

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1500 MADRID STREET
CORAL GABLES, FLORIDA**



Historic Photo: c.1940s



LHD 2021-003
June 16, 2021

LOCAL HISTORIC DESIGNATION 1500 MADRID STREET, CORAL GABLES, FLORIDA

Application: Designation requested by the owner

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

P 305.460.5093
E hist@coralgables.com

Folio Numbers: 03-4107-018-6100

Legal Description: Lot B, lying between Blocks 53 & 54, Coral Gables Granada Section, according to the Plat thereof as recorded in Plat Book 8 at Page 113, of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1247

Date of Construction: 1925

Original Architect: unknown

Present Owner: Ivan Hernandez

Building Type: One-story, SFR

Style: Mission Revival

Site Characteristics: The property is located on an interior 50' x 105' lot on the west side of Madrid Street between Milan Avenue and Venetia Avenue. The front façade faces east looking up Messina Avenue.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family home at 1500 Madrid Street was built in 1925 during the City's initial boom years. It stands as a testament to founder George Merrick's vision and exemplifies the Spanish-inspired building archetype upon which Coral Gables was founded. It also represents Merrick's incorporation of Garden City precepts to provide affordable middle-class housing. It is one of a series of modest homes built in the early 1920s which were smaller in size but were built with the same high-quality construction and features as other structures that shaped the new city. Additionally, it meets the classification of a Coral Gables Cottage.

The residence is also significant as one of a handful of examples of the adaptation of the Mission Revival style architecture in George Merrick's planned community. The graceful and restrained ornamentation of this cottage home exemplify the style. Its bell gable-inspired parapet and its bell tower-inspired chimney are amongst its hallmark features. Deeply incised crosses in the parapets and the full-facade front porch and porte cochere with its series of shallow segmental arches springing from large square pillars are also character-defining features of the home. Furthermore, the property at 1500 Madrid Street retains its historic integrity and hence, significantly contributes to the historic fabric of the City of Coral Gables.

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

The single-family residence at 1500 Madrid Street 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, 1500 Madrid Street 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

Coral Gables Cottage

The home at 1500 Madrid Street is also significant as an example of a “Coral Gables Cottage.” The Coral Gables Cottage is defined as a detached, single-family dwelling which is distinguished by its movement in plan, projections and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least twelve (from a list of nineteen) specific features which are original to the cottage. A cottage property must be no more than one story in height, zoned SFR, constructed prior to 1940, and have frontage no greater than sixty-five feet.



Figures 1: 1500 Madrid Street, 2021

The residence at 1500 Madrid Street, with the implementation Special Certificate of Appropriateness [COA(ST) 2021-116], meets these criteria. It possesses the following twelve cottage features:

- ✓ Stucco finish
- ✓ Front porch
- ✓ Masonry arches on front elevation
- ✓ Decorative and /or predominant chimney
- ✓ Detached garage to the rear of the property
- ✓ Similar decorative features, parapet and/or roof slope on main house and detached garage
- ✓ Porte cochere
- ✓ Decorative wing walls
- ✓ Vents grouped as decorative accents
- ✓ Built-in niches – incised crosses
- ✓ First floor above crawl space
- ✓ Casement windows – with the implementation of COA

See the Review Guide at the end of this report for the location of these features.

HISTORIC CONTEXT

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

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

The home at 1500 Madrid Street was constructed in 1925 in the Granada 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 of the 19th and early 20th century to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city which 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. (Figure 2) Careful attention was paid by his development team to ensure that the buildings and streetscape elements conformed to Mediterranean ideals. (Figure 3)



Figure 2: Streets in Coral Gables under Construction, July 22, 1922

The use of Spanish prototypes was one of the featured selling points in early promotional materials. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. Advertisements for Coral Gables had headlines such as "You can have your Castle in Spain – now" and "Will you find the way to your Spanish Garden." The architecture constructed during the community's 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 accordance to this style. (Figure 3) The home at 1500 Madrid Street exemplifies the Mediterranean ideals, Spanish prototypes, and climate adaptations espoused by Coral Gables' founder, George Merrick.

Merrick's design team carefully planned Coral Gables to maximize the potential that is intrinsically part 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." (Button, 1922) The planned community employed restrictive zoning to control development in residential, business, industrial, and recreational areas. 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 comprehensive planning with defined areas for different uses (i.e., residential, commercial, trades), offering housing for different income levels without sacrificing quality, as well as providing a wealth of public facilities. Homes built for modest incomes were built alongside grand palazzos, and a section of the City was devoted to multi-family housing.

In 1921 George Merrick publicly launched Coral Gables which he touted 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 levelling of the Granada Golf course commenced, and waterways were channeled through the oolitic limestone beds. Coral Gables was to be unique in its Mediterranean-inspired sense of place. From the rational nature of the rhythmic placement of streets, buildings, and open areas to the great variety of spatial experiences planned throughout the City, it resulted in a harmonious integration of planning, landscaping, and architecture.

