

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 14000902

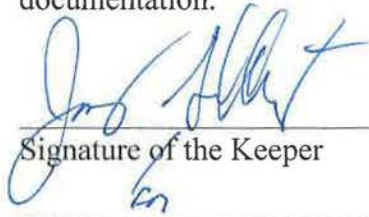
Date Listed: 11/12/2014

Property Name: Los Robles Historic District

County: Leon

State: FL

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

11/12/2014  
\_\_\_\_\_  
Date of Action

-----  
Amended Items in Nomination:

Section 2: Location

Street & number: Roughly bounded by Thomasville Road, North Meridian Road, and the rear lot lines of properties facing DeSoto Street.

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The State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**
- State Historic Preservation Office (with copy of nomination)**



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LOS ROBLES HISTORIC DISTRICT

other names/site number FMSF#LE662

2. Location

street & number various N/A  not for publication

city or town Tallahassee N/A  vicinity

state Florida code FL county Leon code 073 zip code 32303

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Robert F. Boudens 9/17/14  
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Signature of the Keeper

Date of Action

Janis [Signature]

11-12-2014

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
70	19	buildings
1	0	sites
0	0	structures
0	0	objects
71	19	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

**Number of contributing resources previously listed in the National Register**

3

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: dwelling

SOCIAL: woman's club

LANDSCAPE: city park

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: dwelling

SOCIAL: woman's club

LANDSCAPE: city park

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals: Mediterranean Revival,

French Eclectic; Tudor Revival;

OTHER: Masonry Vernacular,

**Materials**  
(Enter categories from instructions)

foundation BRICK; CONCRETE

walls BRICK; STUCCO; WOOD

roof ASPHALT; TILE

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

**Period of Significance**

1926 - 1960

**Significant Dates**

1926

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

see section #7 resource list

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_



Los Robles  
Name of Property

Leon Co., FL  
County and State

## 10. Geographical Data

Acreage of Property 37.1 acres

### UTM References

(Place additional references on a continuation sheet.)

1	1	6	7	6	1	4	5	8	3	3	7	2	7	3	0
	Zone		Easting					Northing							
2	1	6	7	6	1	4	4	0	3	3	7	3	1	2	3

3	1	6	7	6	1	5	4	0	3	3	7	3	3	0	2
	Zone		Easting					Northing							
4	1	6	7	6	1	8	2	5	3	3	7	3	1	8	1

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Fixel, Sarah; Kusa /Lisa Dunbar; Vivian Young/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date September 2014

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name various

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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TALLAHASSEE, LEON COUNTY,  
FLORIDA**

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**SUMMARY**

The Los Robles Historic District is a wedge shaped subdivision between the confluence of Thomasville Road and Meridian Road in Tallahassee, Leon County, Florida. The layout of the roadways roughly forms a triangle with streets fanning out from the southern point and the arched entrance to the neighborhood. The residential neighborhood was developed over time beginning in 1926, with a diversity of construction styles and types. The district contains 70 contributing buildings, 19 non-contributing buildings, and 1 contributing site, in the form of a central park.

**SETTING**

The neighborhood is roughly a mile north of the historic Tallahassee downtown area between the historic thoroughfares of Thomasville Road on the east and Meridian Road on the west. The topography within the neighborhood is generally flat with mature magnolia and oak trees located throughout. Residences are set-back from the streets with lawns and ornamental landscaping. A large community park is centrally located. Dwellings are either one or two stories high. The main entrance to the neighborhood is set on a landscaped point of land where Thomasville and Meridian Roads diverge and traffic passes beneath a large Mediterranean Style stucco arch (NR 1989).

**PHYSICAL DESCRIPTION**

The point of land where Meridian Road and Thomasville Road separate has a grass covered lawn dotted with palm and oak trees and shrubbery. From Meridian Road the entrance passes under a large 1926 stucco arch in a Mediterranean Revival Style (NR 1989) (Photo #1). Entering the neighborhood one is on Fernando Drive which borders the eastern boundary of the district. Cristobal Drive veers west and borders the district on that side. These two drives diverge at the Tallahassee Woman's Club (NR 1987) (Photo #2) on this inset corner parcel. Like the entryway arch the club building reflects the stuccoed Mediterranean Revival Style, and was built in 1927. Desoto Street borders the northern edge of the district. Fronting Fernando Drive is a large green space shaded by many oak trees that serves as the community park (Photo #3). Four other short roads cut through the

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neighborhood connecting to the perimeter roads. The neighborhood has concrete sidewalks on most roads, except for Desoto Street and part of Fernando Drive. All houses are setback from the street with yards and landscaping. Buildings range from one to two stories in height. Most dwellings are for single families, but there are several historic apartment buildings and duplexes.

**Architectural Styles**

The two story house with a low-pitched side gable roof at 1561 Cristobal Drive (Photo #4) is an example of the **Colonial Revival Style**. The exterior walls are white wood siding and the foundation is brick. A small porch with four round columns and a decorative wooden balustrade on the roof surrounds the main entrance. The entrance has an accentuated front door with overhead elliptical fanlight and decorated multiple-pane sidelights. Fenestration consists of six-over-six double-hung sashes windows decorated with flat lintels and bordered by green shutters. The one story south wing is a Florida room accented with a balustrade on a flat roof. The northern elevation features a porte cochure supported by a pair of slender columns on brick foundations. A larger, contemporary two-car garage is situated behind the house on the northern end of the lot.

The two-story red brick house at 303 DeSoto Drive (Photo #5) is one of the few **Georgian Revival** buildings to fully exemplify the style with classical details. Based on a symmetrical plan, the home has two main wings extending from the central block. The side-gabled roof is of composition shingles and a small interior chimney is to the east end of the building. The paneled front entry door is surrounded by flattened pilasters and topped by a broken scrolling pediment. Two bay windows exist on each side of the entry, with three double-hung sash six-over-six windows aligning the second story. Set on a rise, the house is accessed from the street via a fieldstone and brick step walkway.

Another excellent **Georgian Revival** home is a 1552 Isabel Court (Photo #6). The one-story, brick, side-gable home is symmetrically arranged with a central main door with portico, and side extensions setback from the façade wall. Windows are filled with double-hung multi-paned sashes. Two single windows flank the main entry, and banks of sashes fill the side extensions. The extension to the southwest has a flat roof lined with handrails

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and turned post balusters. The front gable portico has dentils in its eaves and is supported by slim columns with capitals. The paneled main door is surmounted with a fan-light. A dentil entablature runs below the roof eaves.

The two-story house built in 1932, at 1567 Fernando Drive is a fine example of a **Dutch Colonial** house (Photo #7). It has a rectangular foot print, a side-gambrel roof, and chimneys rise from the roof peak of the gable-end walls. Fenestration is symmetrical on all stories, with 3/1 double-hung wooden sash windows. The central main entrance is a single paneled door with full-length sidelights, sheltered by a gabled portico supported by two round columns. The side elevations have cornice returns, and rafter ends are exposed on the second story.

