

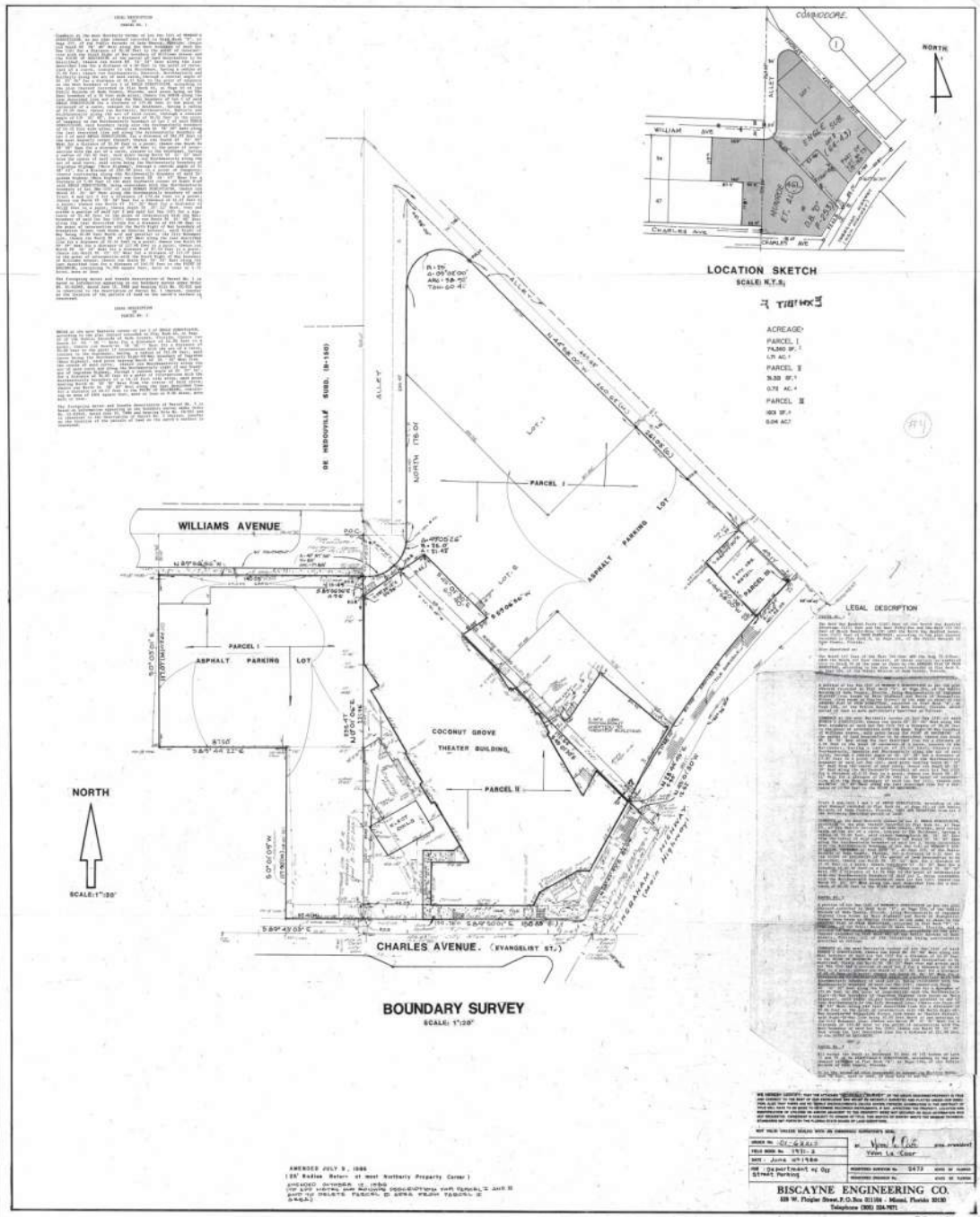
Coconut Grove Playhouse Historic Report



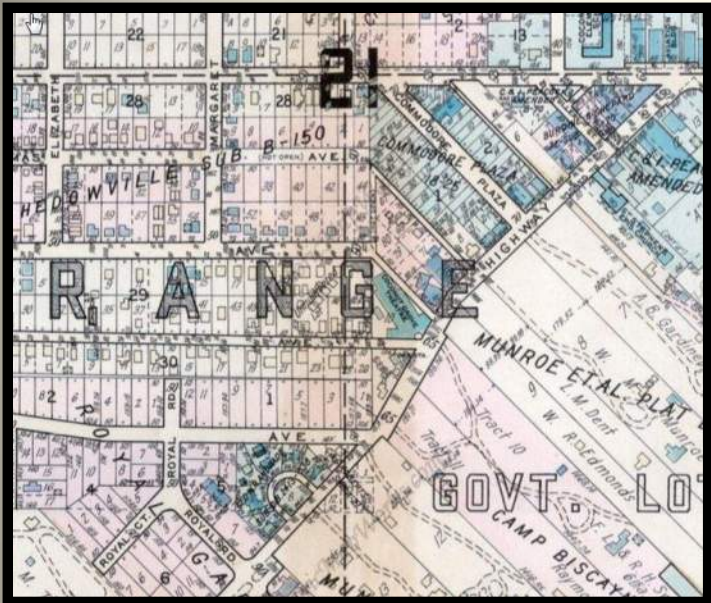
Jorge L Hernandez Preservation Architect

