



LHD 2026-003

June 18, 2026

**LOCAL HISTORIC LANDMARK DESIGNATION:
1624 GRANADA BOULEVARD
CORAL GABLES, FLORIDA**

Application: resulting from a Historic Significance Determination

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida 33134

P: 305-460-5093
E: hist@coralgables.com

Folio Numbers: 03-4107-014-0120

Legal Description: Lots 23 & the South 7 Feet of Lot 22 & Lot 24 & the South 10 Feet of Lot 21, Block 1, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1160

Date of Original Drawings: March 6, 1925

Original Architect: Martin L. Hampton

Commissioned by: Fred A. Armstrong

Current Owner: Eileen Guggenheim Wilkinson & Russell Wilkinson

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

Site Characteristics: The property is a 107' by 200' lot at the northwest corner of Granada Boulevard and Sorolla Avenue.

SUMMARY STATEMENT OF SIGNIFICANCE

Constructed in 1925, the single-family residence at 1624 Granada Boulevard is one of the earliest houses in the City and represents founder George Merrick's plan for Coral Gables. Merrick envisioned Mediterranean-inspired structures and amenities laid out in accordance with Garden City and City Beautiful tenets. It is now considered one of the first modern planned communities in the United States. In 1921 landscape architect Frank Button presented the first comprehensive maps with Granada Boulevard and Coral Way as the major end-to-end thoroughfares. When first launching Coral Gables, Merrick's team designed and built homes throughout the community to demonstrate their vision. Merrick commissioned some of the first homes along Coral Way and heavily encouraged investors to build likewise along Granada Boulevard. Fred Armstrong, a successful Miami businessman commissioned architect Martin L. Hampton, a member of Merrick's team, to design this two-story, higher-end home on a prominent corner north of the Granada Golf course. 1624 Granada Boulevard is part of the collection of quality residences built during the land boom period.

During the 1920s the comprehensive use of Mediterranean designs was a featured selling point of Coral Gables. Merrick and his team felt this type of architecture harmonized best with south Florida's climate and lifestyle. The house at 1624 Granada Boulevard portrays this 1920s environment characterized by Mediterranean-inspired architecture. It embodies those distinguishing characteristics of the Mediterranean Revival style as specifically utilized in Coral Gables. 1624 Granada Boulevard retains its historic integrity, and it 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 1624 Granada Boulevard 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, 1624 Granada Boulevard meets the following **three (3) criteria**:

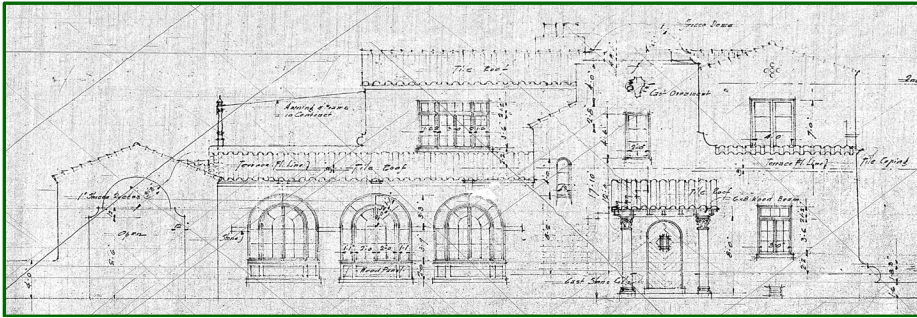
A. Historical, Cultural significance

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



Figures 1:

**1624 Granada Blvd
Over Time**

Top to Bottom:

1925

**Permit #1160
Drawing**

c.1940s

Real Estate Photo

1972

**Property Appraiser
Photo**

[left]

1980

**Property Appraiser
Photo**

[right]

2018

Sales Photo

2025

Sales Photo

HISTORIC CONTEXT

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 1624 Granada Boulevard, constructed in 1925, is indicative of the type of architecture that was the founding premise of Coral Gables.

Launching Coral Gables: George Merrick's Vision

Coral Gables was originally conceived as a Miami suburb 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, Martin L. Hampton, and Phineas Paist, Merrick converted 3,000 acres of citrus plantation and native hammock to build Coral Gables. (Figure 2)



Figure 2: Streets in Coral Gables under Construction, July 22, 1922

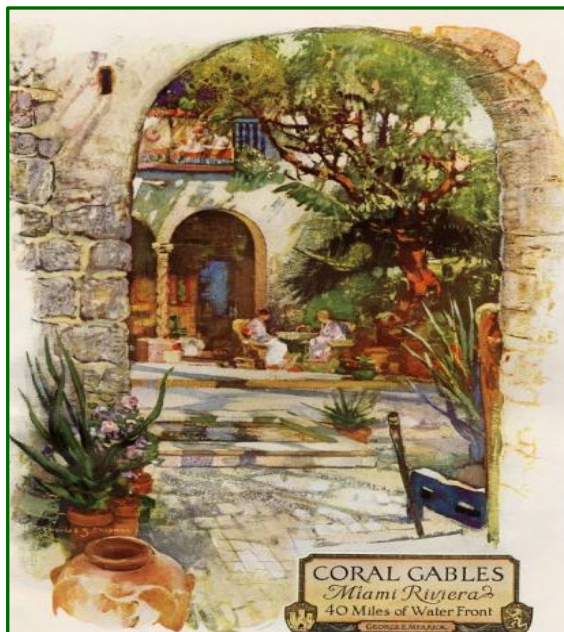
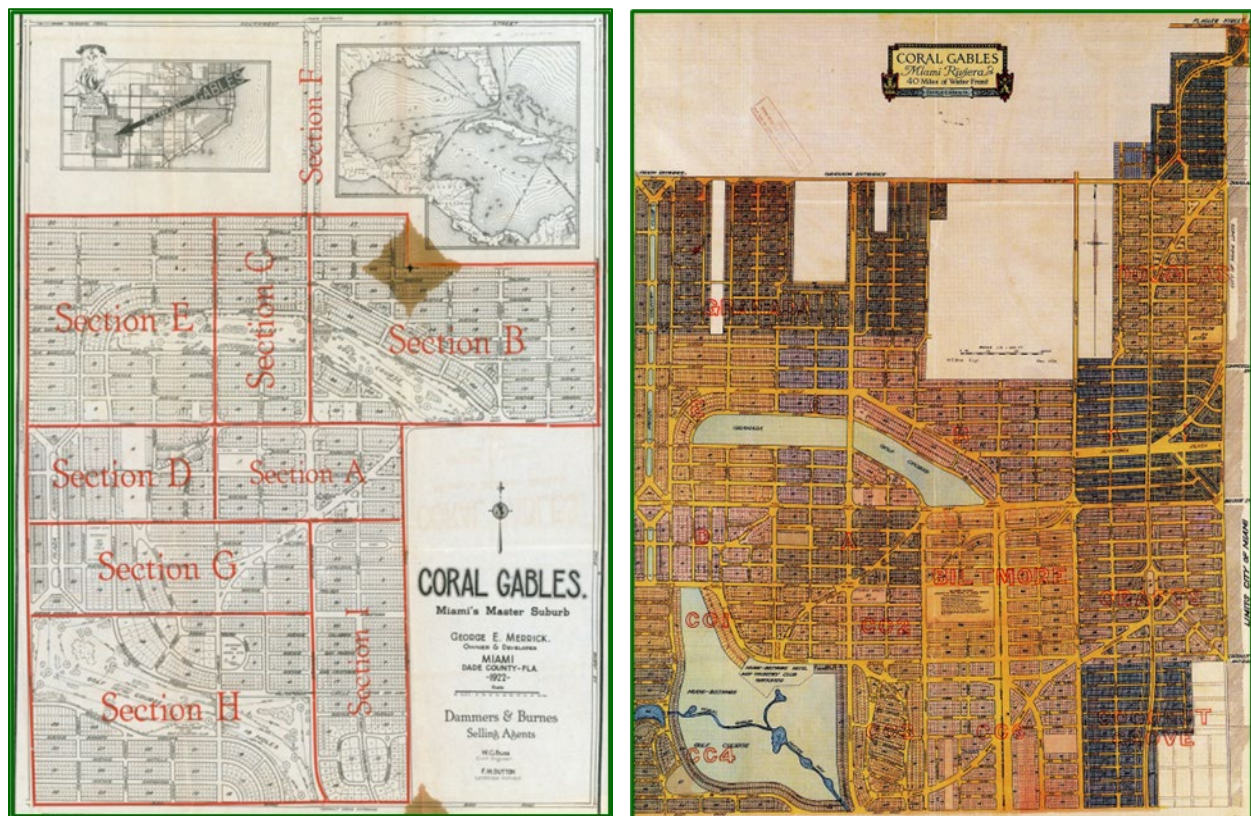


Figure 3: Ad in *House Beautiful*, 1925

The use of Mediterranean designs was one of the featured selling points in early promotional materials. 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. (see below) During the 1920s structures and amenities were built almost exclusively in this style. (Figure 3) Designed by Martin L. Hampton, a member of Merrick's design team, the home at 1624 Granada Boulevard exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick. (Figure 1)

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. It 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.



