

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1206 CORDOVA STREET
CORAL GABLES, FLORIDA**



c. 1940s Photograph



LHD 2017-002
March 16, 2017

**LOCAL HISTORIC DESIGNATION
FOR THE PROPERTY AT
1206 CORDOVA STREET
CORAL GABLES, FLORIDA**

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Folio Numbers: 03-4107-005-0051

Legal Description: Lot 7 & S ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.

Original Permit No. / Date: 1431 / 1925

Original Architect: Sutton & Roult

Original Owner: Wiggins, Dollarhide, Johnson & Co.

Original Builder: Hall Construction Company

Present Owner: Jeffrey D. and Marlene Perez Robboy

Present Use: Residential

Building Type: One-story Mediterranean Revival

Site Characteristics: The property is located on interior lots on the west side of Cordova Street between Venetia Terrace and Mariana Avenue. The lot dimension is 75 feet by 96 feet.

SUMMARY STATEMENT OF SIGNIFICANCE

Built during the early boom years, the residence at 1206 Cordova Street is an example of modest Mediterranean Revival style homes that defined George Merrick's vision for the City. These home were modest in size but were built with the same high quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. Accounts record that Merrick actively sought architects, builders and investors from across the country to develop his vision. Granada Place (Amended), a small portion of the Granada Section, substantiates these accounts. Granada Place was platted in January 1925. Within twelve months seventeen (17) homes were built--including 1206 Cordova Street. Thirteen (13) of the homes were built by architects, builders, and/or investors from Indiana. The six (6) homes along Cordova Street were amongst the first built and shared the same Indiana-based team. The home at 1206 Cordova Street stands as an example of the early development of the City. The home with its original detached garage is a largely intact and retains its historic integrity. Thus, the property at 1206 Cordova Street significantly contributes to the historic fabric of the City of Coral Gables.

CRITERIA FOR SIGNIFICANCE

Architectural Significance

Article 3, Section 3-1103 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 1206 Cordova Street is eligible as a local historic landmark based on its **architectural significance (criteria b)**. For designation, a property must meet **one (1)** of the criteria outlined in the Code. As discussed below, 1206 Cordova Street meets **three (3)** criteria of architectural significance. Specifically, it

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*
4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

Originally designed as a two bedroom, one bath home with front sleeping porch, porte cochre, and detached garage, this one-story, single-family residence sits on a 75' x 96' lot. Built in the Mediterranean Revival style which characterized Coral Gables in the 1920s it includes features such varying roofs and slopes, grouped ornamental vents, textured stucco, arched fenestration, recessed windows with protruding masonry sills, a built-in planter, and a dominant rounded-cap chimney.

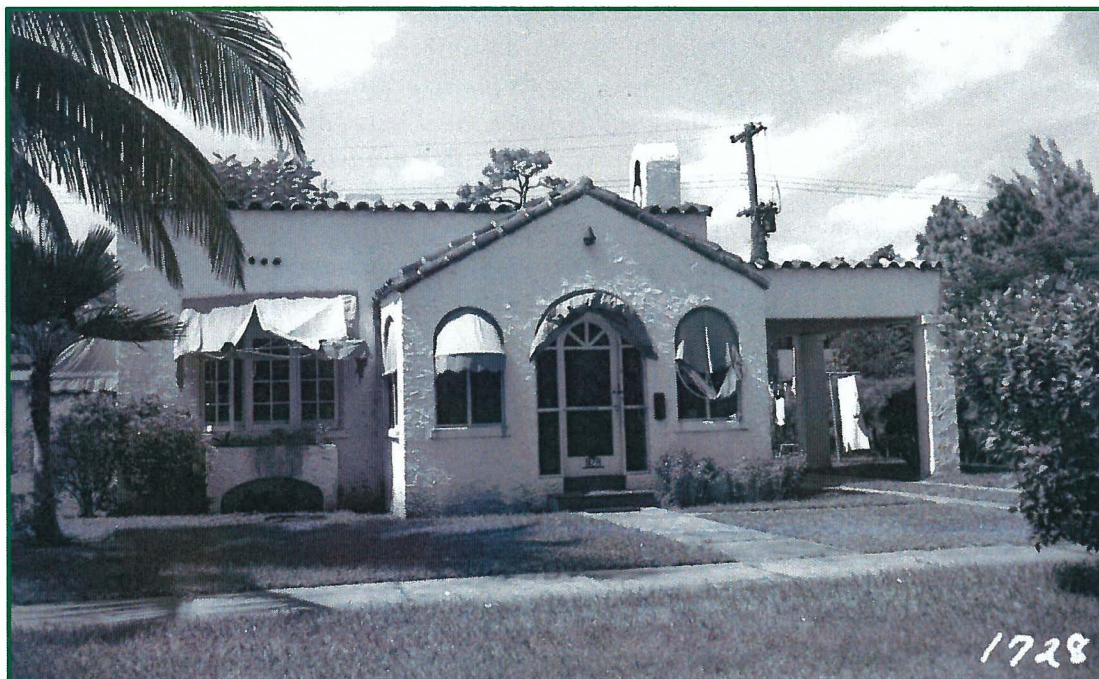


Figure 1: 1206 Cordova Street, Front (East) Facade, c.1940

HISTORIC CONTEXT

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

- Coral Gables' Initial Planning and Development/Florida Land Boom (Prior to the Hurricane of 1926),
- Aftermath of the 1926 Hurricane/Great Depression and New Deal/Wartime Activity (1927-1944),
- and Post World War II and Modern periods (1945-1963).

Permitted in 1925, the construction of the single-family home at 1206 Cordova Street occurred during the City's Boom years and is indicative of the type of architecture that was the founding premise of Coral Gables during this period.

George Merrick's vision for Coral Gables was a cohesively-designed Mediterranean-inspired city. In the early 1920s Merrick assembled a core design team who carefully planned buildings and streetscapes that conformed to his Mediterranean ideals. Merrick felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The use Spanish prototypes was one of the featured selling points for the community in early promotional materials. Advertisements for Coral Gables had headlines such as "You can have *your* Castle in Spain – *now*" and "Will you find the way to *your* Spanish Garden." Towards this end, during the City's initial development period buildings often had a combination of elements commonly used in Spanish, Moorish, and Italian architecture. The style became known as the Mediterranean Revival.

1206 Cordova Street is located in an area of smaller lots and is an example of the more modest residences, which were designed to provide the same quality of construction and Mediterranean Revival style features at a more affordable level. A 1920s publication authored by George Merrick entitled *Coral Gables Miami Riviera: Heart of the American Tropics* characterized the Mediterranean Revival style, and in particular, the design tenets of the cottage in this manner:

"A small house, in which every detail is a joy, is made beautiful with a cloistered entrance whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, and as beautiful in its setting. Another small house, whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary. Even grouped ventilator holes are made to play delightful part in the design of a whole house front, and such inconspicuous details as in the iron work of a window, the trim of a chimney, the curve of a garage roof, the right placing of a huge Spanish water jar to break the surface pattern of an open veranda, are harmonious, styled, architecturally right."

In order to implement this Mediterranean-inspired city Merrick's team recruited leading architects and builders from across the country. The architects for 1206 Cordova Street were the Indiana-based firm of Sutton and Routt. This well-established firm opened a satellite office in Hollywood, Florida during the mid-1920s. The builder of 1206 Cordova Street, Hall Construction Company, a nationally-acclaimed construction firm, was likewise based in Indiana. A 1926 Miami Herald article "The Builders of Coral Gables" provides a long list of "some of the leading construction companies of the country are now actively engaged in Coral Gables building." Hall Construction Company from Indianapolis is amongst those listed.

The property at 1206 Cordova Street is located in the Amended Granada Place portion of the Granada Section of the City. George Merrick acquired the Granada Section in 1923. With its acquisition he was able to begin implementing his plan for the northwest portion of the City. The largest City section to be platted and developed up to 1923, the Granada Section spanned from Red Road (SW 57th Avenue) on the west to Cortez Street (with a small jog around Lorca Street) on the east and from Tamiami Trail (SW 8th Street) on the north to Milan and Mendoza Avenues on the south. It was opened to great fanfare in 1923 with promotional material printed in various newspapers noting that the new Granada Section is “the heart and center of Coral Gables’ greatest and most beautiful development.” (Opportunity at Full Tide, The Homestead Leader)

To fix clearly in your mind the splendid location of the Granada Section, just remember that it centers around the two most beautiful architectural features in Coral Gables. The first of these is the magnificent Granada Entrance on S.W. Eighth Street; the second is the still larger and more beautiful Prado entrance and Country Club Prado, now in the course of construction.

--“Granada Section – Another Opportunity,”
The Miami News-Metropolis

At the time Granada Section was platted, the Granada Entrance was already complete. It was originally called the “Miami Entrance.” In 1923, the name was changed to the Granada Entrance.

