

APPENDIX G
OBISPO AVENUE HISTORIC DISTRICT

Designation Report for the Obispo Avenue Historic District

- Period of Significance:** 1921-1958. The period of significance is based on the range of dates that include George Merrick's early formulation of real estate design and planning ideas for Coral Gables, the Florida Land Boom, the Great Depression, and the post-World War II housing boom. These events mark significant historic periods. This period of significance reflects the chronological limits of these important cultural themes in the development of Coral Gables.
- Original Architects:** Leroy K. Albert, Tyrus T. Tripp, Martin Hauri, Edward T. Rempe, Jr., H. George Fink, Curtis E. Haley, Montgomery Atwater, Frank Burke, Edward A. Nolan, John Skinner, Coulton Skinner, W.W. Baggesen, H.E. Rudy, George Bruce, Earl V. Wolfe, Bray & Rand, R.F. Ware, E. Dean Parmalee, Kingsport & Blohm, C.B. Deer, William H. Merriam, H.J. Schwebke, H.D. Fiedler, George L. Pfeiffer, Carlos B. Schoepl, Henry E. Penney, E. Francis, Lester Avery, Gerard Pitt, R.J. Filer, Chas H. Markel, R.E. Marcat, Oscar E. Gonzalez, Joel Meyer, Carlos M. Estevez, A. Taquechel, V. Chacon, Frank Wyatt Woods, John Tracey, Henry J. Kramer Company
- Original Builders:** H.L. Finlayson, D.L. Clark, Frank Summers, E. Bechard, A.J. Murphy, George Merrick, Clayton Getty, Grand Building Company, William J. Morgan, Sam Church, Sutcliffe & Fox, R. Rite Builders, Inc., James Construction Company, S. deWolf & Son, J.H. Baron, Pearson Construction Company, Hemmings Construction Company, B.E. Mevers, Coral Gables Mortgage & Realty Company, H.S. Cannon, S.R. Carroll, P.A. Crocker, Paul V. Matkin Company, Dinapoli Construction Company, C.W. Childers, Stohn-Winters, Co-op Architectural Services, Inc., Marcus C. Meyers, Henry Sukup, J.G. Reeder, Miami R.E. & Building Company, Thomas S. Dill, Babcock Company, Sidney DeWolf, Roy T. Baseman, D&H Construction, Yero Construction Company, R. Rockoff, Herbert Zame, Merce Land Company, Inc., Henry Fernandez, Cesar Jenner, Oscar J. Delgado, C.E. Construction Corporation, A. Trujillo, J. Pohnl, Jorge F. Valle, Daniel E. Presas, D&H Construction Company
- Present Use and Zoning:** Single Family Residences
- Legal Description:** Coral Gables Section B, Lots 11 thru 20, inclusive, Block 28, Lots 1 thru 10, inclusive, Block 29, Lots 1 thru 11, inclusive, Block 38, S 95 Ft. of Lot 12 thru 22, Block 39.
- Coral Gables Section C, Lots 13-22, inclusive, Block 2, Lots 1-10, inclusive, Block 3, Lots 1-12, inclusive, Block 16, Lots 15-24, inclusive, Block 17.
- Coral Gables Section E, Lots 17-32, inclusive, Block 2, Lots 1-16, inclusive, Block 3, Lots 1-20, inclusive, Block 17, Lots 21-40, inclusive, Block 18.
- Alex Blairs Re-Sub, S ½ of Lot 3 & All of Lots 4 & 5.

Building Types: One-hundred, twenty-two (122) single family residences designed in the Mediterranean Revival, Ranch, Mission, Mediterranean Transitional, Neo-Mediterranean Transitional, Split-Level Ranch, Minimal Traditional, and Colonial Revival Styles of Architecture.

Site Characteristics: Located on building lots abutting Obispo Avenue.

Summary Statement of Significance

Concentration, Linkage, and Continuity of Features:

The buildings on Obispo Avenue form a historic district that conveys the architectural history of Coral Gables. The Obispo Avenue Historic District represents the speed and style with which Coral Gables was built, as well as the City's economic transition from its origin through World War II. In addition, the district is significant for its association with two of the City's earliest designers, H. George Fink and Walter deGarmo.

Background

Obispo Avenue, measuring one mile in length, stretches from Cortez Street to Country Club Prado. One of the first areas to be developed in Coral Gables, Obispo Avenue illustrates the rapid rate at which construction was taking place in the early 1920s. Within a three month period, thirty-three (33) homes were built. A month after completion, all 33 homes had been sold. In order to allure buyers to Coral Gables, a promotional brochure featuring the successful thoroughfare was published (City of Coral Gables 1924: 3). Since Obispo Avenue was one of the earliest developments in Coral Gables, some of the City's most prominent architects were involved with its design. Both H. George Fink and Walter deGarmo are credited with the plans of multiple homes along the avenue.

Properties Included Within the Historic District Boundaries

Definitions:

A contributing property/building adds to the historic architectural qualities and/or associations, for which the district is significant because a) it was present during the period of significance, and possesses historic integrity, reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the Coral Gables Register criteria.

A non-contributing property/building does not add to the historic architectural qualities and/or historic associations, for which the district is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the Coral Gables Register criteria. Furthermore, a non-contributing property may be an empty building lot, a building lot with a house currently under construction on it, or a property that does not meet the age criterion.

Contributing Properties:

1433 Obispo Avenue:

Lot 40, Block 18, Coral Gables Section E

Construction Date: 1925

Original Architect: Walter deGarmo

Original Builder: Unknown

Original Owner: John E. Kerr

Present Owner: Guillermo Bosque

Alterations: Concrete block addition, 1980; removable hurricane shutters, new windows, doors, roof, and garage doors.

1425 Obispo Avenue:

Lot 38, Block 18, Coral Gables Section E

Construction Date: 1923

Original Architect: Unknown

Original Builder: Unknown

Original Owner: Archibald R. Morrison

Present Owner: Michael and Jennifer Hohman

Alterations: Concrete block addition, 1981; new windows, re-tiled landing and walkway; new stucco, 2007.

1424 Obispo Avenue:

W 30 Ft. of Lot 4 & E 41 Ft. of Lot 3, Block 17, Coral Gables Section E

Construction Date: 1946

Original Architect: Leroy K. Albert

Original Builder: Thomas S. Dill

Original Owner: Thomas S. Dill

Present Owner: Andres and Maria S. Triay

Alterations: Canvas awnings, new door and garage door, Victorian posts on porch.

1417 Obispo Avenue:

Lot 36, Block 18, Coral Gables Section E

Construction Date: 1923

Original Architect: Unknown

Original Builder: Unknown

Original Owner: N. J. Condon

Present Owner: Wael M. Saffouri and Rima Almuhtaseb

Alterations: Concrete block addition, 1974; new windows, door, some roof sections, 1976.

1416 Obispo Avenue:

Lot 5, W ½ of Lot 6, 7 E 20 Ft. of Lot 4, Block 17, Coral Gables Section E

Construction Date: 1937

Original Architect: George L. Pfeiffer

Original Builder: Margaret Loorem

Original Owner: Margaret Loorem

Present Owner: Roberto N. and Anna Sanchez

Alterations: Porte-cochere, 1954; new windows and door, re-sided, original entrance enclosed, altered window openings.

1408 Obispo Avenue (LHD 2001-05):

E ½ of Lot 6 & All of Lot 7, Block 17, Coral Gables Section E

Construction Date: 1925

Original Architect: Walter deGarmo

Original Builder: Unknown

Original Owner: Fred Wardlow

Present Owner: Luis A. and Sonia O. Benitez

Alterations: Second story addition, 1926; pool, new windows and doors.

1404 Obispo Avenue:

Lot 8, Block 17, Coral Gables Section E

Construction Date: 1928

Original Architect: Miami R.E. & Building Company

Original Builder: Miami R.E. & Building Company

Original Owner: Chas. Goldie

Present Owner: Maria E. Garcia-Villalta

Alterations: Tiled entrance steps, new windows and door, porte-cochere enclosed, arched window portions enclosed.