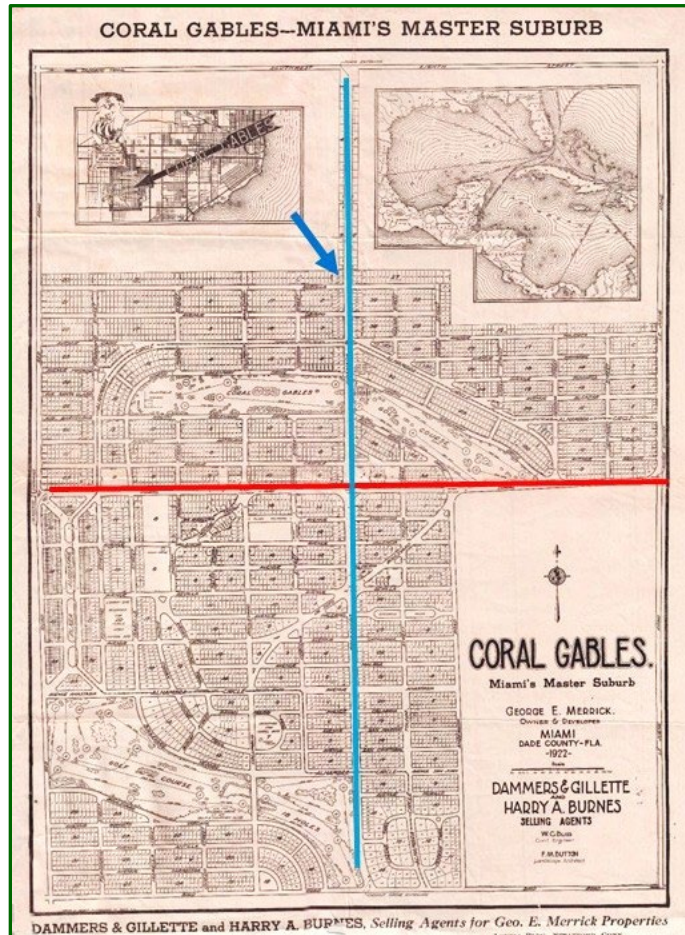
Figures 4: Coral Gables Maps
 “Miami’s Master Suburb,” 1922 [left]; “Miami Riviera,” 1924 [right]

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. Sales were brisk in these areas and, as shown in the 1922 map in Figures 4, the remainder of the suburb was quickly divided into sections. 1624 Granada Boulevard was built in Section “C” in the area north of the Granada Golf Course.

Granada Boulevard

Frank Button laid out Coral Gables with Granada Boulevard and Coral Way as the major end-to-end thoroughfares. Granada Boulevard ran two miles north-south from Tamiami Trail (SW 8th Street) to Bird Road (SW 40th Street) and Coral Way ran one-and-a-half miles east-west from LeJeune Road (SW 42nd Avenue) to Red Road (SW 57th Avenue) as seen in Figure 5. When Merrick opened Coral Gables for lot sales in November 1921, he had a series of coral rock residences along Coral Way planned or under construction to illustrate his initial vision and he was heavily encouraging investors to build along Granada Boulevard. Architect H. George Fink, a member of Merrick's original design team, shared the vision in a full-page article in the Miami Herald entitled "A Coral Gables Home." (Figures 6)

Figure 5: 1922 Map Coral Gables
Blue Line: Granada Boulevard
Red Line: Coral Way
Blue Arrow: 1624 Granada Boulevard



Saw Many Advantages.
 The early visitor yesterday saw Coral Gables' many advantageous angles. The Granada boulevard, the two-mile north and south highway which runs through its center, and Coral Way, the mile-and-one-half avenue which is its principal east and west highway, were much enjoyed. Also the two golf courses, one of nine and one eighteen holes, the former to be ready in a few months. The groves of fruit trees, Indian mounds, the distinctive business section at Plaza Augustine, the site of Grotto park where an open air salt water swimming pool is under construction—all of these and hundreds of other points of interest were seen and enjoyed.
 The sales at Coral Gables will continue every afternoon of this week.

It scarcely requires the architect's or the artist's eye to visualize Coral Way and Granada Boulevard a year or two from now. Every house of coral rock harmonizing delightfully in the great range of type and form of the Spanish, Moorish and Venetian architecture adopted; each a true expression of the good taste and refined fancy of its owner. Homes of broad, ample lines, with cool, inviting porches, which extend a real welcome to neighbor or guest. With loggia providing a delightfully cool open-air living room, sheltered from sun; or patio insuring an attractive and semi-private retreat, where one may, midst surroundings of tropical verdancy, enjoy all of the full beauty of outdoor life. Two miles of such homes on Granada Boulevard, and one and one-half miles of them on Coral Way, with broad parked boulevard, and each house set back fifty feet from the sidewalk, in its setting of tropical trees, and shrubbery, and flowers in delightful profusion. Here surely is a picture that will delight every lover of Home!

Figures 6: Granada Boulevard's Prominent Role in Launching Coral Gables
 First Day of Opening Sales, *Miami Herald*, November 29, 1921 [left]
 "A Coral Gables Home," excerpt, *Miami Herald*, November 22, 1921 [right]

As illustrated on Button’s 1922 map in Figures 4, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). It was Merrick’s goal for Coral Gables to be the premiere suburb adjacent to Miami, and he built a grand gateway called “Miami Entrance” where Granada Boulevard met Miami at the Tamiami Trail. (Figures 4 & 7) It was prescient for George Merrick and his development team to plat the lots abutting Granada Boulevard so the street could be “framed” with structures consistent with his vision as Granada Boulevard a grand thoroughfare.

Throughout the early 1920s Merrick continued to re-invest the earnings into public amenities and into the expansion of land holdings. Accounts indicate that acquiring land north to Tamiami Trail was a priority and a hard-fought endeavor for Merrick. By 1923, with the acquisition of various tracts of land--some lot by lot--he renamed this area the Granada Section. (Figures 4 & 7) At the time of the platting of the Granada Section, the “Miami Entrance” was complete and the name was changed to the “Granada Gateway.”



The Granada Gateway—located in the Center of the New Granada Section

Granada Section— Another Opportunity

The Surpassing Beauty of Coral Gables—the Wonderful Development of Coral Gables—the Remarkable Growth of Coral Gables—are all here Combined to Form a Most Extraordinary Investment Opportunity in the New Granada Section

The first offering of building lots in the Granada Section was made on Monday morning. The immediate and enthusiastic response of the buying public revealed the keen interest which is felt in all matters included in the remarkable development of Coral Gables.

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 course of construction.

Adjoining these two surpassingly beautiful features lies the Granada Section, bounded on the north by S. W. Eighth St. (Tamiami Trail) and on the south by Chicago St., Alhambra Circle and the Coral Gables golf course. This part of Coral Gables has been the scene of greatest development during the past year, and will continue to be for all of next year.

In the Granada Section eighty-six homes, ranging in cost from \$7,000 to \$22,000 each, are now in course of construction. Within a few months the Granada Section will take its rightful place as one of the most beautiful parts of Miami's most beautiful suburb.

NOTE—AND FOR A SHORT TIME ONLY, WHILE THE DEVELOPMENT WORK IS CARRIED ON—LIVE MAY BUY GRANADA SECTION LOTS AT EXTREMELY REASONABLE PRICES.

Get the complete facts regarding Granada Section from Coral Gables sales representatives. It's a real opportunity—most which has not been offered within two years! Come out and see the Granada Section today!

CORAL GABLES

Miami's Master Suburb

GEORGE E. MERRICK, Owner and Developer.
DAMMERS & BURNES, General Sales Agents.

**Figures 7: Granada Boulevard Miami Entry
Announcing upcoming completion of the “Miami Entrance” to Coral Gables
Miami Daily Metropolis, January 1, 1923 [left]
Name Change to Granada Gateway with opening of the Granada Section
Miami News, November 22, 1923 [right]**

While portions of the Granada Section were platted for smaller, one-story homes, Granada Boulevard remained as the grand thoroughfare intended for larger, prominent homes. The residence at 1624 Granada Boulevard was clearly in accordance with Merrick’s plan. Constructed in 1925, on a corner lot with a 100’ frontage along the boulevard, the two-story home was designed in the Mediterranean Revival style (see below) by Martin L. Hampton, a member of Merrick’s design team (see below). In 1930 the property was described as:

A large Spanish type mansion, four bedrooms, tile baths, full electrical equipment throughout, two-car garage, servants’ quarters, spacious grounds, a complete home, even with a billiard room. -- Miami Herald, November 16, 1930

Mediterranean Revival Style

George Merrick envisioned Coral Gables as a cohesively-designed Mediterranean-inspired city as he and his design team felt that this architecture harmonized best with south Florida's climate and lifestyle. During the 1920s, his development team carefully built a community accordingly. Towards this end, buildings often had a combination of elements commonly used in Spanish, Moorish, and Italian architecture. The style became known as Mediterranean Revival. In the early 1920s all buildings were designed by Merrick's team. Hence, while the style was used throughout South Florida, in Coral Gables it developed specifically in accordance with Merrick's vision.

In the 1920s the Mediterranean Revival style dominated the landscape of Coral Gables. To maintain Merrick's Mediterranean vision, the City mandated in the 1930s that Mediterranean features be incorporated in new homes. The result was 'modernized' versions, such as the Mediterranean Transitional style, often called Modern Spanish, Mediterranean Modern or, when specifically warranted, the Med-Deco Transitional. However, by the mid-1940s the City's Mediterranean-inspired styles were beginning to be supplanted by common national styles. Hence, the Mediterranean Revival style homes built in the 1920s and into the 1930s reflect Merrick's vision and remain a touchstone to the founding of the City.

The design for Mediterranean Revival homes depended on fine construction and extensive wall mass with beautifully proportioned details. In general features of this style include textured stucco walls that were frequently tinted, projecting facade planes created through the juxtaposition of one- and two-story elements, a variety of flat and barrel tile pitched roofs, and cast ornamentation. Plan shapes allowed for interior courtyards, and the relatively narrow proportions of the homes accommodated cross-ventilation. Frequently, arcades and loggia were used to connect living quarters allowing an opportunity for covered outdoor spaces. Patios, verandas, and sleeping porches were used extensively to capitalize on the hospitable climate. Merrick designed Coral Gables with the automobile in mind and most homes had porte cocheres and/or detached garages.