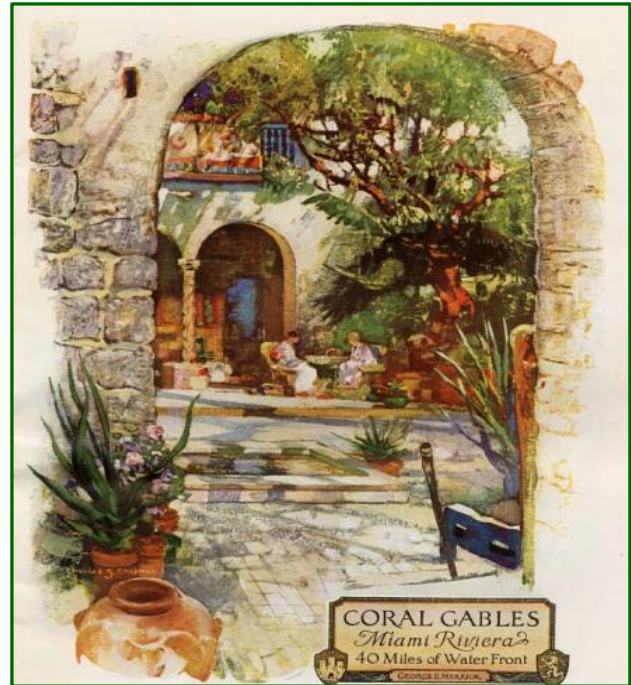


Figure 3: Advertisement in *House Beautiful*, 1925

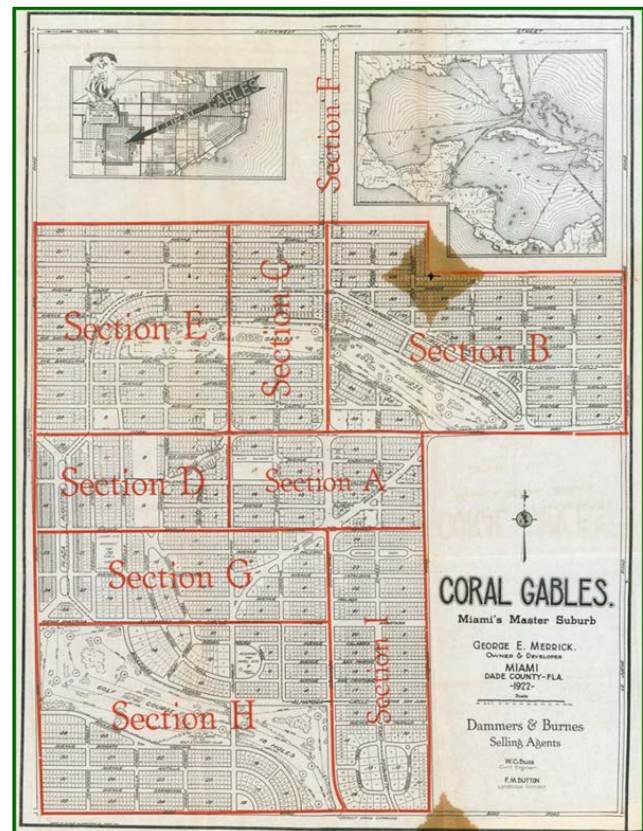


Figure 4: Coral Gables Section Maps: 1922

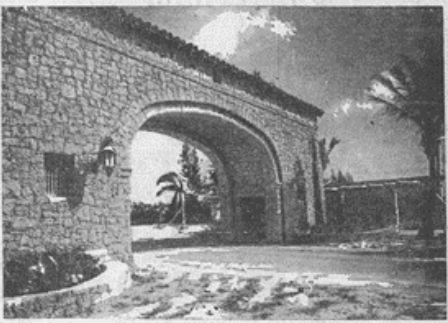
The first lots in Section A went on sale in November 1921. This was the area immediately south of Merrick's family home. Section B opened on December 27, 1921 and included lots on the impressive Greenway Drives surrounding the proposed golf course as well as along Alhambra Circle, a wide boulevard with a 'parked' center median. In January 1922 Section C was released for sale. The northern portion of this section featured predominantly 50 foot lots intended for high-quality smaller, affordable homes that became known as Coral Gables Cottages. As indicated on the 1922 map of Coral Gables (Figure 4) the remainder of the suburb was quickly divided into sections and offered up for sale. Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and in the expansion of land holdings.