1403 Obispo Avenue:

Lots 32 & 33, Block 18, Coral Gables Section E

Construction Date: 1947

Original Architect: Montgomery Atwater

Original Builder: Day labor

Original Owner: Edward L. English

Present Owner: Eduardo and Teresita L. Brunken

Alterations: Pool, 1978; some new windows, new doors and roof, arched cloth awnings.

1400 Obispo Avenue:

Lots 9 & 10, Block 17, Coral Gables Section E

Construction Date: 1953

Original Architect: Edward T. Rempe, Jr.

Original Builder: J.G. Reeder

Original Owner: Josephine Daniels

Present Owner: Robert E. and Maritza Jacobson

Alterations: Faux stone window surrounds, new windows and door, walkway, and driveway.

1341 Obispo Avenue:

Lot 31, Block 18, Coral Gables Section E

Construction Date: 1923

Original Architect: Unknown

Original Builder: Unknown

Original Owner: Eliz. Nolting

Present Owner: Roberto E. and Sharon M. Bode

Alterations: New windows and doors, 1992.

1336 Obispo Avenue:

Lot 11, Block 17, Coral Gables Section E

Construction Date: 1925

Original Architect: Henry Sukup

Original Builder: Henry Sukup

Original Owner: Ann Grinham

Present Owner: George and Margaret Fernandez

Alterations: New windows, doors, and roof.

1333 Obispo Avenue:

Lot 29, Block 18, Coral Gables Section E

Construction Date: 1925

Original Architect: D.L. Clark

Original Builder: D.L. Clark

Original Owner: Mrs. Mary Carrigan

Present Owner: Edward and Nancy Hernandez

Alterations: New windows and doors, vinyl shed roof awnings.

1329 Obispo Avenue:

Lot 28, Block 18, Coral Gables Section E

Construction Date: 1925

Original Architect: LeRoy Albert

Original Builder: Unknown

Original Owner: M.I. Schultz

Present Owner: Mark and Julia Kaiser

Alterations: New windows and doors, shed roof cloth awnings, 1982; re-sided, one-story addition, 1990.

1328 Obispo Avenue (LHD 95-10):

Lot 13 & W ½ of Lot 14, Block 17, Coral Gables Section E

Construction Date: 1922
Original Architect: H. George Fink
Original Builder: George Merrick
Original Owner: Nicholas Hodson
Present Owner: Jorge A. and Ana M. Pereda
Alterations: New windows and door, Chicago brick pavers on walk and new driveway, awnings, open-air carport, front porch enclosed.

1325 Obispo Avenue (LHD 95-03):

W ½ of Lot 26 & All of Lot 27, Block 18, Coral Gables Section E
Construction Date: 1923
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: Herbert Brown
Present Owner: Francis and Ana M. Barassi
Alterations: Florida Room addition, 1942; new doors and roof, metal awnings.

1320 Obispo Avenue:

Lot 15 & E ½ of Lot 14, Block 17 Coral Gables Section E
Construction Date: 1925
Original Architect: H.D. Fiedler
Original Builder: Marcus C. Meyers
Original Owner: Everett W. King
Present Owner: William J. Spratt, Jr.
Alterations: Garage, 1966; concrete block addition, 1972, porch enclosed, new windows, doors, and roof, 1984.

1317 Obispo Avenue:

Lot 25 & E ½ of Lot 26, Block 18, Coral Gables Section E
Construction Date: 1925
Original Architect: Frank Wyatt Woods, John Tracey
Original Builder: Frank Summers
Original Owner: Edward V. Plane
Present Owner: Maurizio and Eva Paglialonga
Alterations: Concrete block addition, 1976; new windows, removable hurricane shutters, decorative security bars.

1315 Obispo Avenue:

Lot 24, Block 18, Coral Gables Section E
Construction Date: 1926
Original Architect: Unknown
Original Builder: Unknown
Original Owner: James A. McMickle
Present Owner: Christine M. Federighi
Alterations: Early garage apt. by John and Coulton Skinner; new windows and doors, 1973; shed roof, curved cloth awnings.

1309 Obispo Avenue:

Lot 23, Block 18, Coral Gables Section E
Construction Date: 1925
Original Architect: Frank Burke
Original Builder: Frank Summers
Original Owner: George W. Hawkins
Present Owner: Silva Ferreiro and Nadeen Medvin
Alterations: Rear addition, 1981; new windows, doors, and roof, driveway shortened, arched cloth awnings, 1984.

1305 Obispo Avenue:

Lot 22, Block 18, Coral Gables Section E
Construction Date: 1923
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: Roderick M. Thomas
Present Owner: Patricia B. Kavanaugh
Alterations: Rear addition, 1979; new windows.

1301 Obispo Avenue:

Lot 21, Block 18, Coral Gables Section E
Construction Date: 1953
Original Architect: Curtis E. Haley
Original Builder: Rubin Rockoff and J.W. Persoff
Original Owner: Rubin Rockoff and J.W. Persoff
Present Owner: Albert Edward Stoecker
Alterations: None noted.

1300 Obispo Avenue:

Lot 20, Block 17, Coral Gables Section E
Construction Date: 1927
Original Architect: Co-op Architectural Services, Inc.
Original Builder: J.W. Proctor
Original Owner: Dr. Henry Wettstine
Present Owner: Bernadette P. Phillips
Alterations: Some new windows, awnings, two-story addition.

1717 Madrid Street:

Lot 32, Block 2, Coral Gables Section E
Construction Date: 1953
Original Architect: Curtis E. Haley
Original Builder: Unknown
Original Owner: Rubin Rockoff and J.W. Persoff
Present Owner: Susana Rivera Cabrera
Alterations: New windows and garage door, retractable hurricane shutters, 1976; wall, 1977.

1258 Obispo Avenue:

Lots 1& 2, Block 3, Coral Gables Section E
Construction Date: 1946
Original Architect: William H. Merriam
Original Builder: Stohn-Winters
Original Owner: Edward M. Vickers
Present Owner: Oscar J. Lostall
Alterations: New roof.

1257 Obispo Avenue:

Lot 31, Block 2, Coral Gables Section E
Construction Date: 1925
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: John B. Kenna
Present Owner: Michael and Michelle Walsh
Alterations: Removable hurricane shutters, new windows, doors, and new roof.

1253 Obispo Avenue:

Lot 30 & W ½ of Lot 29, Block 2, Coral Gables Section E
Construction Date: 1926

Original Architect: Edward A. Nolan
Original Builder: E. Bechard
Original Owner: Mary N. McLaughlin
Present Owner: Jamil Nizam

Alterations: Construction of two-car garage, 1977; decorative security bars, new windows, doors, 1978.

1252 Obispo Avenue:

Lots 3 & W ½ of Lot 4, Block 3, Coral Gables Section E

Construction Date: 1926

Original Architect: H. George Fink

Original Builder: Unknown

Original Owner: Myrtle Belle Stamper

Present Owner: Ramesh C. and Aruna R. Airan

Alterations: Tiled landing, new windows, doors, and roof, garage, veranda.

1245 Obispo Avenue:

Lot 28 & E ½ of Lot 29, Block 2, Coral Gables Section E

Construction Date: 1925

Original Architect: H. George Fink

Original Builder: A.J. Murphy

Original Owner: J.N. Vernam

Present Owner: Patricia Button

Alterations: Awnings, new windows, doors, and roof portions; wing wall addition with arched gated opening, 1981.

1240 Obispo Avenue:

Lot 6, Block 3, Coral Gables Section E

Construction Date: 1926

Original Architect: Walter deGarmo

Original Builder: Unknown

Original Owner: Samuel E. Spaulding

Present Owner: James D. Daley & Carol L. Williams

Alterations: Screened front porch, 1951; pool, 1980; tiled landing, shed roof entry, new windows, doors, and roof, Mission style parapet added over front entrance.

