

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1116 ALBERCA STREET
CORAL GABLES, FLORIDA**



Historic Photo, C.1940



LHD 2024-03
April 17, 2024

**LOCAL HISTORIC LANDMARK DESIGNATION:
1116 ALBERCA STREET, CORAL GABLES, FLORIDA**

Note: All observations were made from the public right-of-way

Application: Historic Significance Determination filed by owner

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

Folio Numbers: 03-4107-005-0210

Legal Description: Lot 19, Block 2, Section Coral Gables Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1780

Permit Issued: November 7, 1925

Commissioned by: Harry C. Randell

Original Architect: Architectural Service Bureau

Present Owner: Daniela De Cristofano & Carlo Pirari

Building Type / Style: One-story SFR / Mediterranean Revival

Site Characteristics: The property is located on an interior lot on the west side of Alberca Street between Mariana Avenue and Venetia Terrace. The lot dimension is 50' by 97'.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family residence at 1116 Alberca Street was permitted in November 1925. In accordance with Garden City precepts that guided Merrick's development of Coral Gables, the new Granada Section was intentionally platted with smaller lots on some streets for modest homes. Merrick's plan for smaller homes was that they were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. They were built adjacent to and in harmony with other larger homes in Coral Gables. These homes are recognized as an important feature in the initial planning of Coral Gables, and many have been recognized with the distinction of being a Coral Gables Cottage.

Merrick platted the first section of Granada Place in January 1925. It was amongst the areas intended for moderately-affordable homes which included the property at 1116 Alberca Street. In the early 1920s Merrick's team handled most of the building in Coral Gables. By the mid-1920s the community's rapid expansion outpaced the capacity of the team and they began recruiting leading architects, builders, and investors from across the country. Permits document that Indiana-based teams were predominantly responsible for the early development of Granada Place.

The property at 1116 Alberca Street retains its historic integrity as a 1920s Mediterranean Revival style moderate home in keeping with Merrick's vision and 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 8, Section 8-103 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 1116 Alberca 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, 1116 Alberca 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

HISTORIC CONTEXT

Initial Development of Coral Gables

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

- Pre-1926: Coral Gables' Initial Planning & Development during Florida Land Boom
- 1927-44: Aftermath of 1926 Hurricane, Great Depression, New Deal, and Wartime Activity
- 1945-63: Post World War II and Modern periods

The home at 1116 Alberca Street was constructed in 1925, contemporaneous to the incorporation of the City, and is indicative of the type of architecture that was the founding premise of Coral Gables.

Coral Gables was originally conceived as a 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. It 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 3,000 acres of citrus plantation and native hammock to build Coral Gables. (Figure 1)

The use of Mediterranean designs was one of the featured selling points in early promotional materials. (Figure 2) Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during Coral Gables' initial 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 this style. Permitted in 1925, the home at 1116 Alberca Street exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick.



Figure 1: Streets in Coral Gables under Construction, July 22, 1922

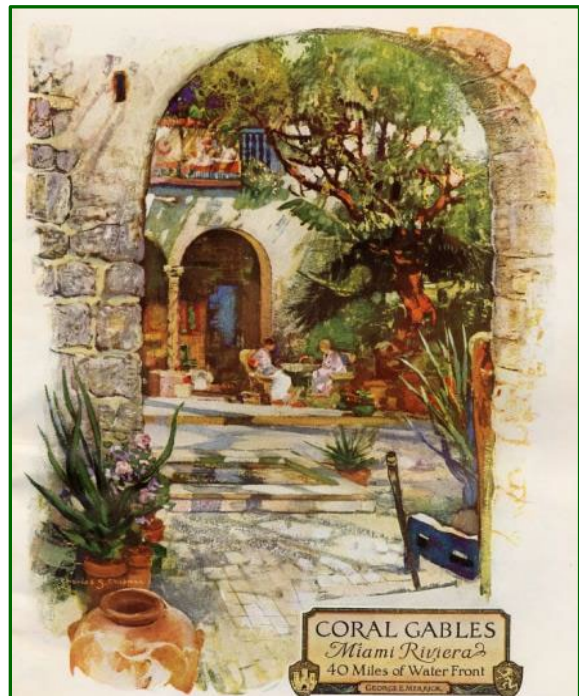
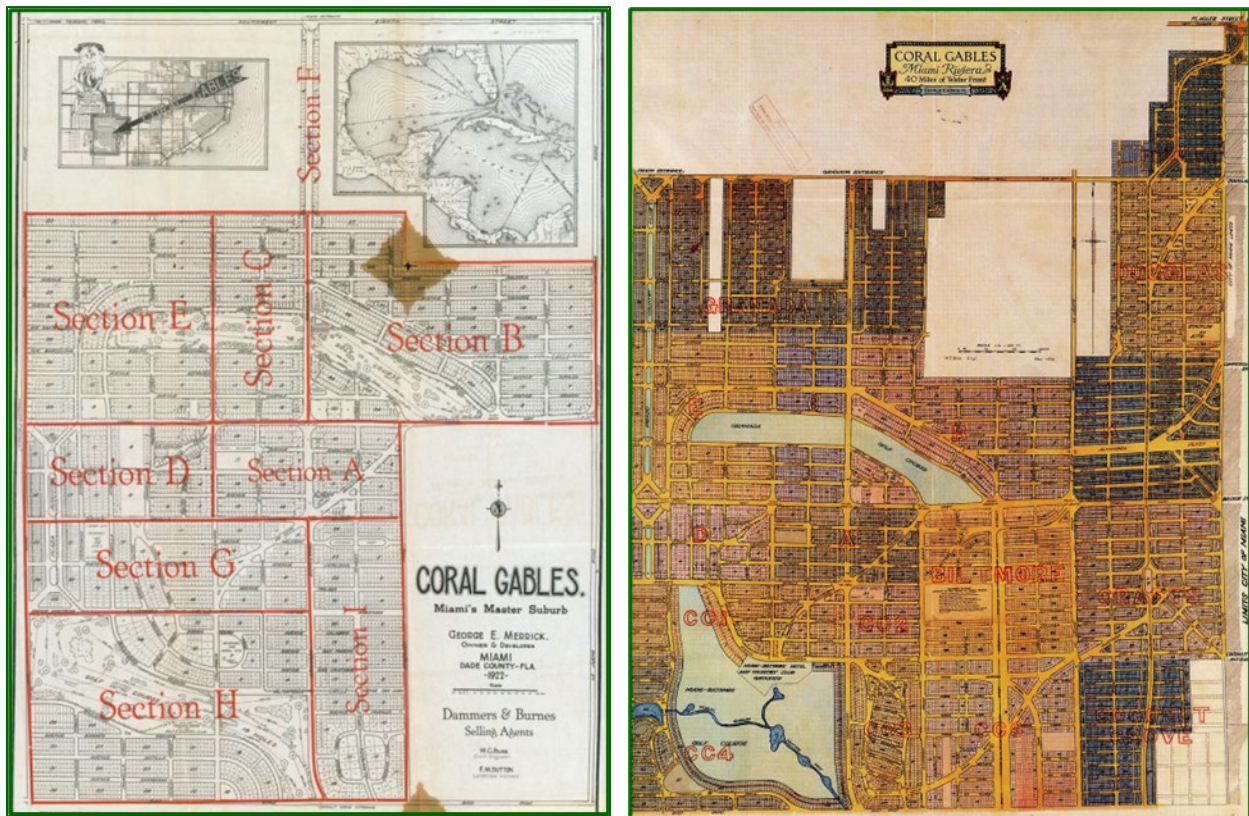


Figure 2: Advertisement in *House Beautiful*, 1925

Merrick’s design team carefully planned the city to maximize the potential intrinsic to its tropical environment. They laid out broad sweeping boulevards with grand vistas and tree-lined streets; plazas with fountains that invited visitors to linger; and Mediterranean-inspired homes that conveyed a quality of centuries-old permanence with generous street setbacks for front yards that celebrated the ‘tropical vegetation in a delightful profusion.’ The planned community employed restrictive zoning to control development and aesthetics. The plan 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), supplying a wealth of public facilities, and offering housing for different income levels without sacrificing quality. Homes built for modest incomes were built alongside grand palazzos and a section of the City was devoted to multi-family housing.



