

REPORT OF THE CITY OF CORAL GABLES PLANNING DEPARTMENT  
HISTORIC PRESERVATION DIVISION  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF

THE REEDY / PARSONS RESIDENCE

2723 COUNTRY CLUB PRADO  
AS AN HISTORIC LANDMARK

(PREPARED IN ACCORDANCE WITH SECTION 16B-17,2(B)  
OF THE CITY OF CORAL GABLES ORDINANCE 2508)

PREPARED BY  2-20-86  
ELLEN J. UGUCCIONI DATE  
HISTORIC LANDMARK OFFICER

HISTORIC PRESERVATION BOARD ACTION \_\_\_\_\_  
RECOMMEND APPROVAL \_\_\_\_\_

DATE: February 20, 1986

# THE CITY OF CORAL GABLES

OFFICE OF  
HISTORIC PRESERVATION DIVISION  
PLANNING DEPARTMENT  
CITY HALL



THE CITY BEAUTIFUL

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LHD 86-01

## DESIGNATION REPORT

The Reedy/Parsons Residence  
2723 Country Club Prado

DATE OF CONSTRUCTION: 1923

ARCHITECT: Walter C. DeGarmo

LEGAL DESCRIPTION: Lots 13, 14, 15 and 16, Block 13, Section "D"

PRESENT OWNER/APPLICANT: Mr. and Mrs. Huber Parsons Jr.

### SUMMARY

#### STATEMENT OF SIGNIFICANCE

The residence typifies the Mediterranean Revival style of architecture in its plan, construction materials, and decorative embellishments. Designed by Walter C. DeGarmo, an architect who is one of the persons who is intimately associated with the creation of a comprehensive architectural scheme for the City of Coral Gables, the residence is oriented towards the Country Club Prado, a major landscaped artery of the city. Thomas Reedy, who can be identified as the owner/resident of the house in 1926, was a prominent business leader, who at one time was the Director of the Coral Gables Chamber of Commerce.

#### HISTORICAL SIGNIFICANCE

##### EVENTS:

- The residence, constructed in 1923, can be associated with the earliest phase in the development of the City of Coral Gables by George Merrick's Coral Gables Corporation.
- The Country Club Section (immediately south of the residence) was opened in 1924, and in keeping with the comprehensive plan for the City, was designed with landscaped traffic arteries and hubs which often featured plazas with ornamental retaining walls and fountains.
- The residence is sited opposite the broad arterial-named the Country Club Prado-and is in proximity to the "Plaza Augustine" on the south and Country Club Prado entrance at S.W. 8th Street on the north.

PERSONS ASSOCIATED WITH ITS HISTORY

- The earliest known resident of the house was Thomas F. Reedy, who in 1926 was residing at 2723 Plaza Augustine (formerly the name of that portion of the Country Club Prado that was close to the "Plaza Augustine.")
- Mr. Reedy was a prominent businessman who in 1926 was the Director of the Coral Gables Chamber of Commerce.
- In 1927 Mr. Reedy was listed as the Treasurer of the Reekirk Investment and Discount Company.
- By 1929, city directories report Mr. Reedy as involved in the real estate business.

ARCHITECTURAL SIGNIFICANCE

- The residence with its irregularity of plan, one and two story sections, complex roof slopes and distinctive construction materials (i.e. concrete block with stucco exterior finish; red barrel tile roof covering; decorative chimneys and vents, and wrought iron balconies) typify the preeminent style of Coral Gables—Mediterranean Revival.
- The architect, Walter C. DeGarmo worked extensively for the Coral Gables Corporation, and can be credited with a substantial number of distinctive residential, as well as commercial designs within the City.
- DeGarmo, a native of Illinois who came to Miami in 1904, is noted as the first registered architect who practiced in the State of Florida.

