

**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF  
THE PROPERTY AT  
826 MEDINA AVENUE  
CORAL GABLES, FLORIDA**



May 9, 1943, **Miami Herald**



LHD 2025-003  
May 14, 2025

**LOCAL HISTORIC LANDMARK DESIGNATION:  
826 MEDINA AVENUE, CORAL GABLES, FLORIDA**

Historical Resources &  
Cultural Arts

*Note: All observations are from the public right-of-way and public resources.*

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

**Application:** Application Historic Significance Determination filed by owner at the request of the Board of Architects

**Folio Numbers:** 03-4107-018-0600

☎ 305-460-5093 **Legal Description:**  
✉ hist@coralgables.com

Lot 5, Block 4, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida.

**Original Permit No.:** 1974, filed December 11, 1925

**Date of Construction:** 1926

**Original Architect:** Martin L. Hampton, Hampton & Ehmann

**Present Owner:** Manuel A. Melendez

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

**Site Characteristics:** The property is a 50' x 100' interior lot on the south side of Medina Avenue. The 800 block of Medina Avenue is a tree-lined no-through road off Pizzaro Street between Mariana and Algeria Avenues.

**SUMMARY STATEMENT OF SIGNIFICANCE**

Constructed in early 1926, the single-family residence at 826 Medina Avenue is one of the earliest homes constructed in the Coral Gables and it exemplifies founder George Merrick's vision for a Mediterranean-inspired planned City. In late 1923 Merrick purposefully platted the Granada Section following Garden City precepts of offering housing for different income levels. He commissioned moderately affordable residences to showcase his intention that, although smaller, these homes would also have the same high-quality construction and features as other structures that shaped the new city in the early 1920s. As intended, these initial homes led to the building of modest residences in the Granada Section as well as throughout the City. Many of these houses are now classified as Coral Gables Cottages. 826 Medina Avenue was one of these homes.

The architect of 826 Medina Avenue was Martin L. Hampton. A member of Merrick's original design team, he aided in crafting the Mediterranean aesthetic of the Coral Gables. Hampton was also one of the architects hand-picked by Merrick to design the first of the cottages and he played a significant role in the development of this genre in the City. 826 Medina Avenue is representative of Hampton's Mediterranean Revival style work in the cottage genre. The property at 826 Medina Avenue retains its historic integrity and exemplifies the Mediterranean-inspired building archetype upon which Coral Gables was founded. Thus, 826 Medina Avenue significantly contributes to the historic fabric of the Coral Gables and is part of the collection of quality residences built during the land boom era that contributes to the City's sense of place over time.

## **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 826 Medina Avenue 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, 826 Medina Avenue 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

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

- **Pre-1926 Hurricane:** Initial Planning and Development/Florida Land Boom
- **1927-1944:** 1926 Hurricane/Great Depression Aftermath and New Deal/Wartime Activity
- **1945-1963:** Post World War II and Modern periods

Constructed in early 1926, the single-family residence at 826 Medina Avenue occurred during the City's first phase of development and is indicative of the type of architecture that was the founding premise of Coral Gables.

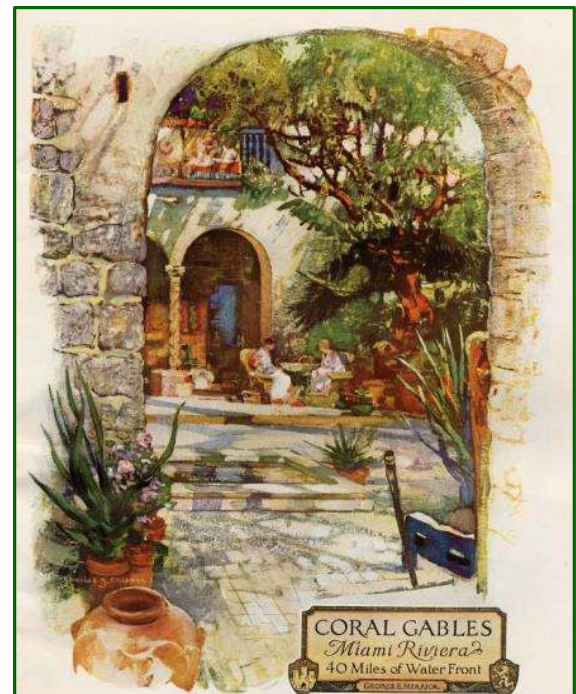
### Founding Coral Gables

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 centuries to create his vision for a fully conceived and cohesively designed, Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H. H. Mundy, and Phineas Paist, Merrick converted 3,000 acres of citrus plantation and native hammock. (Figure 1)



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

The use of Mediterranean designs was one of the featured selling points for Coral Gables. (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 per this style.