Figures 3: Coral Gables Maps
“Miami’s Master Suburb,” 1922 [left]; “Miami Riviera,” 1924 [right]

In November 1921 the first lots went on sale. They were in Section A, the area immediately south of Merrick’s family home. Section B opened on December 27, 1921 and included the impressive Greenway Drives surrounding the proposed golf course and 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. Sales were brisk in these areas and, as shown in the 1922 map in Figures 3, the remainder of the suburb was quickly divided into sections.

Granada Section

Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and in the expansion of land holdings. Accounts indicate that acquiring land north to Tamiami Trail was a priority and a hard-fought endeavor for Merrick. As illustrated on Button’s 1922 map in Figures 3, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). By 1923 after acquiring various tracts in this area, he renamed it the Granada Section and platted it in October. (Figures 3) Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes. (see discussion below) Despite not owning all the land in this area, Merrick opened the Granada Section with great fanfare in November. Promotional materials hailed the new Granada Section as “the heart and center of Coral Gables’ greatest and most beautiful development.”

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 the course of construction. (Figure 4)

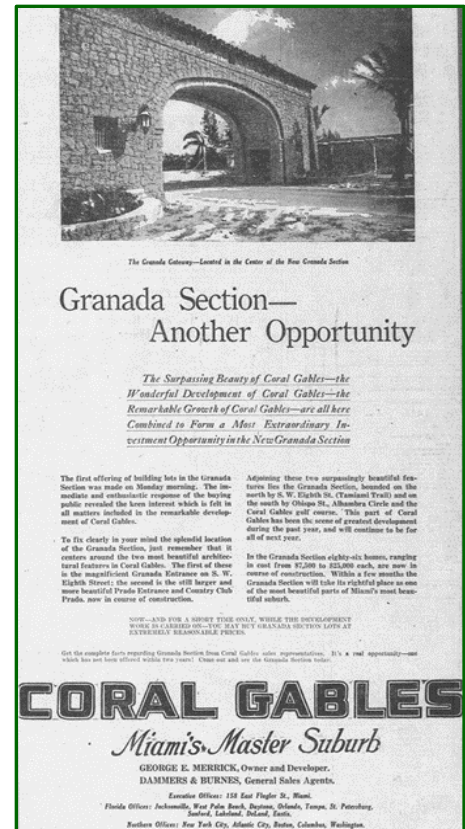


Figure 4: Miami News, November 22, 1923

Merrick continued to acquire the remaining pockets of land in the Granada Section through 1926. He was unable to acquire the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to this day. 1116 Alberca Street is in Granada Place – one of these later tracts. Its location is shown in Figure 5.

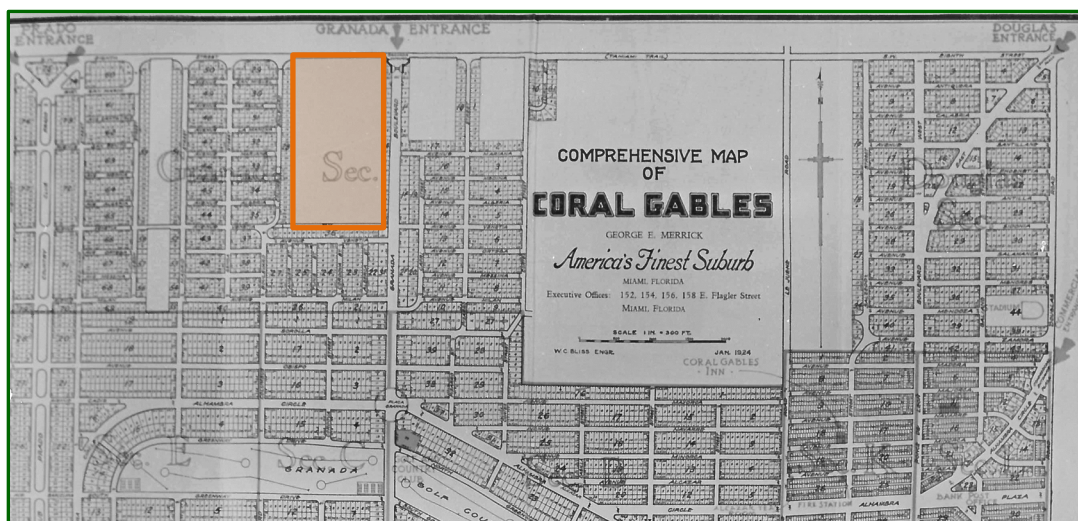


Figure 5: January 1924 Plat Map, Northwest Portion of Coral Gables
Note: location of Granada Place [outlined in orange] and its proximity to the Granada Entrance

Granada Place: Initial Homes

Merrick platted the first section of Granada Place (Amended) in January 1925. (Figure 5) It was amongst the areas intended for moderately-affordable homes. (see discussion below) The tract included the property at 1116 Alberca Street. (Figures 6) In the early 1920s Merricks team handled most of the structure and landscape design in Coral Gables. By the mid-1920s the community's rapid expansion outpaced the capacity of Merrick's team and they began recruiting leading architects, builders, and investors from across the country. Permit document that Indiana-based teams were predominantly responsible for the early development of Granada Place.

Between January and October 1925 an Indiana-based team filed permits for the first six homes in Granada Place. They were along the west side of Cordova Street. (see Figures 6). The team was comprised of the architectural firm Sutton & Routt from Vincennes, Indiana, Hall Construction Company from Indianapolis, Indiana, and Wiggins, Dollarhide, Johnson & Company, who were a group of Indiana-based investors. The second wave of construction in the area was permitted in October and November 1925. These included this home at 1116 as well as 1220 Alberca Street for Indiana-based builder Harry C. Randell. These homes were designed by the Architectural Service Bureau. (see Architect section below) This second wave also included more homes by Hall Construction. For these Hall teamed up with another Indiana-based investor, J. VanSickle. Together they built five homes. One was designed by architect Phineas Paist and the others by Hall Construction. In January 1926 Hall Construction teamed up with William M. Baxter, architect, and built two additional homes for individual clients. (for further details see Figures 6)

The building of homes, both large and modest, throughout the Granada Section area happened at a rapid pace during the mid-1920s. The Granada Place Section followed this trend with the construction of these seventeen homes on this small plat in a twelve-month period. The modest homes in the Granada Place Section, including the home at 1116 Alberca Street are typical of homes built during that period – following Merrick's vision for a Mediterranean-inspired city. They are all extant although many have been altered over the years. One of the homes, 1206 Cordova Street, was designated as a local historic landmark in 2017. The home at 1116 Alberca Street also retains its historic integrity and likewise stands a testament to Merrick's vision.

