

**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF  
THE PROPERTY AT  
513 NAVARRE AVENUE  
CORAL GABLES, FLORIDA  
AS A LOCAL HISTORIC LANDMARK**



**Historic Photo, c.1928**



LHD 2025-012  
December 18, 2025

**LOCAL HISTORIC LANDMARK DESIGNATION:  
513 NAVARRE AVENUE, CORAL GABLES, FLORIDA**

**Application:** Application for Historic Significance Determination filed by owner

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables,  
Florida 33134

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

**Folio Numbers:** 03-4108-001-2550

**Legal Description:** Lot 16, Block 15, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

**Original Permit No. & Date:** 437; 1924

**Original Architect:** unknown; attributed to H. George Fink

**Original Owner:** Nicholas J. Murphy

**Present Owner:** Carlos Ignacio Lozano & Christina Conde

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

**Site Characteristics:** The property is an approximately 50’ x 113’ interior lot on the north side of Navarre Avenue between Segovia and Hernando Streets.

**SUMMARY STATEMENT OF SIGNIFICANCE**

Constructed in 1924 and recorded as Permit #437, the single-family residence at 513 Navarre Avenue is one of the earliest homes in Coral Gables and it exemplifies founder George Merrick’s vision for his Spanish- and Mediterranean-inspired city. Coral Gables is now considered one of the first modern planned communities in the United States. 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. Merrick built smaller moderately-affordable residences with the same high-quality construction and features as other structures. These moderately-affordable homes are an important feature of early Coral Gables. 513 Navarre Avenue was one of these homes.

The home was built by Nicholas J. Murphy, the first outside contractor in Coral Gables. An established builder from Massachusetts, Murphy brokered a deal with Merrick in late 1923 and proceeded to build over 50 homes by 1927 – despite building material shortages and the devastating hurricane. 513 Navarre Avenue was the home he built for his family. H. George Fink is the attributed architect. Fink, a member of Merrick’s original design team, was largely responsible for the implementing Merrick’s vision for the smaller homes now known as the Coral Gables Cottage.

513 Navarre Avenue is also significant as one of a handful of examples of the adaptation of Mission Revival style architecture in Merrick’s planned community. Its Mission parapet with a belfry-inspired niche and its adobe-inspired stucco texture and pop-out bay exemplify the style. 513 Navarre Avenue has retained its historic integrity for over a century and significantly contributes to the historic fabric of the Coral Gables and 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 513 Navarre 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, 513 Navarre 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 1924 during the City's first phase of development, the single-family residence at 513 Navarre Avenue represents the architecture that was the founding premise of Coral Gables.

### Founding of Coral Gables

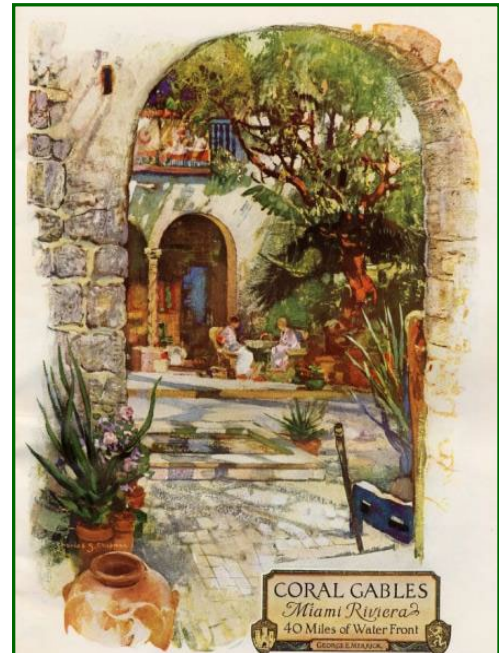
Coral Gables was originally conceived as a suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th centuries to create his vision for a fully-conceived and cohesively-designed Mediterranean-inspired city. The goal was to create architectural splendor in a suburb with tropical luxuriance. It is now considered one of the first modern planned communities in the United States.



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

Merrick, advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy, Martin Hampton, and Phineas Paist, transformed 3,000 acres of citrus plantation and native hammock. (Figure 1) Merrick's team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle and thus, structures were designed combining elements commonly used in Spanish, Moorish, and Italian architecture. It evolved into a style now known as Mediterranean Revival. (Figure 2)

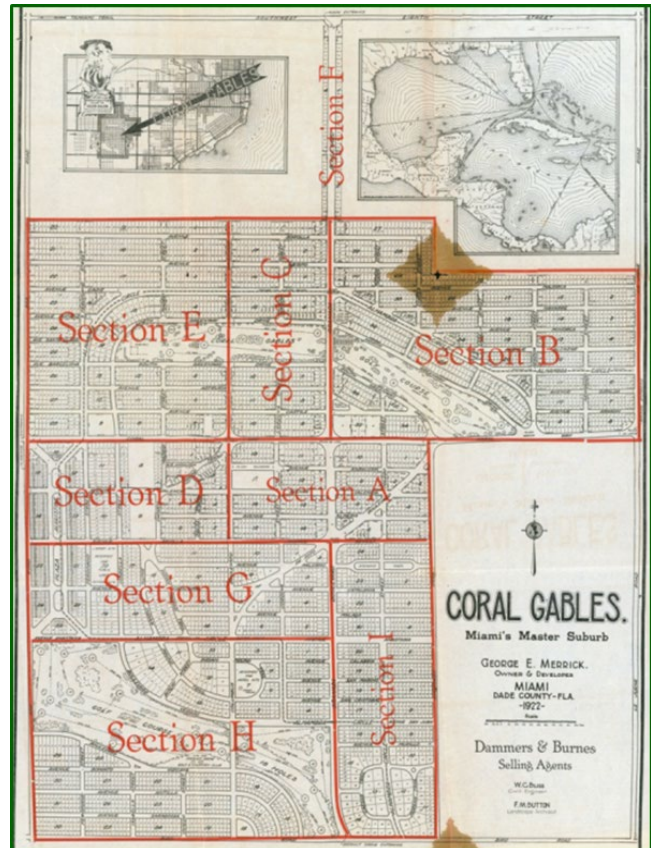
Nationally-acclaimed landscape architect Frank Button drew the first comprehensive map of Coral Gables in 1921. It was based on the grid infrastructure of fruit trees from the Merrick family's citrus plantation, as well as the native pineland. It thoughtfully maximized the potential of the tropical environment and implemented restrictive zoning to control development and aesthetics. The homes were to convey a quality of centuries-old permanence and had generous street setbacks for front yards with 'tropical vegetation in a delightful profusion.' 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,



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

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.

