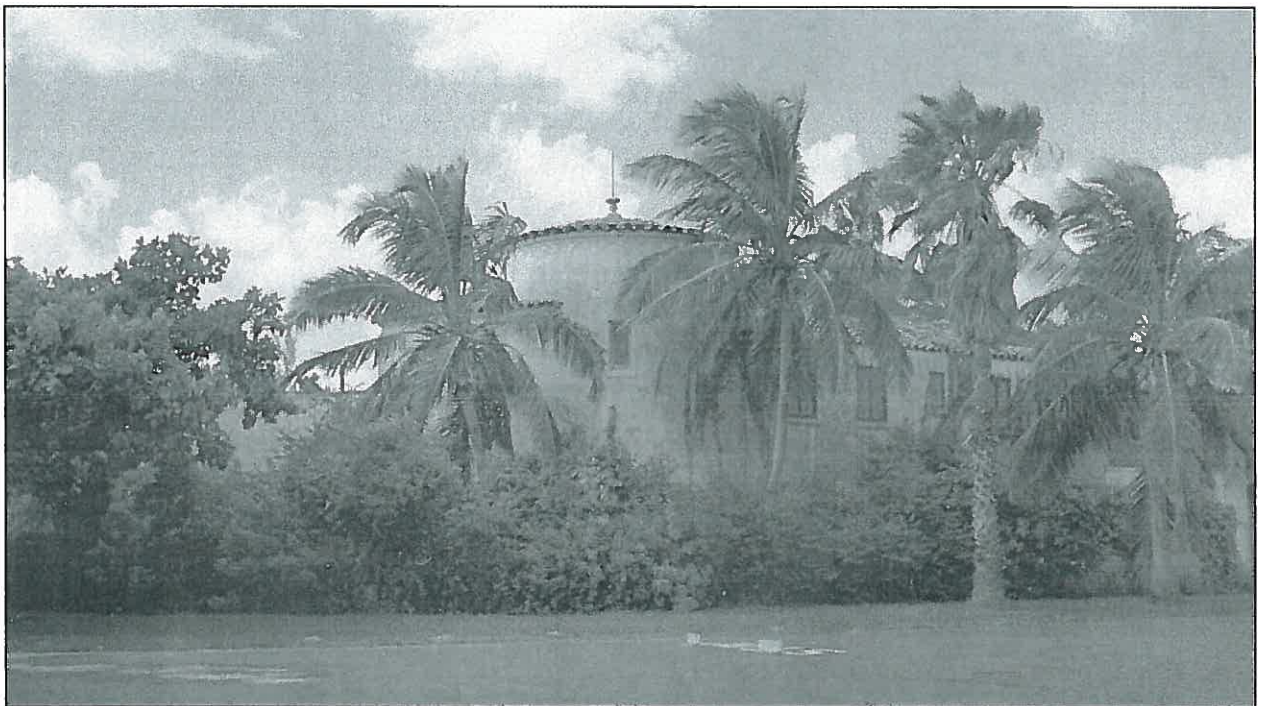


**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF  
THE PROPERTY AT  
711 UNIVERSITY DRIVE  
CORAL GABLES, FLORIDA**



c. 1940s Photograph





LHD 2016-021  
January 19, 2017

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

**STAFF REPORT  
LOCAL HISTORIC DESIGNATION  
FOR THE PROPERTY AT  
711 UNIVERSITY DRIVE  
CORAL GABLES, FLORIDA**

<u>Folio Number:</u>	03-4117-004-2070
<u>Legal Description:</u>	Lot 11 & S ½ Lot 10, Block 137, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida.
<u>Original Permit No.:</u>	1547
<u>Date of Original Permit:</u>	October 1, 1925
<u>Original Architect:</u>	Phineas E. Paist
<u>Original Owner:</u>	E. Bishop, Esq.
<u>Original Builder:</u>	J. A. Bond
<u>Present Owner:</u>	Rebecca Byam
<u>Present Use:</u>	Residential
<u>Building Type:</u>	Two-story, Mediterranean Revival style
<u>Site Characteristics:</u>	The property consists of one-and-a-half lots located on the northwest corner of the intersection of Palmarito Street and University Drive. The primary façade faces south onto University Drive. The lot is irregularly shaped.

**SUMMARY STATEMENT OF SIGNIFICANCE**

Originally permitted as 3904 Ocean Beach Drive (the street name was later changed to University Drive by 1930) in 1925, the striking residence at 711 University Drive is significant as an excellent example of the Mediterranean architectural style which defined the City of Coral Gables' earliest years. Designed by architect Phineas Paist, for Edwin Gilbert and Ethel Merrick Bishop, the property has maintained its historic integrity and continues to contribute to the historic architectural fabric of the City.

### SIGNIFICANCE CRITERIA

Article 3, Section 3-1103 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. 1211 Pizarro Street is eligible as a local historic landmark based on its architectural significance (criteria b). For designation, a property must meet one (1) of the criteria outlined in the Code. As discussed below, 711 University Drive meets **five (5)** significance criteria.

#### *Historical, Cultural Significance:*

1. *It is associated in a significant way with the life or activities of a major historic person important in the past; it is the site of an historic event with significant effect upon the community, city, state, or nation;*

#### *Architectural significance:*

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*
3. *Is an outstanding work of a prominent designer or builder;*
4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment;*

### HISTORIC CONTEXT

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

- Coral Gables' Initial Planning and Development/Florida Land Boom (Prior to the Hurricane of 1926),
- Aftermath of the 1926 Hurricane/Great Depression and New Deal/Wartime Activity (1927-1944),
- and Post World War II and Modern periods (1945-1963).

The construction of the single-family home at 711 University Drive occurred during the City's Boom years and is indicative of the type of architecture that was the founding premise of Coral Gables during this period.

George Merrick's vision for Coral Gables was a cohesively-designed Mediterranean-inspired city. During the 1920s, his development team carefully planned buildings and streetscapes that conformed to his Mediterranean ideals. Merrick felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The use of Spanish prototypes was one of the featured selling points for the community in early promotional materials. Advertisements for Coral Gables had headlines such as "You can have *your* Castle in Spain--*now*" and "Will you find the way to *your* Spanish Garden?" The architecture constructed during the City's initial

period of development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style.

The home at 711 University Drive was permitted in 1925 as 3904 Ocean Beach Drive. (See Permit #1547, Attachment A). The street name was changed to University Drive by 1930. It is located on one-and-a-half lots located on the northwest corner of the intersection of Palmarito Street and University Drive within the Country Club Section Part One. In this section the lots abutting University Drive, Riviera Drive, and Segovia Street were larger than lots further away from these main concourses. 711 University Drive originally consisted of Lots 9 through 11 of Block 137, making it largest building site for a single-family residence in this section in the 1920s. (Lot 9 and the north ½ of Lot 10 were sold in 1973.) Because the residence was on a prominent thoroughfare and built for the sister of City Founder George Merrick, 711 University Drive was intended to be a showpiece and was one of the most expensive residences permitted in 1925.

A review of construction dates for the extant homes in the blocks adjacent to 711 University Drive indicates that this section was largely undeveloped in the 1920s. On the ten blocks including and surrounding 711 University Drive only nine extant homes were built in the 1920s - eight in 1925 and one in 1926.



**Figure 1: Map of Pre-1935 SFR homes in vicinity of 711 University Drive**

Blue blocks mark locations of pre-1935 homes

**NOTE:** The property to the immediate southwest of 711 University is NOT pre-1935.

It was constructed in the 1950s

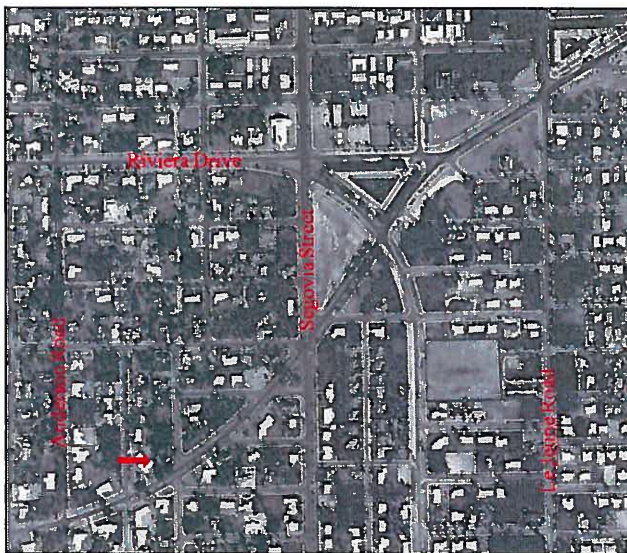
*Courtesy City of Coral Gables, IT Services*

As demonstrated in the 1938 aerial photograph these development remained slow in the area for several decades after the initial building boom. A few homes were built on the block in the late 1930s (Figure 2). By the early 1950s, construction was again booming, and by the mid-1970s the block was built-out to its current configuration (Figures 3 and 4).



**Figure 2: 1938 Aerial Photograph Showing Development Immediately Surrounding 711 University Drive**

*Courtesy of Aerial Photography: Florida Collection, University of Florida, George A. Smathers Libraries*



**Figures 3 and 4:**

**1951 Aerial Photograph Showing Development Immediately Surrounding 711 University Drive [left]**

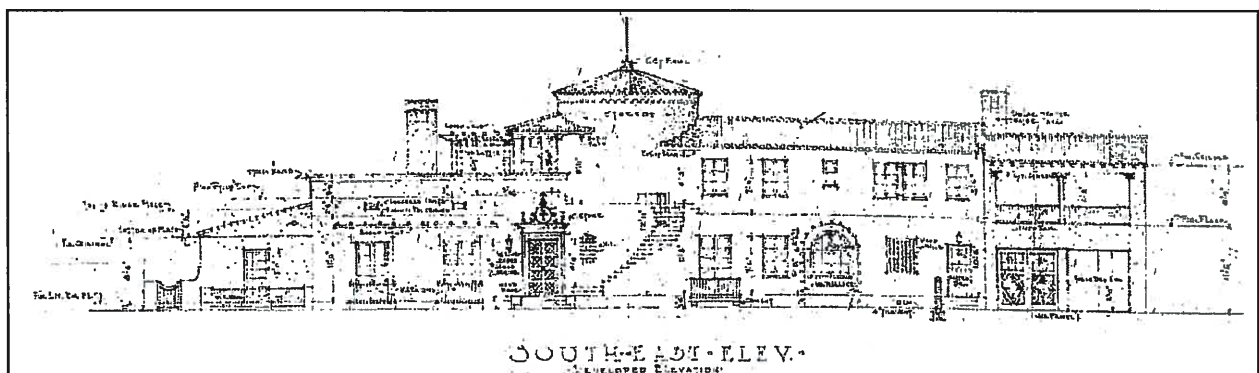
*Courtesy of Coral Gables Historical Resources and Cultural Arts Department*  
**Aerial Photograph Showing Current Context for 711 University Drive [right]**  
*Courtesy of Miami-Dade County Property Appraiser*

### SIGNIFICANCE ANALYSIS AND DESCRIPTION

The residence at 711 University Drive is significant as a classic example of Mediterranean Revival style architecture. Merrick and his design team, one of whom was the architect of this home, felt that this type of architecture harmonized with south Florida's climate and lifestyle. The home at 711 University Drive exemplifies the building archetype upon which Coral Gables was founded in the early 1920s. Designed in 1925 by Phineas Paist and originally built on three lots on the corner of a prominent street, this single family home represents a refined interpretation of the Mediterranean Revival style on a grand scale.