For Arquitectonica International

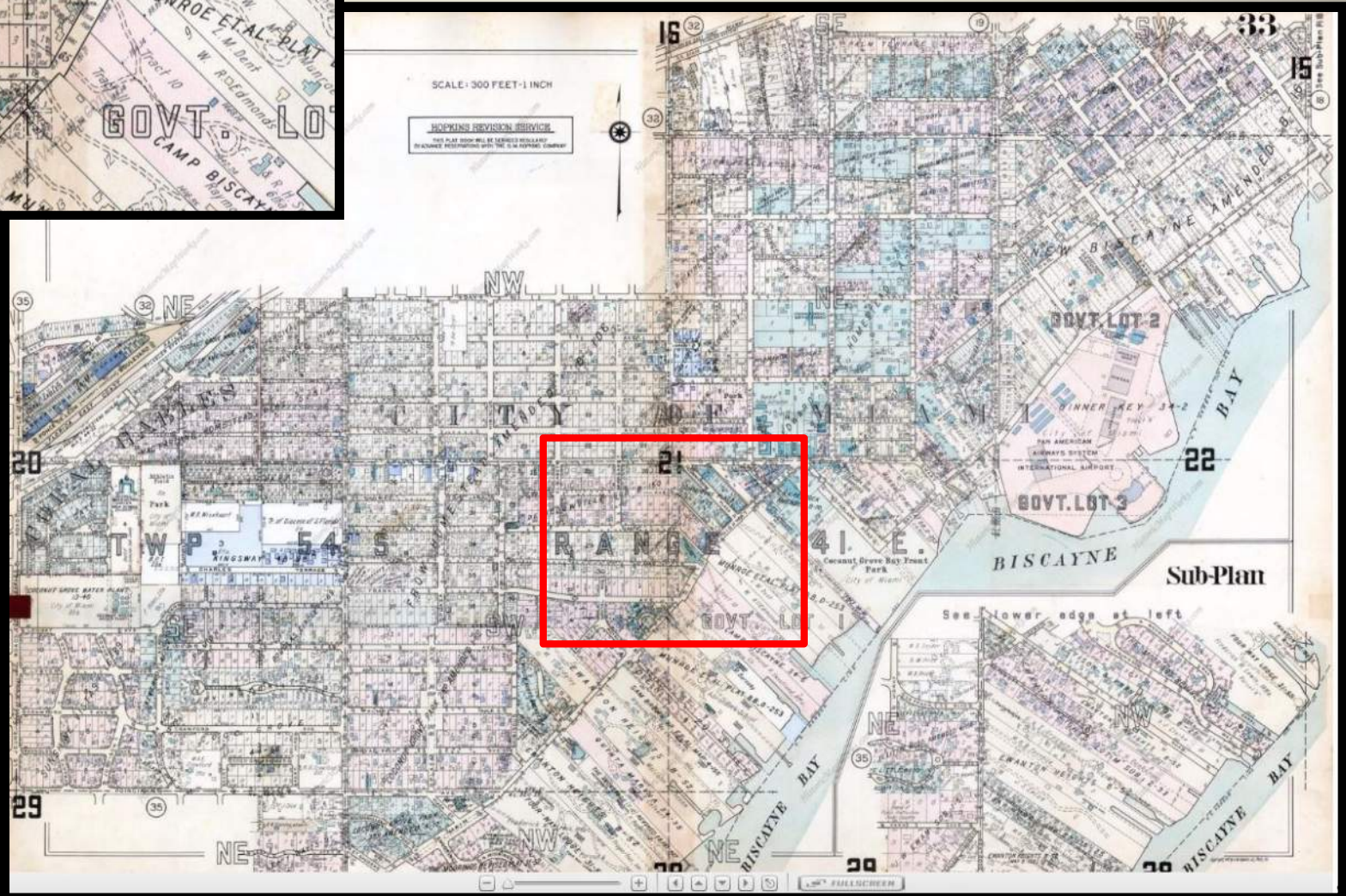
04.04.17



Coconut Grove Theater
Boundary Survey, 1986



1947 Historical Map showing the Coconut Grove Playhouse



History of the Coconut Grove Playhouse

I. Coconut Grove Theater, 1927 - 1955

Silent Screen movie house

II. Coconut Grove Playhouse, 1955 - 1976

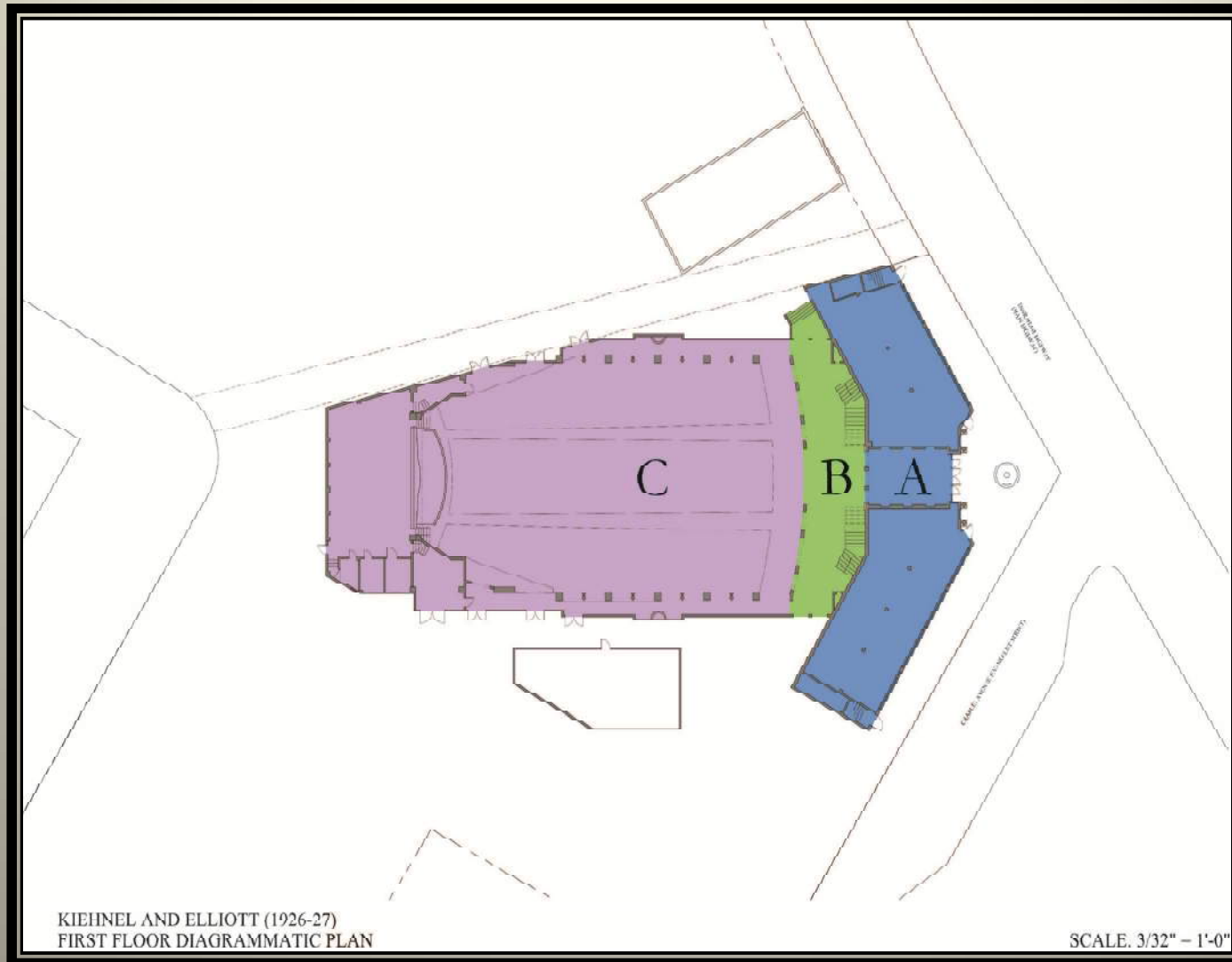
III. Players State Theater, 1977 – 2006

IV. Coconut Grove Playhouse Current Condition, 2006 – 2017

Building Shuttered



Coconut Grove Theater, 1927
Front Elevation

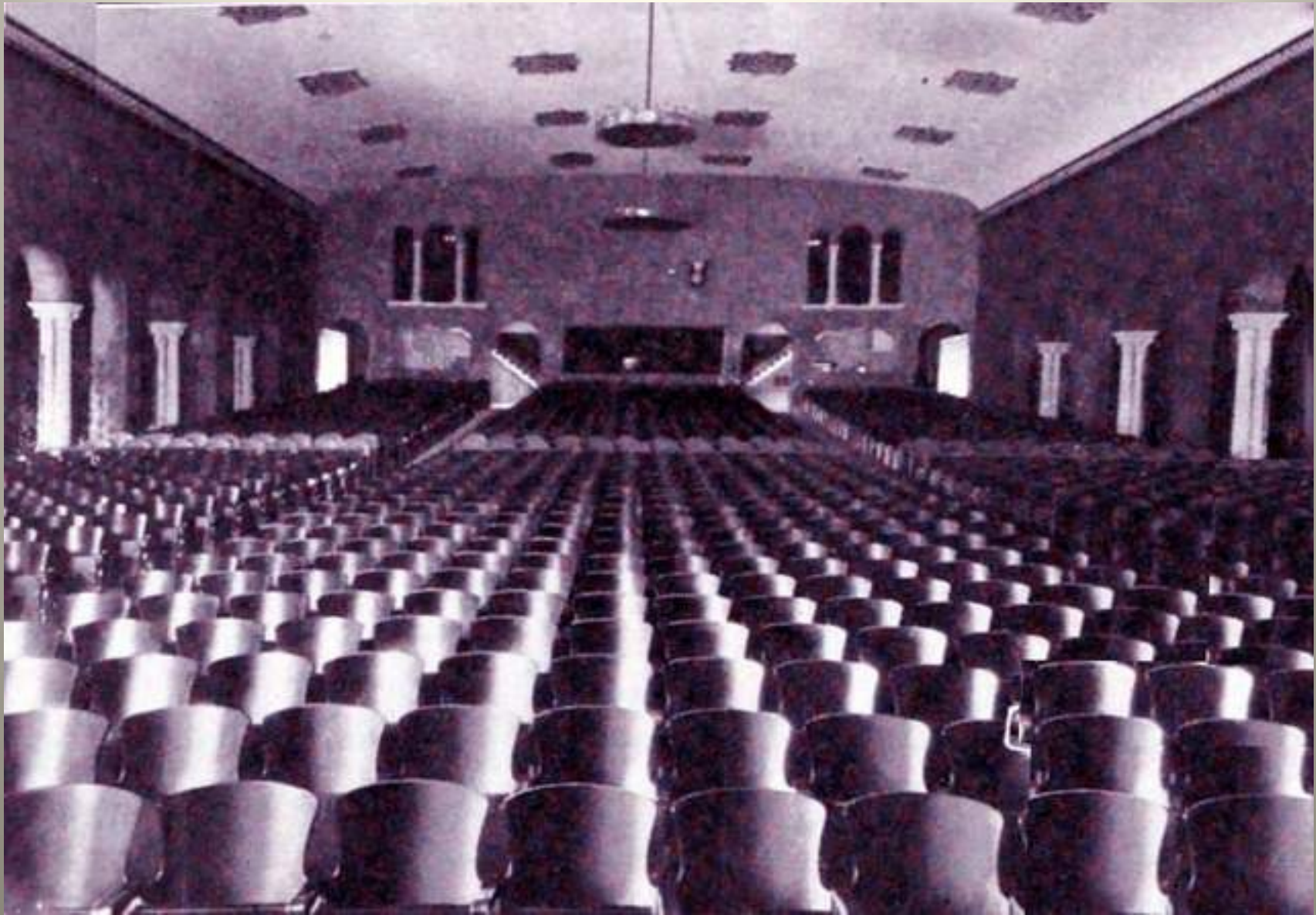


Diagrammatic Kiehnel & Elliott floor plan showing the compositional organization of the Playhouse

A: The front building

B: The crescent shape lobby and vestibule

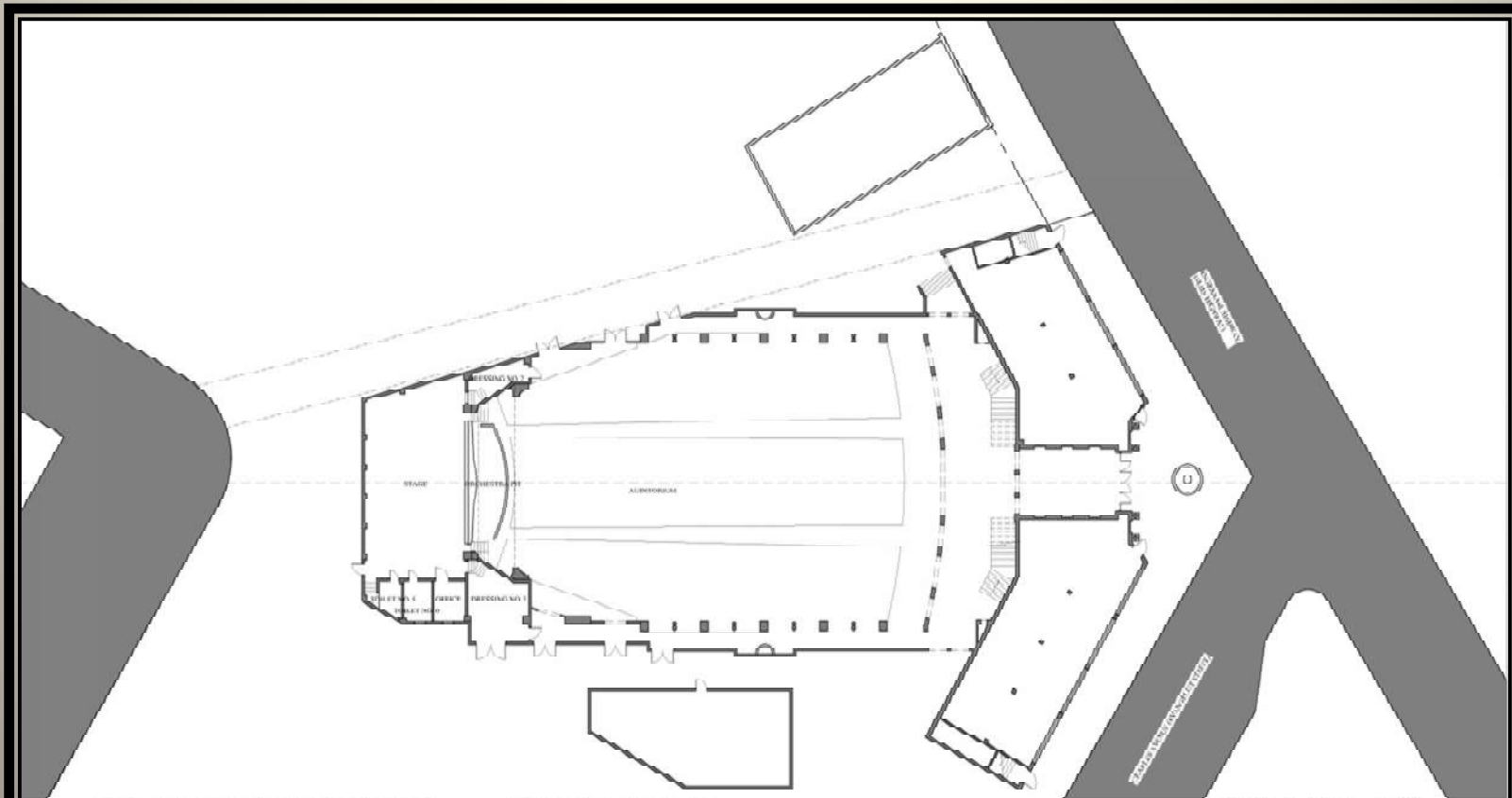
C: The auditorium



Interior view of the Coconut Grove Theater, 1927



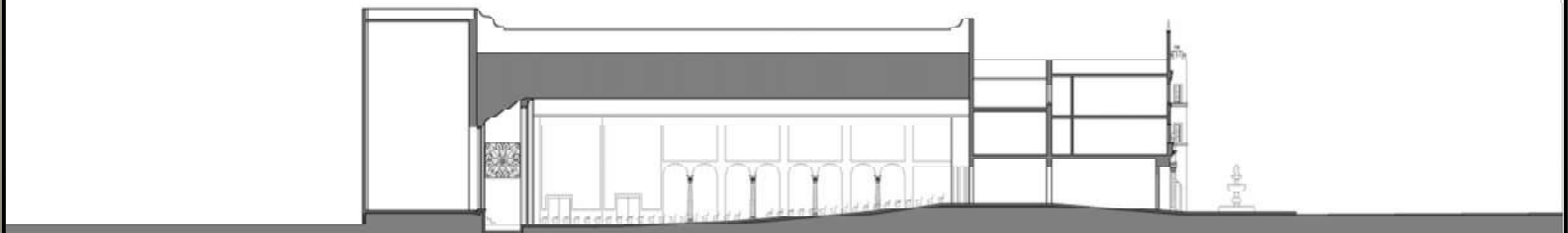
Coconut Grove Chamber of Commerce Meetings
held at the Coconut Grove Theater (1946 Photo)



KIEHNEL AND ELLIOTT (1926-27)

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



KIEHNEL AND ELLIOTT (1926-27)

LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"

These designs and drawings are the copyrighted property of George L. Harman, Architect, P.A., and may not be reproduced except with specific written consent of the architect. The contractor must check and verify all dimensions of the job and be responsible for same, reporting any discrepancies to the architect before commencing work. Drawings not to be scaled.

Kiehnel and Elliott Floor Plan and Section as extracted from the Alfred Browning Parker 1955 Plans



An iconic scene from the 1933 film King Kong



Sorrrows of Satan, 1926



The Jazz Singer, 1927

Coconut Grove Chamber of Commerce Meetings
held at the Coconut Grove Theater (1946 Photo)



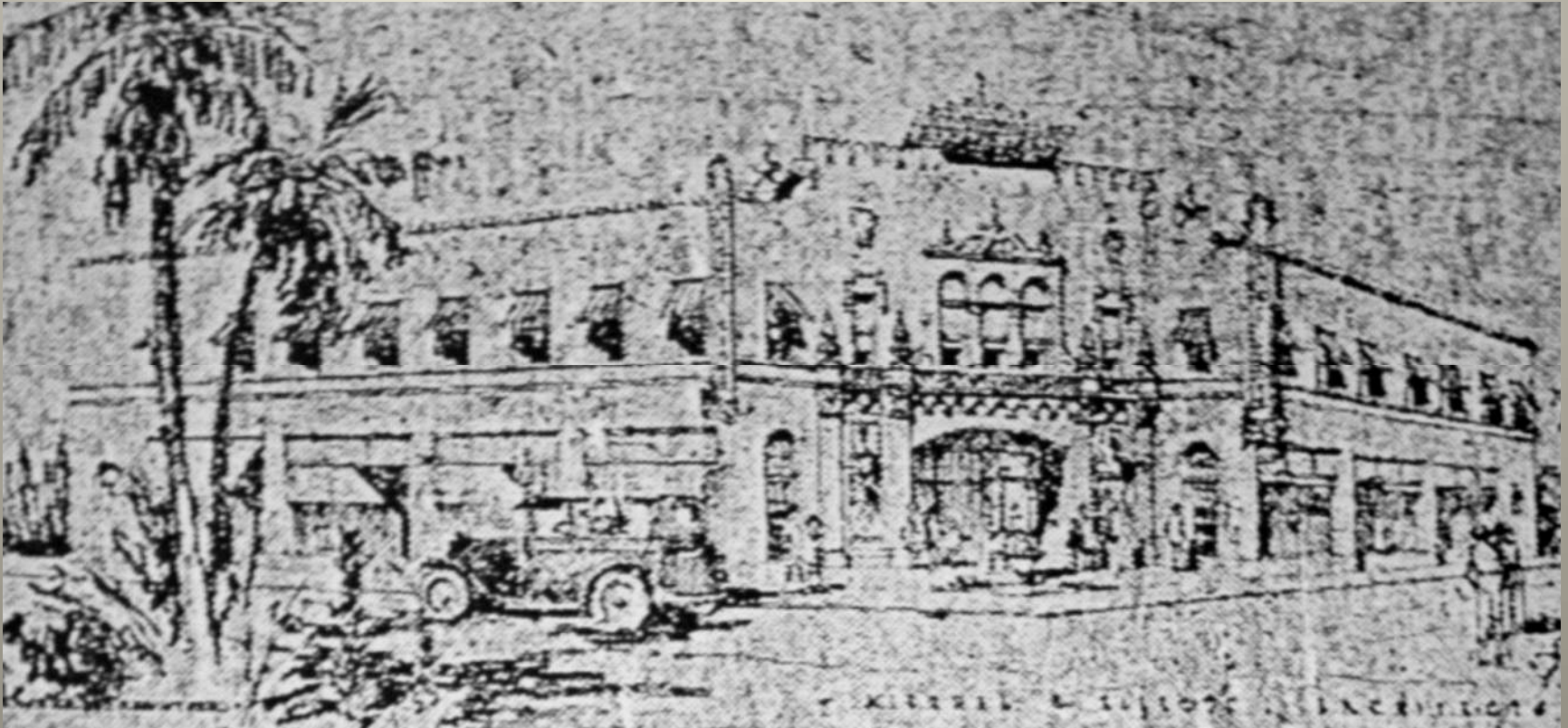
Olympia Theater in Downtown Miami, Interior view



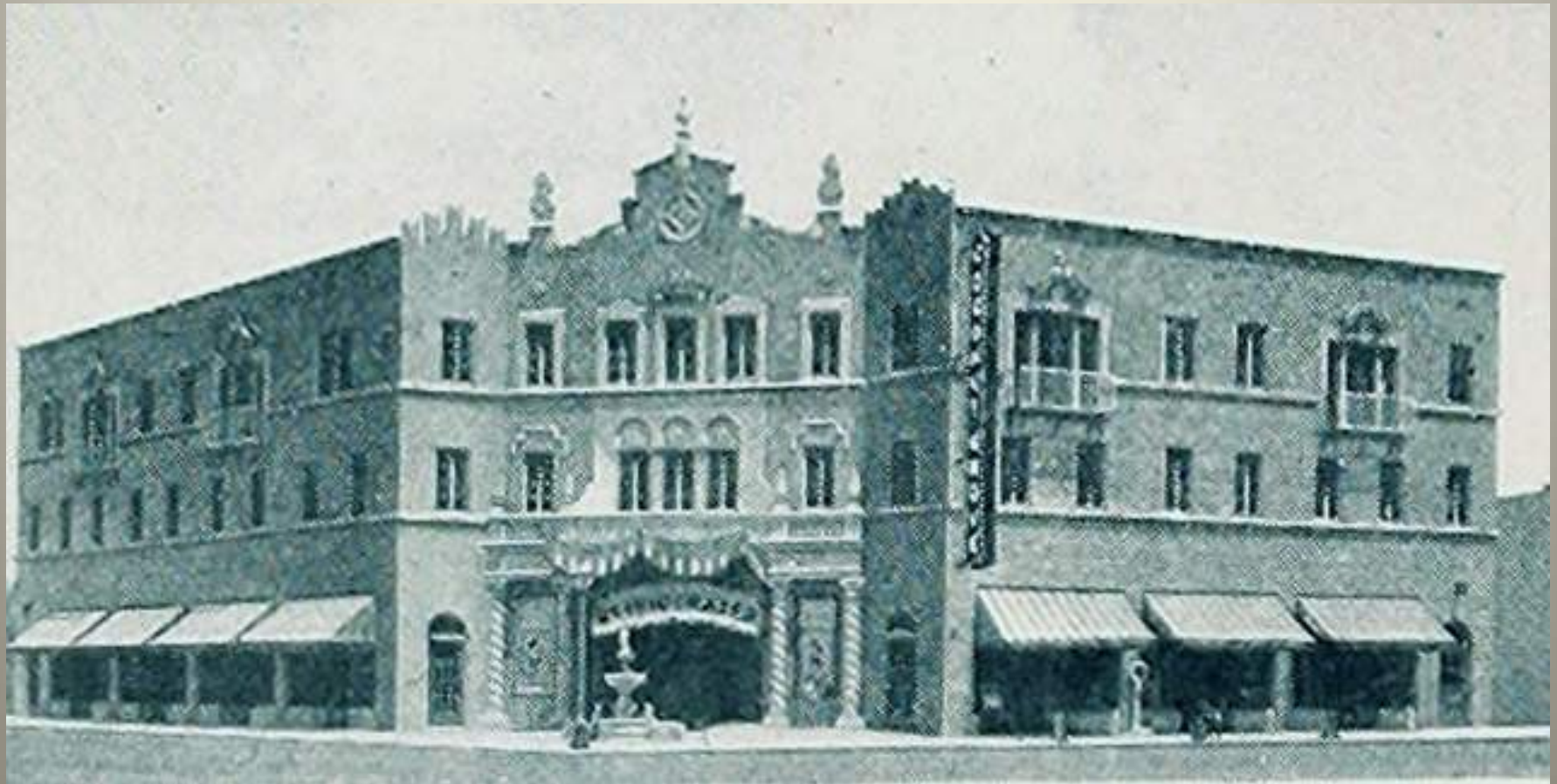
Coconut Grove Theater, 1927
Front Elevation



