

**CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST
OF ANY STRUCTURE**

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: 03-4130-015-0020

Property Address: 1211 Dickinson Drive

Legal Description: Eaton Residence Hall

Original Date of Construction: 1954

Original Architect(s): Robert Little

OWNER INFORMATION:

Owner: University of Miami

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146

(Please be sure to include City and Zip Code)

Phone number(s): (305) 284-1315

E-mail: jbrumley@miami.edu, rherran@miami.edu

CONTACT INFORMATION:

Applicant Name: Jessica Brumley

Mailing Address: 1535 Levante Avenue, Coral Gables, FL 33146

(Please be sure to include City and Zip Code)

Phone number(s): (305) 284-1315

E-mail: jbrumley@miami.edu, rherran@miami.edu

-Staff Use Only-

EDEN SYSTEM PERMIT #: _____

Determination: The property ☐ does not meet ☐ does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made.

Please be advised that this determination does not constitute a development order.

****PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

UNIVERSITY
OF MIAMI



October 10, 2025

Anna Pernas
The City of Coral Gables
Historical Resources Department
2327 Salzedo Street, Second Floor
Coral Gables, FL 33134

Re: Historic Significance Request
Eaton Residential College

Dear Ms. Pernas,

The University of Miami is hereby requesting the Historical Resources and Cultural Arts Department provide a determination of the historical significance of the building listed below.

Eaton Residential College
Address: 1211 Dickinson Drive
Folio #: 03-4130-015-0020

If you have any questions, or need additional information, please do not hesitate to contact us.

Sincerely,

Jessica Brumley
Jessica Brumley
Vice President, Facilities Operations & Planning

cc: Deborah Hunley
Ricardo Herran



Historical Resources and Cultural Arts
2327 Salzedo Street
Coral Gables, FL 33134
Phone: 305-460-5093
Email: Hist@coralgables.com

Historical Significance Determination Letter for Eaton Residence Hall - 1211 Dickinson Drive

October 31, 2025

University of Miami, Jennifer Brumley
1535 Levante Avenue
Coral Gables, FL 33146

Re:1211 Dickinson Drive, FOLIO 03-4130-015-0020, lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida.

Dear Ms. Brumley,

Section 8-107(G) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1211 Dickinson Avenue, FOLIO 03-4130-015-0020, lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna C. Pernas", written over a horizontal line.

Anna C. Pernas

Historic Preservation Officer

Copied

- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File



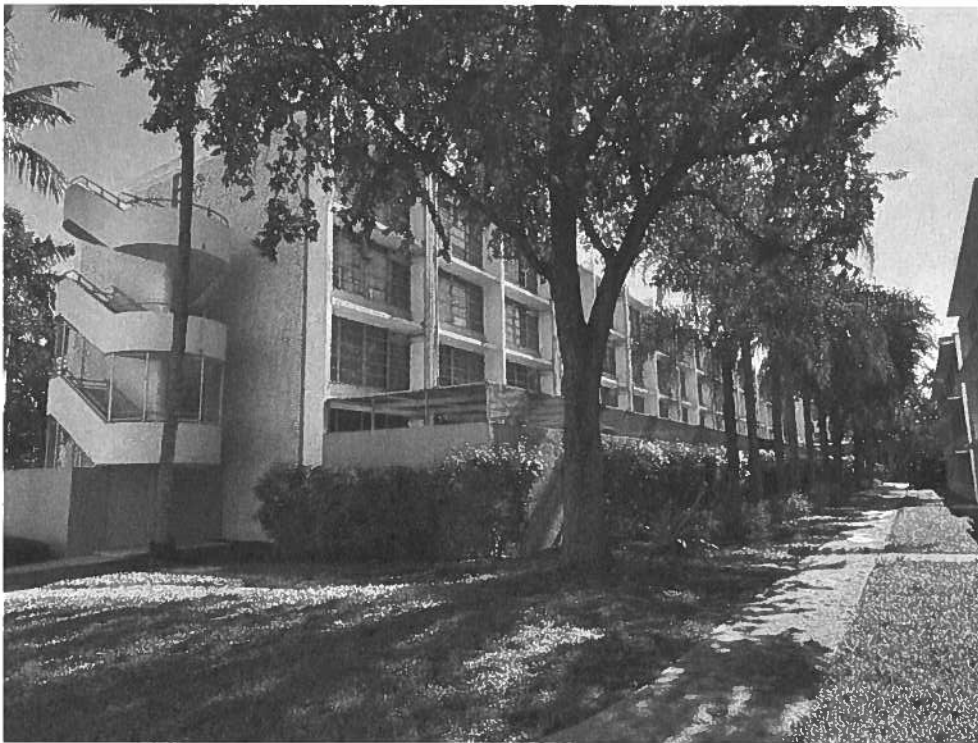
East Façade



North Façade



West Façade



South Façade

A PORTION OF LAND IN THE NW 1/4 OF SECTION 30,
TOWNSHIP 54 SOUTH, RANGE 41 EAST
CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

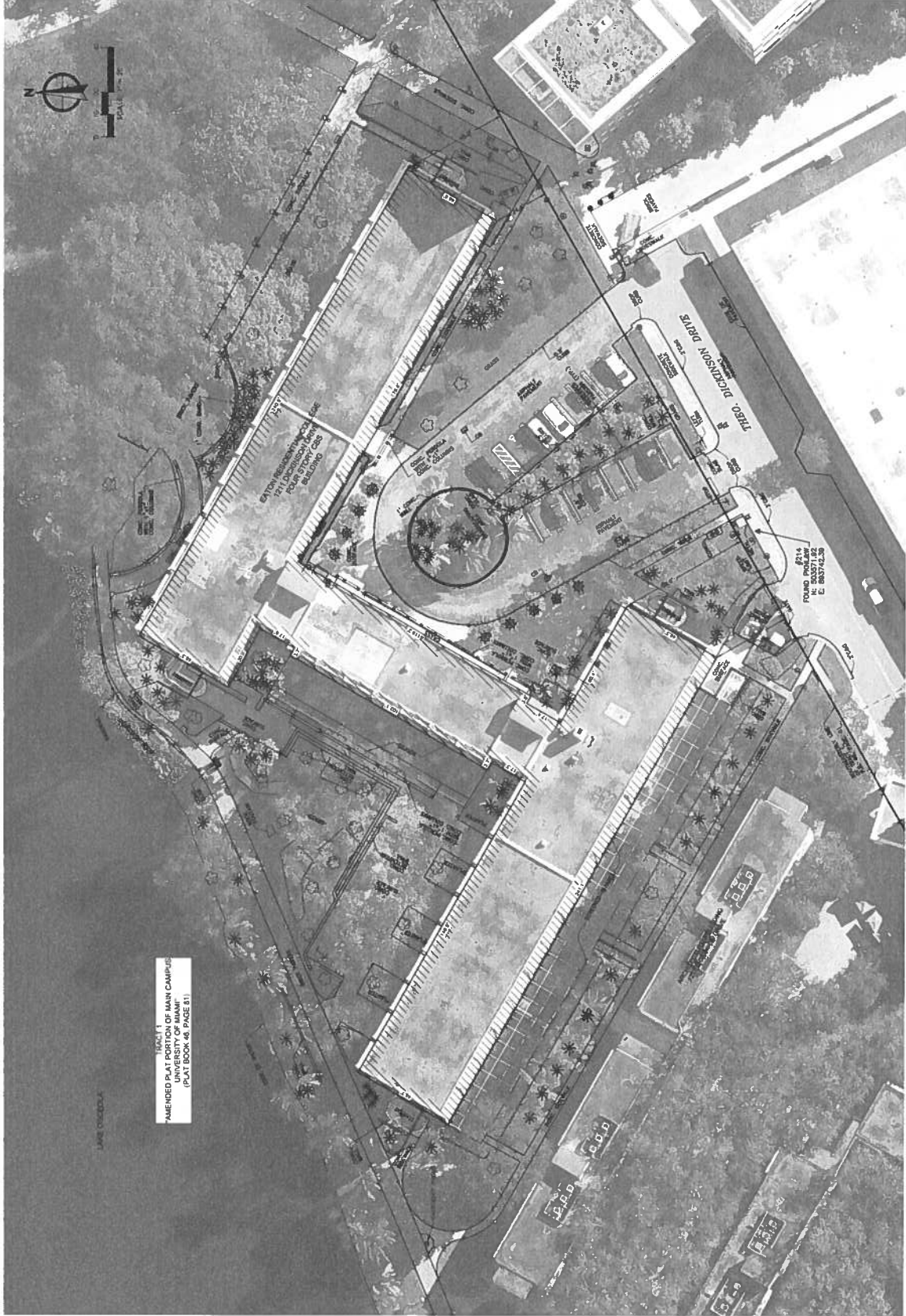
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FOUND P+CV LB74		
214	50,3521.02	89,1742.10
FOUND BENCH		