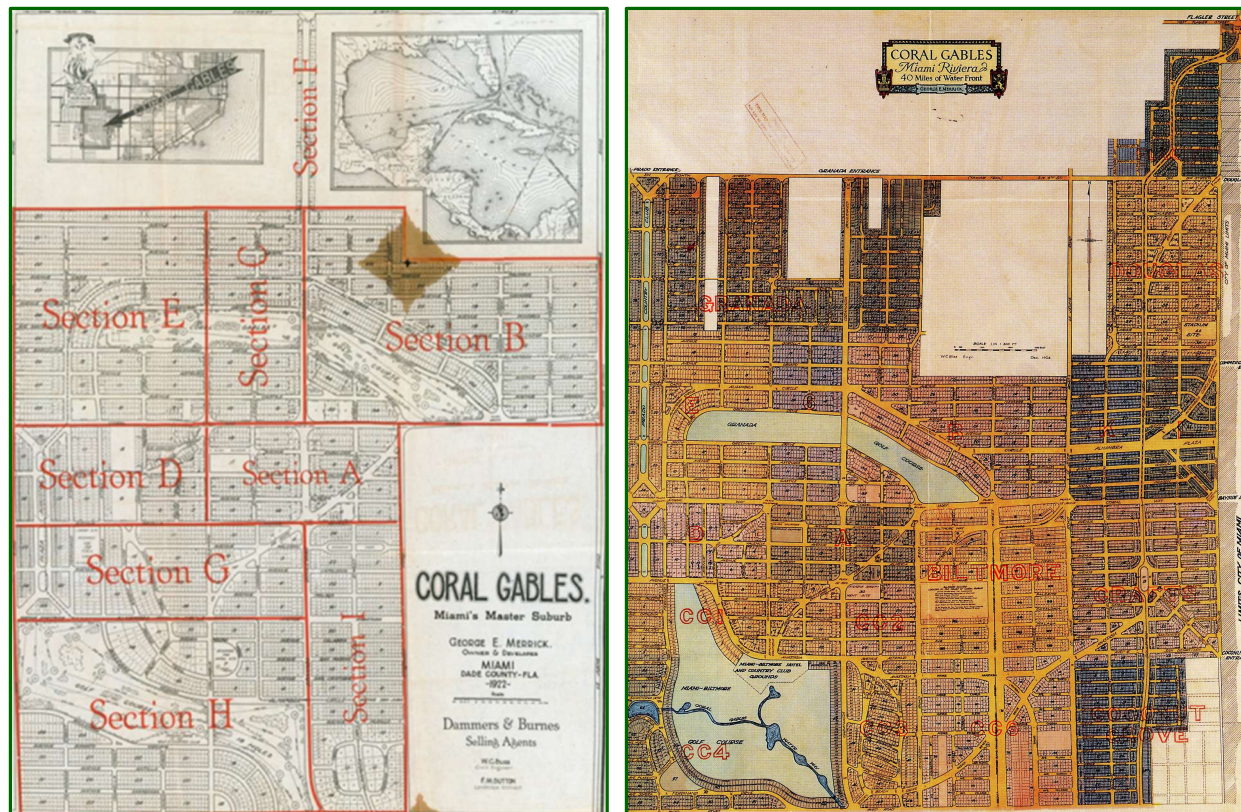


**Figure 2: Advertisement in *House Beautiful*, 1925**

The home at 836 Medina Avenue exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick. As discussed below, it was designed by architect Martin Hampton who was well-versed in Mediterranean-inspired architecture. He was amongst a small cadre of select architects Merrick commissioned to develop his vision in the 1920s.



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.' They 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), as well as supplying a wealth of public facilities, Merrick was particularly dedicated to the Garden City precept of building a socially mixed community where people of various socioeconomic levels could live side-by-side 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]**

The first lots went on sale in November 1921. 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. Sales were brisk and, as shown on the 1922 map of Coral Gables (Figures 3), the remainder of the suburb was quickly divided into sections.



## The Granada Section & Garden City Precepts

Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and into the expansion of land holdings. Acquiring land north of 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, with the acquisition of various tracts of land--some lot by lot--he replatted and renamed this area the Granada Section. (Figures 3, 4, & 5) In October 1923 the launching of the Granada Section became Merrick's highest priority. He redirected hundreds of workers to lay streets, sidewalks, and water mains.

The Granada Section spanned from Red Road (SW 57<sup>th</sup> Avenue) on the west, to Cortez Street on the east, and from Tamiami Trail (SW 8<sup>th</sup> Street) on the north, to Milan and Mendoza Avenues on the south. Merrick continued to purchase additional tracts over the next several years. Merrick was unable to buy the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to this day.