**Figure 4: Front and Side Elevations (South and East): Historic Photo, c. 1940s**



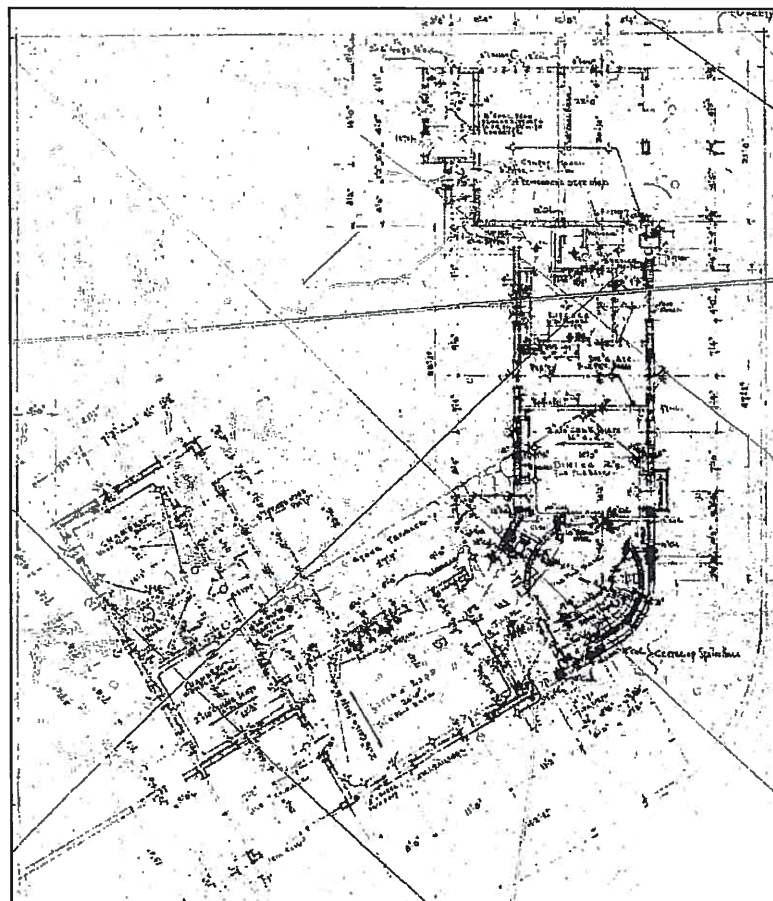
**Figure 5: South and East Facades (expanded elevation), Permit #1547 Drawings - 1925, Phineas Paist, Architect**

711 University Drive is also fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style. With its thick masonry walls, which keep the home cool, the lighter-colored stuccoed exterior walls, which reflect the sun's heat, and the varied windows and open balconies that provide much needed ventilation and light in this tropical environment, this home embodies Merrick's vision and goals. Additional Mediterranean Revival style hallmark features of this home include its stucco finish, barrel tile roof, roofs of varying heights and types, projecting façade planes casement windows with projecting masonry sills, cast stone or concrete details, decorative stone

or concrete columns, window grill, grouped vents, a prominent chimney, arched openings, and covered loggia and balconies.

**Extant Exterior Description**

Located on a corner lot at the intersection of University Drive and Palmarito Street, this residence takes full advantage of its placement and irregular lot shape with its dramatic and dominant stair tower. The property is enclosed by a low (approximately 3'-6" high) smooth stucco perimeter wall which follows the irregular shape of the lot. A two and a half story stair tower anchors the residence at the northeast corner and responds to the site's location on an intersection. The primary elevation faces University Drive. The overall plan of the home is a "U" with two wings extending to the southwest and to the north from the stair tower. These wings run parallel to University Drive and Palmarito Street. A smaller one-story wing pivots off the rear corner of the southwestern wing, completing the "U" shape (Figure 6).



**Figure 6: Original Permit Drawings #1547, First Floor Plan**

Due to the shape of the house and the fact that it so closely follows the curvature of the roadway, the overall impression is of an imposing and grand residence. The residence is also embellished with fine detailing that adds interest to the street-facing facades. The circular stair tower is located at the southeast "corner" of the house. To the north (the wing parallel to Palmarito Street) are the dining room, kitchen, pantry and dining alcove, service porch and attached two-car garage. Beyond the garage is a 1954 addition that houses a store room. To the southwest (the wing parallel to University Drive) are the entry hall, the living room and a terrace. At the



northwest corner of this wing, a small one-story extension is physically attached but only accessible from an outdoor loggia. In addition to the loggia, it consists of two bedrooms and a shared full bathroom. The second floor consists of two bedrooms and a full bath in the north wing. Above the garage were two servants' bedrooms and one full bath with an outdoor covered balcony (enclosed in 1956), and rear exterior staircase. Beyond the service quarters is a 1956 addition consisting of two additional bedrooms and a shared full bathroom. This area is not accessible from within the residence and is accessed by an additional outdoor staircase.

The main entrance to the home is on the south façade, facing University Drive. From the sidewalk one enters through a wrought iron gate set between two pilasters (approximately 4'-0") in the masonry perimeter wall and approaches the entry along a non-original brick walkway. A two-stepped landing leads to recessed doorway that is surrounded by elaborate masonry mouldings and ornamentation.



Figure 7: Front (South) Façade, 2017

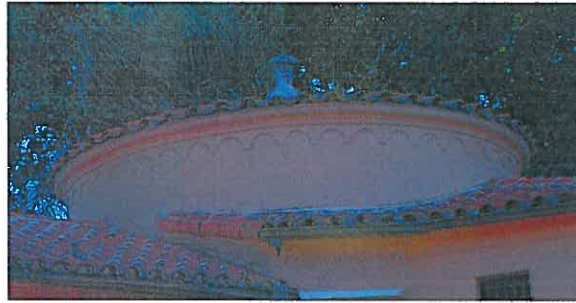
The original wood-paneled front door is extant behind the non-original iron and screen security door. Above the door surround is a monogrammed ("E B") crest set within a circular frame and surrounded by symmetrical floral and urn ornamentation. (Figures 7, 8, 9). To the east of the front door is a single casement window inset behind an iron grille – a detail that is repeated several times throughout the residence.



Figures 8 and 9: Main Entry, 2017:  
Original door behind security door [left];  
Detail of decorative ornamentation [right]

To the northeast is the circular stair tower. The tower is largely devoid of ornament on the exterior walls with the exception of a single upper-story window. The tower is topped with a

low-pitched tile-clad roof with no overhang and a convex moulded stucco cornice below. Just below the cornice is a decorative stucco course featuring a half-circle detail. At the apex of the tower is a cast-concrete finial that, according to the original drawings, once held an iron spire or weathervane (Figure 10).



**Figure 10: Stair Tower, South Side, 2017**

On the south elevation, the first floor features two pairs of French doors that open onto small balconettes surrounded by iron railings. The existing railings are not original. Original drawings and evidence onsite indicate that the railings were simple square pickets that engaged the concrete slab of the balconette (Figure 12). A wooden trellis feature originally spanned the two French doors cantilevered from the façade.



**Figure 11: Front (South) Façade, 2017**



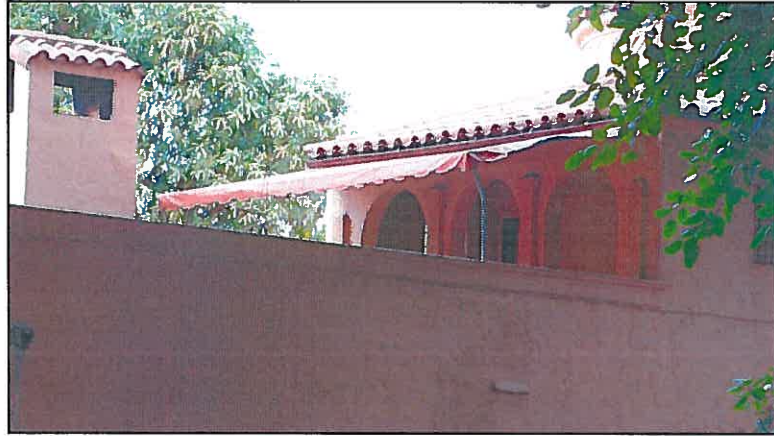
**Figure 12: Wrought Iron Railing Detail, 2017**



**Figure 13: West Façade, 2017**

To the west, is an open terrace that has since been covered with an awning and screened in with wood framing (Figure 13). Low concrete columns define three corners of the terrace and originally supported a simple wrought iron picket railing. It is unknown when the awning and screening were installed. The second-story consists mostly of an open roof terrace surrounded by a parapet wall with a decorative stucco moulding. Two cast concrete vents/drains are centered over the French doors below (they have been filled in and are not functional). A small portion abutting the stair tower is open but covered with a hipped barrel-tile clad roof. Three arched

openings on the west side open onto the open terrace. Over the front door is a single rectangular opening with an inset wrought iron grille.



**Figure 14: Second Floor West Façade, 2017**

The east elevation (facing Palmarito Street) is less austere than the front elevation. It is not as ornamentally detailed as the south elevation, but it is broken up with more fenestration and changes in plane. There are three bays evident on this elevation.



**Figure 15: East Façade, 2017**

Moving from south to north, the first bay abuts the stair tower and features fenestration openings that are aligned on the first and second floors. At the south end two pairs of casements of equal size flank a protruding chimney. The chimney (a new fireplace added to the dining room) was constructed in 1959 and truncates the sills of the windows to its south. At the center of the bay a smaller second floor window is centered over an arched casement window below. The arched casement is surrounded by an iron trellis frame that is attached to the exterior façade. The original drawings indicate a wood trellis in the same location. Completing the bay are a pair of casement windows and the side entry door on the first floor with double and single casements aligned above. The side entry door, original to the residence, is covered by a non-original awning (installed 1988) and is illuminated by a single light fixture to the north. It is unknown if the light fixture is original to the residence. The middle bay is stepped back slightly from the first bay and is also stepped down at the roofline. Two single, non-original garage doors are located on the first floor with two window openings each holding two pairs of casements centered above on the

second floor. Originally a covered loggia, the second floor was altered in 1956. This bay is mostly flat with a parapet with a tile-clad mansard roof facing the street. This roof, because it was intended to shield the loggia, has an overhang supported by decorative wood rafter tails.

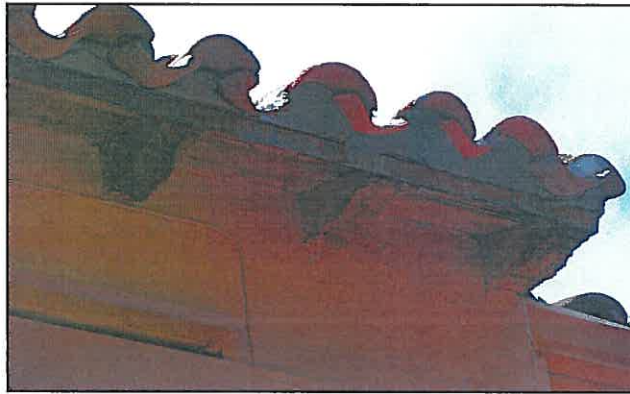


Figure 16: East Façade – Wood Rafter Detail, 2017

The final bay consists of two additions to the original residence. In 1954, a one-story shed roof store room was added to the northern end of this wing. It was also stepped back from the east façade. In 1956, a second story was added to the store room. At the second floor, two pairs of casement windows are centered on this bay. A single casement window behind an iron grille is centered at the first floor below. Neither window has a protruding sill. This bay is topped with a gable-end roof clad in barrel tile.

The north façade is largely devoid of any ornamentation save for a grouping of three attic vents near the apex of the gable end. Three equally-sized pairs of casement windows are symmetrically spaced on the first floor. On the second floor, three pairs of casements are aligned with those below, although the center window is of a smaller size than the others.

