

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
932 TENDILLA AVENUE
CORAL GABLES, FLORIDA**



Historic Fishbaugh Photo, August 1926



LHD 2023-007
August 16, 2023

LOCAL HISTORIC DESIGNATION
932 TENDILLA AVENUE, CORAL GABLES, FLORIDA

Application: May 1, 2023: Historic Significance Determination filed by owner
June 7, 2023: Determination letter issued
July 5, 2023: Designation report issued
July 19, 2023: HPO granted 30-day deferral requested by owner

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

Folio Number: 03-4108-005-0580
Legal Description: Lots 3, 4 & 5 Block 39, Coral Gables Country Club Section Part Three according to the Plat thereof, as recorded in Plat Book 10, Page 52 of the Public Records of Miami-Dade County, Florida
Original Permit No.: 1759
Date of Construction: 1925
Original Architect: Skinner & Pierson
1935 addition: Phineas Paist
Present Owner: Antonio & Tania Moralejo
Building Type: Two-story, SFR
Style: Mediterranean Revival
Site Characteristics: The property is located on an interior approx. 150' x 120' lot on the south side of Tendilla Avenue between Durango and Toledo Streets.

SUMMARY STATEMENT OF SIGNIFICANCE

Permitted in 1925, the single-family residence at 932 Tendilla Avenue is one of a handful of homes built in the City's initial development phase in Country Club Section Part Three in tandem with the construction of the nearby Biltmore Hotel and Golf Course. It stands as a testament to Coral Gables' founder George Merrick's vision for a Mediterranean-inspired City. Noted architect John L. Skinner designed it in the Mediterranean Revival style. Merrick recruited Skinner to create the University of Miami's architectural program. Upon arrival, Skinner opened a private practice, Skinner & Pierson, with fellow architect John Pierson. The residence at 932 Tendilla Avenue was one of their first commissions. Ten years later architect Phineas Paist added a library wing to the home. Paist was a member of Merrick's design team and became the City Architect when Coral Gables was incorporated.

The property at 932 Tendilla Avenue retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables. It portrays the environment in an era of history in Coral Gables characterized by the Mediterranean Revival style, and it embodies those distinguishing characteristics of its architectural style, period, and method of construction. A hallmark character-defining feature of the home is its distinctive entry chimney bay which is accented with coral rock. Hence, the property at 932 Tendilla Avenue is part of the collection of quality residences that contributes to the story and the City's sense of place over time.

CORAL GABLES REGISTER OF HISTORIC PLACES: Preserving the City's Story

The built environment reflects the beliefs, values, creative expressions, and technical capacity at a place in time in history. Historic Preservation preserves those structures and spaces that tell the story of the community's historic past. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these tangible touchstones provides a sense of community, a sense of evolution, a sense of identity, a sense of ownership, and a sense of place for the City of Coral Gables. In other words, these historic resources provide continuity and context; they are the foundation of the City's identity.

Coral Gables is a Certified Local Government (CLG) and as such must maintain a Register of Historic Places and abide by associated preservation standards. A local community works through a certification process --jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs)-- to become recognized as a Certified Local Government (CLG). Once certified the community gains access to benefits of the program and agrees to follow required Federal and State requirements.

The City of Coral Gables was certified in 1986 and was amongst the first cities in Florida to become a CLG. Hence, it is the task of Historic Preservation, and an obligation of Certified Local Governments, to identify and protect those resources that contribute to the story of the City over time. Furthermore, the City must abide by the federal regulations as put forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark individual properties must have significant character, interest, or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state, or nation.

The single-family residence at 932 Tendilla Avenue is eligible as a local historic landmark based on its historical, cultural, and architectural significance. For designation, a property must meet **one (1)** of the criteria outlined in the Code. As discussed below, 932 Tendilla Avenue meets the following **three (3) criteria**:

A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

HISTORIC CONTEXT

Coral Gables' developmental history is divided broadly into three major historical periods:

- **Pre-1926 Hurricane:** Initial Planning and Development/Florida Land Boom
- **1927-1944:** 1926 Hurricane/Great Depression Aftermath and New Deal/Wartime Activity
- **1945-1963:** Post World War II and Modern periods

The single-family home at 932 Tendilla Avenue was constructed in 1925-6 during the initial development of Coral Gables.

Coral Gables was originally conceived as suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George E. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy, and Phineas Paist, Merrick converted 3000 acres of citrus plantation and native hammock into ornate plazas, grand entrances, small parks, monumental buildings, and tree-shaded streets. Careful attention was paid by his development team to ensure that the buildings and streetscape elements conformed to Mediterranean ideals.

The use of Mediterranean designs, and specifically Spanish prototypes, was one of the featured selling points in early promotional materials. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during the community's initial period of development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. During the 1920s structures and amenities were built exclusively in accordance with this style.

The construction of the single-family residence at 932 Tendilla Avenue occurred during the City's Boom years and is indicative of the type of architecture that was the founding premise of Coral Gables. The home at 932 Tendilla Avenue exemplifies the Mediterranean ideals espoused by Coral Gables' founder George Merrick. It was designed by architect John L. Skinner who Merrick recruited to create an architecture program for the new University of Miami. Upon arrival, Skinner also opened a private practice, Skinner & Pierson, with John Pierson. This was one of their first commissions. Ten years later, Phineas Paist, who was a member of Merrick's design team, and became the City Architect when Coral Gables was incorporated, added to the home.

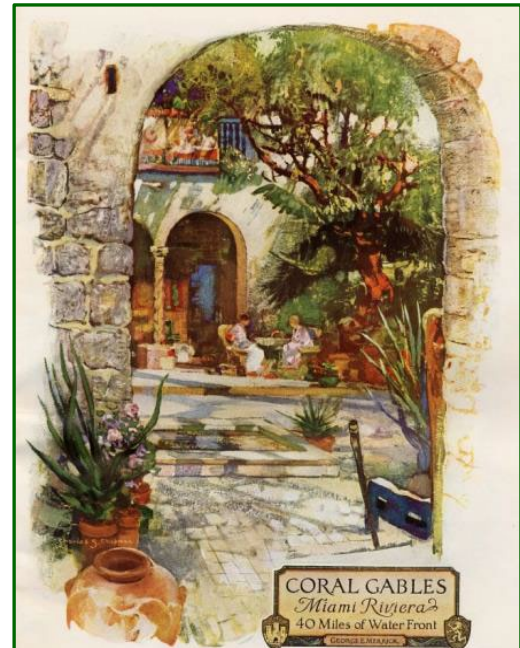
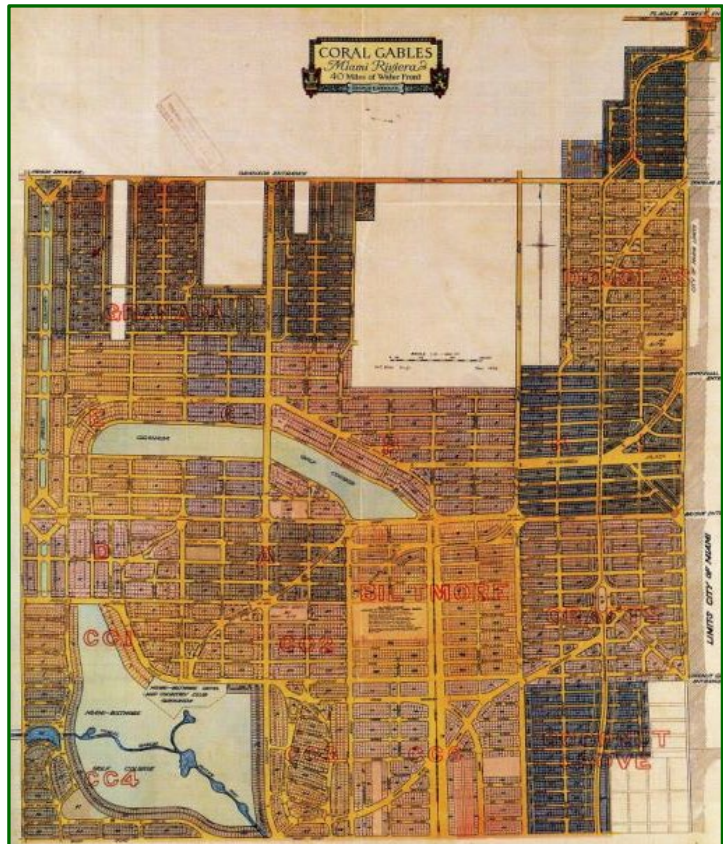
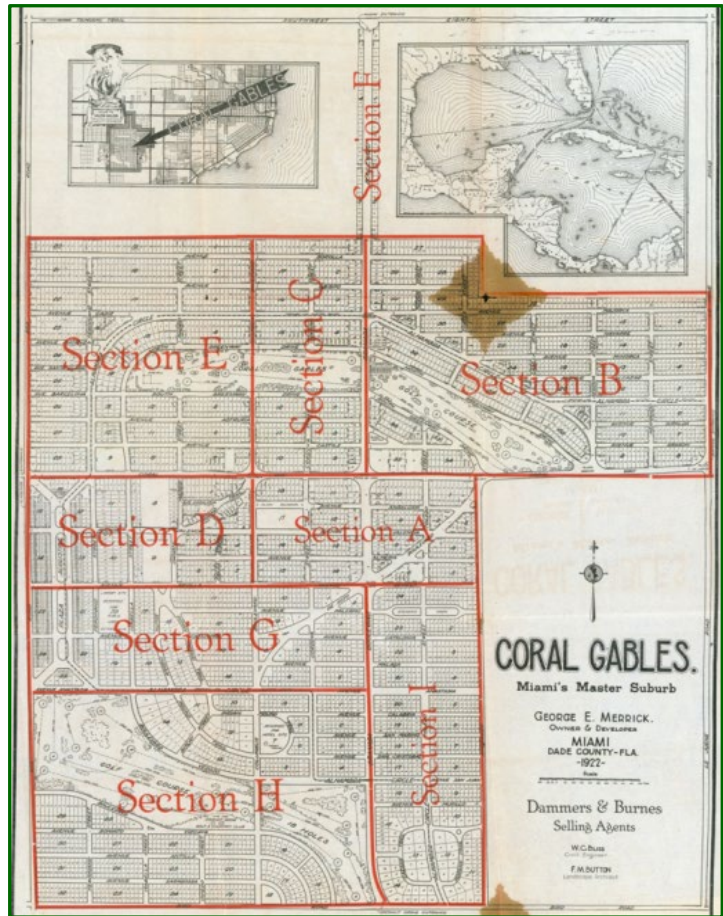