When first launching Coral Gables during 1921-22, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. In 1923, as Merrick substantially increased his land holdings, he began to develop streetscapes following Garden City precepts. 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, Merrick commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design fifty-eight homes that (Figures 6):

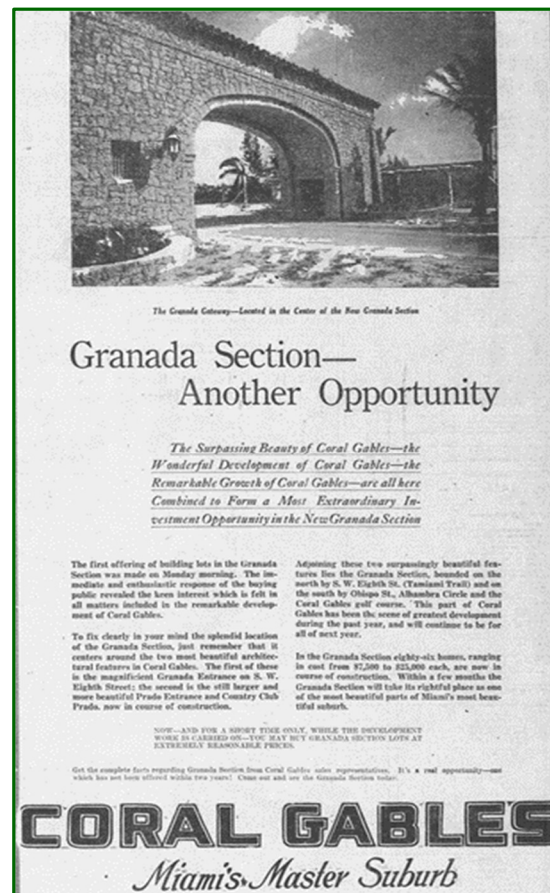


Figure 4: *Miami News*, November 22, 1923

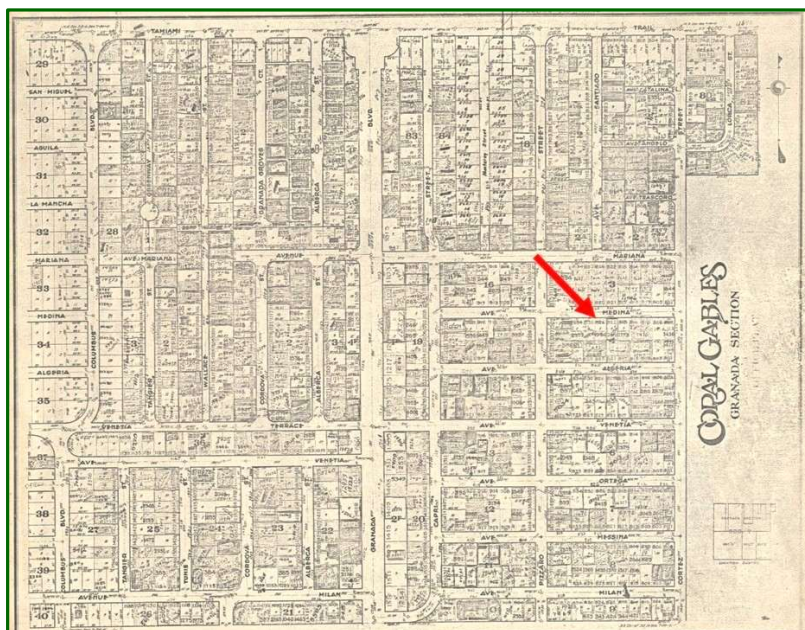
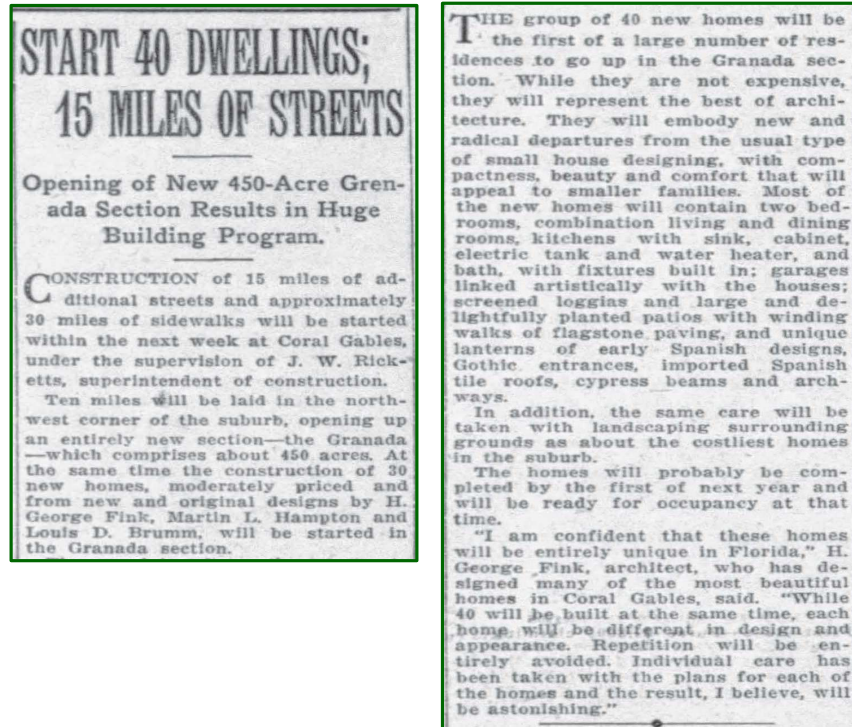