Olympia Theater in Downtown
Miami, by John Eberson, 1926
Interior view



Sketch of the Coconut Grove Playhouse as a two story structure
Arva Moore Parks Archives



Coconut Grove Theater, 1927
Front Elevation



Coconut Grove Theater
Front Elevation



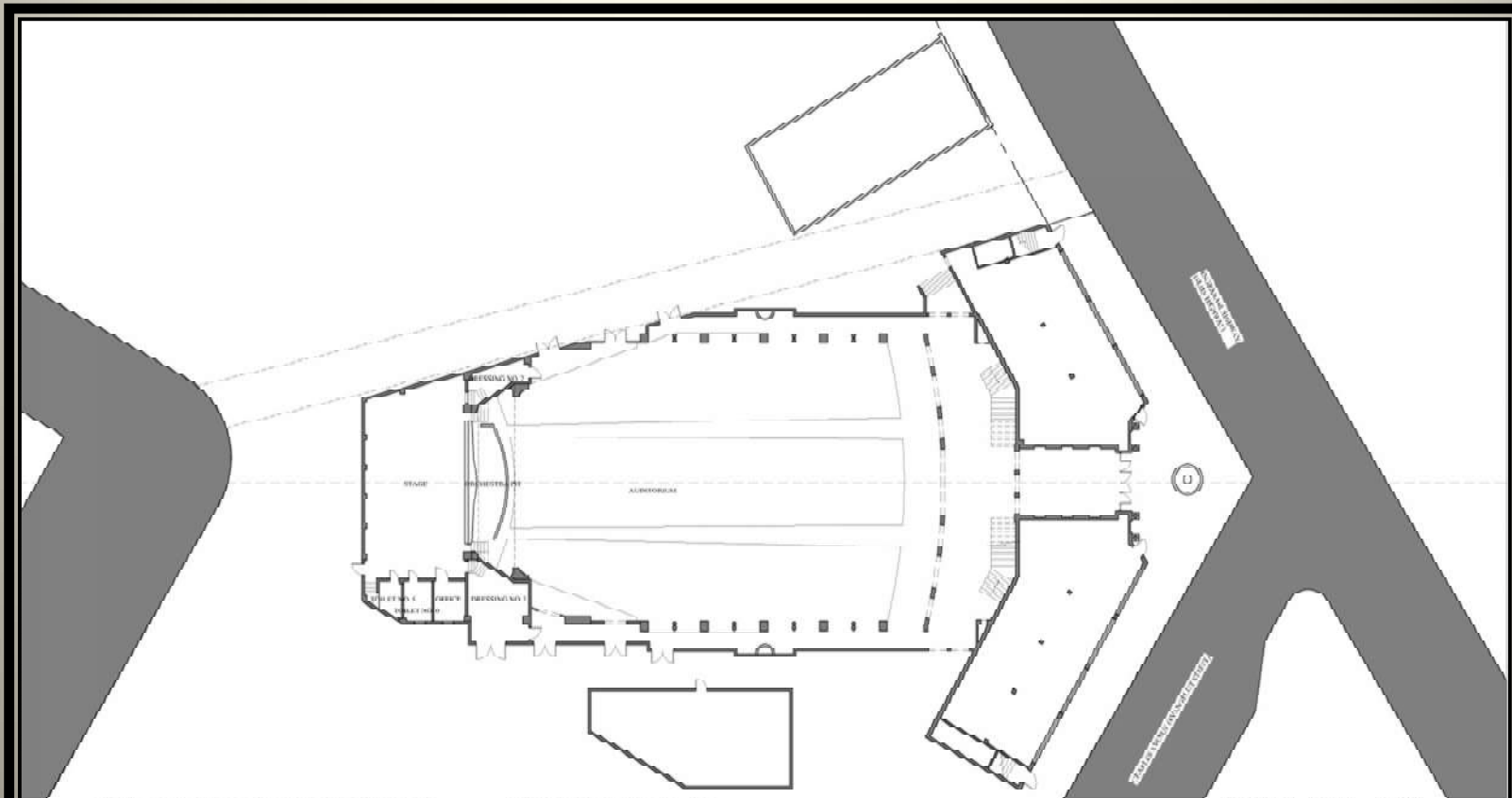
Members of the Coconut Grove Chamber of Commerce in front of the Coconut Grove Theater (1946 Photo)



Building exterior in the 1940's



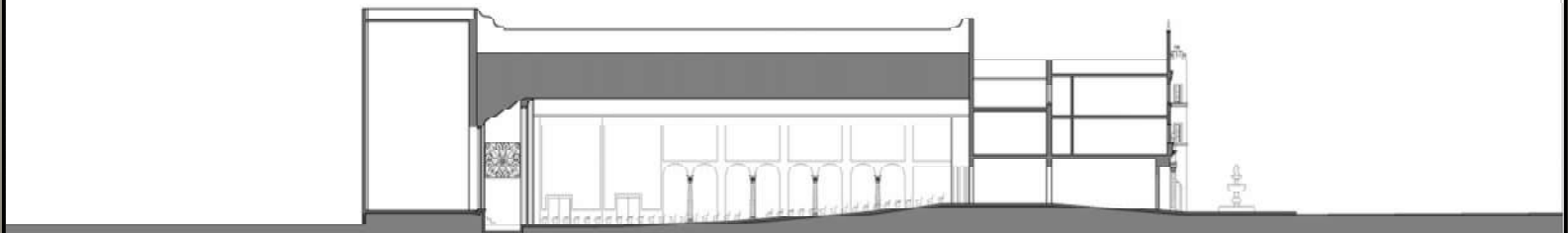
Coconut Grove Theater view of the proscenium arch
(photo 1946)



KIEHNEL AND ELLIOTT (1926-27)

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



KIEHNEL AND ELLIOTT (1926-27)

LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"

These designs and drawings are the copyrighted property of George L. Harman, Architect, P.A., and may not be reproduced except with specific written consent of the architect. The contractor must check and verify all dimensions of the job and be responsible for same, reporting any discrepancies to the architect before commencing work. Drawings not to be scaled.

Kiehnel and Elliott Floor Plan and Section as extracted from the Alfred Browning Parker 1955 Plans



Left:
Mr. & Mrs. Engle entertaining
guests in the Playhouse
Dining Room. Architect
Alfred Browning Parker is
seated at the far left.



Right:
George Engle (1955 Owner)
& Dorothy Engle at the
Playhouse Art Gallery

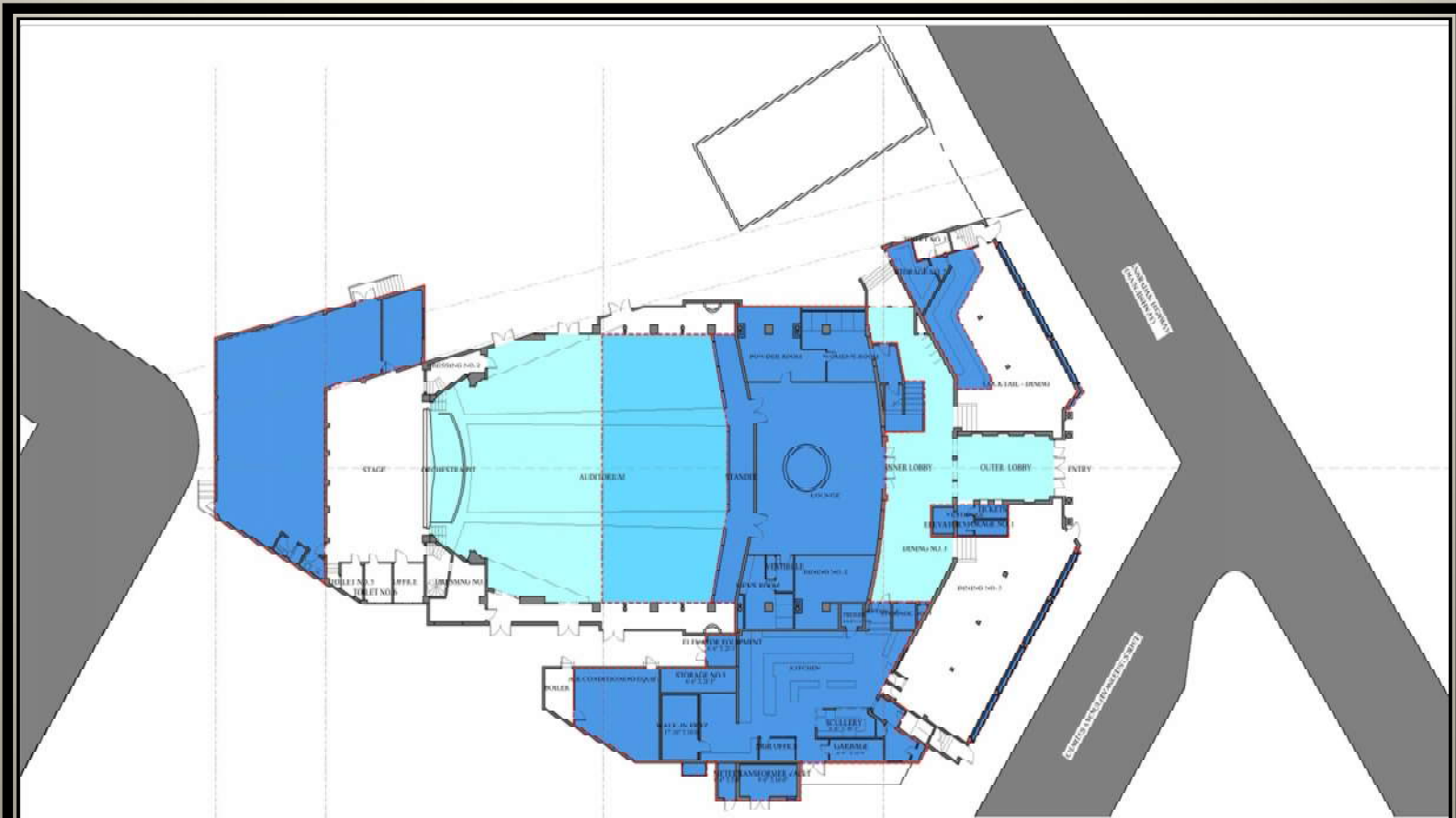


A South Florida Home designed by Alfred Browning Parker



Alfred Browning Parker
107

Rendering of Main Street and Charles Avenue corner by Alfred Browning Parker



ALFRED BROWNING PARKER (1955-56)

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



ALFRED BROWNING PARKER (1955-56)

LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"

These designs and drawings are the copyrighted property of Jorge L. Hernandez Architects, P.A. and may not be reproduced except with specific written consent of the architect. The contractor must check and verify all dimensions of the job and be responsible for same, reporting any discrepancies to the architect before commencing work. Drawing not to be sealed.

Alfred Browning Parker Floor Plan and Section, 1955-56

The royal blue shows Parker's additions, and the light blue indicates the extent of the mezzanine overhead.



Playhouse Entry Vestibule by Parker



The Playhouse Gallery and Celebrity Room



Playhouse Restaurant interior designed by Alfred Browning Parker



Playhouse Bar room interior designed by Alfred Browning Parker

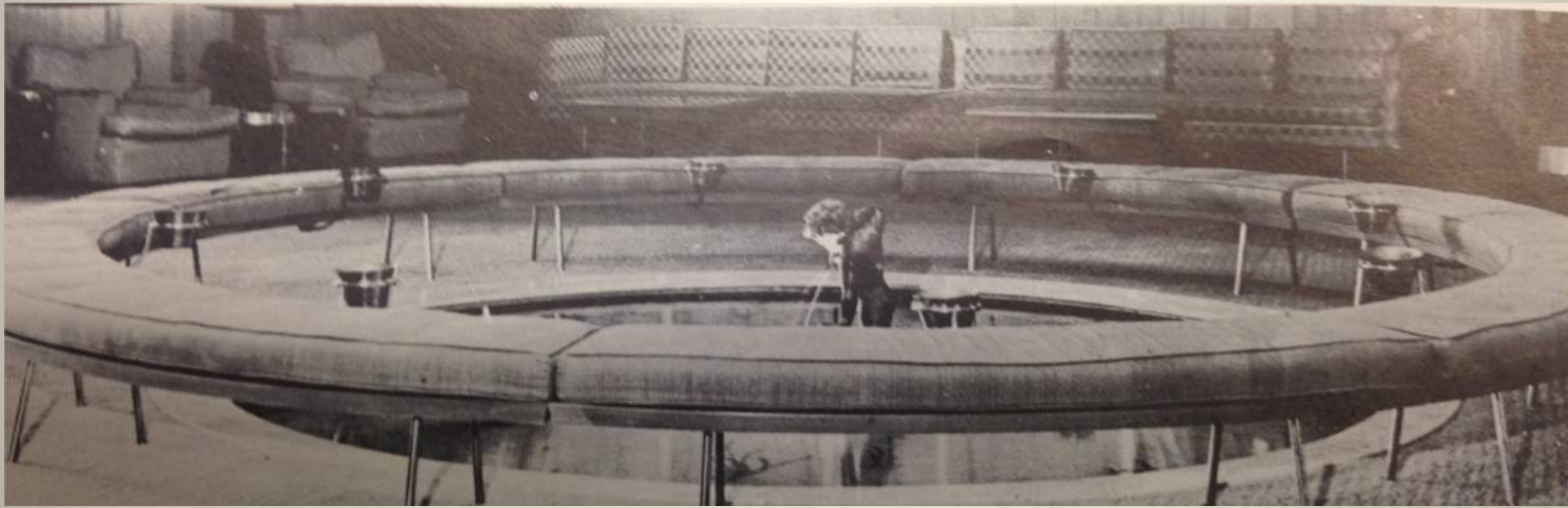
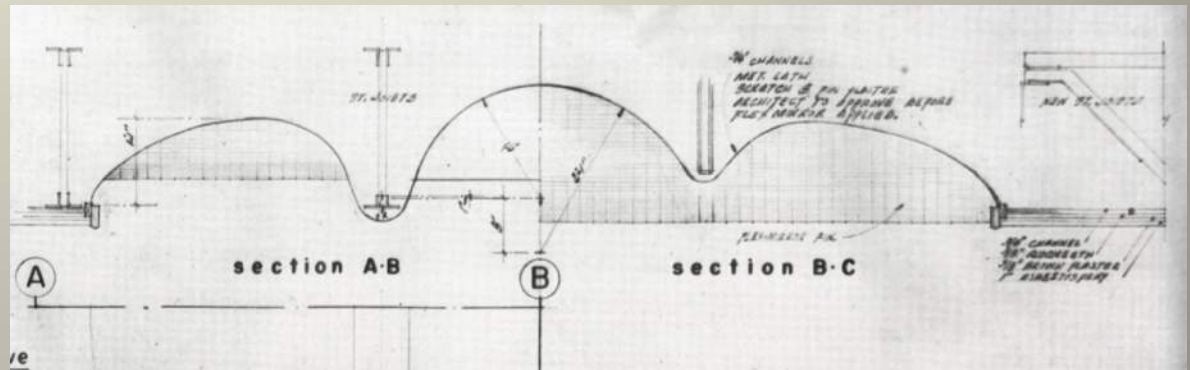