Common Character-Defining Features in Coral Gables:

- ✓ rectangular and usually asymmetrical massing
- ✓ construction over a crawl space to accommodate the high-water table
- ✓ textured stucco over thick masonry exterior walls
- ✓ combination of roof types and heights: usually flat with parapets and pitched with barrel tile
- ✓ varied heights between projecting and recessed portions of front façade
- ✓ projecting bay on front elevation: most often an arched screened front porch
- ✓ screened front, rear, and sleeping porches
- ✓ decorative/predominant chimney
- ✓ an extruded "tower" evocative of a bell tower at the front facade
- ✓ entry courtyard enclosed with a low wall or interior courtyard
- ✓ decorative wing walls
- ✓ arched openings: singular and grouped springing from columns (e.g. twisted, classical)
- ✓ recessed windows with protruding sills: usually casement with high-profile muntins
- ✓ porte cochere and /or rear detached garage with similar features as main house
- ✓ decoratively grouped clay vents over windows
- ✓ ornamentation often included: niches, wooden spindles; cast ornament, wrought iron balconies and railings, wooden rafters/outriggers, brackets, belfry-inspired chimney caps; cast vents; barrel tile accents; as well as masonry hoods, cornices, corbels, door surrounds, and built-in planters

Architect: Martin L. Hampton

Martin Luther Hampton (1890-1950), the architect for the home at 1624 Granada Boulevard, was a member Merrick's original design team. Hampton showed promise as a teen in drawing and design, and his prominent South Carolina family secured training for him 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 on Miami's new hospital--Jackson Memorial Hospital. The building, dubbed the "Alamo," reportedly introduced Mediterranean-inspired architecture to the Miami area. 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. It 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. In 1923 Merrick assisted Hampton in taking an architectural tour of the Mediterranean to study their designs and return with ideas to adapt them further to south Florida needs.

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. (Figures 8) 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 and 1144 Milan Avenue.

In January 1923 Hampton and Reimert parted ways and Hampton teamed up with



**Figures 8: Hampton Designs in Coral Gables
Country Club of Coral Gables, 1923 [top]
Coral Gables Inn, 303 Minorca Avenue, 1924
[bottom]**

Emil H. Ehmann (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, and 1029 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, having been wooed by Joseph Young to help design Hollywood. 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.

1624 Granada Boulevard

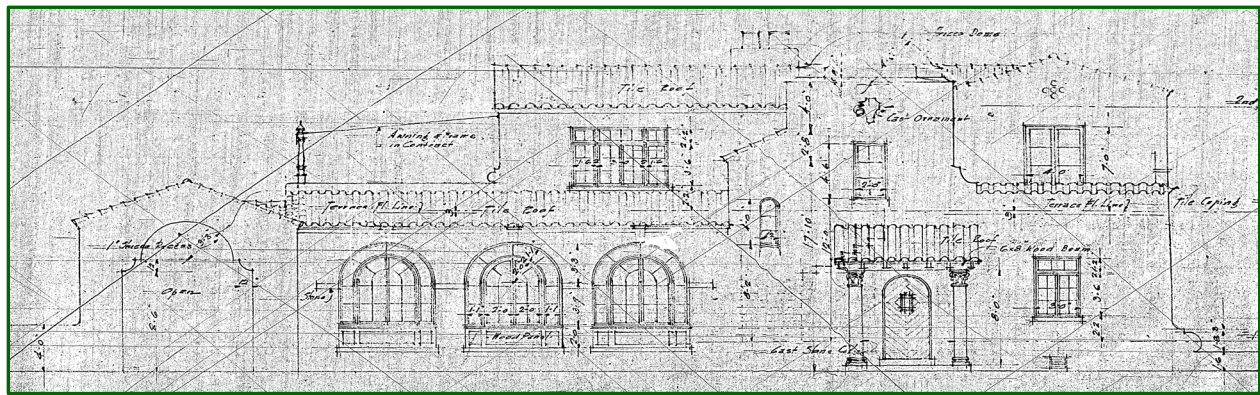


Figure 9: Front (East) Façade, Permit #1160 Drawing, Architect Martin L. Hampton, March 1925

In March 1925 Fred A. Armstrong purchased two lots in Section "C" north of the Granada Golf Course at the corner of Granada Boulevard and Sorolla Avenue. Armstrong hired architect Martin L. Hampton to design a two-story home in the Mediterranean Revival style. (Figure 9) The plans (Permit #1160) are provided as Attachment A. In May Artmstrong announced that the construction was to start at once. (Figures 10)

G. C. Preston, A. R. Preston to F. A. Armstrong, lots 23, 24, block L, Coral Gables, \$15,000.

\$25,000 HOUSE PLANNED

F. A. Armstrong of Miami Will Build in Coral Gables.

F. A. Armstrong, 326 S. W. Eighteenth Court, Miami, has obtained a building permit for teh erection of a \$25,000 residence in Coral Gables, it was announced yesterday by E. A. Hartssock, building inspector of Coral Gables.

The house will be of two-story construction and will be of concrete block stucco type. M. S. Hampton of the firm of Ehman and Hampton, architects, designed the plans which show attractive artistic appointments both on the interior and exterior. The house will be built on two lots with 100 feet on Granada boulevard and a side facing on Avenue Sorolla.

Construction is to be started at once, Mr. Armstrong announced yesterday.

Figures 10:
1624 Granada Boulevard
Top:
Armstrong Purchases Property
Miami Tribune, March 17, 1925
Bottom:
Announces Construction Starting
Miami Herald, May 27, 1925

Fred Aaron Armstrong (1889-1974) arrived in Miami in 1913 at age 23 from his home state of Michigan. He purchased the site of a dry cleaner, commissioned new modern equipment, and in April opened The Palm Dry Cleaning Works on Thirteenth Street. Newspapers report that Armstrong had five years' experience in the new modern pressing methods and that he had successfully operated two similar establishments in other cities. In 1924 he married Theresa Thurston of Detroit, Michigan. Over the next few years, his business evolved as the result of several mergers and when he sold it in 1917 it was known as the Eureka Dry Cleaning Works.

In 1915 Armstrong entered the entertainment and recreational business, an arena that he would cultivate for the remaining of his career in Miami. That year he became a partner in the building and managing the Strand Theater at the corner of North Miami Avenue and First Street. In 1917 he became the sole owner. When he first took over the theater it was showing primarily war footage films. Armstrong immediately acquired the rights to show current entertainment films. He also expanded the repertoire of the theater to include live vaudeville acts, dancing exhibitions, short plays, and circus acts. The latter catered specifically to provide kid-friendly shows. Despite stiff competition, accounts indicate that he travelled extensively to book new acts and movies. (Figures 11) Unfortunately, in 1920, like all movie theaters in Miami at the time, the Strand was 'acquired' by Southern Enterprise, Inc, an organization controlled by the makers of Paramount pictures and managed locally by William Leach & Sons. They forced Armstrong and others out of the business. It was during this time that Paramount introduced "block booking", which meant that an exhibitor who wanted a particular star's films had to buy a year's worth of other Paramount productions and it also restricted how many theaters in an area could buy these rights. It was this system that gave Paramount a leading position in the 1920s and 1930s, but which led the government to pursue it on antitrust grounds for more than twenty years. Armstrong sued Paramount Enterprises, but his suit was dismissed in 1923. It is clear from contemporaneous writings and later reminiscences that Armstrong's years at the Strand Theater were appreciated and remembered fondly.



**Figures 11: Fred Armstrong Proprietor of the Strand Theater
Now the Sole Owner, *Miami Herald*, May 24, 1917 [left]
Vaudeville Act, *Miami Herald*, February 26, 1919 [right]**

Armstrong took over The Mank (renamed the Park and later the Empire Theater) at northwest corner of NE First Avenue and NE Second Street and repurposed it as playhouse for vaudeville and stock company theater. It was used ‘incidentally’ as a boxing-match arena. The latter resulted in the first of many liquor possession charges levied against Armstrong during Prohibition. In 1923 he fully transitioned away from the theater realm and built Armstrong’s Billiard Hall & Cigar Stand at 111-15 W Flagler Street. It was hailed as ‘bringing a new sport to Miami – pocket billiard. He hired a professional player that brought challengers from across the nation. It also became a venue for both professional and amateur tournaments. According the newspapers Armstrong was cited for slot machines, poker games, gambling, liquor possession, and operating a still throughout the 1920s. These charges were often dismissed or settled with just a fine. Judging by Armstrong’s increasing real estate transactions and boat purchases during the 1920s and 1930s, it appears he was quite successful.



**Figures 12:
Fred Armstrong**

Historic Photo, c.1930
Courtesy Ancestry.com


**Ad, Armstrong’s Billiard
Hall & Cigar Stand**
*Miami News, October 25,
1924*

FORMAL OPENING
of Armstrong’s
Billiard Hall and
Cigar Stand

equipped with new Brunswick-Balke-Collender tables. Two billiards and eight pocket tables.

Saturday,
October 25th

billiards
*stimulates
mentally and
physically*



BUSINESS men find in billiards just the kind of relaxation they require. The concentration and quick thinking required to figure out the angles of various shots, make one alert and develops judgment.

From the standpoint of physical exercise—billiards brings into play every muscle and keeps the body fit.

Come in and inspect the facilities we have provided for the enjoyment of this wonderful game. You will be impressed with the excellence of our equipment. You will appreciate the high standards we have set for the conduct of our business.