Accounts indicate that expanding the development north to Tamiami Trail was priority and a hard-fought endeavor for Merrick. As illustrated on Button's 1922 map, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). (Figure 4) By 1923, with the acquisition of various tracts of land--some lot by lot--he renamed this area the Granada Section and offered large portions of it as affordable 50-foot single-family home lots. (Figures 6 & 7)

The Granada Section spanned from Red Road (SW 57th Avenue) on the west, to Cortez Street (with a small jog around Lorca Street) on the east, and from Tamiami Trail (SW 8th Street) on the north, to Milan and Mendoza Avenues on the south. Merrick continued to purchase additional tracts in this area over the next several years. Merrick was unable to acquire the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to this day. (Figures 6)

An October 1923 article in the Miami Herald reported that Merrick had redirected hundreds of workers to the Granada Section to lay streets, sidewalks, and watermains. The article also indicated Madrid Street was only a few weeks away from completion and construction on eighteen homes designed by H. George Fink would commence in November.

Maps dated to 1923 and 1924 (Figures 6) track show Merrick's acquisition in the Granada Section. Note that the strip land, later named El Rado Street, was not yet part of Coral Gables. The northern section comprised of Tamiami Place No. 2 and the southern section Davis Orchard Addition. Venetia Terrace ran between them. (Figures 6 & 7) Merrick had acquired the eastern and western lots flanking



The Granada Gateway—Located in the Center of the New Granada Section

Granada Section— Another Opportunity

*The Surpassing Beauty of Coral Gables—the
Wonderful Development of Coral Gables—the
Remarkable Growth of Coral Gables—are all here
Combined to Form a Most Extraordinary In-
vestment Opportunity in the New Granada Section*

The first offering of building lots in the Granada Section was made on Monday morning. The immediate and enthusiastic response of the buying public revealed the keen interest which is felt in all matters included in the remarkable development of Coral Gables.

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

Adjoining these two surpassingly beautiful features lies the Granada Section, bounded on the north by S. W. Eighth St. (Tamiami Trail) and on the south by Ohioa St., Alhambra Circle and the Coral Gables golf course. This part of Coral Gables has been the scene of greatest development during the past year, and will continue to be for all of next year.

In the Granada Section eighty-six homes, ranging in cost from \$2,500 to \$25,000 each, are now in course of construction. Within a few months the Granada Section will take its rightful place as one of the most beautiful parts of Miami's most beautiful suburb.

NOTE—AND FOR A SHORT TIME ONLY, WHILE THE DEVELOPMENT WORK IS CARRIED ON—THE BEST GRANADA SECTION LOTS AT EXTREMELY REASONABLE PRICES.

Get the complete facts regarding Granada Section from Coral Gables sales representatives. It's a real opportunity—one which has not been offered within two years! Come out and see the Granada Section today!

CORAL GABLES

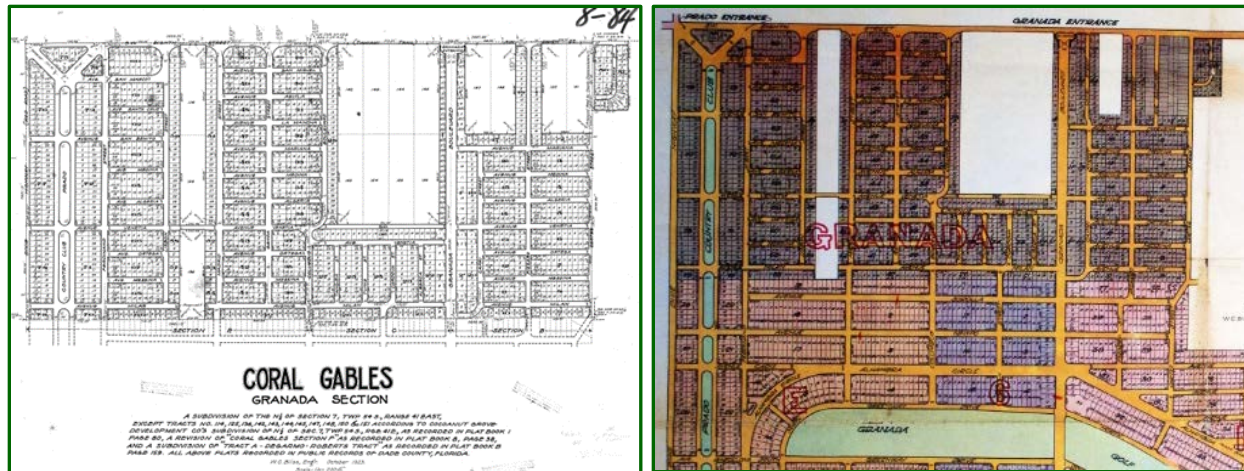
Miami's Master Suburb

GEORGE E. MERRICK, Owner and Developer.
DAMMERS & BURNES, General Sales Agents.