Figure 5: Granada Section: Plat Map Central Section  
Red Arrow: 826 Medina Avenue

*“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.”*

**Figure 6:**  
*Miami Herald*  
September 24, 1923



In Merrick's 1925 publication *Coral Gables Miami Riviera: Heart of the American Tropics*, he waxed poetic about 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 whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, and as beautiful in its setting. Another small house, whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary. Even grouped ventilator holes are made to play delightful part in the design of a whole house front, and such inconspicuous details as in the iron work of a window, the trim of a chimney, the curve of a garage roof, the right placing of a huge Spanish water jar to break the surface pattern of an open veranda, are harmonious, styled, architecturally right.*

As intended, the fifty-eight homes provided a model for, and sparked interest in, developing areas of the Granada Section with moderately-priced homes.

*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 of similar cost in the unrestricted section of Miami.*

--George Merrick, June 28, 1925, *Florida Times Union*



### Coral Gables Cottage

In accordance with Garden City and City Beautiful tenets, 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 as discussed above, commissioned homes towards that end. The initial homes were well-received and by the mid-1920s modest residences, detailed to harmonize with the larger Mediterranean Revival style houses, were built throughout the City. They are an important piece of Coral Gables' early history. 826 Medina Avenue is one of these homes.

In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these significant 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

826 Medina Avenue was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage and the associated Zoning incentives, at the owner's request.

826 Medina Avenue

A \$10,000 residence will be built at 826 Avenue Medina by the Davis Construction Company for J. M. Shapiro. The firm of Hampton & Ehman, architects, are in charge of the plans.

**Figure 7: 826 Medina Avenue**  
*Miami Herald*, December 13, 1925 [left]  
*Miami News*, May 9, 1943 [top]

Commissioned by real estate investor J. M. Shapiro, the home at 826 Medina Avenue was permitted on December 11, 1925, and under construction by mid-January 1926. This moderately-sized, one-story home was designed by architect Martin L. Hampton. As discussed previously, he was a member of Merrick's original design team who crafted the Mediterranean aesthetic in the City and was also one of three architects Merrick hired to design the first of what are now known as the Coral Gables Cottages. (see Architect Section below)

The home follows the precedent set by Merrick and demonstrated by Hampton, Fink, and Brumm. It was one of numerous smaller Mediterranean Revival style homes built throughout Coral Gables in the mid-1920s. Hampton designed the home at 826 Medina Avenue as a two-bedroom home with a front screened porch and a rear screened entry and sleeping porch (counted as a bedroom in some ads). The detached garage also provided a maid's quarters. (Figures 7)

3 BEDROOMS, bath, large sitting room, dining room, tile sun porch, maid's room, toilet, shower, garage, General Electric refrigerator, electric stove, lovely interior. Out Tamiami Trail to Cortez, turn left to 826 Medina. Very reasonable.

826 MEDINA AVE.  
 2 BEDROOMS, sleeping porch. Completely Furn. including Bendix. Wall to wall carpeting. Quiet neighborhood. Garage Apt. \$12.500 with \$5.000 cash. Balance payable \$100 month. Open 1 to 5 P. M.

**Figures 8: *Miami Herald* Real Estate Ads**  
 December 1, 1934 [top]  
 July 1, 1951 [bottom]

The original plans (Permit #1974) have not been located to date. However, rental ads in the early 1930s mention the garage maid's quarters thus substantiating that it was original to the property. (Figures 8) Starting in the 1940s the garage room was listed as rental space. During WWII, the Miami area billeted several military training facilities as well as the hospital at the Biltmore. One way the City accommodated the military influx was by allowing servants' quarters to be rented. Based on City Directories and newspaper accounts, it appears that the property was a rental home into the 1940s with the McCloskey family residing in it as tenants for nearly a decade during this time.