1237 Obispo Avenue:

Lot 26, Block 2, Coral Gables Section E

Construction Date: 1923

Original Architect: H. George Fink

Original Builder: George Merrick

Original Owner: Addie B. Hill

Present Owner: Francisco and Ena Olavarrieta

Alterations: New windows, doors, and roof, porch landing.

1236 Obispo Avenue:

Lot 7 & W ½ of Lot 8, Block 3, Coral Gables Section E

Construction Date: 1925

Original Architect: H.J. Schwebke

Original Builder: C.W. Childers

Original Owner: Bert H. Barter

Present Owner: James P. Manning

Alterations: New windows and doors, re-sided, ornamental shed roof tiles removed, porte-cochere partially enclosed, one-story addition, screen arcade enclosed and incorporated into house.

1230 Obispo Avenue:

E ½ of Lot 8 & W ½ of Lot 9, Block 3, Coral Gables Section E

Construction Date: 1955
Original Architect: Edward T. Rempe, Jr.
Original Builder: Dinapoli Construction Company
Original Owner: Dinapoli Construction Company
Present Owner: John C. and Joan Witty
Alterations: New windows, doors, roof, and garage doors

1225 Obispo Avenue:

Lots 23 & 24 Less E 10 Ft. of Lot 23, Block 2, Coral Gables Section E
Construction Date: 1938
Original Architect: John Skinner and Coulton Skinner
Original Builder: Clayton Getty
Original Owner: Arthur W. Brigham
Present Owner: Maria Luisa Dobal
Alterations: Pool installation, 1977; new windows, security bars, metal/cloth awnings, 1980.

1224 Obispo Avenue:

E ½ of Lot 9 and W ½ of Lot 10, Block 3, Coral Gables Section E
Construction Date: 1955
Original Architect: Edward T. Rempe, Jr.
Original Builder: Dinapoli Construction Company
Original Owner: Dinapoli Construction Company
Present Owner: Jorge and Lourdes Borrón
Alterations: New windows, doors, and garage door.

1220 Obispo Avenue:

E ½ of Lot 10, All of Lot 11, & W ½ of Lot 12, Block 3, Coral Gables Section E
Construction Date: 1920
Original Architect: H. George Fink
Original Builder: Unknown
Original Owner: Lois McMillan
Present Owner: Barry and Ana Logan
Alterations: Two-car garage, wing connecting garage to main building, re-sided, new windows, doors, and hipped/shed roof sections, side addition.

1217 Obispo Avenue:

Lot 21, Block 2, Coral Gables Section E
Construction Date: 1922
Original Architect: Unknown
Original Builder: Unknown
Original Owner: O.O.B. Strayer
Present Owner: Pascal Billard and Daniela McLean
Alterations: Rear addition, 1976; new windows and doors, removal of front walkway, 1977.

1212 Obispo Avenue:

Lot 13 & E ½ of Lot 12, Block 3, Coral Gables Section E
Construction Date: 1923
Original Architect: H. George Fink
Original Builder: Unknown
Original Owner: Homer S. Rhode
Present Owner: Luis R. and Giovanna M. Fernandez
Alterations: Rear addition, 1942; new windows and doors.

1209 Obispo Avenue:

Lot 19, Block 2, Coral Gables Section E
Construction Date: 1954

Original Architect: Martin Hauri
Original Builder: Grand Building Company
Original Owner: Tessie Jacobi
Present Owner: James R. and Sally James
Alterations: New doors and roof, some new windows, removable hurricane shutters.

1208 Obispo Avenue:

Lot 14, Block 3, Coral Gables Section E
Construction Date: 1925
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: George B. Tillotson
Present Owner: Maria C. Bures
Alterations: Metal awnings, new windows, doors, and roof.

1205 Obispo Avenue (LHD 96-04):

Lot 18, Block 2, Coral Gables Section E
Construction Date: 1923
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: William Hoffman
Present Owner: Stephen DeKanter
Alterations: Rear addition, wooden columns replaced with concrete columns, new windows, doors, and roof, 1990.

1204 Obispo Avenue:

Lot 15, Block 3, Coral Gables Section E
Construction Date: 1926
Original Architect: P.V. Matkin Co.
Original Builder: Paul V. Matkin Company
Original Owner: Harris M. VanHorn
Present Owner: Margaret Dunn
Alterations: New windows, re-sided, porte-cochere.

1201 Obispo Avenue:

Lot 17, Block 2, Coral Gables Section E
Construction Date: 1952
Original Architect: Edward T. Rempe, Jr.
Original Builder: Harry L. Finlayson
Original Owner: Harry L. Finlayson
Present Owner: Robert E. and Cynthia B. Passmore
Alterations: Some new windows, metal awnings.

1721 Columbus Boulevard:

Lot 24, Block 17, Coral Gables Section C
Construction Date: 1955
Original Architect: Theodore Gottfried
Original Builder: Joel Rubin
Original Owner: Max Epstein
Present Owner: Louis and Pearl Vann
Alterations: New windows, doors, roof, and garage door.

1143 Obispo Avenue:

Lot 23, Block 17, Coral Gables Section C
Construction Date: 1922
Original Architect: Walter deGarmo

Original Builder: Unknown
Original Owner: William Edward Freund
Present Owner: Armando and Marilyn Aguirre
Alterations: New windows and roof, cloth awnings.

1139 Obispo Avenue:

Lot 22, Block 17, Coral Gables Section C
Construction Date: 1949
Original Architect: W.W. Baggesen
Original Builder: Day laborer
Original Owner: George F. Walz
Present Owner: Francisco J. and Adriana Caballero
Alterations: Some new windows, new garage door, removable hurricane shutters.

1137 Obispo Avenue (LHD 99-04):

Lot 21, Block 17, Coral Gables Section C
Construction Date: 1926
Original Architect: H.E. Rudy
Original Builder: William J. Morgan
Original Owner: William J. Morgan
Present Owner: Dr. Garvin G. and Euphrosyne G. Gloss
Alterations: Some new windows, screen from porch removed and left open.

1134 Obispo Avenue:

Lot 4, Block 16, Coral Gables Section C
Construction Date: 1930
Original Architect: S.R. Carroll
Original Builder: S.R. Carroll
Original Owner: S.R. Carroll
Present Owner: David P. and Debra Herman
Alterations: Entrance moved from west to central bay, re-sided, awnings replaced, new windows, doors, and roof.

1132 Obispo Avenue:

Lot 5, Block 16, Coral Gables Section C
Construction Date: 1926
Original Architect: H.E. Rudy
Original Builder: H.S. Cannon
Original Owner: John Halifax
Present Owner: Juan Alonso
Alterations: New windows, door, and roof.

1131 Obispo Avenue (LHD 2002-09):

Lot 20, Block 17, Coral Gables Section C
Construction Date: 1926
Original Architect: H. George Fink
Original Builder: Unknown
Original Owner: George E. Merrick
Present Owner: Guilherme V. Boas and Katherine M. Cooley
Alterations: Second-story addition, 1925; addition to garage, 1928; scuppers, shed roof porch addition, new windows, some enclosed windows.

1126 Obispo Avenue (LHD 98-07):

Lot 6 & W 25 Ft. of Lot 7, Block 16, Coral Gables Section C
Construction Date: 1929
Original Architect: Walter deGarmo

Original Builder: Unknown
Original Owner: Stanley C. Armstrong
Present Owner: Jose A. and Maria T. Pacheco
Alterations: Side addition, 1949; pool installation, 1956; awning carport, addition, 1958.

1123 Obispo Avenue:
Lots 18 & 19, Block 17, Coral Gables Section C
Construction Date: 1950
Original Architect: George Bruce
Original Builder: Sam Church
Original Owner: Gables Presbyterian
Present Owner: Roberto A. and Olga H. Petagine
Alterations: New windows, doors, and roof, porte-cochere, 2002.

1119 Obispo Avenue:
Lot 17, Block 17, Coral Gables Section C
Construction Date: 1925
Original Architect: H. George Fink
Original Builder: Unknown
Original Owner: Frank N. Doner
Present Owner: Alfredo S. and Rosa Maria Carranza
Alterations: Rear addition, 1951; new windows and doors, awnings, removable hurricane shutters.