As the first home built in Los Robles in 1927, 1508 Cristobal Drive is an excellent example of a **Bungalow Style** home (Photo #8). It is built on brick piers, and has a brick chimney piercing the south/rear roof slope. A front porch supported by square columns spans the façade, and the centrally placed entrance is defined by a gable inset into the shed porch roof with decorative knee braces. The house has a side-gabled roof with two cross gables, and a porte-cochere extends to the north. The windows are characteristic of the Craftsman Style in the use of multi-pane over-one sash windows.

The home at 328 Cortez Street (Photo #9) is the only building in the district representative of the **French Eclectic Style** (NR 1989). One of the four original houses constructed in the Los Robles subdivision, this one and one-half story building is constructed of hollow clay tile with a smooth stuccoed finish. The foundation is concrete. It has an irregular plan with steeply pitched hipped roofs with eaves that flare towards the roof-wall junction. There are nine dormers, with two on the front façade displaying cornice returns and nine-light arched windows. The other seven windows, located on other elevations, are plain and jalousied. This symmetrical arranged building is defined by a balustrade balcony above the porch. The porch is supported by four thick square columns. A projection extends along the west side of the house to a porte-cochere. The centered entry door is surrounded by a transom and twelve fixed lights. Six-over-six double-hung sash windows flank each side of the entry with emerald green shutters. Three dormers are positioned over the central and



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northern sections. The rear elevation has a rectangular screened porch. The south elevation has an asymmetrically placed exterior chimney.

Several buildings within the district are representative of the **Tudor Revival Style**. The most elaborate in design and size is 304 DeSoto Drive (Photo #10). It is a two-story, masonry, stucco and half-timbered building with a complex hip and gable composition roof. The roof has multiple front gables of varying heights projecting, surfaced with composition shingles. The residence has masonry exterior walls on the ground floor, with the exception of a small projecting room on the western corner clad in fieldstone that encompasses an arched window. The second story and gables are faced with stucco infill and decorative half-timbering in straight and curved lines. Plain, half-timbered eaves are used as gable detail. There are three tall, narrow eight-pane glass windows in the western gable extension. A massive exterior brick chimney is visible on the front center of the house, and is crowned with three decorative chimney pots. The front door is paneled with a single square pane of decorated glass. A semi-circular driveway connects the street to the house.

Another **Tudor Revival** cottage is at 1575 Cristobal Drive (Photo #11), and built in 1931, by noted Tallahassee architect Eugene Fitchner. It is located on the corner of Ponce Street and Cristobal Drive. Brick steps lead from Cristobal Drive sidewalk and ascend a slope on the façade. The one-story brick house has an irregular footprint, and the complex cross-gable and hip roof has a steep slope. There are two prominent gables on the façade, both with half-timbering details; one with stucco infill, and the second with alternating patterns of brick. The front windows with 6/6 wooden sashes have sculpted timber lintels. The stuccoed front gable extension shelters a recessed entry framed by timber posts and sculpted brackets. The east elevation of the house has a window lined sunroom at the northeast corner, and basement access is beneath this room due to how the house is situated on the slope. Adjacent to the sunroom is a gable roof extension with sculpted verge boards.

The house at 1532 Cristobal Drive (Photo #12), built in 1927, has many features of the **English Cottage Style** of construction. The house has a side-gabled main roof as viewed from the façade, with a short extension and two cross-gables on the front. The front gable

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roofs have a steep pitch with rafter ends exposed. The exterior is surfaced with wooden shingles with painted brick framing the entryway arch and adjacent chimney. Windows are arranged with 3/1 double-hung wooden sashes on the front. A chimney abuts a brick enclosed gabled portico. A small gable tops the brick arched entryway, which shelters the recessed main door. Both gable ends are faced with stucco and contain diamond shaped louvered vents. The large gable on the front is in-filled with decorative half-timbers.

The **Mediterranean Revival Style** was the architectural design originally intended for the Los Robles subdivision. However, very few dwellings followed this architectural approach. The Woman's Club (Photo #2) is a one-story building built of concrete and finished with textured stucco. The roof is low hipped and covered in terra cotta pantiles. Heavily carved wooden brackets support the eaves. The main recessed entrance is on the south elevation of the building. A glazed multi-paned double doors are in the center of two single doors flanking. The three bay loggia highlights the door arrangement. Fenestration is characterized by Palladian windows symmetrically arranged on the front. Each has three narrow eight-light casement panels with a multi-paned fan-light on the top. All windows have stone slab sills.

The house at 1540 Isabel Court (Photo #13) is an interesting example of the **Ranch Style**. This side-gable, one-story rectangular house with a slight gable extension at the south corner parallels the street. The width of the façade is doubled with an extension to the north that has a slight set-back and lower roof-ridge. The main entrance and small porch is off-center beside the gable extension. Banks of windows, in pairs and ribbon arrangements define the façade. It is a painted brick house with distinctive "slop joints" where the excess mortar is left between the bricks. The brick house has horizontal wooden siding in the gable ends. A cross-gable major extension to the rear (west) side of the house gives the footprint generally an "L" form.

The **Frame Vernacular** duplex at 314 & 316 Ponce Street (Photo #14) was built in 1946. The rectangular building parallels the street, and has horizontal wooden siding with a hip roof. The two apartments of the dwelling are defined by small gable sheltered porches toward the east and west corners with single windows in each corner. Two windows each with paired sashes are in the center of the building. Wooden shutters with diamond shaped

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cut-outs, frame each window. The gable porch projections are supported with Craftsman Style brackets.

The oldest example of a **Frame Vernacular** house is from ca1880, located at 1639 Fernando Drive (Photo #15). It was a farm house on the parcel of land that was platted as Los Robles. It was located overlooking the north side of the intended park and relocated east of Fernando to make the premium parcel available for sale. It is a two-story "L" shaped house with horizontal siding, and a bay window with 2/2 double-hung sashes, centered in a front-facing gable extension to the north. The intersecting gable metal roof has a steep pitch, and a gable dormer is in the south wing. The main door is located on a one-story porch that occupies the area where the two wings meet. The front door has two vertical lights and a transom.

The **Masonry Vernacular** house at 1603 Fernando Drive (Photo #16), built in 1942, is constructed of brick, and has an irregular footprint. The house has a side gable roof with a projecting gable on the façade southwest side. Entry is accessed via a single entry door with sidelights from an open porch. Windows have 6/6 double-hung sashes. A brick chimney pierces the main roof at the cross0gable. Mostly plain in form, it reflects some Colonial Revival elements in the window treatment and brickwork.

The Los Robles community **park** is an open green space with grass and trees of different ages, many mature (Photo #3). The green space does not have any man-made features. It is truly a multi-use scenic landscape. It is centrally located within the neighborhood.