FRED ARMSTRONG
115 West Flagler Street

In 1925 Armstrong moved his wife, Theresa, and baby girl, Fredora, from Miami to Coral Gables. He chose to build his new home along the prominent Granada Boulevard, and he hired the architect of the Coral Gables Country Club, Martin L. Hampton. He owned the home for 19 years.



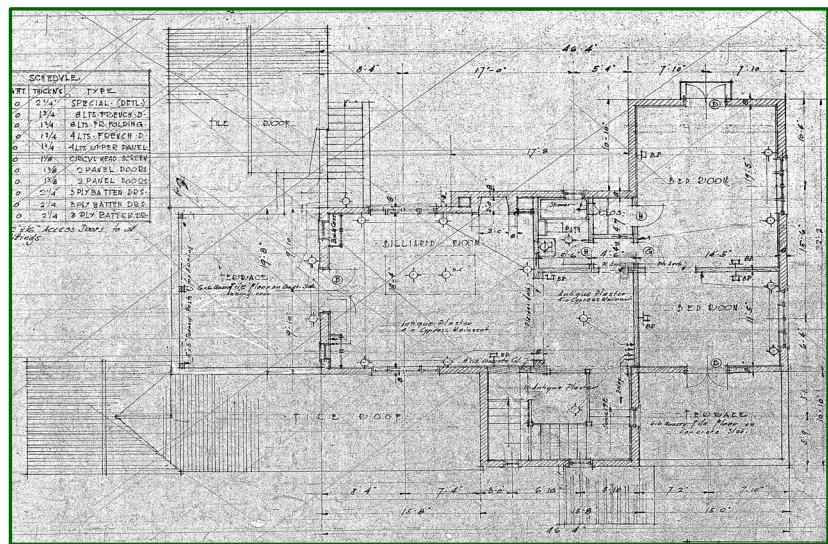
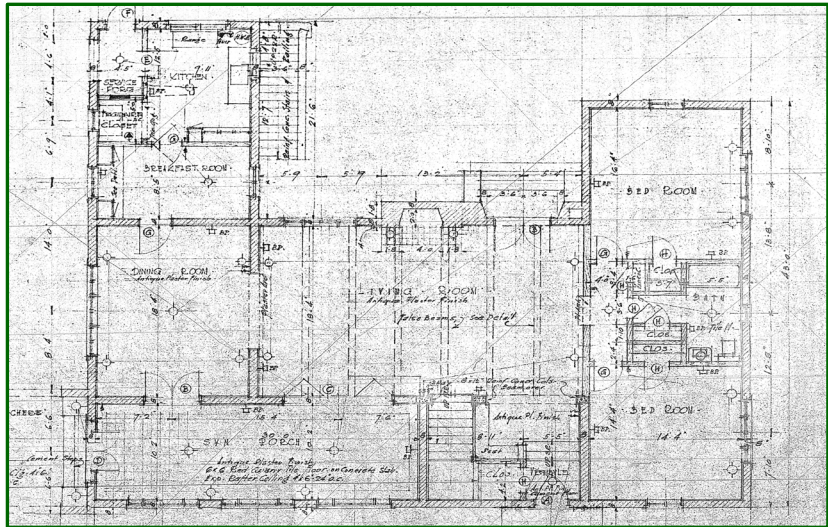
Figure 13: 1624 Granada Boulevard, Front (East) Façade, c.1940s

Located at the northeast corner of Section "C" adjacent to the new Granada Section (Figure 4 & 5), the two-story home sprawled 100' along Granada Boulevard. (Figures 9 & 13) Behind the home was a two-story, two-car garage with servants' quarters (demolished 1972). (see Attachment A)

The Mediterranean Revival style house with its tower stair hall, columned entry, arcaded sunroom, and two second story terraces, commanded attention. On the interior the home had four bedrooms, a large living room with exposed beams, a breakfast room, and a majestic open staircase. City directories from 1925 list Armstrong's occupation as Billiards and he had Hampton include a large billiard room in his new home. Located at the center of the second story, –note the billiard table drawn on the plans (Figures 14)-- it was a large room with cypress wainscoting and built-in cabinets and shelves – most of which was removed in 1980. An outdoor staircase at rear of the home led directly to it. On the south side, the billiard room opened onto a large terrace. Records indicate that the property remained relatively unchanged during Armstrong's nineteen-year tenure.

In 1944 the Armstrong's sold the home to Daniel and Mary MacMillan. They retired to Coral Gables from Madison, Wisconsin where Daniel was the president of the National Gauge Co. and the director of the Batavia National Bank. As discussed below, documents suggest they added the second story addition at the location of the large terrace off the billiard room in 1947. (Figures 9, 13, & 14) Daniel passed in 1957 at the age of 82 and Mary sold the home in 1962.

The property passed through several hands –see full listing below—before it was acquired in 1988 by Luis and Maria Cristina de la Vega. They were the longest owners of the home, holding it for thirty years. Both born in Cuba, Luis A. de la Vega earned his B.A. and M.A. in Modern Languages from the University of Miami in 1967 and 1969 respectively and his doctorate in the same field from Florida State University in 1975. Maria Cristina earned her MBA from FIU and studied languages at Boston University and the University of Massachusetts. In 1973, Luis, fluent in nine



Figures 14: Floor Plans, Permit #1160, 1925
Ground [top]; Second [bottom]

languages, co-founded Professional Translating Services, now known as Protranslating, with Maria Cristina. As a two-person startup they offered simultaneous translator services to the state courts as well as legal document translations. (Figure 15) It has since grown into a \$20-million-per-year business with more than 300 FT employees and 5,000 contractors worldwide. It now offers services in over 200 languages. Maria Cristina passed in 2014, and their son has since taken the reins. Luis sold 1624 Granada Boulevard in 2018. The current owners, Russell Wilkinson and Eileen Guggenheim Wilkinson, purchased it in 2025



Figure 15: Luis & Maria Cristina de la Vega Professional Translating Services, March 15, 1980
Courtesy Protranslating.com

Chronological List of Owners

1925-1944	Fred A. Armstrong (1891-1974) & Theresa Grace (Thurston) Armstrong (1890-1972)
1944-1962	Daniel G. MacMillan (1875-1957) & Mary S. MacMillan
1962-1970	David Edison Jones & Claramae Jones
1970-1980	Harry Goldberg & Anna Goldberg
1980-1988	Jose M. Menedez
1988-2018	Luis A. de la Vega (1946-) & Maria Cristina de la Vega (1952-2014)
2018-2025	Ahmad Aswad & Yaneicy Gonzalez Rojas (2024-2025: Siguaraya2024, LLC)
2025-Present	Russell Wilkinson & Eileen Guggenheim Wilkinson

Retaining Context

There were few homes built on Granada Boulevard during Coral Gables' second developmental period (1926-1944). In Coral Gables the dire downturn of the economy, coming so closely on the heels of the hurricane, had a drastic impact on new construction and the building of single-family homes ground to a halt. The homes seen in 1938 aerial photograph below (Figure 16) were predominately built in the 1920s.

The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in the unprecedented building boom. During this era single-family homes in Coral Gables followed national trends both in numbers and in style. They were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. As seen in aerial photographs in Figures 17 & 18, by the 1950s the remainder of Granada Boulevard was mostly built out with new residences which were in contemporary styles.

Thus, the later homes on Granada Boulevard reflect contemporaneous ‘modern’ styles. The 1921-1926 Mediterranean Revival style homes, of which 1624 is one, are unique on the street and are examples of, and remain as a testament to the historical, cultural, economic, and social trends of the Coral Gables during its founding years. To present day, Granada Boulevard remains a collection of single-family homes. Hence, 1624 Granada Boulevard retains its historic context.



Figure 16: 1938 Aerial Photograph
Granada Boulevard from Granada Golf Course to Tamiami Trail
Red Arrow: location of 1624 Granada Boulevard
Courtesy University of Florida



Figure 17: 1948 Aerial Photograph
Granada Boulevard from Granada Golf Course to Tamiami Trail
Red Arrow: location of 1624 Granada Boulevard
Courtesy University of Florida



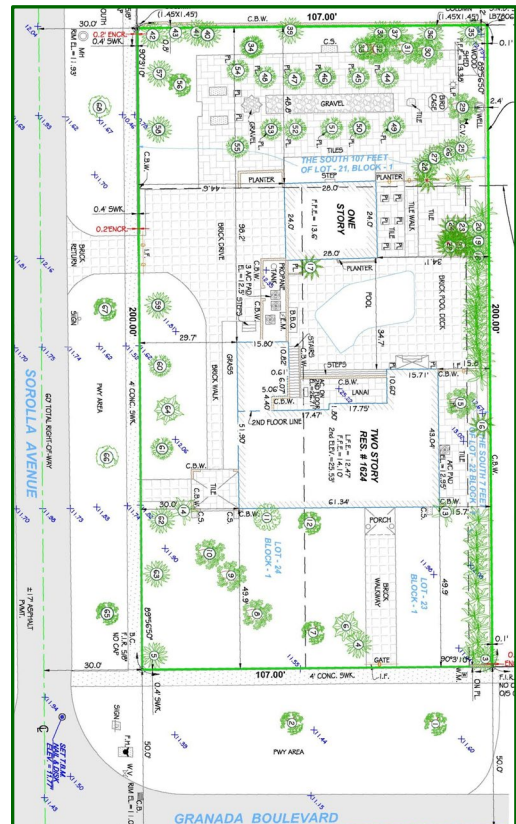
Figure 18: 1954 Aerial Photograph
Granada Boulevard from Granada Golf Course to Tamiami Trail
Red Arrow: location of 1624 Granada Boulevard
Courtesy University of Florida

EXTANT PROPERTY:
EXTERIOR DESCRIPTION & ALTERATIONS DISCUSSION

Overview



Figure 19: 1624 Granada Boulevard, Front Streetview, 2026



**Figures 20: Aerial Photo, 2017 [left] Courtesy Miami-Dade Property Appraiser
Property Survey, 2026 [right] Courtesy John Ibarra & Assoc., Inc.**



Figures 21: Street Views *Courtesy Realtor.com*
From Granada Boulevard, Looking Southwest, 2020
From Sorolla Avenue, Looking Northeast, 2018

The property at 1624 Granada Boulevard is a 107' by 200' lot at the northwest corner of Granada Boulevard and Sorolla Avenue. Currently on the lot is the east-facing 1925 single-family residence. It retains its original largely rectangular footprint with a front façade that stretches approximately 76' along Granada Boulevard. The front setback is approximately 49'-9". (Figures 19-21) The house maintains the form and features of the Mediterranean Revival style. Exterior alterations are discussed below. Also on the property is an approximately 24'-0" x 28'-0" one-story, two-car garage facing Sorolla Avenue. Constructed in 1972, it replaced the original 1925 two-story, two-car garage and servants' quarters building.