Executive Offices: 158 East Flagler St., Miami.
Florida Offices: Jacksonville, West Palm Beach, Daytona, Orlando, Tampa, St. Petersburg, Sanford, Lakeland, Deland, Leesville.
Eastern Offices: New York City, Atlantic City, Boston, Columbus, Washington.

Figure 5: Miami News, November 22, 1923

the Davis Orchard Addition (Figure 7, outlined in blue) in early 1923. Merrick's original intention was to run Milan, Messina, and Ortega Avenues through it. However, when negotiations for the Davis Orchard Addition proved difficult, the decision was made to terminate Messina and Ortega Avenues at Madrid and Lisbon Streets and the lots abutting the Davis Orchard Addition were platted A, B, C, and D for residences (see yellow highlights Figure 7). Merrick then concentrated on acquiring the southern lots to complete Milan Avenue. The home at 1500 Madrid Street is located on one of these converted lots, specifically Lot B lying between Blocks 53 and 54 at the termination of Messina Avenue.



Figures 6: Granada Section Plat Maps: October 1923 [left]; December 1924 [right]



Figure 7: Granada Section Plat Map 1925

Note: **Blue Box:** Davis Orchard Addition; **Yellow:** lots converted from street to residential
Red Arrow: 1500 Madrid Street, Lot B lying between Blocks 53 & 54

The home at 1500 Madrid Street sits in one of the areas of Coral Gables laid out by Merrick for moderately-priced homes. The core of this area, as seen in Figure 7, is located between Eighth Street and Milan Avenue comprising the lots flanking El Rado Avenue (Tamiami Place No.2 and Davis Orchard Addition), as well as Blocks 51-54 and 56-59 along the east side of Lisbon Street and the west side of Madrid Street, respectively. These blocks were platted with smaller 50' x 105' lots. Also included in this area is the east side of Madrid Street and the west side of Lisbon Street whose lots were slightly larger but still modest. This area was well-developed with one-story modest homes during the 1920s.

Merrick dedicated numerous other portions of Coral Gables to lots and homes that could be affordable to the middle class. He had his architects design finely detailed homes on fifty- and sixty-five-foot-wide lots to demonstrate that, though smaller, moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. Many of these smaller homes are now classified as the Coral Gables Cottages.

Frequently at night Mrs. Merrick and I drive through Coral Gables. We go into moderate-priced sections and we find something which gives me even more pride in the accomplishment of an ideal—people who formerly used stock plans can now have a well-appointed home... it is gratifying to see the difference in the attractiveness of one of our very moderately priced houses as compared to a house of similar cost in the unrestricted section of Miami.

--George Merrick

June 28, 1925, Florida Times Union

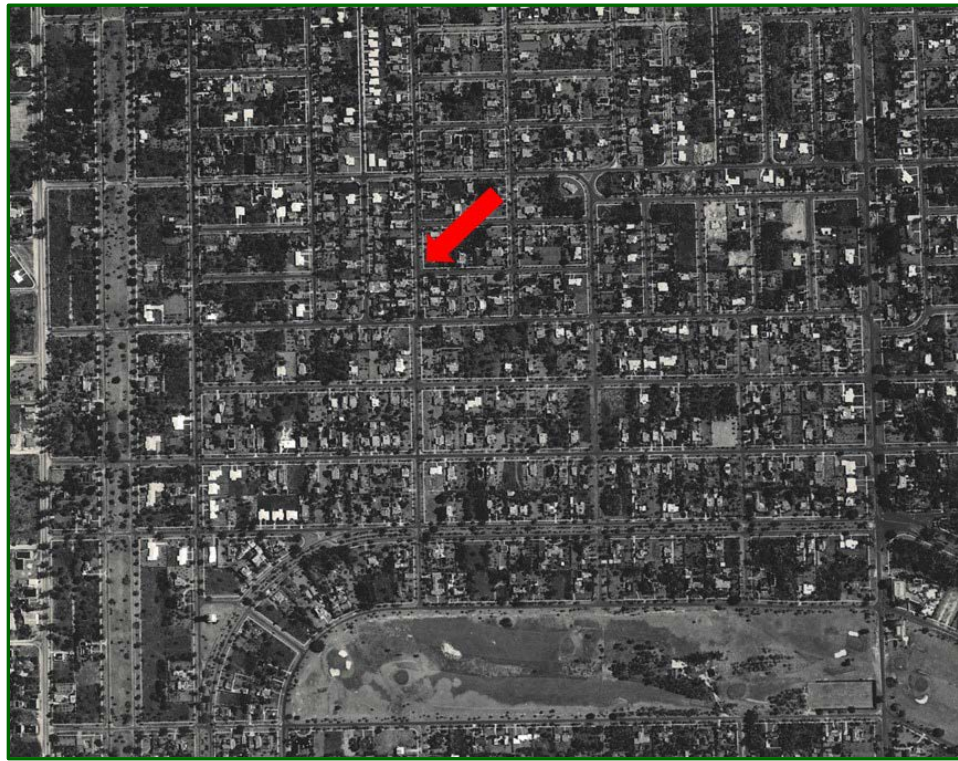
“Merrick’s Romantic Story of Great Coral Gables Development”