A **non-contributing** property, built in 1935, is located at 1634 Fernando Drive (Photo #17). The house was dramatically altered in materials and character.

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### NON-CONTRIBUTING BUILDINGS

STREET ADDRESS	STYLE	YEAR	ARCHITECT
1500 Cristobal Dr	Masonry Vernacular	1949	
1514	Tudor Revival	1927	
1520		1994	
1542	Masonry Vernacular	1948	Syde Deeb
1553	Colonial Revival	1946	Syde Deeb
1555	Ranch	1947	Syde Deeb
1556	Tudor Revival	1939	Eugene Fitchner
1557	Ranch	1948	Syde Deeb
1567	Mediterranean Revival	1993	
1568		2000	
1569		2000	
311 Cristobal Ct		1995	
332 Desoto Dr		2005	
1530-1536 Isabel Ct	Italian Renaissance	1937	
1544 Isabel Ct	English Cottage	1937	
1501 Fernando Dr.		1949	
1553 Fernando Dr.	Masonry Vernacular	1944	
1634 Fernando Dr.	Frame Vernacular Cottage	1935	
1638 alt	Colonial Revival	1935	

### CONTRIBUTING BUILDINGS

STREET ADDRESS	STYLE	YEAR	ARCHITECT
1508Cristobal Dr.	Bungalow	1927	
1513 Woman's Club	Colonial Revival	1927	
1528	Masonry Vernacular	1955	George Wright



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1532	English Cottage	1927	
1536	Masonry Vernacular	1948	Syde Deeb
1538	English Cottage	1927	Claude Pichard
1544	Masonry Vernacular	1948	Syde Deeb
1546	French Eclectic	1937	
1550	English Cottage	1931	Genevieve Crawford
1551 1-2-3-4	English Cottage	1937	
1552	Ranch	1941	Syde Deeb
1559	Ranch	1947	
1560	Tudor Revival	1936	
1561	Colonial Revival	1934	Alvin Moore
1562	Masonry Vernacular	1936	
1564	Colonial Revival	1936	Eugene Fitchner
1574	Colonial Revival	pre-1935	Jack Culpepper
1575	Tudor Revival	1931	Eugene Fitchner
300 Cortez St	Tudor Revival	1931	Robert Taylor
314	English Cottage	1929	
320	Mediterranean Revival	1927	
328	French Eclectic	1926	
240 DeSoto St	Minimal Traditional	1960	
246	Masonry Vernacular	1935	
303	Georgian Revival	1937	
304	Tudor Revival	1935	
311	Tudor Revival	1936	
314	Masonry Vernacular	1937	
315	English Cottage	1936	
316	English Cottage	1936	
317	Masonry Vernacular	1939	
326	English Cottage	1931	
328	Frame Vernacular Cottage	1932	William Edwards
329	English Cottage	1936	
337/333	Frame Vernacular Duplex	1935	
240	French Cottage	1935	

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246	Masonry Vernacular	1935	
Los Robles Arch – Fernando Dr. 1503	Spanish Colonial Rev. Colonial Revival	1926 1945	
1505 & 1505 1/2	Masonry Vernacular	1947	
1507 & 1507 1/2	Masonry Vernacular	1947	
1509	Masonry Vernacular	1945	Jack Culpepper
1511	Masonry Vernacular	1945	Jack Culpepper
1551	Masonry Vernacular	1954	Syde Deeb
1559	Minimal Traditional	1942	
1563	Masonry Vernacular Ranch	1948	
1567	Dutch-Colonial	1932	
1573	Masonry Vernacular Ranch	1948	
1579	English Cottage	1931	
1593/1595	Ranch Duplex	1951	
1597	Colonial Revival	1934	
1603	Masonry Vernacular	1942	S P Deeb
1607	Ranch	1952	
1609/1611	Frame Vernacular Ranch Duplex	1955	
1635	English Cottage	1936	
1637	Frame Vernacular Cottage	1936	
1639	Folk Victorian	late 1800's	
1643	Tudor Revival	1936	
1645	Tudor Revival	1937	
1650	English Cottage	1936	
1653	Colonial Revival	1937	Milton Parker
1657	Colonial Revival	1937	Alvin Moore
1665	Tudor Revival	1937	
1504 Isabel Ct	Colonial Revival	1945	
1539	Georgian Revival	1936	
1540	Ranch	1948	
1544	English Cottage	1937	

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<b>1552</b>	<b>Georgian Revival</b>	<b>1930</b>
<b>314-316 Ponce St</b>	<b>Frame Vernacular Duplex</b>	<b>1946</b>
<b>330</b>	<b>Colonial Revival</b>	<b>1938</b>
<b>334-336</b>	<b>Frame Vernacular Duplex</b>	<b>1950</b>

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**SUMMARY**

The Los Robles Historic District is nominated to the National Register under Criteria A and C for local significance in the areas of Community Planning & Development, and Architecture. The period of significance spans from 1926 to 1960. Planned in 1926, the residential neighborhood was arranged around a large central park which retained many of the large mature oak trees. It was the first local community prior to the 1950s that promoted construction standards to prospective owners. The development started as the real estate recession was beginning, yet the community grew steadily during those years, through the Great Depression, and the Second World War. The result is a cross-section of construction and stylistic trends common to Florida through those years. The district contains excellent examples of various styled cottages, as well as excellent examples of larger residences.

**HISTORIC CONTEXT**

When the Los Robles subdivision was platted in 1926, it was north of the Tallahassee city limits, but by 1927 was incorporated into the city. The subdivision reflected a nationwide period of prosperity and optimism that in Florida resulted in a massive land development bubble and eventual collapse in 1926. Throughout the 1920s the City of Tallahassee experienced a surge of growth resulting in newly platted subdivisions north and east of downtown. The State Capital building was added onto, and three new government buildings were constructed. During this time the population of Tallahassee grew from 5,638 to 10,700.<sup>1</sup>

**HISTORIC SIGNIFICANCE**

The Los Robles neighborhood, located at the convergence of Thomasville Road and Meridian Road in Tallahassee, is a well-defined residential subdivision. The subdivision was platted in 1926 (Figure #1) on a 37 acre farm that contained a single 19<sup>th</sup> century

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<sup>1</sup> James E. Pitts, *Tallahassee Area Statistical Abstract* (Tallahassee, Florida: Tallahassee Area Chamber of Commerce, 1971), p.11.



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farmhouse. That farm house was relocated to 1639 Fernando Drive, to make room for higher priced residential land overlooking the park. The farm house still exists in the neighborhood to this day.

The two men behind the subdivision's development were Albert E. Thornton, the secretary, treasurer and manager of Capital City Lumber Company, and Leon R. Lonnbladh, an engineer. Lonnbladh managed sales of Los Robles and employed the help of MacIntosh and Dawe real estate agency in marketing the development.