The residence, designed in the Mediterranean Revival style, exhibits the typical fine construction and extensive wall mass with beautifully proportioned details of the homes built in Coral Gables during the 1920s. The two-story residence sits above a crawl space and is built of cement block units covered with a textured stucco. Projecting facade planes create the juxtaposition of one- and two-story elements under a variety of barrel tile pitched roofs. The roofs are currently clad in cap-pan, two-piece barrel tile installed in 2007, and are in keeping with the original tile. Some of the Mediterranean Revival style ornamentation includes an extruded front entry stairhall evocative of a bell tower, a series of metal Juliet balcony railings, arched elements, twisted entry columns, applied cast features, urns, decoratively-arranged round vents, and wing walls. Rising along the rear façade is chimney reminiscent of a belfry.

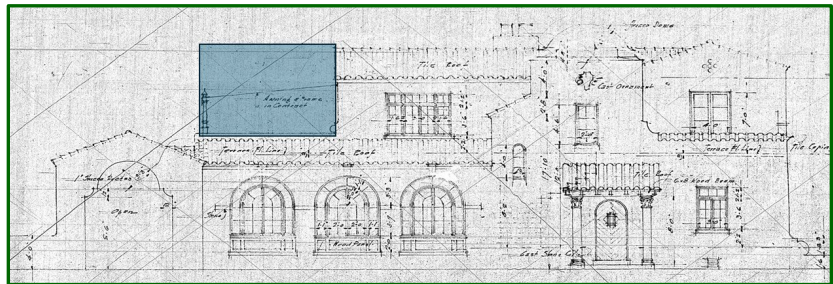
The living space (approx. 4,835 SF) is primarily under the two-story cross-gabled core which is relatively narrow in proportion to accommodate cross-ventilation. (Figures 20) The original divided-lite wooden casement windows were set in recessed openings. As verified by Google Earth the current hurricane impact windows were installed in 2019. Permit drawings for the work have not been located to date. Many of the original casement windows were replaced with horizontal sliding windows with high-profile muntins in a divided light pattern. The original taller grouped casements had transoms; this feature was not maintained with the 2019 replacements. (Figures 34 (typ.); Attachment A)

The home was designed as a four-bedroom, two-bathroom residence with a large living room and as previously mentioned, a large billiard room. During the 1920s the Mediterranean-inspired houses had verandas, covered porches, and patios that were used extensively to capitalize on the hospitable climate. 1624 Granada Boulevard was designed with two second story verandas, a large back patio area, and a covered front sunroom whose arched openings are defining features of the Mediterranean Revival style. (Figures 14) Merrick designed Coral Gables with the automobile in mind and, as was typical of the 1920s, this home has both a porte cochere and a detached garage. (Attachment A) Records indicate that the property remained relatively unchanged for nineteen years under its first owner, Fred Armstrong.

Primary Additions

In subsequent years there were two addition and alteration campaigns. The first occurred a few years after the MacMillans purchased the property from Armstrong in 1944. They built a one-room addition within the footprint of terrace off the billiard room. (Figures 14 & 22) Permits have not been located but records for electrical and plumbing inspections document the date. As seen in Figures 21 & 22, the windows of the addition did not have transoms like the original windows of the same size, and hence, provided a differentiation between the original and the addition. However, with the 2019 installation of hurricane-impact windows the transom feature was eliminated and this differentiation was lost.

It is also worth noting that with this addition the pecky cypress



Figures 22: Front (East) Façade
1925 Permit Drawing: *blue box denotes location of 1947 addition*
Late 1940s Historic Photo [center]; 2018 Realty Photo [bottom]

spindle posts that originally held the awning on the terrace as seen in Figures 14 were repurposed. Originally entry to the billiard room was from the terrace. The addition introduced a new entry on the rear façade near the top of the exterior staircase. The spindle posts were seemingly cut down and used to support the shed roof over the new door. (Figures 23)



Figures 23: Repurposed Pecky Cypress Posts, 2026

The second campaign occurred in 1980. At this time a covered terrace with a second story veranda was added to the rear of the home. (Figures 24 & 25) The masonry addition was clad in textured stucco meant to blend with the fabric of the historic home. Three 9'4" high openings with narrow supports maintained views of the rear façade. As seen in Figures 25, the terrace was recently enclosed with French doors. A permit for the work has not been located to date, but a review of Google Streetview images show that the work was done in 2019. On the second story a large window was extended to incorporate a pair of French doors leading off the new open-air terrace into the original billiard space.



Figures 24: 1980 Rear Terrace Addition

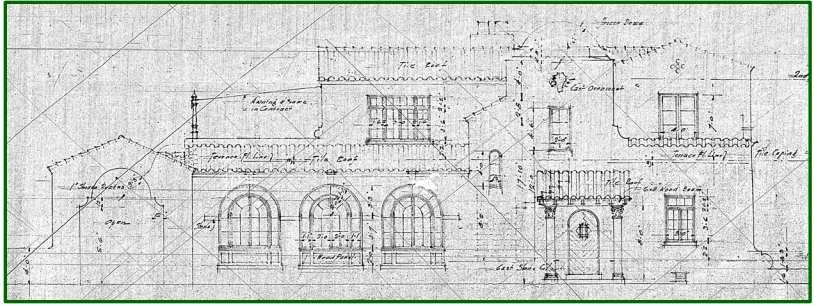
First Floor Plan: Orange Box indicates location of Terrace Addition [left]

Courtesy Ferendina Grafton Spills Candela

Photo of Covered Terrace Interior Looking South, 2018 [right]

Courtesy Realtor.com

It should be noted that while the original permit drawings by architect Martin Hampton are available, they are not a primary source by themselves. During the 1920s in Coral Gables, it was not uncommon to change features during construction. The earliest photo of the home post-dates the 1947 second story addition. Comparison shows some differences. Noteworthy are the differences of the arched window muntin configuration, the lack of the panels below, as well as the lack of sills on all facades. A prominent missing feature is the dome on the entry tower and the recessed porte cochere arch mirroring the dome. (Figures 26)



**Figures 26: Front (East) Façade: Note Differences
1925 Permit #1160 [top]; Post-1947 Historic Photo [bottom]**

Regarding the window muntins and sills, it is unlikely that these were changed during the 1947 alterations campaign. There is no physical evidence on the home that sills were removed. Also, As illustrated in Figures 22, given that the muntin pattern of the windows on the new addition were different than that on the original home it is likely that the windows were not changed at this time and that the window patterns were adjusted during original construction.

Time has been devoted to ground truthing whether the dome was built and replaced with the current pyramidal roof in 1947. To date, no photos of the house, permits, or physical evidence on the house supports that it was built. Aerial photos are inconclusive. The 1972 permit for the garage demolition includes the dome, but aerial photos verify that the pyramidal roof was extant well before 1972. It is likely that the original plans were used as a template for the 1972 drawings of the house as it was not the subject of the permit. All evidence suggests that the extant pyramidal roof is the original as-built configuration. However, there is physical evidence that porte cochere openings were constructed in accordance with the 1925 permit and infilled by the time of the c.1947 historic photo. (Figures 26) The outline of the semicircular feature above both the east and west façade openings is discernable in the stucco. (Figure 27)

Without further evidence, such as the 1947 permit, clarity on some of these features is not possible. However, for the purposes of this designation, both the 1925 and 1947 configurations are considered historic fabric.