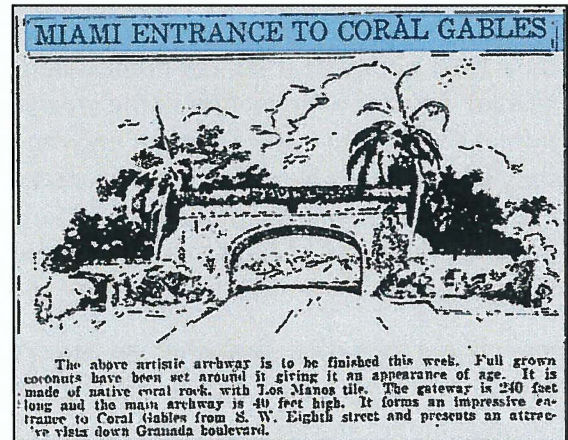


Figure 2: Miami Daily Metropolis,
January 1, 1923

Image Courtesy of Google News

And while the Granada Section opened to much fanfare in 1923, Merrick did not yet own all of the land in that section. As the January 1924 Map in Figure 3 illustrates one of these sections was Granada Place. He continued to acquire the remaining pockets of land in this area during 1925-26. Merrick was unable to acquire the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to this day.

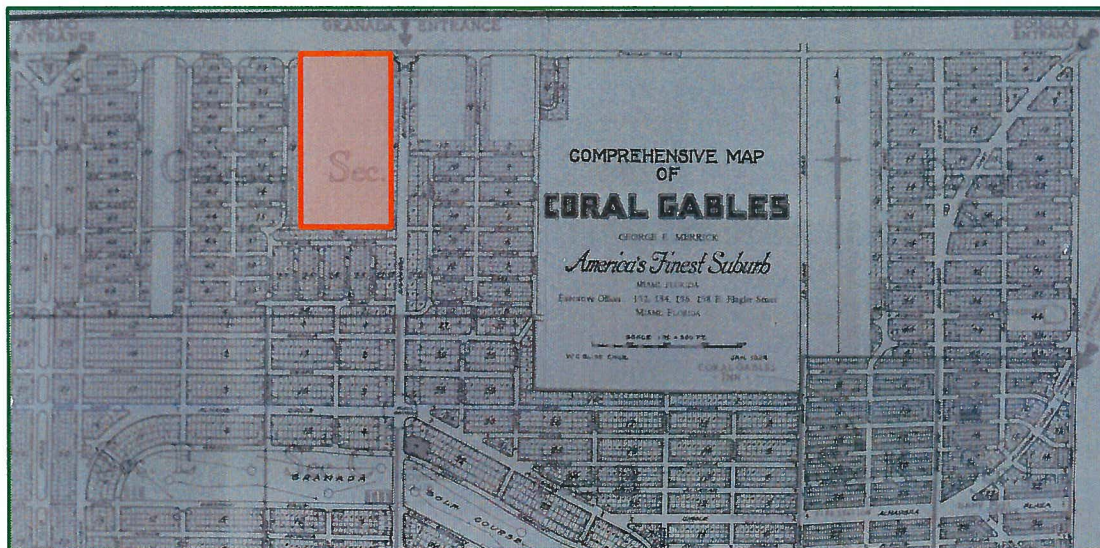


Figure 3: 1923 Plat Map, Northwest Portion of Coral Gables

Note: location of Granada Place [outlined in orange] and its proximity to the Granada Entrance

Courtesy of Miami-Dade County Clerk of Courts

Merrick began acquiring the Granada Place area in 1925. The first section, Granada Place (Amended) platted in January 1925 included the property at 1206 Cordova Street (Figures 4). Merrick's team recruited leading architects, builders, and investors from across the country to aid in the building of Coral Gables. Permit documents reveal that an Indiana-based team was predominantly responsible for the early development of the Granada Place (Amended). This included the home at 1206 Cordova Street.

The initial team was comprised of the architectural firm Sutton & Rountt from Vincennes, Indiana, Hall Construction Company from Indianapolis, Indiana, and Wiggins, Dollard, Johnson & Company, who were a group of Indiana-based investors. This team was responsible for the first homes built in Granada Place (Amended). Between January and October of 1925 they filed permits for six (6) homes along the west side of Cordova Street. (see Figures 4) The second wave of construction in the area was permitted in October and November 1925. For these homes Hall Construction teamed up with another Indiana-based investor, J. VanSickle. Together they built five (5) homes; on one property Phineas Paist's office is the architect, on all other Hall Construction is also the architect. In January 1926 Hall Construction teamed up with William M. Baxter, architect and built two (2) additional homes for individual clients. (for further details see Figures 4)

The initial building campaign for the Granada Place (Amended) Section included a total of seventeen (17) single-family homes. The Indiana-based Hall Construction Company was responsible for thirteen (13) of these homes. Eleven (11) of the homes built by Hall Construction Company were financed by Indiana-based investors. All of these homes were modest in scale.

The building of homes, both large and modest, throughout the Granada Section area happened at a rapid pace during the mid-1920s. The Granada Place (Amended) Section followed this trend with the construction of the seventeen (17) homes in this small plat in a twelve month period. The homes in the Granada Place (Amended) Section, including the home at 1206 Cordova Street are typical of homes built during that period – following Merrick's vision for a Mediterranean-inspired city.

Development in the City continued rapidly until South Florida was struck by the devastating hurricane of 1926. This turned the prior land boom to bust, and ushered in the Depression-era years. Coral Gables fared better than many of the surrounding communities during the lean economic period. Monumental civic projects, such as the completion of the Country Club Prado Entrance in 1927, continued during the late 1920s and early 1930s. Some residential building continued, albeit at a much slower pace. After the construction of the initial seventeen (17) residences there was no further construction in the Granada Place (Amended) Section for almost two decades.

Construction boomed again in Coral Gables following the conclusion of World War II and the Granada Place (Amended) Section followed the suit. New residences infilled the vacant lots along Cordova Street and its vicinity and by the late 1950s it was virtually built out (see Figures 5). This neighborhood of modest single-family homes still retains its original context to present day. (see Figure 6)

All of the initial seventeen (17) homes are extant. Many of them have been altered over the years. The home at 1206 Cordova Street retains its historic integrity and stands a testament to Merrick's vision and development of the City

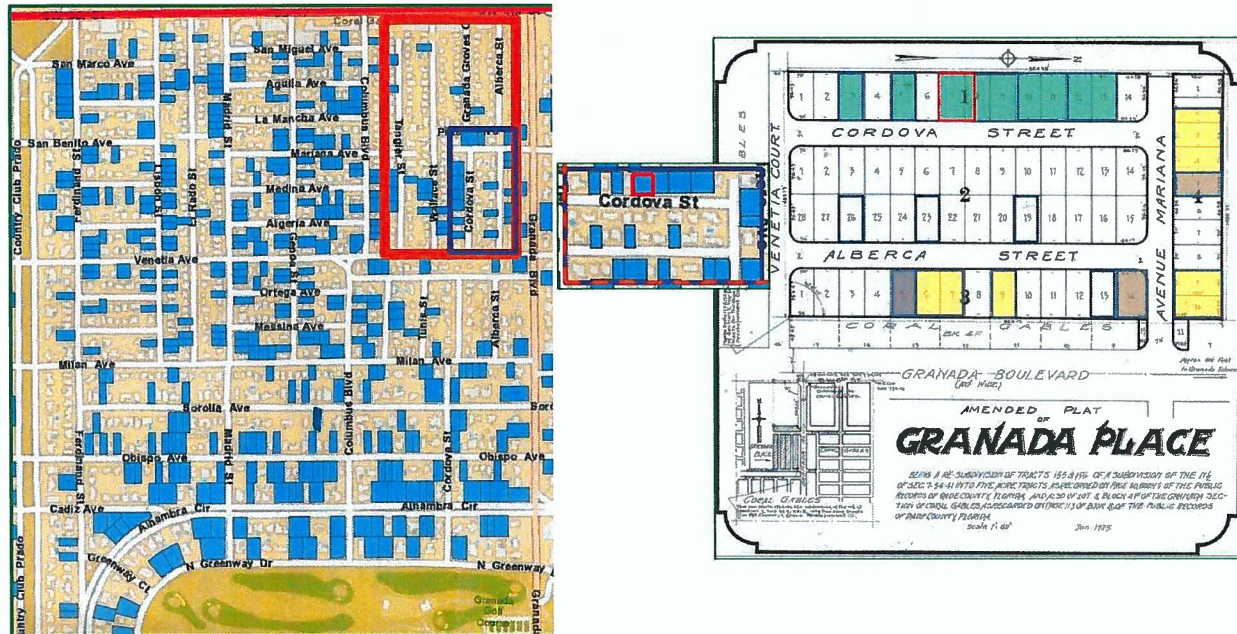


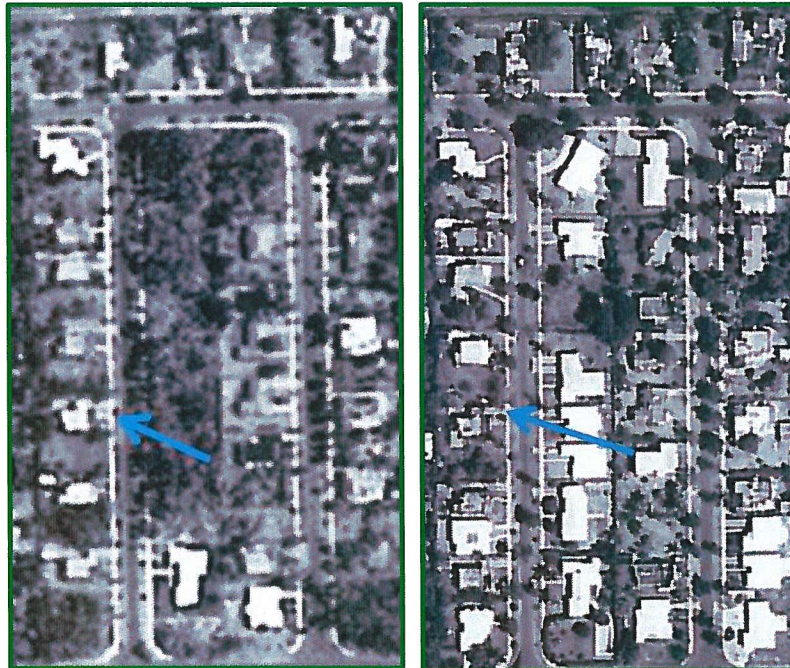
Figure 4: Granada Place – initial development by Indiana-based firms and investors