Merrick realized that automobile ownership was increasingly common and wanted to embrace the motorist without impacting the beauty of the community or the comfort of its residents. Thus, he implemented a series of wide parkways with center planting medians as major thoroughfares across the development, as well as parkways with substantial swales for tree-planting that supplied internal access and scenic routes. Merrick's 'Great Development Program,' also included majestic place-making features. The plan opened the grid at strategic locations for grand entrances, plazas, and fountains, hence focusing the major arteries and vistas and providing visual interest for both the pedestrian and the motorist. The broad sweeping boulevards curved around planned features that included golf courses, monumental public and community buildings, and other amenities. (Figure 3)



**Figure 3: Coral Gables Map:  
"Miami's Master Suburb," 1922**

With Merrick's acceptance of Button's plan in July 1921, the building of Coral Gables' infrastructure began in earnest. Miles of roads were laid with sidewalks, green space, and trees, along with the establishment of acres of parks. The levelling of the Granada Golf course commenced, and waterways were channeled through the oolitic limestone beds. The boundaries ran from just north of Sorolla Avenue south to Bird Road, west to Red Road, and east to Anderson Road, with a small section abutting Le Jeune Road north of Coral Way. The northern section of Granada Boulevard was only a strip of land from the street north of Sorolla Avenue (then called Coral Valley Road) to the Tamiami Trail where the first entrance was to be constructed.

The map also indicated the location of the first seventy-five acres up for sale. Labelled as Section "A," it was just south of the Merrick's home on Coral Way. It offered both large and small lots to accommodate buyers from different income brackets. A heavily advertised lot auction commenced on November 26, 1921. Records indicate that upwards of five thousand people attended. Six days later the auction closed with three hundred lots sold for over a half-million dollars. Buoyed by the sales, on December 1921 Merrick pledged \$10,000 from the sales to fund a library and, a few days later, pledged \$100,000 along with land to create the University of Miami in Coral Gables. Merrick continued to acquire land and over the next few years several thousand homes and numerous public and commercial structures were built.

## Coral Gables Section “B”

On December 27, 1921, Merrick held his second auction, offering Section “B” for sale. (Figures 3 & 4) Bounded on three sides by grand thoroughfares - Granada Boulevard to the west, Le Jeune Road to the east, and Coral Way to the south - it included an array of Merrick’s planned features. Larger lots lined Alhambra Circle, a wide boulevard with a lush center median, and the impressive Greenway Drives that circled the proposed golf course. Section “B” also included 50’ lots that could be bought separately or bundled together offering both affordable and higher-end options.

In April 1922 Merrick moved the planned business district to the recently acquired one-hundred-forty acres between Le Jeune to Douglas Road directly east of Section “B.” Alhambra Circle was extended from Section “B” across Le Jeune Road to become the main business thoroughfare. In Section “B” the median of Alhambra Circle, which winds through the center of the section, became a bridle path for the Coral Gables Riding Academy located in the business district. In August 1922, as part of Merrick’s Great Development Program, the plazas along Coral Way were completed and three additional plazas in Section “B” - Granada Plaza, Alcazar Plaza, and Castile Plaza (now called Young Park) - were underway. These plazas were designed to break up the street grid and create a varied experience for pedestrians and motorists. In early 1923, the much-anticipated Coral Gables (Granada) Golf Course and its Country Club opened. The clubhouse was the community’s first public building and became the hub of social activities.

All these amenities, and its proximity to the new business district, were touted repeatedly in early marketing and defined this area of the city. As a result, Section “B” developed steadily in the 1920s and became a well-developed single-family home area. With the exceptions of those residences along Alhambra Circle and along the Greenways, the homes in Section “B” were predominantly one-story and moderately-priced.

**AUCTION SALES AT CORAL GABLES**  
Second Great Series Begins Tuesday, December 27th,  
Continues Until Section “B” Is Entirely Sold Out

**FREE PRESENTS**  
On a bigger scale than ever before  
**FREE RISES**  
To take you to and around Coral Gables and back

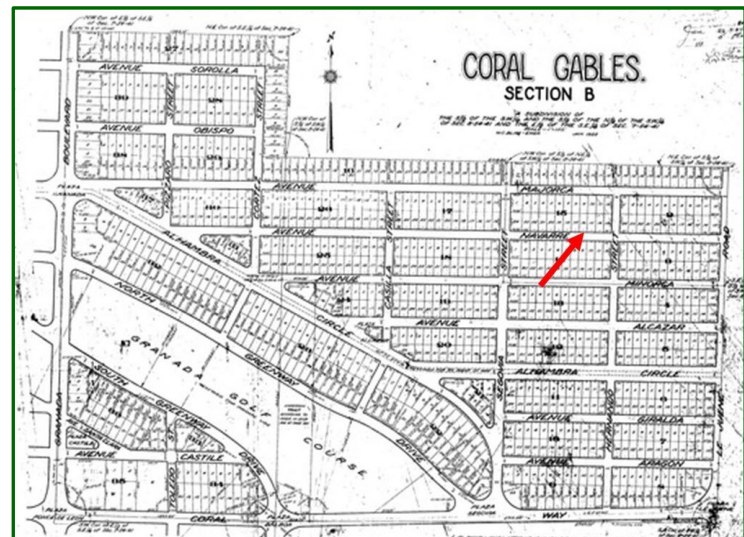
**FREE CORAL GABLES PUNCH AND GRAPEFRUIT**

**BAND CONCERTS EVERY DAY BY SLEIGHT'S MIAMI BAND**

**THE BIG OPPORTUNITY TO BUY AT YOUR OWN PRICE**

Reproduced from Photograph taken at our First Auction Sale at Coral Gables when the entire Section “A” was sold out.