1116 Obispo Avenue:
Lots 9, 8, E ½ of Lot 7, Block 16, Coral Gables Section C
Construction Date: 1941
Original Architect: William H. Merriam
Original Builder: Coral Gables Mortgage & Realty Company
Original Owner: Mabel L. Hardin
Present Owner: William M. Saunderson, Jr.
Alterations: Pool installation, 1955, rear addition, 1984.

1115 Obispo Avenue:
Lot 16, Block 17, Coral Gables Section C
Construction Date: 1924
Original Architect: H. George Fink
Original Builder: Sutcliffe & Fox
Original Owner: Henry Greger
Present Owner: Ellen Ugucioni
Alterations: Rear addition, 1965; new windows and doors, 1978.

1108 Obispo Avenue:
Lots 10 & 11, Block 16, Coral Gables Section C
Construction Date: 1937
Original Architect: William H. Merriam
Original Builder: B.E. Mevers
Original Owner: Robert H. Boyce
Present Owner: Peter and Emmet Kiliddjian
Alterations: Wing addition, new windows and doors.

1102 Obispo Avenue:
Lot 12, Block 16, Coral Gables Section C
Construction Date: 1925
Original Architect: C.B. Deer
Original Builder: Hemmings Construction Company
Original Owner: Charles H. Hyde

Present Owner: Samuel and Lorraine Traina

Alterations: Pool installation, 1966; new windows, arched cloth awnings, porch enclosed, 1982; shed roof, second story enclosed above porte-cochere.

1101 Obispo Avenue:

S ½ of Lot 3 & All of Lots 4 & 5, Alex Blairs Re-Sub

Construction Date: 1950

Original Architect: Earl V. Wolfe

Original Builder: Day laborer

Original Owner: Leland E. Barrie

Present Owner: Carlos and David Travieso

Alterations: Cast stone surrounds, new windows, doors, and roof.

1043 Obispo Avenue:

Lot 22, Block 2, Coral Gables Section C

Construction Date: 1922

Original Architect: H. George Fink

Original Builder: Unknown

Original Owner: Rosa S. Bull

Present Owner: Leonard Sharp

Alterations: Rear addition, 1959; pool, 1967; cloth awnings, security door, new windows, doors, roof, and garage door.

1037 Obispo Avenue:

Lot 21, Block 2, Coral Gables Section C

Construction Date: 1955

Original Architect: Tyrus T. Tripp

Original Builder: R. Rite Builders, Inc.

Original Owner: Julius Moser

Present Owner: Mario and Ana Maria Yerak

Alterations: New windows, doors, garage door, and roof, security bars.

1036 Obispo Avenue:

Lot 2, Block 3, Coral Gables Section C

Construction Date: 1926

Original Architect: Walter deGarmo

Original Builder: Unknown

Original Owner: James McNamara

Present Owner: Irahisa M. Disla

Alterations: Wall with faux porte-cochere opening, middle bay elongated, new door and window surrounds, balcony, balustrade, keystone pilasters added to middle bay, 2000.

1029 Obispo Avenue:

Lot 19, Block 2, Coral Gables Section C

Construction Date: 1954

Original Architect: Martin Hauri

Original Builder: James Construction Company

Original Owner: Fabulous Homes, Inc.

Present Owner: Mario and Ana Maria Yerak

Alterations: Pool installation, 1954; screened patio, 1955; second-story rear addition, 2003; security bars, new windows, doors, roof, garage doors.

1028 Obispo Avenue:

Lot 4, Block 3, Coral Gables Section C

Construction Date: 1923

Original Architect: Walter deGarmo

Original Builder: Unknown
Original Owner: L.C. Stuart
Present Owner: Frank Martinez and Ana M. Alvarez
Alterations: Porch enclosed, new windows and doors.

1024 Obispo Avenue:

Lot 5, Block 3, Coral Gables Section C
Construction Date: 1940
Original Architect: H. George Fink
Original Builder: Pearson Construction Company
Original Owner: Lloyd A. Butler
Present Owner: Rolando and Yasmine Alvarez
Alterations: Pool installation, 1980.

1016 Obispo Avenue:

Lot 7, Block 3, Coral Gables Section C
Construction Date: 1922
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Louis M. Smelser
Present Owner: Daniel and Maria A. Michelena
Alterations: Re-sided, built-in planters, new windows, roof, and doors, entry area.

1013 Obispo Avenue:

Lot 15 & E ½ of Lot 16, Block 2, Coral Gables Section C
Construction Date: 1926
Original Architect: Bray & Rand
Original Builder: F.W. Gurney
Original Owner: F.W. Gurney
Present Owner: Juelene S. Beck
Alterations: Rear addition, 1971; new windows, doors, and roof, removable hurricane shutters.

1012 Obispo Avenue:

Lot 8, Block 3, Coral Gables Section C
Construction Date: 1954
Original Architect: Leroy K. Albert
Original Builder: J.H. Baron
Original Owner: J.H. Baron
Present Owner: Marilyn Smalley
Alterations: Some new windows, new doors, security bars.

1720 Granada Boulevard:

Lots 13 & 14, Block 2, Coral Gables Section C
Construction Date: 1955
Original Architect: R.F. Ware
Original Builder: S. deWolf & Son
Original Owner: W.I. Labow
Present Owner: Rudolph J. Kolaci
Alterations: New windows, doors, and pyramidal roof.

1800 Granada Boulevard:

Lots 9 & 10, Block 3, Coral Gables Section C
Construction Date: 1941
Original Architect: E. Dean Parmalee
Original Builder: Clayton Getty
Original Owner: W. Clayton Getty

Present Owner: Hashmat and Asma Ashraf
Alterations: Some new doors, new windows, roof, and garage door.

1801 Cordova Street:

Lot 1, Block 3, Coral Gables Section C
Construction Date: 1938
Original Architect: Kingsport & Blohm
Original Builder: Day laborer
Original Owner: Josephine Mool
Present Owner: Ernesto R. and Marisa A. Arnaldi
Alterations: Re-sided, relocated entrance, new windows, doors, roof, 1980; garage.

1800 Columbus Boulevard:

Lot 16, Block 3, Coral Gables Section E
Construction Date: 1938
Original Architect: William H. Merriam
Original Builder: P.A. Crocker
Original Owner: Alfred Eide
Present Owner: Angel Garcia and Eileen Cardet
Alterations: Some new windows and window enclosures, new doors, porch alteration.

1801 Ferdinand Street:

N 85 Ft. of Lot 1, N 85 Ft. of Lot 2, & W 9.10 Ft. of Lot 3, Block 17, Coral Gables Section E
Construction Date: 1946
Original Architect: Leroy K. Albert
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Armando and Maria D. More
Alterations: New windows and doors, room extension.

1803 Granada Boulevard:

Lots 1 & 2, Block 38, Coral Gables Section B
Construction Date: 1923
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Hector and Amelia Alvarez
Alterations: None noted.

937 Obispo Avenue:

Lot 19, Block 39, Coral Gables Section B
Construction Date: 1955
Original Architect: Lester Avery
Original Builder: R. Rockoff
Original Owner: R. Rockoff
Present Owner: Allan Sullivan
Alterations: None noted.

932 Obispo Avenue:

Lots 4 & 5, Block 38, Coral Gables Section B
Construction Date: 1954
Original Architect: Edward V. Wolfe
Original Builder: Babcock Company
Original Owner: Babcock Company
Present Owner: Jose J. and Marta M. Centurion
Alterations: Concrete block addition, new windows, 1954.

931 Obispo Avenue:

Lots 17 & 18, Block 39, Coral Gables Section B

Construction Date: 1923

Original Architect: E. Francis

Original Builder: Unknown

Original Owner: Albert F. Lois

Present Owner: Victor C. and Ying Hu Pestien

Alterations: Concrete block addition, 1959; addition, 1978; wall, new driveway, 1980.