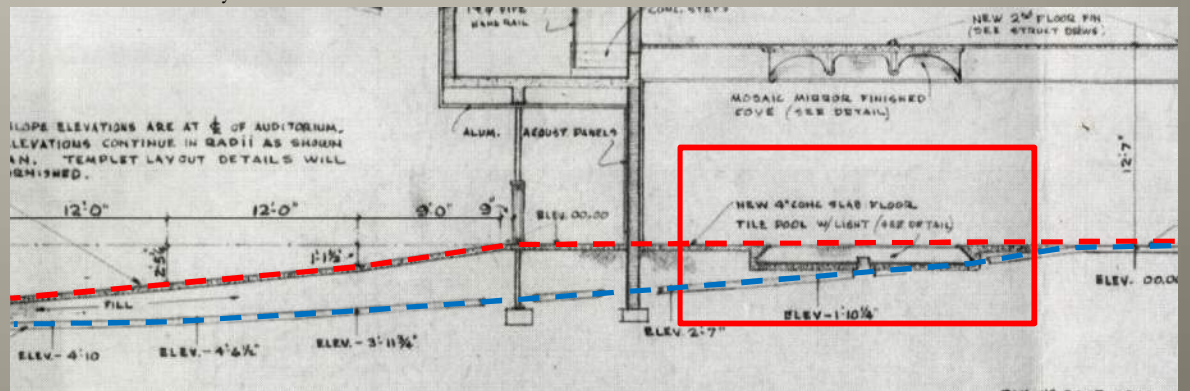
Photo of lobby fountain and bench



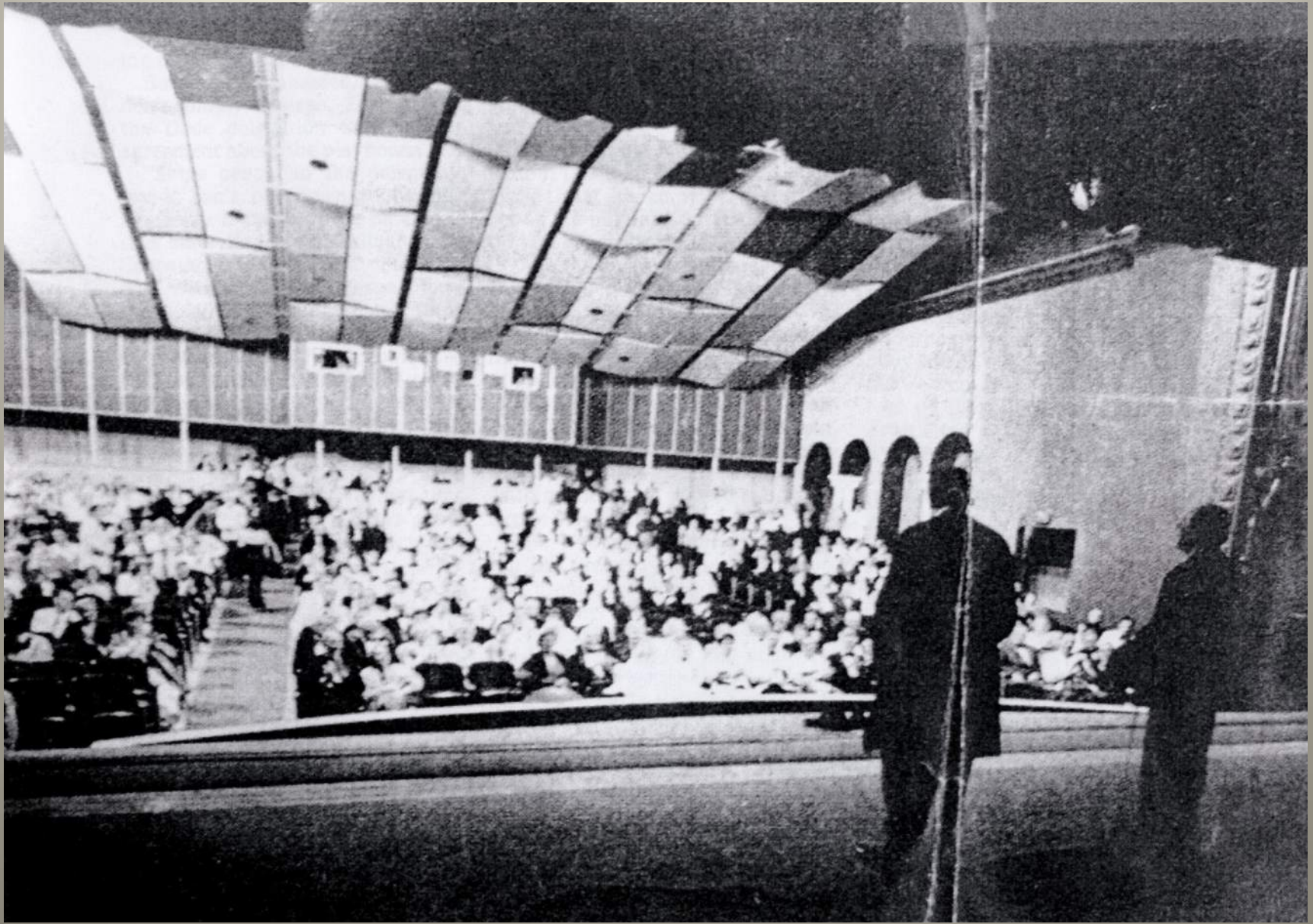
Photo of lobby fountain and bench



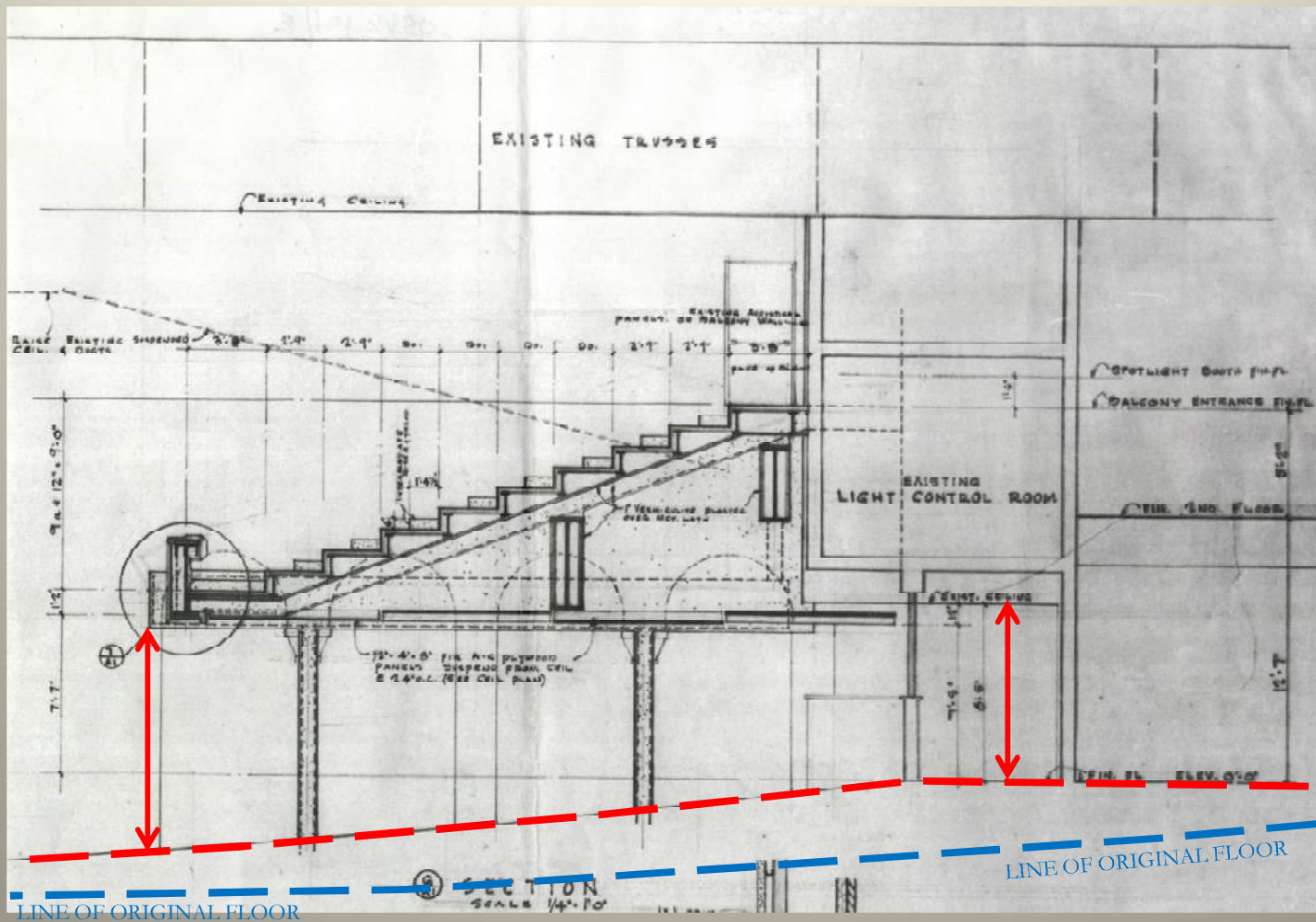
Detail of lobby fountain mirrored dome



Excerpt from Parker's Longitudinal Section showing the change to the floor slope, which allowed for the fountain.



Interior View of the Coconut Grove Playhouse Auditorium



Excerpt from Parker's plans showing the new mezzanine obscuring the existing bays and ceiling heights



Alfred Browning Parker during the renovation of the Coconut Grove Playhouse



View from back stage to Parker's Auditorium 1955-1956



Solomonic Columns now located in the restroom. Due to the change in floor slope, the bases are now below the floor slab.

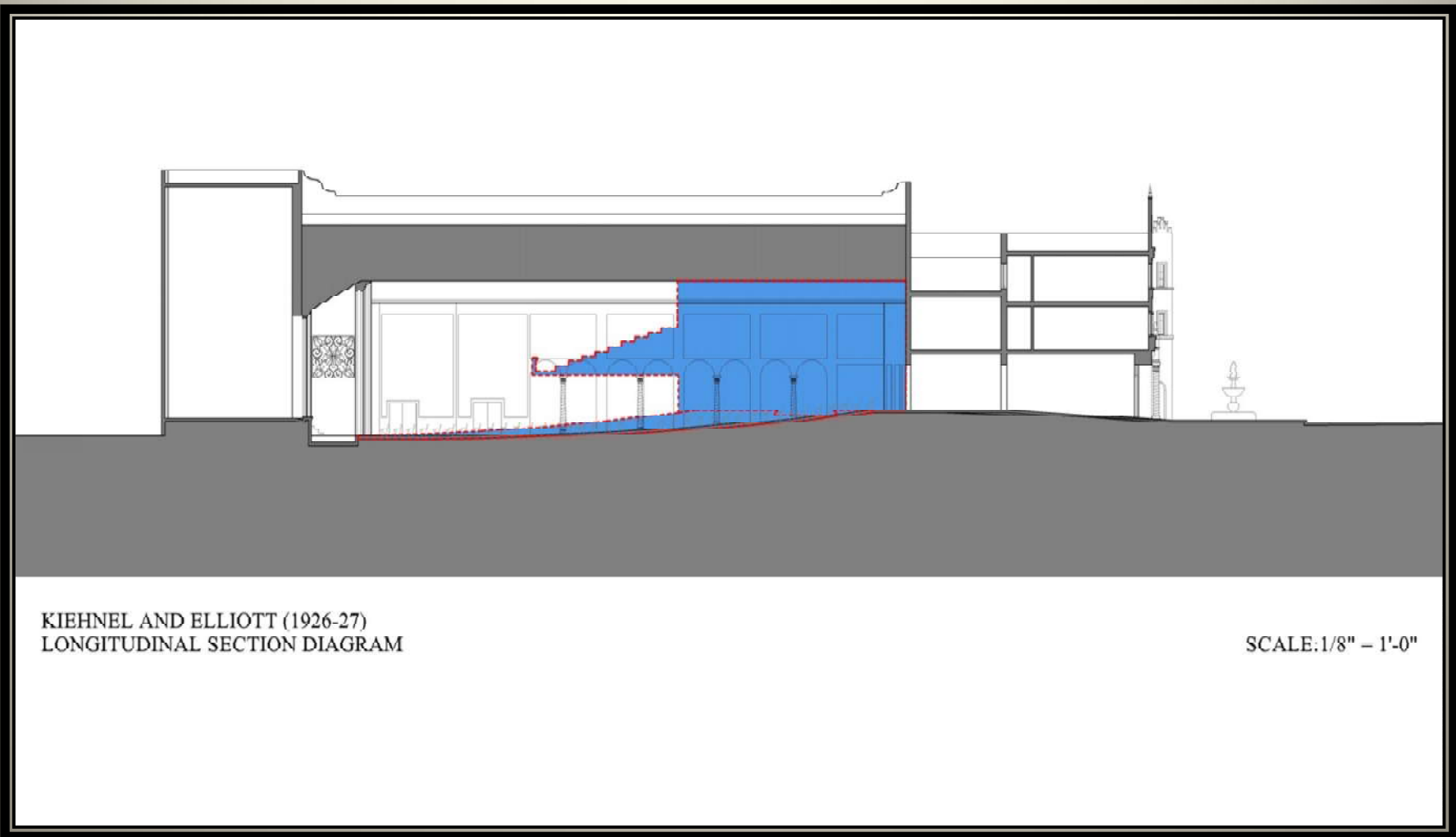
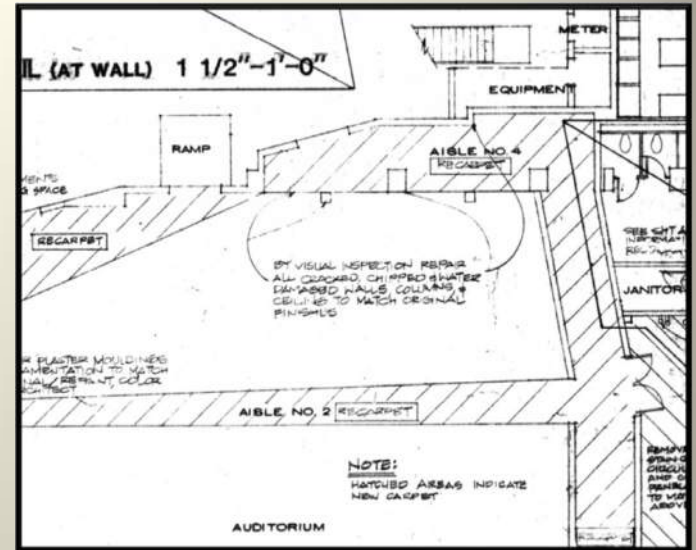
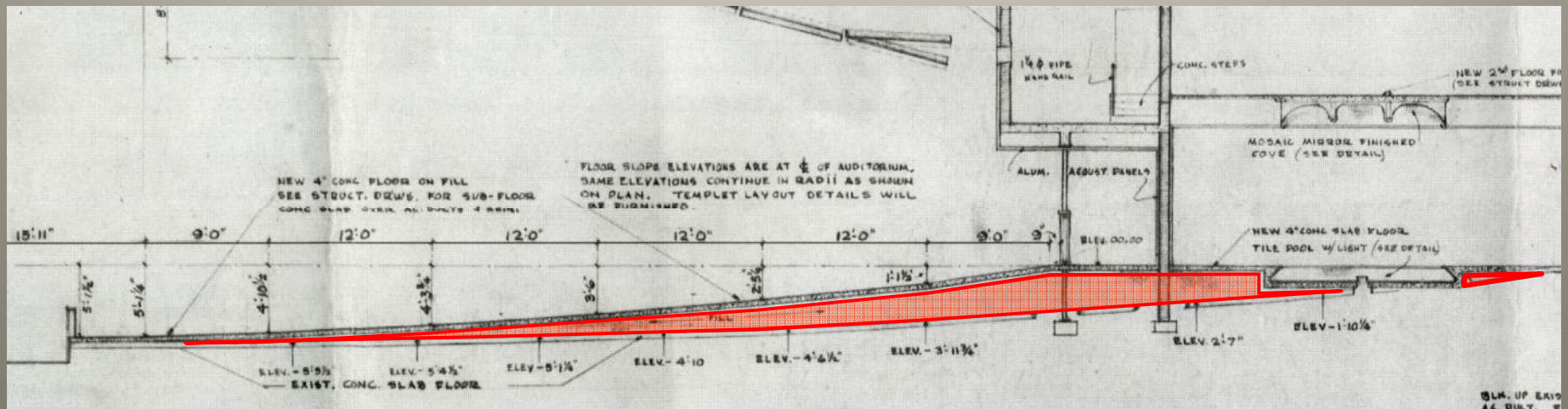