Figure 1: Advertisement in *House Beautiful*, 1925

Nationally-acclaimed landscape architect Frank Button produced the first comprehensive map of Coral Gables in 1921. It was based on an infrastructure of the inherited grid of fruit trees from the Merrick family's citrus plantation. Laid carefully over the resulting grid of orthogonal streets (north-south) and avenues (east-west) are a series of diagonal and curved roadways. George Merrick envisioned a City with Old World style and purposefully set aside vast amounts of valuable land for plazas, boulevards, scenic spots, parkways, and entrances. Realizing that automobile ownership was becoming increasingly commonplace, Merrick wanted Coral Gables to embrace the motorist without sacrificing the beauty of the community or the comfort of the residents. Thus, he implemented an intentional hierarchy of roadways.

In the maps of Figures 2 one can clearly see the series of wide parkways with center planting medians that were major thoroughfares across the development as well as wide parkways with substantial swales for tree-planting that provided internal access and scenic routes. The grid was opened at strategic locations for grand entrances, plazas, and fountains to provide visual interest for both the pedestrian and the motorist. Broad boulevards curved around planned features that included vast park land, golf courses, monumental public and community buildings, as well as other amenities.



Figures 2: Coral Gables Maps
“Miami’s Master Suburb,” 1922
[top]
“Miami Riviera: 40 Miles of Water Front” Northern Section, 1925
[bottom]

Coral Gables' initial development was predominantly around the Merrick family's Coral Gables Plantation in Section A. (Figures 2) Lots in Sections A, B, and C were offered for sale in 1921-2. Most early construction was concentrated north of, and in the direct vicinity of, the Granada Golf Course. Smaller pockets of early construction occurred in other areas.

In the mid-1920s plans for a premier hotel in Section H were announced. The golf course originally slated for this area was expanded to an 18-hole championship course to be designed by legendary golf course architect Donald Ross and renamed the Miami-Biltmore Golf Course. Sections G, H, and I, which were primarily undeveloped, were reworked to accommodate the large \$10 million Biltmore Hotel complex. These three sections were subdivided into six sections and renamed Country Club Sections Parts One through Six and a portion given to the Biltmore Section. The Biltmore Section was labelled as the "Heart of Coral Gables" and is where City Hall was later built. Button took this opportunity to add additional scenic boulevards which included Anastasia Avenue, Ocean Beach Drive (later renamed University Drive), and Segovia Street. He rerouted streets, including Alhambra Circle which eventually curved around the east side of the Miami-Biltmore golf course (portion of which was originally called Ferdinand Drive) and continued south. He also fine-tuned existing streets. Most notably, the S-shaped DeSoto Boulevard became a clearly defined scenic thoroughfare between the Granada and the Miami-Biltmore golf courses whose halfway point was celebrated by a traffic circle plaza with a magnificent pedestal-type fountain. (Figures 2 & 3)



Figure 3: Aerial Photo, Coral Gables, c. 1925

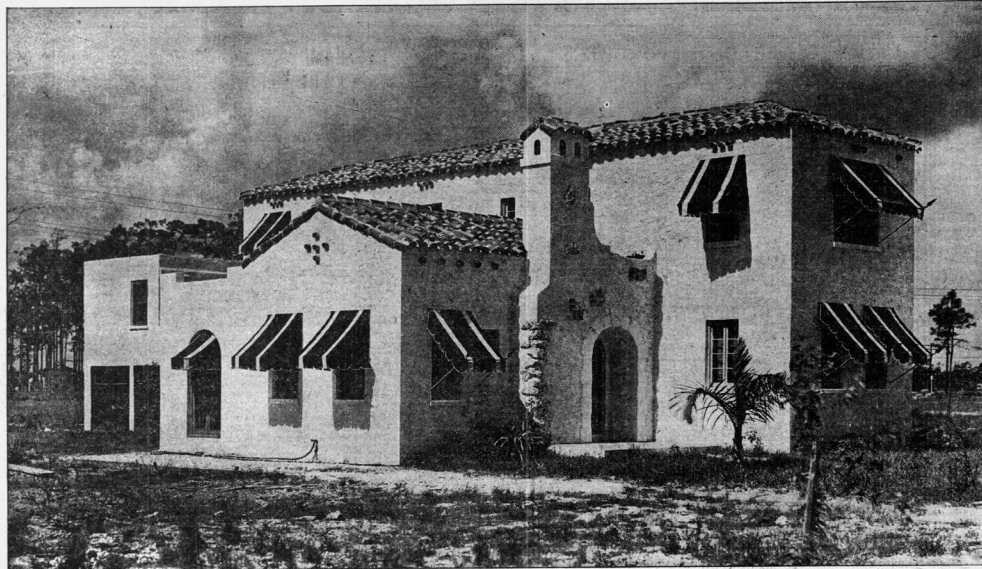
The golf courses were prominent features of Merrick's development. They were integrally-incorporated in Merrick's plan to attract tourists and to provide social amenities for residents. The Biltmore Hotel was the crown jewel in this campaign. Unlike the Granada Golf Course, which was bounded by streets, lots abutting the Miami-Biltmore Golf Course were platted as residential.

Construction of the Miami-Biltmore Hotel and Golf Course began in early 1925. The course opened with elaborate fanfare on January 2, 1926. The home at 932 Tendilla Avenue was permitted in November 1925. It is in Coral Gables Country Club Section Part Three, east of the course and hotel as seen in Figures 4. As mentioned above it is one of the sections purposefully replatted by Merrick as prime real estate around the Biltmore complex. Upon completion of the home, it was purchased by attorney Ralph H. Ferrell, who recently arrived in Miami. The Sunday August 15, 1926 edition of the Miami Daily News ran a full-page ad for Coral Gables that featured a photo of the home as well as Ferrell who shared why he chose to live in the City. (Figure 5) The home remained in the Ferrell family for the next forty-five years.



Figures 4: Aerial Photographs

1931 [top] *Courtesy Florida International University Archives*
1938 [bottom] *Note: 932 Tendilla Avenue circled in red*
Courtesy of University of Florida Archives



Home of Ralph H. Ferrell, 932 Tendilla Avenue

Busy Miamians Find Rest, Relaxation and Values in Coral Gables.

MEN and women active in the forefront of community, social, professional and business life of Miami—whether they are pioneers of South Florida or more recently resident here—prefer to live in Coral Gables, Miami's residential suburban city. Added to the natural and developed beauty of homes and surroundings, and added also to the accessibility and convenience of Coral Gables, is the magnetic attraction of congenial neighbors and ideal social environment.

During past weeks, many prominent Greater Miamians have, through these pages, expressed their preference for Coral Gables and told why. Their names are known throughout the length and breadth of Miami and elsewhere.

Added to this imposing list—and there are many more—is Mr. Ralph H. Ferrell, of the well-known law firm of Burwell, Redfearn and Dewberry, who, particularly Judge Burwell, have represented the Seaboard Air Line Railway Company in matters concerned with the railway's entry into Miami and Coral Gables.

Mr. Ferrell was born in Raleigh, N. C., and educated at Wake Forest College, N. C., and Harvard. He practiced law in Albany, Ga., for 14 years up to last November, when he came to Miami on forming his present legal associations. He was prosecuting attorney in Albany for a number of years, and also attorney for railway and banking interests. He is well-known as a churchman.

He is superintendent of the Sunday School of First Baptist Church, in Miami, and in Georgia was trustee of the Southern Baptist Theological Seminary at Louisville, one of the great educational institutions of the country; he occupied the presidency of the Georgia Baptist Sunday School Convention for two years, the limit allowed by the convention constitution; he was superintendent of the Sunday School in Albany, Ga., for ten years and also occupied the prominent position of membership of the National Council of the Y. M. C. A. He is also a deacon of Miami First Baptist church and a member of the building committee which has in hand the financing and construction of a new \$600,000 edifice on Northeast First Avenue, Miami.

Coral Gables is, peculiarly, the home city of congenial people; the social atmosphere is unexcelled anywhere in all of Greater Miami. People who lead, make their homes here. Coral Gables is the home of Miami's best. The right time—the best time—to join the movement of Miamians to the best place to live, is now. Prices, conditions, range of selection—everything—combine to make TODAY the most opportune for you. Consult our homes department, or our sales department, before the best opportunities have been seized.