928 Obispo Avenue:

Lot 6, Block 38, Coral Gables Section B

Construction Date: 1924

Original Architect: H. George Fink

Original Builder: Dexter Geare Corp.

Original Owner: V. T. Huff

Present Owner: Robert and Irma Benveniste

Alterations: Garage addition, rear addition, 1959.

922 Obispo Avenue:

Lots 7 & 8, Block 38, Coral Gables Section B

Construction Date: 1949

Original Architect: Leroy K. Albert

Original Builder: Sidney DeWolf

Original Owner: David Schuham

Present Owner: Alberto A. and Odalis Freixa

Alterations: Rear addition, 1956.

921 Obispo Avenue:

Lot 15, Block 39, Coral Gables Section B

Construction Date: 1924

Original Architect: H. George Fink

Original Builder: Dexter Geare Corp.

Original Owner: Chas. Dahlenburg

Present Owner: Carl W. and Millicent Williams

Alterations: None noted.

912 Obispo Avenue:

Lot 10, Block 38, Coral Gables Section B

Construction Date: 1925

Original Architect: W.E. Richards and Co.

Original Builder: W.E. Richards and Co.

Original Owner: W.E. Richards and Co.

Present Owner: Bernadette Borroto

Alterations: None noted.

908 Obispo Avenue:

Lot 11, Block 38, Coral Gables Section B

Construction Date: 1922

Original Architect: Unknown

Original Builder: Unknown

Original Owner: Alan Jones Ward

Present Owner: Stuart J. and Maria H. Reif

Alterations: None noted.

837 Obispo Avenue:

Lot 20, Block 28, Coral Gables Section B
Construction Date: 1926
Original Architect: H.B. Taylor
Original Builder: Casanova Construction Co.
Original Owner: Clara M. Miller
Present Owner: Michael P. and Elizabeth A. Connelly
Alterations: None noted.

836 Obispo Avenue:
Lot 1 & W 40 Ft. of Lot 2, Block 29, Coral Gables Section B
Construction Date: 1948
Original Architect: Carlos B. Schoeppl
Original Builder: Day labor
Original Owner: Edward E. Rhodes
Present Owner: Maria Padin
Alterations: Concrete block addition, 1977; addition, 1978.

833 Obispo Avenue:
Lot 19, Block 28, Coral Gables Section B
Construction Date: 1939
Original Architect: H. George Fink
Original Builder: Alvy MacDonald (Day Labor)
Original Owner: Alvy MacDonald
Present Owner: Luis G. Musa and Natalia Bonachea
Alterations: None noted.

830 Obispo Avenue:
Lot 3 & E 10 Ft. of Lot 2, Block 29, Coral Gables Section B
Construction Date: 1948
Original Architect: Carlos B. Schoeppl
Original Builder: Day labor
Original Owner: Helen K. Williamson
Present Owner: James E. and Joyce Perryman
Alterations: Rear addition, pool installation, 1980.

829 Obispo Avenue:
Lot 18, Block 28, Coral Gables Section B
Construction Date: 1924
Original Architect: Unknown
Original Builder: Unknown
Original Owner: James S. Holland
Present Owner: Armando and Natalia Bonachea, Luis G. Musa
Alterations: None noted.

825 Obispo Avenue:
Lot 17, Block 28, Coral Gables Section B
Construction Date: 1925
Original Architect: W.E. Richards and Co.
Original Builder: W.E. Richards and Co.
Original Owner: Fred S. Howell
Present Owner: R.R. and Ruth Williford
Alterations: None noted.

821 Obispo Avenue:
Lot 16, Block 28, Coral Gables Section B
Construction Date: 1925

Original Architect: W.E. Richards and Co.
Original Builder: W.E. Richards and Co.
Original Owner: Daniel Marshall
Present Owner: Hagen H. Hendrix
Alterations: None noted.

818 Obispo Avenue:

Lots 5 & 6, Block 29, Coral Gables Section B
Construction Date: 1941
Original Architect: H. George Fink
Original Builder: A.C. Eddy
Original Owner: A.C. Eddy
Present Owner: Lourdes Caballero
Alterations: None noted.

817 Obispo Avenue:

Lot 15, Block 28, Coral Gables Section B
Construction Date: 1925
Original Architect: W.E. Richards and Co.
Original Builder: W.E. Richards and Co.
Original Owner: J.W. McGlamery
Present Owner: Keith T. and Arlene M. Catambay
Alterations: None noted.

813 Obispo Avenue:

Lot 14 & W ½ of Lot 13, Block 28, Coral Gables Section B
Construction Date: 1922
Original Architect: Unknown
Original Builder: Unknown
Original Owner: W.B. Metcalf
Present Owner: Steven J. and Amanda Lachterman
Alterations: New windows, 1974.

812 Obispo Avenue:

Lot 7, Block 29, Coral Gables Section B
Construction Date: 1951
Original Architect: Henry E. Penney
Original Builder: D&H Construction Company
Original Owner: John H. Wottstine
Present Owner: Fernando Echeverri and Clara Uribe
Alterations: New roof, 1981.

808 Obispo Avenue:

Lot 8, Block 29, Coral Gables Section B
Construction Date: 1951
Original Architect: Henry E. Penney
Original Builder: D&H Construction Company
Original Owner: Edmund J. Averman, Jr.
Present Owner: Annette Gluck
Alterations: None noted.

800 Obispo Avenue:

Lots 9 & 10, Block 29, Coral Gables Section B
Construction Date: 1949
Original Architect: W.W. Baggesen
Original Builder: Yero Construction Company

Original Owner: Samuel I. Fletcher
Present Owner: Irene L. Crissey
Alterations: Concrete block addition, 1963; addition, 1974.

Non-contributing Properties:

1429 Obispo Avenue:

Lot 39, Block 18, Coral Gables Section E
Construction Date: 1960
Original Architect: Curtis E. Haley
Original Builder: Grand Building Company
Original Owner: Samuel W. Gillian
Present Owner: Antonio and Maria Frexes
Alterations: New door and garage door.

1421 Obispo Avenue:

Lot 37, Block 18, Coral Gables Section E
Construction Date: 1960
Original Architect: Curtis E. Haley
Original Builder: Grand Building Company
Original Owner: Joseph W. Hunter
Present Owner: Carlos A. and Leonor Dominguez
Alterations: None noted.

1413 Obispo Avenue:

Lot 35, Block 18, Coral Gables Section E
Construction Date: 2002
Original Architect: Edward A. Nolan
Original Builder: E. Bechard
Original Owner: John Coonis
Present Owner: Gustavo Lopez
Alterations: Original 1925 house demolished.

1405 Obispo Avenue:

Lot 34, Block 18, Coral Gables Section E
Construction Date: 1959
Original Architect: Gerard Pitt
Original Builder: R. Rite Builders, Inc.
Original Owner: R.O. Pauley
Present Owner: Roberto Lopez and Samantha C. Montero
Alterations: None noted.

1339 Obispo Avenue:

Lot 30, Block 18, Coral Gables Section E
Construction Date: 1959
Original Architect: Curtis E. Haley
Original Builder: Grand Building Company
Original Owner: R.K. Japour
Present Owner: Jorge A. Hernandez and Monica Fong
Alterations: None noted.

1330 Obispo Avenue:

Lot 12, Block 17, Coral Gables Section E
Construction Date: 1959
Original Architect: Curtis E. Haley
Original Builder: Grand Building Company

Original Owner: Grand Building Company
Present Owner: Nelson Garcia
Alterations: Rear addition, 1981.

1316 Obispo Avenue:

Lot 16, Block 17, Coral Gables Section E
Construction Date: 1981
Original Architect: Carlos M. Estevez
Original Builder: C.E. Construction Corporation
Original Owner: Jose Estevez
Present Owner: Rafael and Virginia Mirabal
Alterations: Pool installation, 1980.

1312 Obispo Avenue:

Lots 17 & 18, Block 17, Coral Gables Section E
Construction Date: 1985
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Gary and Ana M. Zawadzki
Alterations: None noted.