Diagram showing Alfred Browning Parker's Mezzanine in Kiehnel and Elliot's Section



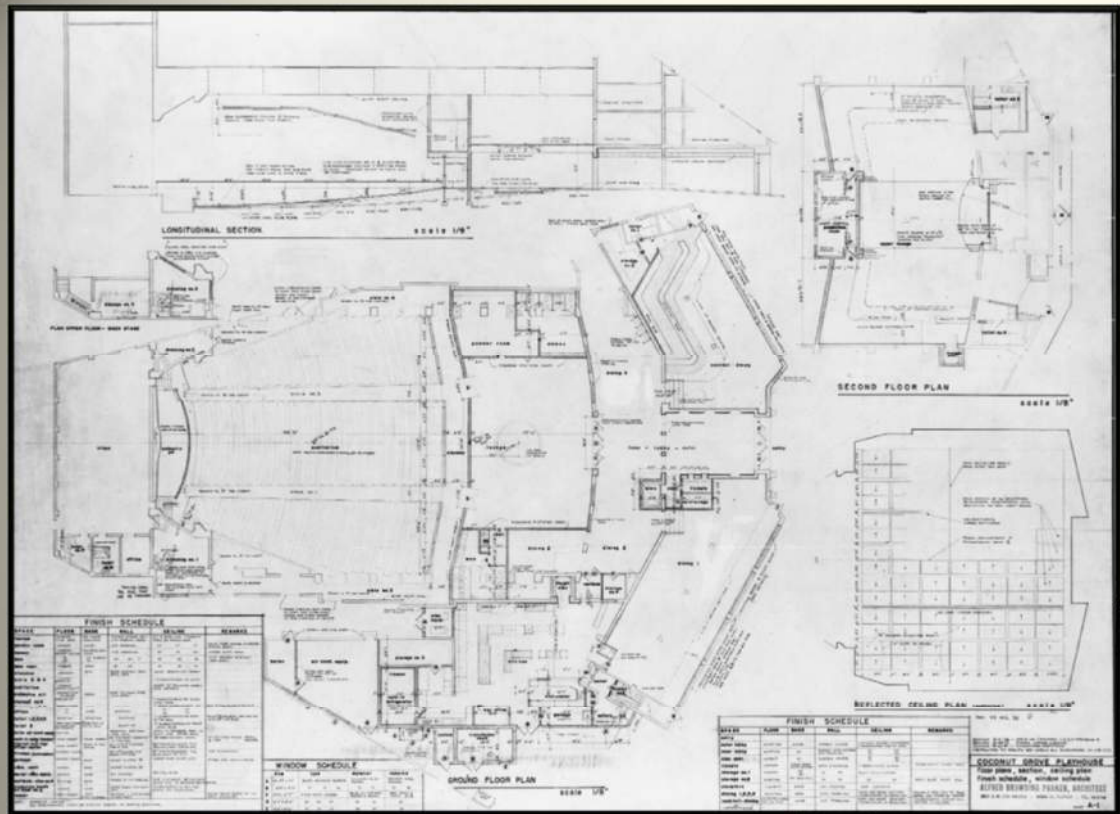
Excerpt from the Ferguson Glasgow Schuster Inc. Alterations & Remodeling plans 1984

Solomonic Columns at the Concession Area that have been buried by Alfred Browning Parkers change to the floor slope

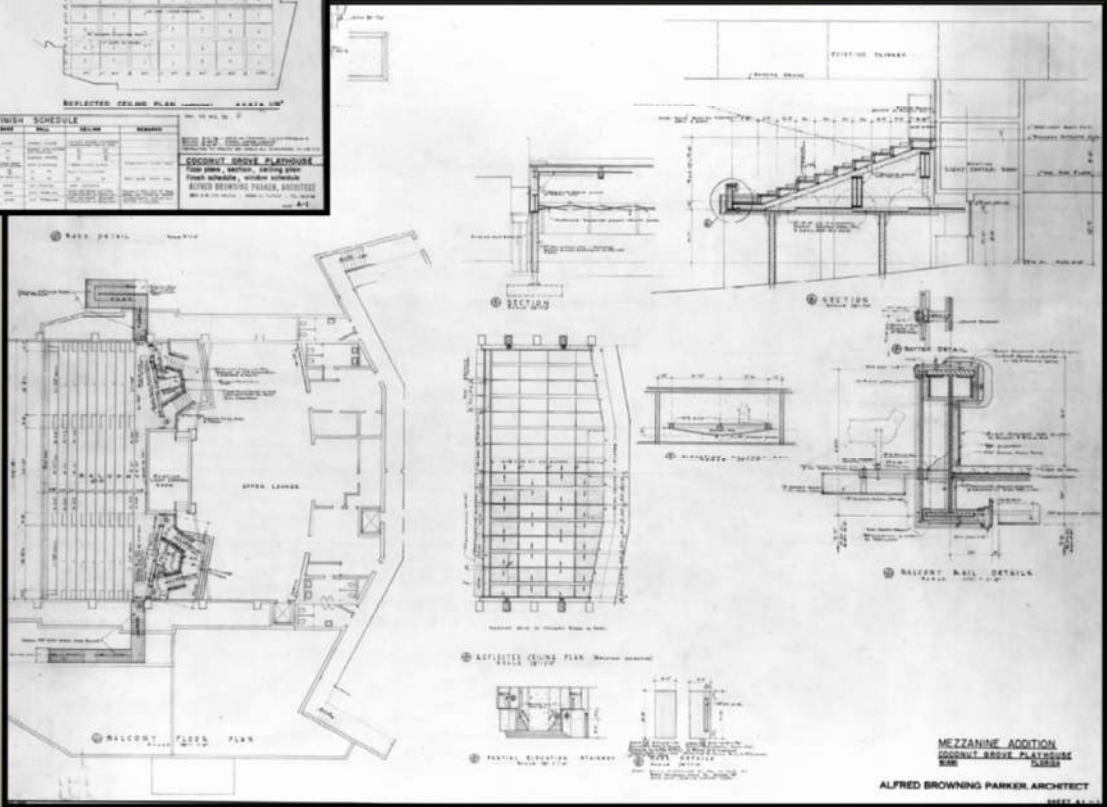


Section in Alfred Browning Parker's Plans showing change in floor slope, 1955

Alfred Browning Parker's Plans showing the Auditorium without the Mezzanine, 1955



Alfred Browning Parker's Plans showing the Auditorium with the Mezzanine, 1955-56





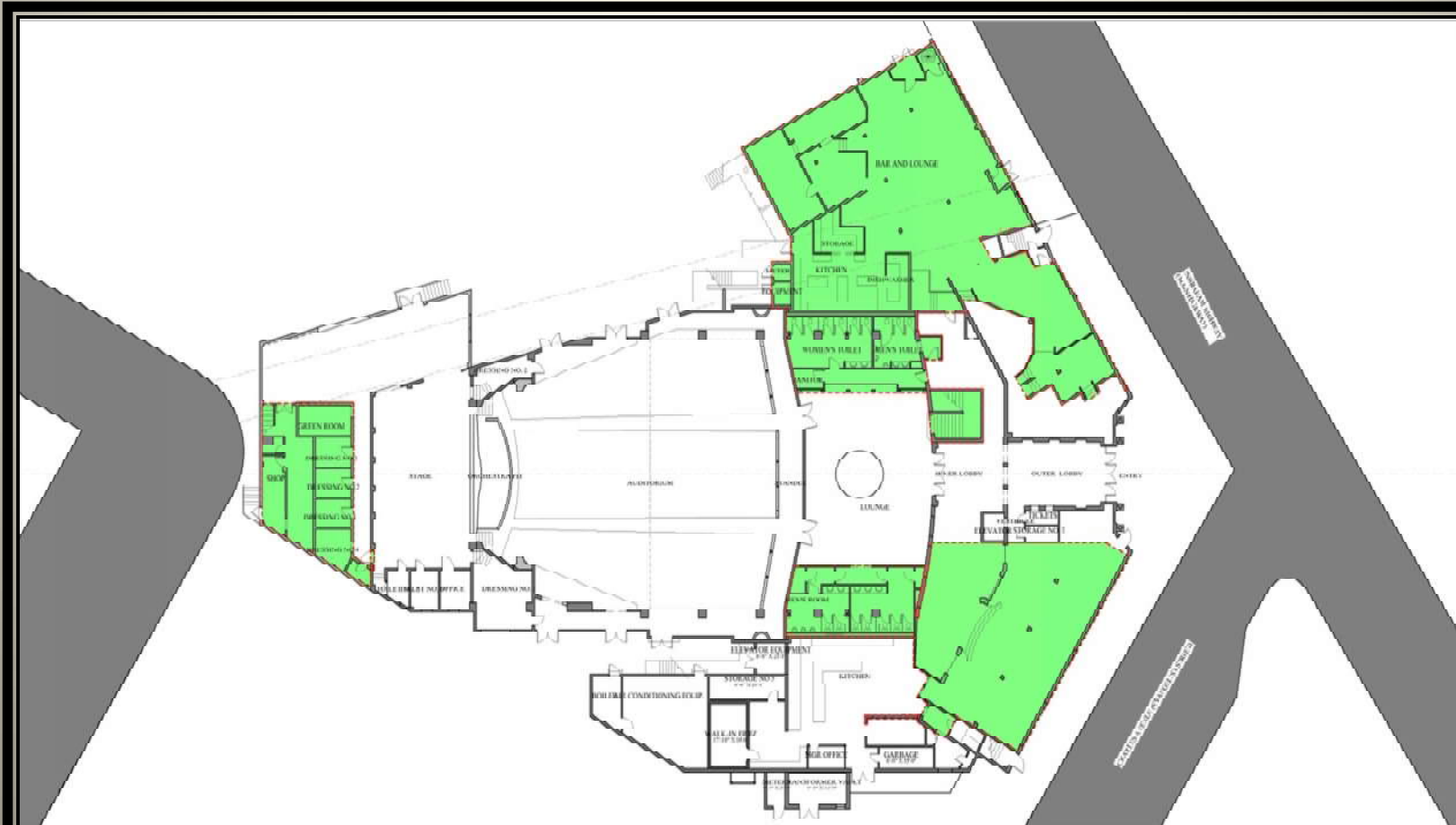
Coconut Grove Playhouse front elevation showing the closed up store fronts (Photo 1971)



Coconut Grove Playhouse front elevation showing the elevated planters (Photo 1984)



Comparison of the 1926 and 1971 Coconut Grove Playhouse front elevations showing the removal of the crenellation along the roof line.



