



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

February 15, 2012

Ms. Kara Kautz
Assistant Historic Preservation Officer
City of Coral Gables
Post Office Box 141549
Coral Gables, Florida 33114-1549

Re: Landon Residence, 2 Casuarina Concourse, Coral Gables, Florida

Dear Ms. Kautz:

Thank you for your inquiry concerning the possible National Register listing of the above referenced property. After reviewing the information provided, our staff feels the Landon Residence is potentially eligible for listing in the National Register of Historic Places. Although the ca. 1966 building is less than fifty years old, the standard age guideline for evaluating significance, it is our office's opinion that the building meets the criteria for exceptional significance. The Landon Residence displays a very high level of architectural integrity and is a fine example of the modern regional architecture designed by the late Alfred Browning Parker. Parker was well recognized by the architectural community even during his lifetime for his designs that were created for local environments, and is considered a master architect.

This property, therefore, could be considered for listing in the National Register of Historic Places or for a determination of its eligibility for listing by the Keeper of the National Register. When private property owners object to the listing of their property, it cannot be listed, but a request for determination of eligibility may be made without owner consent.

I have enclosed a Florida National Register Proposal form (FNP) and instructions for completing it. The information included in the local designation report provided is comparable, but it needs to be translated into an FNP format. You should study both the form and the instructions carefully before you attempt to fill out any information. It is essential that you understand what kind of information is required and how it is recorded in order to avoid wasted time and effort. There are several points that must be emphasized.

First is the need for complete and accurate documentation. This applies to the physical description as well as the statement of significance. We need specific information regarding original construction, alterations, and uses of the property, as well as the historical events, developments, and persons with whom it has been associated.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6435

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Palm Beach Regional Office
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Tampa Regional Office
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Second, graphics can be extremely helpful. Current digital photographs, including overall views and close-up shots of important details are required. See the sheet about photographs to see the specifications for these photographs. Historic photographs should be included whenever they are available. Sketch plans or diagrams of sites, interior floor plans, etc., should be carefully and accurately drawn, although not necessarily to scale.

Third, site location and boundary information must be precise and accurate. Where street addresses are not applicable, location should be indicated by specific references to identifiable landmarks. Site boundaries should encompass only the site or property specifically identified and described in the nomination proposal.

Finally, the eligibility of the property for National Register eligibility depends on two essential points: 1) its "site integrity" or the extent to which the property retains the physical character and appearance of its period of significance, and 2) its association with significant historic events, developments, or personalities as reflected in its present condition and appearance.

Obviously, preparation of the proposal will require detailed investigation of both the physical development of the property itself and the broader historic context in which that development occurred. The information obtained must then be incorporated into narrative texts in the physical description and significance statement sections of the proposal form. While this is not a simple task, I am sure that the instruction booklet will provide ample guidance in most cases. However, should you need additional information or clarification, please do not hesitate to call me. I will be happy to help in any way I can.

A single copy of the Florida Nomination Proposal should be submitted to us as soon as you have it completed in draft form. Footnotes, photographs, and site and floor plans should accompany the draft proposal. This will enable us to give you our comments and to suggest any revisions that we feel may be necessary before you prepare the final document. Once the revisions are made, please submit the proposal along with the USGS map and digital images. At that point, we should also be able to schedule the proposal for presentation to the Review Board.

Please note: in addition to the Florida Nomination Proposal form, we also need a completed Florida Master Site File Form. A blank form is included in your packet.

We appreciate your interest in this property and look forward to receiving the proposal.

Sincerely,



Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation
Survey & Registration

cc: Owner: CASCAR LLC, 2800 Ponce de Leon Blvd., #1125