Los Robles was the first subdivision prior to 1950 to promote design, cost, and material requirements for construction. The wedge-shaped neighborhood plan had Cristobal and Fernando Drives bordering the west and east sides, and Desoto Drive across the northern end with a centrally located park, and several short streets ran between Fernando and Cristobal. It was designed with 135 lots with widths 50 and 60 feet, and depths of 100 to 125 feet. Concurrently, sidewalks were installed. The roads and sidewalks were designed and executed by George K. Armes, a local civil engineer.<sup>2</sup> Los Robles roads were paved while most city and county roads were unpaved in the 1920s. Armes also designed the Los Robles Gate (NR 1989) in 1926.<sup>3</sup> The stuccoed Mediterranean Revival Styled arch drew attention and distinction to the new subdivision and conferred the developer's stylistic intent on the community. Promotional materials detailed requirements that homes should be constructed with stone, brick or stucco exteriors. Frame homes were not permitted unless surfaced in stucco or brick. The minimum expense for a house should be \$4,000, and homes near the entrance and park should be a minimum of \$5 – 6,000. Houses should be designed by competent architects, and an architectural review would insure that various design approaches would harmonize.<sup>4</sup> However, these standards were never formalized within the deeds which led to the construction of the earliest homes with non-conforming construction.

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<sup>2</sup> Mabel Seale Armes, interview, July 15, 1980. Tallahassee Trust for Historic Preservation, Los Robles files.

<sup>3</sup> *Los Robles Gate*, Florida Master Site File LE715, 1989.

<sup>4</sup> *Los Robles*, manuscript, p.13, n.a., n.d., Tallahassee Trust for Historic Preservation, Los Robles files; *Deed Book 15*, p.314, March 26, 1927.

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The developers expected that northern visitors to Tallahassee would buy the subdivision lots, but the project came on the market as Florida was beginning to experience the real estate recession. Sales of lots were to local people, and during the 1920s, only eight buildings were constructed including the Los Robles Gate/Arch and the Woman's Club of Tallahassee (NR 1989). The developers donated lots to the Woman's Club on a point of land directly in line with the entry road which runs under the arch so it would be the first building seen by visitors. The clubhouse was done in the stoccoed Mediterranean Revival Style which reinforced the stylistic effect of the arch to generate first impressions of the community. The Woman's Club was designed by architect Edward D. Fitchner. The year 1927 marked the first year of home construction as four homes were built of wood frame without stucco or brick veneer. Furthermore, the homes were not designed by local practicing architects.

Despite the economic rationing of materials set-back of the burst land-bubble, followed by the Great Depression, and by World War II, the community slowly developed throughout these depressed times. During the Great Depression of the 1930s, the federal government initiated programs to spur employment such as the Work Progress Administration, Civilian Conservation Corps, and Civil Works Administration. In 1934, the government created the Federal Housing Authority (FHA) to insure loans for home construction. Tallahassee's Federal Savings and Loan Association (FSLA) was instrumental in homes being constructed across the city during these depressed times. The FHA played a role in some Los Robles construction, as the 1930s was the most active decade for construction within the neighborhood.

In the 1920s there were eight construction projects. In the 1930s, forty-one homes were completed. By the 1940s, there were fifteen, and from 1950 until 1955 there were seven. By the 1960s, buyers were being drawn off to other, newer subdivisions.

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**ARCHITECTURAL CONTEXTS**

**Colonial Revival and Georgian Revival**

The late nineteenth and early twentieth century awakened interest in the history of America's English and Dutch colonial heritage, which led to the popularity of the Colonial Revival and Georgian Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Philadelphia Centennial of 1876 is credited with the rebirth of interest in this period. Many of the buildings designed for the Centennial were based on historically significant colonial designs, borrowing elements from Georgian, Federal, and other styles. Publicity on the Centennial occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles on eighteenth century American architecture appeared in the American Architect and Harpers magazines. The publicity helped make colonial architecture popular throughout the country. The advent of the automobile, which allowed ordinary Americans to visit sites connected with the past, helped accelerate the interest.

**Dutch Colonial**

Dutch settlements in America began in the first quarter of the 17<sup>th</sup> century, and predominated along the Hudson River, New Amsterdam, Long Island, and extended south to northern Delaware. By 1664 English settlers dominated these regions and few early buildings remained, and those that did had later influences added onto them. Early Dutch homes were primarily one-story, rectangular, with side-gable and side-gambrel roofs. Main doors were split horizontally, with top and bottom opening portions. What remains of Dutch construction are two-storied and contain later influences. Dutch houses sometimes have flared eaves. Earlier windows tended to be paired casement sashes filled with leaded glass that transitioned to double-hung sash windows. The two-part doors were retained in Dutch construction although panels and transoms above the doors were English influences. Many of the remaining examples have gable-end parapets with chimneys at the exterior roof peaks.

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**Bungalow**

The term "bungalow" is derived from modest house forms with full width front porches developed by the British in the Far East during the nineteenth century. While the origin of the bungalow and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques, exhibited at the California Exposition of 1894, placed emphasis on an extensive display of structural members and the interplay of angles and planes, which became integral parts of bungalow design.

The most prominent characteristic of the bungalow style is its low roof profile. With rare exceptions the bungalow is a one or one-and-a-half story dwelling with a shallow-pitch roof. "Camelbacks" or "airplanes," terms used to describe a second story often found on large examples, typically display a gable roof and linear form, and create more living space, increase natural circulation, and admit additional natural lighting into the interior. Although side-facing and front-facing gable roofs were common design features, some models display complex roof systems. The typical bungalow has two rooms across the main façade, emphasizing horizontality at the expense of height. The porch, an integral part of the bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short wood columns upon which sit roof members. The choice of exterior sheathing materials vary from log, wood shingles, clapboard, drop siding, stucco and stone veneers. Fenestration is consciously asymmetrical and often irregular with small windows bracketing the chimney. Double-hung sash windows or casement windows frequently appear in groups of two or three, with the upper sashes of the former type divided by multiple muntins. Other features include dormers, exposed rafter ends, and brackets mounted under the eaves.

**French Eclectic**

Based on French domestic architecture, the French Renaissance or French Eclectic Style became popularized as a result of many Americans serving in that country during World War I. Also, a number of photographic studies of modest French houses were published during the 1920s, which gave architects and builders models to draw from. The style is drawn from centuries of French farm houses, manor houses, and larger chateaus. The



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homes are characterized by steeply pitched roofs with flared eaves, built of masonry or stucco, and occasionally with half-timbering, without front gables. The example in Los Robles has a less common symmetrical form that was derived from manor houses. They had massive side hipped roofs with centrally located entrances. The detailing of the façade tends toward formality. Side wings are attached to the main central block. Arched doors, windows and dormers are common, as are shutters and balustrades on porches and balconies.