FERGUSON GLASGLOW SCHUSTER, INC. (1982)

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



FERGUSON GLASGLOW SCHUSTER, INC. (1982)

LONGITUDINAL SECTION

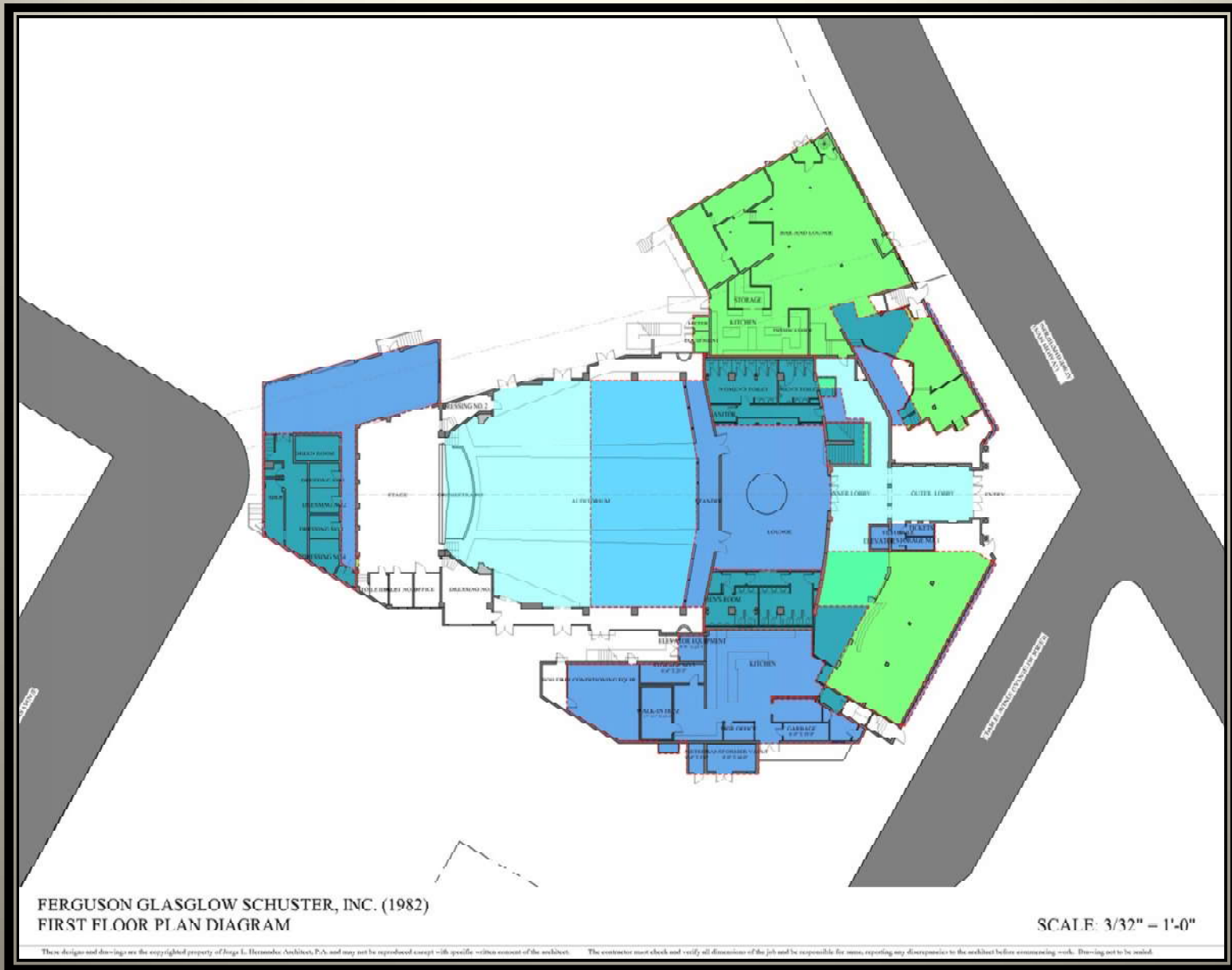
SCALE: 3/32" = 1'-0"

These designs and drawings are the copyrighted property of Jorge L. Hernandez/ Architect, P.A. and may not be reproduced except with specific written consent of the architect. The contractor must check and verify all dimensions of the job and be responsible for same, resolving any discrepancies to the architect before commencing work. Drawing not to be scaled.

Coconut Grove First Floor Plan (1982)



Further to the Lobby changes documented in Richard Schuster drawings. (1982)



Coconut Grove First Floor Plan
 Blue represents changes made by Alfred Browning Parker, and green represents changes made by
 Ferguson Glasglow Schuster, Inc.



Carol Channing in *Show Business*
(left)



Tennessee Williams during the
run of *A Streetcar Named Desire*
(right)



Mickey Rooney in *No Sex Please
We're British*
(left)



Liza Minnelli in *The Fantasticks*
(right)

I. Coconut Grove Theater, 1927 – 1955

- 1926 Mediterranean Revival Silent Screen movie house By Kiehnel and Elliott
- A composition organized about the corner of Charles Ave and Main Highway featuring three distinct parts
- Extraordinary handling of the urban corner
- Included an early form of air conditioning
- Used as: a movie theater, air force training location during WWII, Radio broadcast by Kate Smith, closed at intermittent times
- Example of a master work of Mediterranean Revival architecture
- National Register Criteria C
 - Master work, work of a master
- Miami 21, Chapter 23, Section 4, A-5 & 6
 - (5) Embody those distinguishing characteristics of an architectural style, or period, or method of construction.
 - (6) Are an outstanding work of a prominent designer or builder.

II. Coconut Grove Playhouse, 1955 – 1976

- Significant reworking of nearly all Kiehnel and Elliott interiors by Alfred Browning Parker
- Changes to exterior that affect the Charles Ave and Main Highway facades
- Changes to exterior that affected the roof lines of the corner
- The cultural history of the site is associated with persons and events significant to the history of the American stage
- National Register Criteria A & B
 - Significance for associations with persons and events
- Miami 21, Chapter 23, Section 4, A-1 & 2
 - (1) Are associated in a significant way with the life of a person important in the past.
 - (2) Are the site of a historic event with significant effect upon the community, city, state, or nation.

III. Players State Theater, 1977 – 2006

- Further reworking of interiors typified by expedient and non-distinguished work of lesser quality
- Further changes to exterior
- The cultural history of the site is associated with persons and events significant to the history of the American stage
- National Register Criteria A & B
 - Significance for associations with persons and events
- Miami 21, Chapter 23, Section 4, A-1 & 2
 - (1) Are associated in a significant way with the life of a person important in the past.
 - (2) Are the site of a historic event with significant effect upon the community, city, state, or nation.

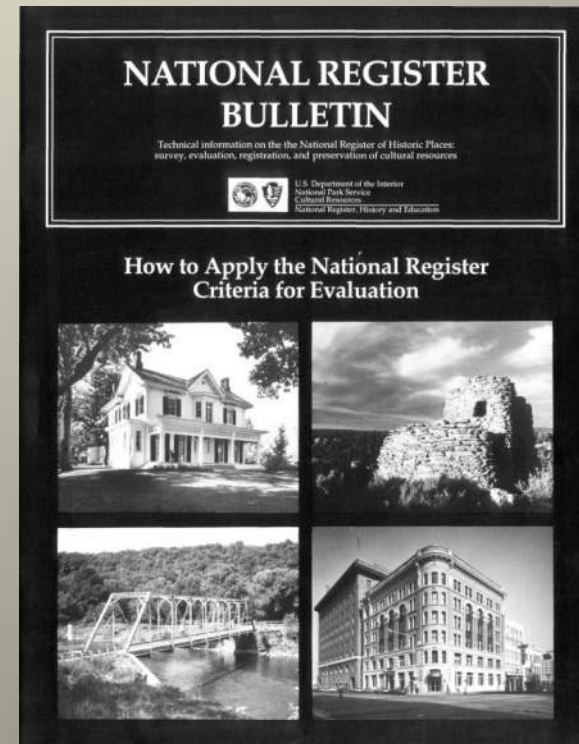
Methodology

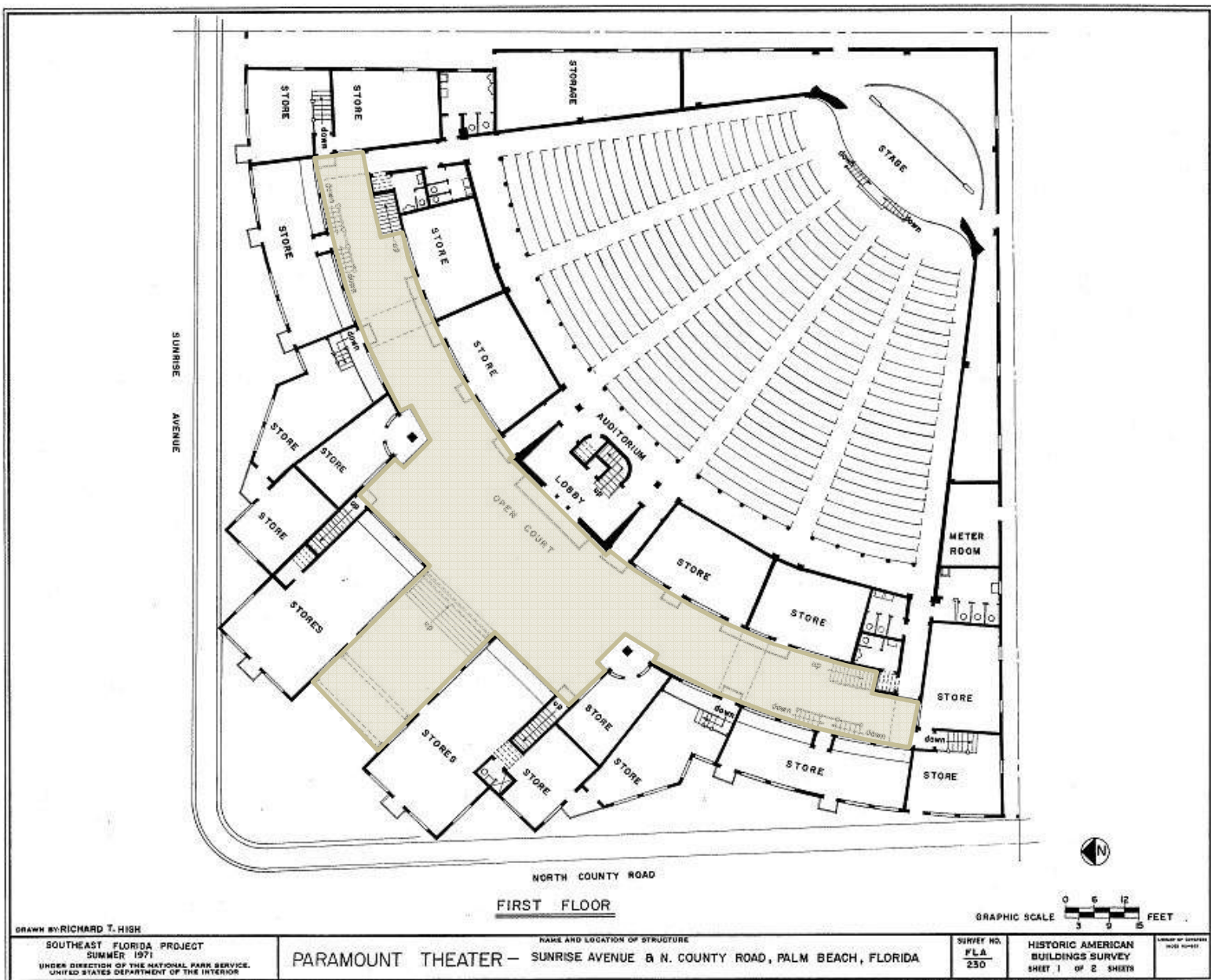


Current state of the Coconut Grove Playhouse Exterior

“For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type.”

-National Register Bulletin: How to Apply the National Register Criteria for Evaluation, Section VIII: How to Evaluate the Integrity of a Property, Comparing Similar Properties

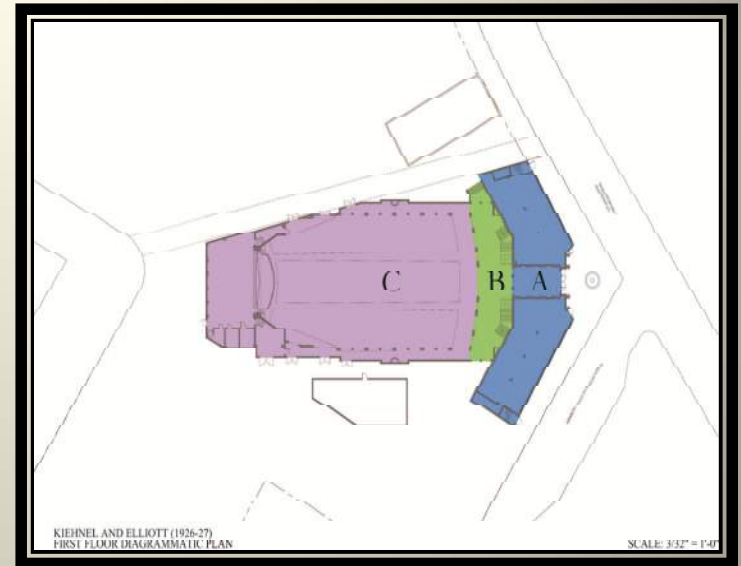




First Floor Plan of Paramount Theater in Palm Beach



Views of the Paramount Theater in Palm Beach



Exterior view of the Paramount Theater in Palm Beach and the Coconut Grove Playhouse





Aerial view of the Coconut Grove Playhouse

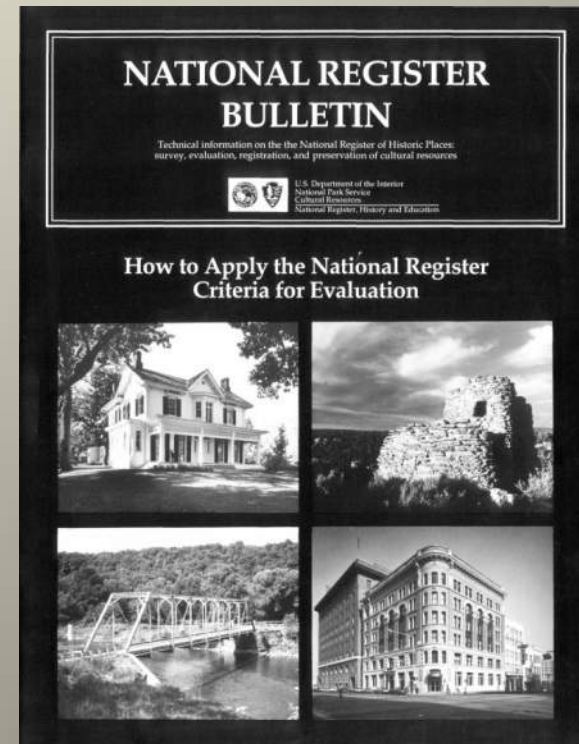
With regards to interiors:

“Some historic buildings are virtually defined by their interiors ... the loss of an interior will disqualify properties from listing in the National Register - a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource.”

