

*HISTORIC
PRESERVATION
BOARD*

JANUARY 15, 2020

**CORAL
GABLES**®
THE CITY BEAUTIFUL



CASE FILE

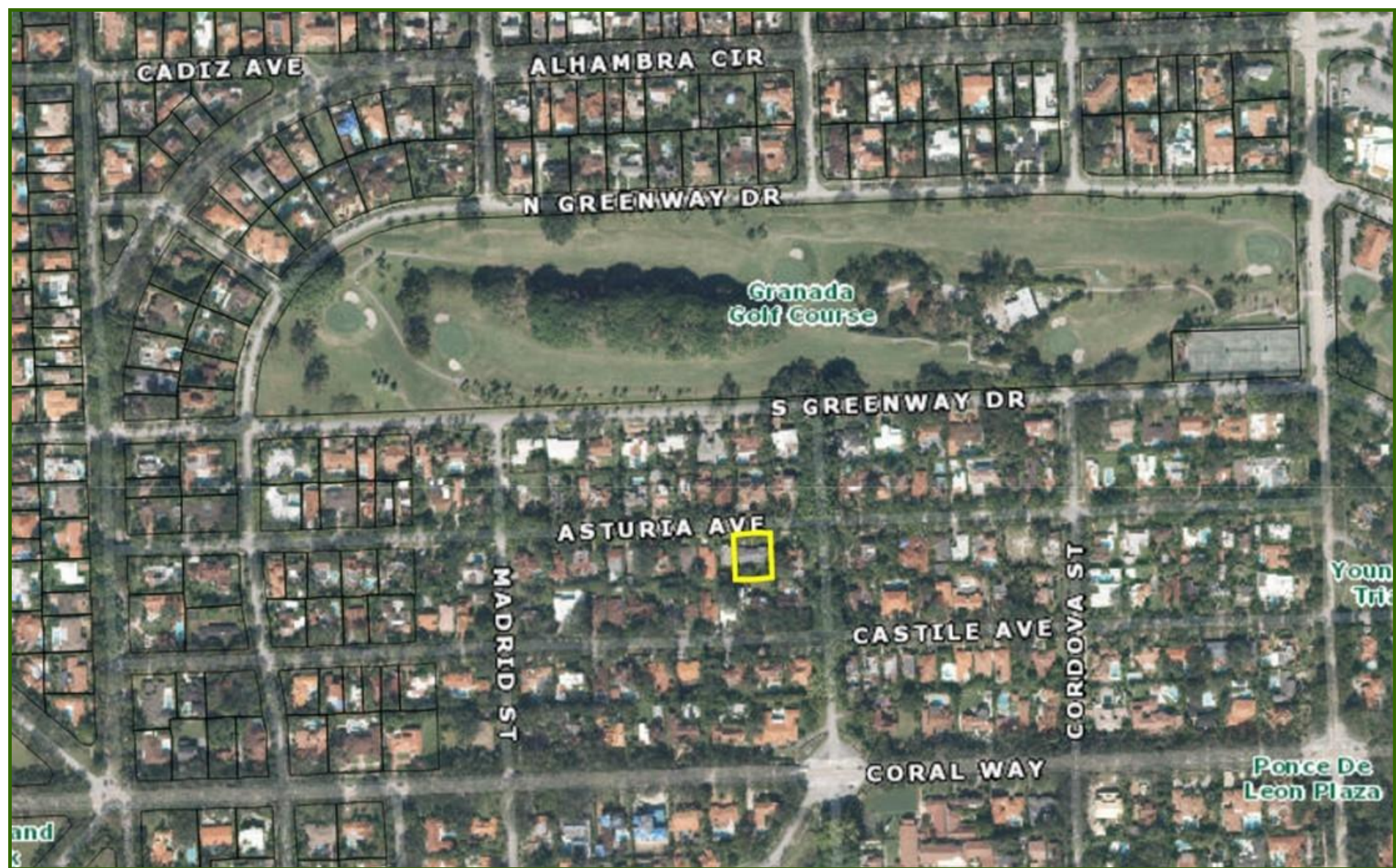
LHD 2019-008

Consideration of the local historic designation of the property at **1208 Asturia Avenue**, legally described as Lots 13 & 14, Block 6, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

1208 Asturia Avenue



c.1940 Historic Photo



Location of single-family residence at 1208 Asturia Avenue
North-facing home on a 100' x 125' interior lot
Aerial Photograph Courtesy Miami-Dade County Property Appraiser

DESIGNATION: LOCAL HISTORIC LANDMARK

1208 ASTURIA AVENUE

Application:

September 25, 2019: Historic significance determination application filed

October 4, 2019: Preservation Officer issued determination that the property does meet the minimum eligibility criteria for local historic landmark designation

November 20, 2019 & December 18, 2019: deferred at request of applicant



Note:

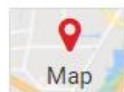
All observations from the public right of way.

There was no access to the property.



Off Market

1 / 21



4 beds 3 baths 2,284 sq ft 0.29 acres lot

Getting Prequalified With Us Is Simple

Est. **\$988,600**

Commute Time 1208 Asturia Ave, Coral Gables, FL 33134

Track Your Home Value

Quicken Loans Check out our simple mortgage experience.

Refi Rates

Property Overview - Take advantage of the opportunity to restore this Art Deco 1937 gem to its original charm. This beautiful home may qualify for historical designation is located 1 block south of the Granada Golf Course on quiet, no-through-traffic, tree-lined, Asturia Ave. It is only a short distance to downtown Coral Gables, Miracle Mile, Venetian Pool Salvador Park. The home sits on 2 lots. It is of solid construction, the way they used to build them: Dade County pine trusses, peg bow, wide-plank, oak wood floors, wood-burning fire place, wood doors plastered walls. The tile roof was replaced in '04 the Trane AC is from '09. All windows have galvanized steel hurricane shutters the front door is protected by 2 stationary wood shutters that charm its entrance. Come, check it out fall in love.

This property overview is from the previous listing when the home was listed for sale in Dec 9, 2017.



Local Historical Landmark

Article 3, Section 3-1103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*: a local historic landmark must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation.

For designation, a property must meet **one (1)** of the criteria outlined in the Code.

1208 Asturia Avenue is eligible as a Local Historic Landmark based on **three (3) significance criteria:**

Historical, Cultural significance

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

Architectural significance

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

National Historic Preservation Act (NHPA), 1966

Some key elements from the Act:

- Sets the federal policy for preserving our nation's heritage
 - *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Establishes federal-state and federal-tribal partnerships
 - State Historic Preservation Offices
- Establishes the National Register of Historic Places & the National Historic Landmarks Programs
 - Historic significance & integrity
- Establishes the Advisory Council on Historic Preservation
- **Enacts the Certified Local Government (CLG) Program**



Certified Local Governments



Through the certification process, communities make a local commitment to historic preservation and to tell their ‘whole’ story.



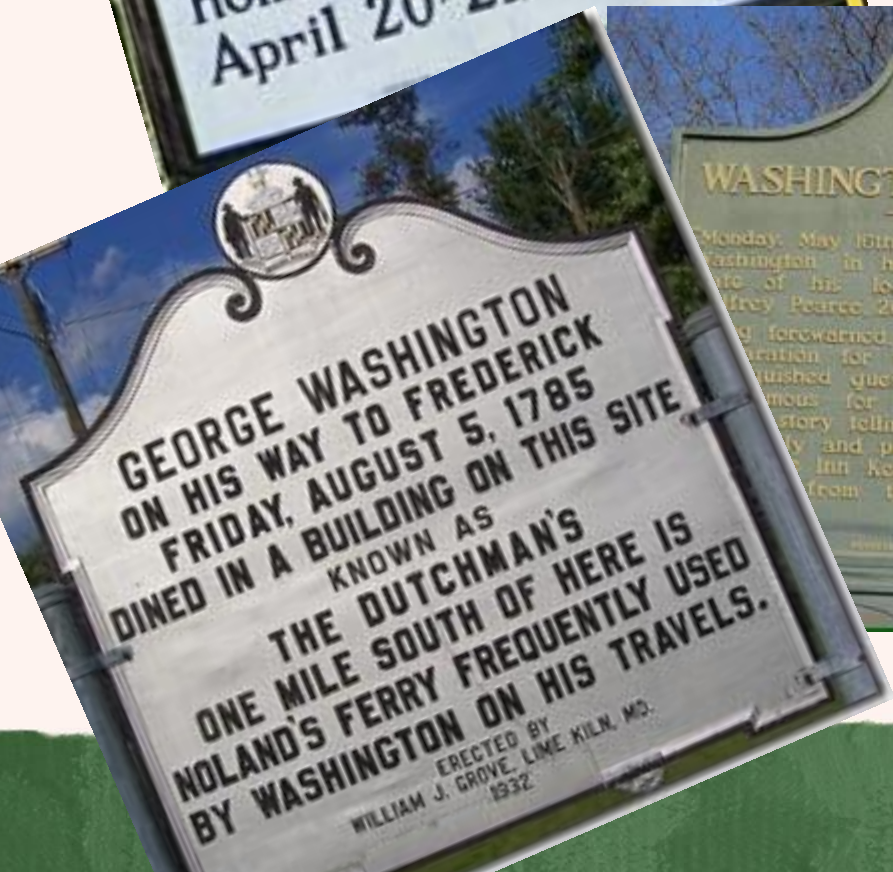
C 19
**WASHINGTON'S
SOUTHERN TOUR**

President Washington
visited in the Stanly
home two nights,
April 20-21, 1791.