**Tudor Revival**

The Tudor Revival Style reached its peak in popularity in America during the first three decades of the twentieth century. It was based on a combination of early sixteenth century Tudor England and a variety of late Medieval English prototypes ranging from thatched roof folk cottages to grand manor houses. The style exploded in popularity in Florida during the 1920s and, to a lesser extent, the 1930s, when it was adapted to a variety of residential formats. The style is characterized by steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering, stucco, and brick exterior wall fabrics; tall and narrow casement windows with multi-paned glazing, and massive exterior chimneys often located at the front of the building.

**English Cottage**

Compared with the large Tudor Style country residences that appeared in the late 19th and early 20<sup>th</sup> century, modern English Cottage Style was vernacular, smaller and more streamlined versions of the Tudor Revival. The characteristics of the style commonly incorporated included the steeply pitched roof and cross-gables, large stone or brick chimneys often at the front of the house, and small-paned bands of casement windows. Entries were often front-facing gables with a roof that was steep and straight on one side and artistically curved on the other. Doorways were often arched or half-round with ornate hardware and exterior lighting. Occasionally a "thatched" roof is seen, or an asphalt roof is rolled at the edge to simulate straw thatch.

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**Mediterranean Revival**

Mediterranean Revival was the most popular style for residential architecture in Florida during the 1920s. Construction in this style continued after the collapse of the land boom and into the 1930s. This eclectic style contained architectural elements derived from the areas around the Mediterranean Sea, especially Spain and Italy. It was most popular in those states, such as Florida, that had a Spanish colonial heritage. Mediterranean Revival buildings in Florida displayed considerable Spanish influence. The style was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. Architectural features typically included arched entryways, smooth or patterned exterior stucco, and stepped roof parapets with clay tile accents.

**Ranch**

Developed on the west coast during the mid-1930s, the Ranch Style dominated residential construction during the mid-twentieth century. Loosely based on Spanish Colonial architecture, the popularity of the Ranch house was directly related to the increasing dependence on the automobile following World War II. During this era, commercial districts expanded resulting in higher land costs forcing new construction to the fringes of cities. A booming post-war economy encouraged the purchase of larger homes. Additionally, with reasonably priced automobiles and increased wealth, Americans were able to move farther from congested commercial centers into the suburbs where large building lots could accommodate "rambling" Ranch houses. Ranch Style homes are generally asymmetrical, one-story in height and set parallel to the street. The most common roof form is generally a low-pitched hip; however, cross gabled and side-gabled forms were also popular. Although early examples featured wood, brick, or a combination of both as exterior cladding, by mid-century the concrete block was widely used and either covered with stucco or left exposed as an exterior surface. Ribbon windows, often featuring casement sashes, and large picture windows were the most typical window forms. Additional features included widely overhanging eaves, decorative iron or wooden porch supports, decorative shutters, and partially enclosed courtyards or patios.

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**Frame Vernacular**

The term "vernacular" refers to common construction techniques, forms, and materials indigenous to a society, a region, and within a period of time. It was construction practiced by lay or self-taught builders. Locally available materials and suitability to the environment influenced the construction. Vernacular building trends are significant for their ability to define distinctive regional characteristics.

The industrial revolution permitted a standardization of building materials and parts which exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and styles throughout the country, and railroads provided affordable distribution of manufactured building products. Common Frame Vernacular forms in Florida are the Hall and Parlor, a pair of single pens divided by a hall, often with a rear extension forming an "L;" the Georgian house with a double pile massing and a central hall; the I-House with single pile massing, two stories high, and external gable end chimneys. The Georgian four-square was a symmetrical, more elegant late-nineteenth century import into Florida urban areas.

Builders in the early twentieth century used decorative features derived from historical architectural styles, and from the then-popular Craftsman and Mediterranean Revival Styles. Especially during the Depression-Era, many buildings and public facilities employed a Rustic Style that relied on local materials, design, and workmanship. Stone and locally harvested timber construction rendered an appealing "honesty" of materials to unadorned, modest building schemes.

**Masonry Vernacular**

The term "Masonry Vernacular" applies to buildings that display no formal style of architecture and is defined as the common masonry construction techniques of lay or self-taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying heavily upon native building materials. With the coming of the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans and house decorating tips

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flooded consumer markets and helped to make building trends universal across the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to select to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types whereas residential architecture is dominated with wood frame houses. In Florida, most masonry houses predating 1920 were built with ornamental concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late 19<sup>th</sup> century. Assembled with hollow tiles or brick, the Masonry Vernacular designs of the 1920s and 1930s were often influenced by the then popular Mediterranean Revival and Streamline Styles. Dwellings built with concrete blocks, often referred to as cinder block, appeared during the Great Depression. The use of the cost-efficient building material accelerated following World War II, and became especially popular in the development of residential suburbs in the 1950s.

**ARCHITECTURAL SIGNIFICANCE**

The residences of the Los Robles Historic District embody various building forms, architectural styles and influences, including Colonial Revival, Bungalow, Frame Vernacular, Masonry Vernacular, Mediterranean Revival, Tudor Revival, and French Eclectic. The homes represent design preferences of the middle-class home owners, and the evolving vernacular patterns practiced by the local builders. The district's concentration and good integrity well illustrates Tallahassee's history of residential development between the 1920s and the 1960s. The district serves as a microcosm of the larger development patterns and stylistic trends that defined Florida's urban landscape during the first half of the twentieth century.



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**VERBAL BOUNDARY DESCRIPTION**

The boundary designation for the National Register Los Robles Historic District coincides with the legal parcel boundaries as represented in the Leon County Property Appraiser parcel map (see attached Historic District Boundary Map and original plat map), plus the legal boundaries for 240 and 246 Desoto Street. Leon County Property Appraiser parcel numbers for 240 Desoto Street is #1130202100000, and for 246 Desoto Street is #1130202090000.

**BOUNDARY JUSTIFICATION**

This boundary encompasses the property historically associated with the Los Robles neighborhood. This coincides with the Subdivision Plat Map, 1926 (see map), plus the legal parcel boundaries for 240 and 246 Desoto Street. The houses at 240 and 246 Desoto Street were built adjacent to the plat boundary, in the historic time period, and in similar styles and sizes.

Five point UTM's indicated on the boundary map

- #1 Zone 16 Easting 761458 Northing 3372730
- #2 Zone 16 Easting 761440 Northing 3373123
- #3 Zone 16 Easting 761540 Northing 3373302
- #4 Zone 16 Easting 761825 Northing 3373211
- #5 Zone 16 Easting 761835 Northing 3373181

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**PHOTOGRAPHIC LIST**

1. Los Robles Historic District, Tallahassee
2. Leon County, Florida
3. Ms. Sarah Fixel
4. April 2014
5. Los Robles arch, looking north
6. Photo #1 of 17

The information for 1 – 4 is the same for all remaining photographs.

