in Miami Springs, Florida, and its potential for National Historic Landmark (NHL) designation. The Glenn Curtiss House is listed at the local level of significance in the National Register of Historic Places as part of the Country Club Estates TR (Thematic Resource submission). We have reviewed the materials submitted to our program.

Although Glenn Curtiss undoubtedly made considerable contributions as an aviation pioneer, the Glenn Curtiss House has no direct association with his productive career. His residence in Miami Springs post-dates his significant contributions to the field of aviation. According to the National Historic Landmarks bulletin *How to Prepare National Historic Landmark Nominations*, "the [property's] association must be with the person's productive life, reflecting the time period when he or she achieved significance." His various other activities during his residence at the house, between 1925 and 1930, are, at best, significant at a state level.

The American Aviation Heritage: Identifying and Evaluating Nationally Significant Properties in U.S. Aviation History (draft) conducted a survey of those properties associated with the pioneering contributions of Glenn Curtiss to American aviation, and the Miami Springs property was ultimately identified as not having any association with his productive career. Most of his pioneering work took place at his Hammondsport home, Castle Hill, which is no longer extant.

Another important consideration in evaluating a property for its potential for designation as a National Historic Landmark is its historic integrity. The Glenn Curtiss House does not have sufficient historic integrity to be considered for National Historic Landmark Criterion 2 for its association with Glenn Curtiss, and even less so for its architecture under Criterion 4. Properties must retain an exceptionally high level of historic integrity to be considered for NHL designation under Criterion 4. Unfortunately, since the house suffered a series of arsons in the 1990s, and what remains is essentially the skeleton of the building, the property does not meet the integrity requirements for consideration as a considerable percentage of the building's historic fabric is no longer present.

During our review of the property, we discovered that a procedural error occurred in listing the property in the National Register of Historic Places. The removal of Owner Objection on the Curtiss House was received on November 5, 2001. During that period, the Federal Register notices for the National Register of Historic Places underwent an additional review process. Once the pending list was printed in accordance with program regulations, the end of the comment period fell after the allotted forty-five days for action. Consequently, the Glenn Curtiss House was automatically listed in the National Register. If the property had undergone the typical review process, the property would probably not have been deemed eligible for listing because of its poor integrity.

Thank you for your interest in the National Historic Landmarks Program. I regret that I cannot be more encouraging. Please contact Caridad de la Vega at 202-354-2253, or by e-mail at Caridad_de_la_Vega@contractor.nps.gov, if you wish to further discuss our review of the Glenn Curtiss House in Miami Springs, Florida.

Sincerely,

/s/ JON C. SMITH

Jon C. Smith
Acting Associate Director, Cultural Resources

cc: FL SHPO

bcc: SERO-J. Cook
2201
2285
2280 Loether, Gabbert, Abernathy, Salvatore
2280 Glenn Curtiss House (Florida) (OSC)

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