**Figure 27: Porte Cochere, West Façade, 2026
Note: Semicircular Outline Visible in Stucco**

Exterior Description: Single-Family Residence

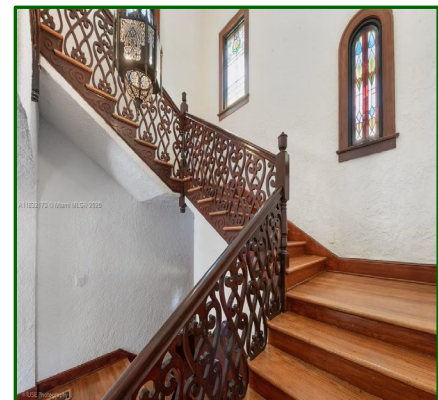


Figure 28: Front (East) Façade, 2025 *Courtesy Realtor.com*

The east-facing front façade has four distinct bays. At the northeast corner is a small one-story bay whose roof is as an open-air terrace. The terrace serves the second story, front-facing gabled, bedroom wing. Adjacent is the visually-dominant, two-story, entry tower. Flanking it is a one-story, arched windowed sunroom with the second story 1947 addition recessed above. Anchoring the south end of the front façade is the porte cochere. At each end of the façade wing walls extend its street presence. (Figures 26)



A character-defining feature of the Mediterranean Revival style in Coral Gables is an extruded “tower” evocative of a bell tower at the front façade. In this home that feature serves as the front entry and stairhall. The two-story tower has a pyramidal roof clad in barrel tile. Centered on the second story of the front and north side facades is a window evoking the intended belfry. It retains its original metal Juliet balcony railing with metal scroll supports. The tower expands to the south with a narrow one-and-a half story section under a barrel tiled shed roof. Centered between stories is a slender arched window with a matching metal railing. Its stepped placement broadcasts the tower’s function as a stairhall. (Figures 29)



Figures 29:
Entry Tower & Stairhall,

A curved ‘wing wall’ softens the transition along the northern face of the tower down to the parapet of the adjacent open-air terrace. On the first story is the front entry ensemble. The original arched wooden door with a chevron pattern is extant behind a metal security grate. (Figures 9 & 30) Entry to the home is shaded by a barrel-tiled shed roof with pecky cypress framing and exposed rafter tails. It is supported by twisted columns with stylized composite capitals. To the south of the entry is decorative cast wall fountain niche with the nymph overlooking a small bowl. (Figure 30) Other decorative features of the tower include an applied cast niche filled with shell and a line of round vents at cornice level.



Figure 30: Front Entry Ensemble [left] & Tower Features [right], 2026

Another character-defining feature of the Mediterranean Revival style is a series of arched openings on the front façade. There are several on the tower and the adjacent sunroom has a prominent arcade of three wide, semicircular arches. The original thick and curved muntins emphasized the arches. (Figures 21) As discussed above, the windows were replaced in 2019 and while the new muntin pattern is similar it lost this emphasis. (Figure 28) Under a barrel tiled shed roof the sunroom, like the verandas, capitalizes on South Florida’s hospitable climate. Thus, honors one of Merrick’s goals in choosing and crafting the style for Coral Gables.

As mentioned above, Merrick recognized that automobiles were becoming increasingly mainstream in the early 1920s and designed Coral Gables to accommodate both the pedestrian and the automobile experience. Most homes designed by his team incorporated both porte cocheres and detached garages. 1624 Granada Boulevard was typical in this respect. At the southeast corner of the home is the porte cochere. Throughout the twentieth century a semi-circular driveway off Sorolla Avenue passed through it and connected to the detached garage behind the house. (Figure 31 & 1)

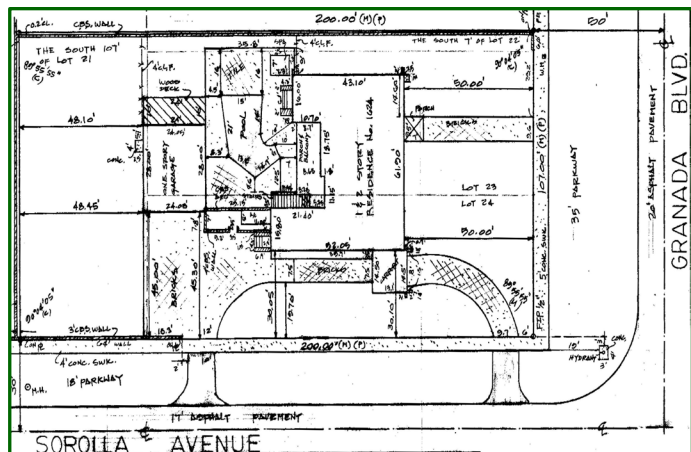


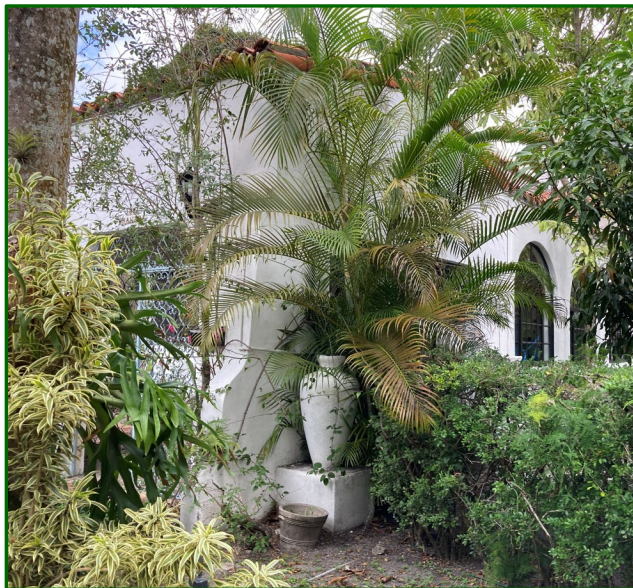
Figure 31: 1999 Property Survey

Courtesy Thomas J. Kelly, Inc.

Under a front-facing gabled roof, the porte cochere is clad in textured stucco and its entry leads into the sunroom. (Figures 14) In keeping with the home's Mediterranean Revival style, three-quarter height wing walls flare from the corners of street-facing façade. Also flanking the opening of this façade are urns sitting on rectangular bases. (Figures 32) The corners of the porte cochere's three arched openings are rounded swags. As mentioned previously, above the east and west vehicular openings there is evidence that there was previously a large semi-circular feature that spanned from corner to corner. (Figures 26 & 27)

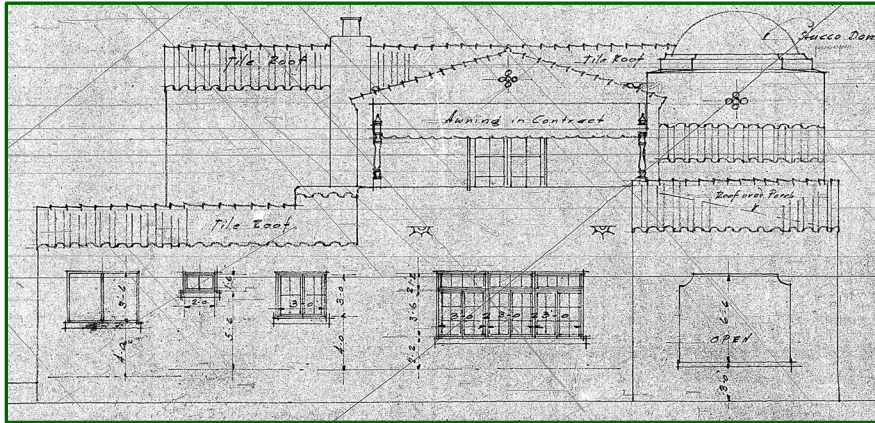


**Figures 32: Porte Cochere, 2026
West Façade [right]; Street-facing East Façade [below]**



Both side façades of the house remain relatively intact. (Figures 33 & 34) As discussed above, in 1947 a second story addition on the south side extended the gable end over and enclosed the open-air terrace. (Figures 22) Extending west from the two-story section is a one-story cross-gabled wing. (Figures 33) As seen Figures 14, this wing originally housed the breakfast room, the kitchen and a screened back porch at the southwest corner. In 1980 this wing was remodeled to create a larger kitchen. (Figures 24)

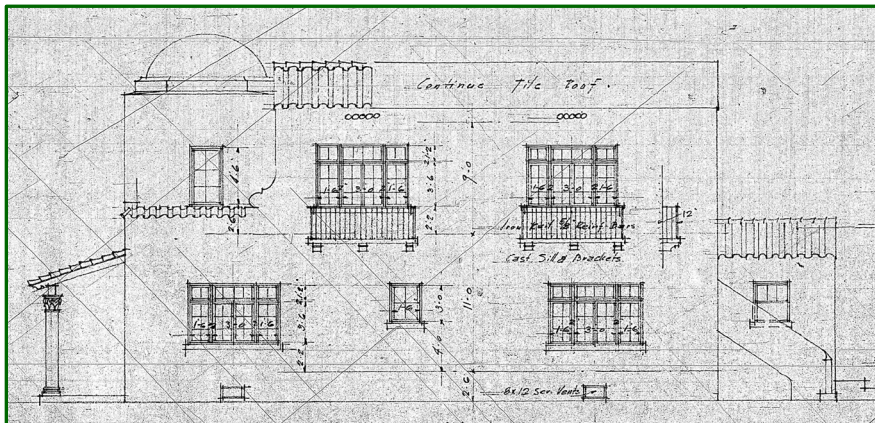
The north façade is the two-story cross-gabled portion of the home reserved for the bedrooms – two up and two down. (Figures 14) Features of note include the continued use of metal Juliet balconies on the second story. A curved transition element flows from the northeast corner of the second story onto the parapet of the open-air terrace matching that on the front street-facing façade. At the northeast and northwest corners three-quarter height curved wing walls flare out. (Figures 34)



**Figures 33:
South Façade**

**Top:
1925 Permit Drawing**

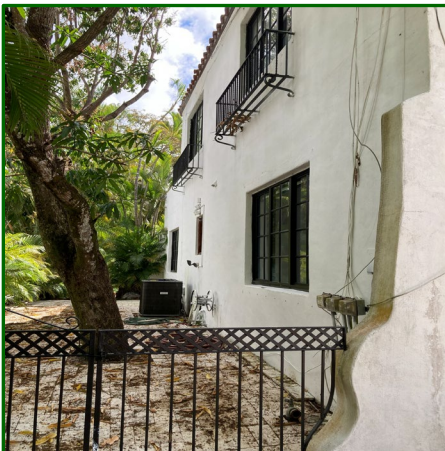
**Bottom:
Current 2026 Views:
Looking Northwest
[left]
Looking Northeast
[right]**