Development in the City continued rapidly until South Florida was struck by the devastating hurricane of 1926. This turned the prior land boom to bust and ushered in the Depression-era years. Coral Gables fared better than many of the surrounding communities during this lean era. Monumental civic projects, such as the completion of the Country Club Prado Entrance in 1927, continued during the late 1920s and early 1930s. Some residential building continued, albeit at a much slower pace. However, after the construction of the initial seventeen residences there was no further construction in the Granada Place Section for almost two decades. Construction boomed again following World War II and the Granada Place Section followed suit and by the late 1950s it was virtually built out (see Figures 7). This neighborhood of modest single-family homes still retains its original context to present. (see Figure 8)

The Post-War homes in Coral Gables followed national trends and were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. As a house designed during the City's inception, 1116 Alberca Street stands amongst these newer homes as a testament to Merrick's vision for a Mediterranean-inspired planned community.

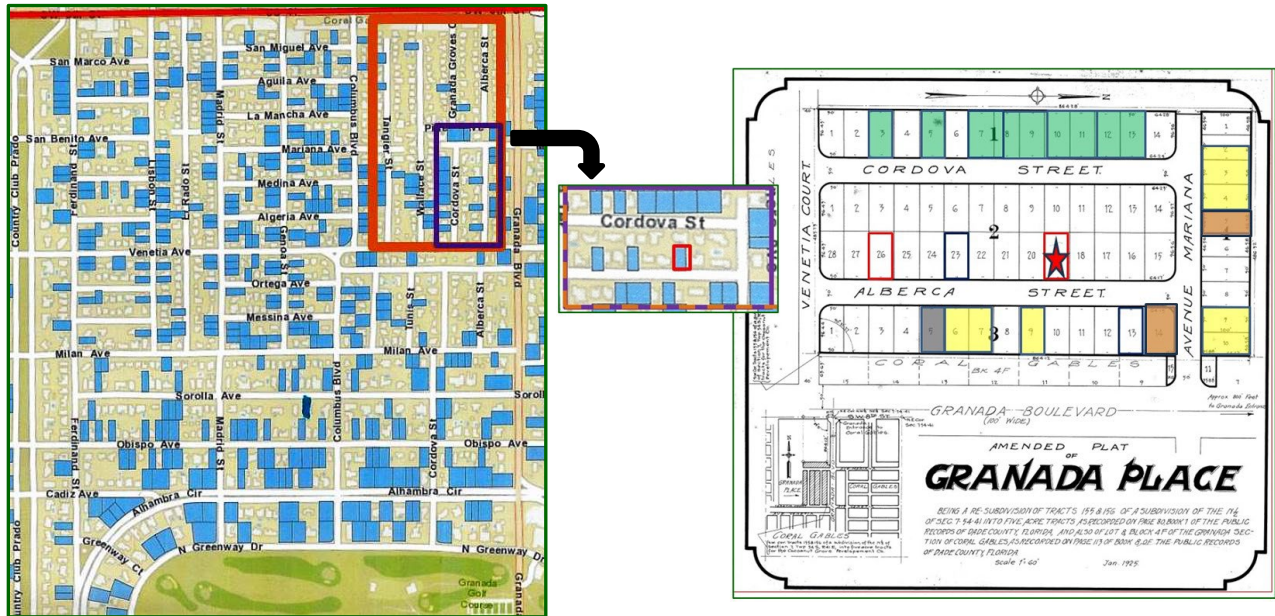


Figure 6: Granada Place – initial development by Indiana-based firms and investors

Map of Pre-1935 SFR homes: Granada Section, *Courtesy City of Coral Gables, IT Services* [left]

- Blue blocks -- locations of pre-1935 homes
- Outlined in orange -- Granada Place area
- Outlined in purple -- first plat of Granada Place

First Plat of Granada Place, January 1925, *Courtesy of Miami-Dade County Clerk of Courts* [right]

- Outlined in red – homes built for Harry C. Rendell
- Red Star: 1116 Alberca Street**
- Shaded boxes -- homes built by Hall Construction Company
 - Green shaded boxes: permitted January - October 1925
 - Sutton & Rountt, Architects
 - Hall Construction Co, Builder
 - Wiggins, Dollarhide, Johnson & Co, Owner
 - Grey shaded box: permitted October 1925
 - Phineas Paist Office, Architect
 - Hall Construction Co, Builder
 - J. Van Sickle, Owner
 - Yellow shaded boxes: permitted October – November 1925
 - Hall Construction Co, Architect
 - Hall Construction Co, Builder
 - J. Van Sickle, Owner
 - Orange shaded boxes: permitted October – January 1926
 - William Baxter, Architect
 - Hall Construction Co, Builder
 - Individual clients as owners



**Figures 7: Aerial Photographs – Granada Place Section
1948 [left]; 1957 [right]
Red arrows: 1116 Alberca Street**

Courtesy of Aerial Photography: Florida Collection, University of Florida

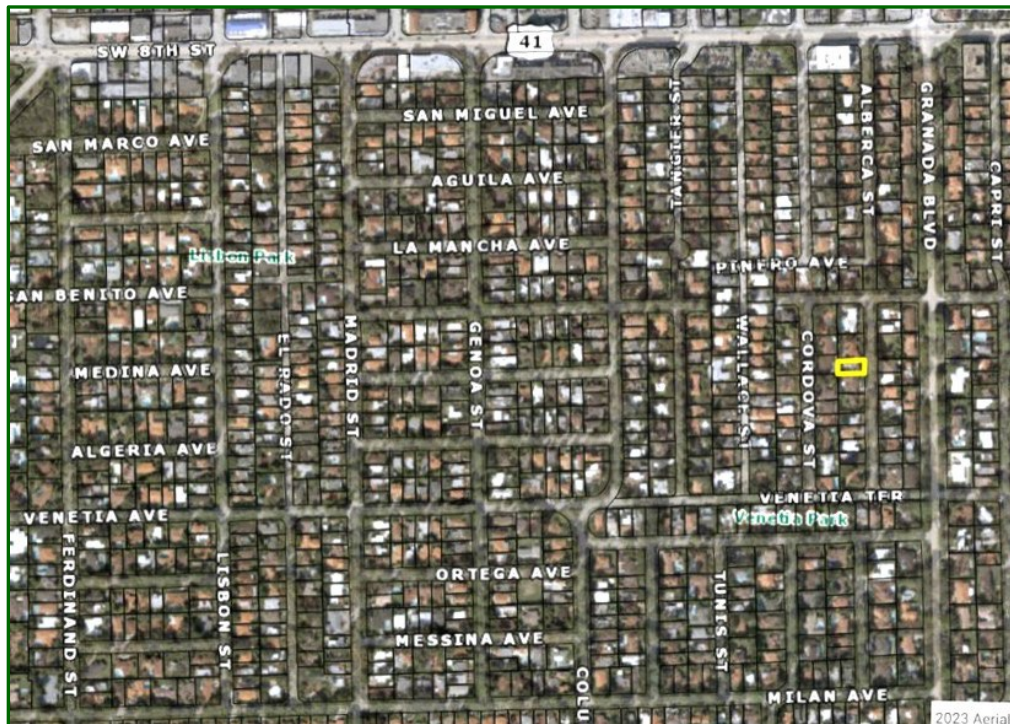


Figure 8: Aerial Photo -- Current Context for 1116 Alberca Street
Courtesy of Miami-Dade County Property Appraiser

Merrick's Garden City Precepts: Building for Various Incomes

When first launching Coral Gables in 1921-22, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. These were mostly larger homes meant to attract investors. By 1923, as Merrick substantially increased his land holdings and sales continued to soar, they began to develop streetscapes in accordance with his Garden City precepts. For example, in 1923, Merrick had Keihnel & Elliott and Walter De Garmo design fifteen homes along Country Club Prado in accordance with his vision of the Prado as a premier prominent residential boulevard. On Obispo Avenue, he commissioned thirty-three one-story and two-story homes by his design team, primarily H. George Fink and Walter De Garmo. From this endeavor he published a promotional brochure to demonstrate moderately-priced attractive homes in Coral Gables.

Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes. To showcase his vision for these homes, in 1923 Merrick commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design fifty-eight houses in the section that:

...embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families...each home will be a different finely-detailed design.
-- Miami Herald, September 24, 1923

These homes were intended to be the inspiration for other moderately-priced homes in areas of the Granada Section platted for smaller homes such as Granada Place.

Unlike other planned communities that Merrick studied and visited prior to developing Coral Gables, he was determined to incorporate both City Beautiful and Garden City precepts in his community. This included building for all incomes in a harmonious manner and he was proud of the results. In a June 1925 interview with the *Florida Times Union*, he related:

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.

In a 1925, in a publication entitled *Coral Gables Miami Riviera: Heart of the American Tropics*, Merrick further rhapsodized about the evolution of the moderately-priced Mediterranean Revival style homes, in this manner:

A small house, in which every detail is a joy, is made beautiful with a cloistered entrance ... or 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.

These homes are recognized as an important feature in the initial planning of Coral Gables, and many have been recognized with the distinction of being a Coral Gables Cottage.

Coral Gables Cottage

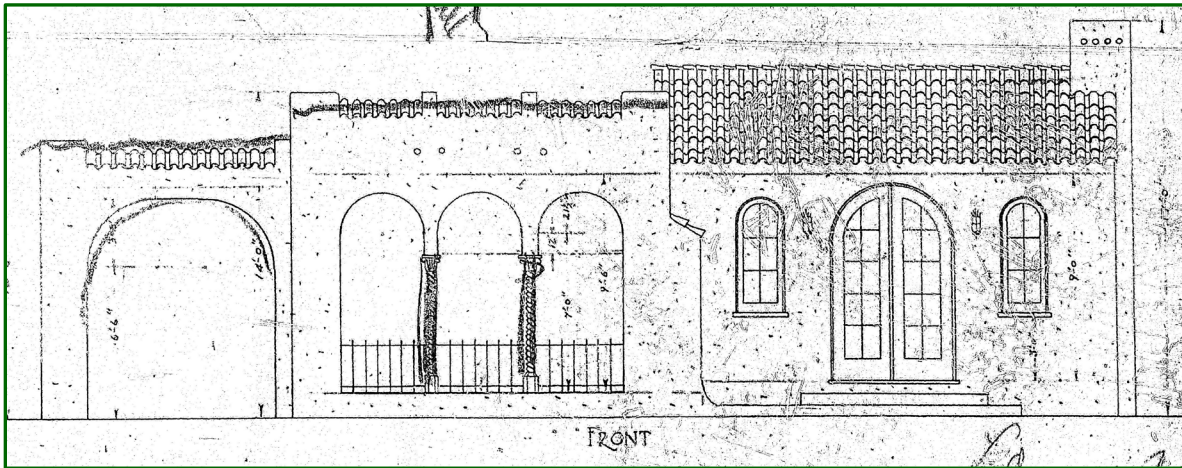
In accordance with Garden City and City Beautiful tenants, founder, George Merrick planned Coral Gables to provide housing and amenities for all income levels. The initial homes built were larger to attract investors. In 1923, with the platting of the Granada Section, Merrick shifted to demonstrate his vision for modest homes and commissioned homes towards that end.

These modest homes were detailed to harmonize with the larger Mediterranean Revival style homes and were built throughout the City in the mid-1920s. They are an important piece of Coral Gables early history. In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these historic resources and passed a “Cottage Ordinance.” Its stated purpose is to *“maintain and preserve the architectural quality and character of Coral Gables’ traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses.”* An amendment to the Zoning Code enacted special incentives to cottage owners whose properties met specific requirements to be classified as a “Coral Gables Cottage.” The current Coral Gables Cottage Regulations are found in Article 8, Section 8-200 of the Coral Gables Zoning Code. It defines the Coral Gables Cottage as a detached, single-family dwelling which is distinguished by its movement in plan, projection and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment and at least twelve of nineteen specific Mediterranean Revival Style features which are original to the cottage. A cottage property must be one-story in height, zoned SFR, constructed prior to 1940, have a lot frontage no greater than sixty-five feet, and be designated as a local historic landmark. The nineteen features are:

1. Coral rock or stucco finish
2. Combination roof type (e.g., gable, shed, hip or flat roof)
3. Front porch
4. Projecting bay on front elevation
5. Masonry arches or arches springing from columns on front elevation
6. Decorative doorway surrounds
7. Decorative and/or predominant chimney
8. Detached garage to the rear of the property
9. Similar decorative features, parapet and/or roof slope on main house and detached garage
10. Porte-cochere or carport
11. Decorative wing walls
12. Barrel tile roof (two-piece, cap-n-pan)
13. Varied height between projecting and recessed portions of the front elevation
14. Vents grouped as decorative accents
15. Cast ornament and/or tile applied to front elevation
16. Built-in niches and/or planters
17. First floor above crawl space
18. Casement or sash windows
19. Loggias/arcade

The home at 1116 Alberca Street was designed as a moderately affordable home that could qualify for classification as a Coral Gables Cottage, at the owner’s request. As discussed below, there have been some alterations to the home and it currently does not possess twelve of the nineteen required features. However, with the reinstatement of original features such as the two-piece barrel tile, it could qualify, and be eligible for the zoning incentives.

SIGNIFICANCE ANALYSIS AND DESCRIPTION



**Figures 9: 1116 Alberca Street Overview over Time
Permit #1780, 1925 [top]; Historic Photos: c.1940 [center];
Current, 2022 *Courtesy Realtor.com* [bottom]**

Executive Summary

Permitted in 1925 the home at 1116 Alberca Street is one of the earliest homes built in the City. It is one of the initial homes in the Granada Place plat in the Granada Section. In accordance with Garden City precepts that guided Merrick's development of Coral Gables, the new Granada Section was intentionally platted with smaller lots on some streets for modest homes. These smaller homes were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. These homes are recognized as an important feature in the initial planning of Coral Gables and the home at 1116 Alberca Street is a significant example.

Merrick and his original design team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. 1116 Alberca Street is a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style and exemplifying Merrick's vision and goal. Its thick masonry walls were intended to keep the home cool and its light-colored stuccoed exterior to reflect the sun's heat. The varied casement windows afforded much needed ventilation and light in this tropical environment. Originally the home also featured screened porches.