600 High-Grade Lots Offered in the Greatest Sale of the Year



**Figures 4: Section “B”  
Auction Ad, *Miami Herald*, December 23, 1921 [top]  
Plat Map, 1922 [bottom] - Red Arrow: 513 Navarre Ave**



**Figure 5: Early 1920s Aerial Photo of Coral Gables looking West  
Location of 513 Navarre Street located just off photo**

The single-family residence at 513 Navarre Avenue was constructed in 1924 in Section “B.” It is indicative of the type of architecture that was the founding premise of Coral Gables, exemplifying the Mediterranean ideals, Spanish prototypes, and climate adaptations espoused by founder George Merrick, as well as his plans for this section of the City.

### **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. Merrick strove for Coral Gables to be a socially mixed Garden City community where people of various socioeconomic levels lived side-by-side in quality homes. During 1921-22, when first launching Coral Gables, Merrick’s team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision.

In 1923, as Merrick substantially augmented his land holdings, he increased his focus on demonstrating his vision for moderately-priced and smaller-sized homes. In 1923, with the platting of the Granada Section, Merrick commissioned fifty-eight homes towards that end. The commissioned 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.

*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*

513 Navarre Avenue is one of these smaller, moderately priced homes. (Figure 9)

## **Mission Revival**

By the late 19th century, California architects made a monumental shift in their architectural inspiration. Rather than continuing to adopt East Coast styles, they looked to their own historic surroundings, where the Spanish Colonial mission heritage had built beautiful mission chapels, with thick, white stucco walls, red clay roofs and bell towers. The resulting Mission Revival style was characterized by silhouetted shapes that mimicked the old Spanish missions, with stucco facades punctuated by deep windows and door openings and sparse ornamentation.

The most distinctive features of the Mission Revival style were the curved or shaped parapet and in more ornate cases, one or two square towers symbolizing a mission church's bell tower. Roofs were commonly flat or low-pitched clay-tiled hipped, gabled, or pent with rafters in the eaves. Arches were common and usually semi-circular and without moldings. The style also embraces Moorish detailing -- such as quatrefoil windows, pointed arches, and vents -- due to the broader influence of Islamic architecture on the Spanish.

Noted architectural historian Virginia McAlester states that, while the style never became popular outside of the southwest, variants of the style were built in the early 20<sup>th</sup> century suburbs throughout the country. Coral Gables was one of these suburbs. The initial building campaign in Coral Gables relied heavily on Spanish precedents. Mission Revival and Mediterranean Revival styles have common roots in Spanish architecture and share many characteristics. In 1923 and early 1924 there were some homes in Coral Gables built in the Mission Revival style. They were almost all moderately-priced residences and perhaps the style was used to provide a separate and distinct aesthetic choice for the smaller homes.

Mission Revival is often distinguished from Mediterranean Revival by its restrained or lack of surface ornamentation, its large square pillars, and its distinctive Spanish Colonial-inspired parapets, copings, 'bell towers' and chimneys and/or exposed rafters. The front porches are often full-façade or incorporated versus projecting bay porches. The window types also have greater variation but are usually adorned only with a simple sill.

### **General Characteristics**

*Height:* one- and two-stories

*Primary Exterior Materials:* stucco with smooth or adobe-inspired texture

*Roof Type/Surfacing:* flat with parapet; low-pitched tiled hipped, gabled, or pent

*Roof Detailing:* Spanish Colonial-shaped parapet; coping along parapet; broad eaves often with exposed rafters

*Fenestration:* recessed double-hung sash windows with a 1/1 light configuration; recessed multi-paned casements

*Other Prominent Detailing:* one-story entry porch often full width of façade with arched openings supported by large square pillars; Mission-like bell tower features; buttress-inspired wing walls; twisted columns; pointed arches; round or quatrefoil window

513 Navarre Avenue displays the characteristics of the Mission Revival style. (Figure 9)



### Coral Gables' First Outside Contractor: Nicholas J. Murphy (1885-1939)

Buoyed by the success of initial sales Merrick poured the profits into additional public amenities and acquiring more land. Most notably he opened the Granada Section in fall 1923. This large section expanded Coral Gables to the well-traversed Tamiami Trail. Lot sales continued at a rapid pace. As a result, his workforce grew exponentially. Coral Gables, as well as other south Florida communities also expanding during this land boom period, began to experience a shortage of workforce housing. Up to this point, in Coral Gables all building was done by Merrick's companies. At this juncture Merrick was faced with a choice: slow the pace of development or find additional avenues to provide both workforce and new resident housing.

In late 1923 Nicholas Murphy, a prominent building contractor and real estate broker from Massachusetts, approached Merrick with a proposal to purchase lots and build homes using his own resources. Murphy brought to the table over a decade of experience in both building and selling real estate in Boston's prominent suburbs. (Figure 6) Merrick and Murphy struck a deal which was announced in late December 1923. (Figure 7) Murphy's 1939 obituary claims he was Coral Gables' first outside contractor. This is substantiated by mid-1920s newspaper articles.

**BUILD OR BUY**  
IN **WEST ROXBURY OR ROSLINDALE**  
WHERE YOUR PROPERTY WILL NOT DEPRECIATE

**SEE MURPHY FIRST**

COME OUT WHERE IT'S HEALTHY  
THIS IS BOSTON'S healthiest suburb. I invite you to come out and see the extensive list of houses and sites I have to offer for rental and sale, as well as choice lots in the most select localities.

ARE YOU LOOKING FOR A BARGAIN?  
7-ROOM HOUSE—Every modern improvement, including hot water heat, open fireplace, large piazzas, first-class restricted neighborhood, two minutes to cars, \$2400; small amount down, balance as rent. See MURPHY.