Map of Pre-1935 SFR homes: Granada Section, *Courtesy City of Coral Gables, IT Services* [left]

- Blue blocks -- locations of pre-1935 homes
- Outlined in orange -- Granada Place area
- Outlined in purple -- first plat of Granada Place

First Plat of Granada Place, January 1925, *Courtesy of Miami-Dade County Clerk of Courts* [right]

- Outlined in red -- 1206 Cordova Street
- Shaded boxes -- homes built by Hall Construction Company
 - Green shaded boxes: permitted January - October 1925
 - Sutton & Rountt, Architects
 - Hall Construction Co, Builder
 - Wiggins, Dollarhide, Johnson & Co, Owner
 - Grey shaded box: permitted October 1925
 - Phineas Paist Office, Architect
 - Hall Construction Co, Builder
 - J. Van Sickle, Owner
 - Yellow shaded boxes: permitted October – November 1925
 - Hall Construction Co, Architect
 - Hall Construction Co, Builder
 - J. Van Sickle, Owner
 - Brown shaded boxes: permitted October – January 1926
 - William Baxter, Architect
 - Hall Construction Co, Builder
 - Individual clients as owners



**Figures 5: Aerial Photographs – Granada Place (Amended) Section
1948 [left]; 1957 [right]
Blue arrows: 1206 Cordova Street**

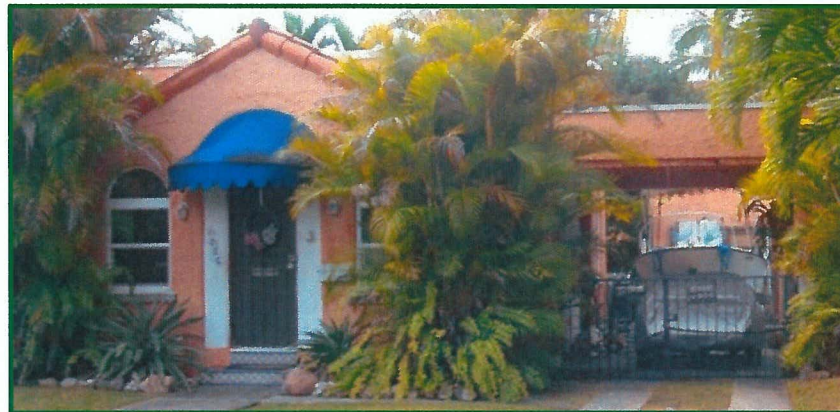
Courtesy of Aerial Photography: Florida Collection, University of Florida, George A. Smathers Libraries



Figure 6: Aerial Photo -- Current Context for 1206 Cordova Street
Courtesy of Miami-Dade County Property Appraiser

SIGNIFICANCE ANALYSIS AND DESCRIPTION

The residence at 1206 Cordova Street is significant as an example of Mediterranean Revival style architecture. Merrick and his original design team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. Built in 1925, the modest home at 1206 Cordova Street exemplifies the building archetype upon which Coral Gables was founded.



**Figures 7: Front (South) Elevation, 1206 Cordova Street
Historic Photo, c. 1940 [top]; Current Photo, February 2017 [bottom]**

1206 Cordova Street is a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style. With its thick masonry walls, which keep the home cool, the light-colored stuccoed exterior walls, which reflect the sun's heat, and the varied windows that provide much needed ventilation and light in this tropical environment, this home exemplifies Merrick's vision and goal. Additional Mediterranean Revival style hallmark features of this home include its projecting covered porch (now enclosed) and porte cochere, rectilinear floor plan, roofs of varying heights and types, projecting façade planes, a prominent chimney, decorative grouped vents, as well as projecting masonry lintels and recessed windows.

The drawings were permitted on September 12, 1925 for the Indiana-based team of Sutton & Rountt, Architects, Hall Construction Company, and Wiggins, Dollarhide, Johnson & Company, investors. (see Attachment A: Permit #1431) In the subsequent decades few changes have occurred to the character-defining features of the home at 1206 Cordova Street. Thus, this residence is considered to be part of the collection of quality modest residences planned during land boom period and is a typical example of Mediterranean Revival Style that was the founding premise of Coral Gables' built environment.

Extant Exterior Description: Main House

The following description is based on observations from the public right of way and from photos from the owners. There was no access to the property. [Note: vegetation prevents full-view photos of the property]

The single-family residence at 1206 Cordova Street sits on 1-1/2 interior lots on the west side of the street. The front façade faces east onto Cordova Street. At the northwest corner of the lot is an east-facing detached garage accessed through the porte cochere. The one-story residence is rectilinear in plan and originally permitted as a two bedroom, one bath home with a screened sleeping porch projecting along the northeast portion of the front facade. The home is built of masonry block covered in rough stucco. The first floor sits over a crawl space. The majority of the home is under a flat roof with parapets. The projecting bay of the entry (screened porch now enclosed) is covered by a S-tiled front-facing gable. The window sizes of the original home vary; the current window types include single-hung, fixed, horizontal sliders, awning, and jalousie. The windows are recessed with projecting masonry sills.



**Figures 8: Front (East) Façade, February 2017
Southern bay [left]; Former Entry Porch [center]; Porte Cochere [right]**

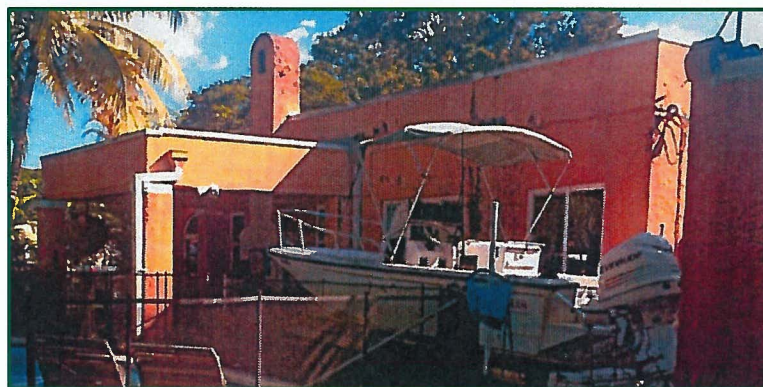
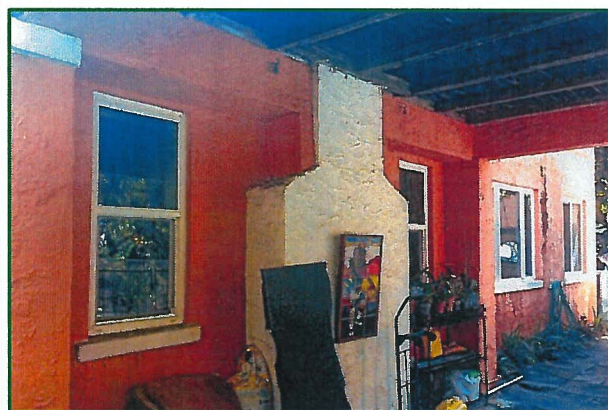
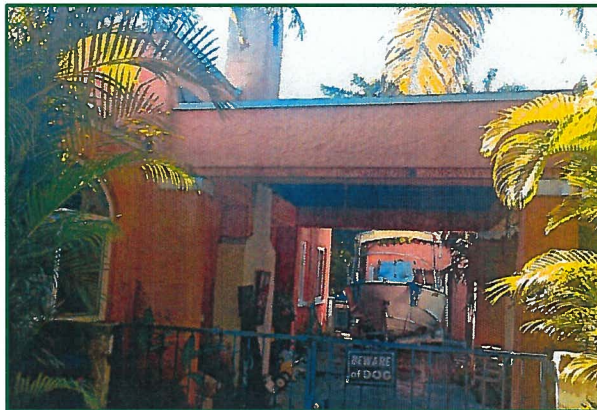
The home is approached by a straight cement walkway from the sidewalk to two leading into was originally a screened porch. The front (east) façade reads as a tripartite: the porte cochere to the north, a central projecting bay (originally covered entry porch), and a flat roof bay over the main leaving space to the south (see Figure 1 and 8). The porte cochere is approached from the street by concrete tire strips.