SHEET #:	1	TOTAL SHEETS	2
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SPECIFIC PURPOSE SURVEY

EATON RESIDENTIAL COLLEGE



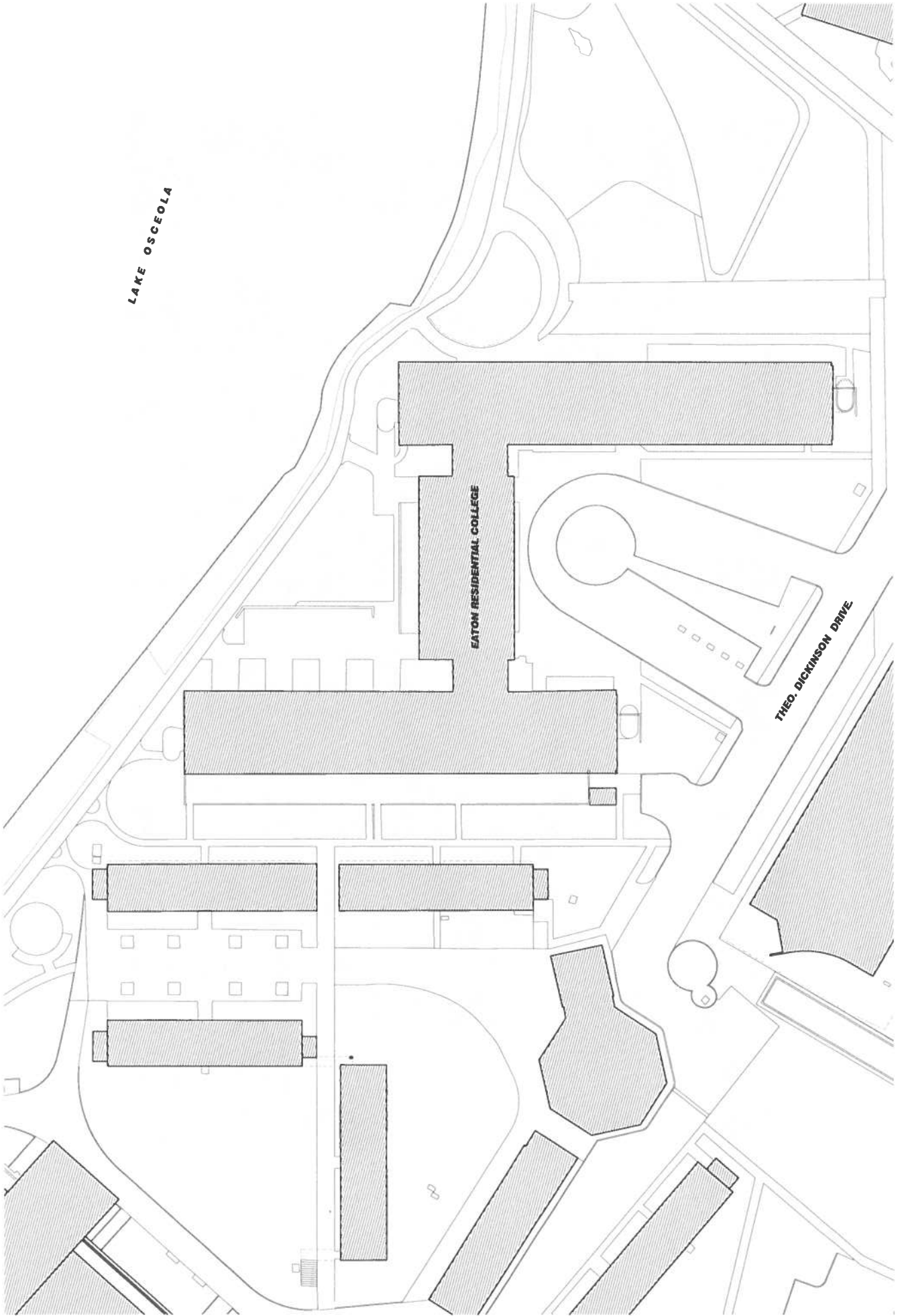
TRACT 1
 AMENDED PLAT PORTION OF MAIN CAMPUS
 (PLAT BOOK 48, PAGE 81)

SPECIFIC PURPOSE SURVEY
 A PORTION OF LAND IN THE NW 1/4 OF
 EATON RESIDENTIAL COLLEGE
 CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

SHEET:
 2 of 2

WGL
 15410 NW 20TH ST, SUITE 101
 MIAMI, FL 33173
 PHONE: 305.555.0000
 FAX: 305.555.0000
 E-MAIL: info@wgl.com

NO.	DATE	DESCRIPTION	BY
1	10/22/2013	PREPARED FOR RECORD	EA
2	10/22/2013	CHECKED BY	EA
3	10/22/2013	DATE	EA
4	10/22/2013	NO.	EA
5	10/22/2013	DATE	EA
6	10/22/2013	NO.	EA
7	10/22/2013	DATE	EA
8	10/22/2013	NO.	EA
9	10/22/2013	DATE	EA
10	10/22/2013	NO.	EA