GEORGE WASHINGTON

ON AUGUST 5 AND 6, 1785, AND AGAIN
JUNE 30 AND JULY 1, 1791, WAS THE GUEST
OF THOMAS JOHNSON AT THE LATTER'S
MANORIAL RESIDENCE, WHICH STOOD ON
THE SITE OF THE PRESENT FARM HOUSE,
ABOUT 150 YARDS EAST OF THIS POINT.
THOMAS JOHNSON, A MEMBER OF THE
CONTINENTAL CONGRESS, NOMINATED WASHINGTON
ON JUNE 15, 1775 FOR COMMANDER-IN-CHIEF OF THE CONTI-
NENTAL ARMY. JOHNSON LATER BECAME
THE FIRST GOVERNOR OF MARYLAND.



**GEORGE WASHINGTON
ON HIS WAY TO FREDERICK
FRIDAY, AUGUST 5, 1785
DINED IN A BUILDING ON THIS SITE**

KNOWN AS
**THE DUTCHMAN'S
ONE MILE SOUTH OF HERE IS
NOLAND'S FERRY FREQUENTLY USED
BY WASHINGTON ON HIS TRAVELS.**

ERECTED BY
WILLIAM J. GROVE, LIME KILN, MD.
1932



WASHINGTON SLEPT HERE

Monday, May 16th, 1791 wrote President George Washington in his diary as he recorded the site of his lodging in the Inn of Stephen Grey Pearce 200 yards from this marker. Pearce forewarned the Peaces had made lavishment for the entertainment of the distinguished guest and his party. Mrs. Pearce was famous for her cooking and Mr. Pearce for his story telling. The President enjoyed the inn and praised gratefully the inn keepers who would have been from the President.



C 110
**WASHINGTON'S
SOUTHERN TOUR**

George Washington's last
overnight stop in N.C.,
June 3, 1791, was at the
home of Dudley Gatewood,
which stood 1 mi. N.E.

Certified Local Governments

GOAL: “by using a variety of tools, **provide continuity and context** to a local government by the retention of significant elements of the built environment that are tangible touchstones providing

- ✓ sense of community,
- ✓ **a sense of evolution,**
- ✓ a sense of identity,
- ✓ a sense of ownership,
- ✓ and a sense of place.”



“Telling a Fuller American Story through Historic Preservation”

Certified Local Governments: Florida

January 1986:

Florida State Historic Preservation Office launched the state's CLG program

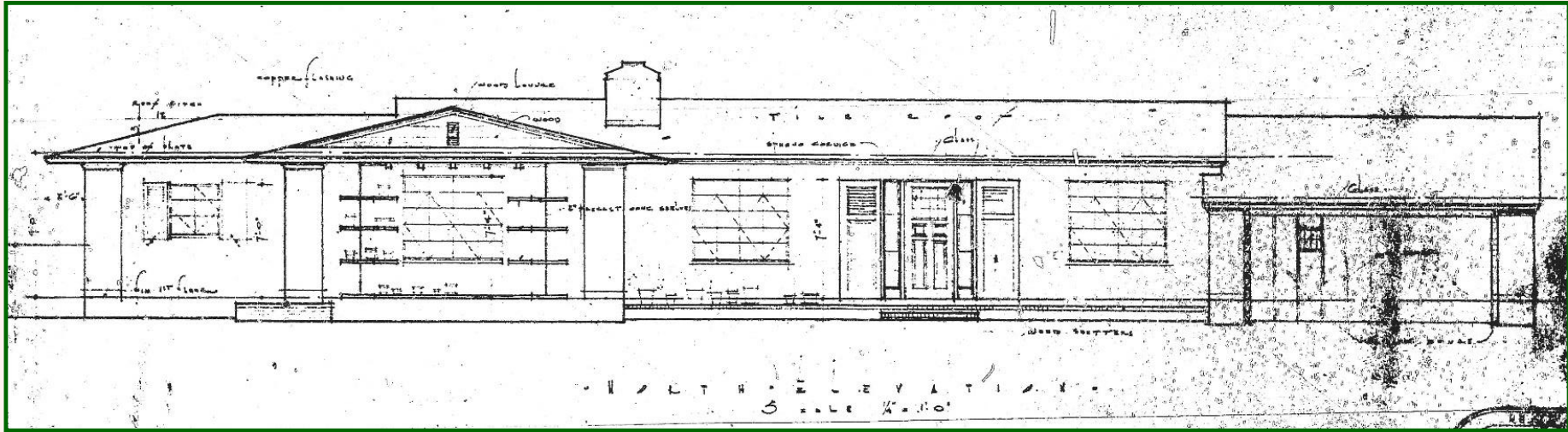
November 1986:

Coral Gables became a certified a CLG

One of the first in the State to meet all requirements



1208 Asturia Avenue



Permitted: March 1936, Permit #5058

Architect: Russell T. Pancoast

Builder: B. E. Meyers

Style: Traditional Custom Ranch House

CORAL GABLES' DEVELOPMENTAL HISTORY

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)

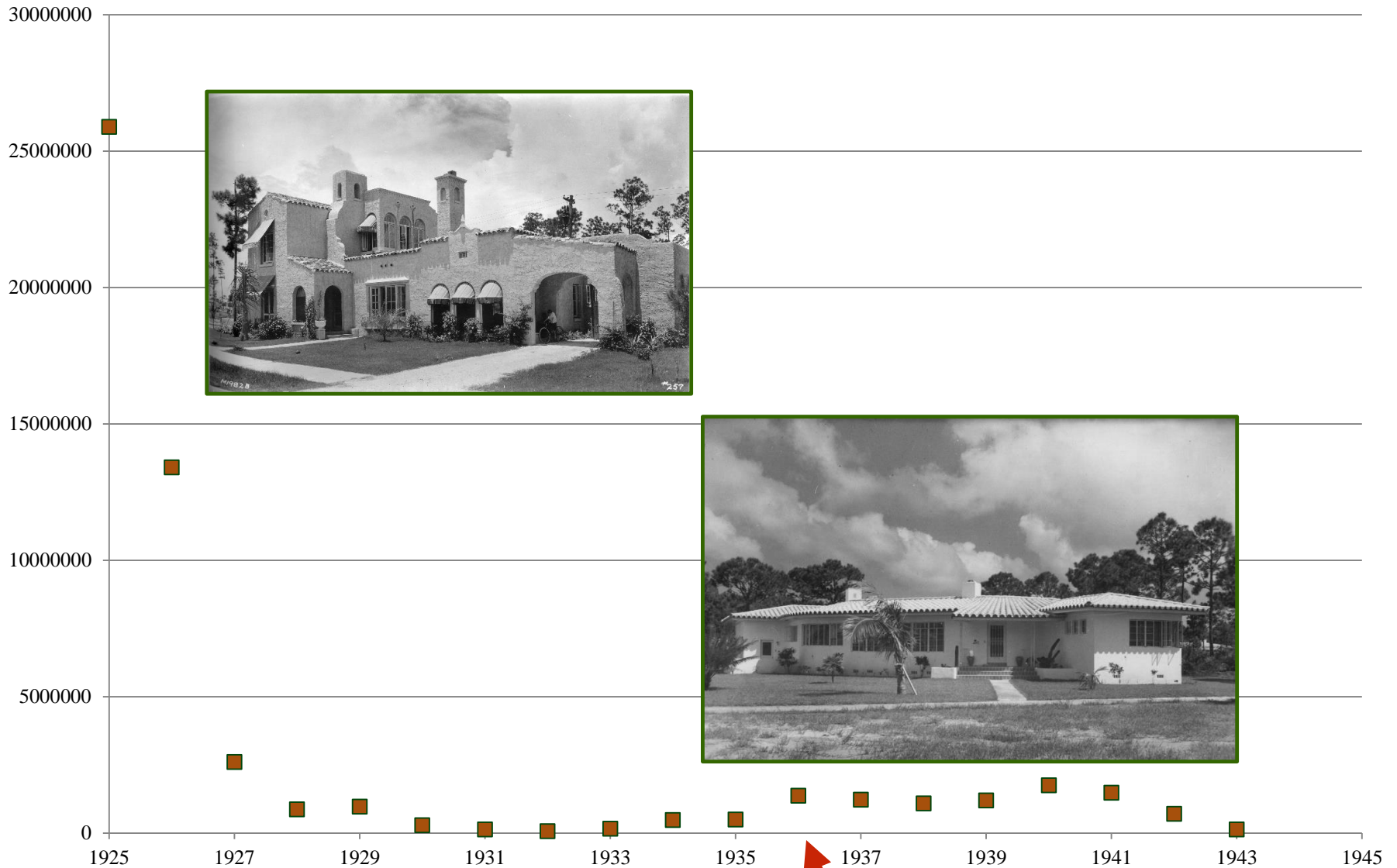


- Post World War II and Modern periods (1945-1966)

