

# 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 G. Carl Adams House (MSTR #3)

AND/OR COMMON 31 Hunting Lodge

## 2 LOCATION

STREET & NUMBER  
31 Hunting Lodge Court

CITY, TOWN  
Miami Springs N/A VICINITY OF

STATE Florida COUNTY

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

## 4 OWNER OF PROPERTY

NAME  
Beverly Ann and Kenneth Mantovani

STREET & NUMBER  
31 Hunting Lodge Court

CITY, TOWN Miami Springs VICINITY OF STATE Florida ZIP CODE 33166

## 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 STATE Florida

## 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 circa 1925, 31 Hunting Lodge Court is a large multi-massed stucco and hollow clay tile building designed in the Pueblo Revival style. The two-story building is U-shaped in plan with an interior brick paved courtyard surrounded by a breezeway. Construction is of hollow clay tile covered with a rough textured stucco. The building features a number of elements characteristic of the Pueblo Revival style, including projecting water spouts, canales, rounded corners and flat roofs.

The main block of the building is a two-story north wing in which the principal entrance is located. This arched opening leads to a

### TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

breezeway and inner courtyard containing a contemporary fountain. The courtyard is enclosed on its west side by a low stucco wall now capped by a wrought iron grill. Fenestration is generally contemporary metal casements covered by wrought iron grills. The interior of the building has been completely modernized although several original ceiling beams do survive in the living and dining rooms. The property surrounding the building is well landscaped with a few large trees, making the building visible from most angles. A swimming pool has been recently added on the east side of the building.

## 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 Circa 1925

BUILDER/ARCHITECT Curtiss & Bright, developers

### SUMMARY OF STATEMENT OF SIGNIFICANCE

31 Hunting Lodge Court was constructed as part of the Pueblo Revival development of Miami Springs Country Club Estates development. Built circa 1925, the building is the second largest residence in the development and served as the home of Carl G. Adams, half brother of Glenn Curtiss and Mayor of Country Club Estates from 1930 to 1942. Deeds and a March 1926 Country Club Estates promotional brochure displaying a photo of the home with the caption reading; "Palatial home of G. C. Adams, President of the Everglades Construction Corporation," indicate Mr. and Mrs. Carl Adams as owners. During his term as mayor, the name of Country Club Estates was changed to Miami Springs. 31 Hunting Lodge Court is

### TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

noteworthy for its large size, intricate design and as a reminder of the 1920's residential development built by Glenn Curtiss and James Bright. Although the architect of the building has not been substantiated, Martin L. Hampton, who was responsible for 500 Deer Run and 27 Hunting Lodge, may also be the architect of this building as well as many other of Country Club Estates' first residences.

## 9 BIBLIOGRAPHICAL REFERENCES

See bibliography in cover nomination

## 10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

.6 acres

UTM Coordinates:

1,7	5,70	5,1,0	2,8	55	22,0
ZONE	EASTING		NORTHING		

Township	Range	Section
53	41	19

LOCATION SKETCH OR MAP

N

ATTACHED

### VERBAL BOUNDARY DESCRIPTION

Hunting Lodge Park, Lot 7

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

STATE	N/A	CODE	COUNTY	CODE
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STATE	N/A	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE

Elise L. Brault-Hoessly/Michael Zimny

September 1985

ORGANIZATION

DATE

Metro-Dade County/Bureau of Historic Preservation

STREET & NUMBER

TELEPHONE

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

CITY OR TOWN

STATE

ZIP CODE

Tallahassee

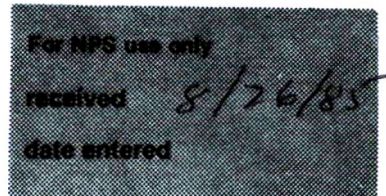
Florida

32301



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



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

*Cover* *A Schlager* *4/22/86*  
Date/Signature

- |                             |                                                 |                                                                  |        |
|-----------------------------|-------------------------------------------------|------------------------------------------------------------------|--------|
| 1. Adams, Carl G., House    | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 2. Curtiss, Lua, House I    | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 3. Curtiss, Lua, House II   | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 4. Osceola Apartment Hotel  | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 5. Clune Building           | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 6. Hequembourg House        | Entered in the<br>National Register             | <i>for</i> Keeper <i>Helene Byers</i> <i>11/1/85</i>             | Attest |
| 7. Millard-McCarthy House   | <del>Entered in the<br/>National Register</del> | Keeper <i>A Schlager</i> <i>4/22/86</i>                          | Attest |
| 8. Heermance, Andrew, House | Substantive Review<br>DOE/OWNER OBJECTION       | Determined Eligible<br>Keeper <i>Amy Schlager</i> <i>11/1/85</i> | Attest |
| 9. Hotel Country Club       | Substantive Review<br>DOE/OWNER OBJECTION       | Keeper <i>Amy Schlager</i> <i>4/22/86</i>                        | Attest |
| 10. Curtiss, Glenn, House   | Substantive Review<br>DOE/OWNER OBJECTION       | Determined Eligible<br>Keeper <i>Amy Schlager</i> <i>11/1/85</i> | Attest |

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

Ref. #85003464

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Adams, Carl G., House (Country Club Estates

TR)

Dade County

FLORIDA

SEP 26 1985

Working No. \_\_\_\_\_

Fed. Reg. Date: 2/3/87

Date Due: 10/24/85 - 11/10/85

Action: ☒ ACCEPT 11-1-85

☐ RETURN

☐ REJECT

Federal Agency: \_\_\_\_\_

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

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

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

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

Describe the present and original (if known) physical appearance

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

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**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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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**11. Form Prepared By**

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**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

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**13. Other**

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_





1. Miami Springs Thematic Resource Proposal
2. 31 Hunting Lodge Court, Miami, Springs.
3. Photographer unknown
4. Circa 1925-1926
5. Miami Springs Historic Preservation Board
6. 1926 Country Club Estates Promotional Brochure photograph of the Carl Adams House.
7. Photo No. 28 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 31 Hunting Lodge Court. Miami Springs, FL.
3. W.A. Fishbaugh Commercial Photographer, Miami, Florida.
4. Circa late 1920's early 1930's.
5. Mr. Frank Bush. Opa-locka, Florida.
6. Front view of the Carl Adams Home in Country Club Estates, Florida.
7. Photo No. 29 of 50.





1. Miami Springs Thematic Resource Proposal.
2. 31 Hunting Lodge Court, Miami Springs,  
Florida.
3. Elise Brault-Hoessly
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Rear elevation of the Adams House facing  
the Road.
7. Photo No. 30 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 31 Hunting Lodge Court, Miami Springs,  
Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation  
Division.
6. Rear Elevation of the Adams House facing  
the golf course.
7. Photo No. 31 of 50.



1. Miami Springs Thematic Resource Proposal.
2. 31 Hunting Lodge Court, Miami Springs,  
Florida.
3. Elise Brault-Hoessly.
4. November 1984.
5. Metro-Dade Historic Preservation Division.
6. Side elevation of the Adams House  
facing the road.
7. Photo No. 32 of 50.

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

Multiple Property Cover Sheet Reference Number: 64000114