

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Florida
 COUNTY: Dade
 FOR NPS USE ONLY
 ENTRY DATE

1. NAME
 COMMON: Ransom School "Pagoda"
 AND/OR HISTORIC: Pine Knot Camp (1895) and Florida Adirondack School (1903)

2. LOCATION
 STREET AND NUMBER: 3575 Main Highway
 CITY OR TOWN: Coconut Grove CONGRESSIONAL DISTRICT: Twelfth District
 STATE: Florida CODE: 12 COUNTY: Dade CODE: 025

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY
 OWNER'S NAME: Ransom School Board of Trustees
 STREET AND NUMBER: 3575 Main Highway
 CITY OR TOWN: Coconut Grove STATE: Florida CODE: 12

5. LOCATION OF LEGAL DESCRIPTION
 COURTHOUSE, REGISTRY OF DEEDS, ETC.: Dade County Courthouse
 STREET AND NUMBER: 73 West Flagler Street
 CITY OR TOWN: Miami STATE: Florida CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS
 TITLE OF SURVEY: N/A
 DATE OF SURVEY: Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS:
 STREET AND NUMBER:
 CITY OR TOWN: STATE: CODE:

STATE: Florida
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SEE INSTRUCTIONS

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Ransom School "Pagoda" in Coconut Grove, Florida is one of a few major buildings from pioneer days in Dade County that has survived in its original form and undergone few changes. Constructed in 1902 of Dade County pine, the building has a brick and coral rock chimney to which the three large fireplaces in the main room and two of the bedrooms are connected. Thirty-nine piers of native coral rock firmly anchor the structure to the sloping ridge overlooking Biscayne Bay. Between the floor of the building and the ground is an extensive turtle-crawl. Two stories high, and having dimensions of 76'4" by 40'3", it is constructed in the shape of a Chinese pagoda; the smaller hip-roofed second story lies on the trunkated hip-roof of the first. On top of the original wooden shingles are metal tiles added in 1927. Over the front door and connected to the slop sink outside the second floor is a fire escape, added in accordance with local ordinances in the late fifties. This addition has not significantly altered basic design of the structure, however. Facing the Bay on the north and southeast corners of the Pagoda are two verandas. Soon after 1902, one was converted into a sleeping porch.

The interior of the building remains in its natural, unpainted state. The exterior walls have been painted green. Design of the building emphasized spaciousness to allow for maximum ventilation. The lofty main room which occupies both stories of the Pagoda separates the edifice into two wings, each having a bathroom and two bedrooms. There are four rooms on the second floor, one at each angle of the building. These are reached from the main room by means of a curved stairway and gallery.

The numerous windows in the Pagoda, which permit an abundance of sunlight and ventilation, are of double-hung and casement type. During the 1940's, a few damaged windows were replaced by glass jalousies. The 1902 light fixtures are still in their original location, the only change being that they were converted from acetylene gas to electricity in the 1920's.

The main facade faces northwest, and the rear portion faces the Bay to the southeast. Surrounding the Pagoda are modern structures used for classroom and dormitory facilities, and a tennis court for recreational purposes.

The Pagoda is used today as a center for student functions, classes, exhibitions, and as a museum housing the many historical documents and photographs which record the development of this early school facility.

SEE INSTRUCTIONS

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SEE I N S T R U C T I O N S

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1895-1902			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			
STATEMENT OF SIGNIFICANCE			
<p>Tailored to meet the rugged requirements of turn of the century South Florida living, and afford maximum comfort to its inhabitants, the Pagoda has withstood the test of time. Today, it stands as a well-preserved example of early architecture in Dade County, Florida. Built of native South Florida materials by the architectural firm of Greene and Wicks, of Buffalo, New York, it is a superior example of structural design erected to suit local climatic and environmental conditions. The Pagoda has withstood, without significant damage, all hurricanes since the beginning of this century, and continues to serve as an integral part of the educational complex comprising Ransom School. The Pagoda is of educational significance because it served as the core building of the school since its founding in 1902. Established by Paul C. Ransom as the "Adirondack-Florida School," it evolved from the Pine Knot Camp which was begun in 1895 on the site. The Adirondack-Florida School was the nation's first two-campus migratory boarding school. One-half of the school year was spent in Florida, and the other half in New York State. Ransom anticipated by several decades, the concept of a small student-teacher ratio. Individuality and interdependence among members of the school community as well as coexistence and respect for the natural environment were emphasized. The school was the first to offer a curriculum that encouraged mental, moral, and physical development in its students, and had an active program which attempted to make well-rounded men out of the students. The success of his theories on education is noted in the lives of the students, many of whom became successful leaders in their fields. In the 1920's, Coconut Grove claimed two private schools in session during the winter season. This factor contributed to the growth of the area, since many wealthy families who visited their sons at these schools, often purchased property and remained here as permanent residents.</p> <p>Although in 1947, the New York campus was closed, and the students spent the entire year at the Coconut Grove campus, the ideals of Paul Ransom have prevailed; and today, Ransom School exists as one of the foremost preparatory schools in the nation.</p>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

SEE ATTACHED SHEET

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		N 25° 43' 21"	W 80° 14' 39"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than ten acres

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

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

11. FORM PREPARED BY

NAME AND TITLE:
Mary K. Evans, Historic Sites Specialist

ORGANIZATION: Records Management DATE: 3/29/73
Dept. of State, Div. of Archives, History, &

STREET AND NUMBER:
The Capitol

CITY OR TOWN: Tallahassee STATE: Florida CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name _____

Title State Liaison Officer

Date _____

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

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Florida	
COUNTY Dade	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

9. Bibliography

Dade County Courthouse, Miami, Florida. Office of the Clerk of the Circuit Court. Dade County Records. (Subgroup: deeds).

Munroe, Ralph Middleton and Vincent Gilpin. The Commodore's Story. Reprinted from 1930 edition. Historical Association of Southern Florida, Narberth, Penna.: Livingston Publishing Company, 1966.

Pierce, Charles W. Pioneer Life in Southeast Florida. Coral Gables, Florida: University of Miami Press, 1970.

Pine Knot Camp. (Florida Adirondack School), 1895, Scrapbook.

Ransom School Archives. (Includes newspaper articles, photographs, contracts, yearbooks, manuscripts, and scrapbooks). Ransom School, Coconut Grove, Florida.

"School Begun as Boys Camp Had Odd Idea," Miami Daily Metropolis, March 3, 1923.

Smith, Mrs. Betty L. Personal Interview (by Giulio V. Blanc), September, 1972. Coconut Grove, Florida.

Smith, Mrs. Betty L. Personal Interview (by Mary K. Evans), March 29, 1973. Coconut Grove, Florida.

"The Adirondack-Florida School," Brochure, 1905.