### **Property Ownership**

*Note: Primary records regarding ownership prior to 1950 have not been located. Ownership history for this time is based on numerous sources including R. L. Polk City Directories 1926-65), building permits, realtor notes, other records on file with the City of Coral Gables and the Miami-Dade County Clerk.*

<b>1926-</b>	J. M Shapiro
<b>-1943</b>	Herbert Hild
<b>1943-1947</b>	A. E. Popp
<b>1947-1951</b>	W. Frank Goodwin & Mazie Goodwin
<b>1952</b>	Alvin R. Iba & Grace Iba
<b>1952-1987</b>	Selenia C. Schepeler aka Selenia C. Gathings
<b>1987-2002</b>	Debra Marshall Acevedo
<b>2002-2004</b>	Ingrid Saunderson
<b>2004-2013</b>	Matilde Linares Infante
<b>2013-2017</b>	Timothy Moore & Natalie Moore
<b>2017-Present</b>	Manuel A. Melendez

### **Retaining Context**

Medina Avenue was one of the later streets developed by Merrick in the Granada Section. During the land boom area there were only a handful of homes built on its two blocks. During Coral Gables' second developmental period (1926-1944) there were few homes built in the City. The dire downturn in the economy, coming so closely on the heels of the September 1926 hurricane, had a drastic impact on new construction across the City. The 1938 aerial photo in Figure 9 shows 826 Medina Avenue (red arrow) and the sparse development in its direct vicinity.



**Figure 9:**  
**1937**  
**Aerial Photo**  
**Granada**  
**Section**  
**Red Arrow:**  
**826 Medina**  
**Avenue**  
*Courtesy*  
*University of*  
*Florida*



The Post-War prosperity that followed these lean years resulted in an unprecedented building boom (1945-1963). During this era single-family homes in Coral Gables followed national trends both in numbers and in style. In the Granada Section home-building was rapid during the late 1940s and 1950s. As seen in Figures 10, by 1948 the empty lots along the north side of Medina Avenue and the south side of Mariana Avenue were built out. By 1951 the full two blocks of Medina Avenue were developed. (Figures 10) Throughout the past century, this area of the Granada Section has held its original context as a neighborhood of smaller, primarily one-story, single-family homes. Hence, the property at 826 Medina Avenue retains its historic integrity, context, as well as location.