5. Tallahassee Woman's Club, looking west
6. Photo #2 of 17
5. Los Robles Community Park, looking north
6. Photo #3 of 17
5. 1561 Cristobal Dr., Colonial Revival house, looking
6. Photo #4 of 17
5. 303 Desoto Dr., Georgian Revival house, looking southeast
6. Photo #5 of 17
5. 1552 Isabel Court, Georgian Revival house, looking northwest
6. Photo #6 of 17
5. 1567 Fernando Dr., Dutch Colonial house, looking east
6. Photo #7 of 17
5. 1508 Cristobal Dr., Bungalow house, looking west
6. Photo #8 of 17

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- 5. 328 Cortez Dr., French Eclectic, looking northeast
- 6. Photo #9 of 17
  
- 5. 304 Desoto Dr., Tudor Revival house, looking north
- 6. Photo #10 of 17
  
- 5. 1575 Cristobal Dr., Tudor Revival house, looking south
- 6. Photo #11 of 17
  
- 5. 1532 Cristobal Dr., English Cottage house, looking west
- 6. Photo #12 of 17
  
- 5. 1540 Isabel Court, Ranch Style house, looking west
- 6. Photo #13 of 17
  
- 5. 314 & 316 Ponce St., Frame Vernacular duplex, looking northeast
- 6. Photo #14 of 17
  
- 5. 1639 Fernando Dr., Frame Vernacular house, looking east
- 6. Photo #15 of 17
  
- 5. 1603 Fernando Dr., Masonry Vernacular house, looking east
- 6. Photo #16 of 17
  
- 5. 1634 Fernando Dr., non-contributing due to alterations, looking northwest
- 6. Photo #17 of 17

APPROVED:  
 Board of County Commissioners, Leon Co.  
 By: W. P. Williams  
 Date: March 20th 1926  
 Approved for record and file this 20th day  
 of March AD 1926  
 Clerk Court, Leon Co.  
 Recorded in Plat Book No. 19  
 Page 1

# LOS ROBLES

THE OAKS  
 RESIDENTIAL DEVELOPMENT.  
**TALLAHASSEE FLA.**

MARCH 1926  
 SCALE 1"=100'

of Florida) ss  
 of Leon)

KNOW ALL MEN BY THESE PRESENTS  
 as Los Robles, Inc., a corporation organized and existing under  
 laws of the State of Florida, the owners in fee simple of the  
 land shown hereon, and more particularly described as  
 All of that part of the West 1/2 of NE 1/4 of Sec 30 T-1-N, R-1-E,  
 1st Meridian North and West of Dixie Highway and East of 1st  
 Meridian as shown by this plat, has caused said land to be  
 and plotted as shown hereon and does hereby dedicate  
 perpetual use of the public as public highways, the drives  
 and courts, reserving unto itself, its heirs, successors, assigns  
 representatives, this, its heirs, or assigns of the same  
 use, abandoned by the public, or discontinued by law.

IN WITNESS WHEREOF, it has caused these presents  
 to be signed by its President and its corporate seal affixed and  
 by its Secretary this 20th day of March AD 1926

LOS ROBLES, Inc.  
 By George President  
 Attest A. E. Thornton Secretary



of Florida) ss  
 of Leon)

BEFORE ME This day  
 all appeared E. H. Goomba  
Thornton President and George  
Secretary of Los Robles, Inc.,  
 a Corporation, and acknowledged  
 before me that they executed  
 the foregoing instrument for  
 the purposes therein set  
 forth and in full compliance  
 with the laws of the State of Florida.

WITNESS my hand and  
 seal this 20th day of March AD 1926

Armes & Winthrop Notary Public  
 My commission expires July 21, 1929

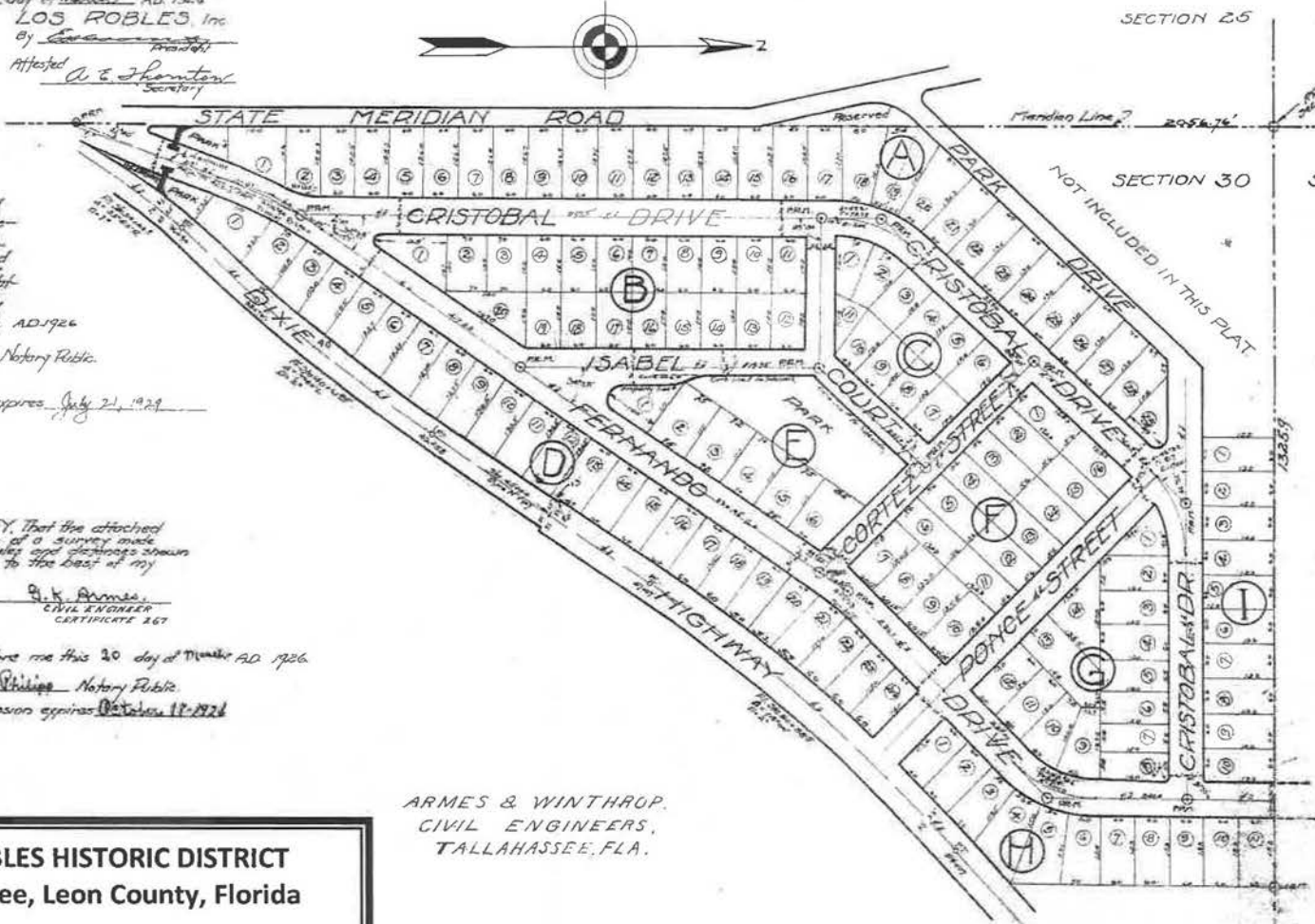
of Florida) ss  
 of Leon)

I HEREBY CERTIFY, that the attached  
 is a correct representation of a survey made  
 by myself and the copies and drawings shown  
 are true and accurate to the best of my  
 knowledge and belief.