Why I Prefer Coral Gables

There are three chief reasons for my selection of Coral Gables as the best place in which to live. Firstly, after the turmoil and noise of the day's work in the busy city, Coral Gables, I found, was the only place to go where one could have quiet for the nerves and general relaxation. Secondly, Coral Gables is a substantial development, backed by a responsible corporation, offering a section where one could have a home of refinement, surrounded by scenes of inspiring beauty. Thirdly, I found the best values in Coral Gables.

—RALPH H. FERRELL.

Executive Offices
 Administration Building
 Coral Gables

Miami Sales Office
 152-154-156-158 E. Flagler Street

Chicago Office:
 164 N. Michigan Ave.



New York Office:
 140 West 42nd Street

Atlanta Office:
 185 Peachtree Street

Philadelphia Office:
 1418 Walnut Street

Homes Department, General Sales Office, Alhambra Circle near Le Jeune Road, Coral Gables.

Figure 5: Ad Featuring 932 Tendilla Avenue and Owner, Ralph H. Ferrell
 Miami Daily News, August 15, 1926

It is likely that this area along the golf course would have seen rapid development had the hurricane not hit a year later. The Miami-Biltmore Golf Course designed as a championship golf course retained its elite status over the years hosting the Coral Gables Open Invitational (also known as the Miami-Biltmore Open) golf tournament on the PGA Tour from 1931 to 1937 and again from 1959 to 1962. The homes near the Biltmore Golf Course continue to be prime real estate in the City.

In general, construction in the City of Coral Gables boomed until the combination of the devastating Hurricane of 1926 and Great Depression curtailed new development and ended Merrick's grand plans for completing his Mediterranean-inspired city. During the Depression Era of the 1930s few single-family homes were constructed. With the implementation of New Deal and other incentives, the building industry finally experienced a small resurgence in the late 1930s and early 1940s; only to abruptly grind to a halt during the War years of 1942-1945 as materials, expertise, and manpower were diverted to the war effort. The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in an unprecedented building boom. During this time the building of single-family homes in the City of Coral Gables followed national trends both in numbers and in style. As is evident in the aerial photos in Figures 4 & 6 the area in the immediate vicinity of the home at 932 Tendilla Avenue was built out during this boom. To date, the neighborhood has retained its single-family residence context.



Figures 6: Aerial Photographs
Note: 932 Tendilla Avenue circled in red
1948 [top]; 1957 [bottom]
Courtesy George A. Smathers Libraries, University of Florida

SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figures 7: 932 Tendilla Avenue Over Time
Front (North) & West Facades: August 1926 [top]
Front (North) Façade:
c. 1940 [center left] 1972; [center right] *Courtesy Miami-Dade Property Appraiser*; 2023 [bottom]

Permitted in November 1925, the single-family residence and detached garage (now an auxiliary building) at 932 Tendilla Avenue were built during the initial development of Coral Gables. Designed in the Mediterranean Revival style by architect John L. Skinner, it stands as a testament to Merrick's vision for a Mediterranean-inspired City. Skinner was a nationally-known architect and Merrick recruited him to create the University of Miami's architectural program. 932 Tendilla Avenue is one of the first homes this noted architect designed in Coral Gables. Also lending pedigree to the home is a 1935 library wing by architect Phineas Paist. He was a member of Merrick's design team and became the City Architect when Coral Gables was incorporated.

Merrick and his team felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. 932 Tendilla Avenue is a fine example of adapting residential design to the rigors of South Florida's climate. Its thick masonry walls were intended to keep the home cool and its light-colored stuccoed exterior to reflect the sun's heat. The varied windows afforded much needed ventilation and light in this tropical environment. And its construction over a crawl space supplied added ventilation and separation from the high-water table.

Designed in the Mediterranean Revival style the home has asymmetrical massing. A central two-story, hipped-roofed core is flanked by a series of projecting and recessing one-story, gabled-roof sections. Skinner leaned heavily on Spanish Colonial precedents in his design. In particular, he celebrated the Spanish Colonial tradition of emphasizing the front entry--often in tandem with the bell tower--while the remainder of the structure was simple in ornamentation. Hence, the hallmark feature of this home is its unique front entry. (Figure 8) The projecting entry ensemble is comprised of a distinctive chimney (reminiscent of the bell tower) with asymmetrical shoulders that curve out in a buttress-like manner to encompass a deeply recessed arced front entry and door. Also in the Spanish Colonial vein, the door surround is classical with its quoin detailing. Local coral rock is used as decorative accents both as quoin-like detailing at its northeast corner and randomly-placed across its façade. Other Spanish Colonial features of the home include the pitched roofs with minimal overhang clad in barrel tile, the arched loggia with its crenelated parapet, the decoratively-arranged round vents, and the textured stucco. The historic detached two-story garage has a distinctive exterior staircase, arched openings, and textured stucco.



Figure 8: Front Entry, 2023

Assessment of the property, permit documents, and historic photographs indicates that, although there have been additions to the home over the past century, there were few changes to the historic character-defining features. As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks*: "Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association." Staff has determined that this property possesses sufficient integrity for designation and this property is part of the collection of quality residences planned during the land boom period. Thus, the property at 932 Tendilla Avenue significantly contributes to the historic fabric of the Coral Gables and is part of the collection of quality residences that contributes to the City's sense of place over time.

Extant Exterior Description and Alteration Discussion

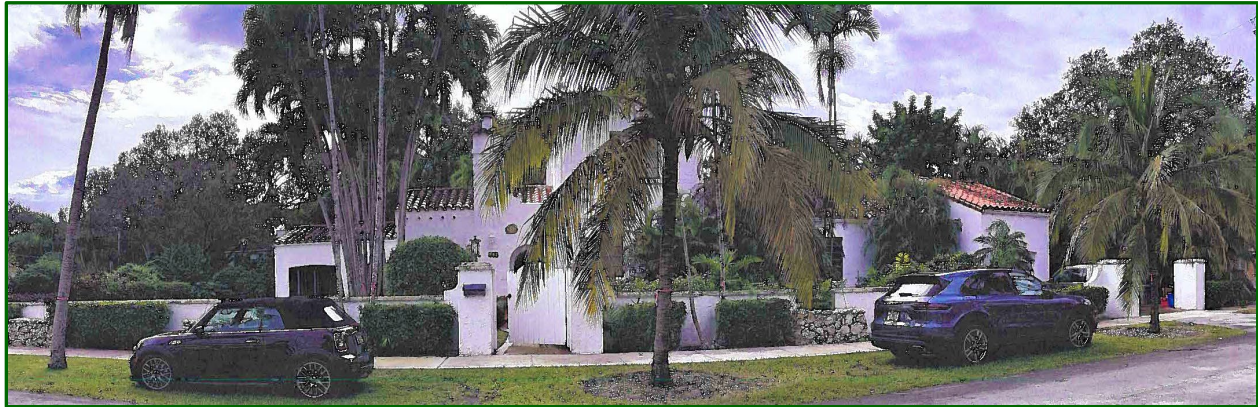
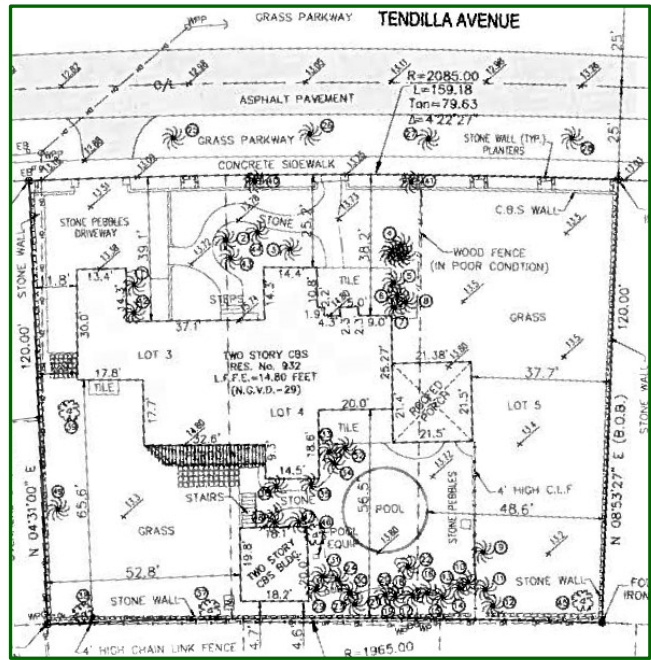


Figure 9: 932 Tendilla Avenue, Front (North) Façade, 2023
Courtesy of Owner

Figures 10: Property Overview
Survey, 2022 [top]
Courtesy 3TCO, Inc
Aerial, 2022 [bottom]
Courtesy Miami-Dade Property Appraiser