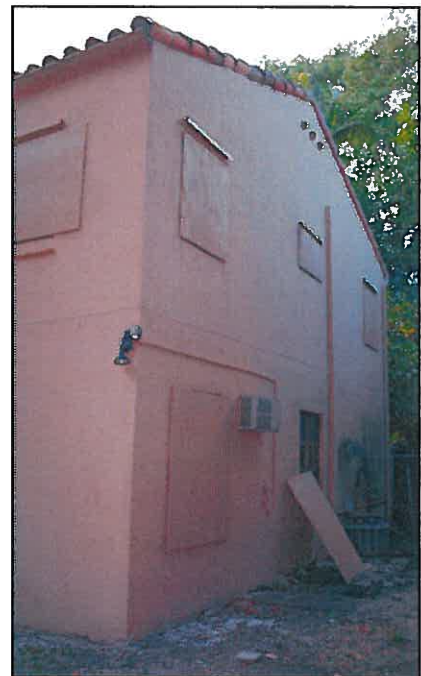
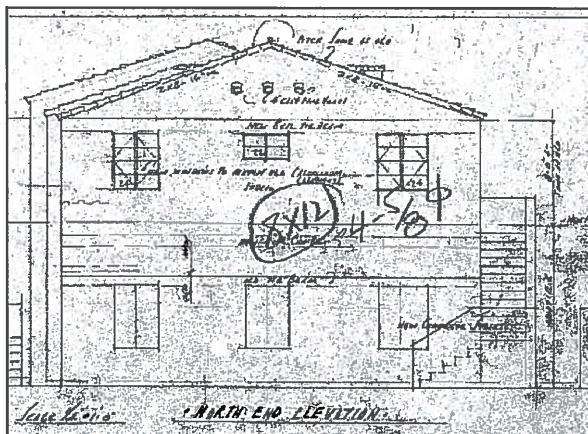
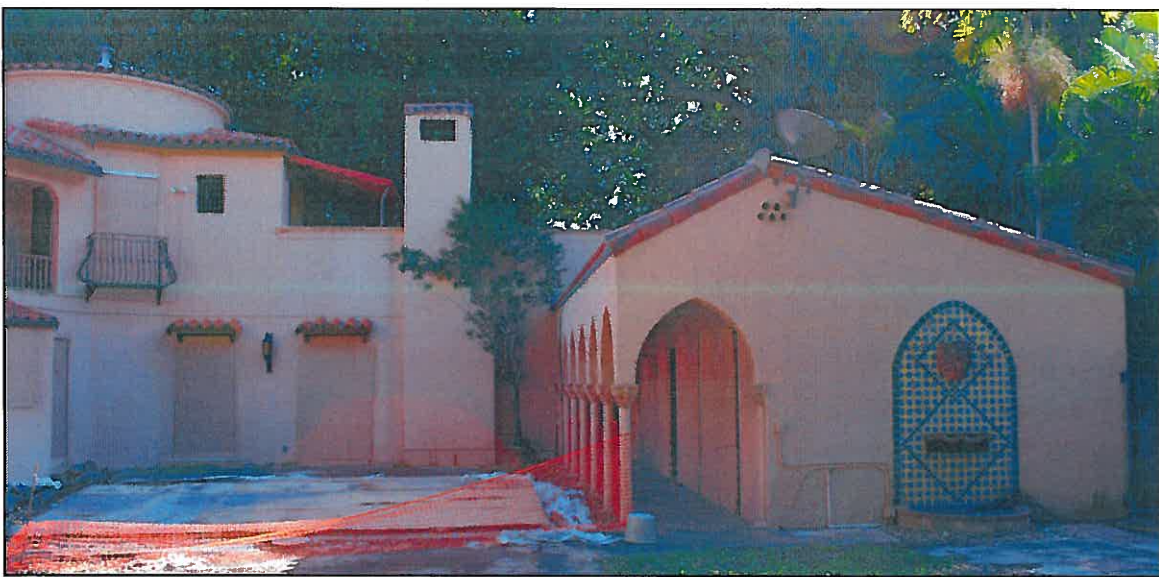


Figure 17: North Façade: Permit #13931 Elevation Drawing, 1956 [left],  
Current Photo, 2017 [right]

The two rear facades of the house that pivot off the stair tower exhibit a similar level detailing as the front facades of the residence. At the north façade (rear façade of wing parallel with University Drive), the third wing is visible as a single-story appendage to the northwest corner of the residence. It sits at a ninety-degree angle to the University Drive wing and forms the left side of the “U” shape plan. The north façade of the University Drive wing features the chimney flanked by door openings – one pair of French doors leading to the rear terrace and a single wooden plank door leading to the loggia of the third wing (Figure 18). To the east is another pair of French doors that are on axis with the entry door on the front façade. Centered above this pair of doors is a single rectangular opening with an inset wrought iron grille to match the one located above the entry door on the front facade. Neither of the tile-clad hoods over the French doors are original to the residence.



**Figure 18: Rear (North) Façade, 2017**

At the stair tower, a pair of French doors leads onto a small iron balconette at the second floor. A small extension of the barrel tile roof from the west wing wraps around the stair tower at this location.

At the west façade (rear façade of wing parallel with Palmarito Street), a second-floor covered loggia provides passage from the stair tower to the bedrooms of that wing. The loggia consists of three openings with convex quarter circle detailing at the corners and wooden railings with decorative turned spindles. (Figure 19) Originally a screened loggia, the wood framing of the screens is still extant and visible within the openings. Like the enclosed loggia on the east façade, the roof atop this area was intended to shield the loggia and thus, has an overhang supported by decorative wood rafter tails. To the north are two pairs of casement windows. On the first floor a single French door leads into the dining room. To the north, a shed-roofed addition protrudes from the façade with a single window opening. The shed roof extends to the north, providing cover for a single French door and pair of casement windows. The shed roof terminates at a concrete wall supported by 3 ½” diameter pipe column. Atop the concrete wall and supported by another pipe column to the north is a minimally parapeted flat roof approximately 2’-8” higher than the shed roof in order to accommodate the height of the rear

staircase below. The staircase is original to the residence the bottom half was reconfigured to create half-round cascading tiled steps at some unknown date (Figure 20).



Figures 19 and 20: Rear (West) Façade, 2017 [left] and Stair Detail, 2016 [right]

To the north, the garage bay protrudes approximately 5'-0" from the façade. The rear staircase leads to the servants' quarters above the garage. A simple solid masonry wall provides the balustrade for the staircase. A door, casement window, and small terrace with an iron railing are at the upper landing. Below the staircase is a small single casement window. Protruding further from the staircase is a small shed-roofed element that provides entrance into a small room off of the garage. It cannot be determined from the original plans how this room was used. Further to the north is the 1954/56 addition that protrudes even further from the façade. This addition has a separate rear staircase that extends to the east with a solid masonry balustrade similar to the 1920s staircase. The second story features a pair of casement windows and a single door that opens onto the landing. (Another door on the south side of this addition opens onto the terrace of the 1920s staircase.) Underneath the landing is a pair of casement windows.



Figure 21: Rear (West) Façade, 2017

The third wing that sits at a ninety-degree angle to the University Drive wing and forms the left side of the “U” shape plan is a small one-story structure that is physically connected to the rest of the residence but not accessible from the interior. An arcaded loggia featuring pointed Gothic arches runs the full length of the east façade. The arches spring from thin columns topped with decorative stylized column capitals featuring the “E. B.” monogram and a variety of sea life. Within the loggia are two pairs of casement windows and a French door leading to the two bedrooms housed within. The tile-clad gable-end roof has an offset pitch. The north side of this wing features a single pointed Gothic arch to terminate the loggia and five grouped vents at the roofline. A decorative wall fountain that empties into a ground level basin is also found on this elevation, although it is unclear when it was constructed (Figure 18).



**Figure 22: Rear (East) Façade, 2017**

The west elevation of this wing is far simpler than the east elevation and comprised of five window openings each holding a pair casement windows. No other ornamentation is found on this elevation. On the south elevation a single door opens onto into the screened terrace at the west end of the University Drive wing (Figure 23).

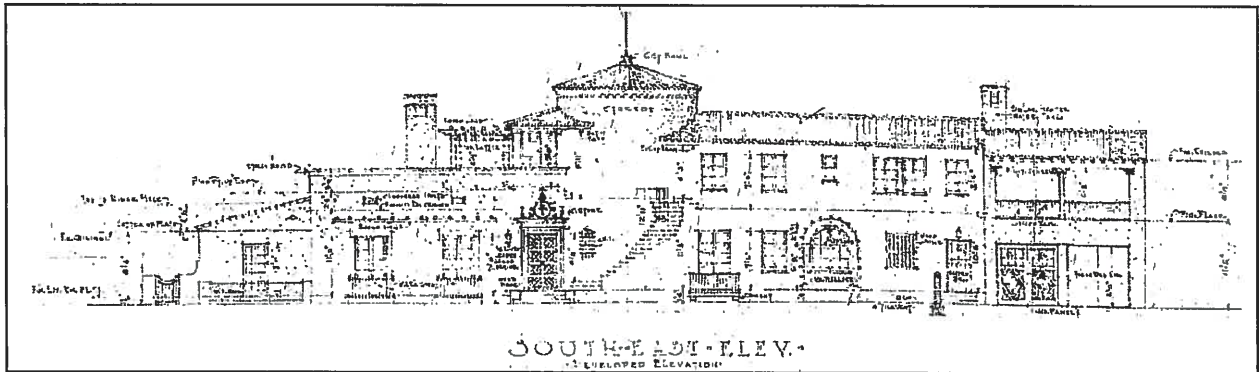


**Figure 23: West Façade, 2017**

Several different types of perimeter walls (masonry and coral rock) surround the property .

**Additions / Alterations**

While this house has undergone quite a few alterations, they are primarily to the rear of the residence and do not adversely affect the overall historic integrity of the property. A comparison of the original permit drawings and the extant home reveal those alterations.



**Figure 24: South and East Facades (expanded elevation)  
1925 Permit Drawings (#1547) [top]; 2017 photo [bottom]**

As was often the case, the as-built features of early 20<sup>th</sup> century homes may be different than the permit drawings. This holds true for 711 University Drive. For example, a wing wall shown at the west of the residence was not constructed. The most obvious instance of this difference occurs at the rear of the residence. The east and north elevations of the third wing (perpendicular to the University Drive wing) differ greatly from what is indicated on the original permit drawings. The design of the loggia was significantly altered to a more elaborate design.



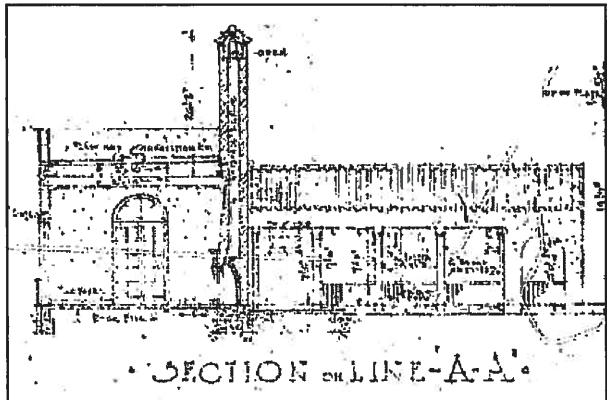


Figure 25: Rear (East) Façade - 1925 Permit Drawings (#1547) [left]; 2017 photo [right]

The change in the loggia openings from squared to pointed changed the whole proportion of the wing, making it more cloister-like. The north elevation was also altered by the change in arches and a window with wood shutters was removed.

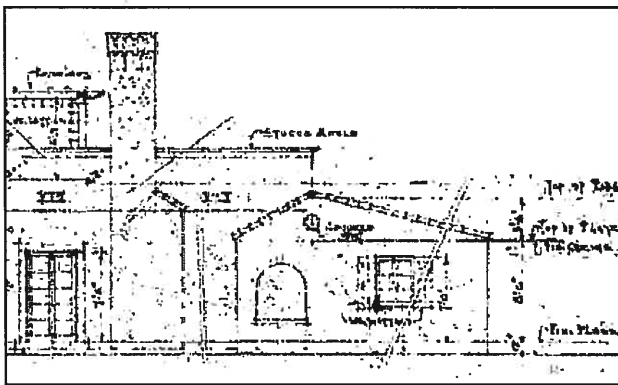


Figure 26: Rear (North) Façade - 1925 Permit Drawings (#1547) [top]; 2017 photo [bottom]

As the residence is largely obscured by vegetation in the 1940s photo, it is not reliable as a source for comparing features. As such, there are features shown in the original plans that may or may not have been constructed. To determine this one relies heavily on extant clues found on the residence. For example the wood trellis shown on the west wing's second floor open terrace is not visible in the 1940s photo, so it is unclear if it was constructed and then removed at a date before the photo or if it was not constructed initially. Similarly the wood trellis feature that spans the French doors on the south elevation is not visible in the 1940s photo, but it is evident in the stucco patching that occurs on the structure that an element matching the width of the that feature was removed at some point.

Several additions and alterations were permitted over the years. Each will be described below and all of the available permit drawings are included as attachments to this report.

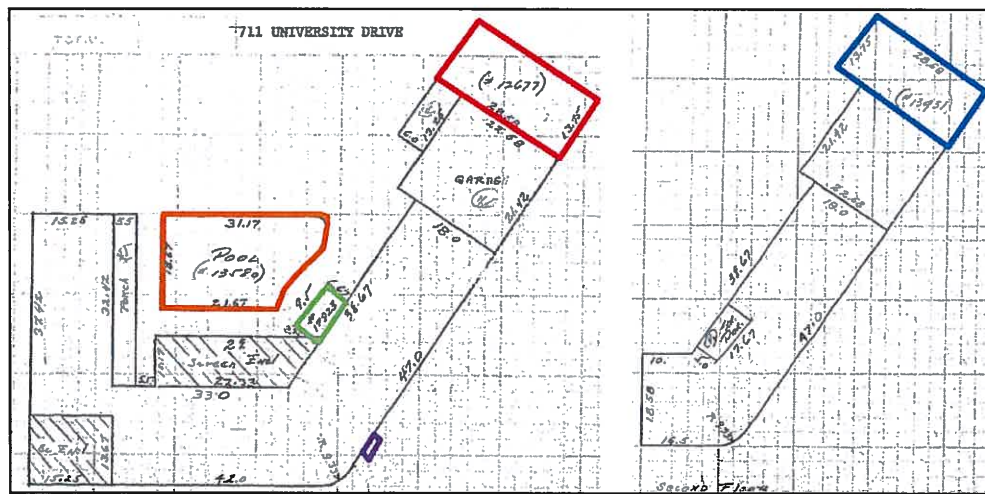


Figure 27: Tax Card Floor Plans with Location of Additions

Red = #12677, Orange = #13580, Blue = #13931, Purple = #15825, Green = #17923

In 1954, Permit #12677 was issued for the construction of a one-story shed-roofed store addition to the north side of the existing residence. The architect for the addition was Walter R. Shiner. (See Attachment B)

Permit #13580 was issued in 1955 for the construction of a swimming pool. (See Attachment C)

In 1956, Permit #13931 was issued for another addition to the residence. Architect Walter Shiner was again hired to design a second-story addition to be constructed atop the 1954 addition north of the garage. (See Attachment D) These drawings show a door opening underneath the stair landing, but at some point a window was installed in its place.

