

REPORT OF THE CITY OF CORAL GABLES

HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

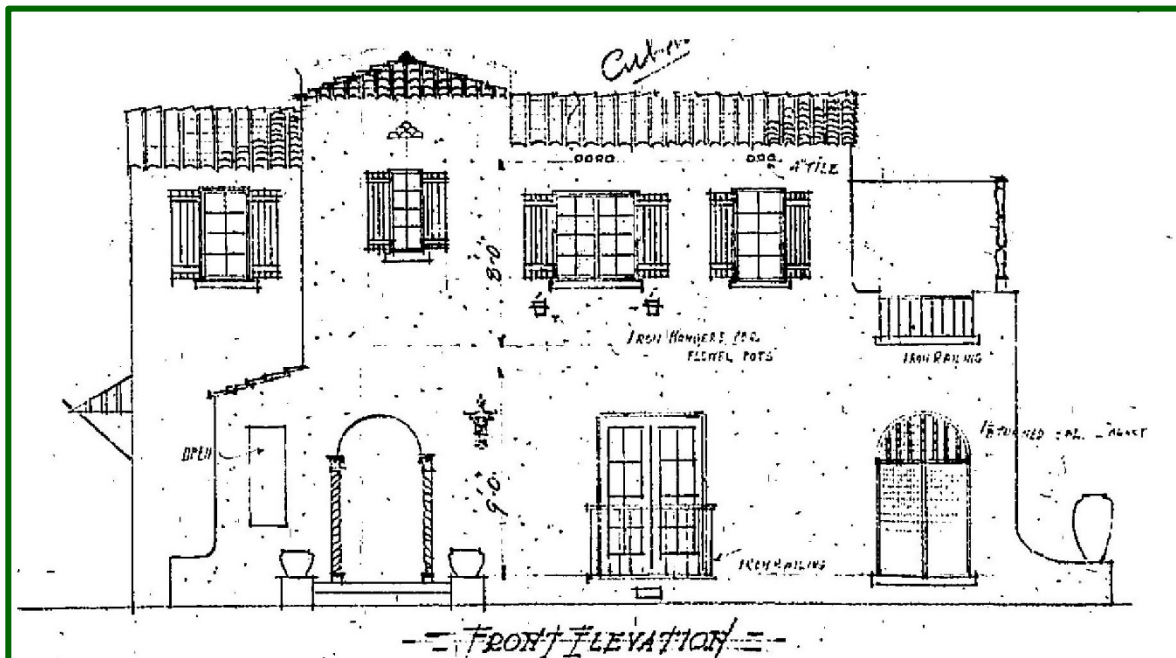
ON THE DESIGNATION OF

THE PROPERTY AT

117 ALEDO AVENUE

CORAL GABLES, FLORIDA

AS A LOCAL HISTORIC LANDMARK



Permit #1468, 1925



LHD 2022-008
October 19, 2022

LOCAL HISTORIC DESIGNATION 117 ALEDO AVENUE, CORAL GABLES, FLORIDA

Application: August 1, 2022: Historic Significance Determination application received as per request by Board of Architects
September 9, 2022: Determination issued that it *does meet* the minimum eligibility criteria for designation as a local historic landmark

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Please note that there was no access to the property. All photos are courtesy of the owner or via public access.

Folio Numbers: 03-4117-007-1630

Legal Description: Lots 27-28-29-30, Block 14, Coral Gables Coconut Grove Part One, according to the Plat thereof as recorded in Plat Book 14, Page 25 of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1468

Date of Construction: 1925

Original Architect: Samuel Wyvill

Present Owner: David M. Hardy & Maruan Mardini

Building Type: Two-story, SFR

Style: Mediterranean Revival

Site Characteristics: The property is located on an interior 100' x 110' lot on the north side of Aledo Avenue between Ponce de Leon Boulevard and Monegro Street.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family residence at 117 Aledo Avenue was built during the City's initial boom years. It stands as a testament to founder George Merrick's vision for a Mediterranean-inspired City based on Garden City and City Beautiful precepts. In March 1925 Merrick platted the Coconut Grove Section and the permit for this property was issued in September.

The home at 117 Aledo Avenue is a fine example of the Mediterranean-inspired building archetype upon which Coral Gables was founded. Designed by California-based architect, Samuel Wyvill, it embraces the Mediterranean Revival style with an emphasis on Spanish Colonial precedents. Hallmark features of the home include the tower with its low-pitched barrel tile hipped roof, the Moorish-inspired modified keyhole arched front entry with its delicately twisted columns, and the varied decorative arrangement of projecting round vents. Furthermore, the property at 117 Aledo Avenue retains its historic integrity and it is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.

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 117 Aledo 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, 117 Aledo 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: Coral Gables' Initial Planning and Development/Florida Land Boom
- 1927-1955: 1926 Hurricane Aftermath/Great Depression and New Deal/Wartime Activity
- 1945-1963: Post World War II and Modern periods

The home at 117 Aledo Avenue was constructed in 1925 in the Coconut Grove Section. It is indicative of the type of architecture that was the founding premise 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 to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city. It 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.

Merrick and his team felt that Mediterranean architecture harmonized with south Florida's climate and lifestyle. The architecture constructed during the 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 almost exclusively in this style. (Figure 1) The home at 117 Aledo Avenue exemplifies the Mediterranean ideals and climate adaptations espoused by Coral Gables' founder, George Merrick.

Merrick's design team carefully planned Coral Gables to maximize the potential of the tropical environment. They laid out broad sweeping boulevards with grand vistas and tree-lined streets, plazas with fountains that invited visitors to linger. They also designed Mediterranean-inspired homes that conveyed a quality of centuries-old permanence along with generous street setbacks for front yards that celebrated the "tropical vegetation in a delightful profusion." The planned community employed restrictive zoning to control development and aesthetics. It embraced the City Beautiful ideals of copious amounts of public green space, tree-lined streets, and monumental public buildings. It also wholeheartedly incorporated the Garden City precepts of providing a wealth of public facilities, as well as offering housing for different income levels without sacrificing quality. Homes built for modest incomes were built alongside grand palazzos, and a section of the City was devoted to multi-family housing.