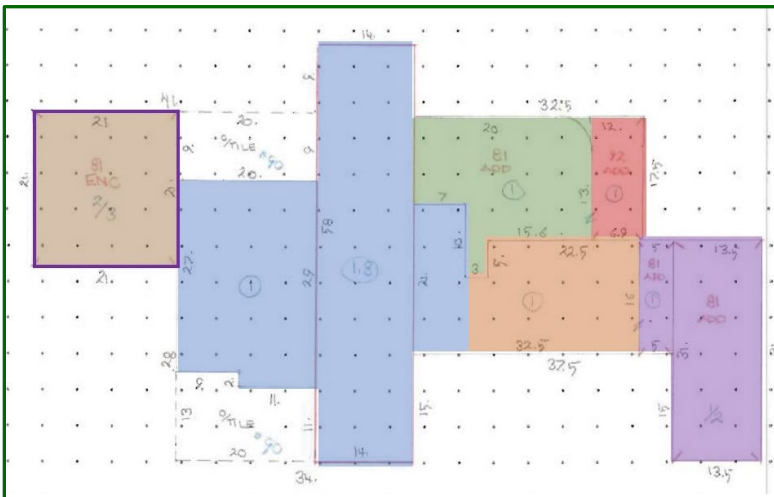
The single-family residence at 932 Tendilla Avenue sits on an interior lot, approximately 150' x 120', on the south side of the street. The property has a residence comprised of one- and two-story bays with an attached garage at its western end, a two-story auxiliary building at the rear of the property and a circular pool. (Figures 10) A low, approximately 4' high, coral rock perimeter wall encloses the sides and rear of the property. Across the front is a CBS wall installed in 1981 (Permit #27020). Covered in a textured stucco and capped with a coral rock coping, it is punctuated by columns of the same configuration at entry points and by large coral rock planters. (Figures 7, 9, & 11)

The home, constructed with cement block units, is built over a crawl space. At ground level groups of oval masonry crawl space vents are found on the earliest facades. The home is finished with a textured stucco. The roofs are primarily low-pitched and clad in two-piece barrel tile. (Figures 7 & 10)





Figure 11: Perimeter Walls, 2023: East Wall [left]; Coral Rock Planter (typ.) [right]



**Figures 12:
 Evolution of 932 Tendilla Ave
 Annotated Building Footprint
 [top]**

*Courtesy of Miami-Dade Building
 Appraiser*

**Axonometric Drawing
 [bottom]**

Courtesy of Touzet Studio

Blue:
 1925 (Permit #1759)
 Skinner & Pierson, architects

Orange:
 1935 (Permit #4958)
 library addn
 Phineas Paist, architect

Brown:
 1940 (Permit #6190)
 garage addn
 Leroy Albert, architect

Purple:
 1980 (Permit #27162)
 garage addn
 Harper & Buzinec, architects

Green:
 1981 (Permit #27391)
 kitchen addn
 Harper & Buzinec, architects

Red:
 1992 (Permit #92060999)
 kitchen extension
 Santos/Raimundez Architects

The home was originally designed as a two-story, three-bedroom home with a detached two-story two-car garage behind it. As illustrated in Figures 12, the home has had several additions over the past century. For the most part, each addition reads as a distinct bay and from the street the home provides the impression that it has grown over time. Two of the additions were constructed by 1940 and are considered part of the historic fabric of the home.

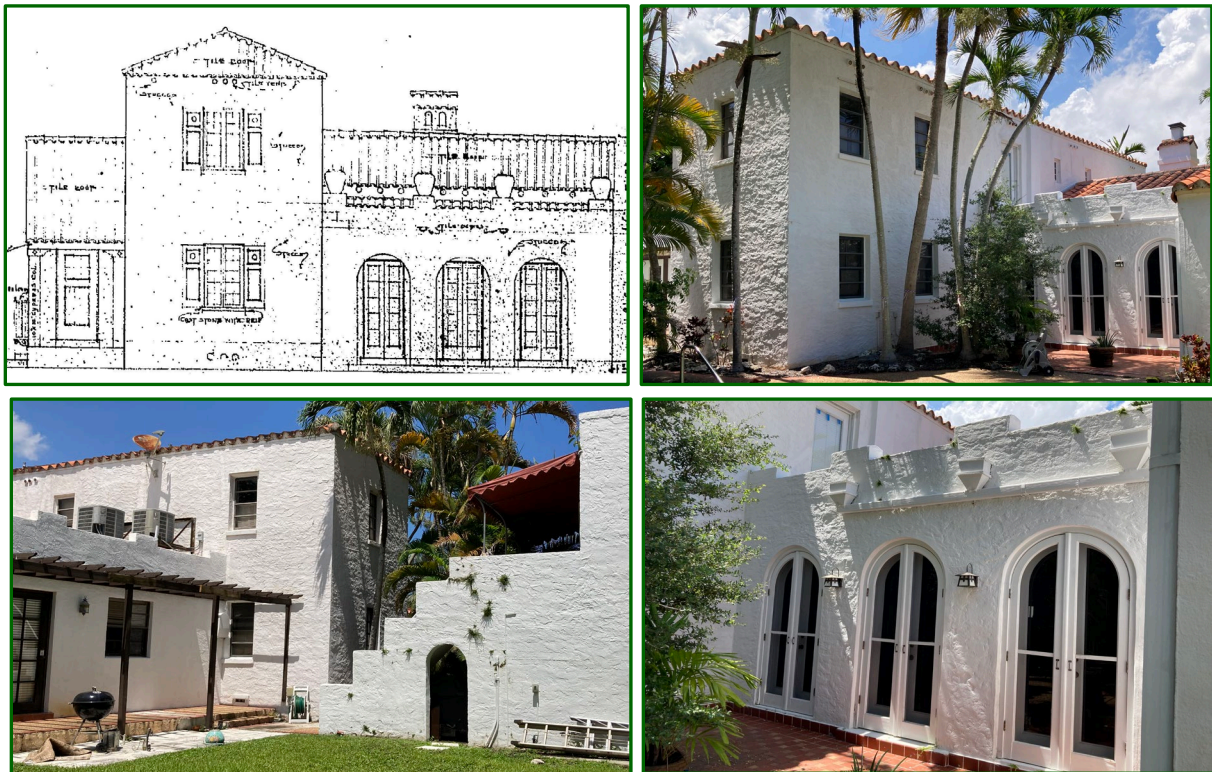


Figures 13: 1925 Original Home: Street-facing Facades
Top: Historic photo, August 1926 [left]; Permit #1759, 1925 [right]
Center: Looking southwest [left]; Front entry [center & right]
Bottom: Northeast section [left]; Looking Southeast [right]

The 1925 original home and detached garage remain the central core of this single-family residence and are largely unaltered. A copy of the permit (#1759) is provided at Attachment A. As shown in Figures 7 & 13, the home was designed with asymmetrical massing. A central two-story, hipped-roofed core is flanked by one-story sections. As mentioned above, Skinner leaned heavily on Spanish Colonial precedents in his design. The stucco texture of this portion of the home, and 1935 Paist library addition discussed below, is analogous to an adobe texture. The

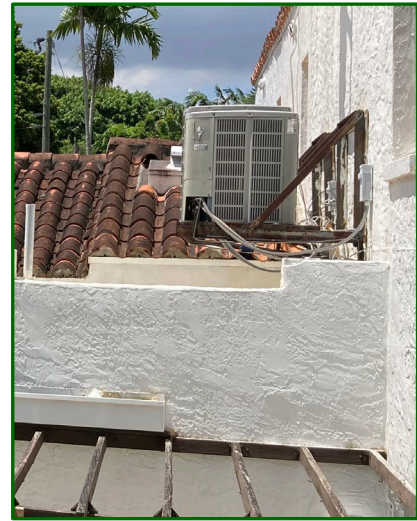
stucco texture of the later additions is distinctly different. At the east end of the home is a one-story, one-room, cross-gable bay. As with all the pitched roofs of this home, it is shallow, with minimal overhang, and clad in two-piece barrel tile. The front entry ensemble of this bay is the hallmark feature of the home. (Figures 8 & 13) The projecting entry is comprised of a distinctive chimney with asymmetrical shoulders that curve out in a buttress-like manner to encompass a deeply recessed arched front entry and door. Also in the Spanish Colonial vein, the door surround is classical with quoin detailing. Local coral rock is used as decorative accents both as quoin-like detailing at its northeast corner and randomly-placed across its face. Complementing the entry ensemble, the arrangement of round vents on this bay provides additional distinctive ornamentation. On the north, street-facing façade is a line of round vents just below the cornice. Their placement is reminiscent of Spanish Colonial vigas. On the east side of this bay the vents are arranged as a cross in the gable end.

As was common in the Spanish Colonial style, the ornamentation of the remainder of the original home is simpler so that the entry is the primary focus. The two-story, hipped-roof section is one room wide. Decoratively-grouped round vents above the second story windows and groups of oval vents along the crawl space provide its the main ornamentation. This arrangement is found on numerous Mediterranean Revival homes in Coral Gables. The original drawings show shutters on some of the windows but early historic photos suggest this feature was eliminated before construction. The original windows throughout the home were casements in a divided-lite configuration with high-profile muntins and protruding sills. As seen in Figures 18, by 1962 the casements were replaced with the current awning windows. The narrow one-story bay at the west end of the original home had the same features.



Figures 14: Rear (South) Façade, 2023
Top: Permit #1759, 1925 [left]; Looking northwest [right]
Bottom: Looking Northeast [left]; South façade of original rear loggia [right]

The rear of the original home is shown in Figures 14. To the east of the two-story section, behind the entry bay, is a flat-roofed section that was originally a loggia with arched openings on its south and east facades. These openings now house doors. A door from the adjacent second story section leads onto the flat-roof terrace which is bounded by a crenelated parapet. The one-story bay to the west of the two-story section originally had a rear porch facing the backyard. As seen in Figures 12 this area was encapsulated by the 1981 addition. Since the roofline and rear façade of this original section of the home are slightly higher than its adjacent additions its footprint is discernible as seen in Figure 15.