In 1959 Permit #15825 was issued for the construction of the fireplace on the east façade. No permit drawings could be located, but the fireplace did require a variance from the Zoning Board to have a setback of 13'-0" from Palmarito Street instead of the required 25'-0." The architect was John A. Tripp.

Permit #17923 was issued in 1963 for another addition. Drawings dated April 1963 indicate that the addition was to be a small (6'-8" x 9'-6") half-bath located at the rear of the north wing, off the dining room. The drawing also includes two breaks in the existing perimeter wall, the addition of a circular asphalt driveway off of University Drive, and two wrought iron gates "to match old." Another drawing included in this permit dated May 1963 extends the shed roof of the addition to create the covered entries shown in Figure 19. No architect is listed for Permit #17923. (See Attachment E)

Other permits located were for minor items including: installation of a swimming pool heater, installation of air conditioning, septic tank, relocation of electric service, reroofing and roofing repairs, installing and recovering awnings, removing a closet partition to enlarge the kitchen, exterior paint, gutter installation, and, in 2012, a permit was issued for the installation of a rock garden at the north end of the property.

### Ownership History

Note: Records regarding ownership prior to 1962 have not been located. The ownership history for this time period is based on numerous sources including R. L. Polk City Directories (available from 1926-65), building permits, realtor notes, other records on file within the Coral Gables Historical Resources Department and the Miami-Dade County Clerk.

**Second Decade—1895-1905**

Mr. and Mrs. Edwin G. Bishop have let the contract for a handsome home costing \$42,500 in Coral Gables. It will be one of the show places of Miami, and has been designed by Phineas E. Paist, supervising architect of Coral Gables. Mrs. Bishop is a sister of George E. Merrick and attended Rollins one year.

The residence at 711 University Drive was designed and built for Edwin G. and Ethel M. Bishop. Ethel Merrick Bishop (1888 - 1961) was City Founder George Merrick's younger sister. Ethel Merrick, born July 1, 1888 in Gaines, New York was the second child (and first daughter) of Reverend Solomon and Althea Fink Merrick. Following her father and George, who had previously travelled to South Florida, Ethel arrived with her mother and three other siblings in January of 1900. She briefly attended Rollins College.



**Figure 28: Ethel Merrick,  
Date unknown**

On July 3, 1920 Ethel married her second husband Edwin G. Bishop (b. 1892). Bishop attended Cornell University and graduated in 1914 with a Bachelor of Science degree. He was employed in a variety of capacities before managing the bond and mortgage department of the Coral Gables Corporation. Bishop went on to become the first City Clerk and Tax Assessor for Coral Gables, holding that post from May 1925 to July 1927. Prior to building the residence at 711 University Drive, the Bishops resided at 814 Coral Way, a coral rock structure and one of the first residences constructed in the City.



**Figure 29: Home of Edwin and Ethel Merrick Bishop at 814 Coral Way ca. 1925**

By 1933, they are listed in the telephone directory as residing at 907 Coral Way (the Merrick family home), where they will remain until divorcing in 1938.

The 1933, 1934, and 1935 telephone directories list the occupants of the residence as William L. and Mary E. Foley. Mr. Foley's occupation is listed as United States Army. It is not clear if the Foley's owned the residence or rented. In March of 1935, Colonel Samuel Grant Shartle (1871-1952) and his wife Marion Carter Chapman Shartle (1876-1963) take ownership of the property.



**Figure 30: Samuel and Marion Shartle with Relatives and “Bill,” the Parrot, Date unknown [Left]  
Figure 31: Samuel Shartle and His Brother Harvey, Coral Gables, December 1940 [Right]**

Marion Shartle was born June 29, 1876 in Portland, Maine. Her father, Charles J. Chapman was mayor of Portland from 1886-1889. Samuel Shartle was born April 2, 1871 in Pennsylvania. He attended Lafayette College (Easton, PA) and obtained a Bachelor and Master of Arts before beginning his military career. He enlisted as a private in 1898 for the Spanish-American War and began an illustrious career that included being named Military Attache to the United States Embassy in Berlin, Germany (1909-12). During World War II, he was a member of the Allied Prisoners Commission and later Chief of Staff of the Armistice Commission. He later authored a book entitled “Spa, Versailles, Munich: An Account of the Armistice Commission” in 1941. Samuel Shartle died in 1952 at the Pratt Veterans Hospital (Biltmore Hotel) in Coral Gables.

Shortly thereafter, his wife Marion sold the residence to Thomas W. Phillips, III and his wife Ann Mitchell Phillips. Some deed transfers transpired between Mr. Phillips and Mr. Laurence DeWitt, who resided on Valencia Avenue and was ultimately the executor of Mr. Phillips estate when he sold the property to Wayne F. and Wahneta Trotter Sessions in July, 1966. In 1973 the Sessions sold Lot 9 and the N ½ of Lot 10 of the property. The Sessions later divorced and Wahneta retained possession of the remaining property. In 2016, the property was foreclosed upon and sold to a holding company. In October 2016, Rebecca Byam purchased the property to become her residence.

Architect

The residence at 711 University Drive was designed by prominent architect **Phineas E. Paist**. Paist studied at the Philadelphia Academy of Fine Arts, and received a scholarship for postgraduate studies in Europe. He began his practice in Philadelphia, and in 1916 became an assistant to Paul Chalfin, the designer from New York chosen to be artistic supervisor for the James Deering Estate, Vizcaya. He soon became involved with Walter DeGarmo and Denman Fink, leading to his association with George Merrick and employment as Coral Gables' "Supervisor of Color." Paist's first architectural project was working with Walter DeGarmo on the Coral Gables Bank (late 1924) and Administration Building (Parks 2013). That same year, his first major project was the design of the Coral Gables Craft Section (Parks 2013).



**Figure 32: Phineas Paist,**  
ca. 1920

Phineas Paist became Supervising Architect for Coral Gables in May of 1925. The duties of the Supervising Architect were described as to "supervise all architectural plans so that the interpretation of Mr. Merrick's ideas shall be carried out and so that the completed city will have the semi-tropical ensemble with every practical city planning problem put into effect" (Miami Daily News: May 5, 1925).

During the mid-1920s, Paist entered into a partnership with Harold Drake Steward Sr., while continuing his collaboration with George Merrick and Denman Fink. Paist and Steward designed many prominent buildings in Coral Gables, laying the foundation for what the City of Coral Gables is today. Harold Steward is listed in various reports as having contributed to the design of Coral Gables City Hall, but the plaque outside only lists Phineas Paist and Denman Fink as the building's architects. In addition to numerous residences throughout the city, Paist was responsible for the design of the Colonnade Building (with Walter DeGarmo and Paul Chalfin), the Arts Center Building/2901 Ponce de Leon Boulevard, Boy Scout Troop 7 Fireplace and Chimney, and the Old Police and Fire Station. In conjunction with Denman Fink, Paist was responsible for the design of multiple of the city's plazas and the "White Way" street lights. Paist also designed the Douglas Entrance to Coral Gables, "La Puerta del Sol," in partnership with Walter DeGarmo and Denman Fink.

Paist continued in his role as Coral Gables' Supervising Architect until his death in 1937. He also served as president of the Florida South Chapter of the American Institute of Architects. Following his death in 1937, Richard Kiehnel published a tribute to Phineas Paist in the 1938 issue of Florida Architecture and Allied Arts. Kiehnel noted that Paist, "possessed that rare urge to do everything well and put the full force of his soul into it regardless of size, compensation or importance."

**STAFF RECOMMENDATION**

The purpose of historic designation within the City of Coral Gables is defined in Article 3, Section 3-1101 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 not the intent of the Coral Gables Zoning Code to recognize only the City’s most monumental historic landmarks through historic designation, but 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 3, Section 3-1103). 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 3, Section 3-1103.

Permitted in 1925, the property at 711 University Drive, legally described as Lot 11 & S ½ Lot 10, Block 137, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida, is significant to the City of Coral Gables’ history based on the following **five (5)** criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

- a. *Historical, cultural significance:*
  - 1. *Is associated in a significant way with the life or activities of a major historic person important in the past.*
- b. *Architectural significance:*
  - 1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;*
  - 2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*
  - 3. *Is an outstanding work of a prominent designer or builder;*
  - 4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

**Staff finds the following:**

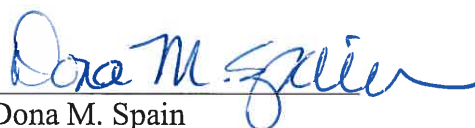
The property located at 711 University Drive is significant to the City of Coral Gables history based on:

**HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE**

**Therefore Staff recommends the following:**

A motion to **APPROVE** the Local Historic Designation of the property at **711 University Drive** (Lot 11 & S ½ Lot 10, Block 137, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer

Report written by Kara Kautz

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**REVIEW GUIDE**

Definition:

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

Use:

The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of future Certificate of Appropriateness considerations.

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

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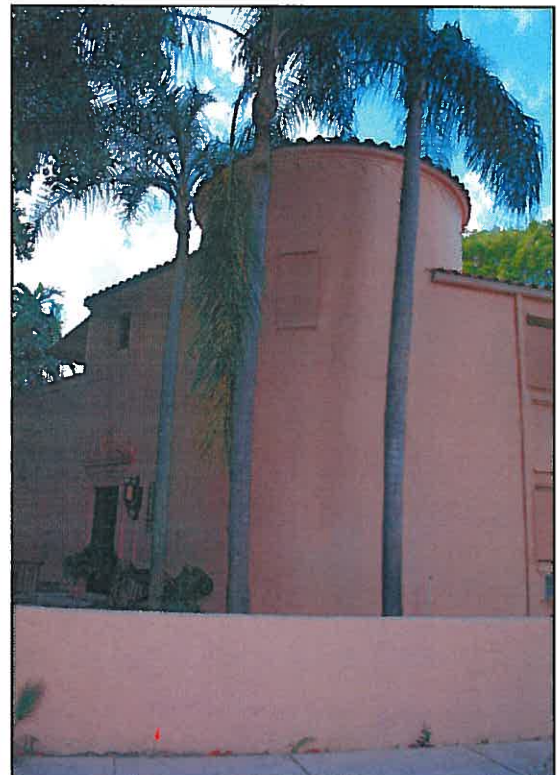
Property Address:	711 University Drive
Date of Construction Permit:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with stucco
Roof Types and Materials:	combination (flat, gable-end, and hipped), barrel-tile
Photographs Year:	2016-17

## CHARACTER-DEFINING FEATURES

### Mediterranean Revival Style



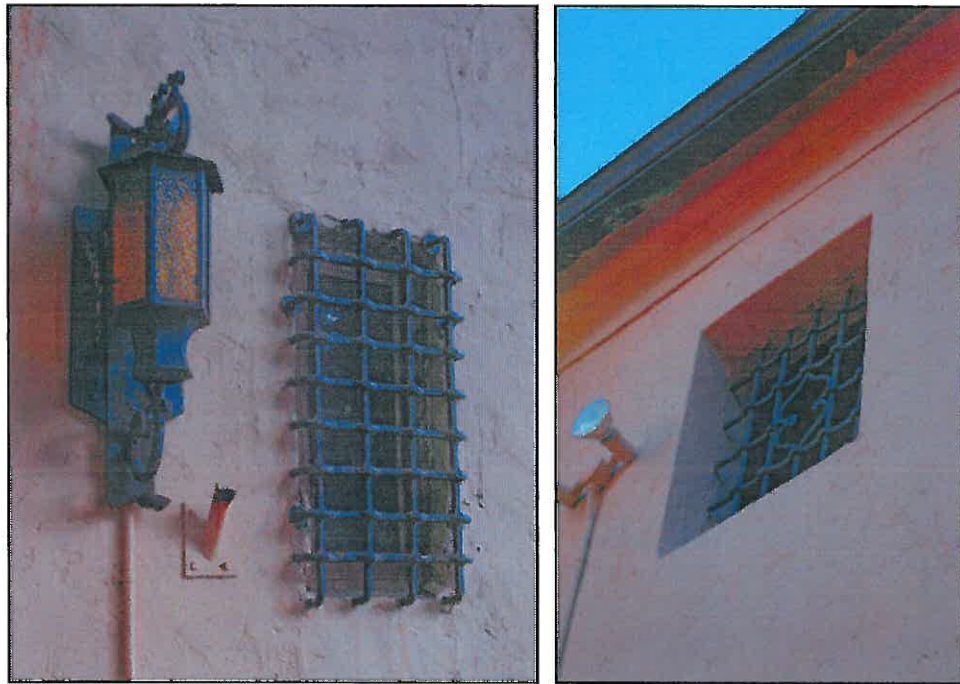
- Prominent corner tower
- Recessed and projecting façade planes
- Variation of one- and two-story sections
- Combination of roof types
- Perimeter wall
- Arched openings
- Cast concrete vents