Included among his designs for the greater Miami area are:

The McAllister Hotel, 10 Biscayne Boulevard (1918)  
 Miami City Hall, W. Flagler St. (demolished) (1907)  
 Miami Beach Community Church, 50 Lincoln Road (1921)

Included among his designs for the City of Coral Gables are:

Commercial

The Colonnade Building, 169 Miracle Mile (in collaboration with Paul Chalfin on Phineas Paists' design) (1925-26)  
 Coral Gables Bank and Post Office, Alhambra Circle (demolished) (1924)

Residential

Bungalow Row, 1100 & 1200 Blocks, Obispo (1922)  
 Don Peady House, 2616 DeSoto Boulevard (1922)

Existing Zoning

"R-14" (minimum of 2,500 square feet)

Present Use

Private Residence

Architectural Elements Which Characterize the Structure

See: "Review Guide" attachment

Local Designation Report  
2723 Country Club Prado  
File No. LHD 86-01

BIBLIOGRAPHY

Sources used in the preparation of this report include:

City Directories for Miami/Coral Gables (1926, 1927 and 1929)

Building Permit/Plans for the Construction of the Residence at 2723 Country Club Prado, Building Department, Third Floor, City Hall

Insurance Map of Coral Gables, Florida. Sanborn Map Company  
(New York, 1924)

"The House of the Month", National Builder (October 1924) pp. 34-35

"The Story of Coral Gables", National Builder (October 1924) pp. 36-57

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## REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features which contribute to the overall architectural character of a structure. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of additions/modifications/alterations/ and/or renovations which may become the subject of some future Certificate of Appropriateness consideration and ...

The Review Guide, describing EXISTING physical features, may be used to determine whether or not elements which characterize the period in which the structure was built are present, and/or whether or not later additions or alterations have so changed that character that the property becomes ineligible for listing in the Coral Gables Inventory of Historic Sites.

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Reedy/Parsons Residence  
2723 Country Club Prado

Date of Construction: 1923  
Construction Materials: Concrete Block, Stucco, Tile, Wrought Iron

### West (Main) Facade

1. Terra Cotta Barrel Tile Roof surfacing
2. Rough textured stucco exterior wall treatment
3. Smooth concrete quoins providing definition to the round arched opening of the central entrance.
4. Stepped wall leading to the garage bay.
5. Decorative Chimney vent

West (Main) Facade

6. Arched doorway south wall, garage bay
7. Rectangular fixed pane window with scalloped decorative cast concrete surround, second story, south end.
8. One story wing providing a connection from the main entrance to the garage bay.
9. Complex roof characterized by gable roof slopes with ridges running both perpendicular to, and parrallel with the main axis of the street.