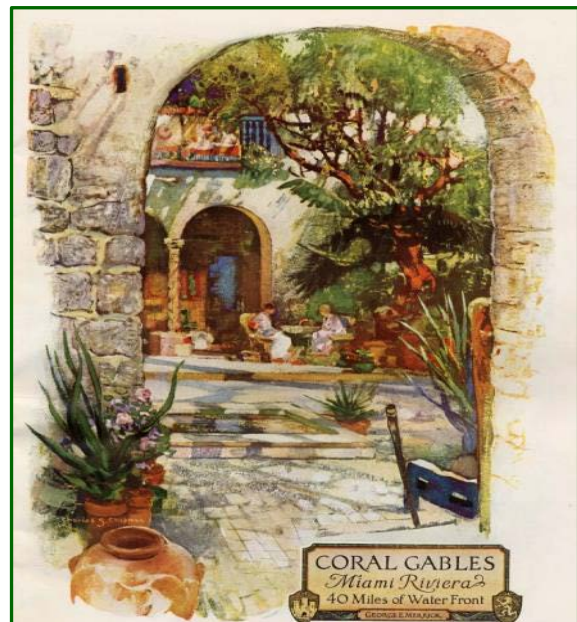


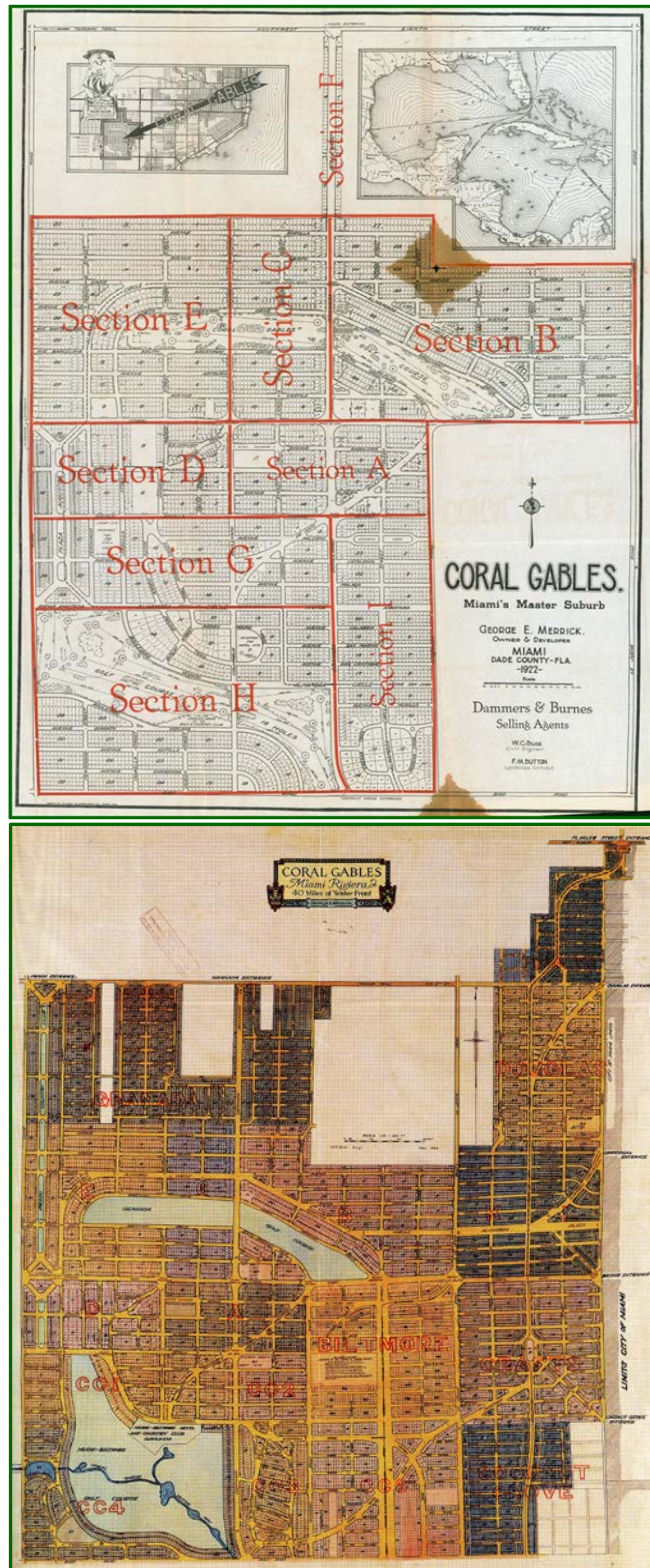
Figure 1: Advertisement in *House Beautiful*, 1925

In 1921 George Merrick publicly launched Coral Gables, as “Miami’s Master Suburb.” The plans were produced by landscape architect Frank Button, an associate of Frederick Law Olmstead. By July 1921 the building of Coral Gables’ infrastructure began in earnest. Miles of roads were paved and sidewalks were laid. Acres of parks and green space were created. Streets were ‘parked’ on both sides with trees and shrubbery.

The first lots in Section A went on sale in November of 1921. This was the area immediately south of Merrick’s family home. Section B opened on December 27, 1921 and included lots on the impressive Greenway Drives surrounding the proposed golf course, as well as along Alhambra Circle - a wide boulevard with a ‘parked’ center median. In January 1922 Section C was released for sale. As indicated on the 1922 map of Coral Gables (Figures 2) the remainder of the suburb was quickly divided into sections and offered up for sale. Most early construction was concentrated in the vicinity of the Granada Golf Course.

Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and in the expansion of his holdings. As seen in Figures 2, by late 1924 he had acquired large amounts of land to the north and east and was expanding to the south. Up to this point, most of the design and construction of homes was done by Merrick’s teams. As sales and Merrick’s vision for his Mediterranean-inspired city continued to grow, his workforce also expanded exponentially.

By 1925 Coral Gables, along with region, was experiencing a housing shortage. Merrick responded to the dire housing need for his employees by building the San Sebastian Apartment Hotel. It broke ground



Figures 2: Coral Gables Section Maps
1922 [top]
December 1924 [bottom]
Note: newly-acquired Coconut Grove Section in lower right



Figure 3: 1924 Aerial Photo, Looking Southeast

Intersection of Ponce de Leon Boulevard and Coral Way (Miracle Mile)

Note: South of Ponce Circle is the newly-acquired, undeveloped Coconut Grove Section

in August 1925. Simultaneously, in March 1925, Merrick officially platted the Coconut Grove Section. As seen in Figure 4, the Coconut Grove Section is located immediately south of the San Sebastian Apartment Hotel. It was platted with 50' lots with the intention that it would be predominantly populated with modest homes affordable to his employees and other middle-class families. For the next eighteen months construction boomed in this section.



Figure 4: Plat Map
Blue Triangle:
San Sebastian Apartment Hotel
Red Arrow:
117 Aledo Avenue

At this time Merrick also began recruiting leading investors, architects, and builders from across the country to work under the oversight of his Coral Gables Construction Company. He was looking, first and foremost, for professionals who shared his vision for Coral Gables and who could mobilize their own workforce and materials. Within these agreements, a portion of their work had to include high-quality, modest residences.

As discussed below, in the Architects section, the architect for 117 Aledo Avenue was Samuel Wyvill. He was a California-based architect who was well-versed in Mediterranean architecture and who held a planning vision very similar to Merrick. In August 1925, Wyvill procured a permit to build a modest two-bedroom home in the Coconut Grove Section at 311 Romano Avenue. A month later he permitted the home on Aledo Avenue.

Construction in the City, and notably in the Coconut Grove Section, 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. And while Coral Gables fared better than many of the surrounding communities during this lean economic period, there were very few new homes built after 1928 until the early 1940s in the Coconut Grove Section. In Figures 5, the blue boxes mark the sites of pre-1935 single-family homes. Most of these homes were permitted prior to the September 1926 Hurricane. This image, coupled with the 1938 aerial photo, provides a sense of how quickly Merrick developed the Coconut Grove Section. Most of these homes were built over an 18-month period prior to the hurricane.