- Projecting articulated door frame of front entry
- Cast stone / concrete ornamentation





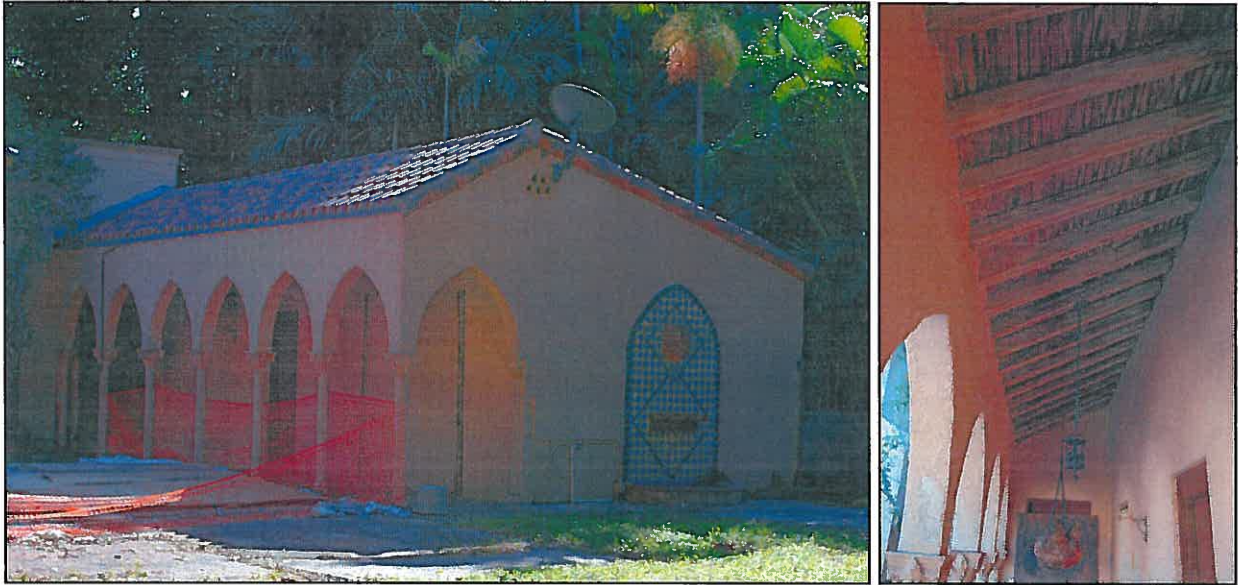
➤ Iron window grilles



- Barrel tile roof, exposed rafter ends
- Covered balconies with turned wood spindles
- Balconettes



Note indication of original wrought iron picket railing



- Loggia
- Stylized column capitals



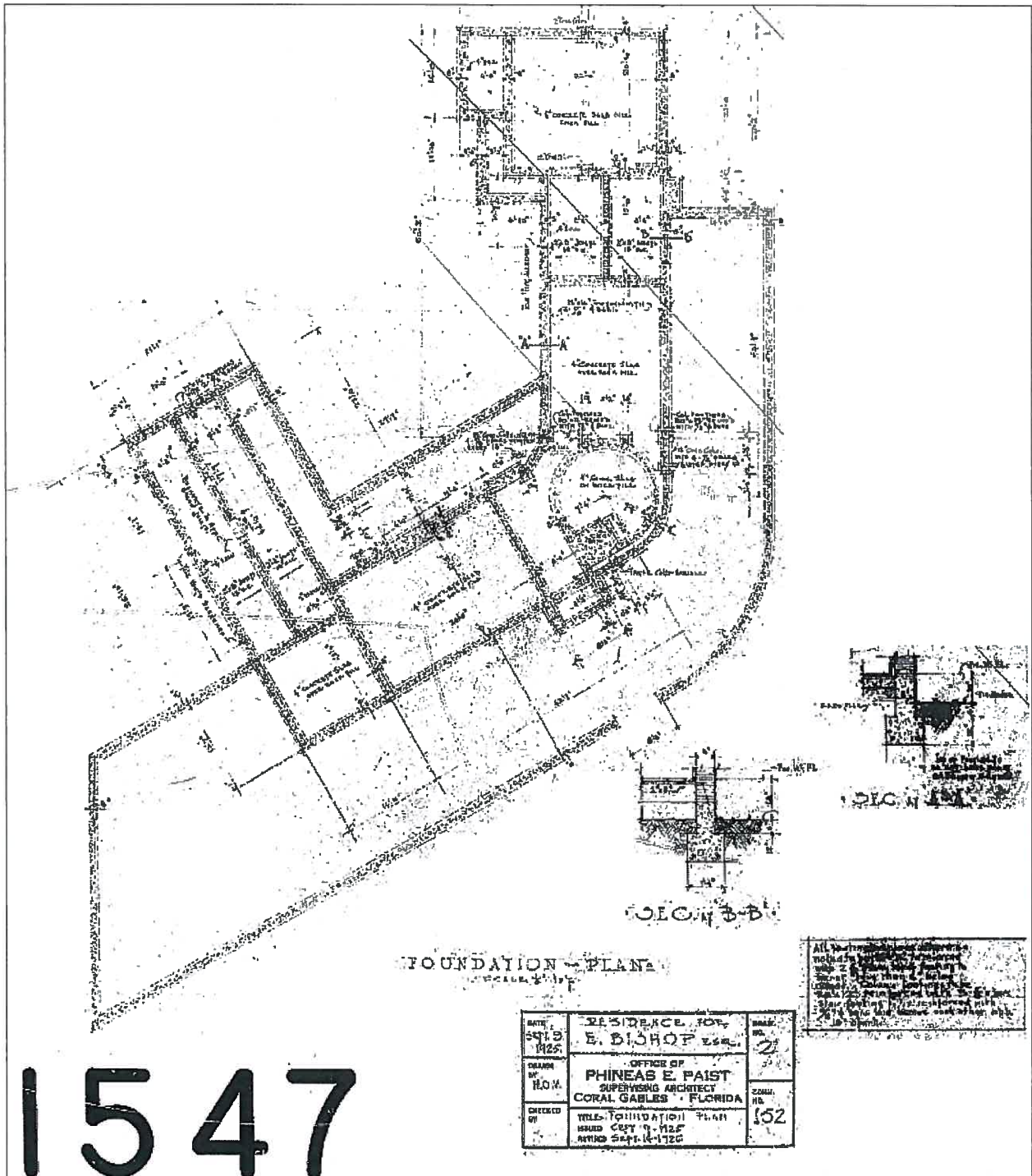


- Arched fanlight above door (terrace)
- Original windows were casement with divided lites (see listing photo on right, above)
- Projecting masonry sills
- Grouped vents



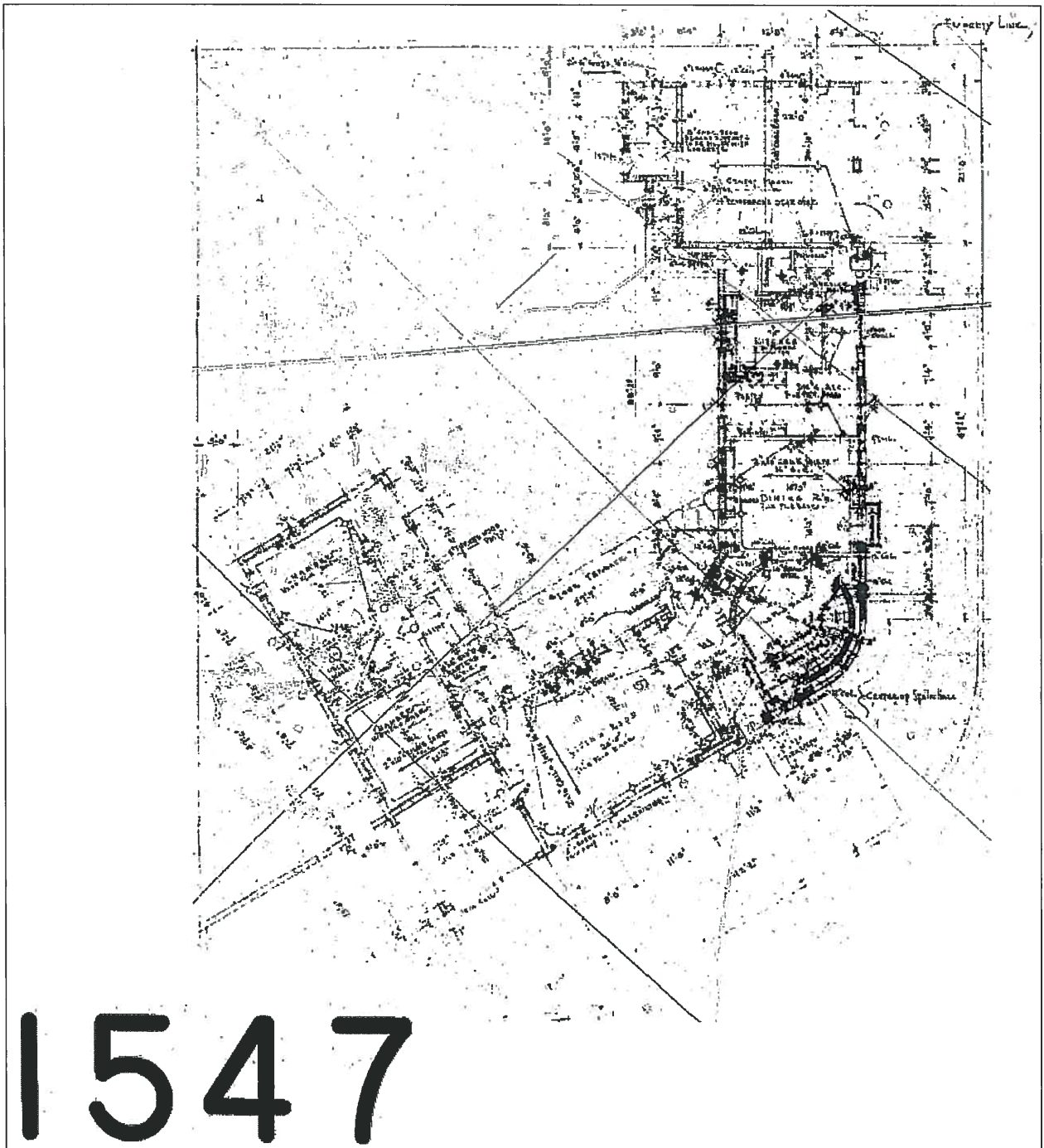
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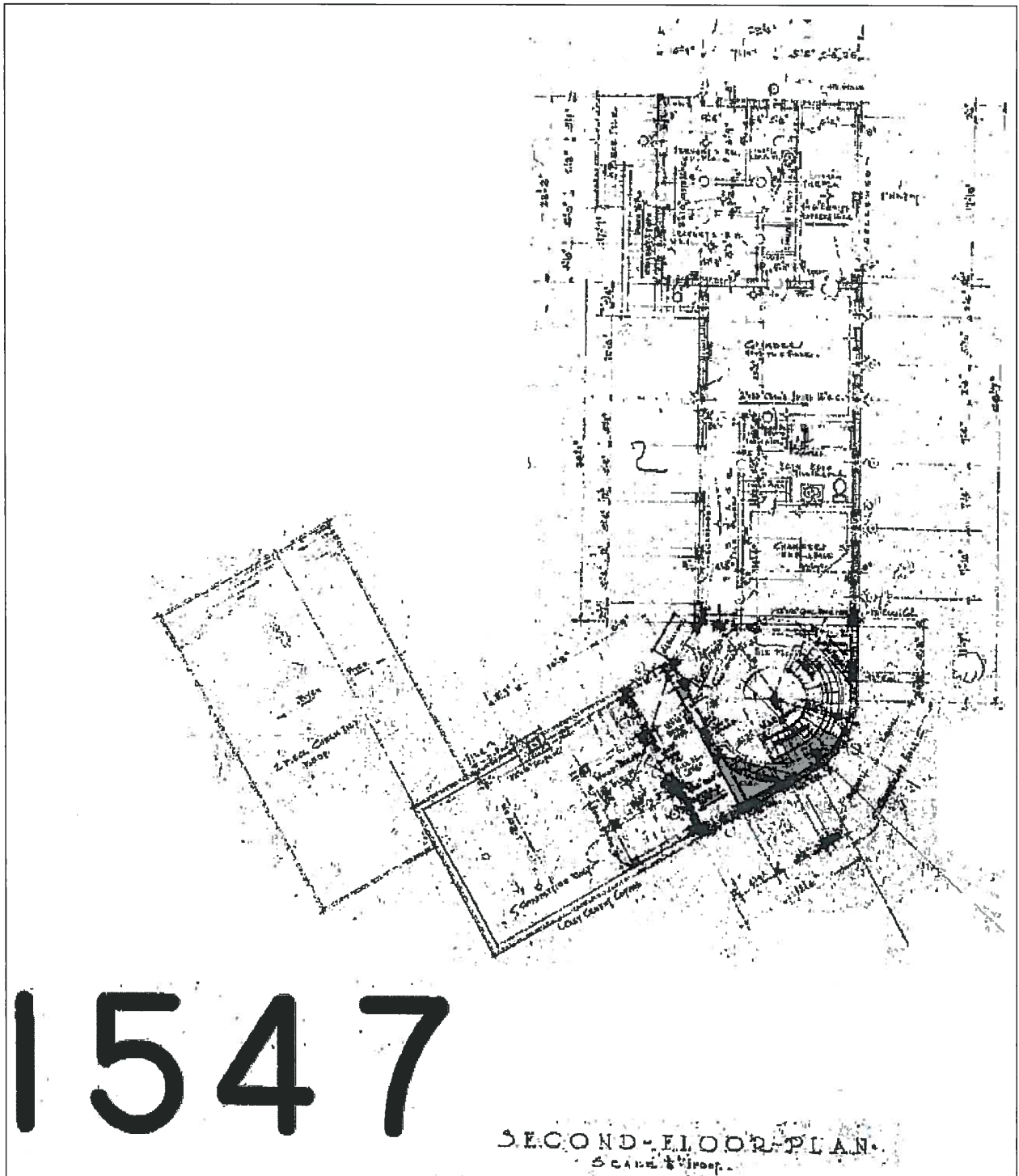
**Attachment A: Permit #1547, 1925**