**Figures 10:  
Aerial Photos  
Granada Section**

**1948**

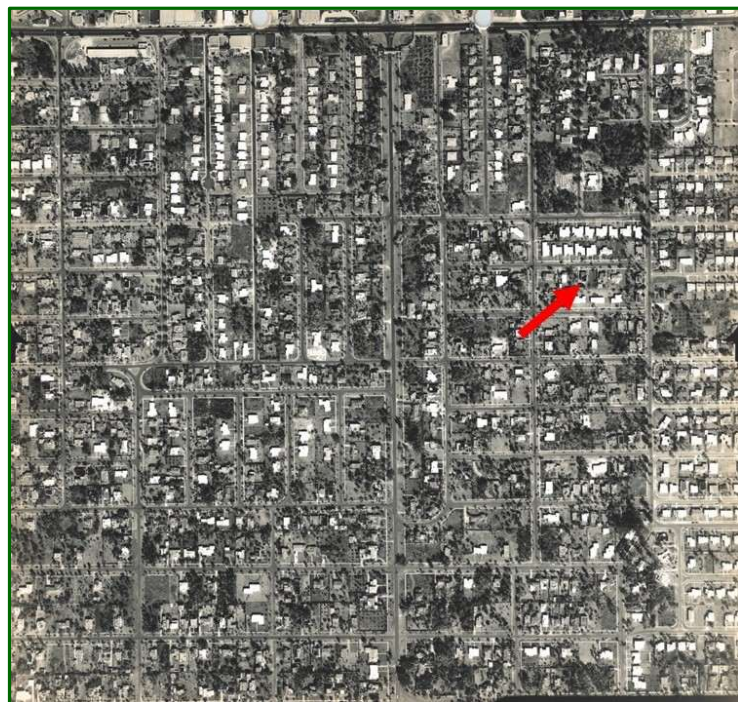
**[top]**

**1951**

**[bottom]**

**Red Arrow:  
826 Medina Avenue**

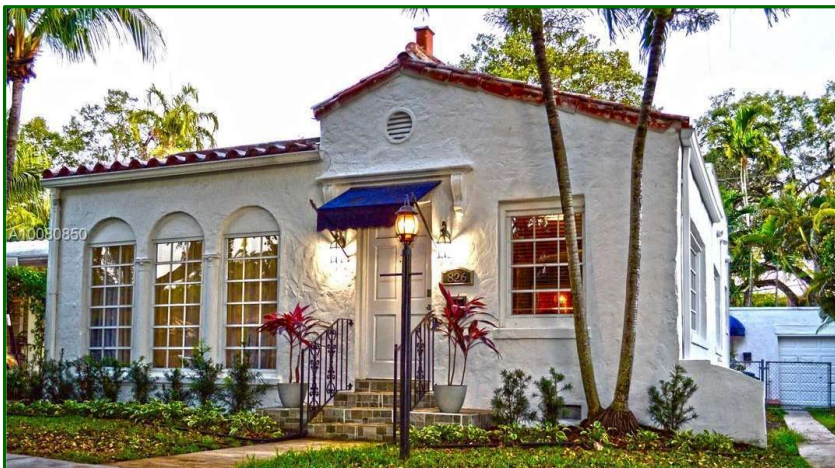
*Courtesy University of  
Florida*



It should also be noted that when the construction of single-family homes resumed in Coral Gables after the Depression era, there was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. The newer homes embraced contemporary modern styles. 826 Medina Avenue is one of the few extant 1920s single-family residences built in accordance with Merrick's vision that remains in this area.



**SIGNIFICANCE ANALYSIS AND DESCRIPTION**



**Figures 11:**

**826 Medina Avenue  
Over Time**

*Top to Bottom:*

**May 9, 1943  
*Miami News***

**c.1945**

**April 7, 1980  
*Courtesy Miami-Dade  
Property Appraiser***

**2016  
*Courtesy Realtor.com***

### Executive Summary

Constructed in early 1926, the single-family residence at 826 Medina Avenue is one of the earliest homes constructed in the Coral Gables, exemplifying founder George Merrick's vision for a Mediterranean-inspired planned city. In late 1923 Merrick purposefully platted the Granada Section following Garden City precepts of offering housing for different income levels. He commissioned fifty-eight moderately-affordable residences to showcase his intention that though smaller, these homes would also have the same high-quality construction and features as other structures that shaped the new city in the early 1920s. As intended, these initial homes led to the building of modest residences in the Granada Section as well as throughout the City. Many of these houses are now classified as Coral Gables Cottages. 826 Medina Avenue was one of these homes.

The architect of 826 Medina Avenue was Martin L. Hampton. He was a member of Merrick's original design team and aided in crafting the Mediterranean aesthetic of Coral Gables. Hampton was also one of the architects hand-picked by Merrick to design the first of the cottages and he played a significant role in the development of this genre in the City. 826 Medina Avenue is representative of Hampton's Mediterranean Revival style work in the cottage genre.

Merrick and his team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. 826 Medina Avenue 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. Its thick masonry walls were to keep the home cool and the light-colored stuccoed exterior was to reflect the sun's heat. The window placement afforded much needed ventilation for the tropical environment. Its construction over a crawl space provided ventilation and separation from the high water table. The home also possesses numerous character-defining features of the Mediterranean Revival style. These include but are not limited to: textured stucco finish; combination of roof types and heights; saltbox gable and shed roofs clad in barrel tile; a flat roof with parapets; a front porch with arches supported by decorative columns; a masonry swooped hood and corbel entry ensemble; a belfry-inspired chimney (Figure 12); a wing wall; a circular gable end vent with smooth-faced frame; decoratively arranged groups of round vents; recessed windows (originally casements) with protruding sills, and a detached garage accessory building whose styling matches the home.



**Figure 12: Italian-inspired  
Belfry Chimney, 2016**

*Courtesy Realtor.com*

Assessment of the property from the public-right-of way, building documents, and historic photos indicate that over the past century there were few changes to the historic character-defining features of the structures at 826 Medina Avenue. It remains representative of Merrick's vision for Coral Gables' modest Mediterranean Revival style homes. As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--Criteria for designation of historic landmarks: "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 determined that it possesses sufficient integrity for designation. Thus, the property at 826 Medina Avenue significantly contributes to the historic fabric of the Coral Gables and is part of the collection of quality residences built during the land boom era that contributes to the City's sense of place over time.



**Extant Exterior Description and Alteration Discussion**

*Note: All observations are from the public right-of-way and public resources.*



**Figures 13:**  
**826 Medina Avenue**  
**Front (North) Façade,**  
**2025**  
**[top]**  
**Property Survey, 2024**  
*Courtesy Arturo R. Toirac,*  
*Surveyor*  
**[left]**  
**Aerial, 2024**  
*Courtesy Miami-Dade*  
*County Property Appraiser*  
**[right]**

The 800 block of Medina Avenue is a tree-lined no-through road spanning between Capri and Cortez Streets in the Coral Gables Granada Section. It is comprised of one-story homes ranging in date from the 1920s to the present day. Built in 1926, the single-family residence at 826 Medina Avenue was one of the first homes in this area.