Figures 5: Early Development in Vicinity of Coconut Grove Section

Red Arrow: 117 Aledo Avenue

Map of Pre-1935 Homes (blue boxes) [left]

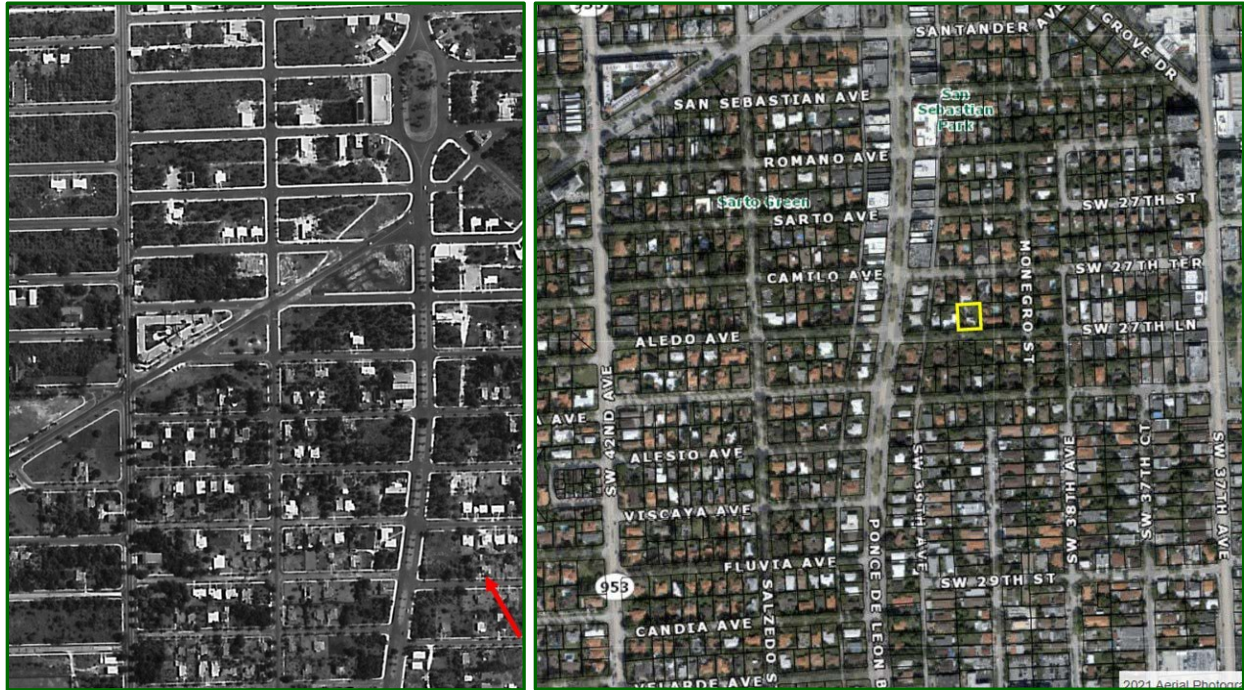
Courtesy of City of Coral Gables IT Department

Aerial Photograph, 1938 [right]

Courtesy of Aerial Photography: University of Florida

Construction boomed again in the City following the conclusion of World War II and the Coconut Grove Section followed suit. New residences filled the vacant lots and, by the late 1950s, the area bounded by Ponce de Leon Boulevard and Le Jeune Road was built out (Figures

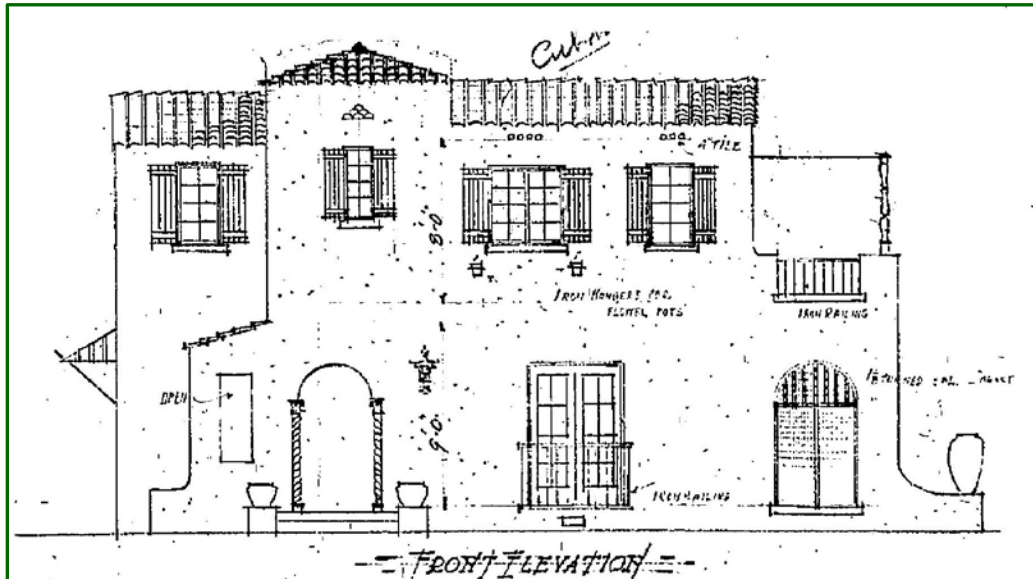
6). It should be noted that when the construction of single-family homes resumed in Coral Gables there was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. The newer homes embraced contemporary modern styles.



Figures 6: Aerial Photographs
1948 [left] Red Arrow: 117 Aledo Avenue
Courtesy of Aerial Photography: University of Florida
Current, 2021 [right] Yellow Box: 117 Aledo Avenue
Courtesy of Miami-Dade Property Appraiser

The home at 117 Aledo Avenue is one of the remaining Mediterranean Revival style single-family residences built during the 1920s. It exemplifies founder George Merrick's vision for Coral Gables. As seen in Figures 6, the single-family neighborhood of the Coconut Grove Section holds its original context to present day. Hence, the home at 117 Aledo Avenue retains its historic integrity, context, as well as location.

SIGNIFICANCE ANALYSIS AND DESCRIPTION



**Figures 7: 117 Aledo Avenue Over Time, Front (South) Facade
Permit #1468, 1925 [top]; c.1940s [center]; 2022 [bottom] *Courtesy of Owner***

Permitted in September 1925, the single-family home at 117 Aledo Avenue has retained its historic integrity and context for nearly a century. Designed in the Mediterranean Revival style, it is a fine example of the homes built during the initial development of the City and the Mediterranean-inspired archetype upon which Coral Gables was founded. It stands as a testament to Merrick's vision for Coral Gables. California-based architect Samuel Wyvill designed the home. Wyvill, who was well-versed in Spanish Colonial architecture shared a similar planning and design vision as Merrick and was drawn to Coral Gables in the mid-1920s. This home is a prime example of Wyvill's work in the City.

The two-story home is designed in the Mediterranean Revival style with an emphasis on Spanish Colonial precedents. Hallmark features include the tower with its low-pitched barrel tile hipped roof, the Moorish-inspired modified keyhole arched front entry with delicately twisted engaged columns, and the varied decorative arrangement of projecting round vents. Additional Mediterranean Revival style character-defining features of this home are: the rectilinear blocky massing, the varied roof types, the parapets with prominent and simple copings, the textured stucco, the barrel tile roof cladding, the arched openings, the second-story, open-air terrace with blocky masonry pillars and metal railings. The restrained decorative elements such as the wing wall, the masonry vent screens along the crawl space, and the projecting masonry sills add to the Mediterranean Revival motif.



Figure 8: Front Entry Porch, 2022
Courtesy of Goggle Earth

As discussed above, Merrick and his team felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. 117 Aledo Avenue is a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the style. It is built over a crawl space to provide ventilation and protection from the area's higher water table. Thick masonry walls keep the home cool; the light-colored stuccoed exterior walls reflect the sun's heat; and the varied recessed casement windows provide much needed ventilation and light in this tropical environment. These were features agreed upon by Merrick's design team and employed almost universally in the early buildings in the City.