The most prominent feature of the front façade is the front-facing gabled bay at the northern half of the front facade. This entry bay projects eastward approximately 8'-4" from the main portion of the home and once housed a screened entry porch with arched openings. It is now enclosed living space. The east façade of this bay is 15'-10" wide and is the main entry to the home. Stucco panels flank the doorway in the area that previously contained sidelights. There is an arched awning above the door. The awning obscures the view above the door so it is not known if the opening remains arched. Arched window openings flank the front door. They are each comprised of a single-hung window with an arched fixed window above. The front of these window sills as well as the front step risers are faced with ceramic tile. The north and south facades of this projecting bay each have an arched window opening of same configuration as the

front façade. The southern end of the front façade extends approximately 11' and houses a large central window opening comprised of three large horizontal roller windows. Centered above the windows is a horizontal line of three round vents. Centered below the windows is a built-in planter that mimics flower box. Extending to the north of the main house is a rectangular porte cochere. The vertical members of the porte cochere mimic square pillars with a masonry cap. What appears to be a metal I-beam-type support runs under the horizontal span of the east façade. (see Figures 9 and 10) Also prominently visible from the street is the dominant chimney that rises along the north side of the main house through the porte cochere. The arch-capped chimney top is reminiscent of an arched niche. (see Figures 10)



Figure 9: Side (North) Façade, looking west
Note: Porte Cochere piers and horizontal metal support, February 2017



Figures 10: Side (North) Façade, Photos by owner
Looking west [top]; Looking southeast [bottom]
Note: chimney, porte cochere piers, grouped vents above windows

The side (north) elevation extends back to the west approximately 45'. The dominant elements of this façade are the porte cochere, the shouldered chimney with arched top, and a series of windows, and groups of three horizontal vents along the roofline in the parapet. (see Figures 10) There is no evidence that the window sizes or locations have been altered. The window types vary and are documented below (see Alterations).

The rear (west) façade is comprised primarily of porch additions that were later enclosed. (see Figures 11) The additions are one-story and do not have parapets; hence they are easily discernable from the original home. The western and smaller enclosed porch is referred to as Porch #1 (see Additions/Alterations). The larger addition to the east is referred to as Porch #3.



**Figures 11: Rear (West) Façade -- Additions, Photos by owner
North façade, Porch #1 [left]; West façade, Porch #1 [center]; South façade, Porch #3 [right]**

The side (south) elevation is comprised of the original home that extends for approximately 31', and a 14' addition at the west end. The original home is one story with a parapet. At the roofline in the parapet are a group of three round vents in horizontal line. The original window locations and sizes are retained. The window types are varied and documented below. (see Alterations) The one-story addition (Porch #3) has a flat roof with a wide projecting eave. The addition juts out to the south and is easily distinguishable from the original home.



**Figures 12: Side (South) Façade, Photos by owner
Western portion [left]; Eastern portion [right]**

Extant Exterior Description: Detached Garage

The original detached garage sits on the northwest corner of the lot. It faces east and is accessed through the porte cochere on concrete tire strips. The garage is approximately 17'-9" x 10'-10" and is built of masonry block and finished with rough stucco. Two wooden hinged swing doors enclose the large central opening. Each door has what appears to be a single-hung window--these replaced what were probably multi-lite windows. The current parapet is edged with S-tile. The parapet slants down slightly from the center. This is a marginally different configuration from the original plans. It is not clear if it was altered during construction or at a later date. The rear and side elevations were not accessible; the original permit plans indicate that each side contained one window each and rear had no openings. (see Figures 13 and 14)



**Figures 13: Detached Garage, East Facade – 1206 Cordova Street
View through porte cochere, February 2017 [left]; Current view, photo by owner [right]**

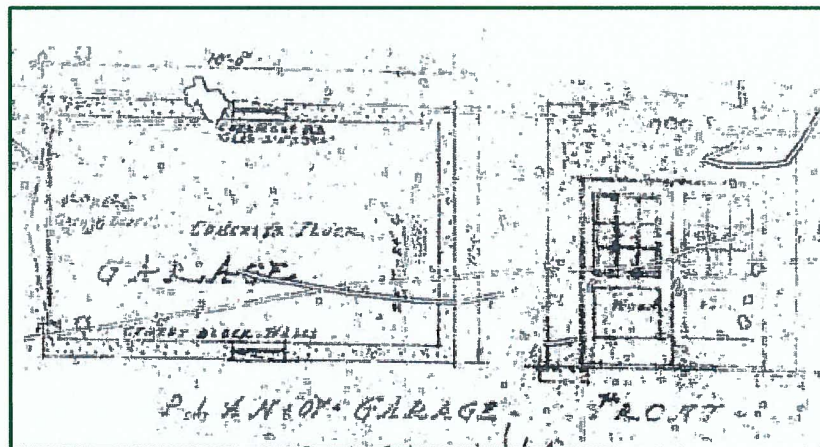
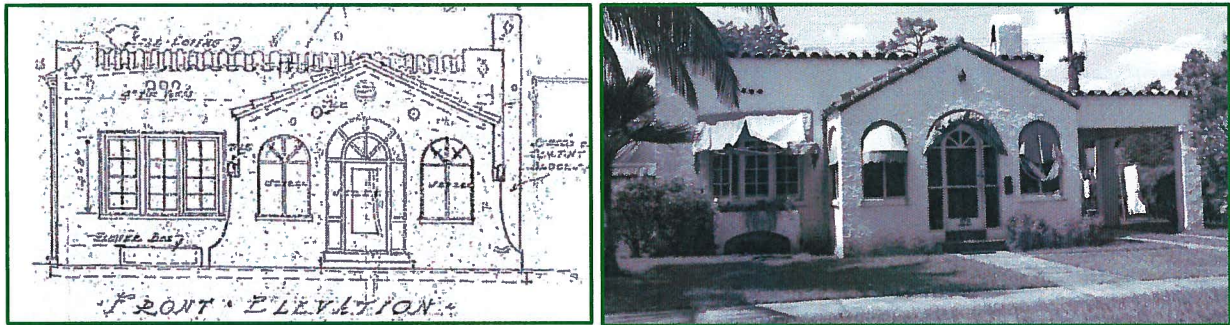


Figure 14: Detached Garage, Permit #1431, 1925

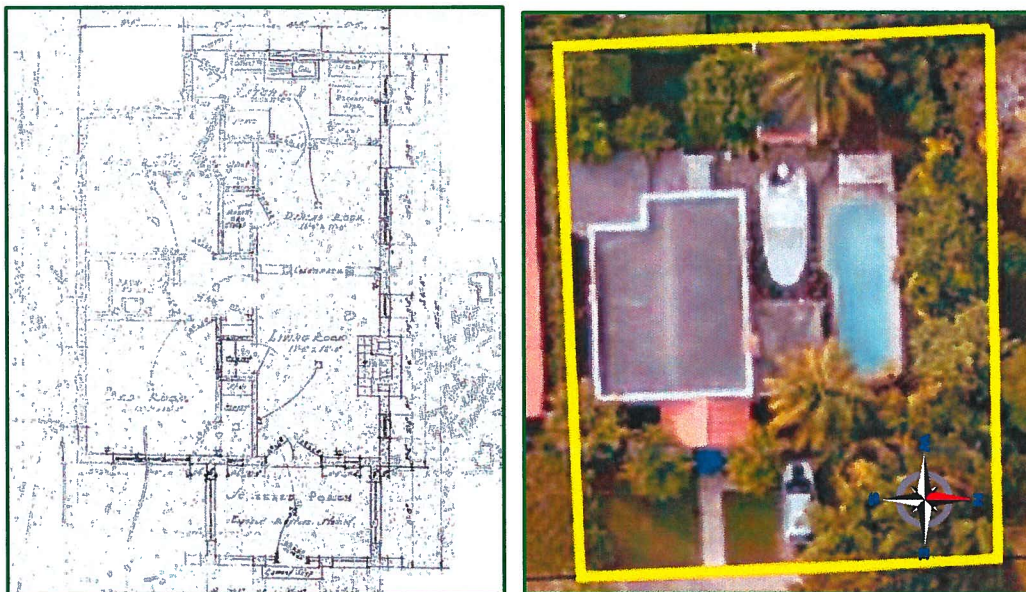
Additions / Alterations

Comparison of permit drawings and historic photographs with the extant home demonstrates the integrity this home as retained over the years (Figures 1-14). As was often the case, the as-built features early 20th century homes may be different than the permit drawings. Based on a comparison of a c1940 photo with the original drawings, this holds true for 1206 Cordova Street. A few decorative details were eliminated; notably the wing walls of the entry porch, the corner articulation of the parapets, the incised diamond features, as well as a change in the forms of the chimney and the built-in planter. The original permit drawings available do not include elevation drawings of the sides and rear of the structures hence further evaluation along these lines is not possible. (See Attachment A: Permit #1431)



**Figures 15: Front (East) Elevation: 1206 Cordova Street
1925 Permit #1431 Drawing [left]; Historic Photo, c. 1940 [right]**