A 1925 publication authored by George Merrick entitled *Coral Gables Miami Riviera: Heart of the American Tropics* he characterized the design tenets of the moderately-priced homes, in this manner:

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

As stated above, in late 1923 Merrick commissioned eighteen homes to be built along Madrid Street. Permit records indicate at least five of these homes were on the smaller lots along the west side of Madrid Street to demonstrate the possibilities for modest homes. The home at 1500 Madrid Street was built in 1925 following Merrick’s tenets and meets the requirements of a Coral Gables Cottage classification.

In general, this area of smaller lots, after the initial building surge in the 1920s saw very little construction for decades. (Figure 8, top). The area saw significant development in the late 1950s and early 1960s. By the mid-1970s it was built-out to its current configuration and remains a single-family home neighborhood.



Figures 8: Aerial Photographs -- 1948 [top]; 1957 [bottom]

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

Mission Revival

By the late 19th century, California architects made a monumental shift in the direction of their architectural inspiration. Rather than continuing to adopt East Coast styles, these architects looked to their own historic surroundings, where the Spanish Colonial mission heritage had built beautiful mission chapels, with thick, white stucco walls, red clay roofs and bell towers. The resulting Mission Revival style was characterized by silhouetted shapes that mimicked the old Spanish missions, with stucco facades punctuated by deep windows and door openings and sparse ornamentation. The most distinctive features of the Mission Revival style were the curved or shaped parapet--and in more ornate cases, one or two square towers symbolizing a mission church's bell tower. Roofs were commonly flat or low-pitched clay-tiled hipped, gabled or pent with rafters in the eaves. Arches were common and are usually semi-circular and without moldings.

As noted by McAlester, while the style never became popular outside of the southwest, variants of the style were built in the early 20th century suburbs throughout the country. Coral Gables was one of these suburbs. The initial building campaign in Coral Gables relied heavily on Spanish precedents. Mission Revival and Mediterranean Revival style have common roots in Spanish architecture and share many characteristics. Mission Revival is often distinguished from Mediterranean Revival by its restrained or lack of surface ornamentation, its large square pillars, and its distinctive Spanish Colonial-inspired parapets, coping, and chimneys and/or exposed rafters. The front porches are often full-façade versus projecting bay porches. The window types also have greater variation but are usually adorned only with a simple sill.

General Characteristics

Height:

one- and two-stories

Primary Exterior Materials:

stucco with smooth or adobe-inspired texture

Roof Type/Surfacing:

flat with parapet

low-pitched tiled hipped, gabled, or pent

Roof Detailing:

Spanish Colonial-shaped parapet

coping along parapet

broad eaves often with exposed rafters

Fenestration:

recessed double-hung sash windows with a one-over-one light configuration

recessed multi-paned casements

Other Prominent Detailing:

one-story entry porch often full width of façade with arched openings supported by large square pillars

Mission-like bell tower features

buttress-inspired wing walls

twisted columns

round or quatrefoil window

restrained decorative elements of carved stone, tile, iron, and wood.

SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figure 9: 1500 Madrid Street, Context, Front (East) Façade, 2021

The single-family home and detached garage at 1500 Madrid Street retains its historic integrity and context. It stands as a testament to Merrick's vision and the early development of the City and it exemplifies the building archetype upon which Coral Gables was founded. The residence is significant as one of a handful of examples of the adaptation of the Spanish Colonial-inspired Mission Revival style architecture in George Merrick's planned community. It also represents Merrick's incorporation of Garden City precepts of providing affordable middle-class housing. It is one of a series of modest homes built in the early 1920s along Lisbon, El Rado and Madrid Streets in the Granada Section of the City and meets the classification of a Coral Gables Cottage.

The graceful and restrained ornamentation of this cottage home exemplify the Mission Revival style. Its bell gable-inspired parapet and its bell tower-inspired chimney are hallmark features of the style. Complimenting these features deeply incised crosses in the parapets. The full-face front porch and porte cochere with its series of shallow segmental arches springing from large square pillars are also hallmark features. Additional Mission Revival style character-defining features of this home are the parapets with prominent and simple copings, the buttress-inspired wing walls and the stucco with an adobe-inspired texture as well as the restrained decorative elements that include grouped round vents decoratively placed over windows, projecting masonry sills, glazed tile porch floor, and porch railings. 1500 Madrid Street is also a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mission Revival style. With its thick masonry walls, which keep the home cool, the light-colored stuccoed exterior walls, which reflect the sun's heat, and the varied windows that provide much needed ventilation and light in this tropical environment, this home exemplifies Merrick's vision and goal.