Some of the Mediterranean Revival style character-defining features of the home include: textured stucco finish, combination roof types, projecting bay on front elevation, a series of arches including the arched front entry, predominant chimney with round vent accents, varied heights between projecting and recessed portion of front façade, a porte cochere with arched openings, round vents as decorative accents, barrel tile roof, recessed windows with projecting sills, and parapets with barrel tile copings. These features are illustrated and discussed below.



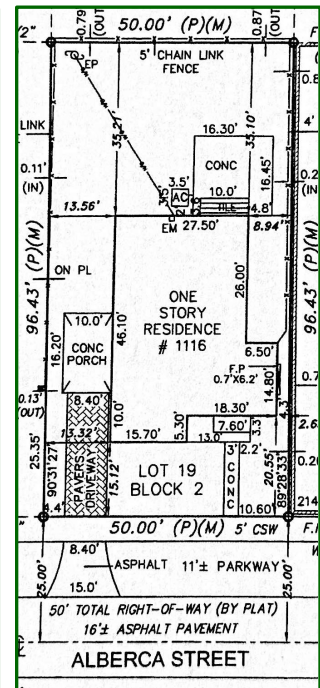
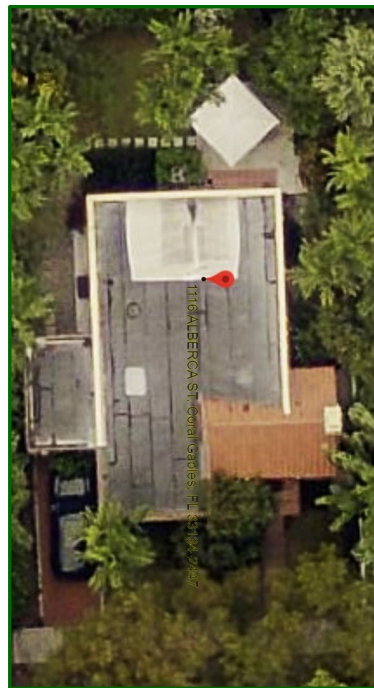
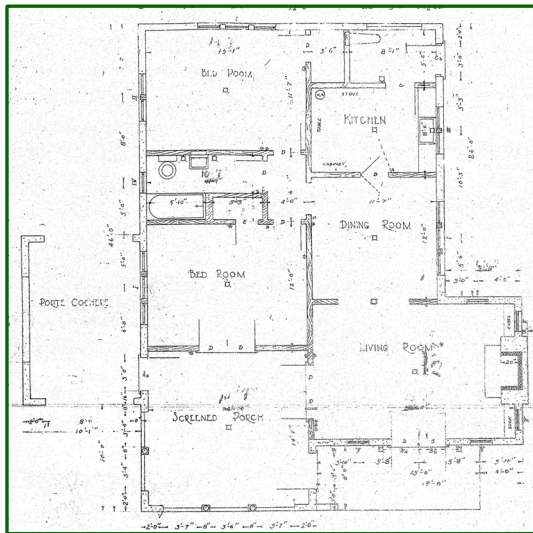
Figure 10: Chimney Feature, 2024

Visual assessment of the property as well as examination of permit documents, historic photographs (Figures 9), and other building records indicates that the property retains significant character-defining features of the Mediterranean Revival style and of the Coral Gables cottage genre. Furthermore, it is easily definable as an early 1920s home following founder George Merrick's vision for Coral Gables. In accordance with Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*: "Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association," Staff has determined that this property at 1116 Alberca Street possesses sufficient integrity for designation and that this property is part of the collection of quality residences planned during the land boom period.

Extant Exterior Description & Alterations Discussion



Figure 11: 1116 Alberca Street, Front (East) Façade Courtesy of Owner



Figures 12: 1116 Alberca Street

Original Floor Plan, Permit #1780, 1925

**Aerial Photo of Property, 2023 [left] Courtesy Miami-Dade Property Appraiser
Property Survey, 2022 [right] Courtesy M.E. Land Surveying, Inc.**

The property at 1116 Alberca Street is a 50' x 96.43' interior lot on the west side of the street. A single-family residence with a porte cochere is the sole structure on the property. It was originally a two-bedroom house with a screened front and back porch. (Figures 12) The one-story residence is built of cement block units clad with textured stucco. The home has had no additions. It retains its original massing and many of its original Mediterranean Revival character-defining features. The primary alterations to the home involve the original front and rear screen porches.



Figures 13: Front (East) Façade, 2024

The front entry bay has a side gable roof clad in S-barrel tile. The remainder of the home is under a flat roof with parapets. The windows are recessed with protruding sills. The original casement windows have been replaced. The current windows are fixed, awning, and casement in type. The awning windows were installed in 1982 and most of the fixed and casement windows in 2019. Round vents are decoratively arranged above the windows on all facades. The front façade has three distinct protruding and receding bays: the front entry, the original front porch, and the porte cochere. Each has a separate roof at varying heights. All openings of these bays are arched.

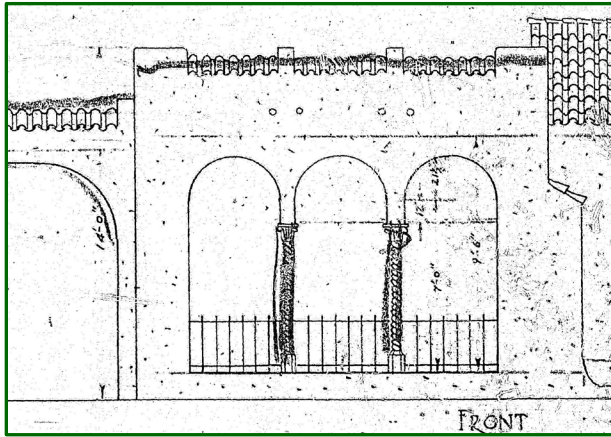
The entry bay is at the northeast portion of the home. It has a side-facing gable roof. The roof terminates into the flat roof at its southwest. (Figures 12) This is the only pitched roof on the home which aids in drawing attention to the front entry. Rising through the gable apex on the bay's north facade is a partially-protruding flared chimney. (Figure 14) A series of round vents wrap around its top providing a decorative accent to this character-defining feature. (Figures 10 & 11) The front entry is a large semicircular archway centered on the east façade of the bay. The original door was an arched double door that filled the opening. The current configuration of a central single door with side- and fanlights was installed in the original opening in 2019. The front entry is flanked by single arched windows. The same window configuration also flanks the chimney on the north façade and on the protruding portion of the west façade. (Figures 14 & 17)



Figure 14: Entry Bay with Chimney, 2024

The center bay was originally a large, screened porch. (Figures 12) It is a projecting bay off the main flat-roofed living area. The parapet copings are edged in barrel tile. The majority of home's exterior alterations involve this porch and occurred over several campaigns. As shown in Figures 15, the screen porch was originally designed with full-height arched openings supported by slender columns. A triplet facing the street and a double and single on the south and north facades respectively. A 1968 newspaper sale ad states that the porch has jalousie windows. In 1982 awning windows enclosed the porch for living space. The permit is for five windows suggesting that at

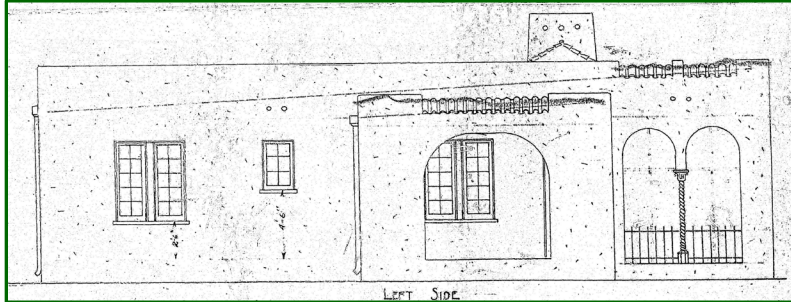
this time or by this time the opening on the north façade was enclosed. A 2000 permit for hurricane shutters records that the openings were still full-length and the drawings included the columns. It appears that the windows were reduced in size and the columns were removed when the current windows were installed in 2019. All protruding sills are extant so the size on the original openings is easily discerned. Recent photos of the home on Realtor.com show that the columns have been retained on the interior and hence could be used to replicate and reconstruct the exterior columns.