East Façade



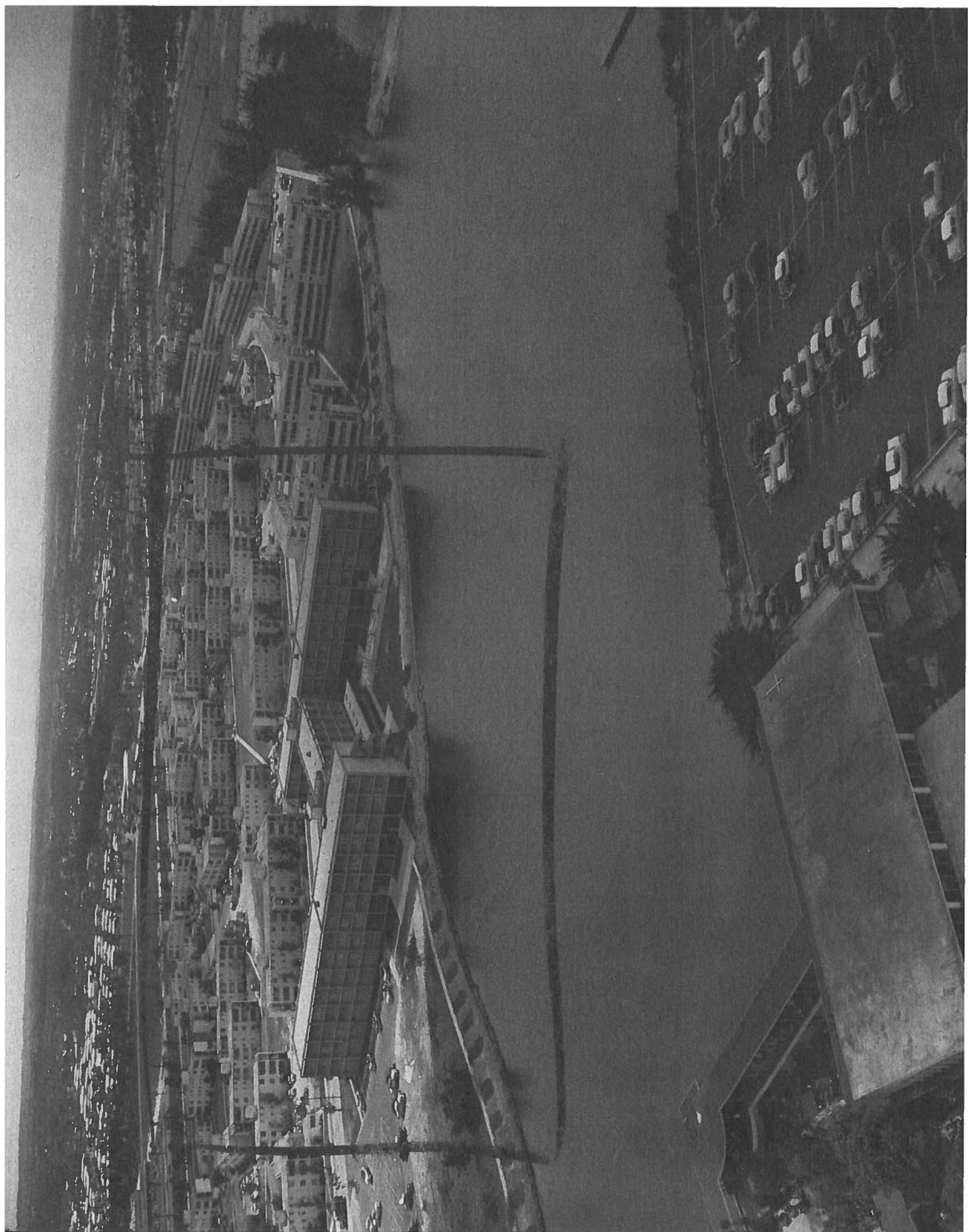
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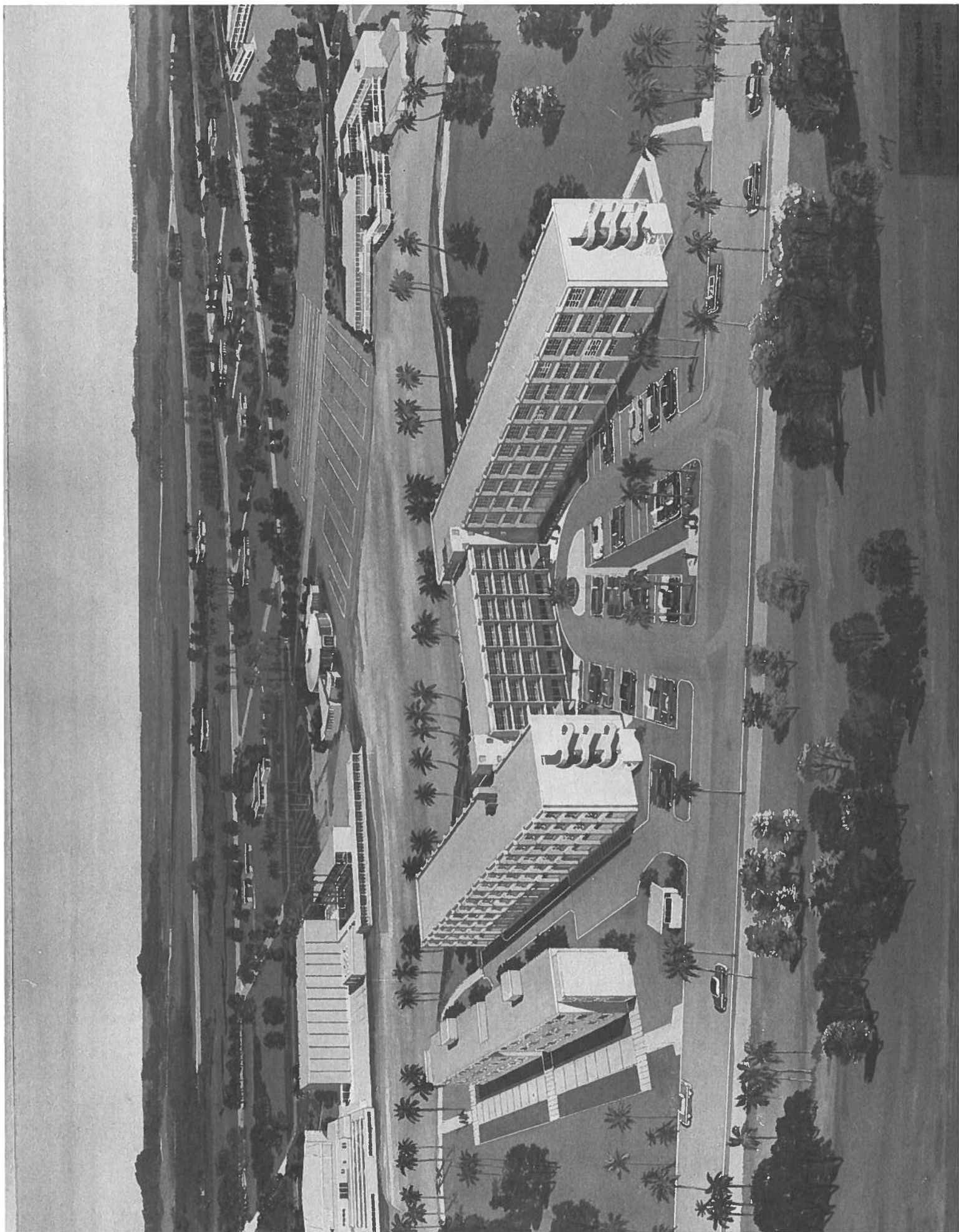