South Facade

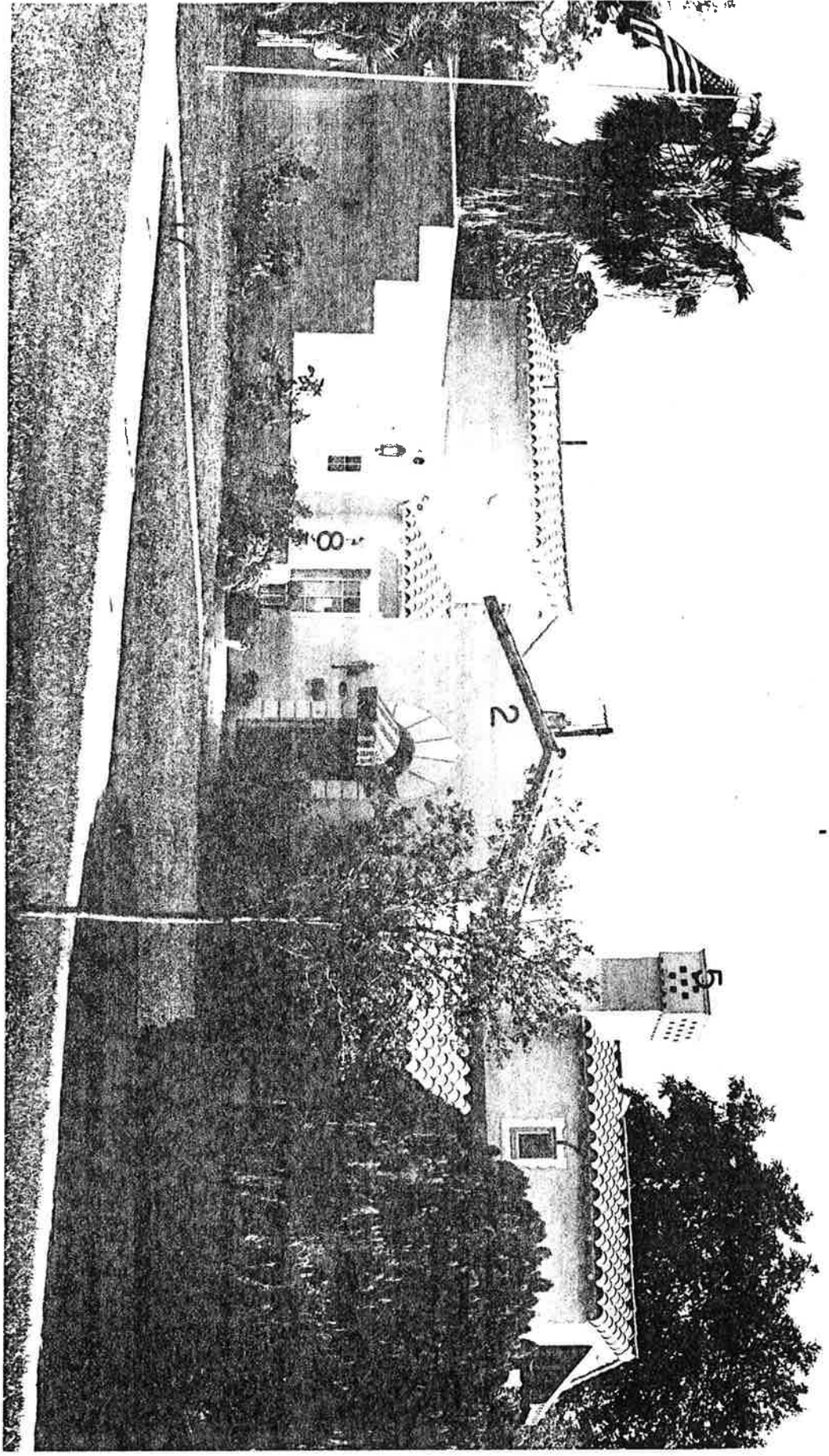
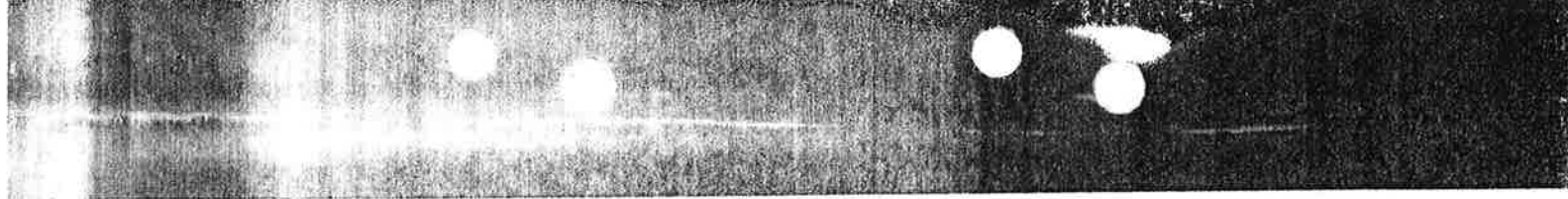
10. Enclosed one-story porch accessed through a single leaf door, west end, south facade.
11. Paired rectangular multipaned windows fenestrating the first and second stories.
12. Cast concrete lugsills below the windows of the first and second stories.
13. Double leafed doors leading onto a wrought iron balcony, second story, west end, south facade.