**Figures 34:
North Façade**

**Top:
1925 Permit Drawing**

**Bottom:
Current 2026 Views:
Looking East
[left]
Looking West
[right]**



The rear of the home is roughly U-shaped. The two-story cross-gabled section forms the northern leg of the main west façade. (Figures 37) The southern leg is the one-story kitchen wing discussed above. (Figure 33 [bottom right]) Features of note on the rear façade are the original exterior masonry stairway rising along the north façade of the kitchen wing, the second story balcony with metal railing at the end of the bedroom wing, and the decoratively-arranged round tiles in the apex of the gable above it. A character-defining feature of the home is the belfry-inspired chimney at the center of the rear façade. This Mediterranean Revival style feature is a common prominent feature associated the 1920s homes in Coral Gables. With its barrel tile cap, slender form, and cutout openings it is an eye-catching focal point from Sorolla Avenue. (Figures 33 & 35)

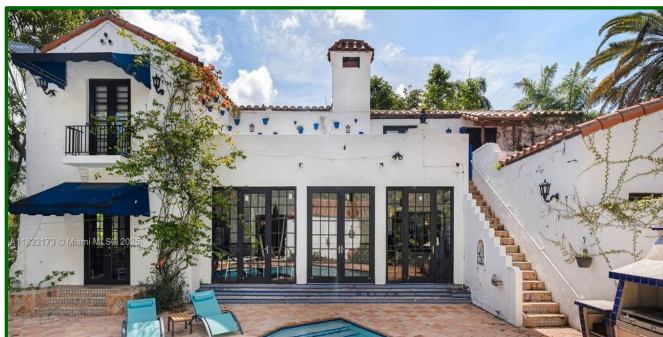
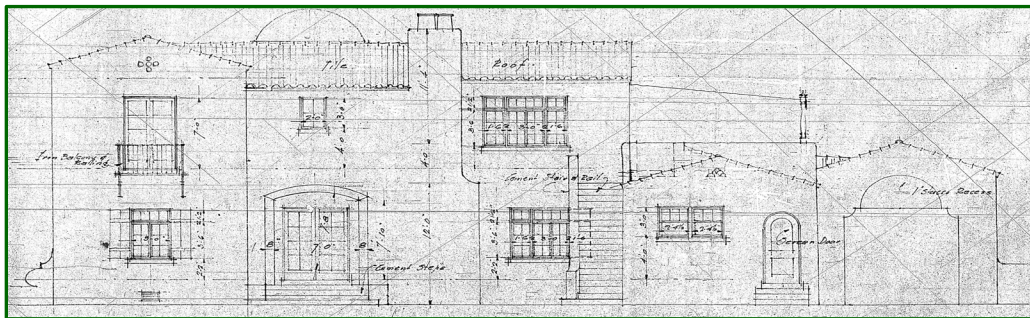


Figure 35: Chimney, 2026

As described above, in 1980 a covered terrace with a second story veranda was added to the rear of the home. (Figures 24 & 25) The terrace was enclosed with French doors in 2019. The original back entry on the rear façade is still extant within the enclosed terrace. On the second story veranda, an applied masonry plaque remains on the original façade near the floor. (Figures 36) It adorns the chimney stack and was originally an ornamental element of the rear façade.



Figures 36: Applied Plaque on Chimney Stack, 2026



Figures 37: Rear (West) Façade
1925 Permit Drawing [top]; Current 2026 Views [bottom]

In conclusion, the 1925 single-family residence retains its integrity as a Mediterranean Revival style home. It is in keeping with founder George Merrick’s vision for both Granada Boulevard as a prominent streetscape in particular, and for Coral Gables, in general. It clearly reads as a 1920s home designed by Merrick’s team in the style that had evolved into Coral Gables’ version of the Mediterranean Revival. Most of the original character-defining features of the style remain intact. The substantive second story addition occurred in 1947 is considered part of the historic fabric of the home. Overall, most alterations to the home are theoretically reversible and do not have a major impact on its historic integrity.

Auxiliary Building

Most residences built in the 1920s in Coral Gables had both a porte cochere and a detached garage. The original garage for 1624 Granada Boulevard faced Sorolla Avenue in the same location as the current auxiliary building. It was a two-story, two-car garage. The second story servants’ quarters was accessed by an exterior staircase. Like the Mediterranean Revival style home, it was clad in textured stucco, the parapets of its flat roof had barrel tile copings, and above the windows were decoratively-arranged round tile vents. The plans for the 1925 garage are supplied in Attachment A. It was demolished in 1972 (Permit #22795A) and a one-story, gabled-roof, two-car garage was built in its place (Permit #22231B). (Figures 38) This structure was converted into a rental unit at an unspecified date. In conclusion, while the fabric of this auxiliary building is not considered historic, the location of this structure as a detached garage remains true to the intention of the 1920s design of the property and continues to play a role in demonstrating Merrick’s vision.



Figures 38: 1972 Garage/Auxiliary Building, 2026

Top: East Façade, Second Story House Terrace

Bottom: Front (South) Façade on Sorolla Avenue [left]; Side (West) & Rear (North) Facades [right]

EXECUTIVE SUMMARY

Constructed in 1925, the home at 1624 Granada Boulevard is one of the earliest houses in the City and it represents founder George Merrick's vision for Coral Gables. Merrick's planned suburb was to be a collection of Mediterranean-inspired structures and amenities laid out in accordance with Garden City and City Beautiful tenets. It is now considered one of the first modern planned communities in the United States. In 1921 landscape architect Frank Button presented the first comprehensive maps of Coral Gables. At the heart of the community were Granada Boulevard and Coral Way as the major end-to-end thoroughfares. During 1921-22, when first launching Coral Gables, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. Merrick commissioned some of the first homes in Coral Gables along Coral Way and he heavily encouraged investors to build likewise along Granada Boulevard. Fred Armstrong, a successful Miami businessman, commissioned architect Martin L. Hampton, a member of Merrick's design team, to build the home on a prominent corner lot north of the Granada Golf course. The single-family residence at 1624 Granada Boulevard clearly exemplifies the historical, economic, and social trends of the Coral Gables during these founding years.

The comprehensive and cohesive use of Mediterranean designs was one of the featured selling points of Coral Gables in the 1920s. 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. The house at 1624 Granada Boulevard portrays the 1920s Coral Gables environment characterized by Mediterranean-inspired architecture and it embodies those distinguishing characteristics of the Mediterranean Revival style as it specifically was utilized in the City.

The residence at 1624 Granada Boulevard (Attachment A: Permit #1160) exhibits the typical fine construction and extensive wall mass with beautifully proportioned details of the City's early Mediterranean Revival style homes. The two-story residence has thick masonry walls that were intended to keep the home cool and textured stucco exterior to reflect the sun's heat. The varied windows afforded much needed ventilation and light in this tropical environment. Its construction over a crawl space supplied added ventilation and separation from the high-water table. Projecting facade planes juxtaposed the one- and two-story elements. Hallmark features of the home include the extruded "tower" evocative of a bell tower at the front entry and the belfry-inspired chimney rising from the rear façade. Additional character-defining features of the style include its simple rectangular massing with a variety of pitched roofs clad in barrel tile, the exterior masonry staircase, verandas, as well as ornamentation such as a series of metal Juliet balcony railings, arched elements, twisted entry columns, applied cast features, urns, decoratively-arranged round vents, wing walls, and transitional features.

As demonstrated above, the home is clearly identifiable as a prominent home built in the 1920s during the City's first developmental phase --Pre-1926: Initial Planning and Development during the Florida Land Boom-- in accordance with founder George Merrick's vision. Through this report it is demonstrated that the property possesses notable value in communicating the early history of the City and Merrick's vision. Specifically, it is significant as it:

- exemplifies the historical, cultural, political, economic, or social trends of the community;
- portrays the environment in an era of history characterized by one (1) or more distinctive architectural style; and
- embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Visual assessment of the property as well as examination of permits, building documents and historic photographs (Figures 1) indicate that the property retains substantial original architectural fabric and character-defining features of the Mediterranean Revival. Meaning, 1624 Granada Boulevard retains its integrity, and it physically conveys its historic, cultural, and architectural significance. Hence, as per, 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 determined that 1624 Granada Boulevard possesses sufficient significance and integrity for designation. This property is part of the collection of quality residences designed and constructed during the land boom period.

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 1624 Granada Boulevard (legally described as Lots 23 & the South 7 Feet of Lot 22 & Lot 24 & the South 10 Feet of Lot 21, Block 1, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 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 1624 Granada Boulevard 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 **1624 Granada Boulevard** (legally described as Lots 23 & the South 7 Feet of Lot 22 & Lot 24 & the South 10 Feet of Lot 21, Block 1, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,


Anna Fernas, 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.