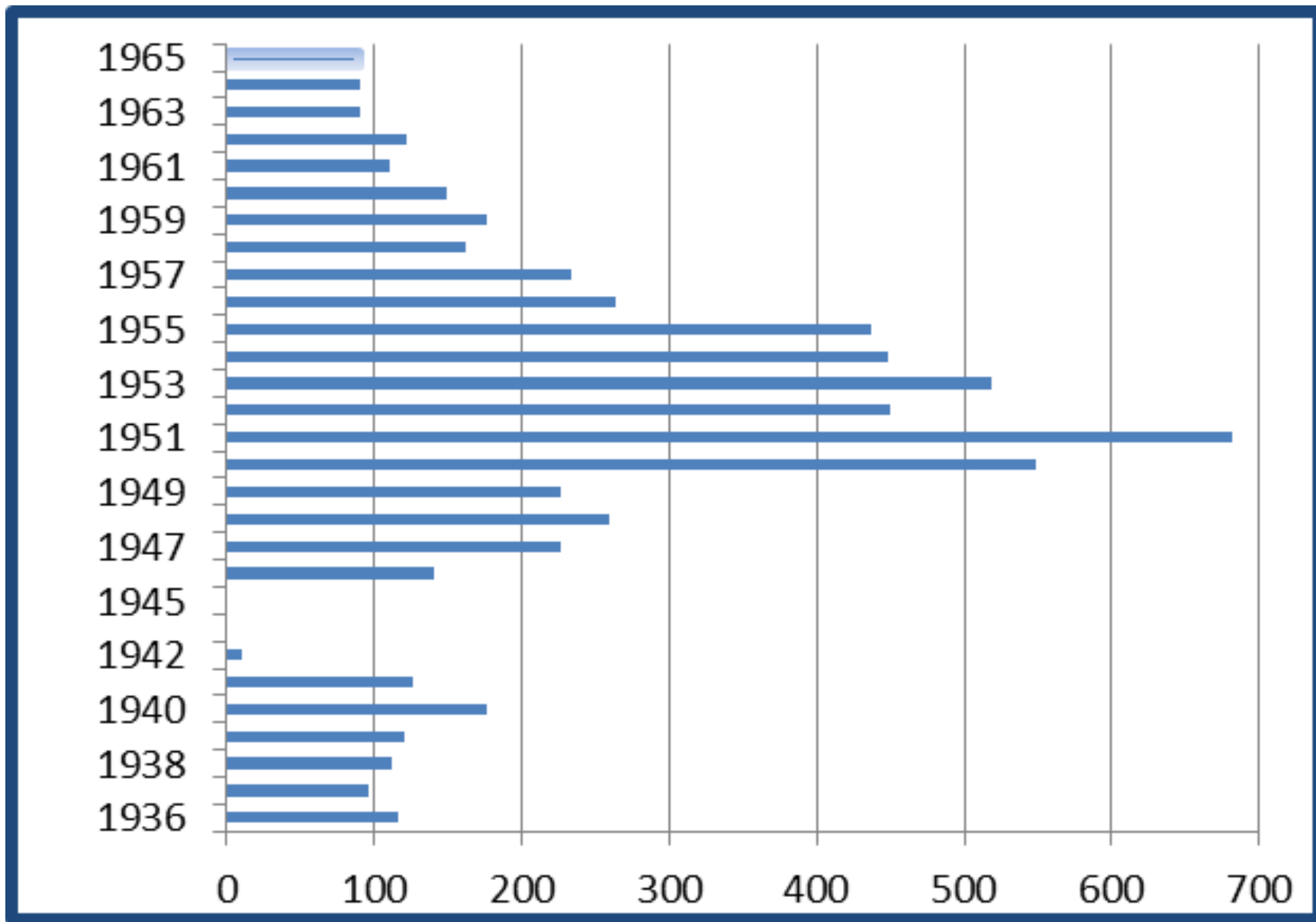


Coral Gables Building Permits 1925-1943

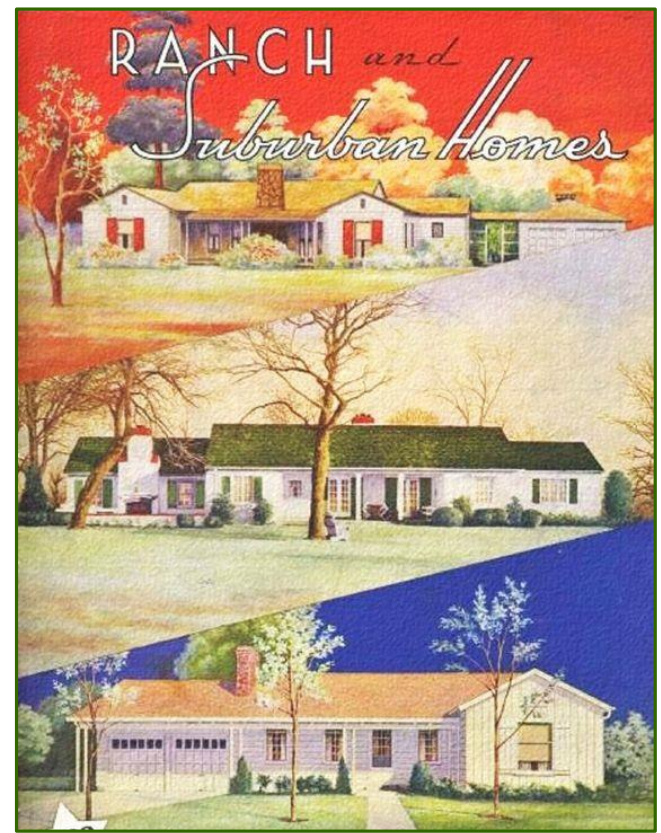
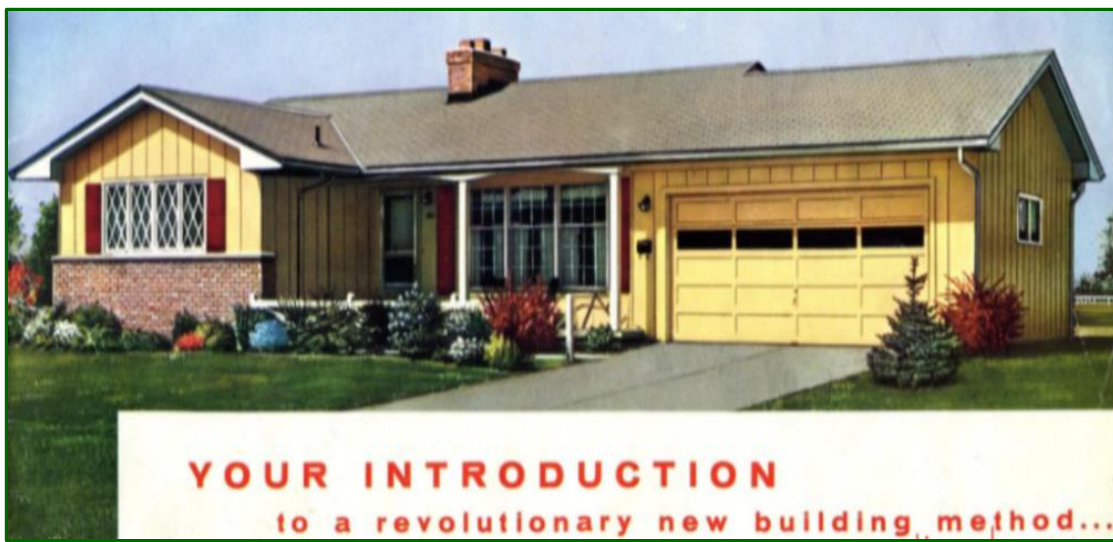
Table: Permit Dollar Value vs. Year



Single-family Residences: Building Permits 1936-1965



Note: no data for 1945; SFR permits for 1944 was zero



**Ranch House advertisement, 1948 (above), 1954 (right)
National Home Builders**

Ranch House

Few architectural idioms have had as profound an impact on the built environment of the nation as the Ranch house.

The Ranch House represented a radical departure from tradition.

It was a deliberate new style of residential architecture.

It accommodated Modern aesthetics; facilitated the opportunities of expanding suburbia and the automobile-centric communities; and embraced family living.

Ranch House

- Modernist influences kept ranch homes simple and primarily single-story
- Generally long, always low, close the ground -- Horizontal emphasis
- Usually U- or L-shaped in plan; massing may be simple or complex
- Interior and exterior layout is geared to indoor-outdoor living
- Mixture of window sizes, shapes and types – picture windows, sliding glass doors
- Interior is ‘zoned’ into open flowing ‘family’ and ‘private’ or ‘individual’ spaces; no ‘formal’ spaces
- Variety of exterior materials
- Attached garage or carport