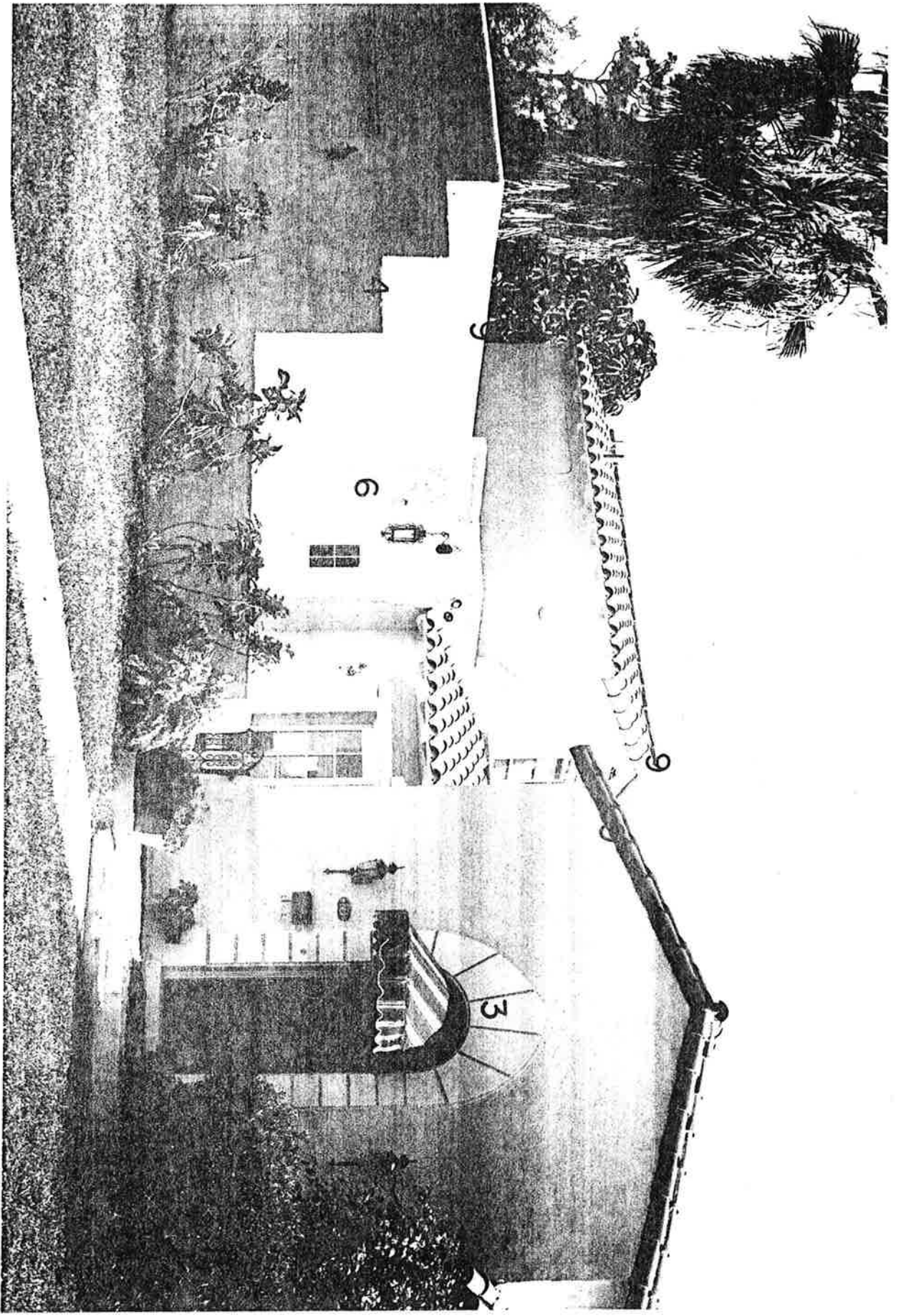
East Facade (only partially visible from the public-right-of-way)