The home sits on a 50' x 104' interior lot on the south side of the street. The property comprises a single-family home and a detached garage accessory building located at the southwest corner. A concrete driveway and ribbon strips run along the west side of the home to the garage. The house is approached by a concrete walkway from the sidewalk to the front entry steps. (Figures 13)





**Figure 14: Front (North) Façade, 2025**

The one-story house is built of masonry block units above a crawl space and is clad with textured stucco. Rectangular in plan, the living space (approx. 1,631 SF) is primarily under a flat roof with simple parapets. The street-facing pitched roofs are clad with barrel tiles. The tile was originally a two-piece barrel tile; the current S-tile was installed in 2020.

The windows throughout the home are recessed with protruding sills. On the side façades the original decoratively-arranged round vents above the windows remain extant. Building permits indicate that the original casement windows (Figures 11) were changed to jalousies in 1958. Currently the windows are predominantly awning in type with a few single-hungs at the rear of the home. The permits for these later windows have not been located to date.

The asymmetrical front façade has two bays: an entry bay under a saltbox gable roof, and a shed-roofed bay that was originally a screened front porch. The front door is centered under the gable end of the saltbox roof. Above the front door is a masonry swooped hood with a molded base set on scrolled corbels. In the gable face above the hood is a circular vent with smooth-faced frame. At the northwest corner of the home a wing wall visually continues the asymmetry of the saltbox roof and also aids in extending the street presence of the cottage. As seen in Figures 11, the wing wall was a stepped configuration. It was altered at an unknown date. (Figures 16)



**Figure 15: Swooped Entry Hood, 2025**



**Figures 16: Wing Wall: Stepped, c. 1945 [left]; Current, 2025 [right]**

The front porch bay has a series of round arched openings, with three facing the street and one on the east side façade. The street-facing arches are supported by decorative columns and sit on a molded sill similar to the entry hood base. The original screen porch, as seen in Figures 11, was enclosed in 1958 with the installation of jalousie windows. The arched portions were partially infilled to accept the rectangular windows but retained an arched recess, hence keeping the fenestration pattern on the front façade. On the east side façade, the rectangular portion of the opening was infilled at an unknown date. However, the arched recess and the sill are extant. (Figures 17)



**Figures 17: Front Porch Openings, 2025  
Front (North) Façade [left]; East Façade [right]**

Rising near the juncture of the three roofs (Figures 13) is a distinctive bell tower-inspired chimney. The slender rectangular chimney with cutout openings and gable roof cap is reminiscent of a mission belfry. Until recently the cap was clad with barrel tiles.

Except for the window type change, the side façades retain their original configurations. (Figures 18 & 19) The rear façade has a protruding bay that likely comprised of two screened porches: a back entry porch and a sleeping porch. Both were enclosed for living space at an unknown date. The sleeping porch is last mentioned in the 1951 sales ad. Hence, it is likely that it was enclosed in 1958 during the awning window campaign. The screened opening of the sleeping porch was reduced but the change in the stucco texture clearly elucidates the original size. (Figure 20)





**Figures 18: West Side Façade, 2025: Looking South [left]; Looking North [right]**



**Figures 19: East Side Façade, 2025: Looking South**



**Figures 20: Rear Façade, 2025:**



A detached garage accessory building is located at the southwest corner of the property. (Figures 13 & 21) It contains a one-car garage space, a living quarters space, and a storage room addition. A change in stucco texture indicates that the size of the vehicular opening was reduced in height. The adjacent living quarters is likely original to the structure. In early 1930s rental ads describe the garage as including a servant's quarters. (Figures 8) As mentioned above, in the 1940s it was allocated as a rental space for military personnel. It remains as living space to date. At the southeast corner of the accessory building is a small storage addition that was permitted in 1988.



**Figures 21**  
**Garage Accessory Building**  
**North Façade, 2025**  
**[top]**  
**Looking Southwest, 2016**  
**[bottom]**  
*Courtesy Realtor.com*

### **Architect: Martin L. Hampton -- Hampton & Ehmann Architects**

Martin L. Hampton was the architect for the home at 836 Medina Avenue. Hampton was a member of Coral Gables founder George Merrick's original design team. During the summer of 1923 Merrick assisted Hampton in taking an architectural tour of the Mediterranean to study architecture of the region and return with ideas to adapt the designs further to south Florida needs. Upon his return Merrick commissioned him to design a series of moderately-affordable homes in the Granada Section that incorporated his study tour observations. Hampton continued to design homes in this genre throughout Coral Gables during the 1920s. The home at 826 Medina Avenue illustrates the evolution.