**Figure 15: Original West Bay Roofline
Looking North, 2023**

In 1935 Phineas Paist, who at this time was the City Architect, was hired privately to design a library addition. (See Attachment B: Permit #4958) As seen Figures 12, the one-story addition was attached to Skinner's west bay. The plane of the front façade was seamless. However, as mentioned above, Paist stepped his gable roof down slightly and the original is discernible from the addition. (Figure 16) At the rear the location of the addition was obvious as Paist notched the addition back and left full access to Skinner's back porch and original kitchen window. According to Paist's plans the notched area had a built-in niche.



**Figure 16:
1935 Library Addition by
Phineas Paist**

**Front (North) Façade,
2023**

**Note: slight difference in
roof height between
original home and Paist
addition**

In 1940 a two-car garage addition was built at the southeast corner of the home. (See Attachment C: Permit #6190) This replaced the original 1925 two-story, two-car garage discussed below. The garage addition attached to the south façade of the original loggia and extended to the south. (Figures 12 & 17) This addition has a gable roof whose pitch is shallower than the original building and the stucco texture is distinctly different aiding in easily identifying this as an addition. In the gable end is a triangular arrangement of three round vents; in keeping with the original home but in a new configuration. The full-height openings have segmental arches. Historic photos indicate the street-facing openings are original. It is not clear if the side and rear openings are original and if altered when this occurred. This building was enclosed with screens when a new garage was built in 1980. Although no longer functioning as a garage this bay retains the original massing, vehicular openings, and materials. Figures 18 show the home as it presented to the street from 1940 until 1980 with these two early additions.



Figures 17: 1940 Garage Addition, 2023: Northeast Corner [top]; Rear (South) Façade [left]; East Façade [right] *Note: Extant arched opening from original loggia*



Figures 18: 932 Tendilla Avenue from 1940-1980
Historic Photos: c.1940 [top]; 1962 [bottom]

As shown in Figures 12, there were three later additions. In 1980, the library addition was extended a few feet and connected to a new garage at the west end of the home. The segmental arch of the vehicular opening in the new garage mimics the 1940 garage. (Figures 19) In 1981 a kitchen addition was constructed to the rear of the home behind the west wing of the home (Skinner wing and Paist library). In 1992 this kitchen addition was expanded a few feet to the west to stretch the full length of the Paist library addition. The kitchen addition has a flat roof with crenelated parapets mimicking the 1925 Skinner loggia. (Figures 19) The massing and fenestration proportions as well as the stucco textures on these additions are distinctly different from the original home and its early additions.



Figures 19: Later Additions, 2023
1980 Garage Addition, Front (North) Facade [left]
1981 & 1992 Kitchen Addition, Southwest corner [right]

Centrally-located along the rear (south) property line is a two-story auxiliary building. Constructed in 1925, the first floor was a two-car garage space and the second floor was servants' quarters. While the page of the original permit for this structure has not been located to date the permit book indicates that Permit #1759 was issued for a residence and garage. Additionally, a sketch accompanying a 1926 septic plan shows that the garage and its exterior staircase were original to the property. As related above, this building served as the garage for the property from 1925 to 1940. The location of the vehicular openings are depicted in the August 1926 photo in Figure 20. Changes in extant stucco verify the vehicular door's location. As seen Figures 21, the exterior staircase extends from the northwest corner of the building directly towards the location of the original back porch of the home. The staircase is one of the prominent features of the property. It is flanked by 'stepped' wall whose detailing is also seen in the second story terrace wall. A semicircular archway provides a passageway under the staircase.



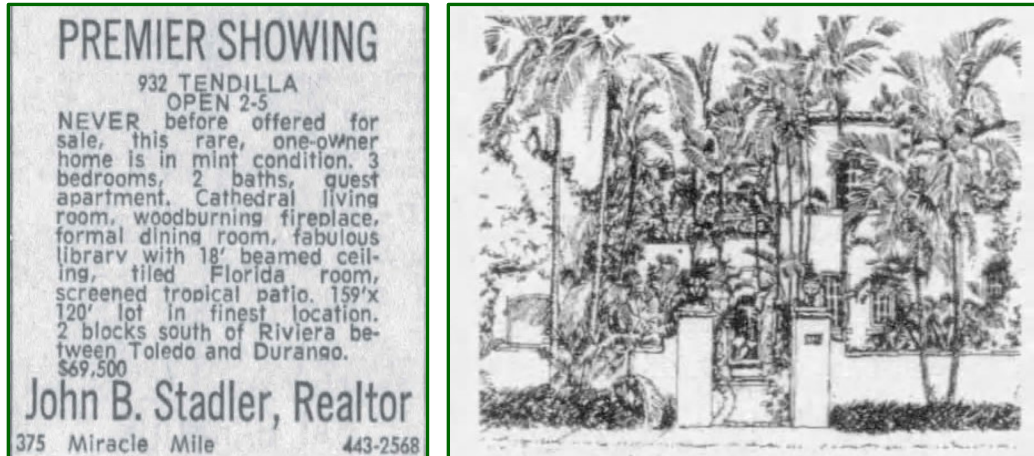
Figure 20: 1925 Garage Building
Partial View East Façade with
Vehicular Opening, August 1926



Figures 21: 1925 Garage Building
Top: East Façade: 1962 Historic Photo [left]; 2023 [right]
Center: North Façade, 2023
Bottom: West Façade, 2023

Ownership History

Note: Records regarding ownership prior to 1950 have not been located. The ownership history for this time is based on numerous sources including R. L. Polk City Directories (available from 1926-65), building permits, realtor notes, other records on file within the Coral Gables Historical Resources Department and the Miami-Dade County Clerk.



Figures 22: For Sale: 932 Tendilla Avenue
***Miami Herald*, March 28, 1971 [left]**
***Miami Herald*, June 5, 2003, Sketch by Laura Mullaney [right]**

The single-family residence at 932 Tendilla Avenue has been an owner-occupied home for nearly a century. The Ferrells, the first owner-occupant family, resided in the home for 45 years. (Figure 22) Ralph H. Ferrell first lived in the home with his wife, Belle. After her death in 1955, he passed the property to his son and continued to live in the home. As cited in Figure 5, Ferrell was an attorney from Georgia who moved his practice and his family to Miami in 1925. In 1946 Governor Caldwell appointed him to the state board of law examiners. He was also a 'well-known churchman.' He lectured widely in the Baptist community and served as the superintendent of the Baptist Sunday Schools in several capacities. He also served on the board of directors for the YMCA, the Peoples Loan & Savings, and was the vice-president of Stetson University's Board of Trustees.

After the Ferrells, the property passed quickly through several hands. This included noted writer Bob Hardin and former U.S. Attorney Leon Kellner. The current owners, Antonia and Tania Moralejo have lived in the home for the past twenty years.

1925-1926	Richard & Vivian McAdams
1926-1971	Ralph H. Ferrell
1926-1955	Ralph H. & Belle Ferrell (1888-1955)
1955-1971	Ralph H. Ferrell with Ralph H. Ferrell, Jr & Cornelia Ferrell (wife)
1971-1972	L. Staples & Jeanne L. Pierce
1972-1974	Robert & Clara Keyes Hardin
1974-1977	Albert D. & Rosalind Pivnick
1977-1985	Dorothy Griffith
1985-1988	Leon & Ellen Kellner
1988-1991	Jan M & Yumiko deMuinck Keizer
1991-2003	Charles S. & Genevieve Louise August
2003-Present	Antonio & Tania Moralejo

Architect

The single-family residence at 932 Tendilla Avenue was designed in 1925 by architect John L. Skinner. Originally from Ohio, he graduated from the University of Toronto with honors in 1915. In 1919 he accepted a travel fellowship from Harvard University to travel Europe and earned a graduate degree in architecture. From 1922-25 he chaired the architecture department at Georgia School of Technology. In 1925 Skinner moved to Coral Gables when Merrick recruited him to create an architecture program for the new University of Miami. Upon arrival Skinner also opened a private practice, Skinner & Pierson, with John Pierson. Pierson, who managed the firm. Pierson first met Skinner, then the Dean of Architecture, while a student at Georgia Tech. The home at 932 Tendilla Avenue was one of their first commissions in Coral Gables.

When Skinner & Pierson was awarded the contract for the Florida Pioneer Village by Merrick, John's brother Coulton joined the firm and it became Skinner, Skinner & Pierson. Coulton Skinner, also a University of Toronto grad, had been practicing in Detroit under the internationally renowned architect, Albert Kahn. In 1926, with the French Normandy Village contract. they become the Skinner Brothers. The Skinners remained partners and had a successful practice that spanned over three decades. From 1925 to 1953, John and Coulton Skinner designed over one hundred structures in Coral Gables. Twenty-four are currently historically-designated, either individually and/or within the Florida Pioneer, French Normandy, and Italian Village Historic Districts, the Country Club of Coral Gables Historic District, and the Church of the Little Flower Historic District. In 1940, a pattern book of architect-designed homes titled Homes of the Year included a Tropical Colonial designed by them.



Figure 23: John Skinner (left) & Coulton Skinner (right), c.1926

In the 1940s, they joined forces with Harold Steward. Steward was a leading architect in South Florida for over fifty years. Born in Asbury Park, NJ, he earned his architecture degree from Syracuse University and served in the Navy during World War I. Steward worked as a draftsman in Walter DeGarmo's firm in the early 1920s. In 1924 he opened a private practice with Phineas Paist, forming Paist & Steward. Paist also became the Supervising Architect for the newly incorporated City of Coral Gables - a post he held until his death in 1937. After Paist's death, Steward and the Skinners were joint architects on several projects and formalized their partnership in 1944 as Steward & Skinner Architects. One of their first projects was the Church of the Little Flower complex. During War II Steward served as head of the local Federal Housing Authority in Coral Gables. Also during the war, Steward & Skinner were the designers on several projects in Key West. These included the Naval hospital and the Key West airport terminal building. Over the next thirty years the firm designed numerous high-profile and notable projects. These include Miami Seaquarium; original Miami International Airport Terminal; Dade County Auditorium; Mercy Hospital; and Jackson Memorial Hospital including the University of Miami Science Building and Medical School.