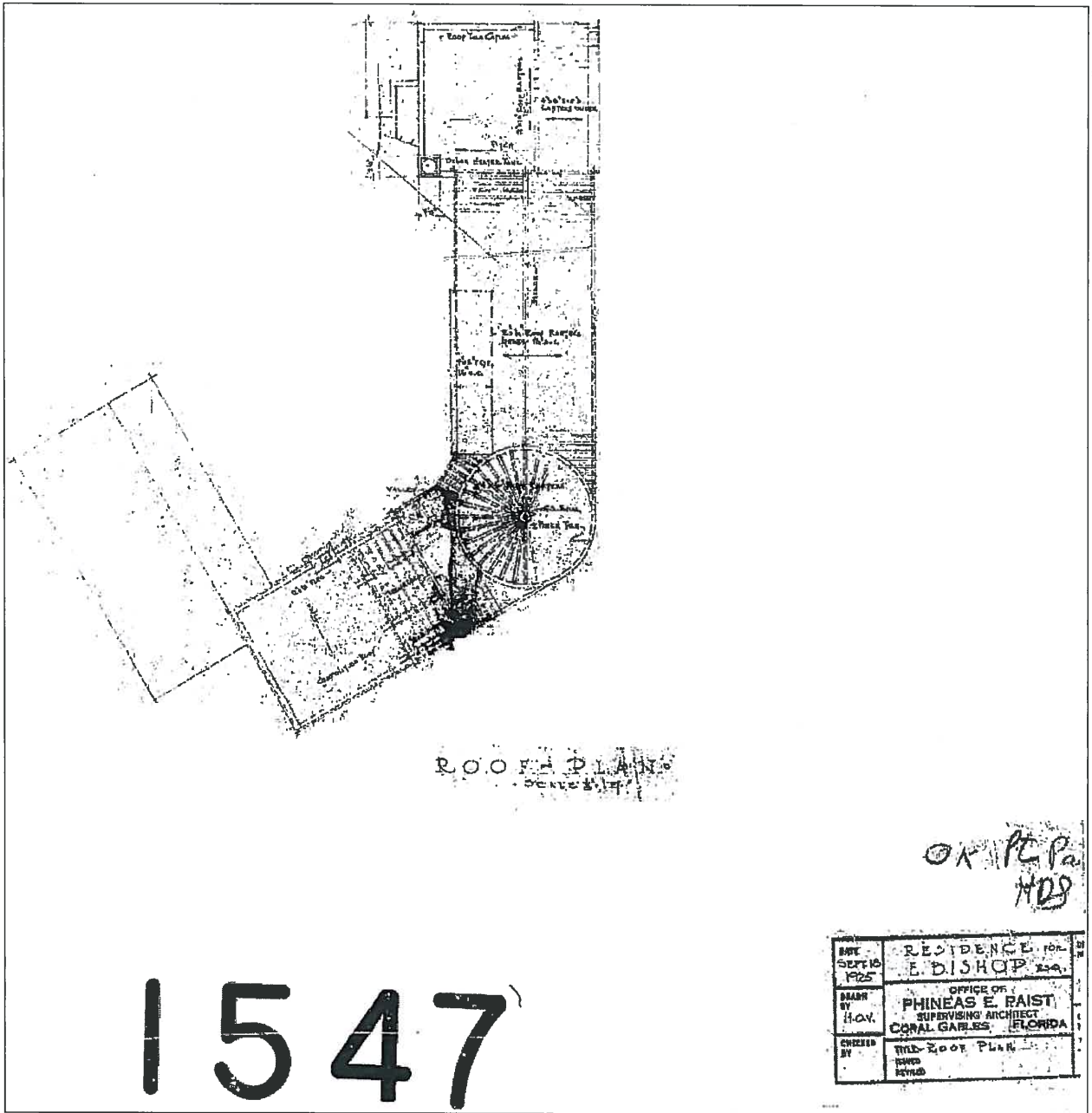


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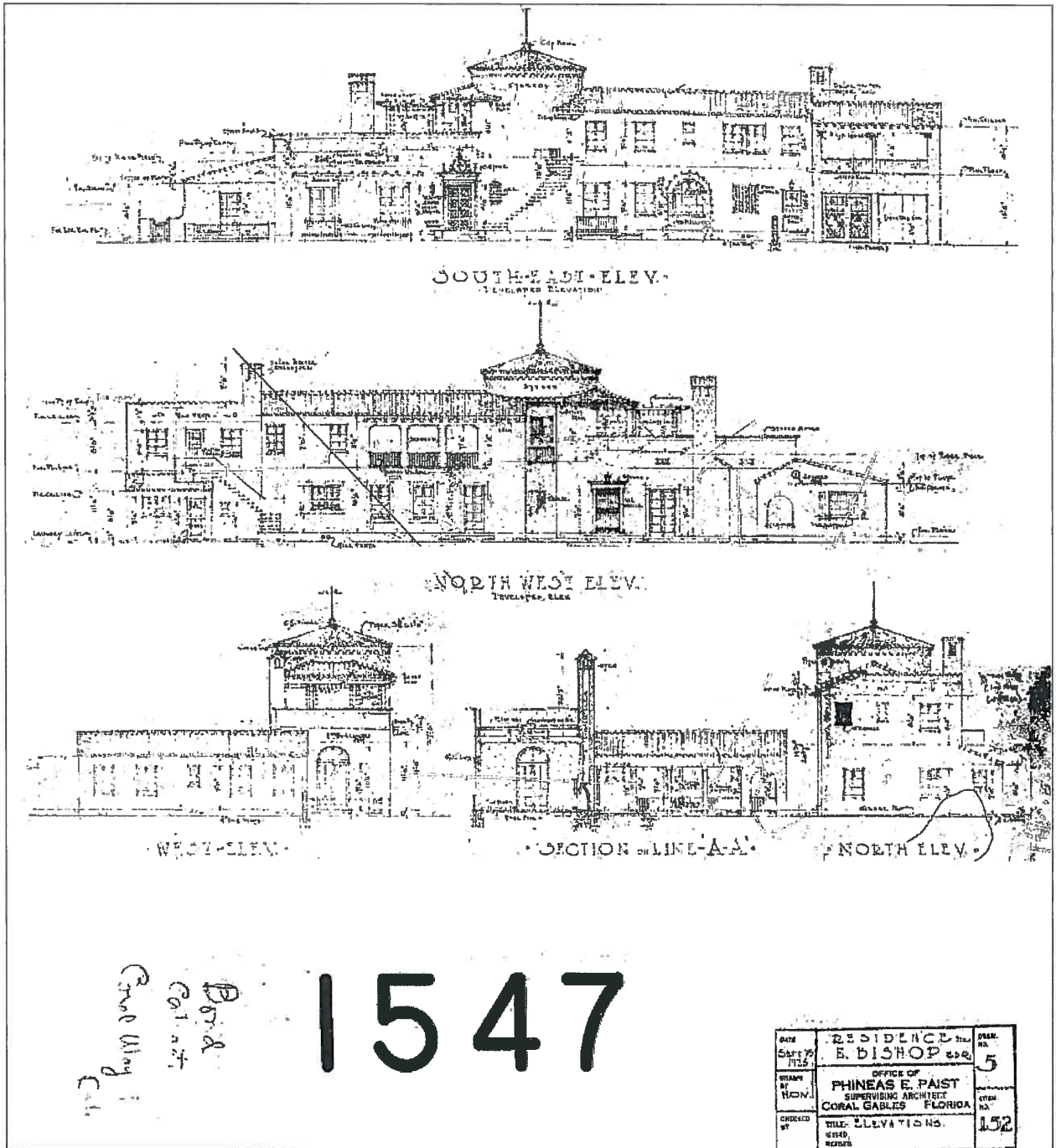