West Façade



South Façade

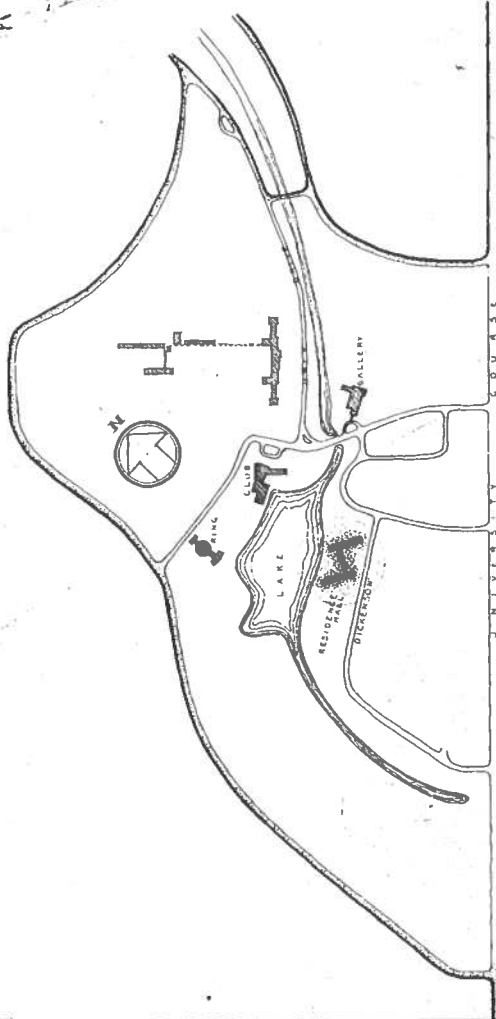






JULIAN S. EATON
RESIDENCE HALL
1961

MIAMI

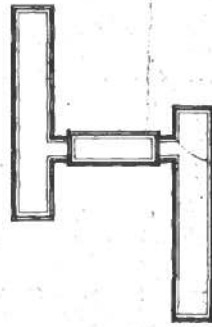


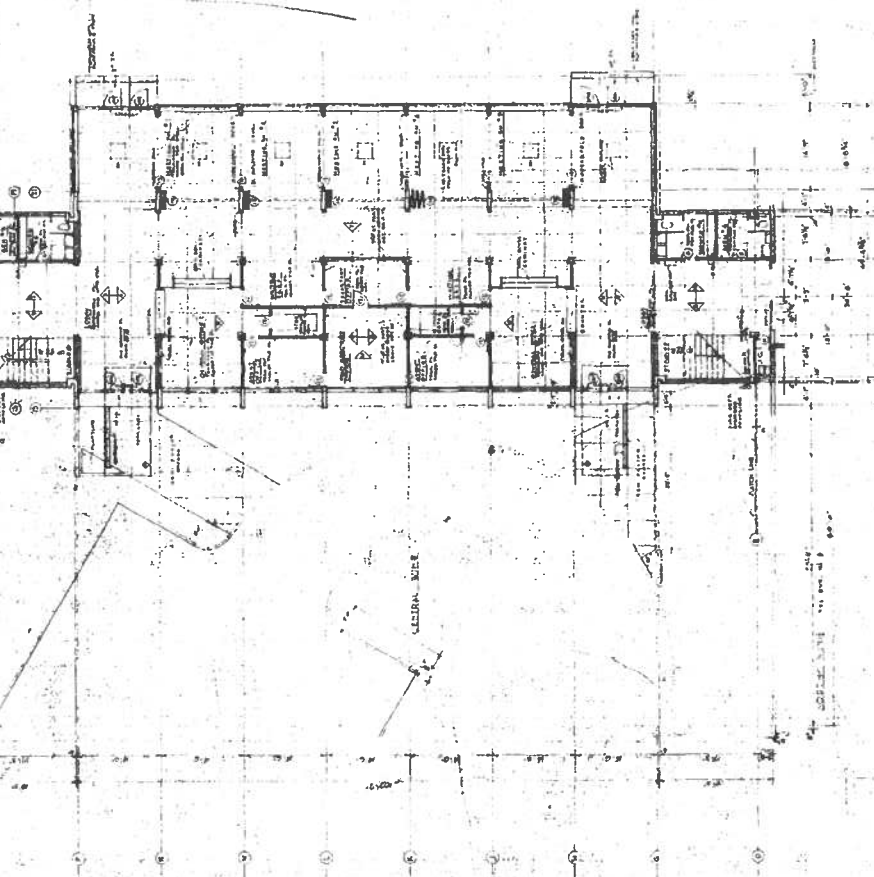
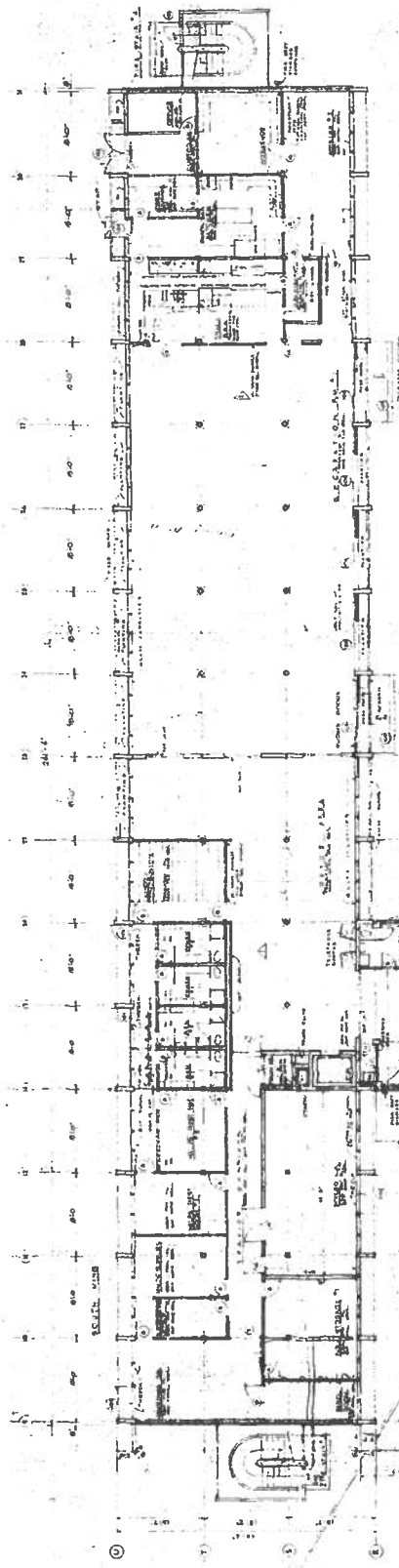
JULIAN S. EATON
RESIDENCE
HALL
UNIVERSITY OF MIAMI
CORAL GABLES

H.H.F.A.

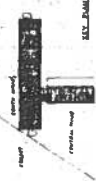
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ROBERT M. LITTLE - ARCHITECT

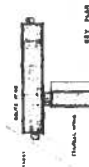




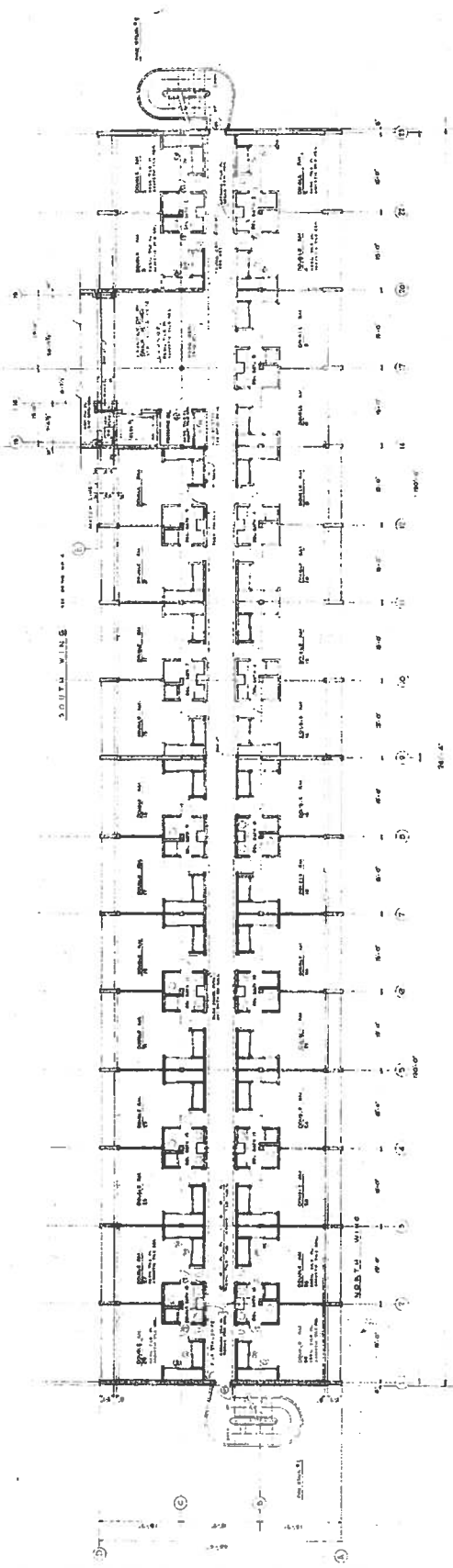
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DESIGNED BY	JOHN H. HARRIS	CHECKED BY	JOHN H. HARRIS
DRAWN BY	JOHN H. HARRIS	SCALE	1/4" = 1'-0"
GROUND FLOOR PLAN			
SOUTH AND CENTRAL WING			
SHEET NO. 1			