Visual assessment of the property, as well as examination of building documents and historic photographs, indicates that few changes have occurred to the character-defining features of the home at 117 Aledo Avenue. The extant building description below illustrates that the property has retained its architectural integrity for nearly a century. Thus, this residence is part of the collection of quality residences planned during the land boom period that retains its historic integrity.

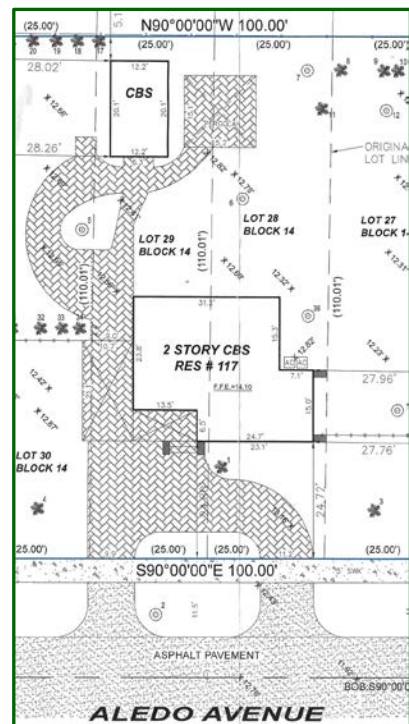
Extant Exterior Description



Figure 9: Avenue, Front (South) Façade, 2022
Courtesy of Google Earth

The single-family residence at 117 Aledo Avenue sits on an interior 100' x 119' lot on the north side of the street. A paver driveway runs in a semicircle in front to the home and along the west side of the home through the attached carport. A paver pathway seamlessly extends from the driveway to a garage building and pergola at the rear of the property. (Figures 10) The main entry of the home is accessed through a covered porch with entries on the front façade and under the carport.

The home is rectangular in plan and retains its original massing. Constructed of concrete block units the home is clad with a textured stucco finish. Built over a crawl space, ground level with decorative masonry vent screens found on all facades. (Figures 12) The two-story residence is primarily under a flat roof with parapets. At the front façade, a hipped-roof tower feature rises slightly higher than the adjacent bays. It is clad in S-tile. The two-story bay to its east is along the same plane as the tower while the two-story bay to its west is set back behind the one-story entry porch.



Figures 10: Property Overview
Aerial Photo, 2021 [left]
Courtesy Miami-Dade Property Appraiser
Boundary Survey, 2021 [right]
Courtesy Survey Pros, Inc.

Both two-story bays have S-tile clad, front-sloping, shed roofs that extend seamlessly from the parapets of the flat-roof portions to their rear (north). The fenestration of the home varies in size and configuration. They are predominantly casement windows, which are recessed with projecting sills. Above many windows are round vents in varying decorative arrangements. (Figures 11) As illustrated in Figures 18 three original covered screen porches were enclosed for living space. They are the one-story bay at the southeast corner and the second story projecting bay at the northwest corner as well as a small back porch.



Figures 11: Front (South) Facade, 2022

Looking northeast [left] *Courtesy of Google Earth*; Looking northwest [right] *Courtesy of Owner*

On the front, south-facing façade are two hallmark features of the home – the tower and the front entry porch. In Mediterranean Revival style homes towers are often squat with low-pitched hipped roofs and are reminiscent of Spanish colonial bell towers. The tower, with its second-story narrow window and the associated round vents arranged in a triangle, aid in drawing attention to the front entry on the first story. A small one-story bay with a side-sloping shed roof ‘shoulders’ off the west side of the tower. The first story of the tower and this bay comprise the covered entry porch. A distinctive Moorish-inspired modified keyhole arch with engaged twisted columns form the main entry to the home. (Figure 8) A second entryway to the porch is from the attached carport. (Figures 12)



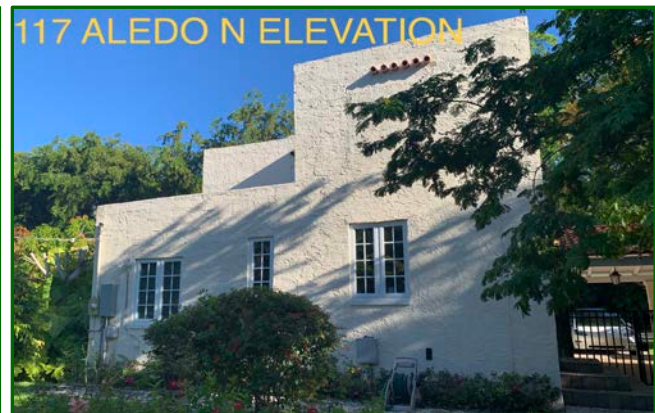
Figures 12: Carport and Second Entry to Porch, 2022 *Courtesy of Owner*

As shown in Figures 12, the carport has a side-facing gable roof clad in S-tile. On its interior the rafters are exposed. It is supported by brick piers at each corner. The pediment has a stucco facing matching the home.

On the front façade the second story windows are narrower and longer than the first story. This draws the eye upwards and imparts the impression of a taller, larger home. (Figures 11) At the southeast corner of the home is a one-story bay with a wing wall extending from its corner. There is an arched window on its front (south) and rear (north) facades. This bay was originally a screened porch that was enclosed for living space. On the east façade, there is one window. A change in stucco texture adjacent to this window indicates other openings on this façade have been blocked up. (see Alterations Section below). (Figures 13 & 18) Above this bay is an open-air terrace with metal railings running between masonry pillars. A pair of French doors open onto it.



Figure 13: Bay at Southeast Corner, 2022
Note: stucco change on east façade
Courtesy of Owner



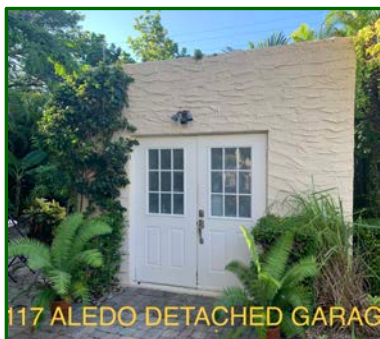
Figures 14: Rear of Home, 2022
East façade at northeast corner [top left]; Rear (North) façade [top right]; Northwest Corner [bottom]
Courtesy of Owner

At the rear of the home the east portion is one-story and the west is two stories. The blocky massing with the protruding round vents grouped in straight lines at the parapet line is reminiscent of Spanish Colonial adobe homes. The first story windows on the rear façade step down from west to east with a central single window flanked by a pair of casements. (Figures 14 & 18) As shown in Figures 18, the second story at the northwest corner was originally a sleeping porch with large, screened openings. The openings on the rear and east facades were blocked up and the opening on the west side was reduced and enclosed with a window. Their original sizes are discernable in the stucco. (Figures 14, bottom)



On the west façade at the northwest corner of the home is the back door of the home.

Near the northwest corner of the property is a single-car, detached garage. (Figures 10 & 15) It has a flat roof with parapets and a textured stucco finish. The texture on the front, south-facing garage is different than the other sides. The front façade has a pair of doors replacing the original garage door. As seen in center photos of Figures 15, the side and rear facades each have a single-hung window with muntins and protruding sills. Immediately adjacent to the east façade of the garage is a wooden pergola.