**Figures 15: Original Front Screened Porch: Permit #1780, 1925 [top left];
Historic Photos: c.1940 [top right];
Interior view with Extant Columns, 2022 [center] *Courtesy Realtor.com*
Current Photos: East & South Facades Reduced Openings with Original Sills Extant [bottom left]
North Façade Enclosed Exterior Opening [bottom right]**

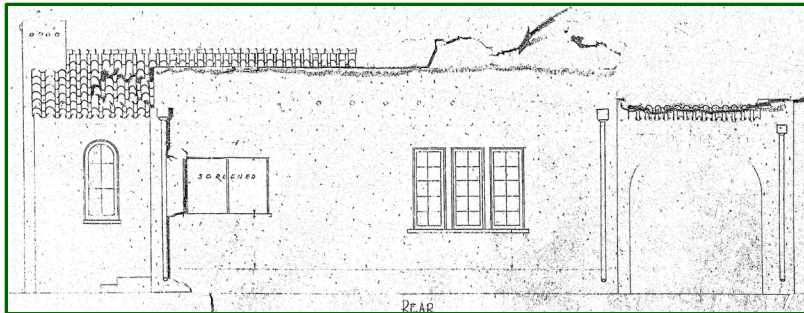
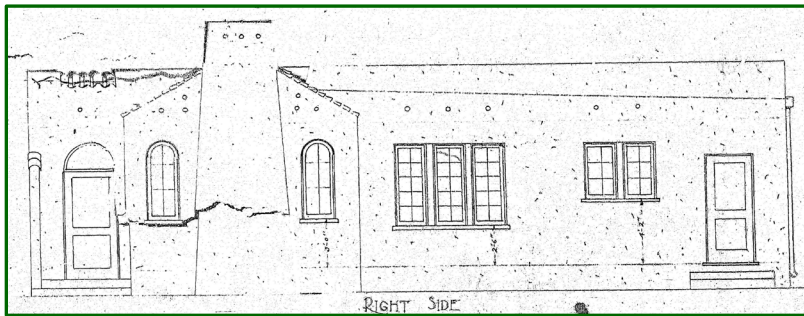
The southern bay of the front façade is the porte cochere. It has a flat roof with barrel coping on the parapets. The east, west and south openings are large semicircular arches.

As seen in Figures 16 the south side façade remains intact. The only substantial changes to the north side and rear façades are the enclosing of the screened back porch and the moving of the back door from the north to the rear façade. This change occurred prior to 1991.



Figures 16: South Side Façade

Permit #1780, 1925 [top]; Current 2024 *Courtesy of Owner* [right]



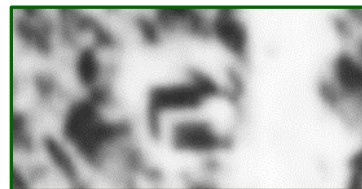
Figures 17

**Permit #1780, 1925
North Side Façade [top]
Rear (west) Façade [center]**

**Current 2024 [bottom]
*Courtesy of Owner***



In Coral Gables most single-family residences built in the 1920s had detached garages. This home seems to be an exception. Permit plans, Sanborn maps, and building records do not record a garage. An examination of aerial photographs dating to 1937, 1948, 1951, 1954 and 1957 also does not reveal a garage.



Figures 18: 1116 Alberca Street
Aerial Photographs: 1938 [top]; 1951 [right]; 1954 [right]

Ownership History

Note: Records regarding ownership prior to 1950 have not been located. The ownership history for this time period 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.

List of Owners/Residents, 1116 Alberca Street:

1925-1926	Harry Randell
1927-1935	W. C. Denslow / Denslow Corp / Ben E. Field / Tropical Florida Properties
1930-1935	John A. MacDonald, Jr. (1887-1935) & Mary MacDonald (tenants)
1935-1937	Mary MacDonald
1937-1939	Peter Eckrich (1863-1942)
1939-1940	Zoltan Koesy
1945-1949	Mary Goddard Cooke & Catherine Harper (sisters)
1949-1951	Edward R. Danielsen & Gwendolyn V. Danielsen
1951-1963	Editha Ferguson
1968-1973	Louis Wagner & Hazel Wagner
1973-1985	Frank Catapano & Carolyn Greenwood Catapano
1985-1990	Margaret A. Schlosser & Frances J. Schlosser
1990-1991	Alan Hanan
1991-1995	John W. Amador
1995-1997	Todd W. Timmcke & Kenneth W. Timmcke
1997-2022	Keith D. Waddington & Cheri Mindy Nelson
2022-Present	Daniela De Cristofano & Carlo Pirari

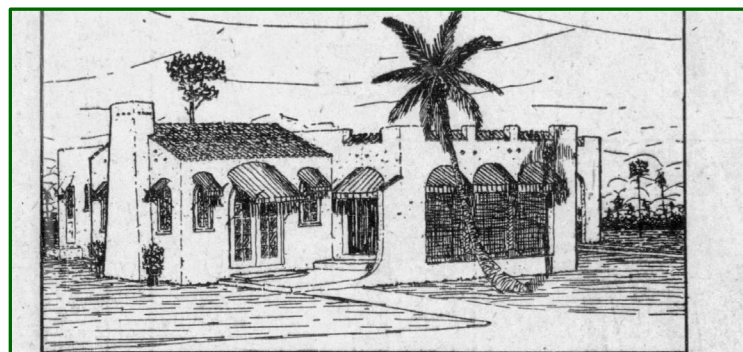
Architect: Architectural Service Bureau

Architect Harry D. Fiedler moved to the Miami area in 1922 to accept a position designing homes at Fulford-by-the-Sea (now North Miami Beach). In 1925 he expanded his practice and opened the Architectural Service Bureau. It primarily offered “Miami-Spanish” style plans for sale and specialized in smaller-sized homes. (Figures 19)

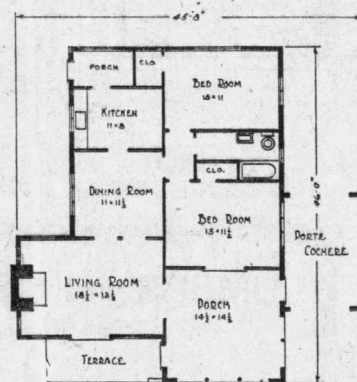
In Coral Gables, Merrick desired high-quality homes and did not embrace general house plans. In response Fiedler hired nationally-acclaimed architects who published house plans in addition to their private practice. One of these architects was Harvard-trained architect Eldred Mowery. (Figures 19) Mowery privately designed approximately a dozen homes in Coral Gables including 1212 Sorolla Avenue which was designated as a local historic landmark in 2017. This move seemed to open the door for the use of Architectural Service plans in Coral Gables. Only a handful have been identified to date.