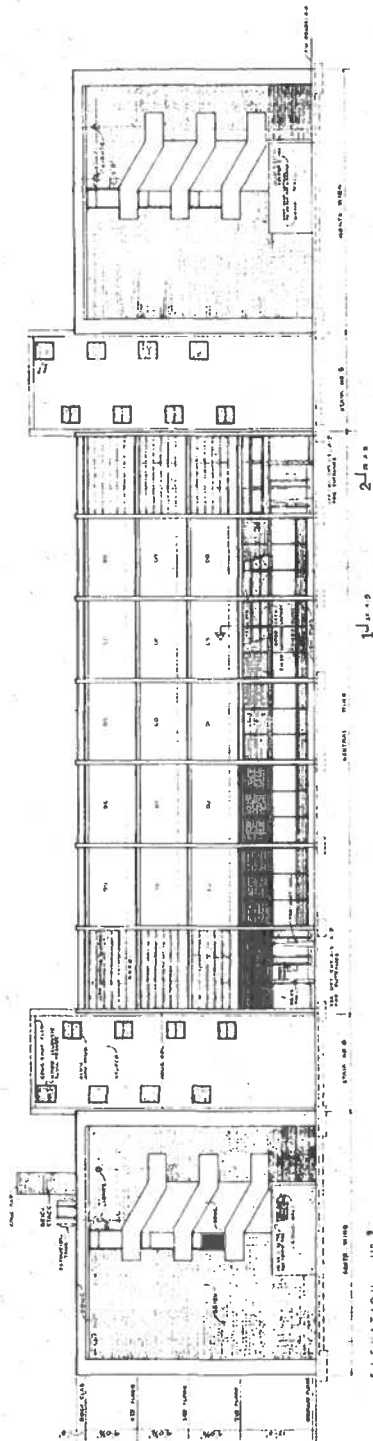
10000
1950
JOHN H. HARRIS
1/4" = 1'-0"
GROUND FLOOR PLAN
SOUTH AND CENTRAL WING
SHEET NO. 1



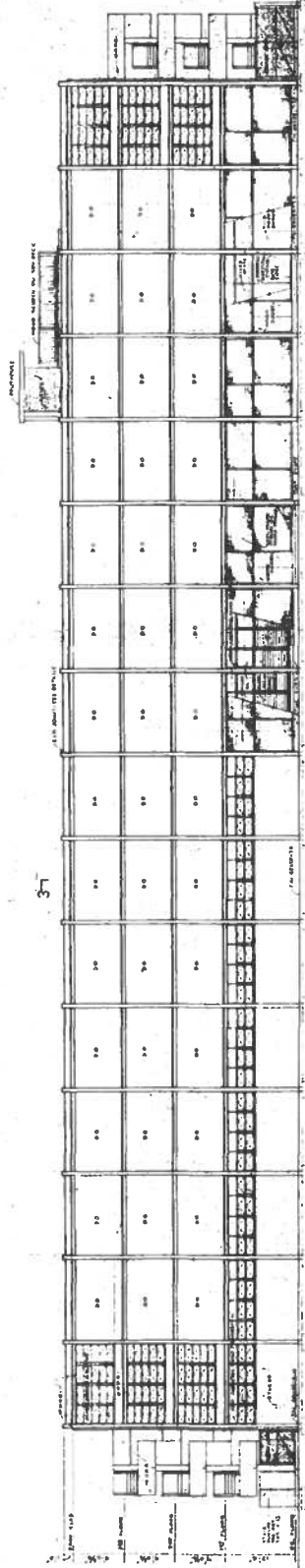
JUDICIAL S E A T O W	R E S I D E N C E	H A L L
O F F I C E	U S C O U	O R I G I N A L
UNIVERSITY OF MIAMI		A 4
LOCATION		CORAL GABLES, FLORIDA
COMM. 25 (10)	DATE 1-9-59	DOWN TOWN



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NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

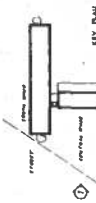


NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

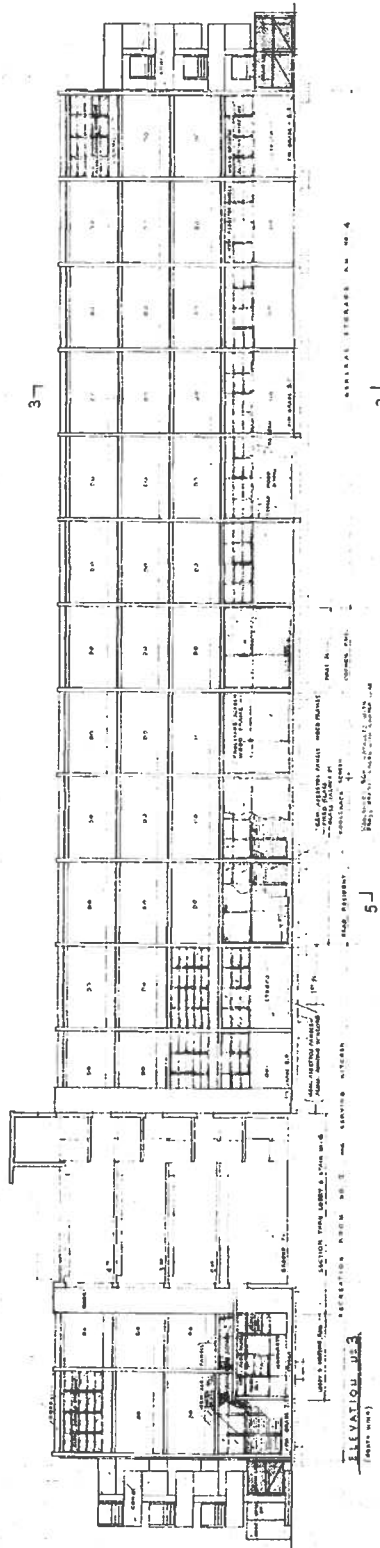
REVISION	DATE	BY	REMARKS
1	10/1/58	J. H. HARRIS	PREPARED
2	10/1/58	J. H. HARRIS	REVISED
3	10/1/58	J. H. HARRIS	REVISED
4	10/1/58	J. H. HARRIS	REVISED
5	10/1/58	J. H. HARRIS	REVISED
6	10/1/58	J. H. HARRIS	REVISED
7	10/1/58	J. H. HARRIS	REVISED
8	10/1/58	J. H. HARRIS	REVISED
9	10/1/58	J. H. HARRIS	REVISED
10	10/1/58	J. H. HARRIS	REVISED