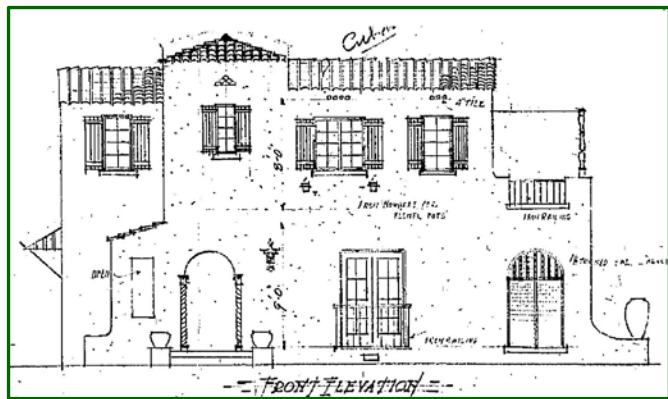


Figures 15: Detached Garage and Pergola
Siting of Garage Looking North, 2016 [top] *Courtesy of Realtor.com*
Current Facades, 2022: Front [left]; West Side [center]; Rear [right] *Courtesy of Owner*
Pergola to East of Garage, 2016 [bottom left] *Courtesy of Realtor.com*
East Façade, 2022 [bottom right] *Courtesy of Owner*

Additions / Alterations

Comparison of historic photographs with the extant home, examination of building records, and correlation with public records, all indicate that this property retains a high degree of historic integrity since its construction nearly a century ago. There have been few alterations to property and it retains its original historic form, massing, detailing, and style. The only addition to the home appears to be a carport along the west façade. The following discusses notable changes or work undertaken on the property.

The original building permit is provided as Attachment A: Permit #1468, 1925 at the end of this report. Some of the as-built elements differ from what was proposed in the original permit drawings. This is not unusual as oftentimes changes were made during permitting and/or construction during the early years of the Coral Gables. The overall massing, layout and style are consistent with the permit; only architectural features were changed or eliminated. For example, the gable roofs on the side elevations were changed to shed roofs that extended from the parapets. Another example is the change of the pair of French doors on the front façade to a pair of casement windows. Hence, the original permit is used as guide to understanding the home in tandem with other primary sources.



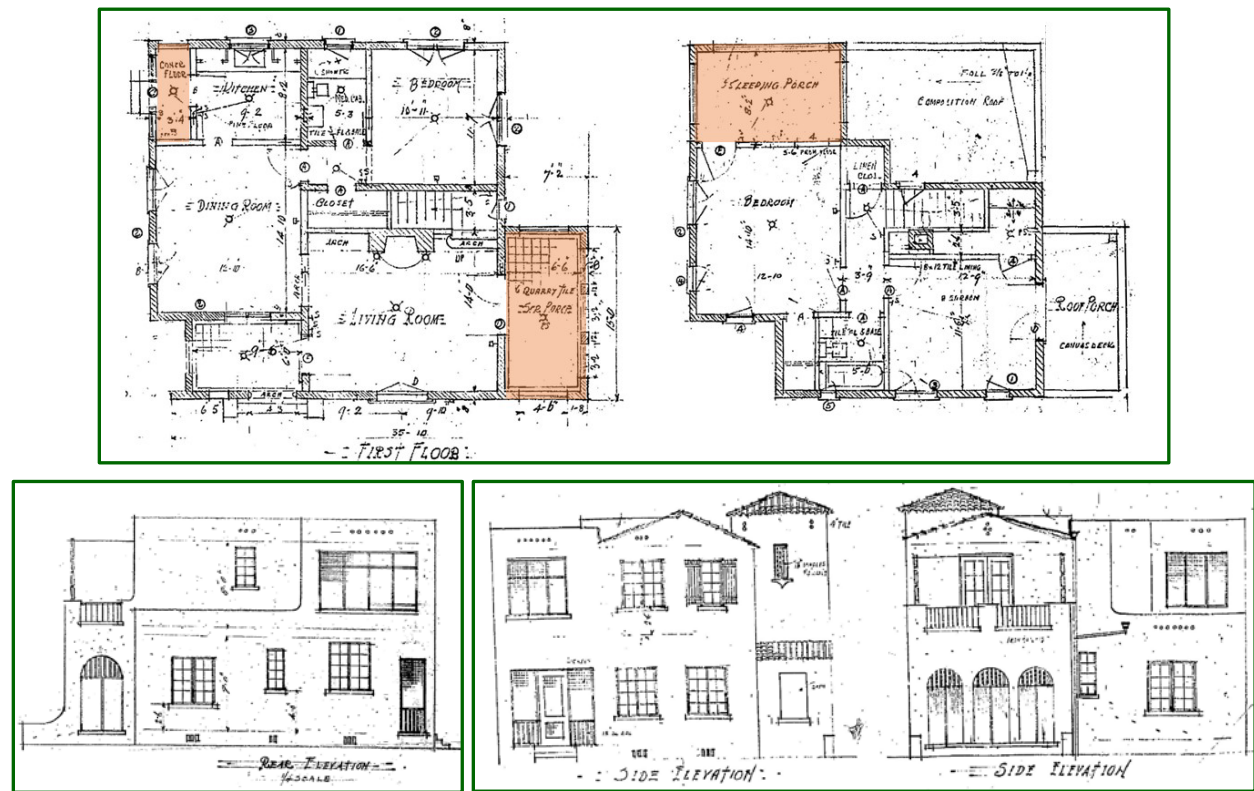
**Figure 16: Front (South) Façade
Permit #1468, 1925**



**Figures 17: Front (South) Façade
c.1940s [top center]; 2022 [bottom] *Courtesy of Owner***

The original plans show that it was designed as a three-bedroom home with four covered porches and a second story open-air terrace at the southeast corner. The porches included an open front entry at the southwest corner, a large, screened porch at southeast corner, and two at the northwest corner, a small back entry porch and a large second story sleeping porch. (Figure 18) The three screened porches were enclosed for living space. County records show a change in living space square footage between 1963 and 1968 seeming to indicate that the porches were

enclosed at this time. No permit was located for the work. Figures 18 show the location of these porches and the elevations indicated the original openings. As seen in Figures 14 the large second story screened openings of the sleeping porch were either blocked up or reduced and filled with a window. The location and size of the original openings is discernable in the stucco texture. On the first story the small back porch openings as originally designed are not present. Only the back door is extant. (Figures 14) It is not as clear as to whether these openings were also blocked up or never constructed. At the large, screened porch at the southeast corner of the home the arched openings on the front and rear facades were enclosed with arched windows that retained their original location and possibly their original size. The openings on the east side were altered. Although partially obscured by vegetation in the c.1940 photo (Figure 17) it is clear that this façade was constructed with three arched openings—albeit shorter than depicted in the original permit in Figure 18. As seen in Figure 13, the extant home has one window on this façade and it is not arched. No permits for these alterations have been located to date.



Figures 18: Permit #1468, 1925
Floor Plans [top]: First story [left]; Second story [right]
Orange: denotes locations of enclosed porches
Elevations [bottom]: Rear (North) [left]; Side (West) [center]; Side (East) [right]

The portion of the original permit located does not include the detached garage structure. The design, size, and location of extant garage is in keeping with garages built in the 1920s in Coral Gables. It is highly unlikely that the home was built without a garage since they were a standard inclusion with homes during the early development of the City. In March 1931 when the home was offered for sale a garage is part of the description. (Figure 19)

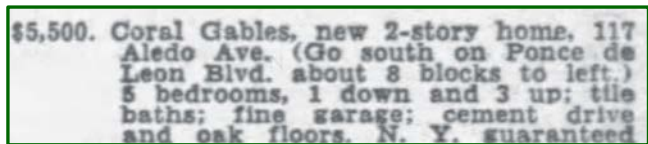


Figure 19: For Sale, Miami Herald, March 8, 1931
Note: mentions garage

It is Staff's opinion, based on design considerations, that the carport was an early addition. No permit has been located to date. The first mention found at this time was in a rental ad in February 1937. (Figure 20) The garage and the carport are visible in the 1938 aerial photograph. (Figure 5) The c.1940 photo in Figures 7 is the earliest image of the carport located to date.