The plans for 1116 Alberca Street are marked as Plan No. 1026. An architect is not noted. The contract cites only Fiedler’s name and thus it is assumed he was the designer. The plans (Permit #1780) are provided as Attachment A to this report. Note that they were approved by Phineas Paist. In November 1925 the City was incorporated and Paist was the city architect. It is worth noting that he approved these plans. By 1930 Fiedler had closed the Architectural Service Bureau and accepted a position with architect Frank Lyman Austin in Vermont.

LARGE SELECTION OF MIAMI-SPANISH DESIGNED
HOUSE PLANS
FOR
BUILDERS — CONTRACTORS — DEVELOPERS
FIVE ROOM PLANS.....\$20.00
SIX ROOM PLANS.....\$25.00
SEVEN ROOM PLANS.....\$30.00
FOR COMPLETE PLANS AND SPECIFICATIONS—ONE OR TWO
STORY HOUSES
ARCHITECTURAL SERVICE BUREAU
DIXIE HIGHWAY
HALF BLOCK NORTH OF EVERGLADE AVE. P. O. BOX 611
LITTLE RIVER
PLAN BOOK ON SALE, DECEMBER 1ST—\$1.00—ORDER NOW



The outstanding feature of this cozy little Spanish home is the very large screened porch which is so desirable in the Tropics. For those who do a lot of entertaining this house is ideal, for the living room opens onto the porch through double French doors. Note also the large sleeping rooms.



ARCHITECTURAL SERVICE BUREAU
Professional Building
LITTLE RIVER, FLORIDA

Plans and specifications of the above illustration may be secured from Eldred Mowery, R. F. D. Route 3, Coral Gables, Fla.

Figures 19: Architectural Service Bureau Ads
Miami Herald, November 9, 1925 [top]
Miami Herald, December 11, 1925 [bottom]

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 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 (Article 8, Section 8-103). 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 8, Section 8-103.

Constructed in 1925 in the Mediterranean Revival Style the property at 1116 Alberca Street (legally described as Lot 19, Block 2, Section Coral Gables Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida) is significant to the City of Coral Gables’ history based on the following **three (3) criteria** found in the Coral Gables Zoning Code, Article 8, Section 8-103:

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:

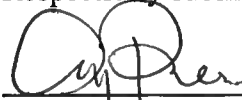
The property located at 1116 Alberca Street is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1116 Alberca Street** (legally described as Lot 19, Block 2, Section Coral Gables Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer

Selected References

- 1940s Archival Photographs, City of Coral Gables, Historical Resources Department.
- Aerial Photography: Florida Collection. University of Florida George A. Smathers Libraries.
- Building Record Books, City of Coral Gables, Historical Resources Department.
- Carricarte, Grace, “A Tiny Pineland Project” *Coral Gables Magazine*, April 8, 2022.
- Merrick, George, *Coral Gables Homes, Miami Florida*, c.1925
Coral Gables Miami Riviera: Heart of the American Tropics, c.1925
- Miami-Dade County Clerk, County Records.
- Miami-Dade County Property Appraisers Property Records.
- Newspapers.com
- Florida Union Times
“Merrick’s Romantic Story of Great Coral Gables Development” June 28, 1925.
- Miami Herald
“7 Homes to be Built” November 10, 1925, p.50.
“Coral Gables Firm Lists Three Sales” October 3, 1937, p.35.
“Merrick will Market New Granada Section” November 19, 1923, p.7.
“Tropical Properties, Inc. to Mary E. MacDonald” July 26, 1935, p.17.
- Miami News
“Everyone Is Talking About What We Are Doing at Coral Gables” February 10, 1922, p.23.
“Granada Section – Another Opportunity” November 22, 1923, p.19.
“Notice of Master’s Sale: Lot 19, Block 2, Granada Place” May 18, 1935, p.11.
“Opening Auction Sales at Coral Gables—Miami’s Master Suburb” November 25, 1921, p.18-19.
“Paving the Way for ‘Castles in Spain’” December 7, 1921, p.19.
- New York Times
“Miami and the story of its remarkable growth: an interview with George E. Merrick” March 15, 1925.
- Parks, Arva Moore, *George Merrick’s Coral Gables “Where Your ‘Castles in Spain’ Are Made Real!”* Ponce Circle Development LLC with Centennial Press, Miami, Florida, 2006.
- Parks, Arva Moore, *George Merrick, Son of the South Wind: Visionary Creator of Coral Gables*, University Press of Florida, 2015.
- Polk, R. L. *R. L. Polk and Company’s Miami City Directory*. Jacksonville, Florida: R. L. Polk and Co., various editions.
- Real Estate Records for 1116 Alberca Street, Historical Resources Department, Coral Gables, Florida.
- United State Census Bureau. Various years.

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. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. 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:	1116 Alberca Street
Lot Description:	interior lot
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, gable

NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival



- ✓ light-colored, textured stuccoed over thick masonry exterior walls
- ✓ combination of roof types and heights
- ✓ flat roofs with parapets
- ✓ barrel tile parapet copings
- ✓ gable roof with barrel tile
- ✓ projecting bay on front elevation
- ✓ varied heights between projecting and recessed portions of front façade
- ✓ series of arches including the arched front entry
- ✓ predominant chimney with round vent accents
- ✓ porte cochere with arched openings
- ✓ round vents as decorative accents, barrel tile roof
- ✓ recessed windows with projecting sills