EXTERIOR ELEVATIONS

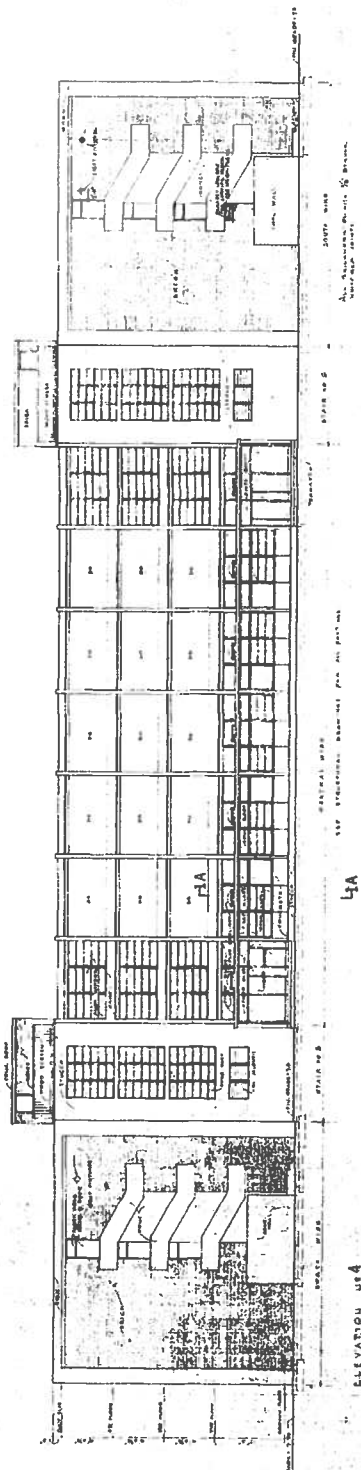
JULIAN E. TATUM, ARCHITECT
 3101 N.W. 11th Ave.
 MIAMI, FLORIDA
 DATE: 10/1/58
 SHEET: A-6



SEE PLAN



ELEVATION 3J

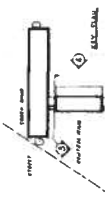


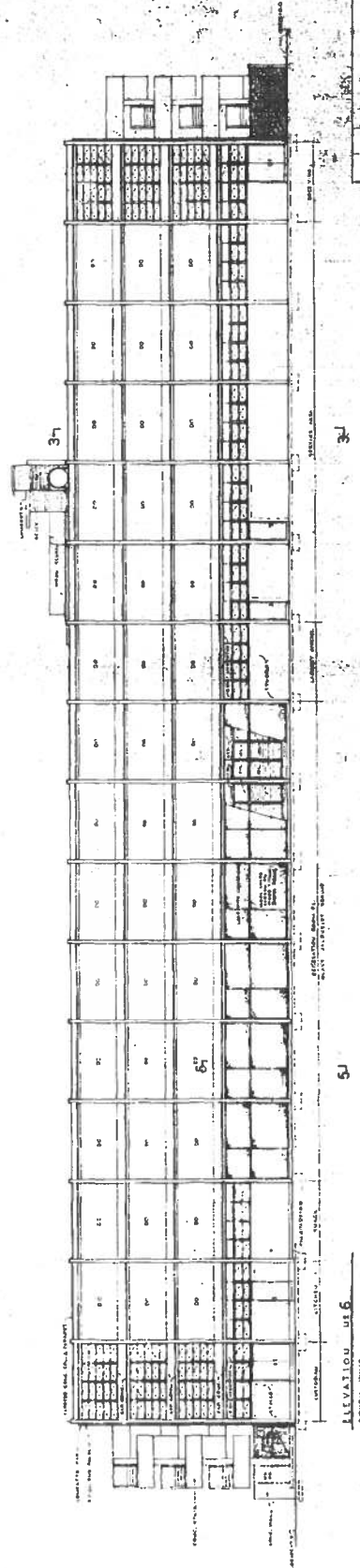
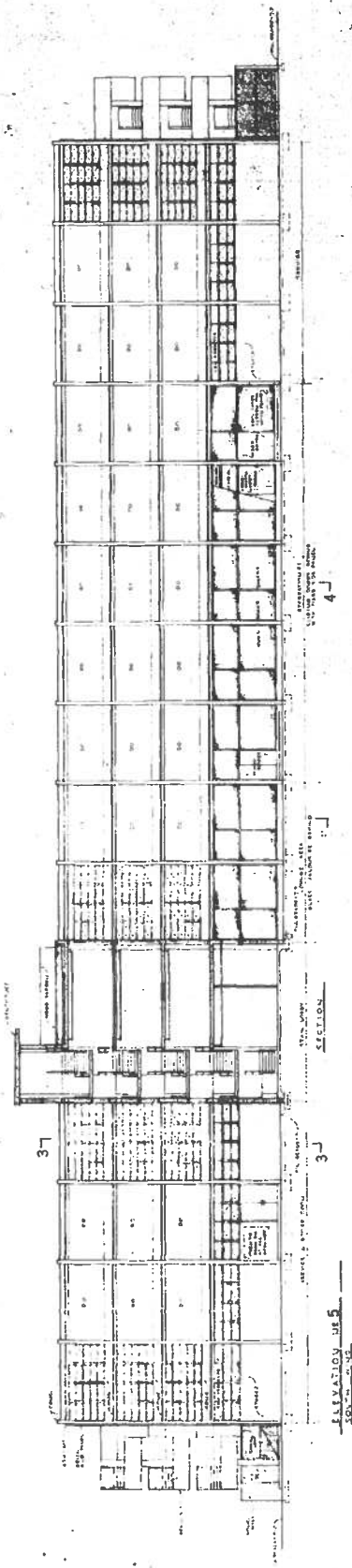
ELEVATION 4A

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	CU YD	100
2	STEEL	100	LB	100
3	BRICK	100	SQ YD	100
4	GLASS	100	SQ FT	100
5	PAINT	100	GA	100
6	ROOFING	100	SQ YD	100
7	MECHANICAL	100	HR	100
8	ELECTRICAL	100	HR	100
9	PLUMBING	100	HR	100
10	LANDSCAPE	100	HR	100
11	INTERIOR FINISH	100	HR	100
12	EXTERIOR FINISH	100	HR	100
13	DEMOLITION	100	HR	100
14	FOUNDATION	100	HR	100
15	STRUCTURE	100	HR	100
16	MECHANICAL	100	HR	100
17	ELECTRICAL	100	HR	100
18	PLUMBING	100	HR	100
19	LANDSCAPE	100	HR	100
20	INTERIOR FINISH	100	HR	100
21	EXTERIOR FINISH	100	HR	100
22	DEMOLITION	100	HR	100
23	FOUNDATION	100	HR	100
24	STRUCTURE	100	HR	100
25	MECHANICAL	100	HR	100
26	ELECTRICAL	100	HR	100
27	PLUMBING	100	HR	100
28	LANDSCAPE	100	HR	100
29	INTERIOR FINISH	100	HR	100
30	EXTERIOR FINISH	100	HR	100
31	DEMOLITION	100	HR	100
32	FOUNDATION	100	HR	100
33	STRUCTURE	100	HR	100
34	MECHANICAL	100	HR	100
35	ELECTRICAL	100	HR	100
36	PLUMBING	100	HR	100
37	LANDSCAPE	100	HR	100
38	INTERIOR FINISH	100	HR	100
39	EXTERIOR FINISH	100	HR	100
40	DEMOLITION	100	HR	100
41	FOUNDATION	100	HR	100
42	STRUCTURE	100	HR	100
43	MECHANICAL	100	HR	100
44	ELECTRICAL	100	HR	100
45	PLUMBING	100	HR	100
46	LANDSCAPE	100	HR	100
47	INTERIOR FINISH	100	HR	100
48	EXTERIOR FINISH	100	HR	100
49	DEMOLITION	100	HR	100
50	FOUNDATION	100	HR	100
51	STRUCTURE	100	HR	100
52	MECHANICAL	100	HR	100
53	ELECTRICAL	100	HR	100
54	PLUMBING	100	HR	100
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59	FOUNDATION	100	HR	100
60	STRUCTURE	100	HR	100
61	MECHANICAL	100	HR	100
62	ELECTRICAL	100	HR	100
63	PLUMBING	100	HR	100
64	LANDSCAPE	100	HR	100
65	INTERIOR FINISH	100	HR	100
66	EXTERIOR FINISH	100	HR	100
67	DEMOLITION	100	HR	100
68	FOUNDATION	100	HR	100
69	STRUCTURE	100	HR	100
70	MECHANICAL	100	HR	100
71	ELECTRICAL	100	HR	100
72	PLUMBING	100	HR	100
73	LANDSCAPE	100	HR	100
74	INTERIOR FINISH	100	HR	100
75	EXTERIOR FINISH	100	HR	100
76	DEMOLITION	100	HR	100
77	FOUNDATION	100	HR	100
78	STRUCTURE	100	HR	100
79	MECHANICAL	100	HR	100
80	ELECTRICAL	100	HR	100
81	PLUMBING	100	HR	100
82	LANDSCAPE	100	HR	100
83	INTERIOR FINISH	100	HR	100
84	EXTERIOR FINISH	100	HR	100
85	DEMOLITION	100	HR	100
86	FOUNDATION	100	HR	100
87	STRUCTURE	100	HR	100
88	MECHANICAL	100	HR	100
89	ELECTRICAL	100	HR	100
90	PLUMBING	100	HR	100
91	LANDSCAPE	100	HR	100
92	INTERIOR FINISH	100	HR	100
93	EXTERIOR FINISH	100	HR	100
94	DEMOLITION	100	HR	100
95	FOUNDATION	100	HR	100
96	STRUCTURE	100	HR	100
97	MECHANICAL	100	HR	100
98	ELECTRICAL	100	HR	100
99	PLUMBING	100	HR	100
100	LANDSCAPE	100	HR	100