National Register Bulletin: How to Apply the National Register Criteria for Evaluation, Section VIII - How to Evaluate the Integrity of a Property, Interiors

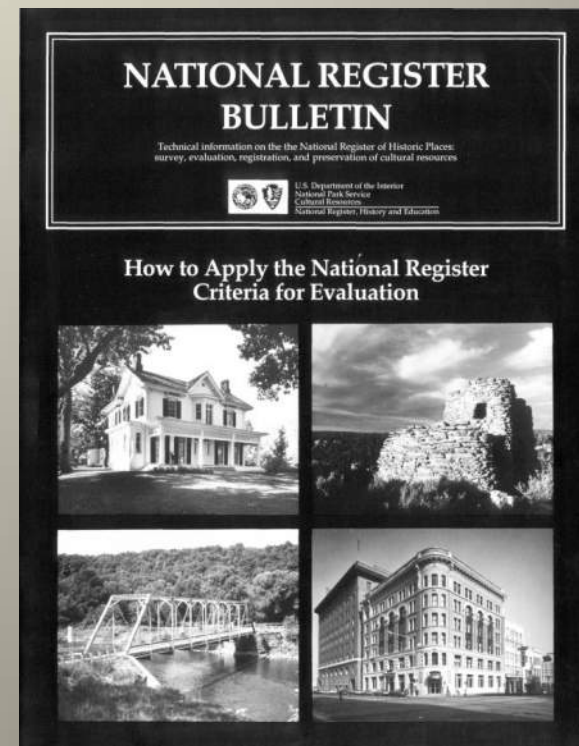
“Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible.”

National Register Bulletin: How to Apply the National Register Criteria for Evaluation, Section VIII - How to Evaluate the Integrity of a Property, Interiors



With regards to exteriors, the Bulletin addresses the topic of integrity under criterion C, for sites associated with the architectural work of a master. “A property that has maintained some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of its features that once characterized its style.”

-National Register Bulletin: How to Apply the National Register Criteria for Evaluation, Section VIII: How to Evaluate the Integrity of a Property, Assessing the Integrity in Properties





Current state of the Coconut Grove Playhouse Exterior



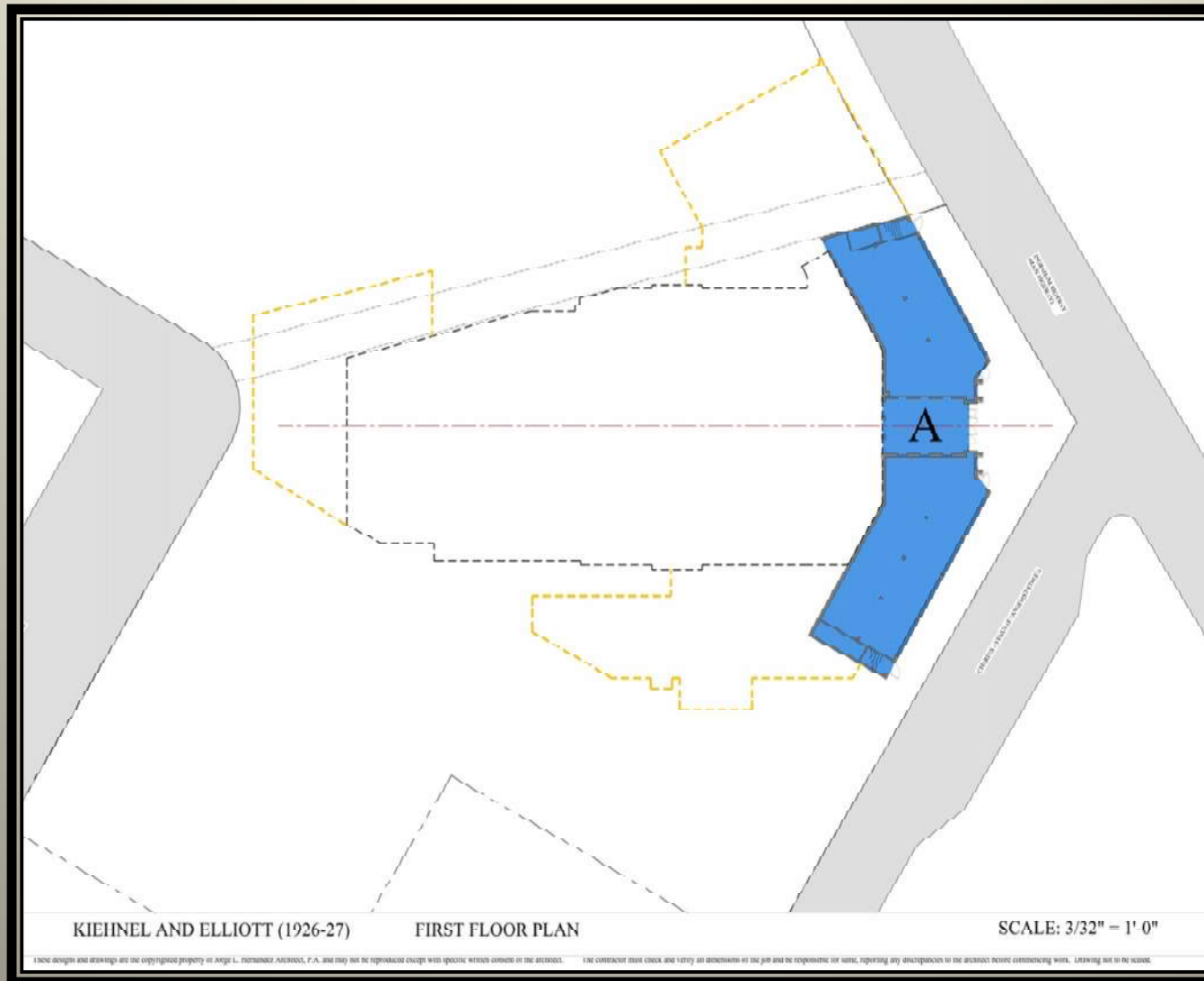
Comparison of the 1926 and 1971 Coconut Grove Playhouse front elevations showing the removal of the crenellation along the roof line.

Recommendations



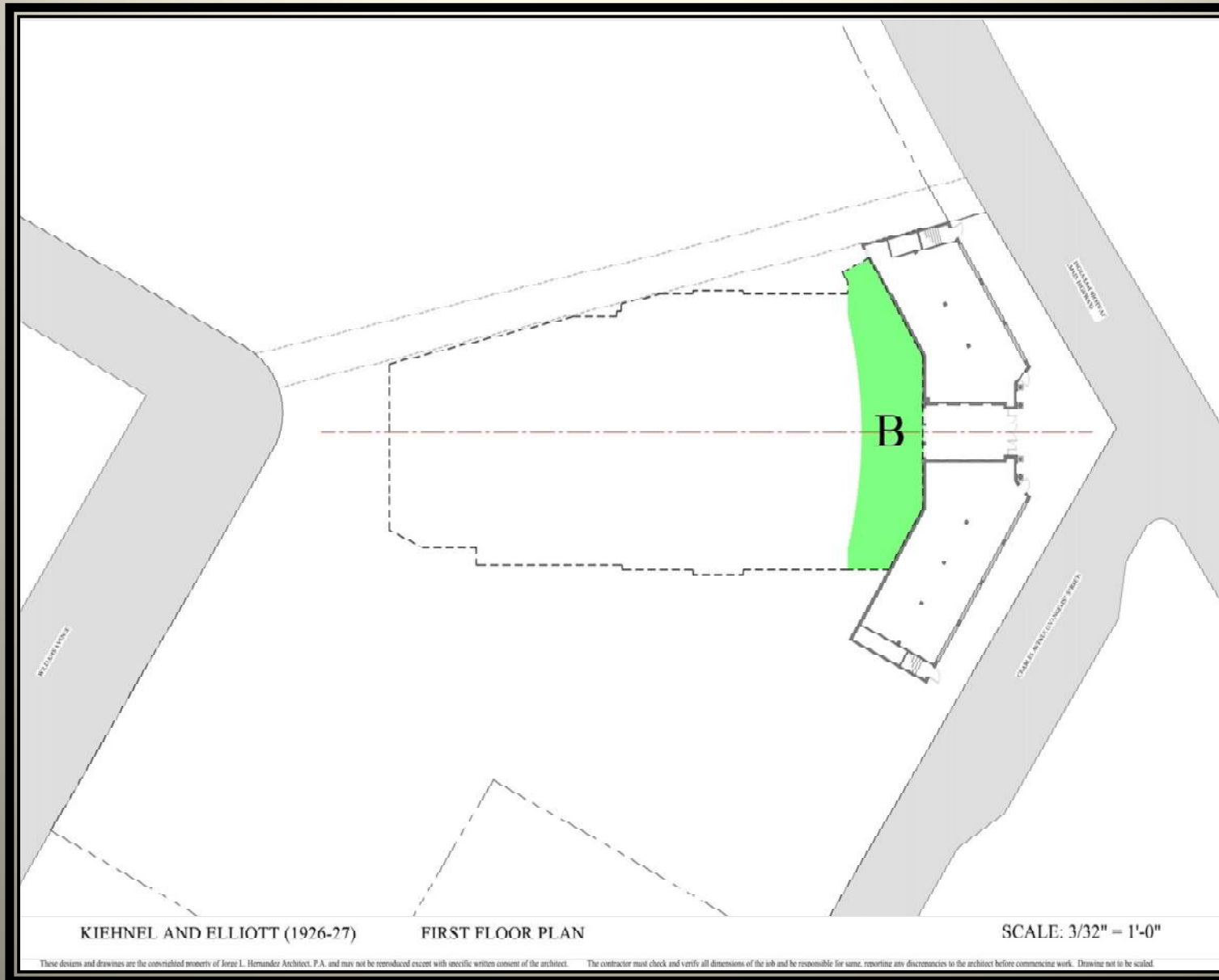
Coconut Grove Theater, 1927
Front Elevation

A: The Front Building



1. Restore front building to the 1927 Kiehnel design and remove non-contributing, non-original additions
2. Restore original paint, finishes, and surfaces
3. Replace non-original windows and doors with new windows and doors that are sympathetic to the original design
4. Return ground floor uses that are conducive to an active pedestrian environment.
5. Restore the original roof lines.

B: The crescent shape lobby and vestibule

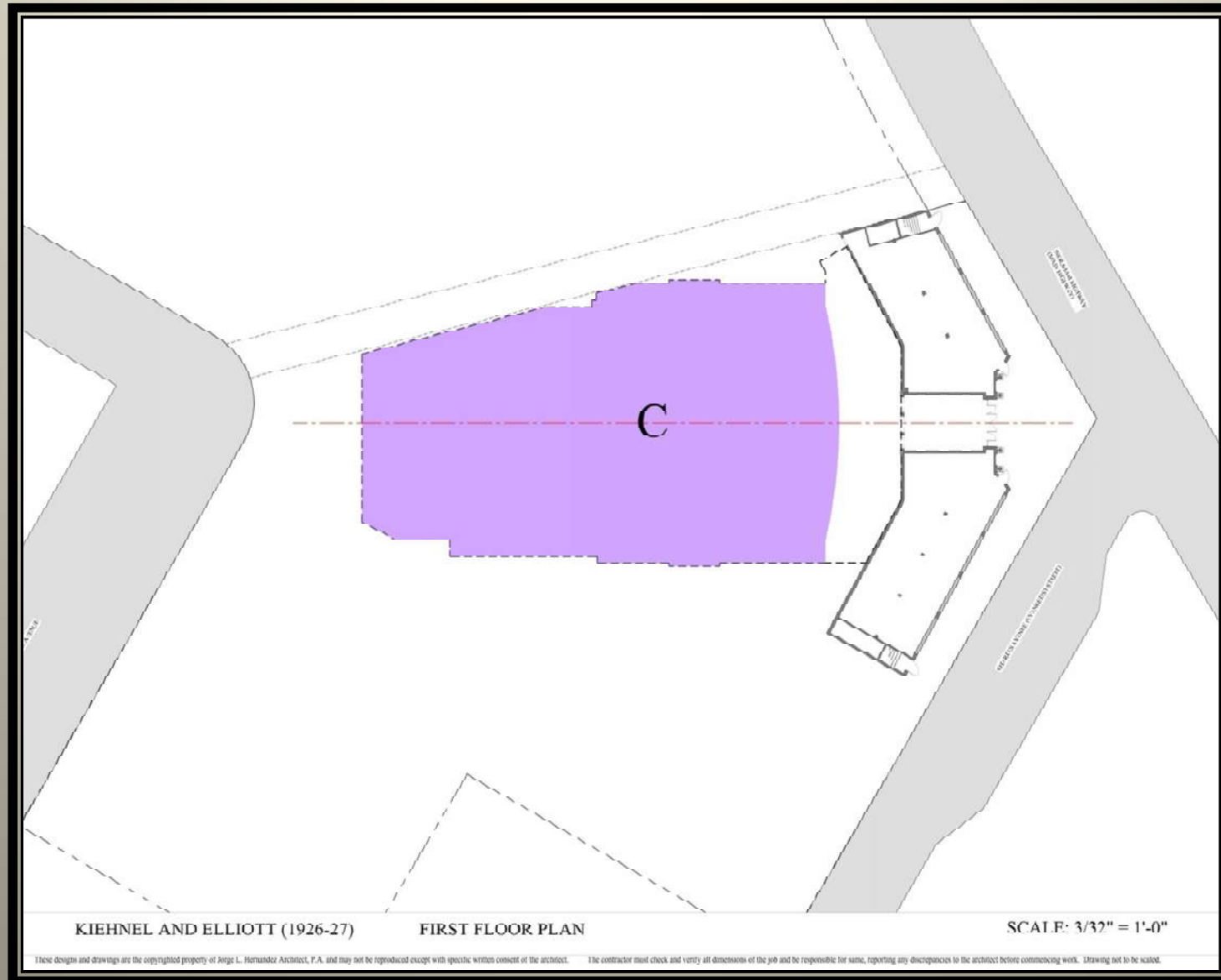


6. Re-establish the foot print of the original lobby as a lush tropical courtyard, where the memory, history and interpretation of this site will be displayed



Aerial view of the Coconut Grove Playhouse

C: The Auditorium



6. Document and survey for architectural elements to be incorporated in the design of a new state for the art auditorium in its original orientation towards the corner. The proscenium arch and remaining Solomonic columns are among the elements to be incorporated