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 of the Coral Gables Zoning Code as, *to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.*

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the Coral Gables Zoning Code states that for designation as a local historic landmark the property must meet **one (1)** (or more) of the criteria stipulated in Article 8, Section 8-103.

Designed in 1925 in the Mediterranean Revival style the property at 932 Tendilla Avenue (legally described as Lots 3, 4 & 5 Block 39, Coral Gables Country Club Section Part Three according to the Plat thereof, as recorded in Plat Book 10, at Page 52 of the Public Records of Miami-Dade County, Florida) is significant to the City of Coral Gables’ history based on the following **three (3) criteria** found in the Coral Gables Zoning Code, Article 8, Section 8-103:

A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Staff finds the following:

The property at 932 Tendilla Avenue is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **932 Tendilla Avenue** (legally described as Lots 3, 4 & 5 Block 39, Coral Gables Country Club Section Part Three according to the Plat thereof, as recorded in Plat Book 10, at Page 52 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer

Selected References

- 1940s Archival Photographs, City of Coral Gables, Historical Resources Department.
- Aerial Photography: Florida Collection. 2004-2011, University of Florida George A. Smathers Libraries.
- Building Microfilm Records for 932 Tendilla Avenue, Building and Zoning Department, Coral Gables, Florida.
- Building Permits Record Books, City of Coral Gables, Historical Resources Department.
- McAlester, Virginia, A Field Guide to American Houses, Alfred A. Knopf, 2015.
- Merrick, George, *Coral Gables Homes, Miami Florida*, c.1925.
- Merrick, George, *Coral Gables Miami Riviera: Heart of the American Tropics*, c.1925
- Miami-Dade County Property Appraisers Department Records.
- Miami-Dade County Clerk, County Records.
- Newspapers.com
- Miami Herald
 - “Coral Gables Houses Are Sold This Week” June 8, 1926, p.19.
 - “Ferrell Will Direct Sunday School Work” September 4, 1926, p.6.
 - “Mrs. Belle Ferrell” obituary, January 28, 1955, p.42.
 - “Two New Y.M.C.A. Directors Names” September 14, 1927, p.12.
 - Miami News
 - “Baptists Hear Lay Director: Ferrell Addresses Miami Congregation” March 22, 1926, p.17.
 - “Busy Miamians Find Rest, Relaxation and Values in Coral Gables” August 15, 1926, p.10.
 - “New Firm Will Design Houses” July 17, 1925, p.12.
 - Miami Tribune
 - “Gables Announces Two Costly Homes” November 6, 1925, p.9.
- Parks, Arva Moore. *George Merrick’s Coral Gables “Where Your ‘Castles in Spain’ Are Made Real!”* Ponce Circle Development LLC with Centennial Press, Miami, Florida, 2006.
- Polk, R. L. R. L. Polk and Company's Miami City Directory. Jacksonville, Florida: R. L. Polk and Co., various editions.
- Real Estate Records for 932 Tendilla Avenue, Coral Gables Historical Resources Department.
- United States Census Records, various years.

REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character.*

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	932 Tendilla Avenue
Lot Description:	interior lot
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one- & two-story
Roof Types:	hipped, gable, & flat pitched roofs clad in two-piece barrel tile

NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

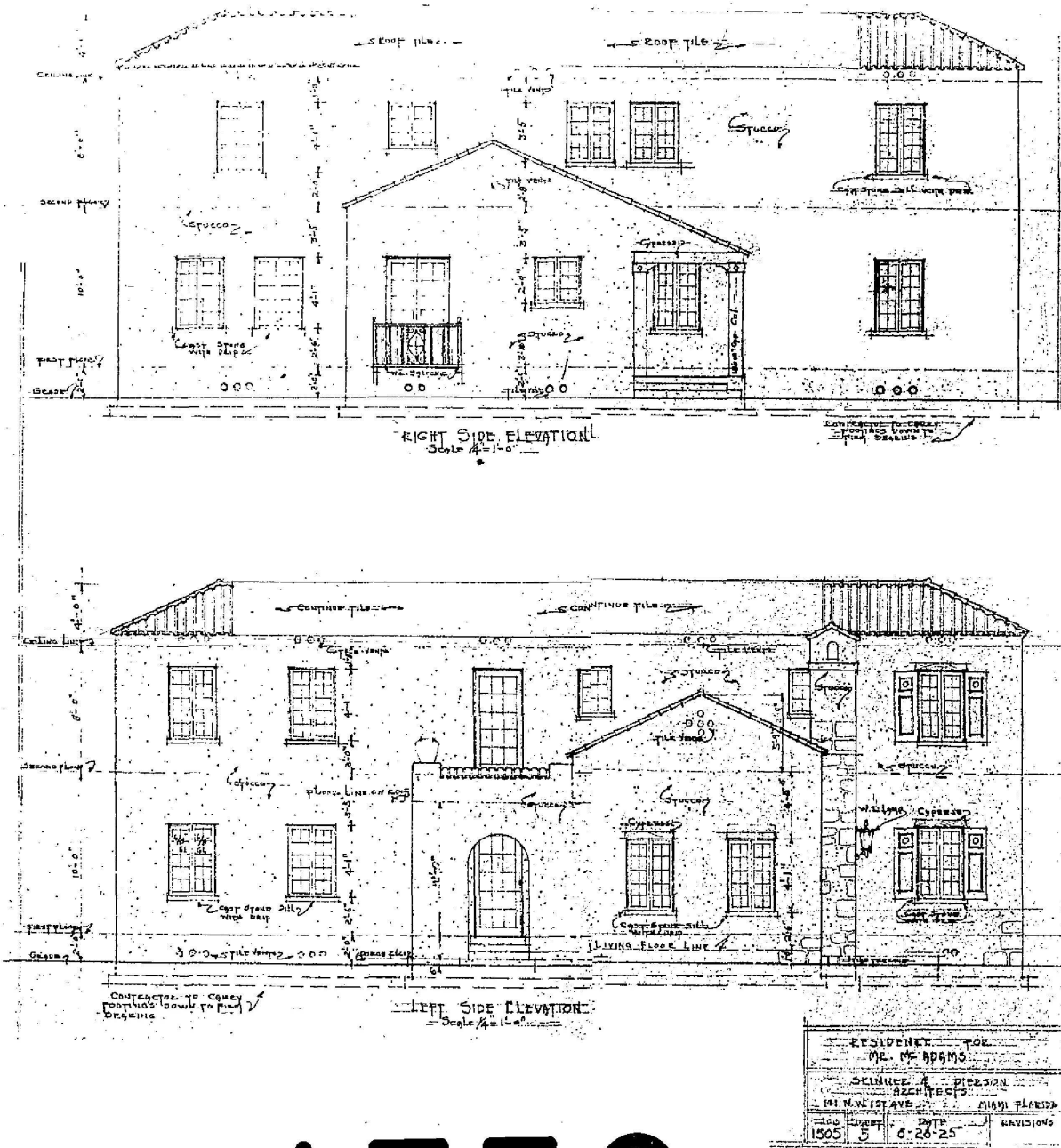
CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival

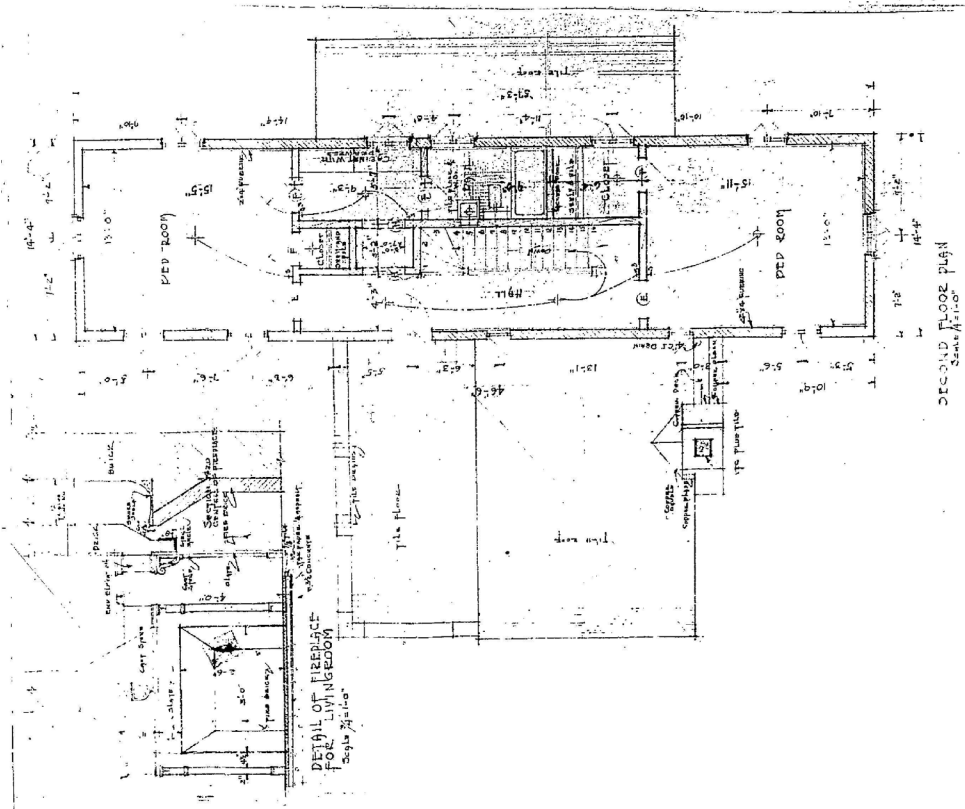


- ✓ asymmetrical massing
- ✓ projecting entry ensemble
 - a distinctive chimney with asymmetrical shoulders that curves out in a buttress-like manner
 - deeply recessed arched front entry and door
 - classical quoin door surround
 - coral rock accents
- ✓ low-pitched roofs with minimal overhang clad in two-piece barrel tile
- ✓ arched loggia with its crenelated parapet
- ✓ decoratively-arranged round vents
- ✓ textured stucco
- ✓ two-story garage with distinctive exterior staircase and detailing
- ✓ windows, originally casements, with projecting sills