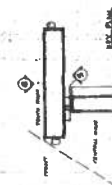
EXTERIOR ELEVATIONS

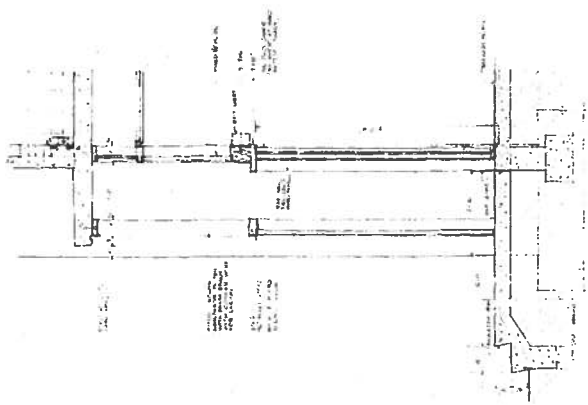
JULIAN S. LAYTON, ARCHITECT, INC.	1000 N. W. 10th Ave., Miami, Fla.
OWNER: UNIVERSITY OF MIAMI	1000 N. W. 10th Ave., Miami, Fla.
LOCATION: CORAL GABLES, FLORIDA	1000 N. W. 10th Ave., Miami, Fla.
DATE: 9-10-60	1000 N. W. 10th Ave., Miami, Fla.
SCALE: 1/4" = 1'-0"	1000 N. W. 10th Ave., Miami, Fla.
SHEET: 7	1000 N. W. 10th Ave., Miami, Fla.



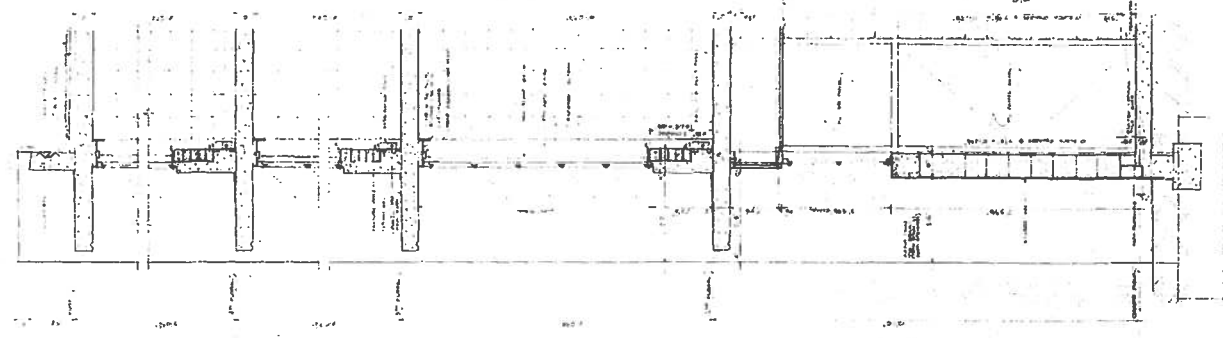
[illegible]

DATE	NO.
MATERIAL ELEVATIONS	
SUBMITTER'S NAME	ASSISTANCE
DATE	LOCATION
CONTRACT	DATE
LOCATION	CORAL SAMPLES
CONTRACT	NO.
DATE	NO.