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 1500 Madrid Street. Thus, this residence is part of the collection of quality residences planned during land boom period that retains its historic integrity.

Extant Exterior Description

Figure 10: 1500 Madrid Street, Front (East) Façade, 2021

The single-family residence at 1500 Madrid Street sits on an interior lot on the west side of the street. The home is approached by a concrete walkway from the sidewalk. A second walkway cuts across the front yard, parallel to the home, running from the driveway to a stone bench. These walkways form a cross mirroring the incised crosses on the front façade. (Figure 10) Along the northern side of the property concrete tire strips lead from the street into a carport. The original one-story garage sits at the northwest corner of the property. (Figures 11, 12, 19, 20)

Constructed of concrete block units the home is covered in a stucco whose texture resembles an adobe finish. It is built over a crawl space and ground level access panels or vents are found on all facades. The one-story residence has a flat roof with parapets. It is rectangular in plan and retains its original massing. The living space aligns behind the full-façade covered front porch. Originally, the southwest corner of the home was a screened sleeping porch; its large openings were retained when enclosed with windows. A one-car porte cochere bay attaches to the home at the northeast corner. A distinctive Mission-style chimney rises at the juncture of the north side façade and the abutting porte cochere. The fenestration of the home varies in size and configuration and have projecting sills. The windows are recessed and are currently awning in type.



Figure 11: Aerial View, 2020

Courtesy of Miami-Dade Property Appraiser



Figure 12: 1500 Madrid Street, Front (East) Façade, 2021

The front of the home has a full-length covered porch and a slightly lower porte cochere bay to north. The facade is comprised of a series of shallow segmental arches supported by square pillars and sparsely decorated parapets. Wing walls splay out from the corners. (Figures 12, 13, 15) The front porch has three arched openings with access through the center arch. Centered above the entry arch is a bell gable-inspired parapet. It is a hallmark feature of the home. Hip-height metal railings span the flanking arched openings. Centered above these openings in the parapets are deeply inscribed crosses. (Figure 12) The parapets are capped with a pronounced round moulded coping. This feature continues along all facades of the home and porte cochere. The porch is accessed through the entry arch by a set of cascading steps as well as through a fourth arch at its north end leading into the porte cochere. (Figure 15) The original tile flooring of the porch is extant. (Figures 13)

**Figures 13:
Southeast Corner, Front
Façade, Wing Wall, 2021
[left]**

**Covered Front Porch,
Interior, looking south,
2021 [right]**



The porte cochere bay is slightly lower in height than the attached living space. A decorative, multi-curved parapet cascades from the coping of the main home to the coping of the porte cochere. Rising through the southwest corner of the porte cochere, at its juncture with the main house, is a distinctive Mission-style chimney. The curved-topped, cascading chimney contains an arched niche and is a reminiscent of a mission bell tower. (Figure 14) It rises a half-story above the parapet of the main house. This is another hallmark feature of the home. The porte cochere is comprised of a series of shallow segmental arches supported by square pillars. Centered above each arch is a deeply incised cross matching those of the front porch. (Figure 15)

Figure 14:
Bell Tower-inspired Chimney
2021

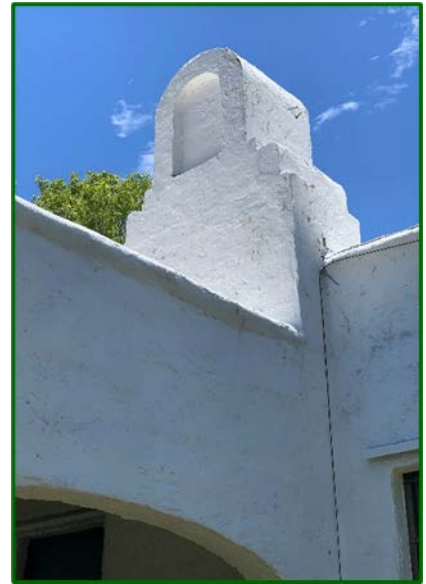


Figure 15: Northeast Corner of Home Looking Southwest along the Front Façade, 2021

*Note: depth of incised crosses, buttress-inspired wing wall,
adobe-inspired textured stucco, pronounced curved parapet coping*

As cited above, the parapet and its pronounced curved molded coping runs continuously around the remaining three facades of the main house. Likewise, decoratively placed grouped round vents are centered over every window of these facades. (Figures 16-18) A back door accessed by side-facing steps is centered on the rear (west) façade. (Figures 17) As seen in Figures 17 and 18, the large openings of the former screened sleeping porch at the southeast corner of the home were retained when enclosed with windows.