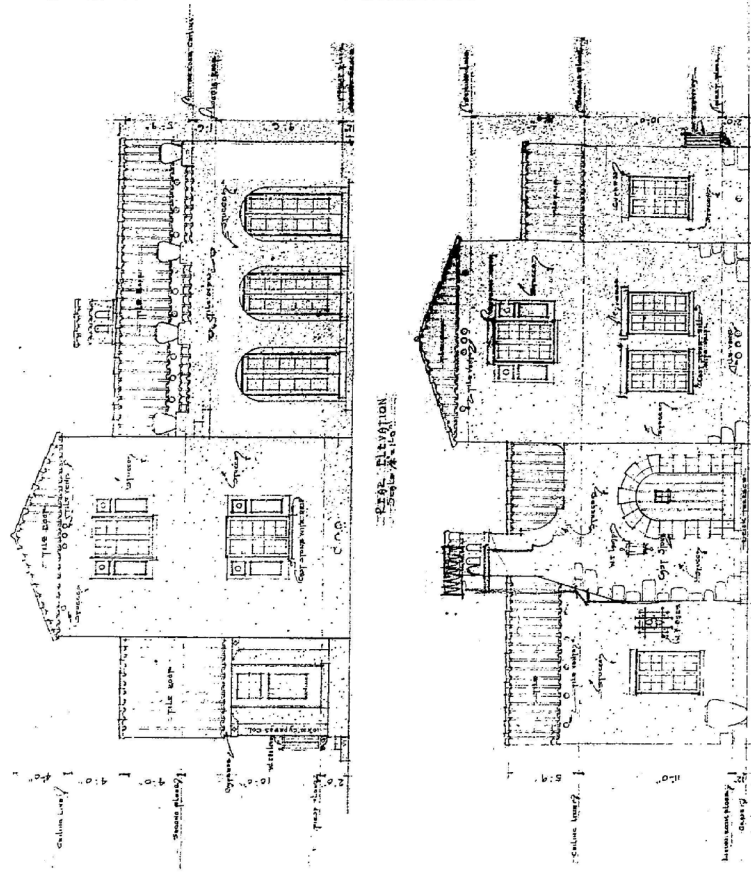
Appendix A: Permit #1759, August 1925
Architect: Skinner & Pierson



1759

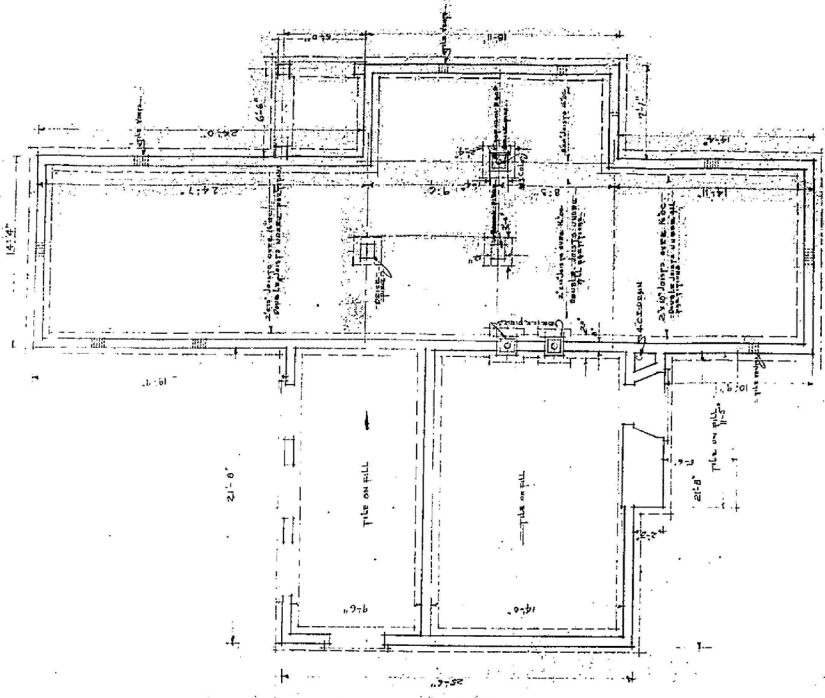


RESIDENCE FOR
 MR. MC BRIDE
 QUINN & PEARSON
 11 N. W. 12th St.
 MIAMI, FLA.
 JOB SHEET
 15007

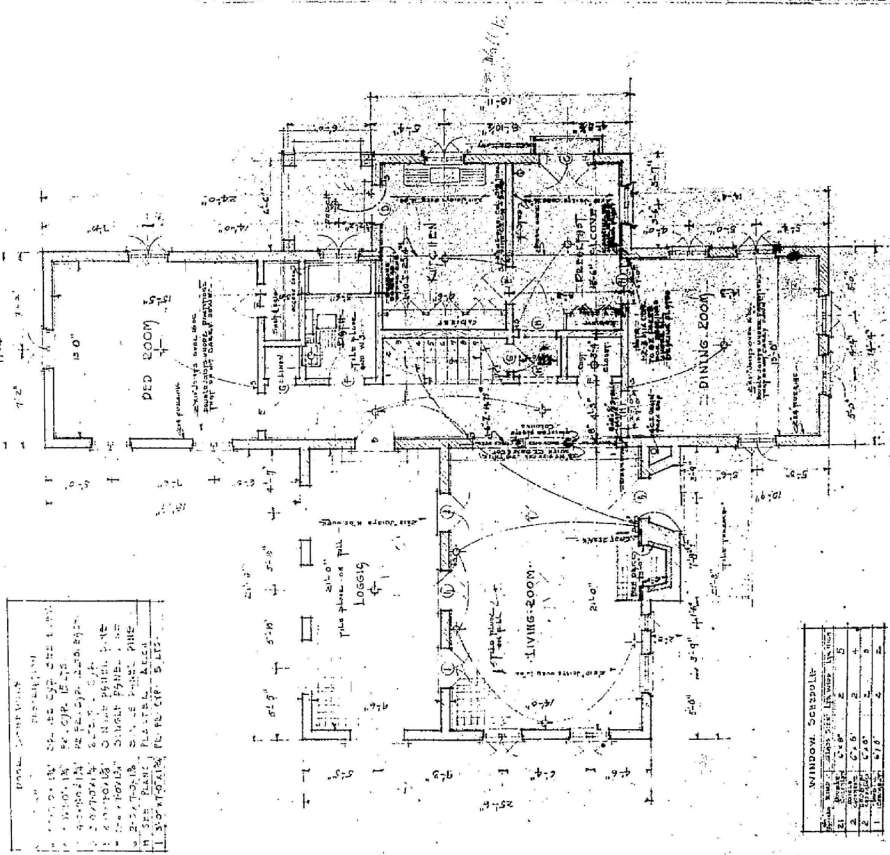


RESIDENCE FOR
 MR. MC BRIDE
 QUINN & PEARSON
 11 N. W. 12th St.
 MIAMI, FLA.
 JOB SHEET
 15007

1759



RESIDENCE FOR THE AIRBORNE
 SKINNER & DIXON
 1111 W. 10TH ST. WYOMING, WY
 JOB NO. 10255-1
 DATE 8-25-23
 REVISIONS



RESIDENCE FOR THE AIRBORNE
 SKINNER & DIXON
 1111 W. 10TH ST. WYOMING, WY
 JOB NO. 10255-2
 DATE 8-25-23
 REVISIONS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS 1/2" CONCRETE ON 4" G.C.
3. ALL WALLS ARE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
4. ALL DOORS ARE 60" X 80" WITH 1 1/2" CORE.
5. ALL WINDOWS ARE 24" X 36" WITH 1 1/2" CORE.
6. ALL ROOFING IS 1/2" GYPSUM BOARD ON 2" X 4" RAFTERS.
7. ALL CEILING IS 1/2" GYPSUM BOARD ON 2" X 4" RAFTERS.
8. ALL FLOORING IS TO BE DETERMINED BY OWNER.
9. ALL ELECTRICAL AND PLUMBING TO BE INSTALLED BY OTHERS.
10. ALL MECHANICAL SYSTEMS TO BE INSTALLED BY OTHERS.