As seen in Figures 16 the original footprint of the building is outlined by the parapets in the aerial photo. Additions to the living space have occurred over time, mostly with the addition and enclosing of porches. (see Appendix B: 12771, 1954 and Appendix C: Permit #43231, 1959) A permit was issued in 1929 for an addition. The permit has not been located. It can be speculated that the permit may have been for the port cochere (since it does not appear on the original drawings) and a small back porch (referred to as Porch #1 hereafter). (see Figures 16 and 18)



**Figures 16: Building Footprint -- Parapet outlines original footprint
Permit #1431 Drawing Floorplan, 1925 [left];
Current Aerial [right]-- Courtesy of Miami-Dade County Property Appraiser**

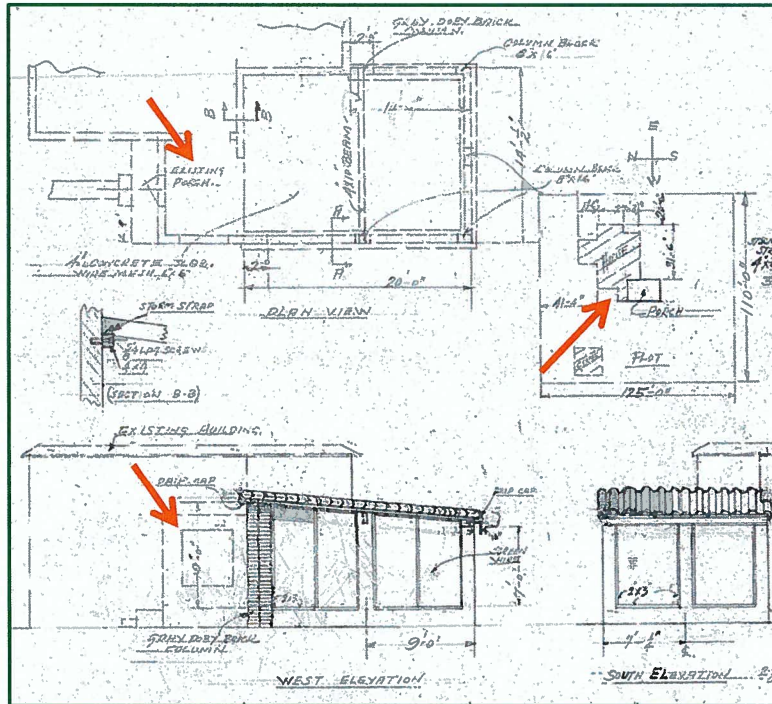
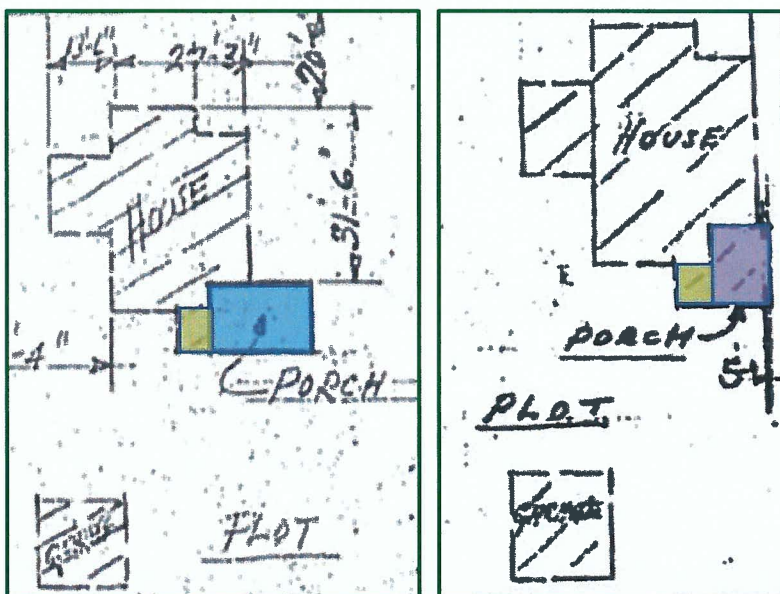


Figure 17: Porch #2 -- Permit #12771 Drawings, 1954
 Note: existing Porch #1 indicated by orange arrows
 Note: tile roof

The front sleeping/entry porch and the rear Porch #1 were enclosed with jalousie windows in 1954. Also at this time a Porch #2 was added. (See Figures 18) It had a barrel tile roof. Correspondance between the City and owner indicate that the tile roof did not pass inspection. In 1959 the Porch #2 was reconfigured and became Porch #3. This porch was much smaller. (see Figures 18 and 19) Porch #3 was enclosed at a date unknown.



Figures 18: Rear Façade -- Porches #1 (green), #2 (blue), #3 (purple)
 Permit #12771 Plot Plan, 1954 [left]
 Permit 43237 Plot Plan, 1959 [right]

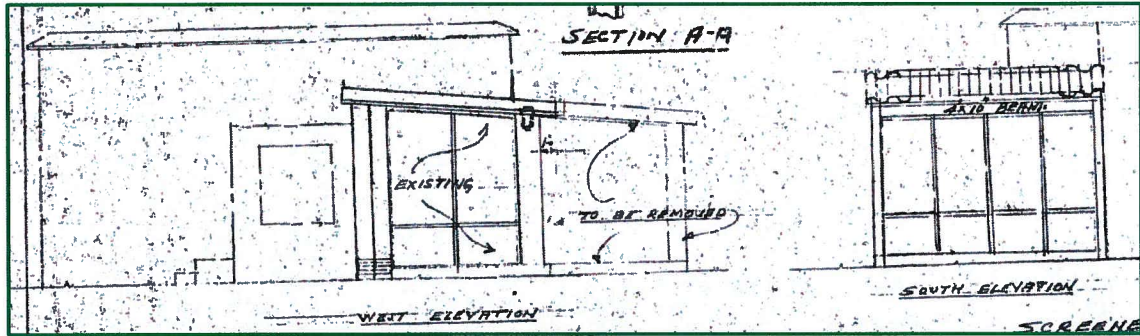
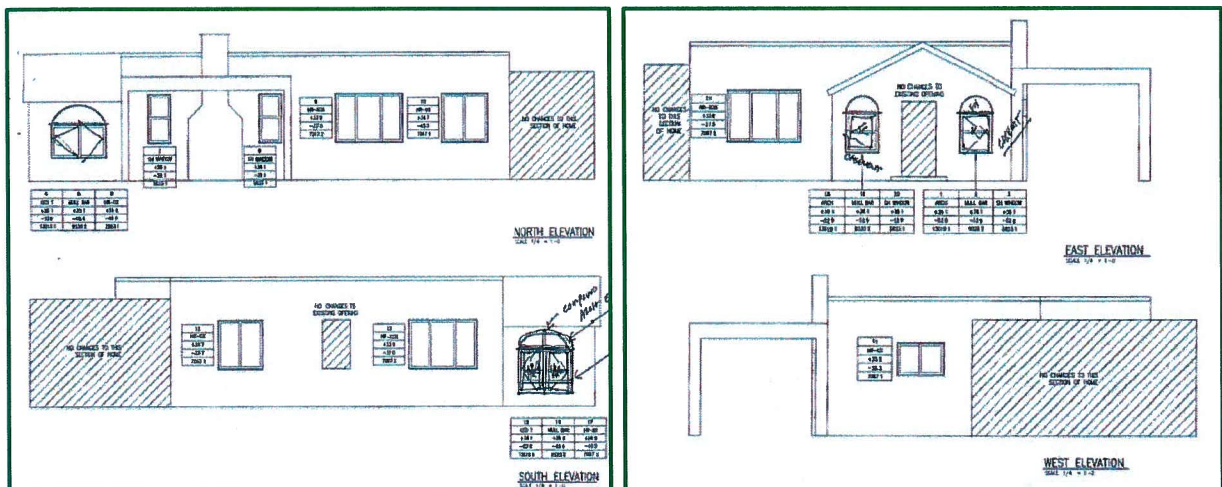


Figure 19: Permit 43237 Plot Plan, 1959 – Porch #3
Note: removal of portion of Porch #2 and reconfiguration

In 2012, sixteen (16) windows were replaced with impact-resistant windows. These were predominantly the original casement windows which were replaced by single-hung, horizontal rollers, and fixed windows as shown in Figure 20. (see Attachment D: Permit # BL-12-11-0684)



Figures 20: Permit BL-12-11-0684, 2012 Window replacement

The permits on file for this property are sparse. They include a 1995 permit for a pool, deck, and safety fence which were installed in the side yard north of the home. Other permits for this home include replacing the septic tank in 1997, installing two (2) through-wall A/C units in 1972, and the installation of awnings in 1959 as well as a royal blue awning over front entrance in 1989. The flat roofs were re-roofed in 1986, 1991, and 2006. The tile roof was replaced in 2006. In 1999 the exterior of the home was painted terracotta and trim was painted blue.

Ownership History

Note: Records regarding ownership prior to 1950 have not been located. The ownership history for this time period 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.