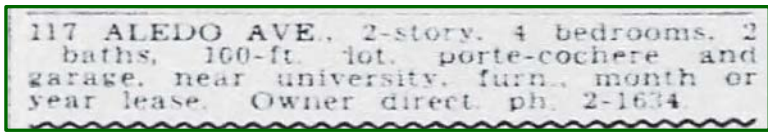


Figure 20: For Rent, *Miami Herald*, February 28, 1937
Note: mentions carport

Other notable changes involve the windows, the roof, and the driveway. In the 1960s the County records the windows were jalousie in type, indicating that at least some of the original windows had been replaced by this time. No other records for this change have been located to date. In 2006 a Permit #6040283 was granted to install hurricane-impact casement windows and doors on the front and west facades of the home. In 2019 Permit #BL19104281 was issued for hurricane-impact casement windows on rear and east facades. Also with this permit, the second story tower window on the front façade was changed to a single hung window with muntins. In both permits the window sizes appear to be unchanged and the original muntin pattern was respected.

At least two roof campaigns occurred while the Bowens (see Ownership section below) owned the property. Building records indicate that they specified that original Cuban tile was removed, the roof repaired, and the Cuban tile re-laid. In 1989 the original roof tile was removed and new tile laid. The type was not specified. Since there are no subsequent roofing permits this may be when the current S-tile was installed. In 2004 the current circular driveway and associated walkways were installed. Other than exterior painting and HVAC installations there are few additional permits on file for this property.

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.

The single-family residence at 117 Aledo Avenue has been largely owner-occupied since its construction in 1925. It was held in the same family for nearly fifty years. Newell and Lucy Bowen purchased the property in 1937. Newell was a real estate broker at the time and rented the property for the next ten years. In 1947, his brother William with his family moved into the home when William retired from his work as a machinist in the Canal Zone. William had worked in the Panama Canal since it opened in 1914. William retired to Coral Gables to aid his brother in caring for their ailing mother and in launching Newell Bowen Cars. In 1957 William and his wife Aulean became part owners of the home. William resided in the home until his death in 1974 and Aulean remained in the home until 1986. When she moved out the home reverted to a trust in accordance with Newell's will. Later that year the home was purchased by Rafael & Ana Trelles Portuondo. Rafael is a designer and the President of Portuondo Perotti Architects and Ana is a noted artist. They resided in the home with their family for seven years. The property then passed through several hands until the present owners purchased it in 2016.

Owners & Occupants of 117 Aledo Avenue

1925-26	Charles F. & Ella Dietz
1926	R. C. Hunt & Company
1931-34	Sol Netzer (1873-1945) – court bailiff in Chicago came to Florida 1931 & Ruby Netzer, proprietor, Ruby’s Soda Shop
1937-86	Bowen Family
1937-57	Newell (1894-1967) & Lucy Bowen (1896-1980)
	1938-39 Margaret Dimmig
	1943-47 Fay (1895-1978) & Kathryn Ansbaugh (1891-1988) [father Miami pioneer Robert B. McLendon]
	1947-57 William T. (1889-1974) & Aulean Pryor Bowen
1957-86	William T. (1889-1974) & Aulean Pryor Bowen
	<i>with</i>
1957-80	Newell (1894-1967) & Lucy Bowen (1896-1980)
1986	Robert A. Hendricks (successor trustee, Newell Bowen)
1986-93	Rafael & Ana Trelles Portuondo
1993-98	Eduardo S. & Anna E. Fuentes
1998-08	Carlos & Stefanie Vasquez
2008-14	Alfredo R. Patino & Bianca Moura
2015-16	Bianca Moura (Trustee Mahalo Revocable Trust, 2014)
2016-Present	David Hardy & Maruan Mardini

Architect

Samuel Ross Wyvill (1881- ?) was born in England and moved to the United States as a child. He began his professional career as a construction manager and evolved into the role of architect. He was also a noted astronomer. In the early 1920s Wyvill was a practicing architect with H. Newton Thornton’s firm in Idaho Falls, Idaho. In late 1922, when Thornton decided to relocate his practice to Santa Ana, California, Wyvill moved with him.

In February 1923 the *Santa Ana Register* reported on the driving force of the firm’s transfer. Thornton extolled the virtues of the new architectural style being embraced by the Santa Ana.

The new is more in keeping with the sunny climate of this part of the country. This new architectural style follows closely on the Spanish work, stucco walls and tile roofs with here and there a little rich decoration sparingly applied.

Thornton’s firm, which at this point comprised of Thornton and Wyvill, were hired to design numerous municipal commissions in this style, such as the fire stations in Figure 21. They were also vocal proponents of city planning as they saw Santa Ana’s potential to grow exponentially in the future and wanted to educate folks on the value of comprehensively planning for

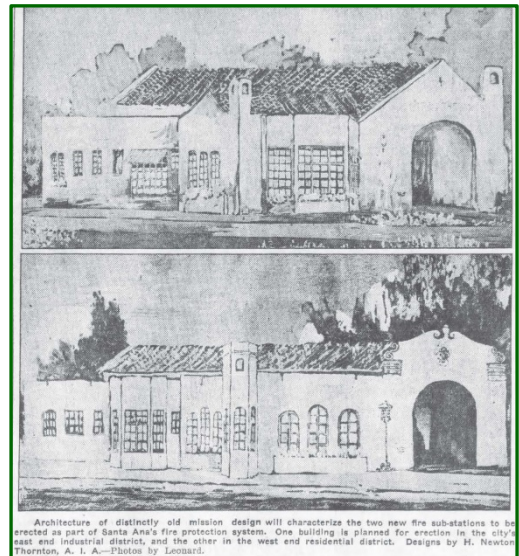


Figure 21: Santa Ana Fire Stations designed by Thornton and Wyvill
Santa Ana Register, May 28, 1923

growth in an aesthetic manner. The principles they cited were City Beautiful tenets and were very similar to Merrick's vision for Coral Gables. In 1924 Thornton was appointed to the newly-formed Civic Planning Commission and Thornton and Wyvill's stepped up their efforts to convince the public of shifting the architectural aesthetic of the city to a more Mediterranean-inspired model.

This style of plan lends itself easily to the development of enclosed courts or patios which are effective in outdoor living rooms when properly designed. Californians are an ingenious people, but it is strange to see how slow we are to adopt ideas from the architecture of countries similar to ours in climate such as Italy, Spain, and Southern France.