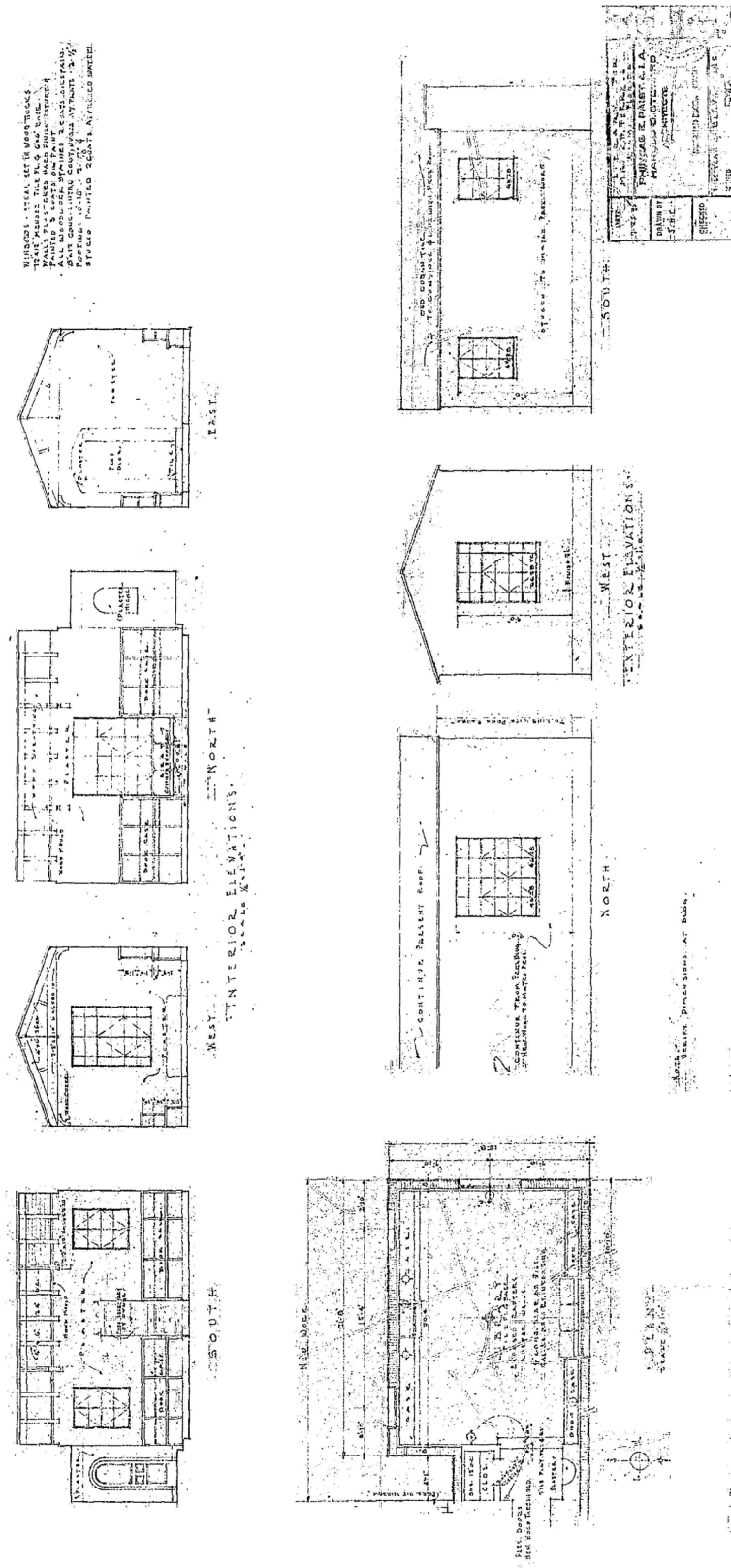
WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH
1	DOUBLE HUNG	24" X 36"	1 1/2" CORE
2	DOUBLE HUNG	24" X 36"	1 1/2" CORE
3	DOUBLE HUNG	24" X 36"	1 1/2" CORE
4	DOUBLE HUNG	24" X 36"	1 1/2" CORE
5	DOUBLE HUNG	24" X 36"	1 1/2" CORE

OK P.T.

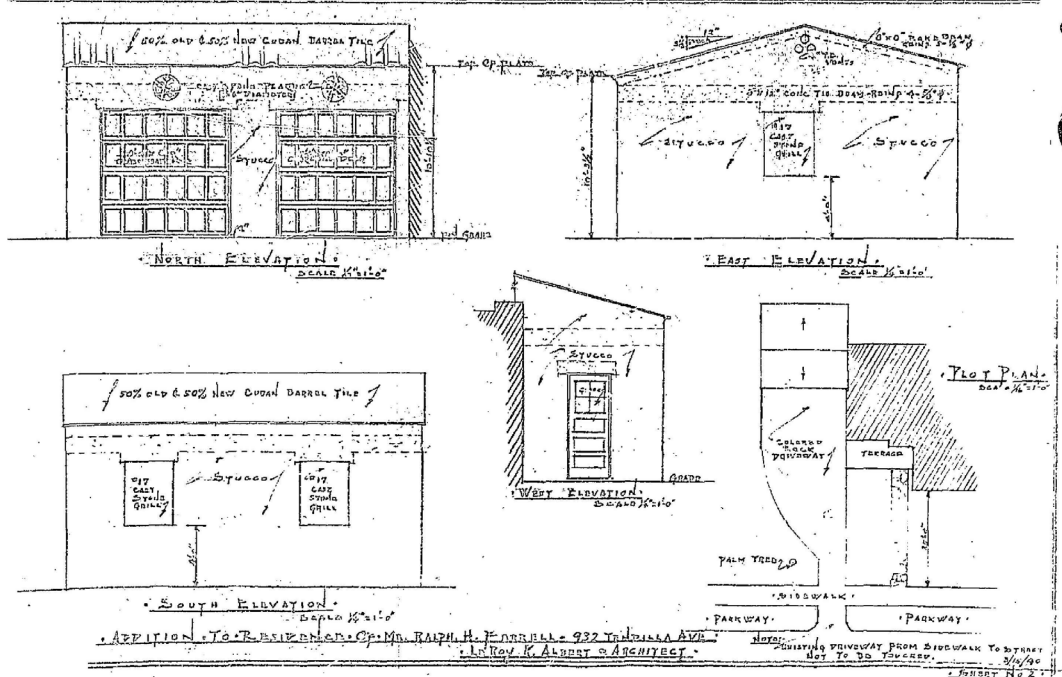
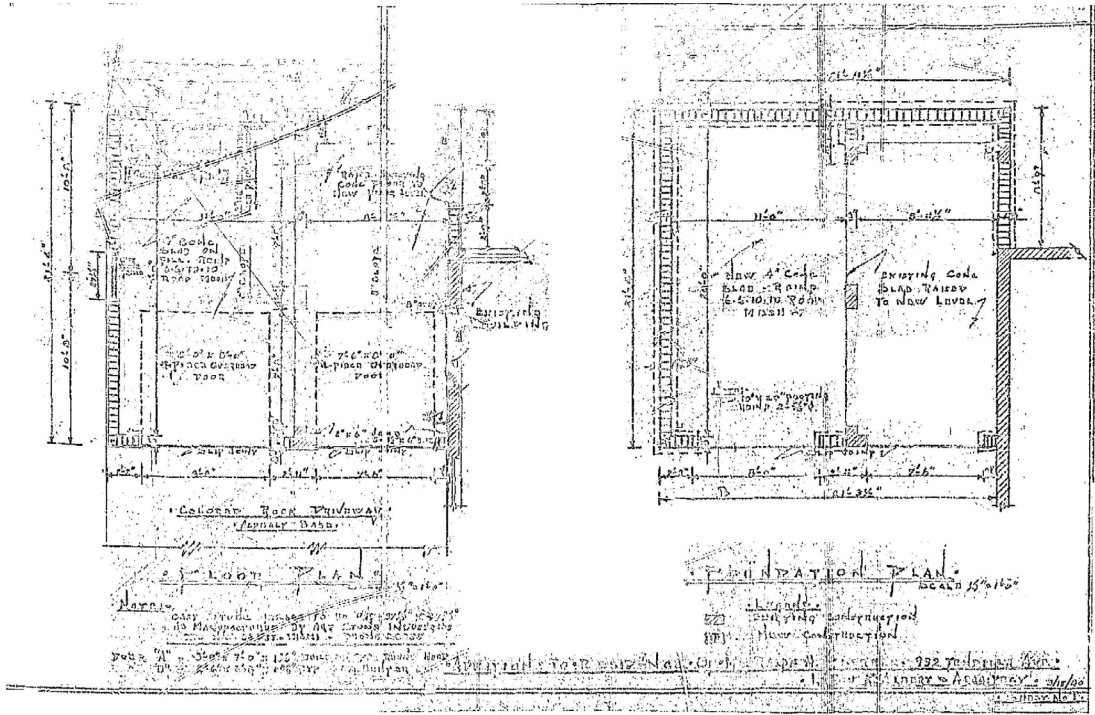
1759

Attachment B: Permit #4958, August 1935 Architect: Phineas Paist



4958

Attachment C: Permit #6190, April 1940 Architect: Leroy Albert



6190

ADDITION TO RESIDENCE OF MR. RALPH H. FARRRELL 932 TULLOCH AVE.
LEROY K. ALBERT ARCHITECT
NOTES:
EXISTING DRIVEWAY FROM SIDEWALK TO DRIVEWAY
NOT TO BE TOUCHED
3/1/40
ALBERT NO. 2