1930s Ranch Houses

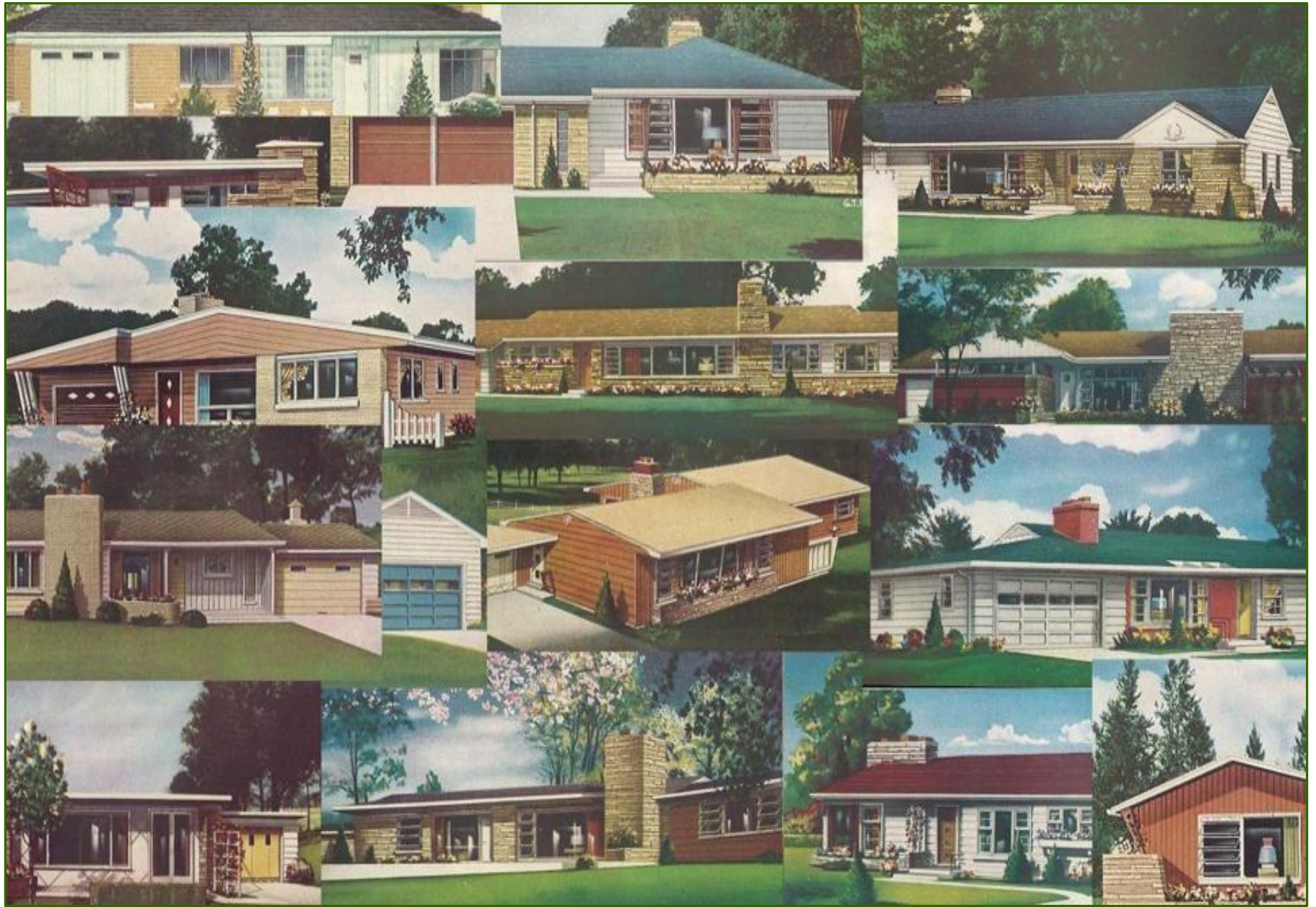
- associated with affluence and high-style design
- were custom-designed
- intentionally unpretentious character and hailed for their “sophisticated simplicity”



1939

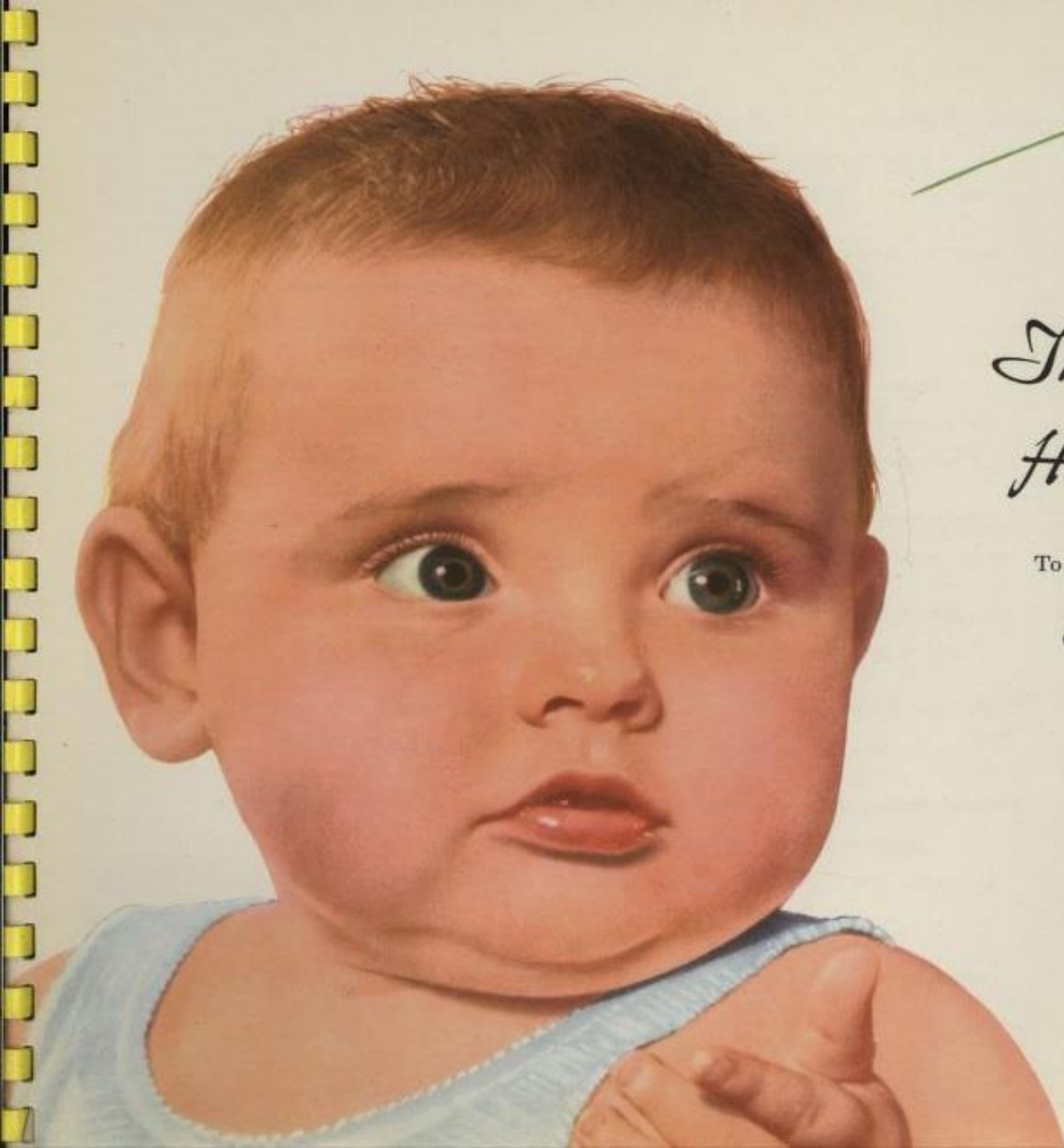
T.R. Craig Residence "Peppergate Ranch"
West Hills, City of Los Angeles, CA
Architect: Paul Revere Williams





1952

Architectural Forum“ Many Faces of the Ranch Rambler”



*The Faith Your Children
Have In You*

Deserves the best that you can do
To keep that faith, and have it grow,
As through this life on earth they go.

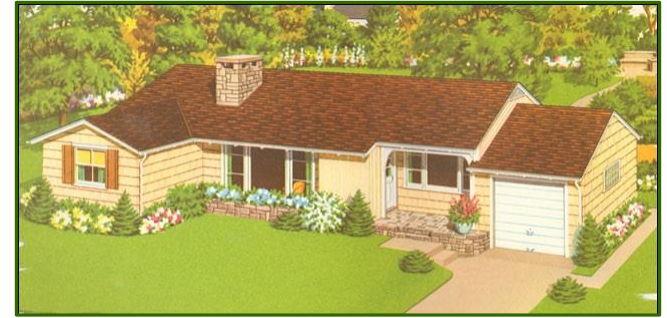
Give them a home where they can play
And sleep in peace at end of day.
A home with love within its walls
Will make them strong when duty calls.

The years fly by, and soon they learn
From play to work they need to turn,
And if their youth with love was blessed
They'll know their home life was the best.

So follow through, don't let them roam,
Start them aright — give them a home.

“Prelude to Happiness.” 1954. National Plan Service, Inc.

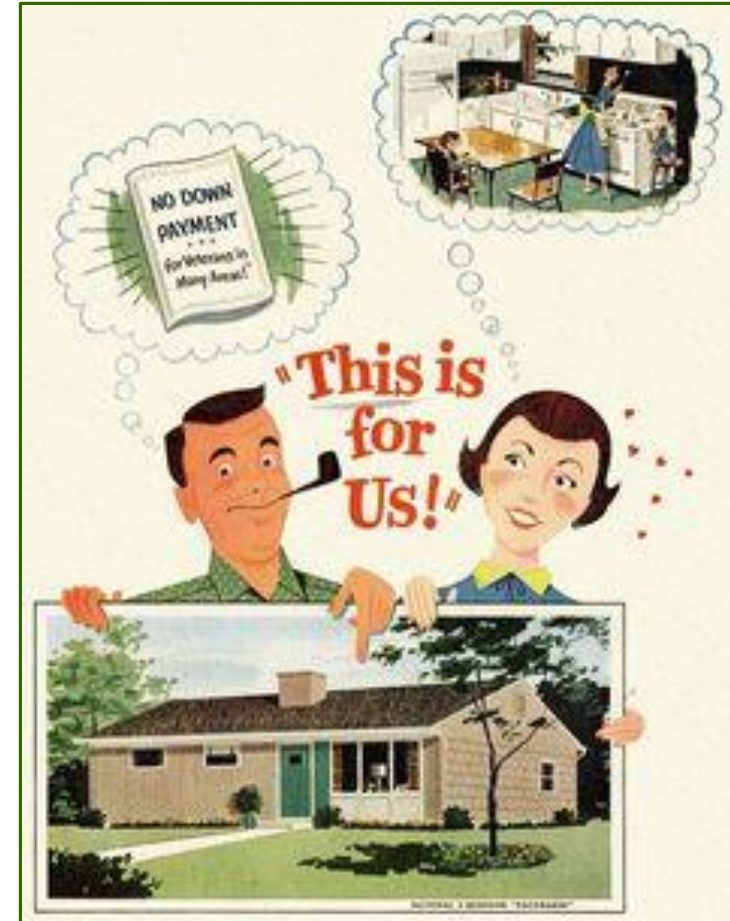
“Prelude to Happiness” 1954, National Plan Service, Inc.