--Santa Ana Register, May 17, 1924

In June 1924 Thornton perished in a boat accident and Wyvill assumed the reins of the practice. It is clear that Thornton and Wyvill shared a very similar vision to Merrick and, by 1925, Wyvill had accepted commissions in Coral Gables. Permitted in September 1925 (Permit #1468), 117 Aledo Avenue was designed by Wyvill under the firm Tropical Home Designs. [The City of Coral Gables Permit Register lists Wyvill as the architect of the home.] Three of Wyvill's homes are designated as Coral Gables Local Historic Landmarks. They are 311 Romano Avenue (1925, Permit #1327), 1019 Lisbon Street (1925, Permit #1890) and 2504 Alhambra Circle (originally Ferdinand Street, 1926, Permit #2214). Other known commissions include: 1227 Lisbon Street (1925, Permit #1427); 1256 Medina Avenue (1926, Permit #2138); and 605 Majorca Avenue (1926, Permit #2184). It appears Wyvill stopped accepting commissions in Coral Gables after the 1926 Hurricane. He took on a partner, Louis L. Bryan, and their firm, Wyvill & Bryan, continued to concentrate on designing Mediterranean-inspired buildings throughout California.

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.

Constructed in 1925 in the Mediterranean Revival style the property at 117 Aledo Avenue (legally described as Lots 27-28-29-30, Block 14, Coral Gables Coconut Grove Part One, according to the plat thereof as recorded in Plat Book 14, Page 25 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 117 Aledo 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 **117 Aledo Avenue** (legally described as Lots 27-28-29-30, Block 14, Coral Gables Coconut Grove Part One, according to the Plat thereof as recorded in Plat Book 14, Page 25 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Warren Adams
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 117 Aldeo Avenue, Building and Zoning Department, Coral Gables, Florida.
- Building Permits Record Books, City of Coral Gables, Historical Resources Department.
- 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.
- Newspapers.com
- Florida Times Union
 - “Merrick’s Romantic Story of Great Coral Gables Development” June 28, 1925.
 - Miami Herald
 - “7 Permits Are Issued” September 19, 1925, p.16.
 - “Bowen, William Thomas” obituary, July 7, 1974, p.106.
 - “Deitz to Hunt” real estate, June 26, 1926, p.21.
 - “Newell Bowen, Ex-Auto Dealer” obituary, January 28, 1967.
 - “Newell Bowen, in Dade 42 Years” obituary, January 29, 1967, p.45.
 - Miami News
 - “Pioneer Club Hears Hudson Mrs. Cook Speaks” June 23, 1946, p.45.
 - Santa Ana Register (Santa Ana, California)
 - “Architectural Beauties Seen By Visiting Critics Here” February 1, 1923, p.7-8.
 - “Beauty and Utility Requisites for Municipal Fire Buildings” May 28, 1923, p.9.
 - “City Planning Commission Endorsed” June 7, 1923, p.7.
 - “Rambling Kind of Homes is Popular Here” May 17, 1924, p.8.
 - “Samuel R. Wyvill” June 28, 1924, p.15.
 - “Stuck in Snow on Way to L. B.” January 11, 1923, p.3.
- 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 117 Aledo Avenue, Historical Resources Department, Coral Gables, Florida.

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.

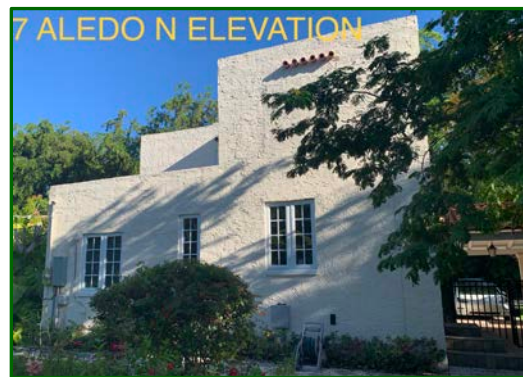
The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	117 Aledo Avenue
Lot Description:	interior lots
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with stucco
Stories:	two-story
Roof Types:	flat, shed, gable
Photographs Year:	2022

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.

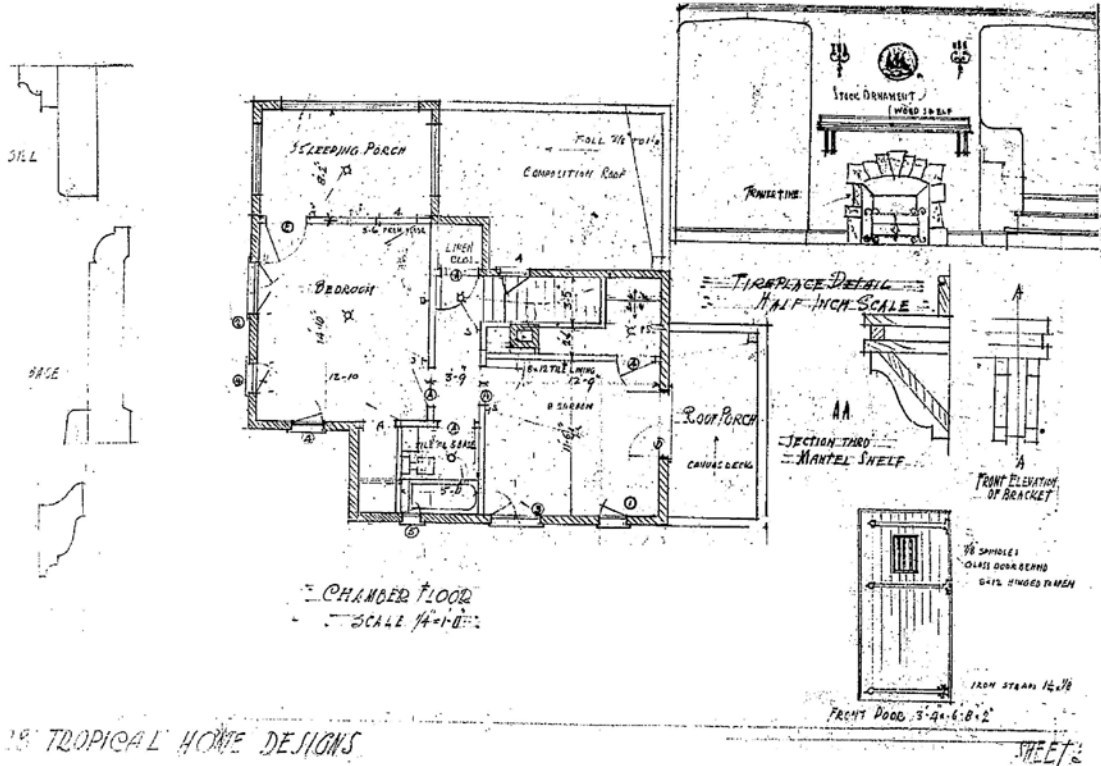
CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival



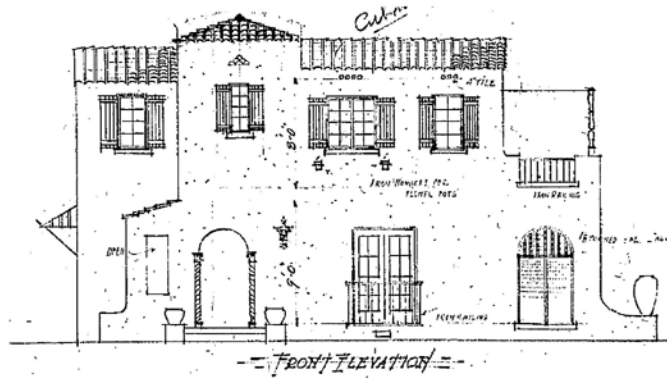
- ✓ tower with its low-pitched barrel tile hipped roof
- ✓ Moorish-inspired modified keyhole arched front entry with delicately twisted engaged columns
- ✓ varied decorative arrangement of projecting round vents
- ✓ rectilinear blocky massing
- ✓ textured stucco finish
- ✓ varied roof types
- ✓ parapets with prominent and simple copings
- ✓ barrel tile roof cladding
- ✓ arched openings
- ✓ second-story, open-air terrace with blocky masonry pillars and metal railings
- ✓ wing wall
- ✓ decorative masonry vent screens along the crawl space
- ✓ varied recessed casement windows with projecting masonry sills