Figures 16: Side (North) Façade, 2021



**Figures 17: Rear (West) Façade, 2021
Looking east [left]; Looking north towards original garage [right]**



Figures 18: Side (South) Façade, Looking East, 2021

At the northwest corner of the property is an auxiliary structure that once served as the original one-car garage for the property. The structure retains its original configuration and features. This small rectangular flat-roofed structure compliments the main home with its adobe-inspired textured stucco and the Mission Revival style parapet on its front (east) façade. (Figure 19) The front façade retains the carriage door look of the original garage as seen in historic photos. The rear (west) façade of the building has a central window. The side (north and south) facades are devoid of fenestration. (Figures 17 & 20)

**Figure 19:
Original Garage Auxiliary Structure
Front (East) Façade
2021**



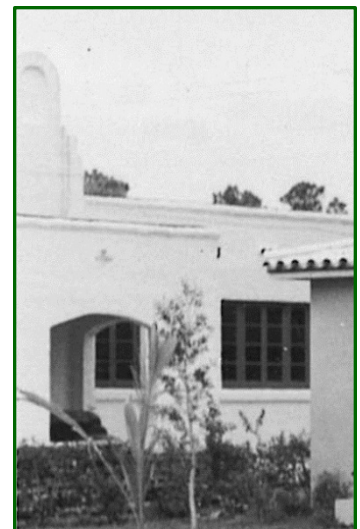
**Figures 20: Original Garage Auxiliary Structure, 2021
View from Porte Cochere [left]
Front (East) and Side (North) Facades [center]
Rear (West) Façade [right]**

Additions / Alterations

**Figures 21: 1500 Madrid Street
Historic Photos c.1940s [top]; Current Photo, 2021 [bottom]**

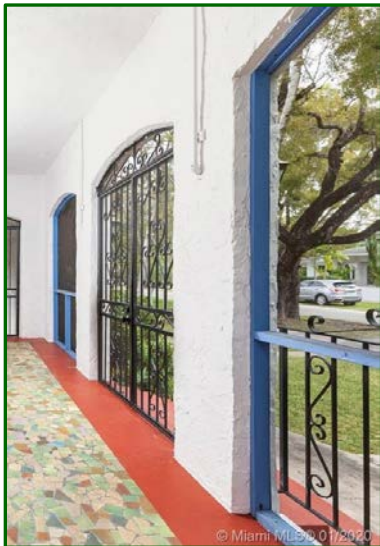
A copy of the original Permit #1247 has not been located to date. Comparison of historic photographs with the extant home and examination of building records indicate that this property retains a high degree of integrity since its construction nearly a century ago. There have been few alterations to property and none that detrimentally or irreversibly impact its character-defining features. Two notable changes include the replacement of the original windows and the removal of the front porch screens and rails.

In 1981 the original casement windows were replaced with twenty-one awning windows. It appears that with one exception the size of the fenestration openings were retained. On the south elevation a window was substantially reduced, however the protruding sill was retained, and its original size is easily discernable. (Figures 18) In order to meet the Coral Gables Cottage classification, the current owner will remove the awning windows and replace them with casement windows. The original windows are not visible in the early photos of the home, but a historic photo of the neighboring property provides a glimpse of a bank of windows on the north side façade. (Figure 22) The proportions of these windows will be extrapolated to inform the configuration of the replacement windows.



**Figure 22: Side (North) Façade, 1500 Madrid Street
Source: detail, c.1940s historic photo, 1412 Madrid Street**

At an unknown date, the front porch screen door and spindle railings were removed, and metal railing and gates installed. Recently, the remaining wooden framing for the screening was removed. Also, recently the arched opening at the south side of the porch was enclosed. Its location and dimensions are easily discernable on the exterior south façade as the original sill is extant and the texture of the stucco infill is distinctly different. (Figures 23)



Figures 23: Front Porch Alterations

Original Screen Enclosure Features, c1940s [top]

Screen Framing (blue) , 2020 [bottom left]