ROOF PLAN

OK PC Pa  
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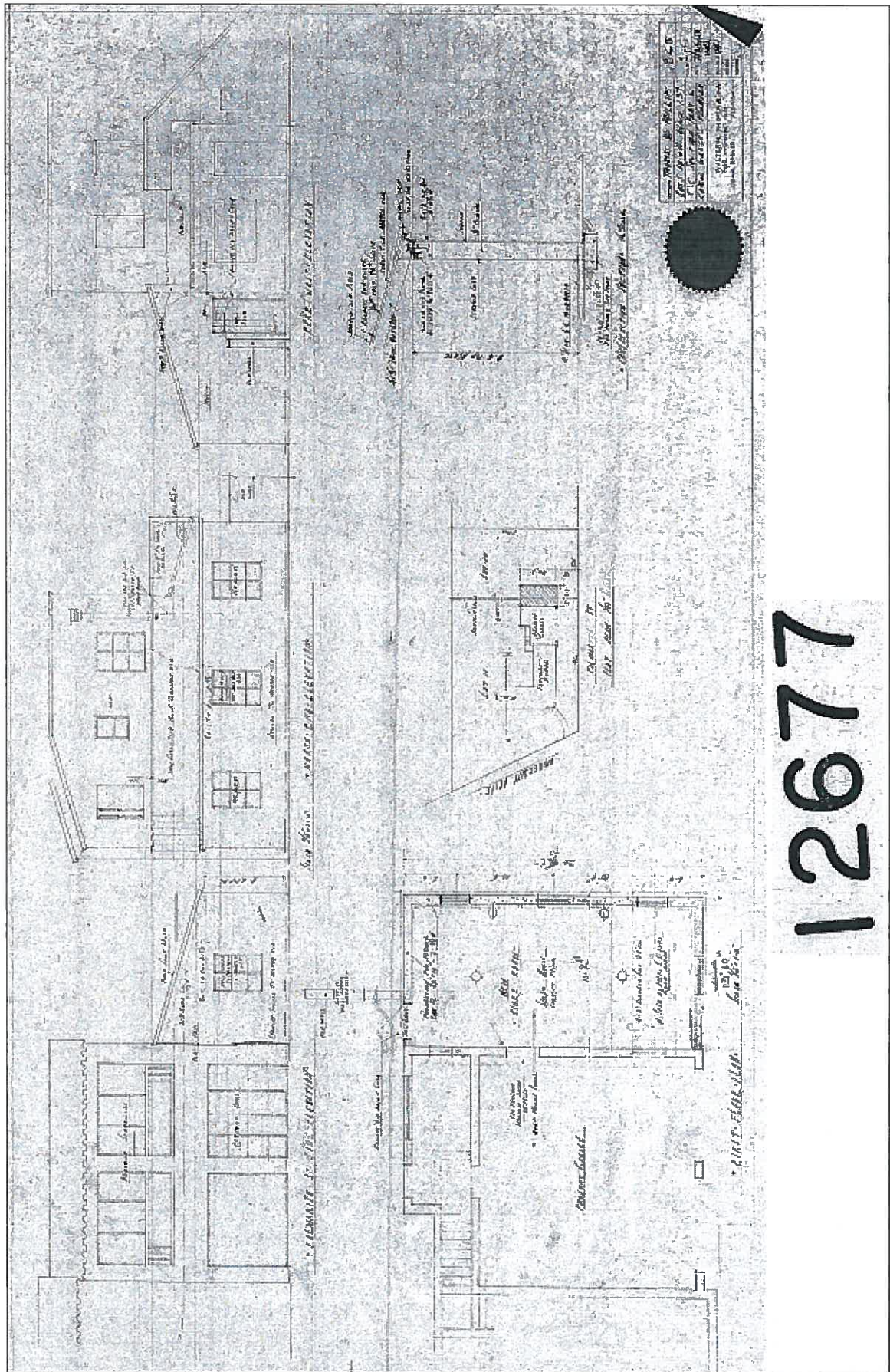
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DATE SERVICED 1925	RESIDENCE FOR E. DISHOP
DRAWN BY H.O.V.	OFFICE OF PHINEAS E. RAIST SUPERVISING ARCHITECT CORAL GABLES, FLORIDA
CHECKED BY	TITLE - ROOF PLAN



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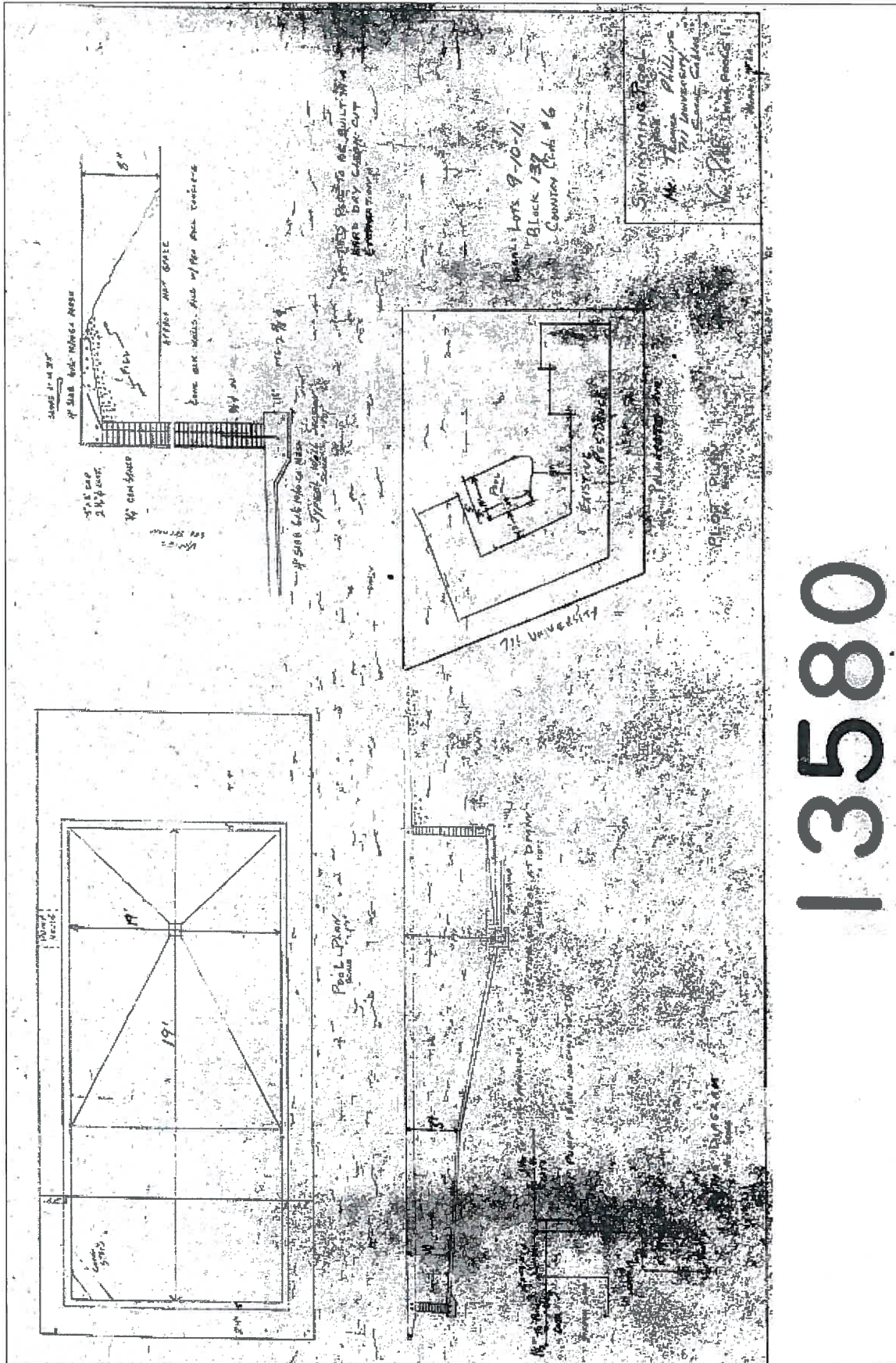
**Attachment B: Permit #12677, 1954**



12677

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**Attachment C: Permit #13580, 1955**