Subdivisions



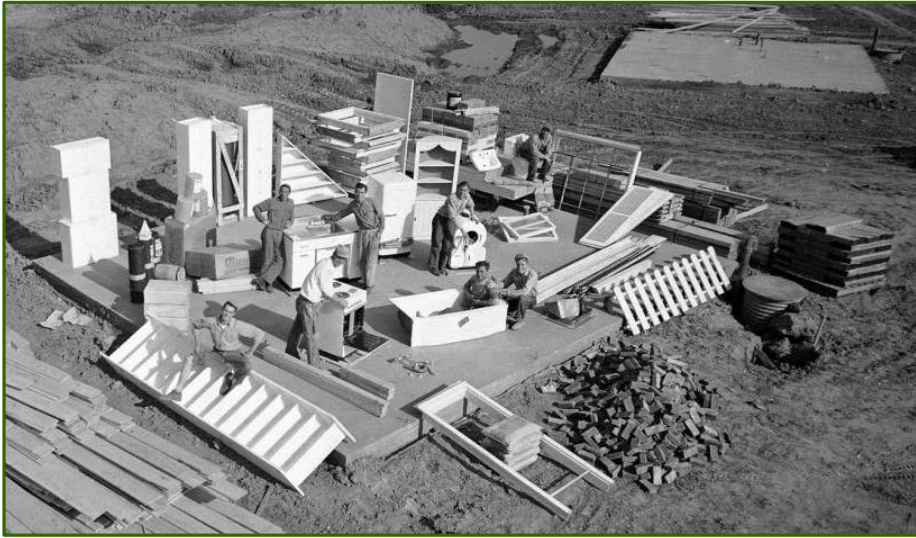
1955–1957 sales brochure, Anaheim, California



1954 sales brochure, Lakewood, California

Subdivision not far from the recently completed Disneyland –opened 1955. “Young at Heart,” Johnny Richards and Carolyn Leigh’s 1953 hit song for Frank Sinatra: *“Fairy tales can come true/It can happen to you....”*

Mass Production of the Ranch House



Levittown



NO. 1



NO. 2



REAR VIEW OF ALL HOUSES



NO. 3



NO. 4

The Rancher

A NEW HOUSE IN LEVITTOWN

SPECIAL INTRODUCTORY PRICE—

\$8,990

\$57 A MONTH!

No cash required from veterans!



Generally, the Ranch House is often divided into three broad categories

- **Traditional Custom Ranch House, 1930-1975**
 - 1930-1945: transitional period of the Ranch style that served as a precursor to the postwar version that was popularized across the Nation.
 - Thoughtfully designed homes exploring a new typology
- Contemporary Ranch House, 1945-1975
- Minimal Ranch, 1945-1975

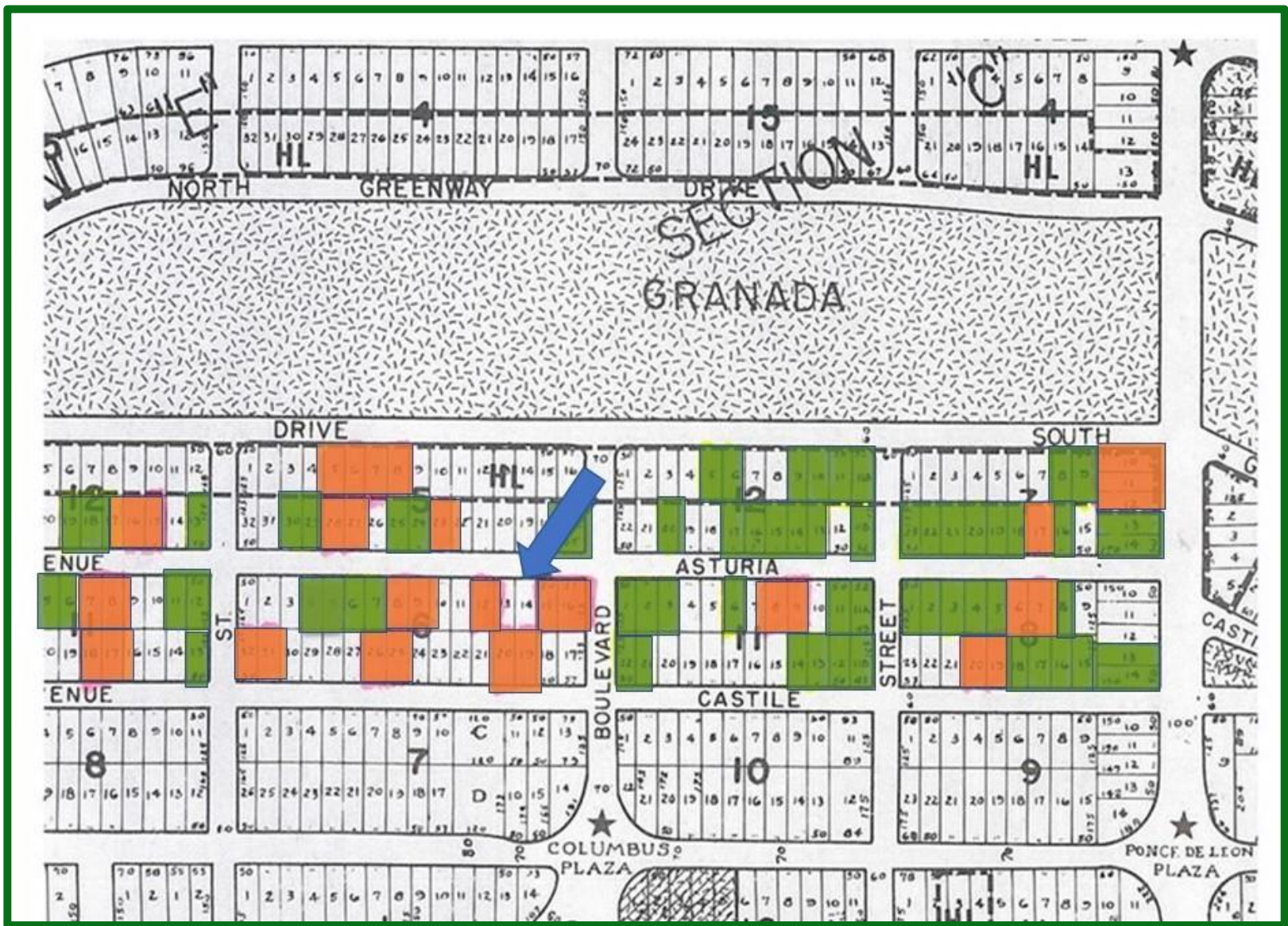
Traditional Custom Ranch House, 1930-1975

- ✓ exclusively one-story, single-family residence
- ✓ custom-designed by architects
- ✓ rambling, elongated plans
- ✓ horizontal emphasis; general asymmetry
- ✓ free-flowing interior spaces with a designed connection to the outdoors
- ✓ low-pitched roofs with wide eaves
- ✓ combination of cladding;
- ✓ shutters; multiple windows and shapes;
- ✓ broad low chimney
- ✓ rear patio or covered porch
- ✓ may incorporate simple ornamentation of current or regional styles as design elements (as opposed to applied features)



Photos of Mid-1930s
Traditional Custom Ranch Houses

Early examples of Traditional Custom Ranch Houses in the southeastern Florida region followed the housing trend across the nation and often incorporated elements from dominant regional styles, in particular Art Deco and Art Moderne.



Plat Map, Section E, 1920s homes
Orange = built in 1923; Green = built 1924-1930

1208 Asturia Avenue, 1936

Russell Pancoast, Traditional Custom Ranch House



1202 (1924) [left]
1229 (1926) [right]



1243 (1923) [left]
1225 (1923) [right]



Architect: Russel T. Pancoast (1899-1972)

- ✓ progressive architect
- ✓ known for ‘respectively breaking new stylistic ground repeatedly’
- ✓ ‘Dean of Miami’s architecture’
- ✓ “Architecture should meet the needs of the current time and place”



Local Architects: Robert Law Weed, Russel T. Pancoast, Alfred Browning Parker, John E. Petersen, and Robert Fitch Smith (seated), 1964

Courtesy of History Miami, Miami News Photograph Collection

Architect: Russel T. Pancoast

- ✓ Grandson, Miami Beach mogul, John A. Collins
- ✓ Pancoast studied architecture at Cornell University
- ✓ Worked for Kiehnel & Elliott before starting his own firm in the 1926
- ✓ Retired 1961, Pancoast, Ferendino, Skeels & Burnham (2006 became Spillis, Candela DMJM)
- ✓ President, AIA Florida South Chapter; President, Florida State Board of Architecture -13 years
- ✓ Designed Miami Beach Library and Art Center (now the Bass Museum of Art) in 1930 which is considered by many to be the city's first Art Deco building



Miami Beach Public Library and Art Center (1930) – Bass Art Museum
-- listed on the National Register of Historic Places, 1979