1310 Obispo Avenue:

Lot 19, Block 17, Coral Gables Section E
Construction Date: 1976
Original Architect: William H. Merriam
Original Builder: Oscar J. Delgado
Original Owner: Pedro P. Acosta
Present Owner: Jose and Marina Sendra
Alterations: None noted.

1246 Obispo Avenue:

E ½ of Lot 4 and All of Lot 5, Block 3, Coral Gables Section E
Construction Date: 1959
Original Architect: Curtis E. Haley
Original Builder: Grand Building Company
Original Owner: Grand Building Company
Present Owner: Elodia and Sofia G. Mendoza
Alterations: None noted.

1241 Obispo Avenue:

Lot 27, Block 2, Coral Gables Section E
Construction Date: 1969
Original Architect: R.J. Filer
Original Builder: Herbert Zame
Original Owner: Herbert Zame
Present Owner: Larry L. and Cecilia Głofak
Alterations: Addition of open terrace, 1979.

1233 Obispo Avenue:

Lot 25, Block 2, Coral Gables Section E
Construction Date: 1974
Original Architect: Chas H. Markel
Original Builder: Merce Land Company, Inc.
Original Owner: Mario Sierra
Present Owner: Jorge and Carmen Landa

Alterations: None noted.

1221 Obispo Avenue:

All of Lot 22 & E 10 Ft. of Lot 23, Block 2, Coral Gables Section E
Construction Date: 1975
Original Architect: Chas H. Markel
Original Builder: Merce Land Company, Inc.
Original Owner: Unknown
Present Owner: Yesenia Pouparina
Alterations: Pool installation, 1975.

1213 Obispo Avenue:

Lot 20, Block 2, Coral Gables Section E
Construction Date: 1954
Original Architect: Martin Hauri
Original Builder: Grand Building Company
Original Owner: Clyde H. Neil
Present Owner: Jose and Angela Fonseca
Alterations: New roof, windows, rear addition

1148 Obispo Avenue:

Lot 1, Block 16, Coral Gables Section C
Construction Date: 1990
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Louis and Magaly Romero
Alterations: New windows, roof, and stucco exterior.

1138 Obispo Avenue:

Lots 2 & 3, Block 16, Coral Gables Section C
Construction Date: 2000
Original Architect: Walter deGarmo
Original Builder: Unknown
Original Owner: Clara Stomper
Present Owner: Beatriz Maria Brito
Alterations: Original 1922 house demolished.

1111 Obispo Avenue:

Lot 15, Block 17, Coral Gables Section C
Construction Date: 1974
Original Architect: R.E. Marcat
Original Builder: Henry Fernandez
Original Owner: Best Construction Company
Present Owner: Juan and Gloria Oliva
Alterations: None noted.

1033 Obispo Avenue:

Lot 20, Block 2, Coral Gables Section C
Construction Date: 2005
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Charles K. Sheben
Present Owner: Pedro Talamas
Alterations: Completely remodeled including a second story addition, new windows, new roof.

1032 Obispo Avenue:

Lot 3, Block 3, Coral Gables Section C
Construction Date: 1959
Original Architect: Joel Meyer
Original Builder: R. Rite Builders, Inc.
Original Owner: John Leininger
Present Owner: Emilio and Guillermina Gonzalez
Alterations: New windows.

1025 Obispo Avenue:

Lot 18, Block 2, Coral Gables Section C
Construction Date: 1989
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Thomas C. Woodward
Present Owner: Guillermo A. Pernas
Alterations: None noted.

1021 Obispo Avenue:

W ½ of Lot 16 & All of Lot 17, Block 2, Coral Gables Section C
Construction Date: 1984
Original Architect: Oscar E. Gonzalez
Original Builder: Cesar Jenner
Original Owner: Thomas C. Woodward
Present Owner: George and Margarita Landa
Alterations: Original 1922 house demolished.

1020 Obispo Avenue:

Lot 6, Block 3, Coral Gables Section C
Construction Date: 1986
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Juan R. and Elodia M. Arellano
Alterations: None noted.

925 Obispo Avenue:

Lot 16, Block 39, Coral Gables Section B
Construction Date: 1979
Original Architect: V. Chacon
Original Builder: Daniel E. Presas
Original Owner: Daniel E. Presas
Present Owner: Belen Babun
Alterations: None noted.

917 Obispo Avenue:

Lot 14, Block 39, Coral Gables Section B
Construction Date: 1974
Original Architect: A. Taquechel
Original Builder: Jorge F. Valle
Original Owner: Carl O. Warth
Present Owner: Ramiro and Margarita Andino
Alterations: Pool installation, 1974.

916 Obispo Avenue:

Lot 9, Block 38, Coral Gables Section B

Construction Date: 1926
Original Architect: Henry J. Kramer Company
Original Builder: Unknown
Original Owner: Roscoe C. Andrews
Present Owner: Cong Vo
Alterations: Original 1926 house completely remodeled-massive rebuilding in 1982.

901 Obispo Avenue:
S 95 Ft. of Lots 12 & 13, Block 39, Coral Gables Section B
Construction Date: 1967
Original Architect: Lester Avery
Original Builder: J. Pohnl
Original Owner: Carl O. Warth
Present Owner: Alejandro A. Cornelio and Lisa Sedelnik
Alterations: Original house demolished.

820 Obispo Avenue:
Lot 4, Block 29, Coral Gables Section B
Construction Date: 1988
Original Architect: Unknown
Original Builder: Unknown
Original Owner: Unknown
Present Owner: Cesar Perez-Abreu
Alterations: None noted.

801 Obispo Avenue:
S 75 Ft. of Lots 11 & Lot 12, & E ½ of Lot 13, Block 28, Coral Gables Section B
Construction Date: 1967
Original Architect: H. George Fink
Original Builder: A. Trujillo
Original Owner: Abram Barker
Present Owner: Ana Juelle
Alterations: Concrete block addition, 1977.

1721 Granada Boulevard:
S ½ of Lot 21 & All of Lot 22, Block 39, Coral Gables Section B
Construction Date: 1960
Original Architect: Curtis E. Haley
Original Builder: James Construction Co.
Original Owner: Helen Napoli
Present Owner: Carmen B. Abreu
Alterations: None noted.

Criteria For Significance

Historical, Cultural Significance:

- a. Is associated in a significant way with the life or activities of a major historic person important in the past.

H. George Fink, Architect

Cousin of George Merrick, H. George Fink was one of five individuals responsible for designing the original plans for Coral Gables. He individually designed a large portion of Coral Way and Obispo Avenue, as well as the Renuart Arcade (demolished), the Anastasia Hotel (demolished), and the Hotel Cla-Reina, later renamed the La Palma Hotel. Due to his Mediterranean Revival style work in Coral Gables, King Alfonso XIII of Spain acknowledged Fink for his dedication to

Spanish architecture by presenting him with the Order of Isabella. In 1928, H. George Fink left Coral Gables to work for the J.C. Penney Company, and later joined the Works Progress Administration in 1933. However, Fink eventually returned to Coral Gables and continued his architectural work into the 1950s (Janus Research 2004: 34-35).

Walter deGarmo

After receiving an engineering and architecture degree, Walter deGarmo worked in New York designing for the firm of John Russell Pope. deGarmo moved to Miami in 1904 and became the first registered architect in the state of Florida. His notable Miami designs include the McAllister Hotel, Miami City Hall (demolished), and Miami's Fire Station Number 1 (demolished). Like H. George Fink, Walter deGarmo was also one of the five architects chosen to design the original plans for Coral Gables. He was responsible for several Mediterranean Revival houses on Obispo Avenue, as well as his collaborative work on the Douglas Entrance and Colonnade Building (Janus Research 2004: 35).

- b. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The historic properties on Obispo Avenue represent not only the style of homes built in the City's early development, but also the City's accelerated rate of construction. In addition, Obispo Avenue also features homes that were constructed using the Ranch and Minimal Traditional Styles of Architecture. Therefore, the historic district reflects the shift in the economic status of the City from the booming 1920s to the economic decline following the Great Depression and World War II.