MURPHY-BUILT MEANS WELL BUILT

**NICHOLAS J. MURPHY**  
WEST ROXBURY AND ROSLINDALE

1741 Centre St., Corner Manthorne Road, West Roxbury. Office Open 8 to 5, Sundays and Evenings by Appointment. Automobile Service.  
Telephones: Office, Bellevue 1200; Residence, Bellevue 111-W. Take West Roxbury Car at Forest Hills and Get Off at Manthorne Road

ASK ABOUT MURPHY  
I WANT customers to talk with those for whom I have built and learn for themselves as to my methods and results. You could ask no better reference than this.

**\$5800--A SACRIFICE--\$5800**  
\$800 DOWN will take this modern 11-room, two-apartment house, built on an entirely new plan; nice quiet, tree-shaded street; splendid lot of land for children and garden; easy terms. See MURPHY; Bellevue 1200.

"This is a House That Murphy Built"  
For EDWARD J. COUGHLIN  
85 Hewlett St., Roslindale. Ask Him How He Likes It

MURPHY-BUILT MEANS WELL BUILT  
BUILDING CONSTRUCTION  
REAL ESTATE

Figure 6: Ad for Nicholas J. Murphy, Inc.  
*Boston Globe*, May 31, 1914

While the exact terms of the deal were not published, it appears Murphy agreed to build several dozen homes in Coral Gables with the majority affordable to working families. Murphy was to supply the manpower and materials, independent of Merrick's Coral Gables Construction Company. However, to insure the aesthetic consistency, the architect had to be a member of Merrick's design team. Also, as was common in all of Merrick's later deals, Murphy purchased the lots upfront, but Merrick did not transfer the deed until construction was complete and approved.

As seen in Figure 7, Murphy purchased 20 lots and began construction immediately. Newspapers record the first homes were completed and sold by April 1924. As homes were completed Murphy purchased additional lots. Most of his houses were in Section "B" and were designed almost exclusively by architect H. George Fink. As agreed, they

Figure 7: Murphy Coral Gables Deal Announced  
*Miam Herald*, December 31, 1923

**MASSACHUSETTS MAN**  
**BUYS 20 TOWN LOTS**

Big Purchase of Coral Gables Realty Results From a Visit by Murphy

Several new homes in Coral Gables will be begun this week as the result of the purchase of 20 lots by Nichols J. Murphy of Newton, Mass.

Mr. Murphy, who has just moved to Miami, was so enraptured with Coral Gables that he walked into the executive offices and made his purchase. He will start the erection of three houses within the next ten days and expects to build on the remainder of his sites as soon as these are completed.

were mostly modest-sized residences. Some sales were handled independently by Murphy, often to fellow New Englanders, and some were sold by Merrick's sales force. Murphy's progress was well-documented by local newspapers and some of his houses were featured in full page ads by Merrick's team. (Figures 8) His obituary states that he built over 50 homes by 1927 (substantiated) with a final count near 100 (unsubstantiated).

**ELEVEN CORAL GABLE HOMES BRING \$142,000**

Nicholas Murphy Has Others Under Course of Construction on Property.

**ELEVEN** houses valued at \$142,000 and built by Nicholas J. Murphy on his holdings in Coral Gables, have been sold during the past month, according to word from the executive offices of Coral Gables yesterday.

The houses were part of a unit of 25 homes that have been in course of construction in the suburb for the past three months. Of the remaining 14 homes six have already been spoken for and the sales closed as quickly as the houses are completed.

Mr. Murphy came to Miami from New England last year and purchased forty lots in Coral Gables and immediately began construction of some 15 homes. Before these were all completed they were sold out mainly by the Coral Gables sales organization. Mr. Murphy has been in the contracting business and has persuaded many men from New England to move to Coral Gables. With the completion of the present unit of homes Mr. Murphy plans to erect houses on the remainder of his plots, the prices ranging from \$12,000 to \$15,000.



Coral Gables houses built by Mr. N. J. Murphy, and now offered for sale at \$11,500 up.

**For Every One Wants An Ideal Home In Settings That Grow More Beautiful Daily**

**H**ERE is a great deal more than the assurance of profitable investment in the Coral Gables houses which are now offered at exceptional prices. The ever-increasing popularity of the development program is ample guarantee of increased values. The profits which have been taken in Coral Gables holdings during the past three years are proof of the still greater profits to come.

Do every one who buys a home has higher dreams than the mere making of money. You have ideals to be fulfilled. You have standards of beauty, ambitions for better living, the fondest hopes of good surroundings and the best home environment to be fulfilled. And in no place in all of this fine district will you command such an overflowing measure of these as at Coral Gables.

Call and tennis at your door; walks paths for saddle horse and pony riding; a beautiful open air bathing pool; the country club with its delightful dining, music of scenery through treacherous backwoods; Gulf Stream breezes that make comfortable living all the year around; and houses that are as attractive in design as they are attractive in price.

Old and young find life at Coral Gables a never-ending delight.

**CORAL GABLES**

**Miami Riviera**  
 40 Miles of Water Front  
 George E. Merrick

Atlantic City Office: 1729 Boardwalk  
 New York Office: 180 W. 42nd Street  
 Executive Office: Administration Building, Coral Gables  
 Miami Sales Office: 152-154-156-158 E. Flagler St.  
 Florida Offices: Jacksonville, West Palm Beach, Daytona, Orlando, Tampa, St. Petersburg, Sanford, Sarasota and Bradenton.