Ark Armes  
 CIVIL ENGINEER  
 CERTIFICATE 267

Subscribed and sworn to before me this 20th day of March AD 1926

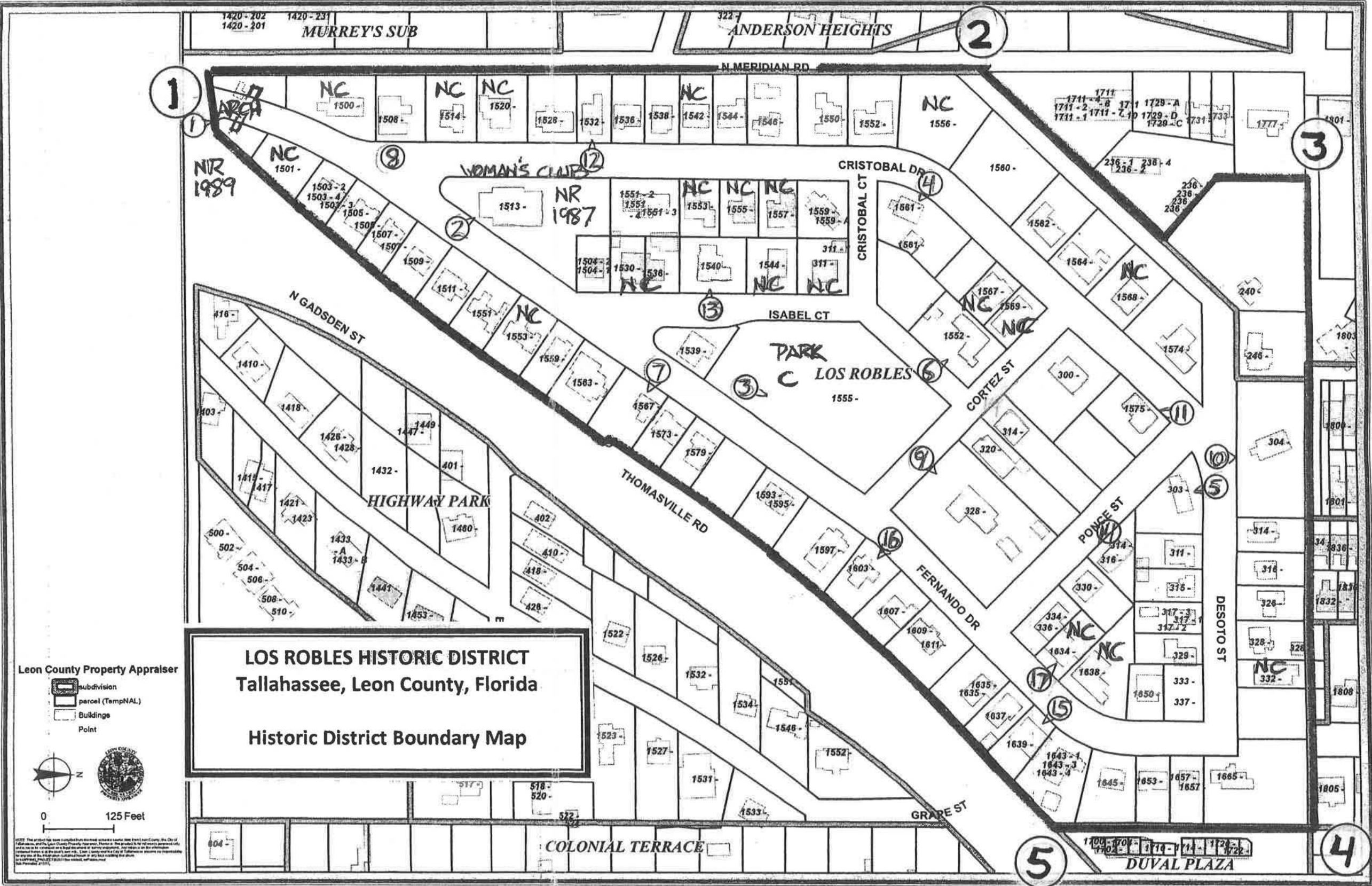
William Phillips Notary Public  
 My commission expires October 11, 1928



ARMES & WINTHROP,  
 CIVIL ENGINEERS,  
 TALLAHASSEE, FLA.