Martin Luther Hampton (1890-1950) was from a prominent South Carolina family. Showing promise as a teen in drawing and design, his family secured him training at various ateliers of prominent New York architects followed by study at Columbia University. Hampton remained in New York City for eight years as an architect and construction manager until 1914 when he moved to Miami. He worked briefly for A. E. Lewis before taking a travel study to Cuba and reportedly became enamored of Spanish Colonial architecture. Upon his return he joined the firm of August Geiger who was also exploring that genre. According to a September 1916 article in the *Miami Metropolis*, Hampton was Geiger's associate architect for Miami's new hospital--Jackson



Memorial Hospital. Originally known as “Miami City Hospital,” and later dubbed the “Alamo,” the building is now listed on the National Register of Historic Places.

In early 1916 when George Merrick married Eunice Peacock, George commissioned Poinciana Place at 937 Coral Way as their new home. This home is attributed to Martin Hampton (perhaps in conjunction with H. H. Mundy). After serving in the engineering corps during WWI from 1917-18, he returned to Miami and opened his own practice with associate architect Robert Reimert, Jr. Hampton was hired by architect Addison Mizner to assist in his projects in Palm Beach. He designed works for Carl Fisher on Miami Beach and later Glenn Curtiss in Miami Springs. Hampton also joined Merrick’s design team and was instrumental in steering the aesthetic direction of Coral Gables.

Hampton & Reimert played a significant role in launching Merrick’s vision. In 1922 they designed the Country Club of Coral Gables (and its 1924 addition). When it opened in January 1923 it was the community’s first public building. They were prominently listed in the early ads as architects of Coral Gables alongside Fink, Mundy, and DeGarmo. Local landmark homes known to be designed by Hampton & Reimert include 525, 717, 737, 1258, and 1403 Alhambra Circle as well as 1327 N. Greenway Drive. In January 1923 Hampton and Reimert parted ways and Hampton teamed up with Emil H. Ehmman (1880-1947) who had recently stepped down from the state board of architects and as the supervising architect of the state hotel commission. They worked prolifically in the region for the next three years. Some of their notable works included Coral Gables’ first hotel, the Coral Gables Inn as well as the Casa Loma Hotel, the Venetia Apartments, the San Juan Apartments, and the Coral Gables Theater. Local landmark homes by the pair include 716 Navarre Avenue, 1407 Ferdinand Street, as well as 1029 and 1144 Milan Avenue.

After the incorporation of the City, Merrick’s design team dissipated with many of them taking large and prominent commissions in the area. Hampton was no exception and was wooed by Joseph Young to help design Hollywood, Florida. Hampton continued to work in the Miami area until the late 1940s. His work was well respected, and clients clamored for his designs. The list of his works is extensive and beyond the scope of this report. To date at least twenty of his buildings are listed on the National Register of Historic Places. These include the Congress Building, a historic skyscraper in Miami, the Colony Hotel in Delray Beach, and the Glenn Curtiss Building in Miami Springs.



**Figure 22: Hampton Designs in Coral Gables**  
**Country Club of Coral Gables, 1923 [top]**  
**Coral Gables Inn, 303 Minorca Avenue, 1924**  
**[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 (Coral Gables Zoning Code, 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 early 1926 in the Mediterranean Revival Style the property at 826 Medina Avenue (legally described as Lot 5, Block 4, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 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 find the following:**

The property located at 826 Medina Avenue 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 **826 Medina Avenue** (legally described as Lot 5, Block 4, Coral Gables Granada Section Revised) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Kara Kautz

Acting Historic Preservation Officer



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## **REVIEW GUIDE**

### ***Definition:***

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

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Property Address:	826 Medina Avenue
Lot Description:	interior lot
Date of Construction:	1926
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, saltbox, shed

**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



- ✓ thick masonry walls
- ✓ textured stuccoed exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types and heights
- ✓ shed & saltbox gable roofs clad in barrel tile
- ✓ flat roof with simple parapets
- ✓ front porch with arched openings with decorative column supports
- ✓ a masonry swooped hood and corbel entry ensemble
- ✓ distinctive belfry-inspired chimney
- ✓ wing wall
- ✓ circular gable end vent with smooth-faced frame
- ✓ decoratively arranged groups of round vents
- ✓ recessed windows (originally casements) with protruding sills
- ✓ a detached garage accessory building whose character matches the home