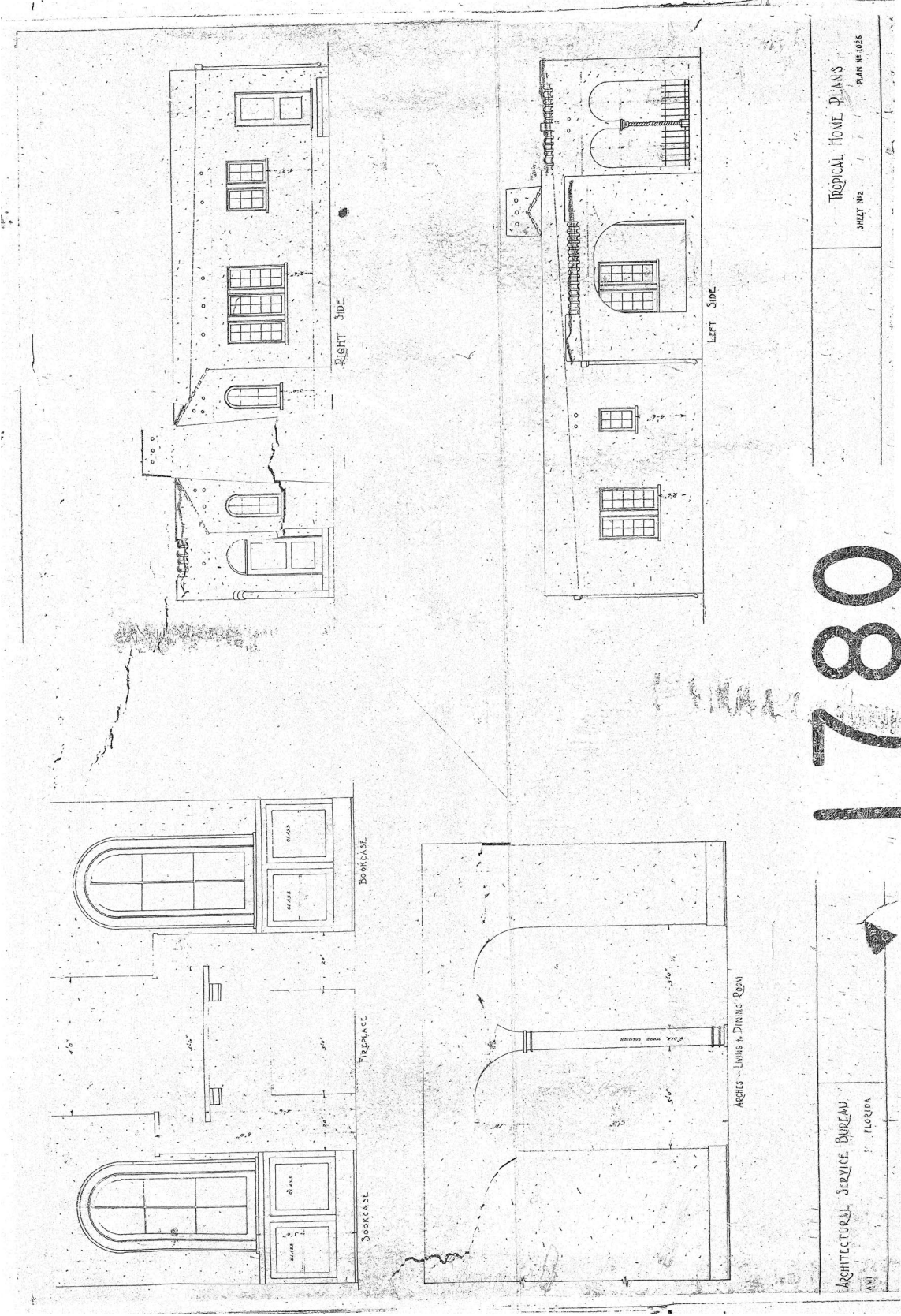
Attachment A: Permit #1780, 1925 Architectural Services Bureau



TROPICAL HOME PLANS
SHEET NO. 1
PLAN NO. 1925

ARCHITECTURAL SERVICE BUREAU
FLORIDA
MAAMI

1780



TROPICAL HOME PLANS
SHEET #12

1780

ARCHITECTURAL SERVICE BUREAU
FLORIDA

SPECIFICATIONS
FOR PLAN NO.
1780
ARCHITECTURAL SERVICE BUREAU
HOWARD D. FIEDLER, ARCHITECT
LITTLE RIVER, FLORIDA

FOUNDATION—To be 16" wide, 8" deep and below grade. To be a 1:3:5 concrete mix, and reinforced throughout with 2-1/2" rods continuous.

WALLS—To be of standard cement block construction laid up cement-lime mortar. A poured concrete lintel 12" deep around entire building above first floor openings shall be reinforced with 2-1/2" rods over openings. Concrete lintels over each second floor opening shall be reinforced with 2-1/2" rods. Second floor lintels to be 10" deep.

FRAMING—Floor joists 2x6s doubled under partitions and bridged in center of span with 1x3s. Ceiling joists and roof rafters 2x6s. Studding 2x4s on one bottom plate and capped with double plate. Frame exterior walls to be 2x6s diagonally braced on the outside. All framing on 16" centers.

ROOF—Take 1/2" boarding with two nails at every bearing. To be surfaced with 1/2" built-up felt paper and neoprene asphalt surface. Spanish tile as shown on elevations to be completed. Downspouts as shown on elevations.

Plumber to make necessary connections to all plumbing fixtures and to all water supply and sewer lines. All plumbing fixtures to be of standard type and to be installed in accordance with the Standard Plumbing Code of the State of Florida.

Larderias — APHUR P2332E 14" x 14"
Both tubs — PEMBROKE P2312-N 14" x 14" x 14"
Toilets — DEJORO L-2000
Sinks — P-6700-E 10" x 30"
Heater Tank — 30 gal.

PLUMBING—Plumber to make necessary connections to all plumbing fixtures and to all water supply and sewer lines. All plumbing fixtures to be of standard type and to be installed in accordance with the Standard Plumbing Code of the State of Florida.

ELECTRICAL—Electrician to make necessary connections to all electrical fixtures and to all power and lighting lines. All electrical fixtures to be of standard type and to be installed in accordance with the Standard Electrical Code of the State of Florida.

STUCCO—All exterior walls to be covered with cement-stucco finish. Finish to be designated by owner. All stucco to be applied according to manufacturer's specifications.

FLOORS—All floors to be finished with white tile. Tiles to be of standard size and to be laid in a regular pattern. All floors to be scrubbed and waxed.

WOODWORK—All interior walls and ceilings to be finished with wood paneling. All doors and windows to be finished with wood trim.

PAINTING—All interior walls and ceilings to be finished with a coat of primer and two coats of paint. Colors to be selected by owner. Exterior woodwork to be finished with a coat of primer and two coats of paint.

GLAZING—All windows and doors to be finished with glass. Glass to be of standard size and to be installed in accordance with the Standard Glazing Code of the State of Florida.

SPRINKLERS—All interior walls and ceilings to be finished with a coat of primer and two coats of paint. Colors to be selected by owner. Exterior woodwork to be finished with a coat of primer and two coats of paint.

INSPECTION—The building to be completed in all respects in accordance with the specifications herein. It is the responsibility of the contractor to see that the building is completed in accordance with the specifications herein.

CONTRACTOR—The contractor to be responsible for the completion of the building in accordance with the specifications herein.

TITLE SHEET

1780



April 4, 2024

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

Daniela de Cristofano and Carlo Pirari
1116 Alberca Street
Coral Gables, FL 33134

Re: **1116 Alberca Street**, legally described as Lot 19, Block 2, Section Coral Gables Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.

Dear Property Owners,

The Historic Preservation Board was created to preserve, protect, and harmonize new development with the historic resources that serve as visible reminders of the history and cultural heritage of the city, state, or nation. The City of Coral Gables goes to great lengths to identify and preserve historically significant properties. As you are aware, the Staff of the Historical Resources and Cultural Arts Department has determined that the property at 1116 Alberca Street is historically significant and is recommending its designation as a Local Historic Landmark.

This item will be presented to the Historic Preservation Board at a public hearing during its regular meeting on **Wednesday, April 17, 2024** for their consideration and approval. The meeting begins at 4:00 P.M. and will be held in the Coral Gables City Hall, 405 Biltmore Way, 2nd floor, City Commission Chambers. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Historic Preservation Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in. The meeting can be accessed via the following link: <https://us06web.zoom.us/j/88413827534>.

Staff will present the property to the Board, after which you will have the opportunity to address the Board. You are not required to participate but there will be an opportunity to do so if you wish. A copy of the designation report is enclosed for your records. A copy of the meeting agenda is also enclosed.

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

Sincerely,

Anna Pernas
Historic Preservation Officer

cc: Stephanie Throckmorton, Deputy City Attorney
LHD 2024-003 file