**LOS ROBLES HISTORIC DISTRICT**  
 Tallahassee, Leon County, Florida

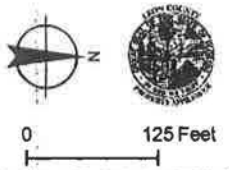
**Subdivision Plat Map, 1926**



**LOS ROBLES HISTORIC DISTRICT**  
 Tallahassee, Leon County, Florida  
**Historic District Boundary Map**

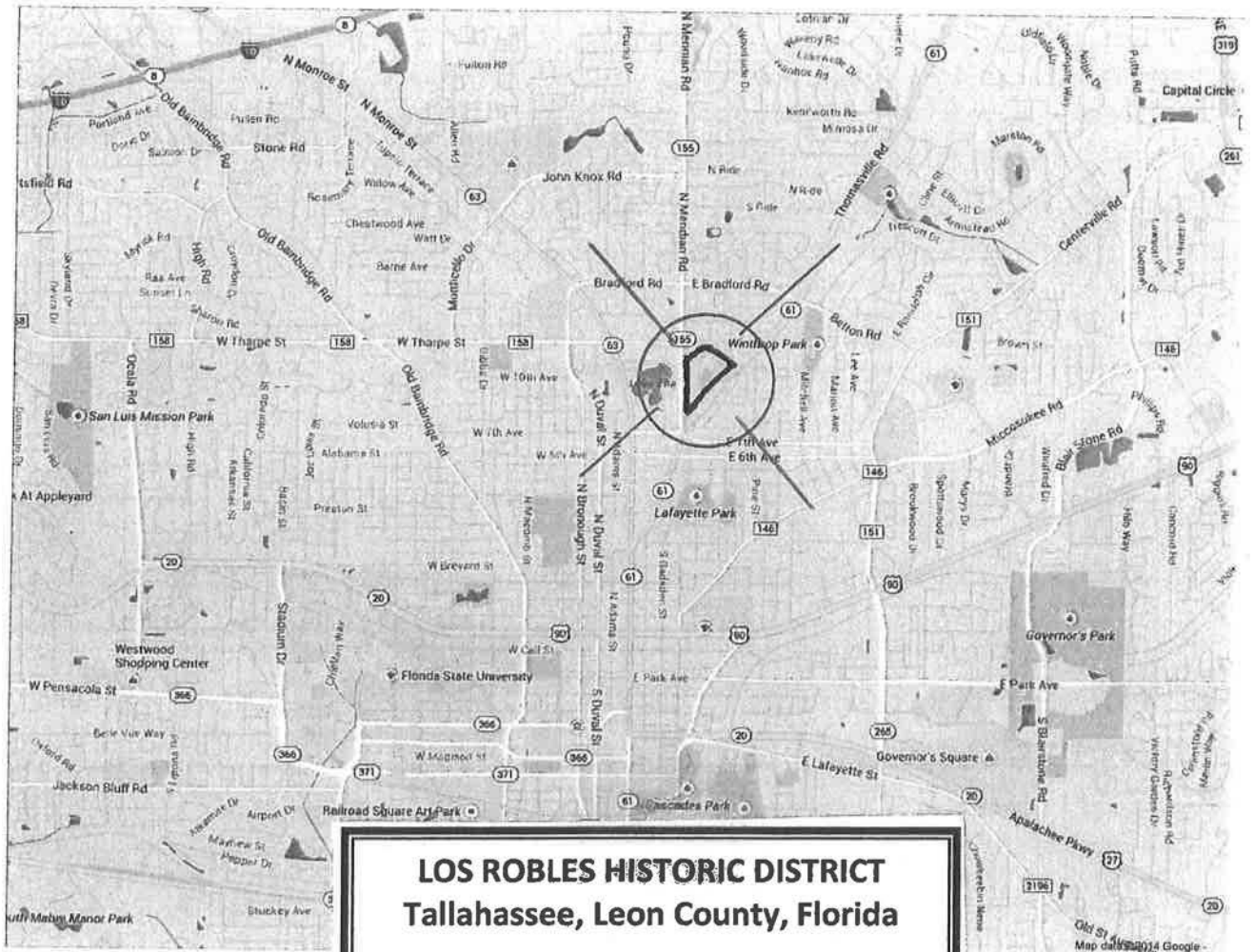
Leon County Property Appraiser

-  Subdivision
-  parcel (TempNAL)
-  Buildings
-  Point



NOT: This project has been completed in accordance with the standards of the City of Tallahassee, Florida. The City of Tallahassee, Florida, is not responsible for the accuracy of the information shown on this map. The City of Tallahassee, Florida, is not responsible for the accuracy of the information shown on this map. The City of Tallahassee, Florida, is not responsible for the accuracy of the information shown on this map.





**LOS ROBLES HISTORIC DISTRICT**  
Tallahassee, Leon County, Florida

**LOCATOR MAP**





WOMAN'S CLUB















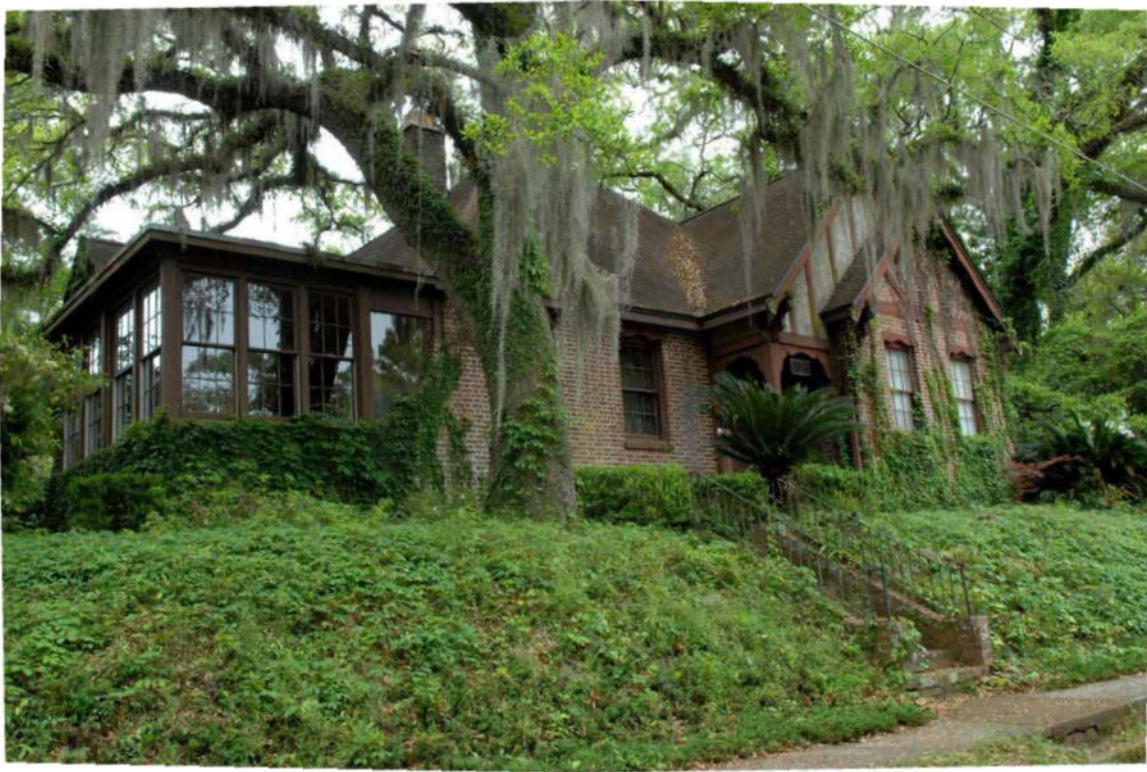






















1639







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Los Robles Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: FLORIDA, Leon

DATE RECEIVED: 9/26/14 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/12/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000902

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 11-12-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

*Early Suburban development utilizing new grid design*

RECOM./CRITERIA Recog ASC

REVIEWER J. Gubler DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State



September 17, 2014

Ms. Carol Shull, Keeper  
National Register of Historic Places  
Department of the Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a submission of the nomination and additional materials (nomination form, continuation sheets, site plan, GIS data, digital images and disk) for:

**Los Robles Historic District (FMSF #8LE662), Leon County**

Please do not hesitate to contact me at (850) 245-6333 if you have any questions or require any additional information.

Sincerely,

Desiree Estabrook  
Historic Preservation Supervisor, Survey & Registration  
Bureau of Historic Preservation