The address of the property legally described as Lot 7 & S ½ of Lot 8, Block 1, Granada Place (Amended) Section has changed several times since Merrick platted this area in 1925. The block of Cordova Street between Venetia Terrace and Mariana Avenue holds both 1200 and 1100 block addresses. Initially, the 1100s ended at Lot 7 and this property for the most part held the address of 1128 Cordova Street for several decades. It also sporadically was listed 1204 Cordova Street. In the early 1950s the address changed and the 1200 addresses started at Lot 7 and the property address changed to 1206 Cordova Street.

As discussed above the property was built for the Indiana-based investors, Wiggins, Dollarhide, Johnson, and others along with five other houses on Cordova Street. Ownership records prior to 1950 are not available however R. L. Polk City Directories (available from 1926-65; not inclusive) record who was living in the home. Since the property appears to have been a rental property during some periods it is not always apparent as to who was the owner and who was a tenant.

By 1929 the property was sold to Charles B. Johnston. In June 1929, Johnston filed a permit (#4234) for an 'addition to residence.' Charles with his wife, Annette and daughter, Muriel lived in the home until 1933. He was the proprietor of Johnston Radio Shop. (see Figure 21)



Figure 21: Location of Johnston Radio Shop at 2101 Ponce Ponce de Leon Boulevard, 1920s – Corner of Ponce de Leon Blvd and Minorca Avenue --view from NW looking south
Courtesy of Fishbaugh Photo Collection

In 1934 Johnston sold the property to Leo E. Mudd. Mudd who was a car salesman lived in the home with his wife Marjorie and son, Leo Jr. until 1944. Over the proceeding decade the home had several occupants. In 1960 James and Gwendolyn Gates purchase the property and it is their home for twenty-six (26) years. In 1987 they sold the property to the current owners, Jeffrey and Marlene Robboy, who have made 1206 Cordova Street their home for the last thirty (30) years.

Ownership and Occupant Table for 1206 Cordova Street [1128 & 1204 Cordova Street]

Note: Names on bold indicate owner as indicated by the source.

Year	Occupant / Owner
1925	Wiggins, Dollarhide, Johnson & others
1926	No listing
1927-28	Harry A. Bowman, salesman Mary M. Bowman
1929-33	Charles B. Johnston , Johnston Radio Shop 2101 Ponce de Leon (1929-31) 2316 Ponce de Leon (1932-33) Annette M. Johnston Muriel Johnston (daughter)
1934-44	Leo E. Mudd , salesman & manager Dade Motor Sales Company (1934-38) Huskamp Motor Co, 242 Alhambra Circle (1939) used cars @ 1625 NE 2 nd Ave (1940+) Majorie D. Mudd Leo E. Mudd, Jr. – served US Army, 1944
1945	George Gerson, optometrist, Burdine's Inc. Ethel Gerson, head of European refugee children project for Delta Phi Epsilon Alumnae organization George N. Gerson, attended Culver Military Academy, 1949
1949	Vacant
1950-52	<i>No directories available</i>
1953-54	Virgil Hammond Ada Lester
1955-59	Luther V. Vogelzang , carpenter Amelia Volgelzang
1960-86	James F. Gates Gwendolyn H. Gates
1987- Present	Jeffrey Robboy Marlene Perez Robboy

Architect and Builder

Architect: Sutton and Routt, Architects

Byron Sutton (1884-1939) and Lester W. Routt (1891-1970) were partners in the firm Sutton & Routt and were based in Vincennes, Indiana. Both architects were employed early in their careers by the office Campbell & Osterhage under the tutelage of Thomas Campbell and Louis H. Osterhage. Sutton started in 1904 and Routt in 1913. The firm became Osterhage and Sutton in 1920, and then Sutton and Routt upon the death of Osterhage in 1923. The pair worked together until Sutton's death in 1939. Four (4) of Sutton & Routt's projects are listed in the National Register of Historic Places. They are:

- Jefferson Elementary School in Washington, Indiana, 1924
- Vincennes Fortnightly Club, Vincennes, Indiana, 1928. (see Figure X)
- Gregg Park, Vincennes, Indiana, 1931; built by WPA in 1936-1938
- Kimmel Park, Vincennes, Indiana, 1938; built by WPA in 1938-1939

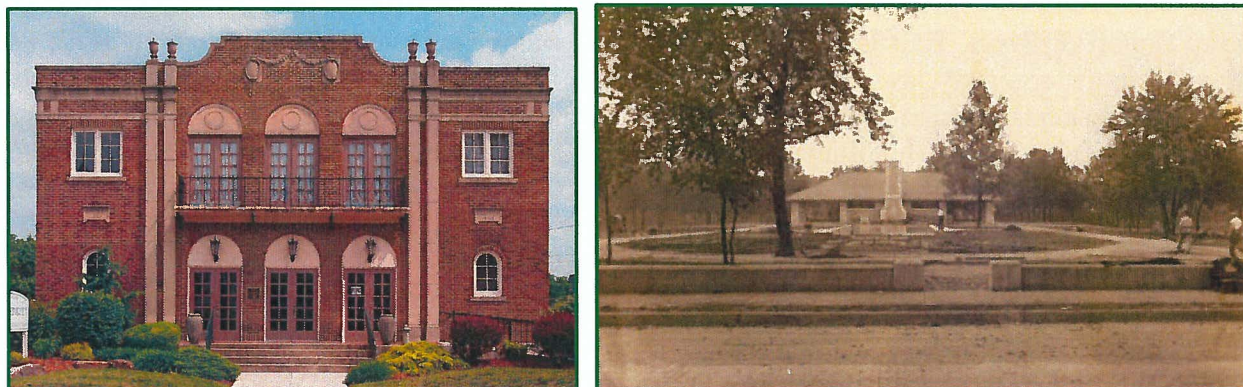


Figure 22: Projects by Sutton & Routt listed on the National Register of Historic Places
Vincennes Fortnightly Club, Vincennes, Indiana, 1928 [left]
Shelterhouse, Kimmel Park, 1938 Photo courtesy of Indiana State Archives [right]

The primary office of Sutton and Routt was in Vincennes, Indiana however they had a satellite office in Hollywood, Florida from 1925-27. They designed at least seven (7) homes in Coral Gables during this time period. As discussed above, (see Historic Context) in 1925 Sutton & Routt teamed up with the Indiana-based builder Hall Construction Company, as well as Indiana-based investors, for six homes on Cordova Street (1108, 1112, 1120, 1206, 1212, and 1220) in the Granada Place (Amended) Section. They also designed the home at 1214 Madrid Street in 1926. The North Side Elementary School in Fort Lauderdale is probably their best known work in Florida. It was built in 1927.

Born in Princeton, Indiana, in 1884, Byron Sutton attended the Chicago Technical College and the Chicago Art Institute. In 1904, he established his residence in Vincennes and was employed in the office of architect Thomas Campbell. In 1907, Campbell joined with L. H. Osterhage; until Campbell's retirement in 1913, the firm was known as Campbell and Osterhage. In 1919 Sutton became a full partner and the firm's name became Sutton and Osterhage the next year. [American Architect] Osterhage died in 1923, and Sutton took on as partner Lester W. Routt. The firm adopted the name Sutton and Routt. For seven (7) months during World War I, Sutton was retained by the U.S. government as an architect in construction work at Camp Knox,

Kentucky. Sutton was a member of the Indiana Engineers Society, Indiana Society of Architects and was a registered engineer in Indiana, as well as a registered architect in both Indiana and Illinois. [Roll]

Lester W. Routt, born in Washington, Indiana, in 1891, was educated at Washington University, the University of Wisconsin, and the University of Liverpool, England. Routt served in the U.S. Army during World War I. His draft registration papers list his occupation as building superintendent and draftsman for L. H. Osterhage. Following the war, Routt returned to Vincennes and rejoined the firm of Osterhage and Sutton. Routt began practicing solely under his own name in 1939. He became a member of the American Institute of architects in 1942 and was a member of the Indiana Society of Architects. The *Lester W. Routt Architectural Drawings 1912-1970* are held by Ball State University; the holdings are predominantly his later work under his own firm.

Builder: Hall Construction Company

Like Sutton & Routt, Hall Construction Company was based in Indiana. J. Emmett Hall, the founder of the company, was a well-known engineer and a member of the American Association of Civil Engineers. Contemporaneous newspapers repeatedly cite that Hall designed and built the first reinforced concrete building in Indianapolis. (Indianapolis Times) Hall started his career with Westteck Construction in St. Louis. In 1910 he moved to Indianapolis and started his own company J. E. Hall Company. In 1920 he changed the name to Hall Construction Company. As outlined above (see Historic Context), Hall Construction Company built thirteen (13) homes in the Granada Place (Amended) Section in 1925 and early 1926. These homes were: on Cordova Street 1108, 1112, 1120, 1206, 1212, and 1220; on Alberca Street 1121, 1124, and 1213; and on Mariana Avenue 1005, 1006, 1025 and 1033.

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 3, Section 3-1101 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 3, Section 3-1103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 3, Section 3-1103.