**Figures 8: Typical Articles on Murphy's Endeavors  
 Miami Herald, October 12, 1924 [left]; Miami Tribune, May 21, 1925 [right]**

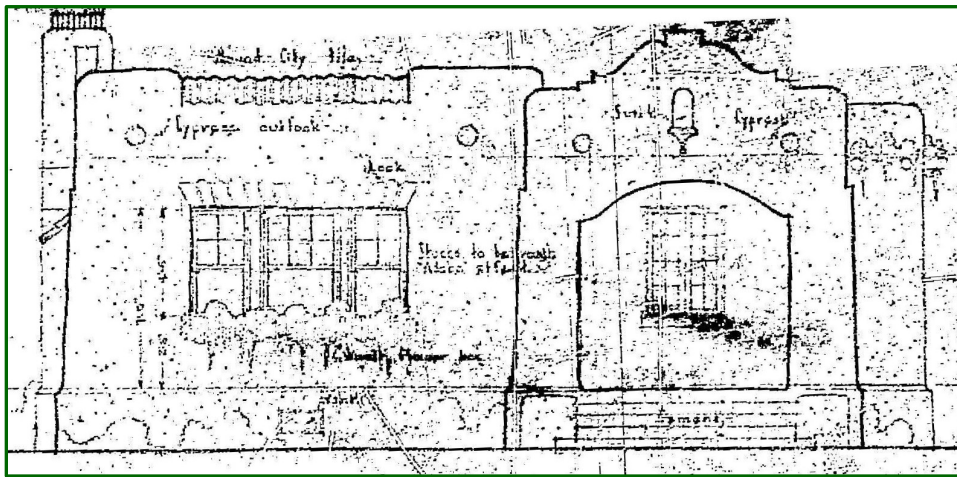
**513 Navarre Avenue**

By summer 1924, Murphy, evidently pleased with the deal's progress and the promise, decided to permanently relocate his family to Coral Gables. He built 513 Navarre Avenue for them. Constructed in the heart of Section B, which he was quickly developing, it is the same vein of his other modest-sized homes.

The c.1928 historic photo of 513 Navarre Avenue in Figure 9 provides streetview documentation of the as-built home. The drawings on record (see Attachment A: Permit #437) appear to be preliminary as they lack a title block and do not accurately reflect the final built home. It is likely that as the owner/builder, the plans were pro forma and Murphy made adjustments, such as flipping the parapets, during construction.

It should be noted that the house bears a striking resemblance to an earlier home in Section B at 439 Majorca Avenue. (Figure 10) It was built in 1923 for Martin and Fannie Mastenbrook.

Mastenbrook was a supplier of native rock. 439 Majorca Avenue is attributed to architect H. George Fink. Given that most of Murphy's projects were designed by Fink, and that the Permit #437 drawings are consistent with Fink's drafting style as seen in other permits, it is highly likely that Fink designed both houses. Murphy clearly would have been aware of the Majorca residence and perhaps he, or a family member, asked for a similar design and Fink provided the template with Permit #437.



**Figures 9: 513 Navarre Street  
Historic Photo, c.1928 [top]; Permit #437 [right]**



**Figure 10: 439 Majorca Avenue, 1924; Built in 1923**

In September Nicholas moved his wife, Anna (Queenie) Marsh Murphy (1884-1940) and their four children into their new home at 513 Navarre Avenue. They resided in the home for about five years. In the late 1920s and into the 1930s Polk's directories and newspaper accounts indicate that they moved to increasing larger homes in Coral Gables built by Murphy. The Murphy's were active in the community and often hosted civic gatherings. Most notably, Nicholas was a founding director of the First National Bank in Coral Gables. In the 1930s Murphy's focus shifted to brokering stock and he became less active as a builder.

513 Navarre Avenue however, remained in the Murphy family until 1941. By 1929, still owned by Nicholas, it was occupied by his sister Agnes who moved from Boston to become a secretary in his company. After her death in 1931, their brother Jerome moved in. He is cited as the company's bookkeeper. After Nicholas's death in 1939 and Anna's in 1940 the family placed the home up for sale.

In 1941 it was purchased by retired banker Charles Bainbridge and his wife Ella who resided at 516 Navarre Avenue. They reportedly bought the home to provide housing for military families which they did until Charles passed in 1957. After Ella's death in 1960 their daughter sold the property to their long-term tenant George C. Smith. A full listing of subsequent owners is presented below.

The longest owner was Whitney Sidener who owned the property for thirty-nine years from 1980-2019. Sidener, a music professor at the University of Miami, was honored in 2024 as the University's Distinguished Alumnus of the Year. He was recognized as building the jazz program 'into a national powerhouse' during his 38 years as department head. His wife Rosann was equally notable in her field. Rosann began teaching in Miami-Dade in 1977. In the early 1990s she completed a doctorate and in 2007 she became the principal of Miami Beach High School. She raised Beach High's standing from a "D" rating to "A" and in 2012 was named Florida Principal of the Year. Later that year the high school designated the bus lane as Rosann Sidener Way. She lost her battle with cervical cancer the following year. On April 17, 2013, the Miami Herald ran a touching tribute to her.

### **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.*

1923-1941	Murphy Family: Nicholas Joseph Murphy & Anna Murphy
1941-1960	Charles W. Bainbridge (1868-1957) & Ella Surguy Bainbridge (1875-1960)
1961	Beatrice B. Fretwell
1961-1969	George C. Smith & Martha H. Smith
1969-1980	Edward A. Ediselli & Maria Ediselli
1980-2017	Whitney Sidener & Rosann Sidener (1956-2013)
2017-2019	Whitney Sidener & Esther Jane Hardenbergh
2019-Present	Carlos I. Lozano & Christina Conde

## Retaining Context

In general, construction in Coral Gables boomed until the combination of the devastating Hurricane of 1926 and Great Depression curtailed new development and ended Merrick’s grand plans for completing his Mediterranean-inspired City. However, what he accomplished in the first phase of development of Coral Gables was staggering. By the close of 1928 Merrick had more than tripled his land holdings and issued over 4,100 building permits.

During the Depression Era of the 1930s, few single-family homes were built. With the implementation of New Deal and other incentives, the building industry finally experienced a small resurgence in the late 1930s and early 1940s; only to abruptly grind to a halt during the War years of 1942-1945 as materials, expertise, and manpower were diverted to the war effort. The Post-War prosperity that followed these lean years created an optimism which reigned through the 1960s and resulted in an unprecedented building boom. (Figures 11) During this time the building of single-family homes in Coral Gables followed national trends both in numbers and in style.

It should be noted that when the construction of single-family homes resumed in Coral Gables after the Depression there was a distinct departure from the ornamental and picturesque Mediterranean Revival style that had dominated the City’s landscape since its inception. The newer homes embraced contemporary modern styles. Coral Gables Section “B” was fully developed by the 1960s and has retained its context as a single-family residential neighborhood to present.