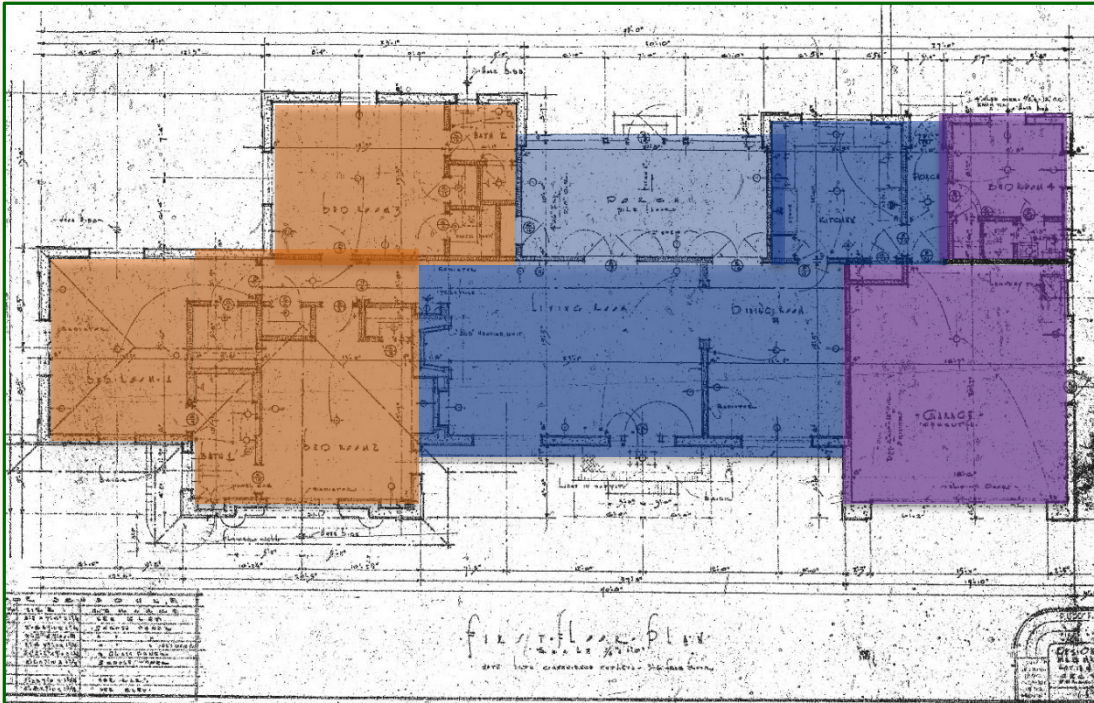
1208 Asturia Avenue



One-story SFR

Originally permitted:

- three-bedroom, two-bath
- attached two-car garage
- servant's quarters / 'den'
- rear covered porch



5058

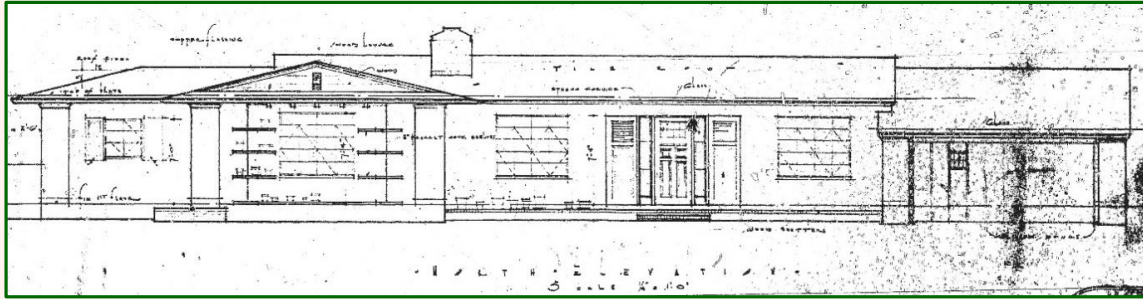
Zoned Living Plan

'Family' activities -- living, dining rooms, den, kitchen

'Private' or 'individual' spaces -- bedrooms, bathrooms

Attached garage, utility / servants

1208 Asturia Avenue: Traditional Custom Ranch House



Incorporates simple ornamentation of current or regional styles—in this case **Art Deco** and **Art Moderne**:

- smooth stucco
- punctured fenestration openings
- sculptural built-in exterior shelves
- full-height broad pilasters
- sculptural eaves and cornices

Prominent & Defining features:

- one-story, built low to ground with a horizontal emphasis
- low-pitched roof, wide roof overhangs, no dormers
- garage attached to main façade
- large windows, wall changes at base of windows, shutters
- asymmetrical façade
- off-center front entry sheltered under main roof of house
- wall cladding change in gable end (wood horizontal siding)
- elements in patterns of three
- broad low chimney
- covered porch, patio opening to backyard



Front (North) Elevation

Note:

- ✓ Horizontal emphasis: door ensemble; entry landing extended; wide eave overhangs; crawl space masonry vents



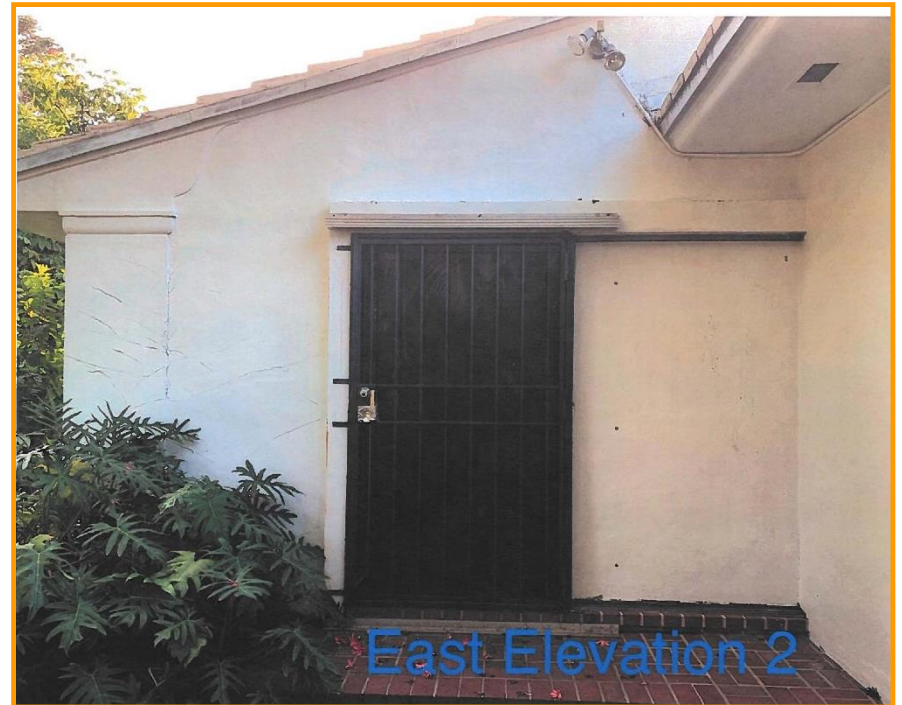
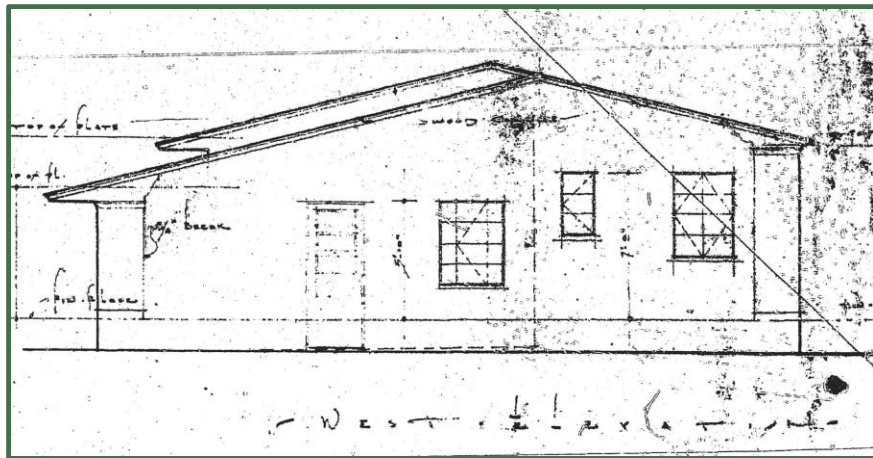
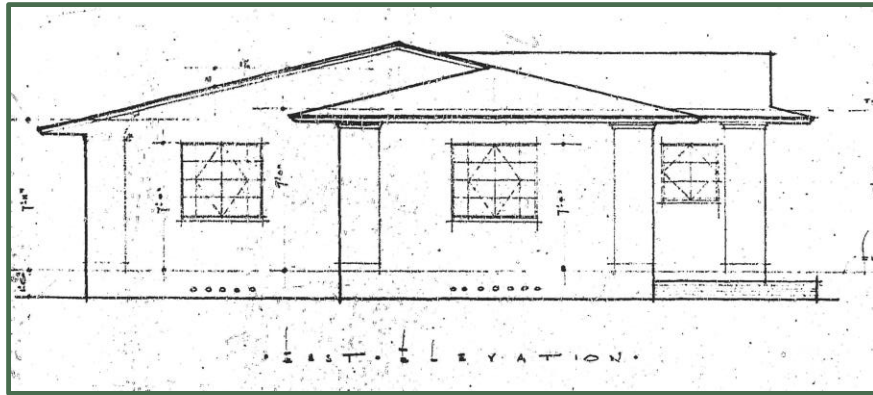
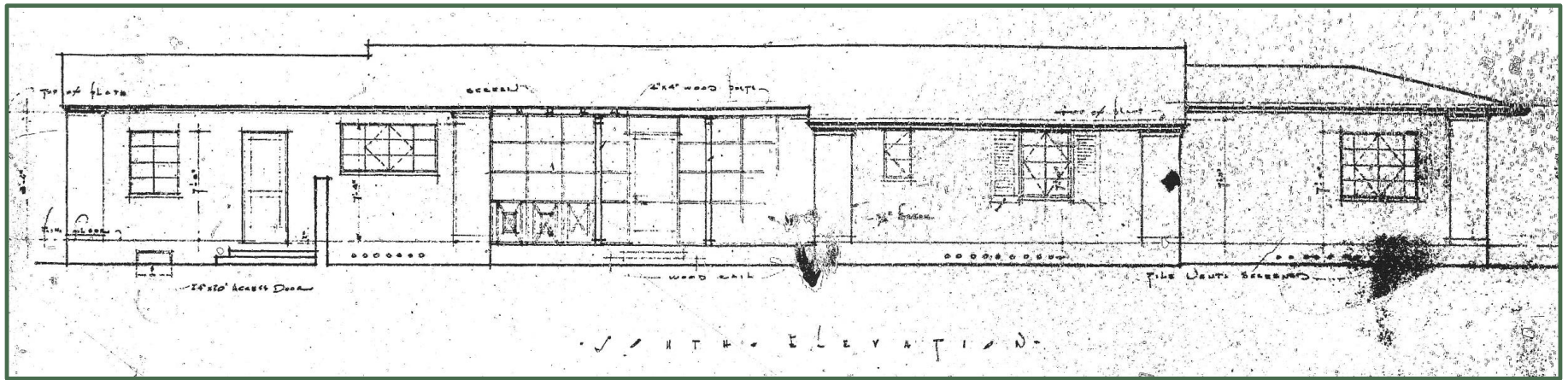
Front (North) Elevation

Note:

- ✓ gable end is visually minimized by a ‘hip’ skirt roof that becomes the wide projecting eaves
- ✓ Art Deco-inspired masonry shelves curving with the indented “frame”
- ✓ by wide pilasters with simple molded capitals with corresponding bases demarked by lines incised in the smooth stucco.