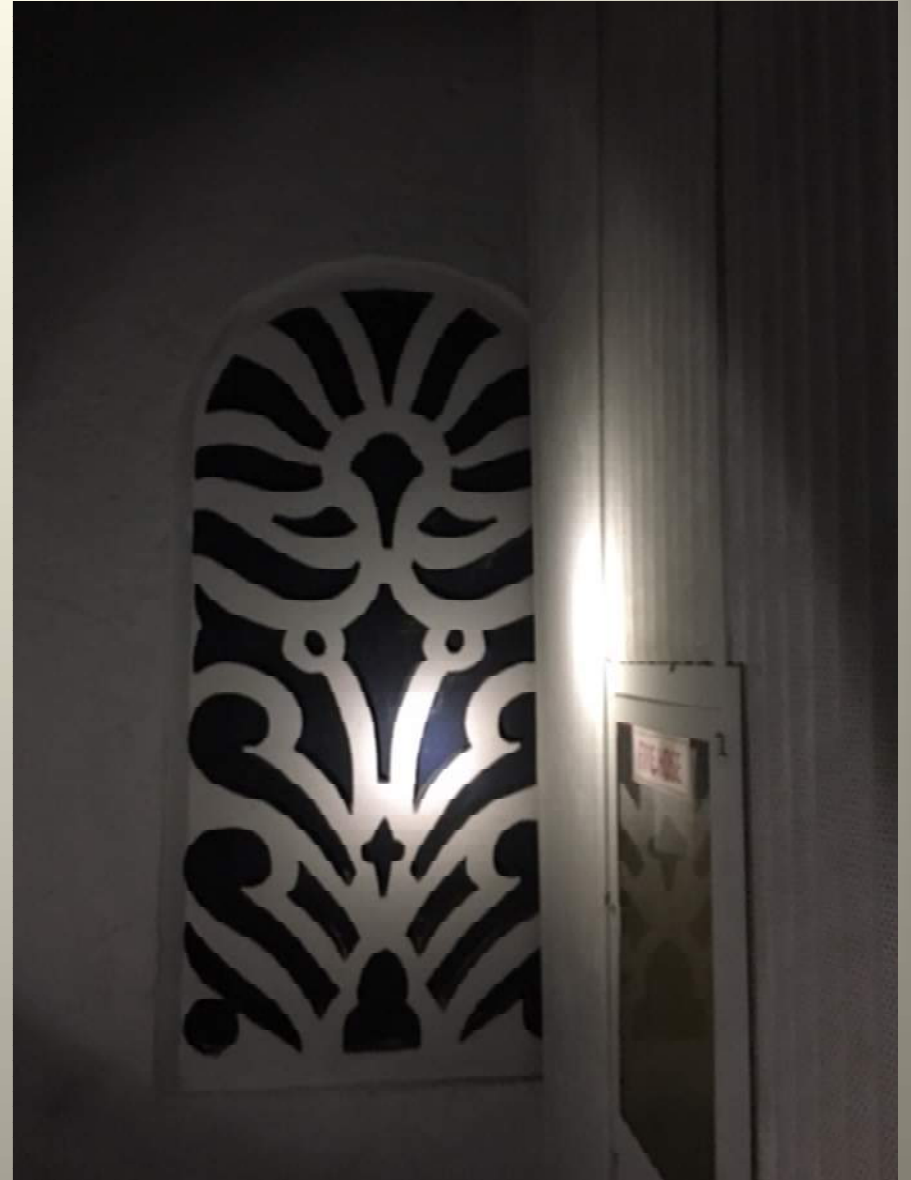
Coconut Grove Chamber of Commerce Meetings held at the Coconut Grove Theater (1946 Photos)



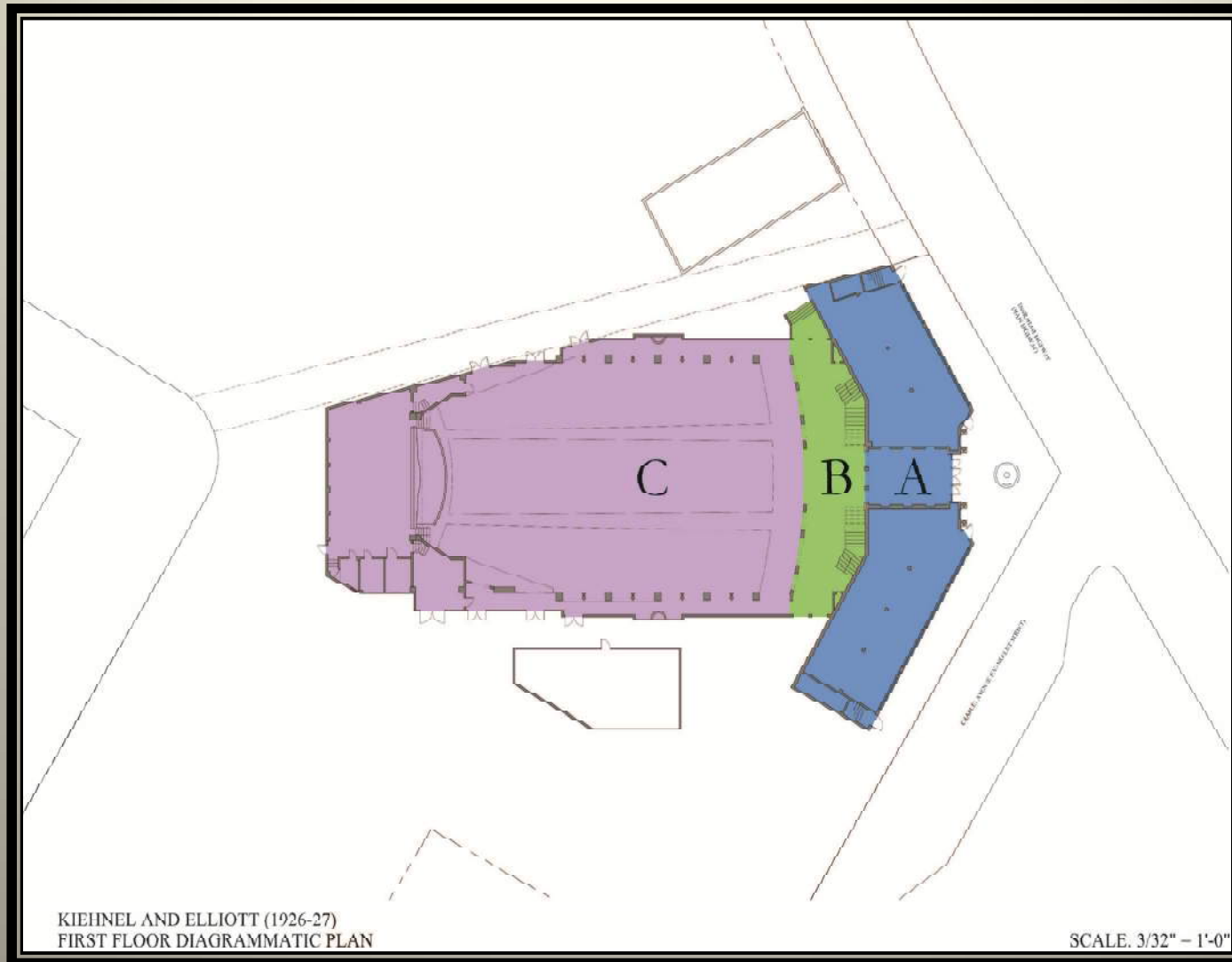
Solomonic Columns now located in the restroom. Due to the change in floor slope, the bases are now below the floor slab.



Dolphin Fountain at Auditorium



Decorative Screens at Auditorium



Diagrammatic Kiehnel & Elliott floor plan showing the compositional organization of the Playhouse

A: The front building

B: The crescent shape lobby and vestibule

C: The auditorium



Coconut Grove Theater, 1927
Front Elevation



El Jardin, 1918



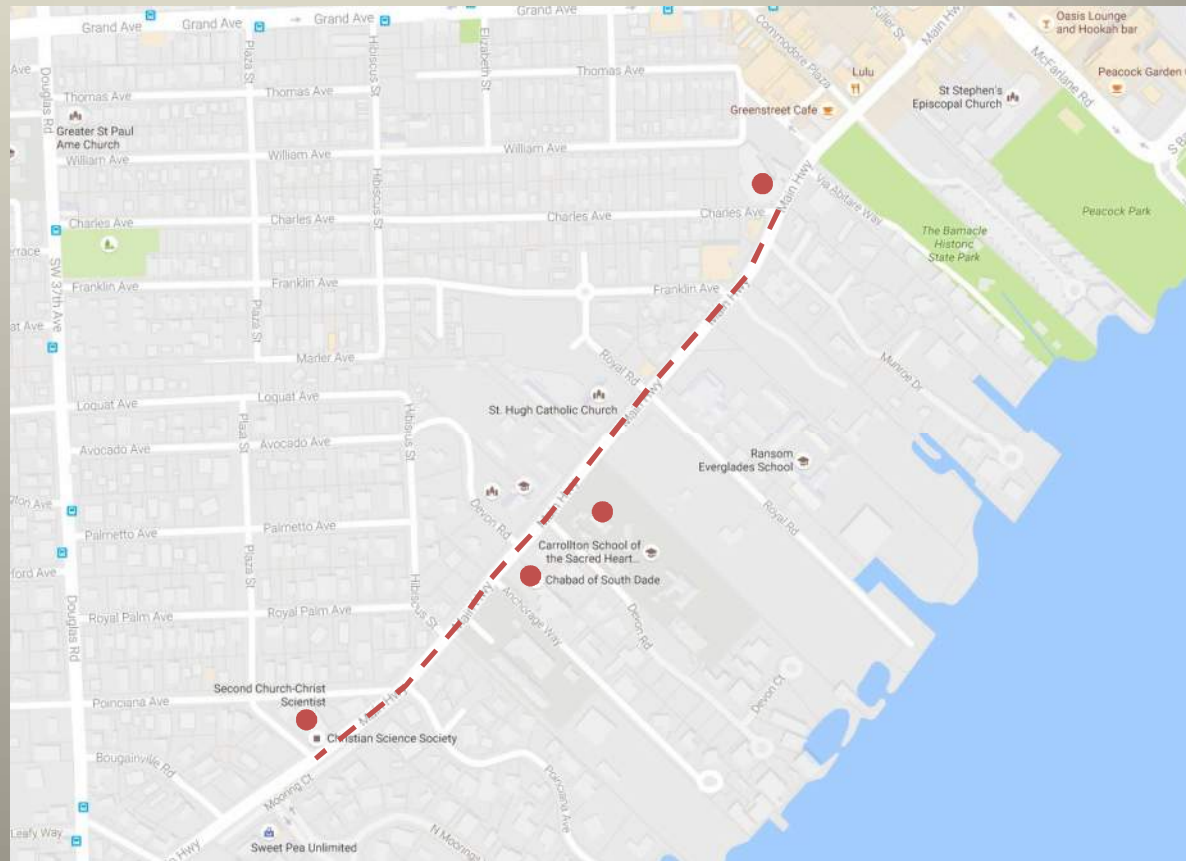
Coconut Grove Theater, 1927



Bryan Memorial Methodist Church, 1928

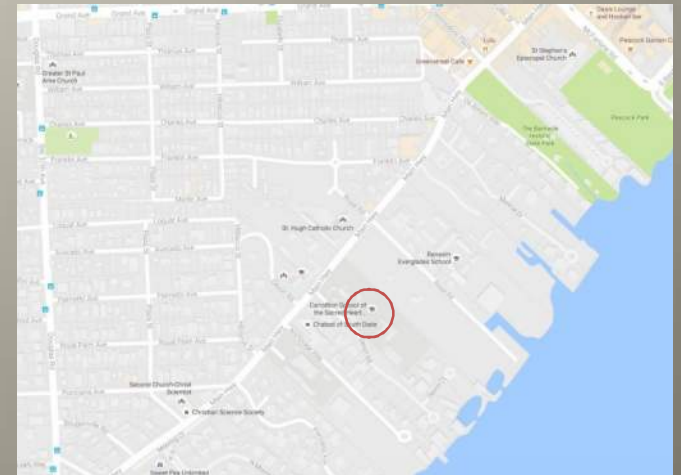


Second Church of Christ Scientist, 1940



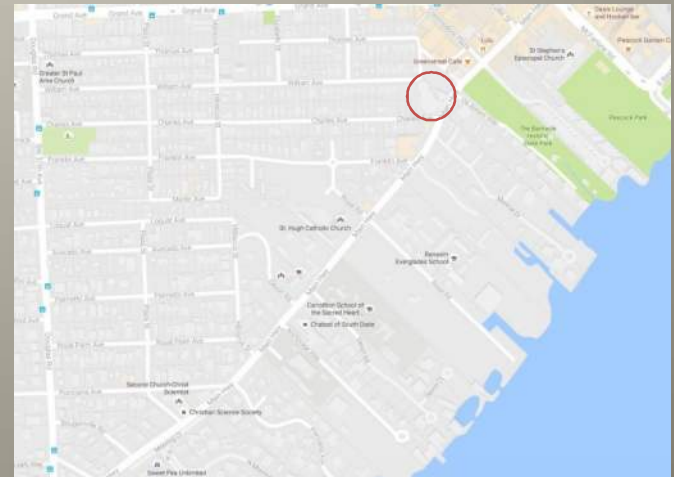


El Jardin, 1918



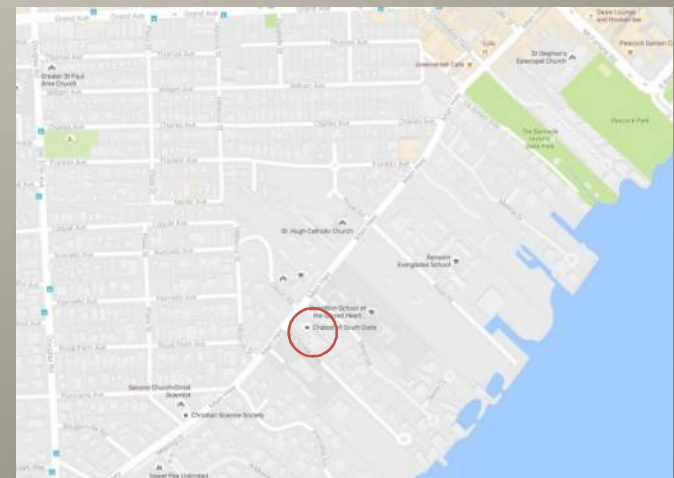


Coconut Grove Theater, 1927



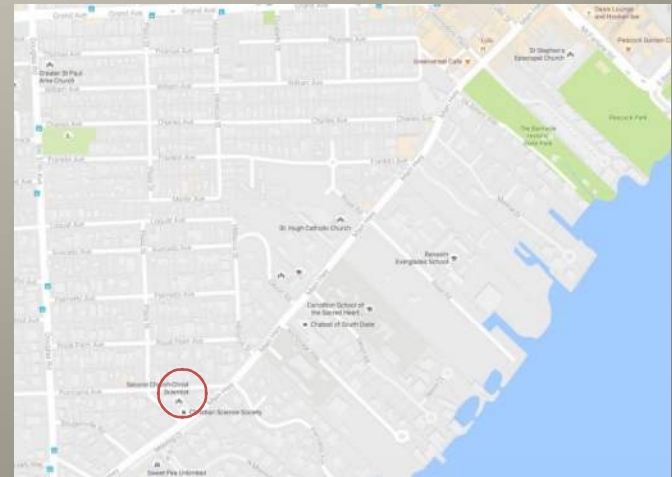


Bryan Memorial Methodist Church, 1928





Second Church of Christ Scientist, 1940





Current Playhouse Exterior showing detail at the Front Elevation