**Figures 11: Aerial Photograph – Siting and Context Over Time  
1938 [left]; 1948 [right]**

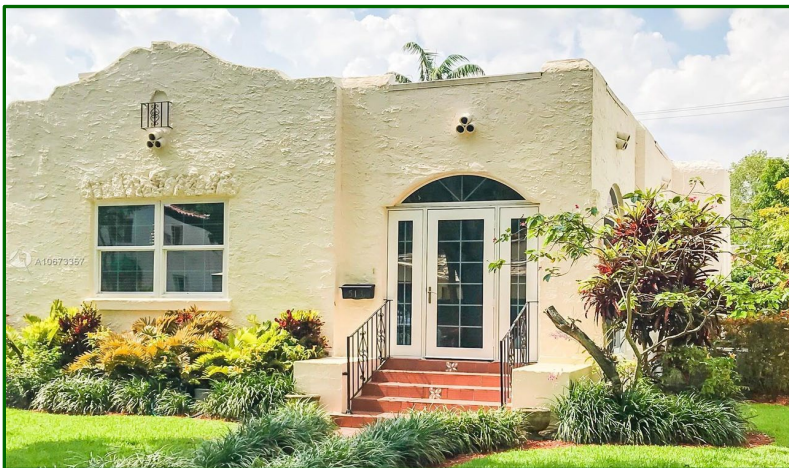
**513 Navarre Avenue indicated by red arrow**

**Note: the ‘white’ buildings are new construction**

*Courtesy of Aerial Photography: University of Florida*

The home at 513 Navarre Avenue is one of the few remaining Mission Revival style single-family residences built during the 1920s. It exemplifies Merrick’s vision for Coral Gables and the founding architecture of the City. It also stands as a testament to Nicholas J. Murphy’s contribution to Coral Gables as the first outside contractor. Hence, the home at 513 Navarre Avenue retains its historic integrity and context, as well as location.

**SIGNIFICANCE ANALYSIS AND DESCRIPTION**



**Figures 12:**  
**513 Navarre Avenue**  
**Over Time**

*Top to Bottom:*

**c.1928**

**c.1940**

**April 25, 1980**  
*Courtesy Miami-Dade  
Property Appraiser*

**2019**  
*Courtesy Realtor.com*

## Executive Summary

Constructed in 1924 and recorded as Permit #437, the single-family residence at 513 Navarre Avenue is one of the earliest homes in Coral Gables. It exemplifies founder George Merrick's vision for his Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. In his plan, Merrick embraced the Garden City precept of offering quality housing for different income levels. He was determined that the moderately-affordable residences in Coral Gables would, though smaller, also have the same high-quality construction and features as other structures that shaped the new city. These modest homes are an important feature of early Coral Gables. 513 Navarre Avenue was one of these homes.

The home was built by Nicholas J. Murphy, the first outside contractor in Coral Gables. An established builder from Massachusetts, Murphy brokered a deal with Merrick in late 1923 and proceeded to build over 50 homes by 1927 – despite building material shortages and the devastating hurricane. He was one of the few contractors that fulfilled his promises to Merrick. 513 Navarre Avenue was the home he built for his own family. H. George Fink is the attributed architect. Fink, a member of Merrick's original design team, was largely responsible for implementing Merrick's vision for the smaller homes now known as the Coral Gables Cottage.

The residence is also significant as one of a handful of examples of the adaptation of the Spanish Colonial-inspired Mission Revival style architecture in Merrick's planned community. As described below, the simple rectilinear massing, the restrained ornamentation, and the adobe-inspired stucco texture of this home exemplifies the Mission Revival style. Its defining Mission parapets, the belfry-inspired niche, the flared arched entry porch, the adobe-inspired flared pop-out bay, and 'buttressing' wing walls are the home's hallmark features of the style, as well as the no longer extant decorative vigas. Other character-defining features of the home include the rough stone window lintel, the shouldered chimney, the restrained decorative elements of the barrel tile accents (not currently present), grouped round vents (early addition), the articulated masonry base, and the deeply recessed windows with projecting masonry sills.

513 Navarre Avenue is also a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mission 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 and its construction over a crawl space provided ventilation and separation from the high-water table. Hence, the home portrays the environment in an era of history in Coral Gables and it embodies those distinguishing characteristics of its architectural style, period, and method of construction.

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 residence. It remains representative of Merrick's vision for Coral Gables' modest 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 the property possesses sufficient integrity for designation. Thus, it is deemed that 513 Navarre Avenue significantly contributes to the historic fabric of 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.*



**Figure 13: 513 Navarre Avenue, 2025**

The tree-lined 500 block of Navarre Avenue is between Hernando and Segovia Streets in the Coral Gables Section “B.” It is comprised largely of one-story homes ranging in date from the 1920s to the present day. Built in 1924, the single-family residence at 513 Navarre Avenue was amongst the first homes in this area.

The home sits on a landscaped 50’ x 113’ interior lot on the north side of Navarre Avenue. The property comprises a single-family residence and a detached single-car garage at the lot’s northwest corner. A paved driveway runs along the west side of the home. The house is approached by a paver walkway from the sidewalk to the front entry steps. (Figures 14)

As seen in Figures 18, the home was designed with two-bedrooms, a covered front entry porch, a back porch, as well as a rear sleeping porch. There have been no additions to the home. Primary alterations to the home consist of enclosing porches, window type changes, and removing some decorative features.



**Figures 14: Property Overview  
Aerial, 2025 [ left]**

*Courtesy Miami-Dade County Property Appraiser*

**Boundary Survey, 2025 [right]**

*Courtesy Alpha C&N Land Services, LLC*





**Figures 15: 513 Navarre Avenue: c.1928 [left]; 2025 [right]**

The Mission Revival style seeks to evoke the Spanish Colonial mission heritage of the southwest. It was characterized by silhouetted shapes that mimicked the old Spanish missions, with stucco facades mimicking adobe textures that were punctuated by deep windows and door openings and sparse ornamentation. Thick walls, distinctive curved parapets with belfries, arched openings, and the use of barrel tile are character-defining features. Although a simple version, the home at 513 Navarre Avenue celebrates this style.