Property Address:	1624 Granada Boulevard
Lot Description:	corner
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	two-story
Roof Types:	gable, shed, pyramidal, flat
Other:	

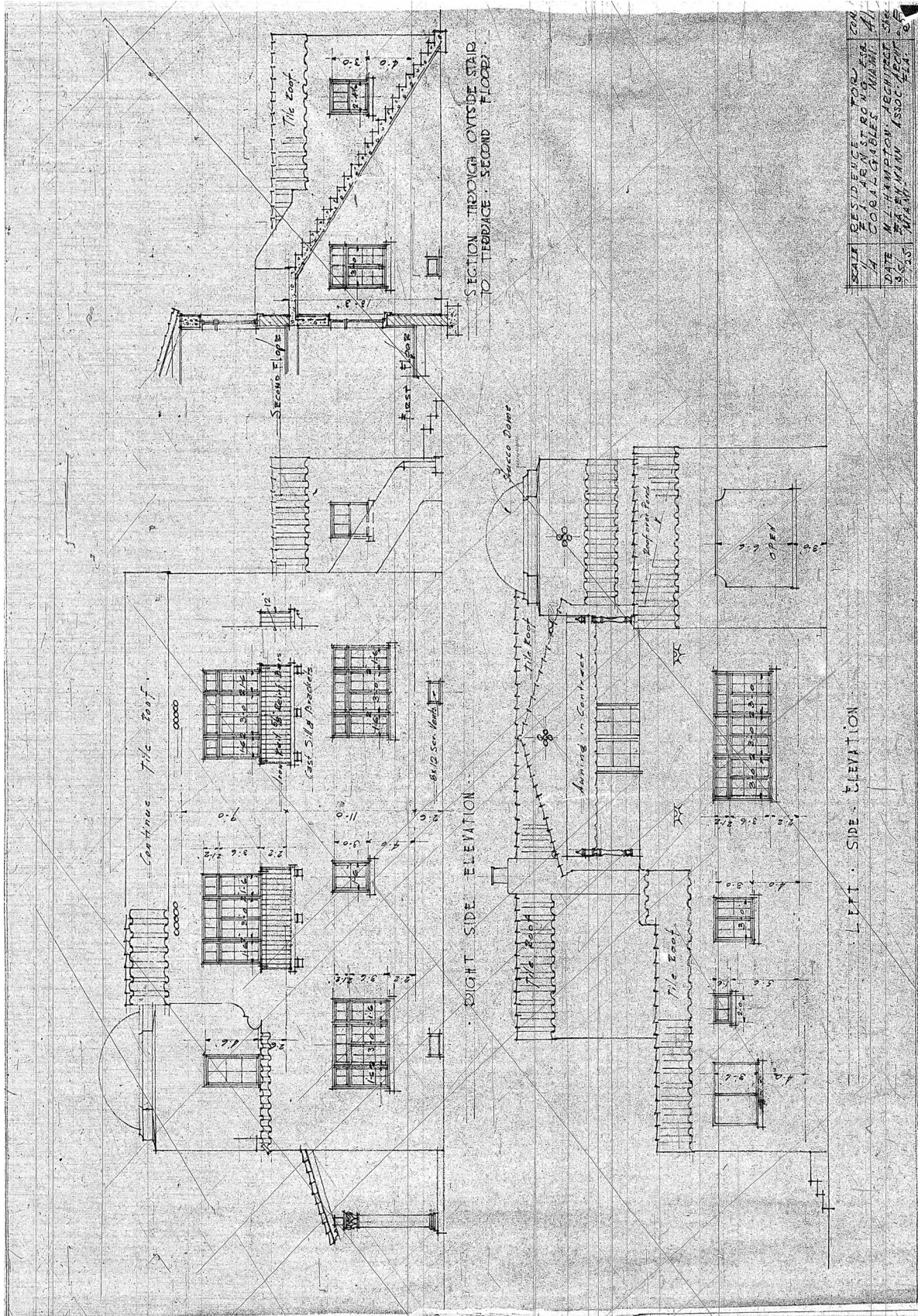
NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

CHARACTER-DEFINING FEATURES

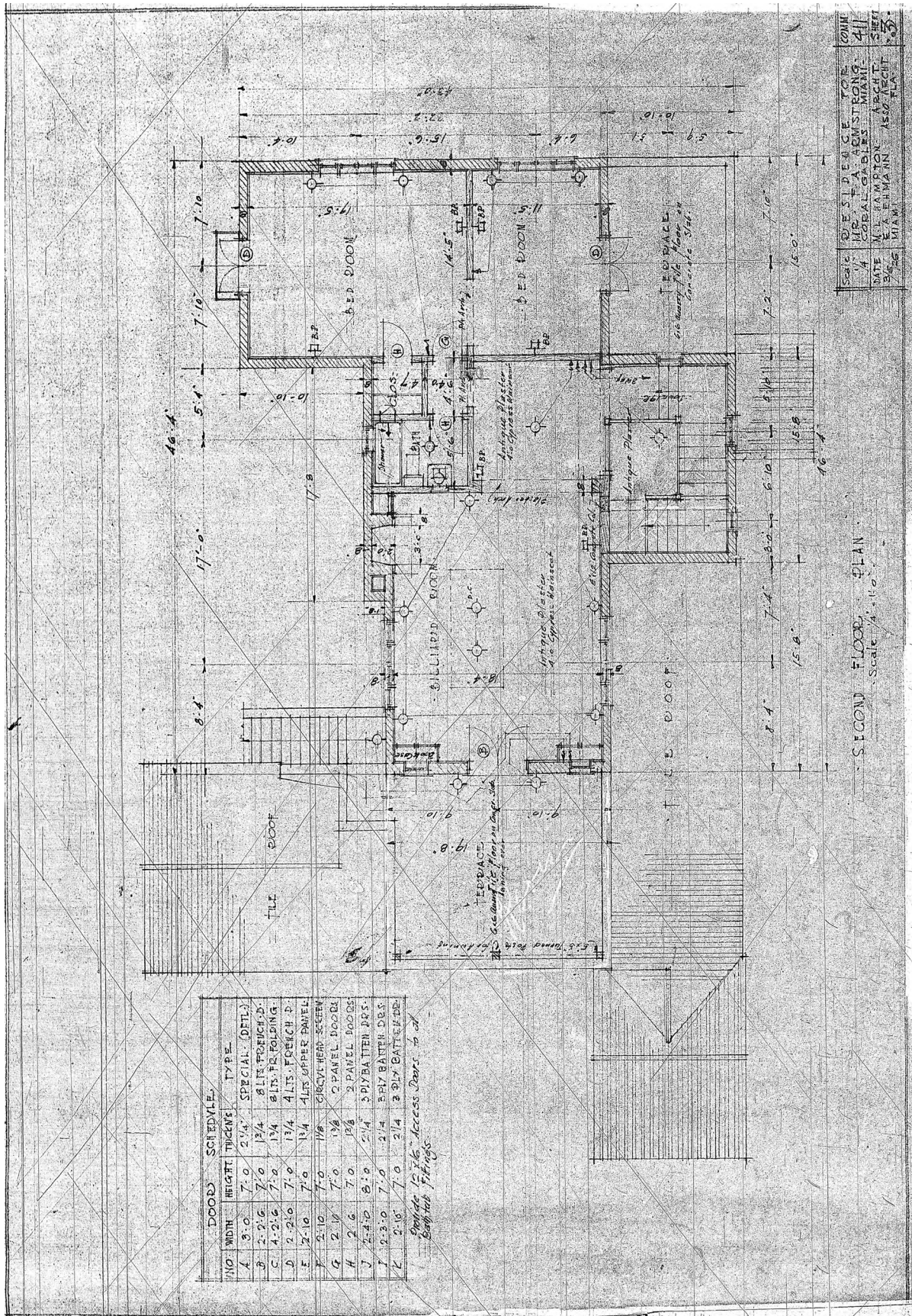
Style: Mediterranean Revival



- ✓ textured stucco over thick masonry exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types and heights: flat roofs with parapets & a variety of pitched roofs clad in barrel tile
- ✓ projecting facade planes creating the juxtaposition of one- and two-story elements
- ✓ extruded “tower” evocative of a bell tower at the front entry
- ✓ belfry-inspired decorative/predominant chimney
- ✓ exterior masonry staircase
- ✓ verandas
- ✓ wing walls and transitional features
- ✓ arched openings
- ✓ porte cochere
- ✓ metal Juliet balcony railings
- ✓ twisted entry columns
- ✓ cast ornaments such as plaques, niches, and urns
- ✓ round vents arranged as decorative accents
- ✓ recessed grouped and varied-size windows with raised muntins



DATE	9.6.25	RESIDENCE FOR	CON
NO.	1	FOR AREA	5180 MUSE
BY	W. L. HAMPTON	DESIGNED BY	W. L. HAMPTON
CHECKED BY		DATE	9.6.25
SCALE	1/4" = 1'-0"	PROJECT NO.	2026-003
		CLIENT	W. L. HAMPTON ASSOC. P.C.



NO.	WIDTH	HEIGHT	SCHEDULE	TYPE
A	3'-0"	7'-0"	2 1/4"	SPECIAL (DET.)
B	2'-0"	7'-0"	1 3/4"	8 LITS. FOLDING D.
C	4'-2'-6"	7'-0"	1 3/4"	8 LITS. FOLDING
D	2'-2'-0"	7'-0"	1 3/4"	4 LITS. FRENCH D.
E	2'-10"	7'-0"	1 3/4"	4 LITS. UPPER PANEL
F	2'-10"	7'-0"	1 3/4"	CIRCULAR HEAD SCREEN
G	2'-10"	7'-0"	1 3/4"	2 PANEL DOORS
H	2'-6"	7'-0"	1 3/4"	2 PANEL DOORS
J	2'-4'-0"	8'-0"	2 1/4"	5 PLY BATTERY DOOR
K	2'-10"	7'-0"	2 1/4"	3 PLY BATTERY DOOR

Includes 12 x 16" Access Doors to 2nd
Bathroom Fittings

DESIGNED BY
MR. J. A. CARMICHAEL
LOCAL GENERAL CONTRACTOR
DATE: 1925
BY: J. A. CARMICHAEL
SCALE: AS SHOWN
M.I.A. 1500
M.I.A. 1500

SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