Appendix A: Permit #1468, 1925
Architect: Samuel R. Wyvill

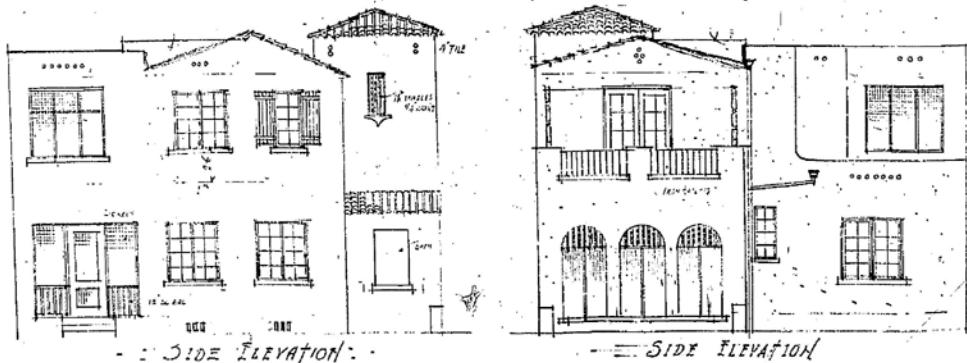


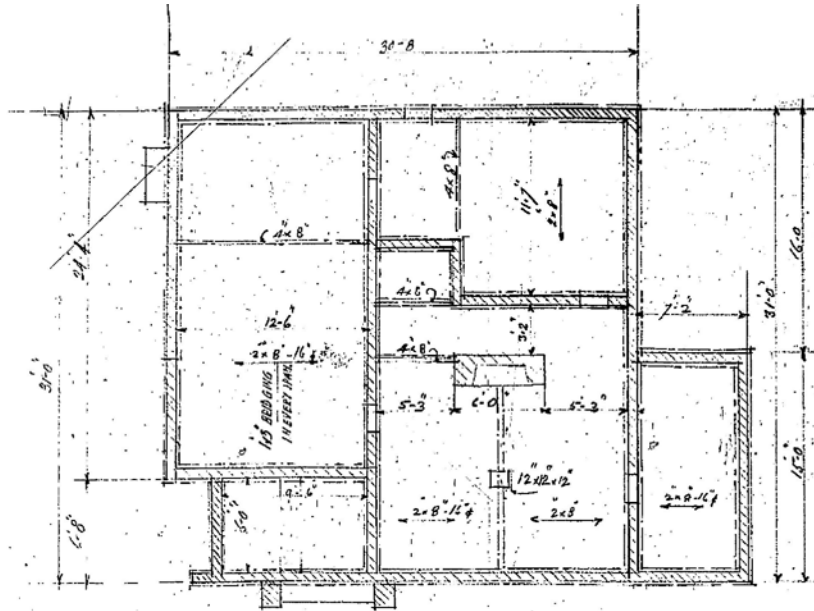
18 TROPICAL HOME DESIGNS

SHEET 2



1468

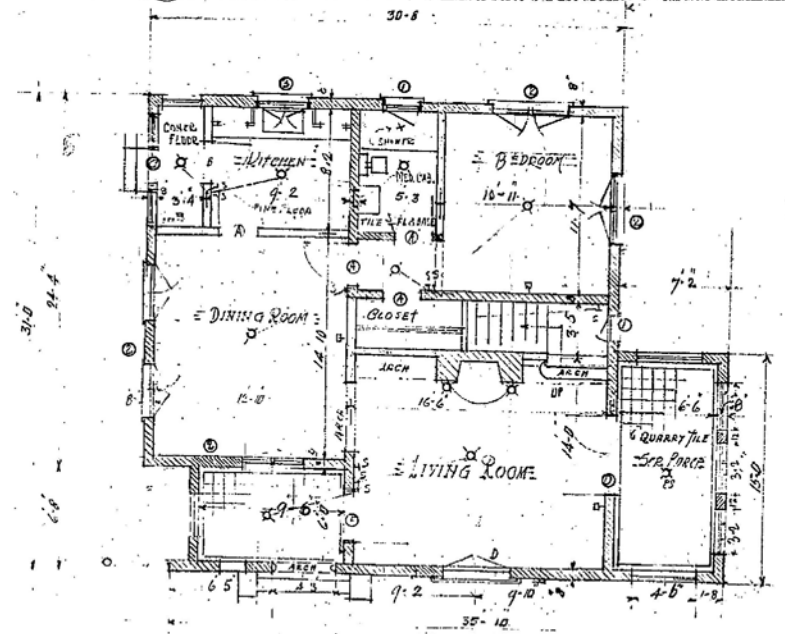




FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

OK. PEP
 H/D

28 TROPICAL (S) DESIGNS MIAMI FLA. GLENWOOD HOTEL 3271 NE 15TH ST. OWNER CONTRACTOR APR 25 1925

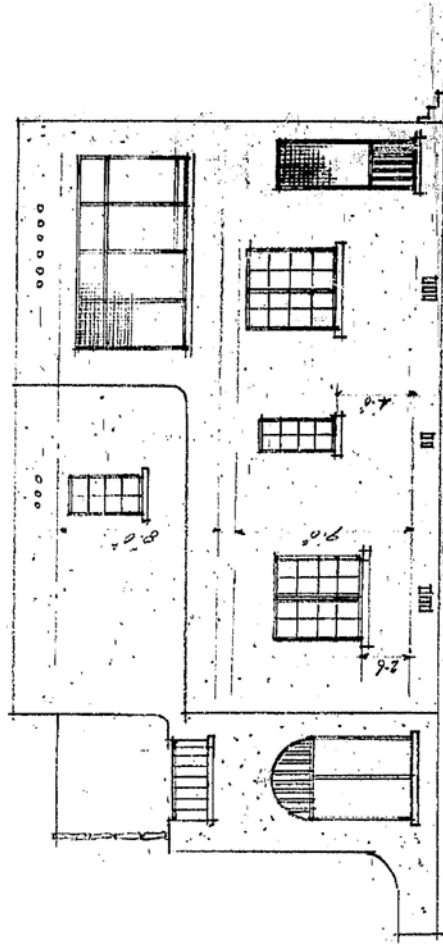


FIRST FLOOR
 SCALE 1/4" = 1'-0"

1/2 FRENCH SOLTS	
E 2-B-8-1/2 DASH SOLTS	
F SPECIAL SEE DETAIL	
WINDOWS - 2	
1/2 CASEMENT	
1	SINGLE 1-8'-0" DIVIDED LIG.
2	PAIR 4'-6" x 4'-6"
3	PAIR 4'-4" x 4'-6"
4	SINGLE 2'-4" x 4'-6"
5	SINGLE 4'-4" x 4'-6"
NOTE: IN ANY OF ABOVE CASES	
CARE MUST BE TAKEN NOT TO DAMAGE	
RESPECTING DELIVERY	

1468

SHEET 5



1468

28 THEOPICAL HOME