Constructed in 1925, the property at 1206 Cordova Street (legally described as Lot 7 & S ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 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 3, Section 3-1103:

b. Architectural significance:

1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;
4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

Staff finds the following:

The property located at **1206 Cordova Street** is significant to the City of Coral Gables history based on: **ARCHITECTURAL SIGNIFICANCE**

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1206 Cordova Street** (legally described as Lot 7 & S ½ of Lot 8, Block 1, Granada Place Amended Plat), based on its architectural significance.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

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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.

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.

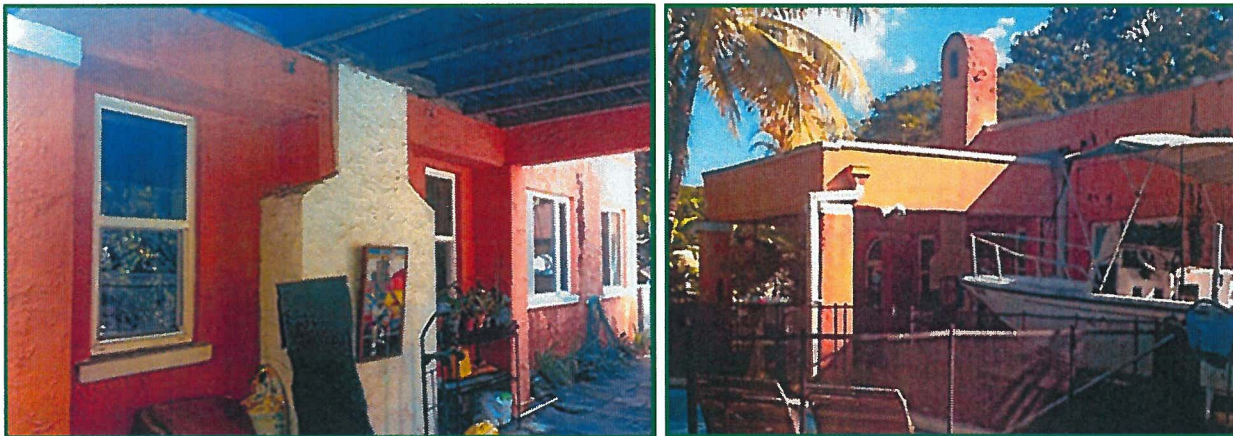
Property Address:	1206 Cordova Street
Lot Description:	interior lots
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with stucco
Stories:	one-story
Roof Types and Materials:	gable, flat, and shed
Photographs Year:	2017 or provided by owner
Other:	Coral Gables Cottage attributes

CHARACTER-DEFINING FEATURES

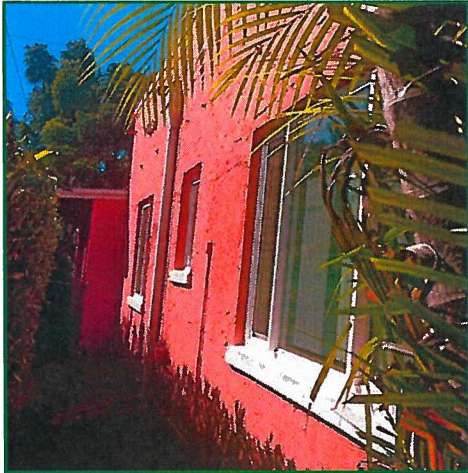
Style: Mediterranean Revival
Category: Coral Gables Cottage



- ✓ Stucco finish
- ✓ Combination roof type – gable and flat
- ✓ Porte cochere or carport
- ✓ Varied height between projecting and recessed portions of the front elevation
- ✓ Projecting covered porch (now enclosed)
- ✓ Roofs of varying heights and types
- ✓ Projecting masonry lintels and recessed windows

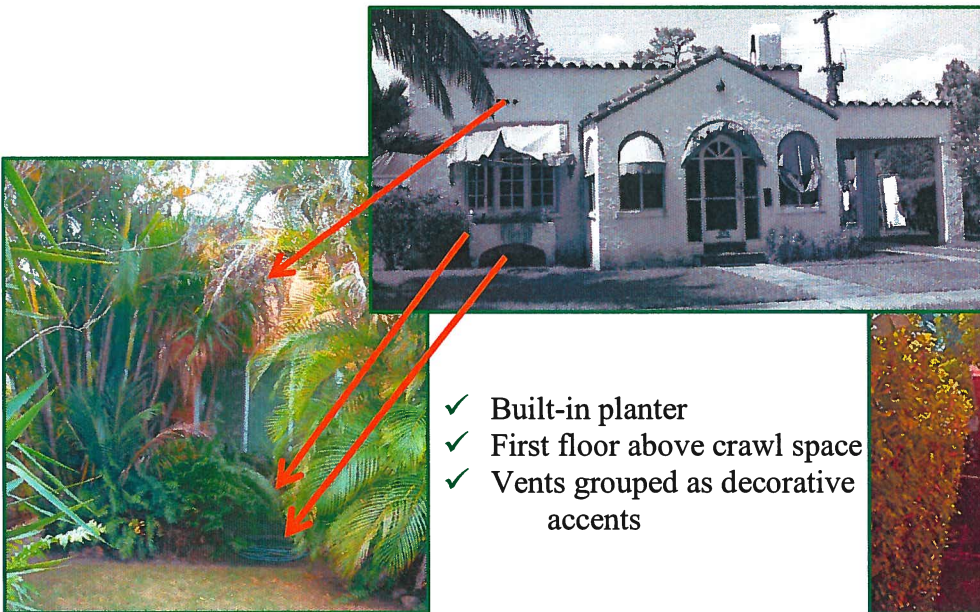


- ✓ Decorative and /or predominant chimney

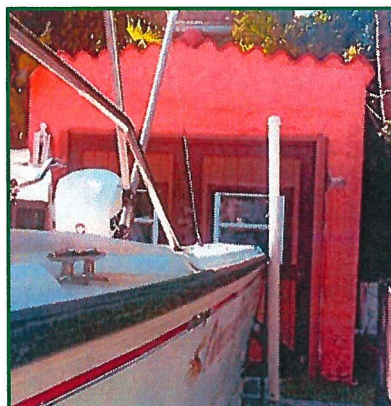


✓ Projecting façade planes

- ✓ Projecting masonry lintels
- ✓ Recessed windows

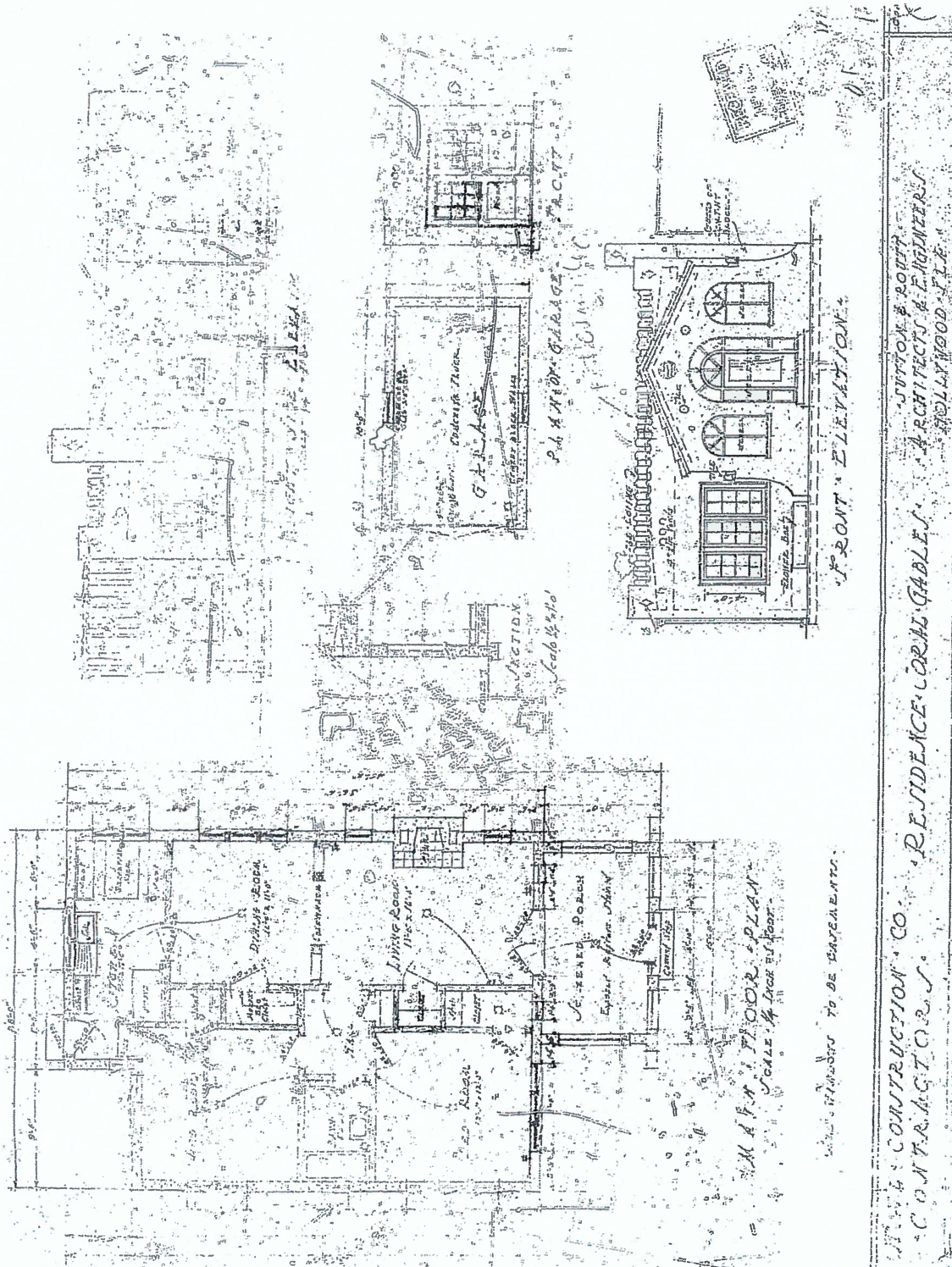


- ✓ Built-in planter
- ✓ First floor above crawl space
- ✓ Vents grouped as decorative accents