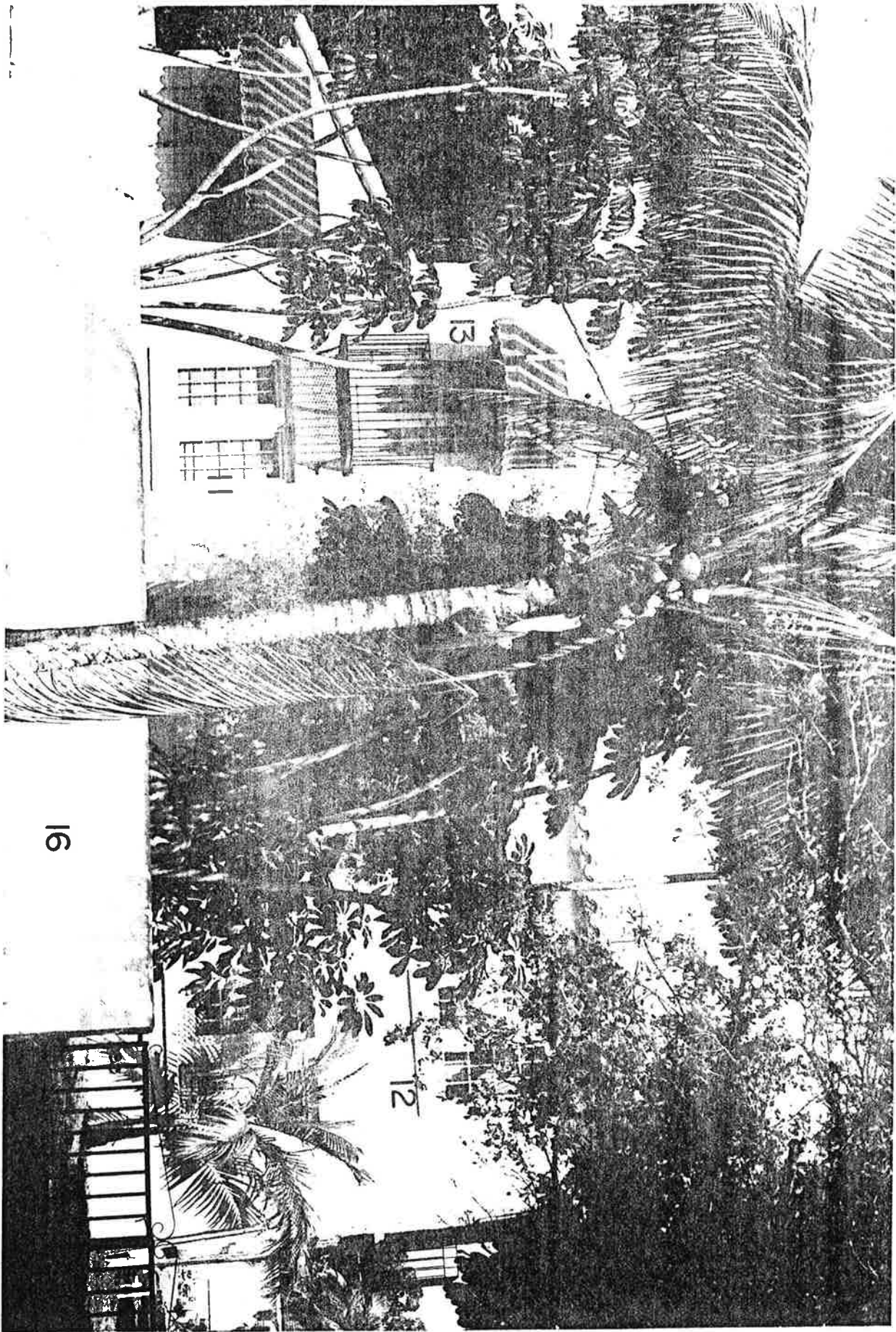
14. Rectangular multipaned windows, first story.
15. Double leafed doors leading onto a wrought iron balcony, second story.

Landscaping/Grounds Treatment

16. Concrete block and stucco wall, running along the perimeter of the property, and containing a wrought iron gate on the south wall.
17. Walkway leading to the front door , running in a straight line perpendicular to the public sidewalk.







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