The one-story house is built of masonry block units above a crawl space and is clad with adobe-inspired textured stucco. Rectangular in plan, the living space (approx. 1,741 SF) is under a flat roof with simple Mission style parapets. A slightly protruding articulated base runs along all façades of the home.

In typical Mission Revival style, the window openings are deep without framing and have protruding sills. Historic photos show that the original windows were single-hung in type with high-profile muntins in the upper sashes. (Figures 12 & 15) They were changed to awnings in 1962. The current configurations of horizontal rollers, single-hung, and picture windows were installed between 2011 and 2014. Centered above most of the original fenestration openings are round barrel tile vents decoratively arranged in a triangle. As seen in Figures 12, they were not original to the house but were installed by the 1940s. These vents were common in Coral Gables' 1920s Mediterranean Revival style homes.

In the original design there were cypress vigas protruding on all facades. (Figures 9 & 15) Historically, vigas were wooden beams that carried the weight of the roof to the load-bearing exterior walls and were very common on traditional adobe architecture of the American Southwest. The vigas protruded from the adobe walls and were either left unfinished as log timbers or decoratively carved. In the Mission Revival style, they are usually decorative and are hallmark feature. The vigas on this home were designed to evoke log timbers. It is also worth noting that the original window flower boxes were supported by protruding members carved in a traditional viga profile. While the flower boxes were removed by the 1940s the supporting decorative 'vigas' were left in place for a few decades. (Figures 12)

As seen in Figures 12, all decorative vigas were removed by 1980. While there is no permit specifying their removal, there were significant number of permits for other alterations—mostly interior—in the early 1960s. Evidently George and Martha Smith did a fair amount of work on the home once they acquired it in 1961. There was little work done to the home in the 1970s so it is likely that the removal of the vigas occurred in the early 1960s. Their locations can still be discerned by the stucco patching. This is very visible in Figures 21.

The original drawings also included a Mission Revival canale (spouts or scuppers) at the east facade. (Figures 9; Attachment A) Canales are drains projected through the parapet, originally meant to direct water away from the face of the adobe structure. There is no evidence that it was constructed and hence, may explain the addition of the round vents installed by the 1940s.

The extant front façade of 513 Navarre Avenue is dominated by two character-defining features of the Mission Revival style --the curved parapet and the arched openings. The home's front façade has two bays, the western living space bay, and the slightly receding original front entry bay. Wing walls at the corners of the front façade gently kick and flare out harkening back to the buttressing at corners of an adobe structure.

The large distinctive parapet is the strongest identifier of the Mission Revival style. The parapet is meant to evoke the front facades of Spanish Colonial missions. These parapets often contained belfries. In the Mission Revival style, niches such as the one on this home harken back to the original belfries. The metal work in front of the niche is a recent addition and detracts from the feature. Like the round vents, it was a common Mediterranean Revival style feature found on neighboring 1920s homes but is not appropriate for Mission Revival style. Under the niche a large window opening has a rough cut stone lintel arranged in a jack arch fashion.

As seen in Figures 18, the eastern bay was originally a covered entry porch. The corner porch has a large flared arch opening on each side. (Figures 16 & 20) As seen in Figures 12, the entry porch was screened by the 1940s. As shown in Figures 18, it remained a screened porch into the twenty-first century. The permit enclosing the porch for living space and