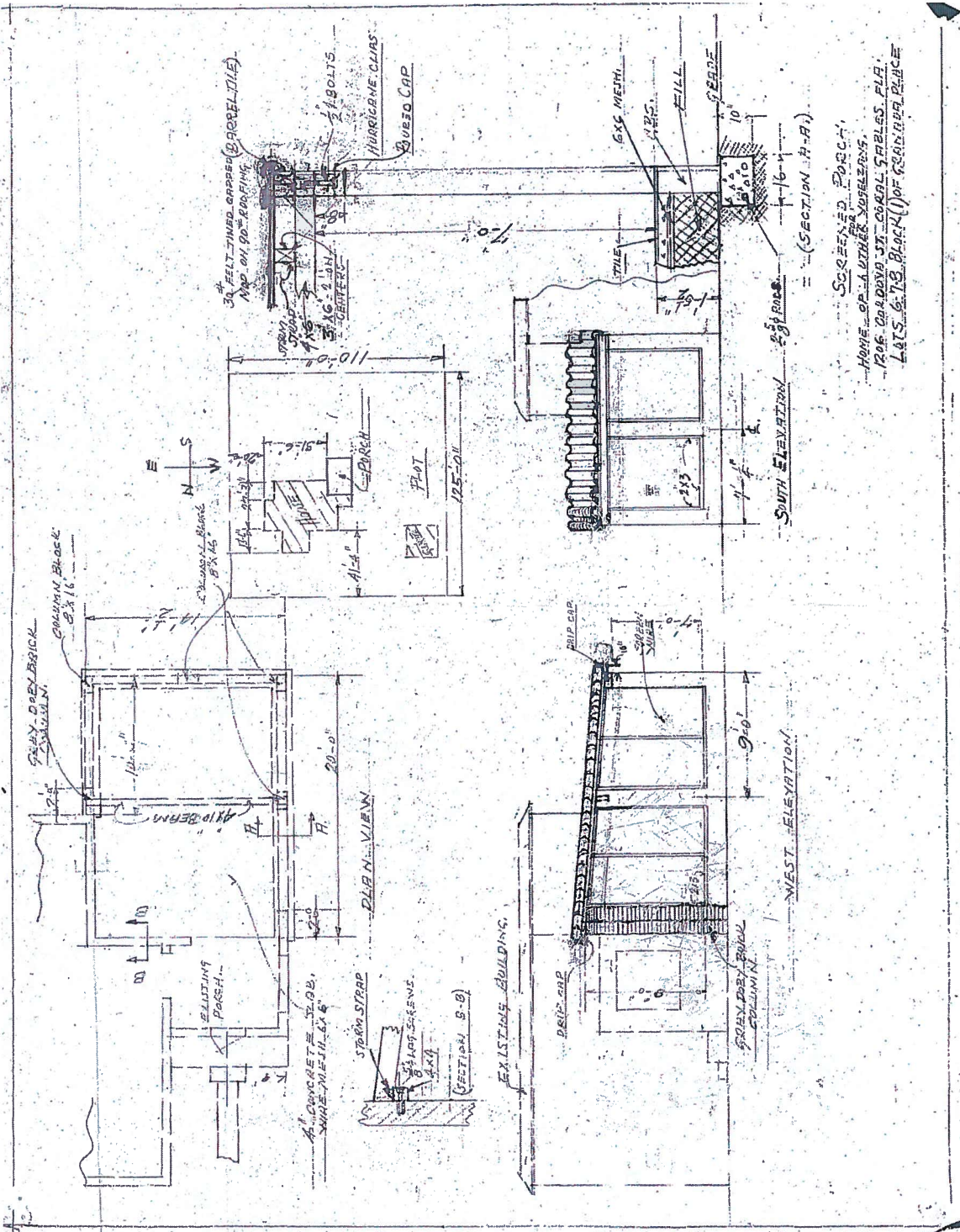
✓ Detached garage to the rear of the property

ATTACHMENT A: Permit #1431, 1925



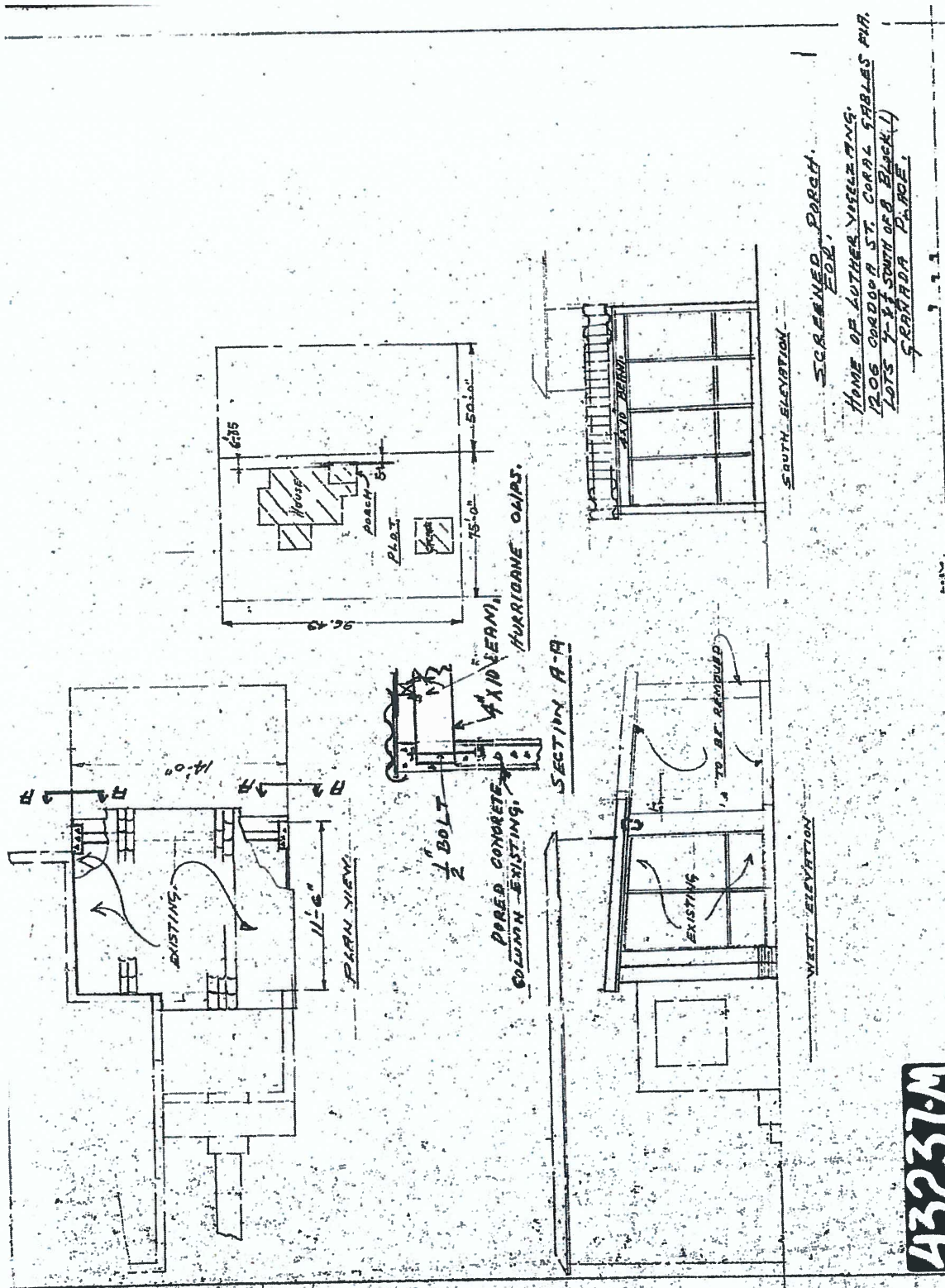
1431

ATTACHMENT B: Permit 12771B, 1954



12771

ATTACHMENT C: Permit #43231-M, 1959



ATTACHMENT D: Permit # BL-12-11-0684, 2012

WINDOW REPLACEMENT CALCULATIONS WITH ELEVATIONS

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