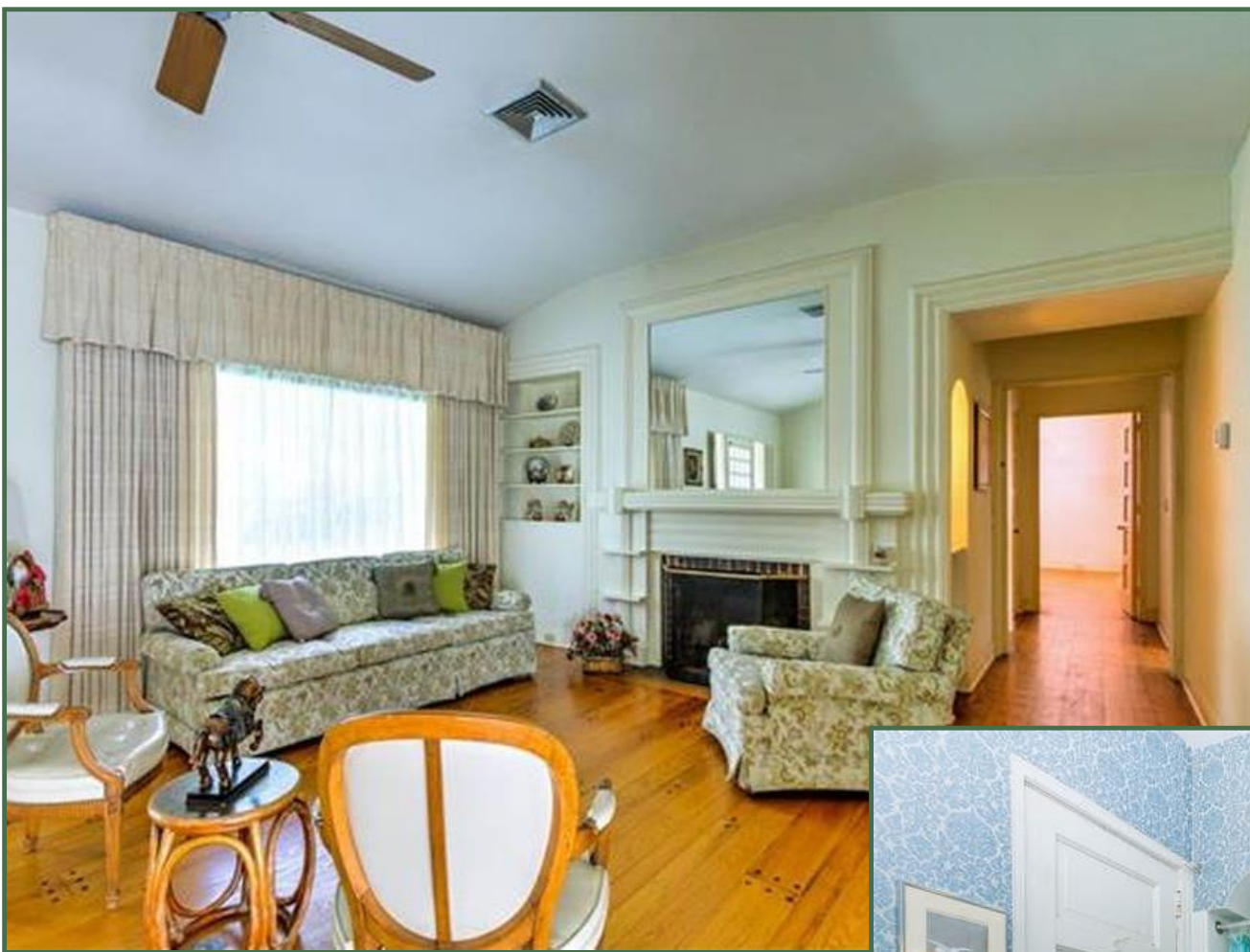
Rear Porch

South Elevation 2



A10385246

Interior



Alterations



Comparison of historic photographs and the original architectural plans with the extant home demonstrates the *high degree of historic integrity* this home has maintained over the years. The home has retained its massing and most of its character-defining features. There have been no additions to the home.

Most dominant alteration:

- removal of the original steel casement and transom windows
- installation of clearview and awning windows (date unknown)
- size of fenestration openings maintained

Other:

- two carriage garage doors were replaced with a single double-wide door
- cement walkway replaced with brick pavers (1971)

1208 Asturia Avenue



c. 1940



2019

- ✓ Few changes to the character-defining features
- ✓ Retains a high degree of historic integrity

Summary Statement of Significance

The single-family residence at 1208 Asturia Avenue is a prime example of an early Traditional Custom Ranch House.

In Coral Gables, when home-building began to regain its footing in the mid-1930s there was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. Building began to follow national trends and included some early Traditional Custom Ranch houses. Across the Nation, the early Traditional Custom Ranch homes were designed by prominent architects for clients who were embracing this revolutionary architectural type. These homes are distinct and often unique. Such was the case for the home at 1208 Asturia Avenue which was built on a prominent City block by a nationally-acclaimed architect who was known for breaking new ground.

Designed by architect Russell Pancoast, who was known for his cutting-edge thinking, it was one of the first residences in this style in Coral Gables. Pancoast designed the Bass Museum of Art building in 1930, which is considered by many to be Miami Beach's first Art Deco building and contributed heavily to the development of Art Deco in the region.

In this home he brings these modern influences to the newly-evolving ranch typology, hence breaking away from the Mediterranean Revival foundation of the City and launching a new chapter in Coral Gables architectural history.

This precedent-setting home retains a high degree of historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

Staff recommends APPROVAL of the Local Historic Designation of the property at 1208 Asturia Avenue based on its historical, cultural, and architectural significance.

1208 ASTURIA AVE

Coral Gables, Florida

Brief Analysis of Architectural/Historic Significance and Merits



(1924)

(1937)

(1923)

1208 Asturia Avenue Coral Gables, Florida

Synopsis of Findings 1208 Asturia Avenue

ARCHITECTURAL MERIT

- This building is a competent example and likeness of Ranch Style architecture, but not unique nor trendsetting.

HISTORICAL MERIT

- This building(1937) did not historically impact the continued construction of Mediterranean Style Architecture in the City of Coral Gables and there has not been any impact in the surrounding neighborhood to create a district to date. The simplistic Ranch Style architecture/construction gained popularity to solve the critical need for mass housing after WWII in the late 1940's and early 1950's.



Russell T. Pancoast FAIA architect

1208 Asturia Avenue



1. Russell T. Pancoast (1898-1972) is considered by many to be key in helping shape the architecturally exotic Art Deco landscape of **Miami Beach**. He earned a degree in architecture from Cornell in 1922 and worked for Kiehnel & Elliott before starting his own practice in 1928. His first "big job" was designing the Surf Club in Surfside in 1929 and is also responsible for designing The Bass Museum of Art, The Miami Beach Woman's Club, The Mead Building and Peter Miller Hotel. His buildings range in style from Mediterranean Revival to Art Deco and Postwar Modern. (1)

Bibliography:

- (1) <https://www.miamism.com/blog/miami-architecturally-significant-homes-russell-t-pancoast>
Ines Hegedus-Garcia (Miamism- Architecturally Significant Real Estate)

1208 Asturia Avenue

Architectural Significance

Historically Designated and Significant Buildings



Criteria for Significance

Proposed by City of Coral Gables staff

(*) ARCHITECTURAL

- (1) Portrays the environment in an era of history characterized by one or more **distinctive** Architectural Style
- (2) Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Note:

Architectural Criteria #3 **Is an outstanding work of a prominent designer or builder**
-NOT proposed as criteria by City staff

(**) HISTORICAL

- (4) Exemplifies the historical, cultural, political, economic, or social trends of the community

Bibliography:

Report of the City of Coral Gables Historical Preservation Board on the Designation of the Property at 1208 Asturia Avenue, Coral Gables, Florida as a Local Historic Landmark. Coral Gables Zoning Code, Report of the City of Coral Gables Historical, LHD 2019-008, January 15, 2020

Article 3, Section 3-1103 of the Coral Gables Zoning Code- Criteria for Significance- Criteria for designation of historic landmarks or historic districts

(*) ARCHITECTURAL: 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; **3. Is an outstanding work of a prominent designer or builder;** or 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. (See Architectural Note above)

(**) HISTORICAL: 1. Is associated in a significant way with the life or activities of a major historic person important in the past; 2. Is the site of an historic event with significant effect upon the community, city, state, or nation; 3. Is associated in a significant way with a major historic event whether cultural, economic, military, social, or political; 4. Exemplifies the historical, cultural, political, economic, or social trends of the community; or 5. Is associated in a significant way with a past or continuing institution, which has contributed, substantially to the life of the City.