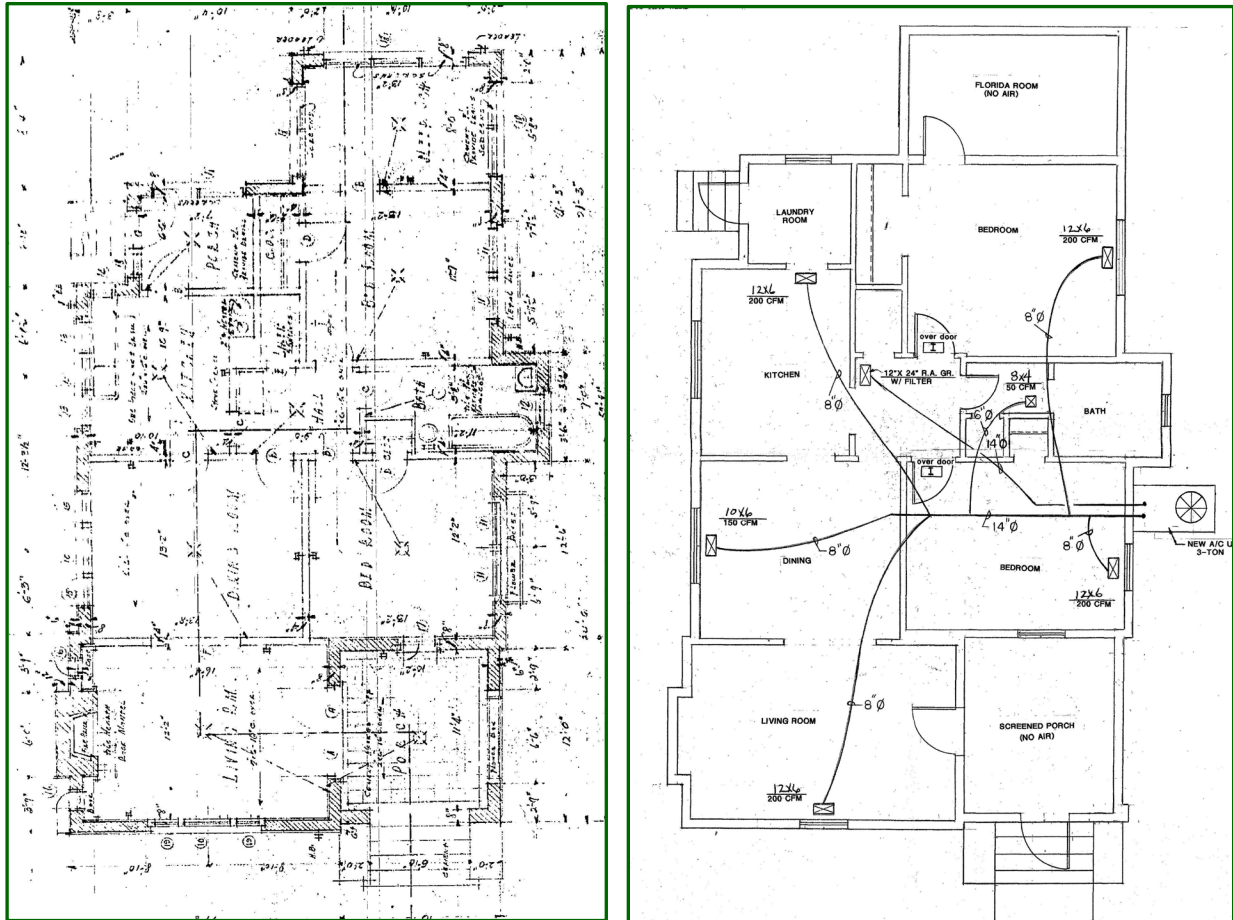


**Figure 16: Front (South) Façade  
2025 [top]; 2019 [bottom]**

**Figure 17: Interior Entry Porch  
Looking Southeast, 2019**  
*Courtesy Realtor.com*



installing fenestration in the arched openings has not been located to date; however, it is clear from photographs it occurred in 2015-16. The porch still retains its original tile floor. (Figures 17) As seen in Figures 12 and the original permit drawings (Attachment A), the flat parapet above the entry porch, as well as others around the home, steps down at the center to accommodate a row of cap-n-pan barrel tile accent. The removal of the barrel tile was recent (between 2011 and 2013). A 2012 roof permit documents they are still extant at that time.



**Figures 18: Floor Plan**  
**Permit #437, 1924 [left]; Permit #4010423, 2004** *Courtesy Hi-Tech Service [right]*

Rising near the southwest corner on the west facade is a projecting chimney. (Figure 19) It is shouldered along its south side. The shoulder is also reflected above, in the transition feature between the chimney stack and the parapet. The chimney is a hallmark feature of the home. Flanking it are small windows. As seen in Figures 15 this side (west) façade retains its original fenestration pattern.

Likewise, the east side façade also retains its fenestration pattern and its distinctive center pop-out bay. (Figures 18,



**Figure 19: West Side Façade:**  
**Chimney, 2025**

20 & 21) At the south end of this façade is the arched entry porch opening. The rear bay of this façade was originally a screened sleeping porch. (Figures 18, 20, & 21) Both original openings on the east and west façade of the sleeping porch were reduced when windows were introduced. However, the original protruding sills were retained, and they mark the openings' initial size. A feature of note is the distinctive pop-out bay. As seen in Figures 21, the center bay has a slightly rounded top and appears to flare out towards the ground in typical reminiscent of adobe architectural forms. The effect is created by wing walls.



**Figures 20: East Side Façade, 2025**  
**South End with Arched Porch Opening [top]**  
**Looking North: South End [left]; Northern End with Sleeping Porch Bay [right]**



**Figures 21: Central Adobe-inspired Pop-out Bay, 2025**  
**Note: Flaring towards ground [left]; Wings Wall Creating the Flaring Effect [center & right]**  
**Rounded Top, 2019 [right]**

As documented by the 1924 floor plan (Figures 18), the rear (north) façade originally comprised of a screened sleeping porch and a screened back porch. Both porches were enclosed and although their functions changed, the original exterior facades were retained. (Figures 22) The protruding bay of the sleeping porch was converted to a Florida room. It remained un-air-conditioned space until after 2004. The back porch was enclosed as a laundry room at an unknown date. (Figure 18) It remains the back entry to the house.



**Figures 22: Rear (North) Façade, 2025**  
**Protruding Bay: Originally Sleeping Porch**  
**Receding Bay: Originally Back Porch with Stairs**

At the northwest corner of the lot stands the original single-car garage structure. Historic photos or documentation of the structure have not been located to date. It is clearly seen in 1938 aerial photos. (Figures 11) The structure is approximately 12' x 19', and as was typical of the 1920's garages, it is a simple building. Built under a flat roof with parapets, it is clad in stucco whose texture matches the 'adobe' texture of the contemporaneous home. The parapet on the front (south) façade is curved in Mission Revival style and echoes the flared front porch arches of the home, hence visually tying the house and the garage together. The front vehicular opening is enclosed by carriage doors. Sliding glass doors were added to the east façade at an unknown date. (Figures 23)



**Figures 23: Original Garage Structure, 2025**  
**Front (South) Façade [left]; Side (East) Façade [center & right]**

## 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 1924 in the Mission Revival style the property at 513 Navarre Avenue (legally described as Lot 16, Block 15, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, 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 513 Navarre 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 **513 Navarre Avenue** (legally described as Lot 16, Block 15, Coral Gables Section “B”) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas  
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:	513 Navarre Avenue
Lot Description:	interior lot
Date of Construction:	1924
Use:	single-family residence
Style:	Mission Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat with parapets

**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: Mission Revival



- ✓ simple rectilinear massing
- ✓ thick masonry walls
- ✓ adobe-inspired textured stuccoed exterior walls
- ✓ construction over a crawl space
- ✓ restrained ornamentation
- ✓ signature Mission Revival parapet
- ✓ belfry-inspired niche
- ✓ adobe-inspired flared pop-out bay
- ✓ 'buttressing' wing walls
- ✓ flared arched entry porch
- ✓ rough stone lintel
- ✓ prominent shouldered chimney
- ✓ articulated smooth masonry base
- ✓ deeply recessed windows with projecting masonry sills
- ✓ canules
- ✓ decorative vigas (removed)
- ✓ restrained decorative elements of the barrel tile accents (not currently present)
- ✓ grouped round vents (early addition)

**ATTACHMENT A: Permit # 437**  
**Architect: H. George Fink (attributed)**