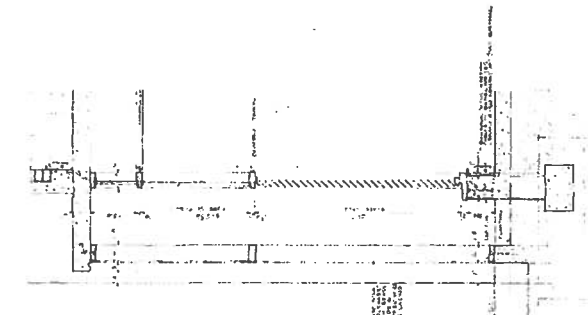




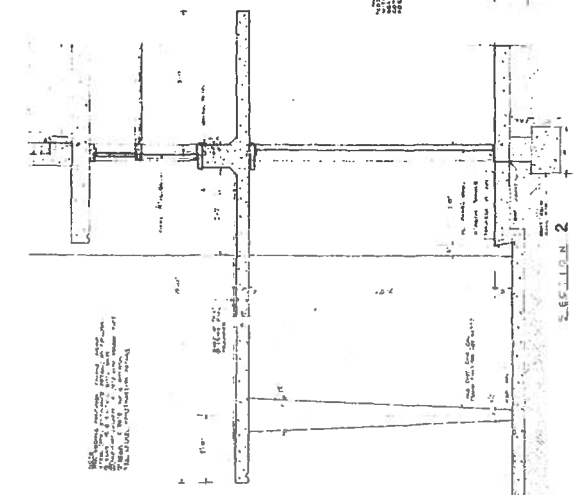
ELEVATION 4



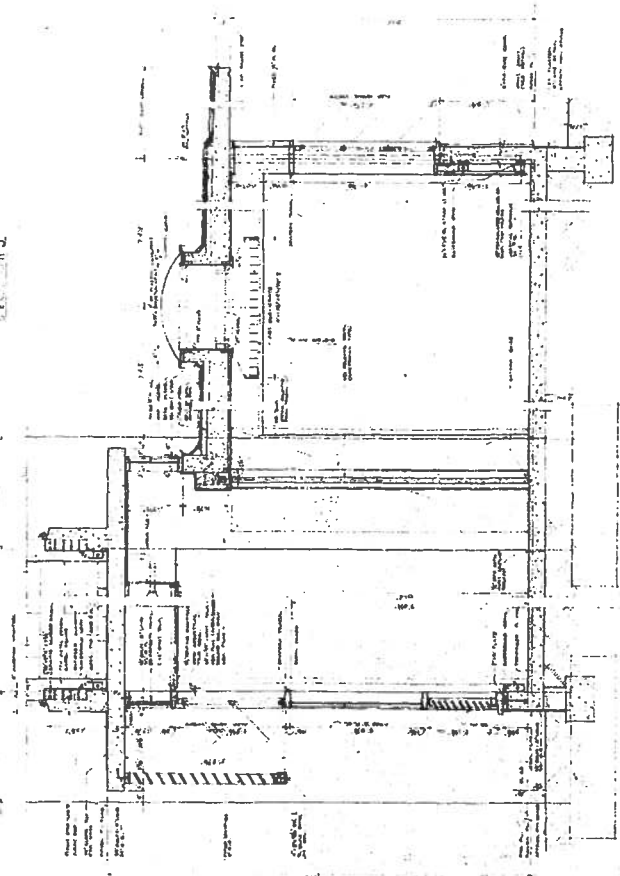
ELEVATION 3



ELEVATION 5

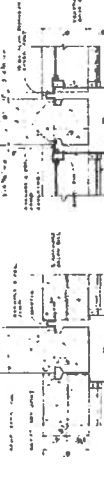
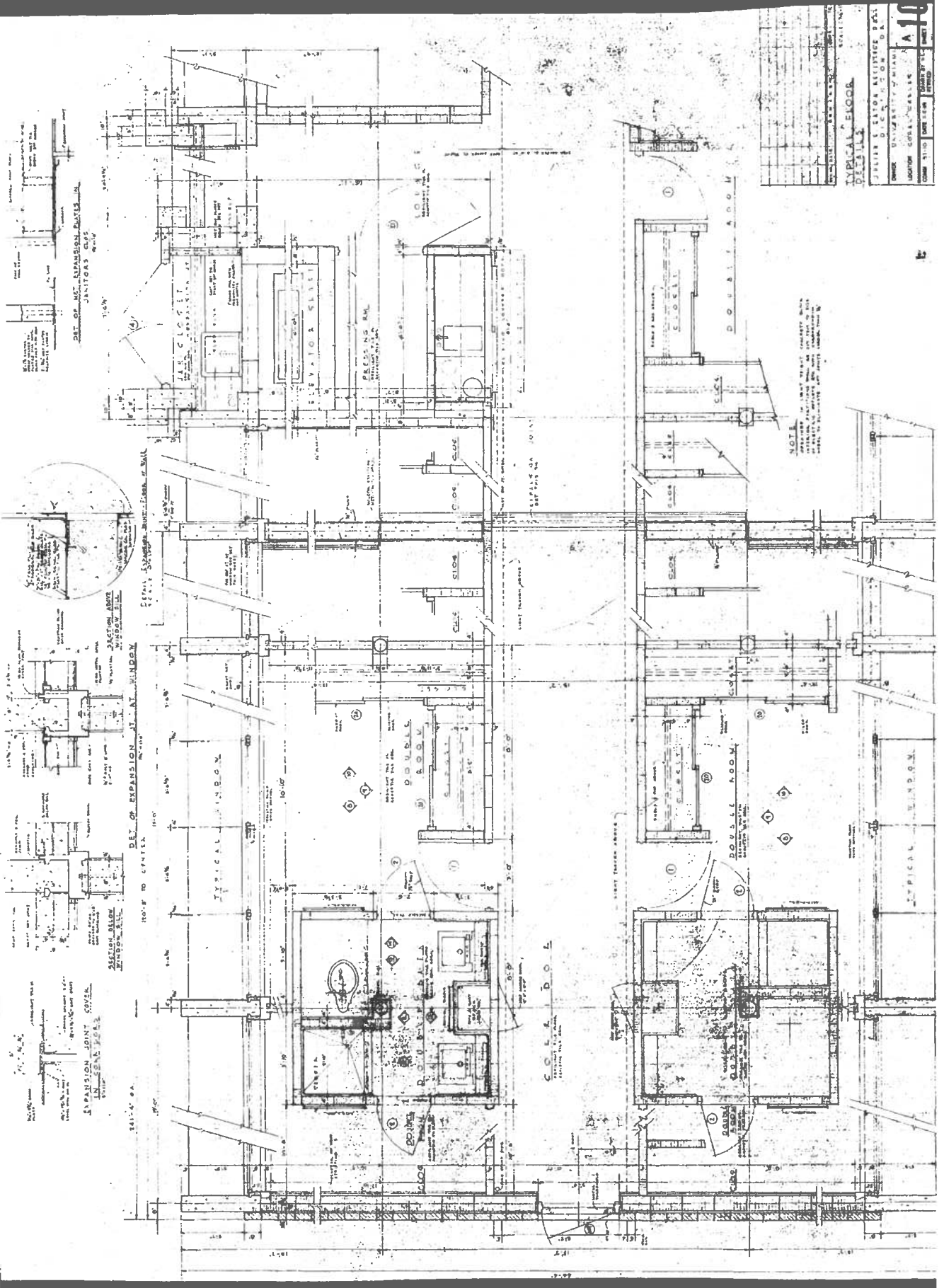


ELEVATION 2



ELEVATION 1A

PROJECT NO. 100-1000 SHEET NO. 100-1000	
ELEVATION 1A	
DESIGNER J. H. HANCOCK	CHECKED J. H. HANCOCK
DATE 10/1/54	SCALE 1" = 1'-0"



NOTE: IN ALL CASES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	10-10-54	J. L. HARRIS	J. L. HARRIS	J. L. HARRIS
2	REVISED FOR CONSTRUCTION	11-15-54	J. L. HARRIS	J. L. HARRIS	J. L. HARRIS

TYPICAL FLOOR
 100' x 100'

ALHAMBRA
 100' x 100'

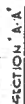
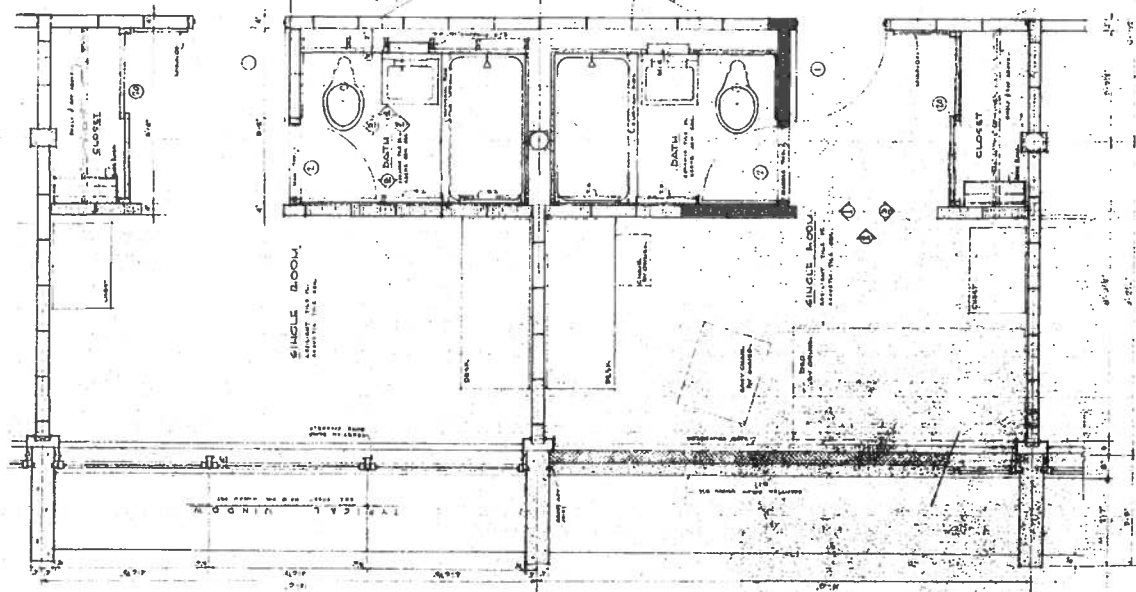
EXPANSION AT ALHAMBRA
 100' x 100'

100' x 100'

100' x 100'

100' x 100'

100' x 100'



42.01.01.01

DATE: 7.15.19

[illegible]

15-00000

774 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1

OSCAR UNIVERSITY 7-2111

LOCATION CORAL GABLES, FLA.

[illegible]

Abstract