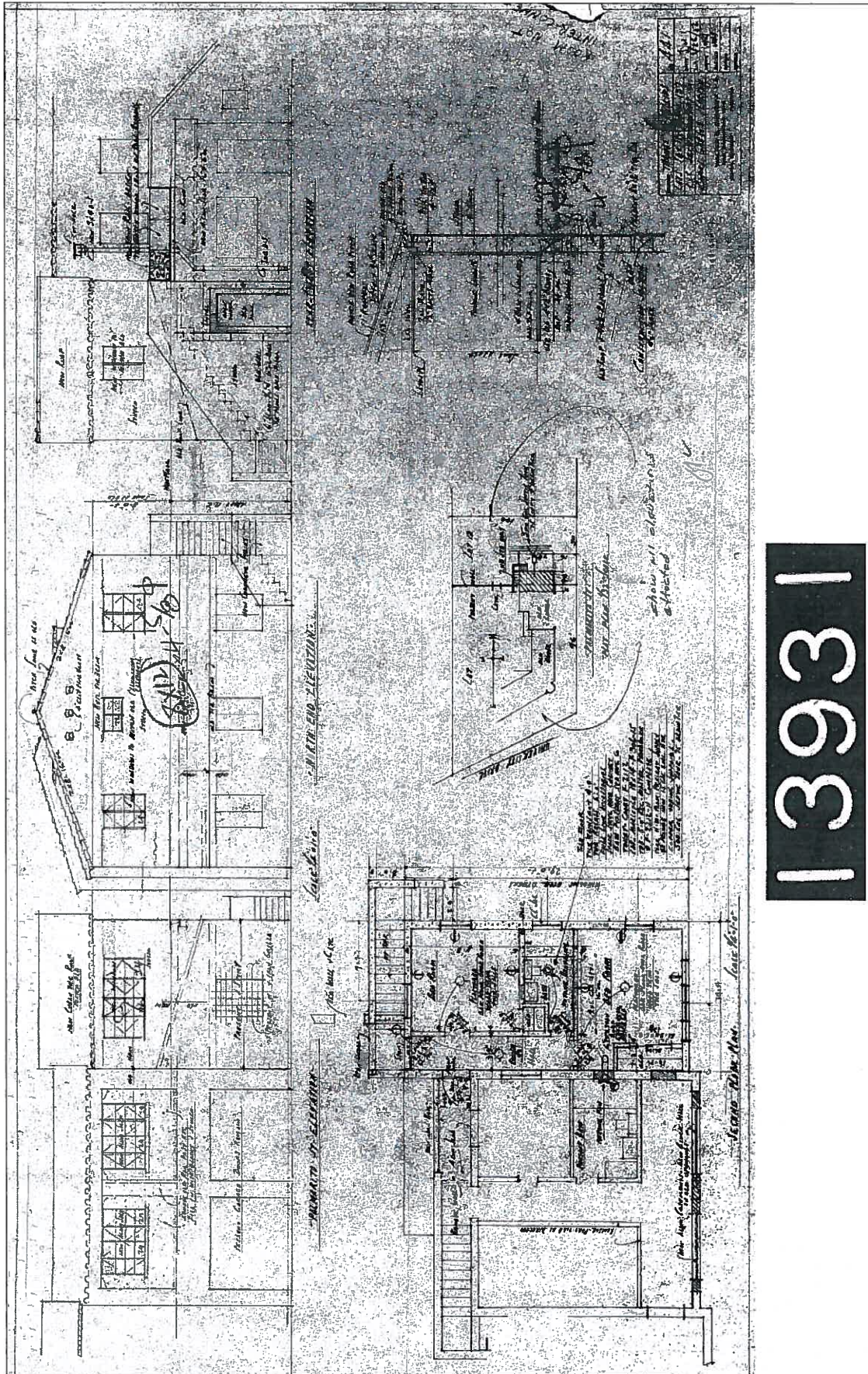


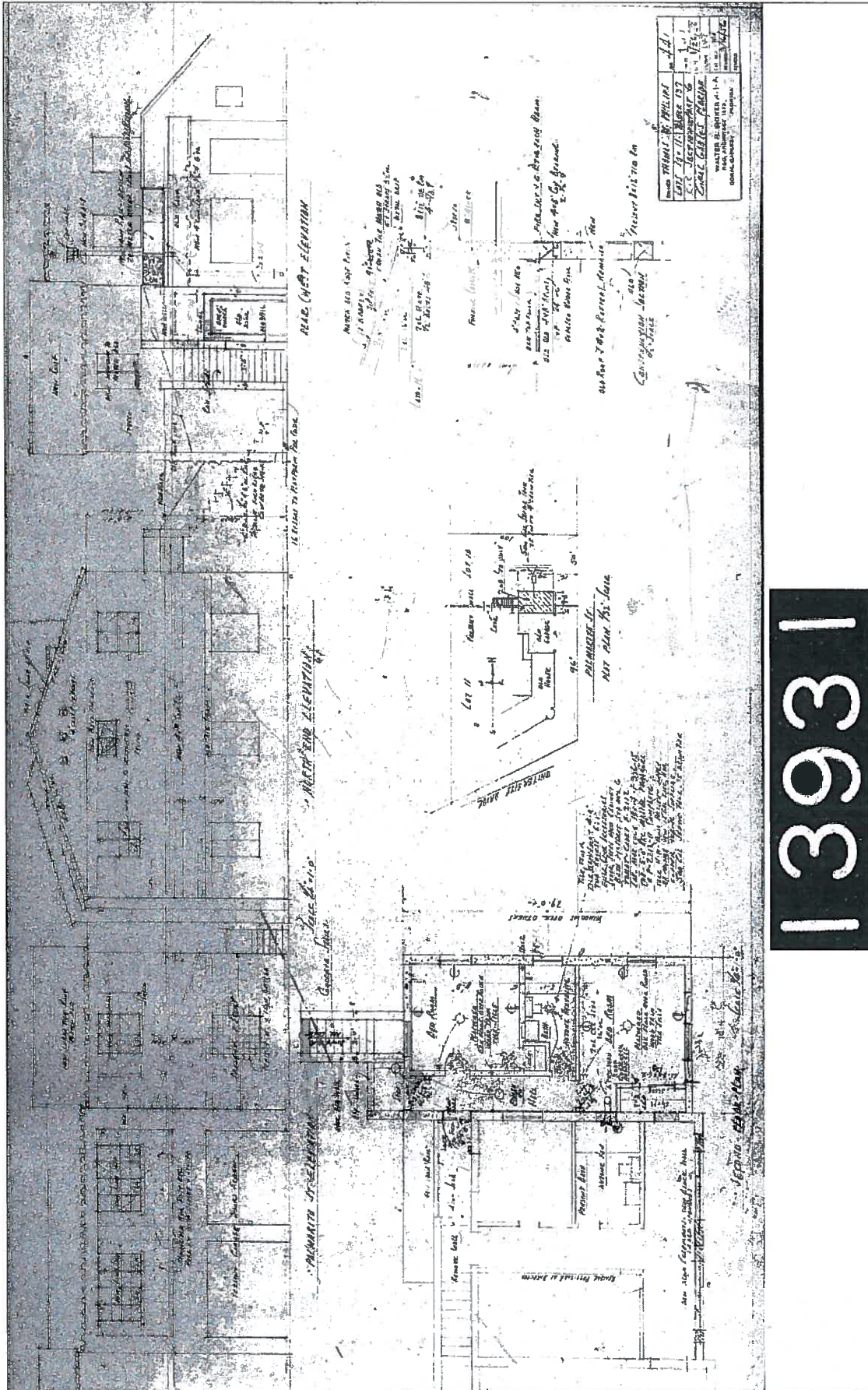
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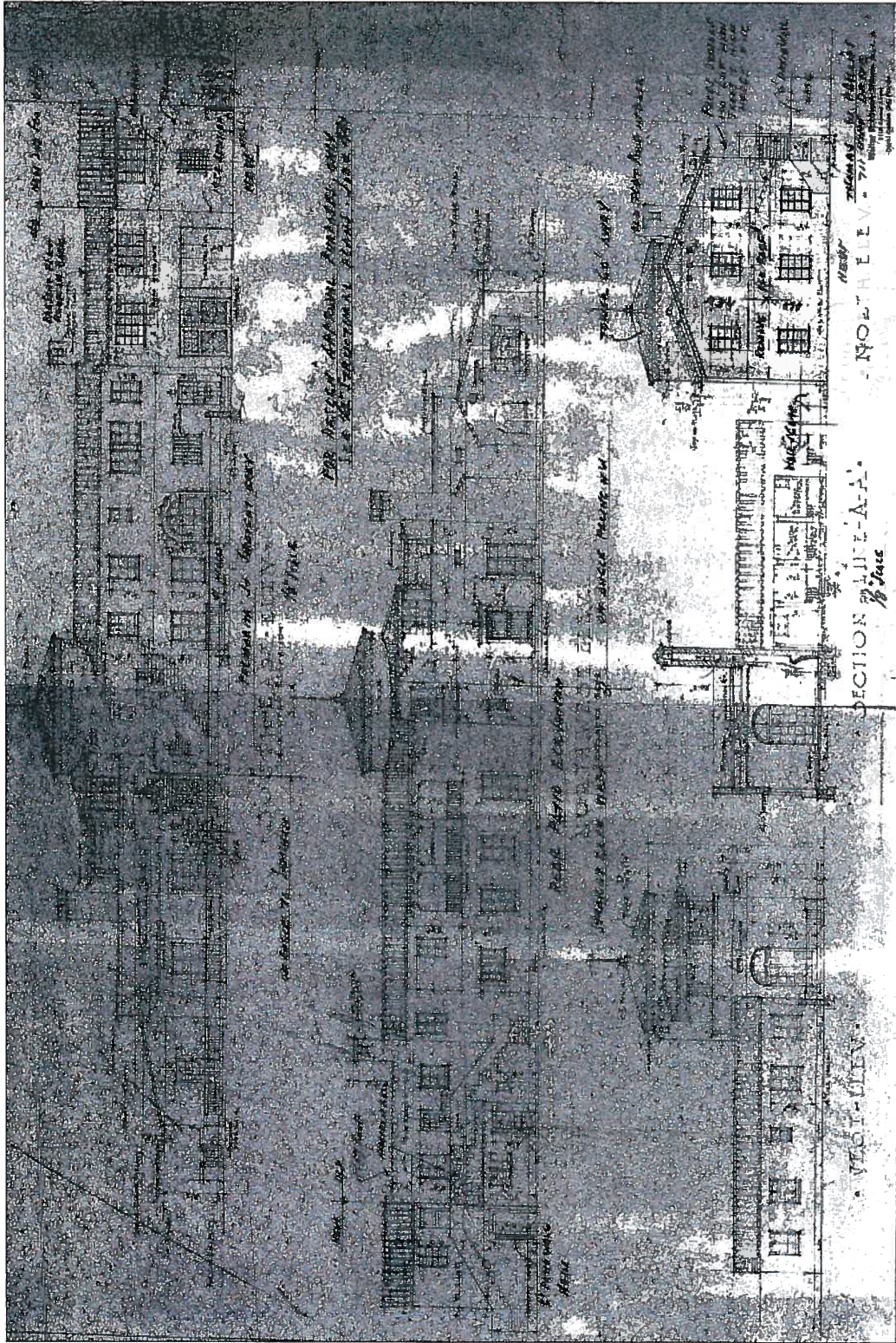
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**Attachment D: Permit #13931, 1956**





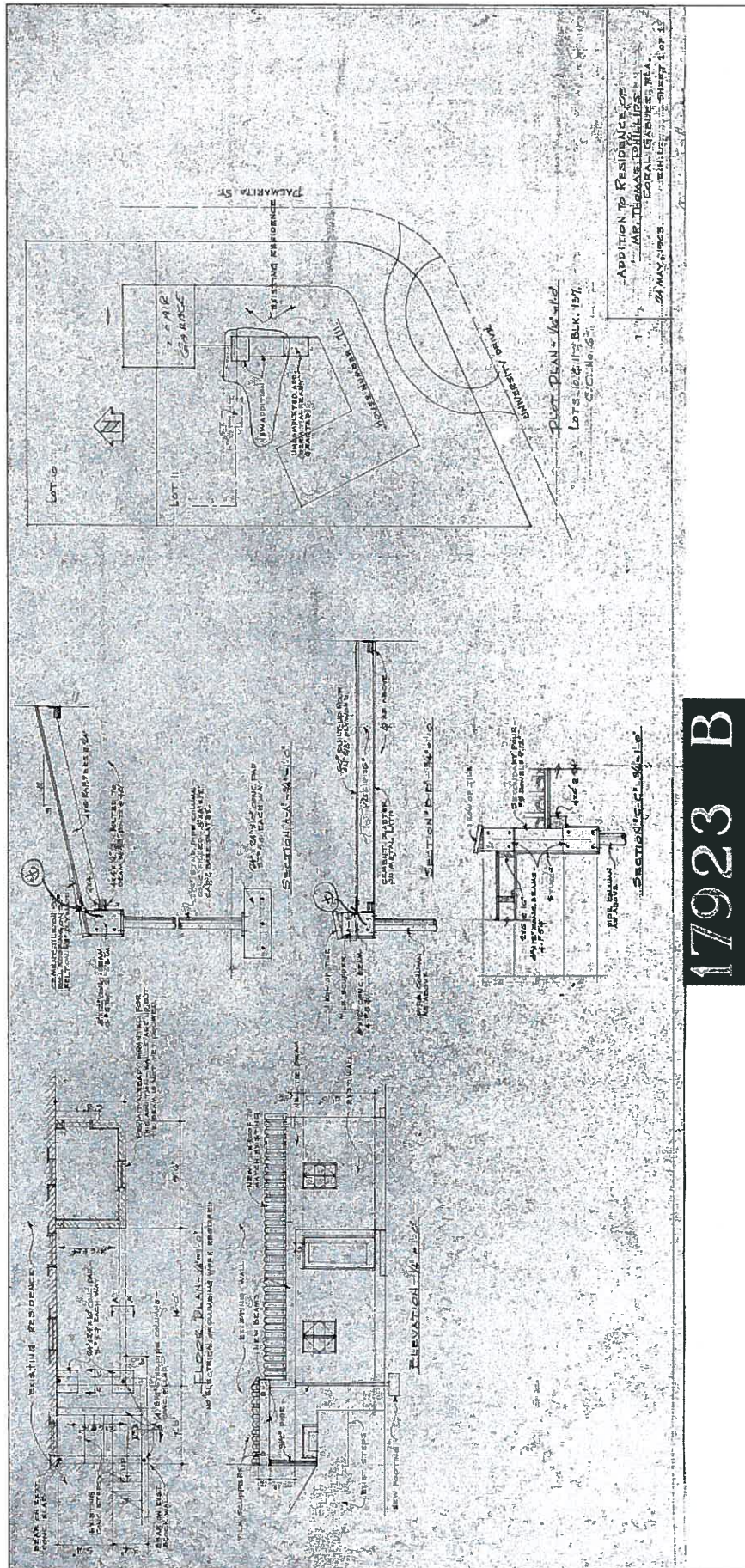
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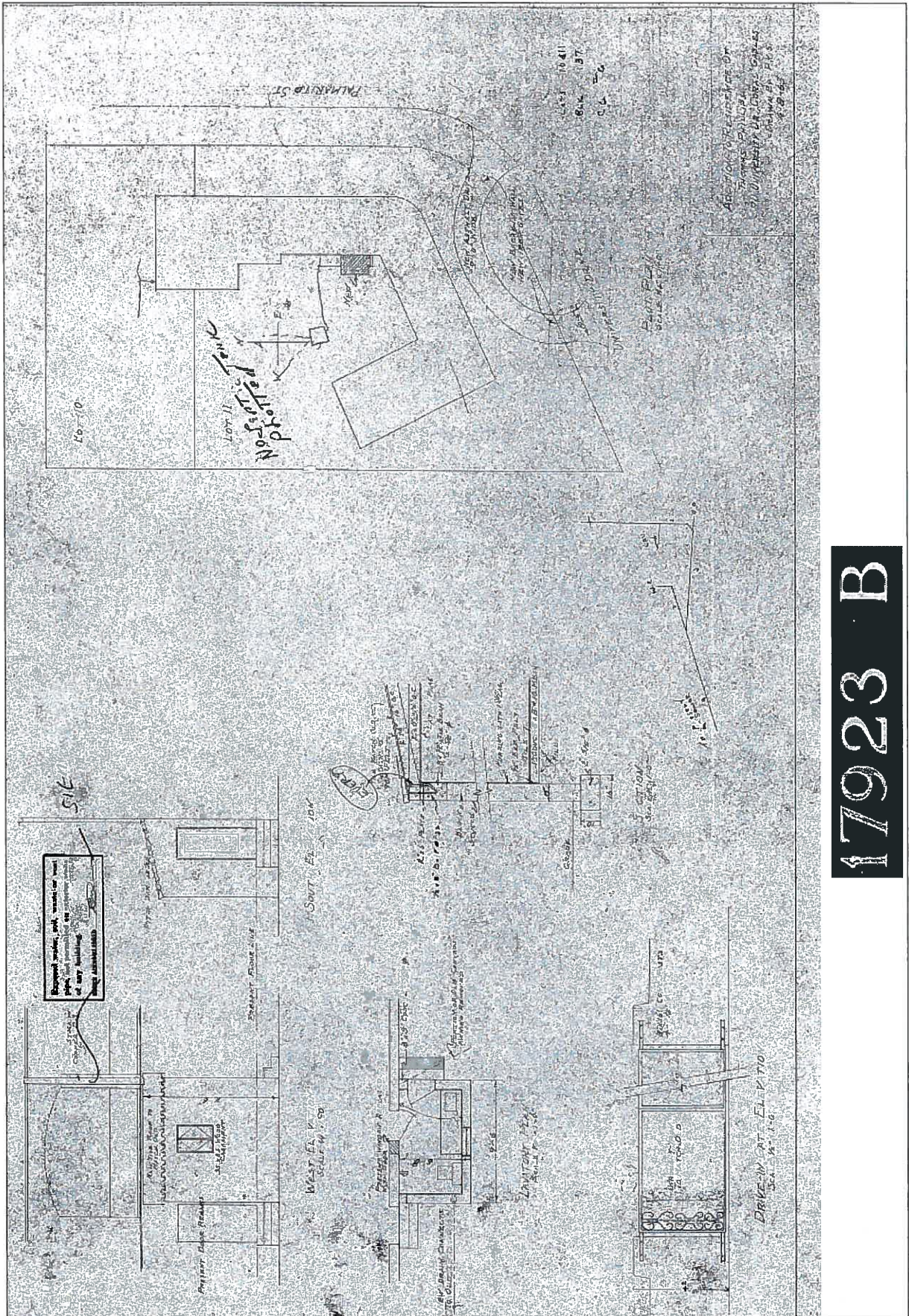
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**Attachment E: Permit #17923, 1963**



17923 B



17923 B