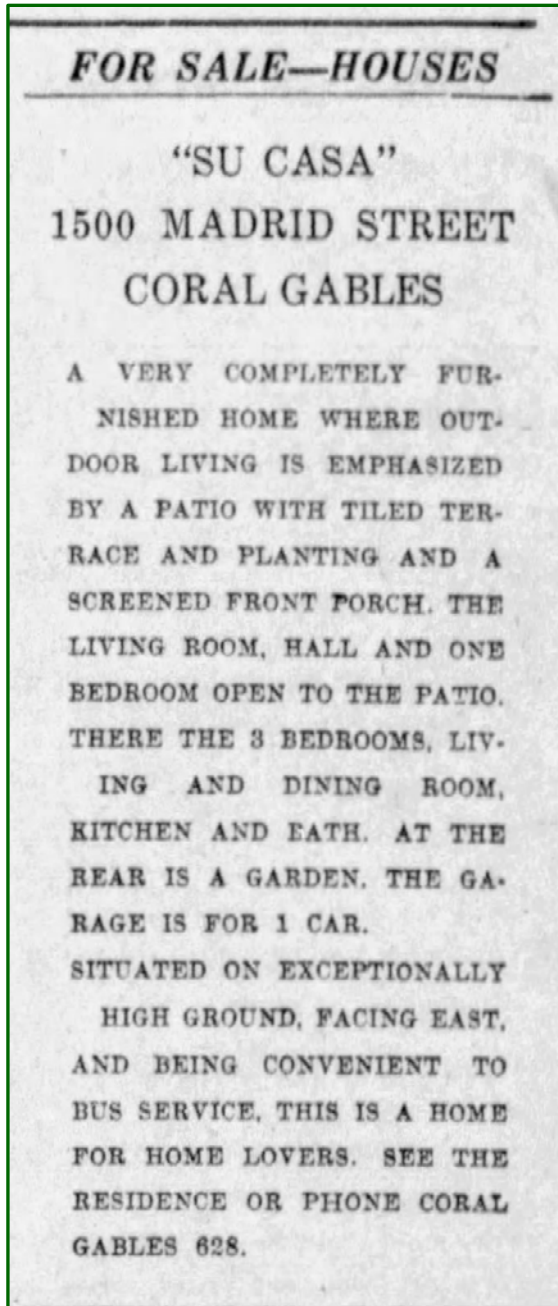
Enclosed archway – *note:* extant original sill and infill stucco, 2021 [bottom center]

Current porch with enclosed arch and no screening, 2021 [bottom right]

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.

Owners and Occupants of 1500 Madrid Street



Occupants

1926	Mrs. J. A. Gilmore
1927	Ernest W. Rimer, real estate Helen Rimer
1928-1929	Maude K. Massingale, society editor Miami Daily News William N. Massingale, salesman Pollock & Berg, Inc. Vernon Kimble, student
1930-1931	Milton P. Cain, teacher Lena B. Cain Elizabeth Vallette (wid Howard), teacher Coral Gables Elem.
1932	Frank N. Holley, Jr., salesman Helen M. Holley
1933	Eugene A. Mickler, meat center Ella Mickler
1935-1938	G. L. Boartfield Elizabeth Boartfield, typographer
1944	O. A. Rosebush

Owners

1944-1956	John E. Dysart (-1955), dentist Anna Dysart (-1956)
1956-1972	Wayne V. Dysart (son)
1972-1977	John Duncan Helen M. Duncan
1977-2015	Robert W. Calvert Rebecca P. Calvert (-2015)
2015-2020	John Calvert Margaret Calvert Cason
2020-Present	Ivan Hernandez

Figure 24: Sale Ad, Miami Herald,
April 7, 1926

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 3, Section 3-1101 of the Coral Gables Zoning Code as, *to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.*

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 3, Section 3-1103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 3, Section 3-1103.

Constructed in 1927 in the Mission Revival style the property at 1500 Madrid Street (legally described as Lot B, lying between Blocks 53 & 54, Coral Gables Granada Section, according to the Plat thereof as recorded in Plat Book 8 at Page 113) is significant to the City of Coral Gables’ history based on the following **three (3) criteria** found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

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 located at 1500 Madrid Street 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 **1500 Madrid Street** (legally described as Lot B, lying between Blocks 53 & 54, Coral Gables Granada Section) based on its historical, cultural and architectural significance.

Respectfully submitted,



Warren Adams
Historic Preservation Officer

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REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district.

Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

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

Property Address:	1500 Madrid Street
Lot Description:	interior lot
Date of Construction:	1925
Use:	single-family residence
Style:	Mission Revival
Construction Material:	concrete block covered with stucco
Stories:	one-story
Roof Types:	flat
Photographs Year:	2021
Other:	Coral Gables Cottage

CHARACTER-DEFINING FEATURES

Style: Mission Revival

Classification: Coral Gables Cottage



Coral Gables Cottage:

- ✓ Stucco finish
- ✓ Front porch
- ✓ Masonry arches on front elevation
- ✓ Decorative and /or predominant chimney
- ✓ Porte cochere
- ✓ Decorative wing walls
- ✓ Built-in niches – incised crosses



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



- ✓ Detached garage to the rear of the property
- ✓ Similar decorative parapet on main house and detached garage



Mission Revival Style:

- ✓ Graceful and restrained ornamentation
- ✓ Bell gable-inspired parapet
- ✓ Bell tower-inspired chimney
- ✓ Full-face front porch
- ✓ Deeply incised crosses in the parapets
- ✓ Series of shallow segmental arches springing from large square pillars
- ✓ Parapets with prominent and simple copings
- ✓ Buttress-inspired wing walls
- ✓ Stucco with an adobe-inspired texture