1208 Asturia Avenue

Criteria for Significance

Ranch Style Characteristics

1. First introduced and built in the 1920's, becoming popular in the 1930's and extremely popular with the post war middle class of the 1940's to the 1970's.

MAIN CHARACTERISTICS

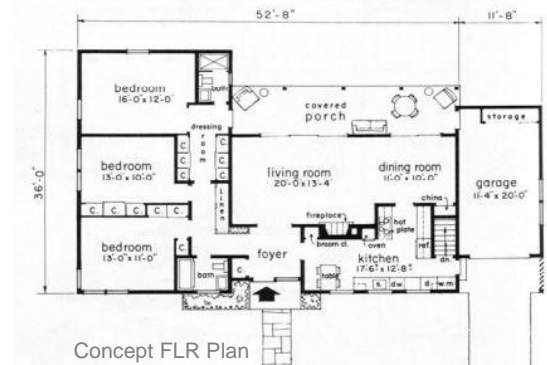
- Single Story with long low roof line
- Asymmetrical "L" or "U" shape floor plan
- Living areas separated from bedroom areas with simple open floor plans
- Garage attached to main facade
- Deep overhang eaves
- Sliding glass doors opening onto patio
- Windows with a large glass area, sometimes decorated with non functional shutters
- Vaulted ceilings with exposed beams often in combination with tongue and groove roof decking
- Mixed material exteriors of stucco and brick, wood or stone
- Cross- gabled, side-gabled or hip roof



Bibliography:

1. https://getd.libs.uga.edu/pdfs/chapman_michael_k_200712_mhp.pdf

The traditional symmetrical, central hall floor plan that was once so popular gave way to the asymmetrical Ranch-type house. The layout of these "modern" homes was intended to increase efficiency of household activities as well as increase the time spent on more enjoyable activities in and around the home. As publications of the period noted, "These rooms now profit by modern devices and facilities...Efficient equipment and arrangement can save your energy and health, make the tasks pleasant and easy and give you increased leisure for relaxation and recreation."³⁰ There were few interior walls separating the kitchen from the dining room or the dining room from the living room. This openness allowed the occupants to move freely from one room to the next in a more practical manner than before. No longer were walls and hallways located simply to achieve symmetrical balance inside the home or, put more bluntly, "because some pretentious architect wanted to line up the windows to make it look Colonial."



1208 Asturia Avenue

Ranch Style Characteristics

Ranch Style History

1. "During America's **Great Depression**, California architect **Cliff May** combined arts & craft styling with Frank Lloyd Wright's Prairie architecture to design what would later be known as the Ranch Style. Quickly becoming popular through the 1930's and by the end of WWII real-estate developers seized the idea to build a flurry of simple and affordable homes for America's rapidly expanding suburbs". - Jackie Craven (1)
2. "The concept of a Ranch house was fast and affordable to build en masse, which made them the perfect house style for developers to commission. By 1950, **9 out of every 10** new homes built in the United States was a Ranch." – Maggie Burch (2)
3. "If a style of residential architecture can symbolize an era, the ranch house became the iconic American home from roughly 1945 to 1970: By some estimates, 70 percent of American homes built in the 25 years after World War II were ranch houses."-Scott Timberg (3)



Glory

Plan 1, With Basement

DATA: Living Area, Plan 1—1,111 Sq. Ft., Plan 2—1,137 Sq. Ft.; Porch, Area, Entry, Plan 1—140 Sq. Ft.; Garage Area, Plan 1—243 Sq. Ft., Plan 2—215 Sq. Ft.; Ceiling, Plan 1—22,155 Cu. Ft., Plan 2—18,070 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.

This most attractive and efficient ranch type home does not require a wide lot. Two plans are available. Plan 1 has a basement. Plan 2 offers a utility room instead.

The dining room looks out upon a porch which is accessible from the living room. This arrangement is especially desirable with a garden at the side. There are two bedrooms with cross ventilation . . . one of which is large enough for twin beds.

Plan 2, Without Basement

Bibliography:

- (1) [Guide to Mid-Century Homes, 1930 to 1965](https://www.thoughtco.com/guide-to-mid-century-homes-177108) <https://www.thoughtco.com/guide-to-mid-century-homes-177108> by Jackie Craven
- (2) <https://www.housebeautiful.com/lifestyle/a25621600/ranch-style-houses-meaning/>
- (3) <https://www.chicagotribune.com/news/ct-xpm-2006-01-15-0601160247-story.html>

1208 Asturia Avenue

Ranch Style History

Significance of Ranch Style Architectural History in the City of Coral Gables

The Ranch Style does not exemplify the City of Coral Gables. It was a low cost alternative to the original / prevalent style of the city which was Mediterranean Style, and is one of many Non-Mediterranean styles built after 1929. The addition of Ranch Style or of 1208 Asturia Avenue did not alter the fabric of the city which was and remained Mediterranean.

1. "Coral Gables, the City Beautiful, stands out as a rare pearl in South Florida, a cohesive community built on a grand Mediterranean Revival architectural style to create an overall harmony with the environment."-Stacey Steig (1)



Bibliography:

- (1) **A Look Into The Past** – Article about Coral Gables History
By Stacey Steig, <https://coralgableschamber.org/a-history-of-coral-gables/>
Metro Magazine, publisher of The City Beautiful Guide

Our Findings & Conclusions 1208 Asturia Avenue

ARCHTECTURAL MERIT

The building is a competent example of simple and pragmatic Ranch Style architecture.

However, architecturally, this building is not trendsetting, unique or iconic, it does not elevate to new levels nor explore new interpretation's of the Ranch Style.

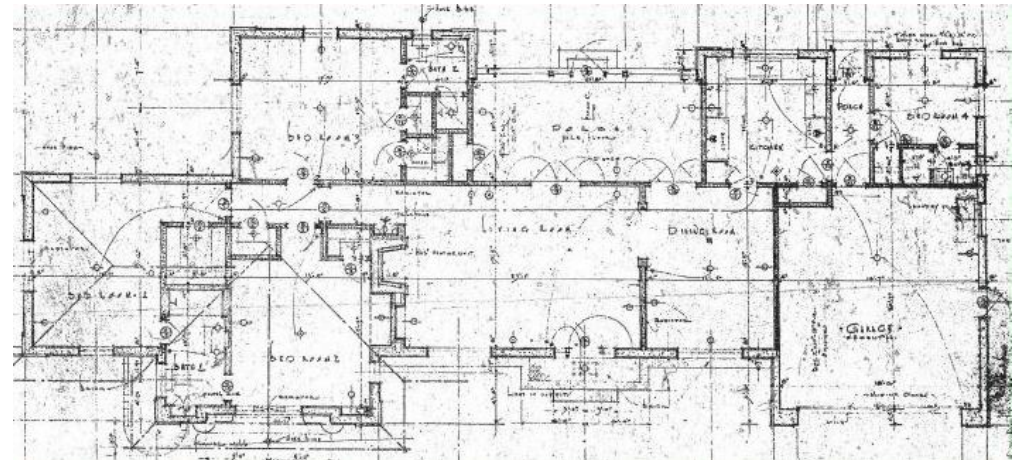
It is merely a good reproduction of an existing simple and generic style.

HISTORICAL MERIT

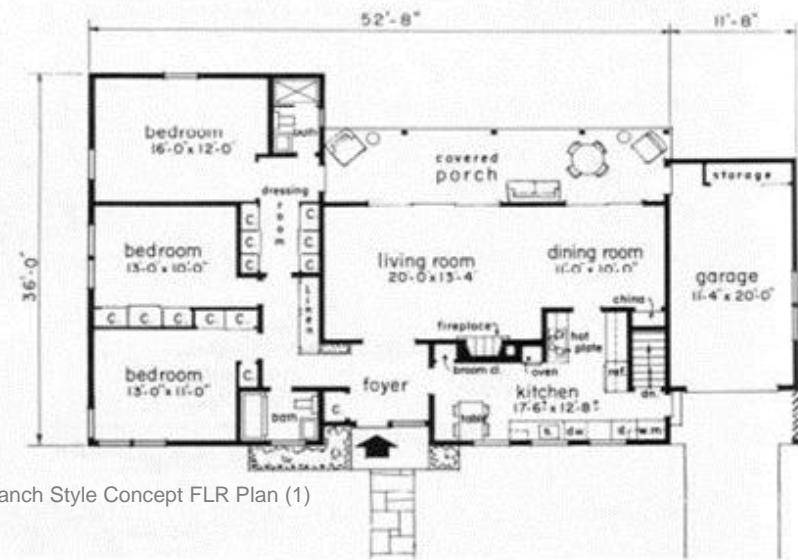
This building did not ever historically affect the Coral Gables community because there was and has not been any direct impact in the surrounding neighborhood to create a Ranch Style district..... homes in that surrounding neighborhood remained Mediterranean Style before and after this building. Consequently, the very nature of this type of simplistic Ranch Style architecture was at the time not appealing to the affluent client and unavailable to the mass market until after WWII in the late 1940's and early 1950's when the WWII generation needed mass/ inexpensive housing until the late 1970's.

Bibliography:

(1) https://getd.libs.uga.edu/pdfs/chapman_michael_k_200712_mhp.pdf



(Fig A) 1208 Asturia Avenue



(Fig B) Ranch Style Concept FLR Plan (1)

Based on Our Finding's & Conclusion's...



...What is Architecturally significant about this façade or this building?

1208 Asturia Avenue

Conclusion