Staff Recommendation

Based on its historical and cultural significance, GAI Consultants, Inc., finds that the Obispo Avenue Historic District is eligible for listing in the Coral Gables Register of Historic Places.

Review Guide

The Review Guide is a general photographic essay. It includes photographic documentation that illustrates the present physical character of the district and may be used to address the impact of new construction, additions/modifications/alterations, and/or renovations which may become the subject of some future Certificate of Appropriateness consideration. By providing comparative photographs, it enables the viewer to determine whether or not elements which create the character of the structure and/or district are present and/or whether or not later additions or alterations have changed that character so as to cause the property (or properties) to become ineligible for listing.



1329 and 1331 Obispo Avenue, 1926, by William A. Fishbaugh.
Photograph courtesy of the Florida Photographic Collection, Florida Memory Project, State Library and Archives of Florida.



1329 Obispo Avenue-2007



1131 Obispo Avenue, 1926, by William A. Fishbaugh.
Photograph courtesy of the Florida Photographic Collection, Florida Memory Project, State Library and Archives of Florida.



1131 Obispo Avenue-2007



1102 Obispo Avenue, 1926, by William A. Fishbaugh.
Photograph courtesy of the Florida Photographic Collection, Florida Memory Project, State Library and Archives of Florida.



1102 Obispo Avenue - 2007



1220 Obispo Avenue, 1926, by William A. Fishbaugh.
Photograph courtesy of the Florida Photographic Collection, Florida Memory Project, State Library and Archives of Florida.



1220 Obispo Avenue - 2007



813 Obispo Ave. - c.1940



813 Obispo Ave. - 2007



817 Obispo Ave. - c.1940



817 Obispo Ave. - 2007



821 Obispo Ave.- c.1940



821 Obispo Ave.- 2007



825 Obispo Ave.- c.1940



825 Obispo Ave.- 2007



829 Obispo Ave. – c.1940



829 Obispo Ave. - 2007



837 Obispo Ave. - c.1940



837 Obispo Ave. - 2007



908 Obispo Ave. - c.1940



908 Obispo Ave. - 2007



916 Obispo Ave. – c.1940



916 Obispo Ave. – 2007



912 Obispo Ave. – c.1940



912 Obispo Ave. – 2007



921 Obispo Ave. – c.1940



921 Obispo Ave. – 2007



928 Obispo Ave. – c.1940



928 Obispo Ave. – 2007



931 Obispo Ave. – c.1940



931 Obispo Ave. - 2007



1013 Obispo Ave. – c.1940



1013 Obispo Ave. - 2007



1016 Obispo Ave. – c.1940



1016 Obispo Ave. – 2007



1021 Obispo Ave. – c.1940



1021 Obispo Ave. – 2007



1028 Obispo Ave. – c.1940



1028 Obispo Ave. – 2007



1033 Obispo Ave. – c.1940



1033 Obispo Ave. – 2007

**ERRATA – The 2007 photo in the report is not 1036 Obispo Avenue.
The 2008 photograph shown below is correct.**



1036 Obispo Ave. – c.1940



1036 Obispo Ave. – 2008



1043 Obispo Ave. – c.1940



1043 Obispo Ave. – 2007



1115 Obispo Ave. – c.1940



1115 Obispo Ave. – 2007



1119 Obispo Ave. – c.1940



1119 Obispo Ave. – 2007



1126 Obispo Ave. – c. 1940



1126 Obispo Ave. – 2007



1131 Obispo Ave. – c. 1940



1131 Obispo Ave. – 2007



1132 Obispo Ave. – c.1940



1132 Obispo Ave. – 2007



1134 Obispo Ave. – c.1940



1134 Obispo Ave. – 2007



1137 Obispo Ave. – c.1940



1137 Obispo Ave. – 2007



1138 Obispo Ave. – c. 1940



1138 Obispo Ave. – 2007



1148 Obispo Ave. – c.1940



1148 Obispo Ave. – 2007



1204 Obispo Ave. – c.1940



1204 Obispo Ave. – 2007



1205 Obispo Ave. – c.1940



1205 Obispo Ave. – 2007



1208 Obispo Ave. – c.1940



1208 Obispo Ave. – 2007



1212 Obispo Ave. – c.1940



1212 Obispo Ave. – 2007



1217 Obispo Ave. – c.1940



1217 Obispo Ave. – 2007



1143 Obispo Ave. – c.1940



1143 Obispo Ave. – 2007



1220 Obispo Ave. – c.1940



1220 Obispo Ave. – 2007



1236 Obispo Ave. – c.1940



1236 Obispo Ave. – 2007



1237 Obispo Ave. – c.1940



1237 Obispo Ave. – 2007



1240 Obispo Ave. – c.1940



1240 Obispo Ave. – 2007



1245 Obispo Ave. – c.1940



1245 Obispo Ave. – 2007



1252 Obispo Ave. – c.1940



1252 Obispo Ave. – 2007



1253 Obispo Ave. – c.1940



1253 Obispo Ave. – 2007



1257 Obispo Ave. – c.1940



1257 Obispo Ave. – 2007



1300 Obispo Ave. – c.1940



1300 Obispo Ave. – 2007



1305 Obispo Ave. – c.1940



1305 Obispo Ave. – 2007



1315 Obispo Ave. – c.1940



1315 Obispo Ave. – 2007



1317 Obispo Ave. – c.1940



1317 Obispo Ave. - 2007



1320 Obispo Ave. – c.1940



1320 Obispo Ave. – 2007



1325 Obispo Ave. – c.1940



1325 Obispo Ave. – 2007



1328 Obispo Ave. – c.1940



1328 Obispo Ave. – 2007



1329 Obispo Ave. – c. 1940



1329 Obispo Ave. – 2007



1333 Obispo Ave. – c.1940



1333 Obispo Ave. – 2007



1336 Obispo Ave. – c.1940



1336 Obispo Ave. – 2007



1341 Obispo Ave. – c.1940



1341 Obispo Ave. – 2007



1404 Obispo Ave. – c.1940



1404 Obispo Ave. – 2007



1408 Obispo Ave. – c.1940



1408 Obispo Ave. – 2007



1417 Obispo Ave. – c.1940



1417 Obispo Ave. – 2007



1425 Obispo Ave. – c.1940



1425 Obispo Ave. – 2007



1433 Obispo Ave. – c.1940



1433 Obispo Ave. – 2007



1236 Obispo Avenue, 1926, by William A. Fishbaugh.
Photograph courtesy of the Florida Photographic Collection, Florida Memory Project, State
Library and Archives of Florida.



1236 Obispo Avenue-2007



1424 Obispo Avenue- 2007



1403 Obispo Avenue- 2007



1400 Obispo Avenue- 2007



1309 Obispo Avenue- 2007



1301 Obispo Avenue- 2007



1717 Madrid Street - 2007



1258 Obispo Avenue- 2007



1236 Obispo Avenue-2007



1230 Obispo Avenue- 2007



1225 Obispo Avenue- 2007



1224 Obispo Avenue- 2007



1201 Obispo Avenue- 2007



1721 Columbus Boulevard- 2007



1139 Obispo Avenue- 2007



1116 Obispo Avenue- 2007



1108 Obispo Avenue- 2007



1102 Obispo Avenue- 2007



1101 Obispo Avenue- 2007



1037 Obispo Avenue- 2007



1024 Obispo Avenue - 2007



1012 Obispo Avenue - 2007



1720 Granada Boulevard - 2007



1800 Granada Boulevard - 2007



1801 Cordova Street - 2007



1801 Ferdinand Street – 2007



1803 Granada Boulevard - 2007



922 Obispo Avenue- ca. 1940s



922 Obispo Avenue- 2008



836 Obispo Avenue- 2007



833 Obispo Avenue- 2007



830 Obispo Avenue- 2007



818 Obispo Avenue- 2007



812 Obispo Avenue- 2007



808 Obispo Avenue- 2007



800 Obispo Avenue- 2007

Non-contributing:



1429 Obispo Avenue- 2007



1421 Obispo Avenue- 2007



1416 Obispo Avenue- 2007



1413 Obispo Avenue- 2007



1405 Obispo Avenue- 2007



1339 Obispo Avenue- 2007



1330 Obispo Avenue- 2007



1316 Obispo Avenue- 2007



1312 Obispo Avenue- 2007



1310 Obispo Avenue- 2007



1246 Obispo Avenue- 2007



1241 Obispo Avenue- 2007



1233 Obispo Avenue- 2007



1221 Obispo Avenue- 2007



1213 Obispo Avenue- 2007



1209 Obispo Avenue- 2007



1800 Columbus Boulevard – ca. 1940s



1800 Columbus Boulevard - 2007



1123 Obispo Avenue- 2007



1111 Obispo Avenue- 2007



1032 Obispo Avenue- 2007



1029 Obispo Avenue- 2007



1025 Obispo Avenue- 2007



1020 Obispo Avenue- 2007



937 Obispo Avenue- 2007



932 Obispo Avenue- 2007



925 Obispo Avenue- 2007



917 Obispo Avenue- 2007



901 Obispo Avenue- 2007



820 Obispo Avenue- 2007



801 Obispo Avenue- 2007



1721 Granada Boulevard - 2007

LHD 2007-09
May 22, 2008

**ADDENDUM TO THE
Obispo Avenue Historic District Report**

District Boundaries:

The “Obispo Avenue Historic District” is comprised of residential properties that abut Obispo Avenue. It is bounded on the east by Cortez Street and Ferdinand Street on the west. Sorolla Avenue is immediately to the north and Alhambra Circle and Cadiz Avenue are to the south.

The district is made up of 1 and 2 story structures mostly built between the 1920s to 1950s. Of the 122 properties surveyed, eight (8) are already listed on the Coral Gables register of historic places.

Period of Significance:

The period of significance for the “Obispo Avenue Historic District” indicated in the report spans from 1921 to 1958. As stated in the report, “The period of significance is based on the range of dates that include George Merrick’s early formulation of real estate design and planning ideas for Coral Gables, the Florida Land Boom, the Great Depression, and the post World-War II housing boom. These events mark significant historic periods. This period of significance reflects the chronological limits of these important cultural themes in the development of Coral Gables.” (p. G-1)

What is unusual about the district is that construction development on Obispo Avenue did not mirror the economic and social trends of the community as a whole. In the larger community, construction activity rose and fell and can be generally grouped into distinctive categories. For the purpose of this report, the period of significance can be broken down into the following eras:

The Florida Land Boom (1920 – 1926)

The Bust / Great Depression (1927 – 1941)

Post WW II (1942 – 1949)

Modern (1950 – 1958)

(Please note that the dates above are approximate.)

The greatest concentration of residences in the district was built in the “Boom” period. Over 52 homes in the district were built during this time. During the period of time generally described as the “Bust,” 14 homes were built within the district. Nine homes

were constructed in the Post-WWII era and 18 were constructed in the 1950s. Because the street was not influenced by the larger economic trends, the district is comprised of a large quantity of early residences that display a wide range of architecture. It is because there was consistent construction activity on the street, that one can see the architectural and economic trends of the City change throughout the years.

The GAI report indicates that the period of significance should end in 1958. However, after further review of the district, Staff feels that some of the mid- to late-1950s homes, represent architectural typologies that begin to stray from the early representative typologies on the street. The district has such strong connections to the early history of Coral Gables and to the early architectural typologies, specifically the cottage type. Therefore, Staff suggests limiting the period of significance to 1955. The houses built in the 1950s that remain as contributing to the district are of a scale or architectural type that seem appropriate to the district as a whole.

Architectural Styles / Typologies represented in the district:

The majority of homes built on Obispo Avenue were constructed in the 1920s; thus, the Mediterranean Revival and Mission architectural styles are clearly predominant. However, other architectural styles are evident among contributing properties within the district. These include: Minimal Traditional, Colonial Revival, and Mediterranean Transitional. These styles can be generally described as follows:

- **Mediterranean Revival** - This was the most popular style for residential architecture in Florida in the 1920s and incorporates stylistic elements from a variety of architectural styles including: Spanish, Moorish, Mission and Italianate, just to name a few. Quoting a description from a 2004 Janus Survey, "The Design for Mediterranean Revival buildings depended on fine construction and extensive wall mass with beautifully proportioned details. Features of the style include: stucco walls, frequently textured and/or tinted; broken planes created through the juxtaposition of one and two story elements; flat and pitched roofs; cast concrete ornament formed into decorative panels; and elaborate window and door surrounds." Other common features include: arcades and loggias, balconies and verandas, arched window and door openings, barrel tile roofing, casement or sash windows and the use of wrought iron.

Examples within the district include: 912 Obispo Avenue, 1143 Obispo Avenue, and 1236 Obispo Avenue.

- **Mission** – The mission style can be traced back to California Mission churches from the 1700s. Often confused with Mediterranean Revival, the more restrained Mission Style is distinguishable due to its lack of surface ornamentation. The most distinctive feature of the style include a parapet, sometime shaped, that conceal a flat or low-slope roof. Other distinctive

features include: smooth or textured stucco finish, one or two stories, casement or sash windows, porte cochere, coping along the parapet, cast concrete or plaster detailing and tile visor roofs.

Examples of this style can be seen at 1217 Obispo Avenue and 813 Obispo Avenue.

- **Ranch** – The ranch style homes were first theoretically based on homes on western ranches. These one-story homes are typically sited on larger lots to accommodate a sprawling ranch-style plan. The ranch style house is generally long and shallow with low gabled roofs and deep eaves. They often have a shallow front porch that frequently stretched the full length of the house. The front elevation usually features a projection or recession to break up the façade and add interest. A garage or carport at one end is a common feature. The desire to integrate the indoors and outdoors can be seen in large expanses of glass such as picture windows or window walls. Other characteristics include: flat-shingle roofing, decorative shutters and porch supports, textured stucco, concrete or brick sills and planters, brick or stone veneer and trim. Examples can be seen at 1720 Granada Boulevard and 1101 Obispo Avenue.
- **Colonial Revival** – This style is loosely based on Federal and Georgian architectural styles. Typically rectangular in shape, these buildings would often be finished with wood or brick and have multi-paned sash windows flanked by shutters. Classic details such as pedimented entryways, columns, fanlights and transoms help to compose the elevations. An example within the district is 800 Obispo Avenue.
- **Minimal Traditional** – A popular style from the 1930s through the 1950s, homes of this style are characterized by their simplicity. The style was a subtle response to the economic hardships of the Great Depression and a move away from the ornate styles of the 1920s, although the Minimal Traditional residences still reflect influences from earlier housing styles. Characteristics include: one-story in height, stucco finishes, and low-pitched hipped or gabled roof. Detailing is seen in decorative vents or vertical wood in the gable end, shutters, rafter tails, brick details and details that are reminiscent of prior styles (arched openings, for example). Examples of this style can be seen at 1024 Obispo Avenue, 1424 Obispo Avenue and 1429 Obispo Avenue.
- **Mediterranean Transitional** – This stylistic definition is used to describe those more recent properties that employ Mediterranean Revival elements from their 1920s heyday and which begin to take on the Ranch-style forms that were becoming popular in the late 1930s. Typically, homes are one-story and rectangular in shape. Other defining features include a front projecting bay on one end of the principal elevation, barrel tile roofs, ornamentation

concentrated around windows and doors, built-in planters, and stucco beltcourses.

An example within the district is 1225 Obispo Avenue

Architects represented in the district include, in alphabetical order:

C.B. Deer

(1102 Obispo Avenue)

An early architect in Coral Gables, C. B. Deer designed a number of structures during the City's early development. He is noted as the architect for both single family residences and for multi-family apartment buildings. He is responsible for the design of the structure at 439-449 Anastasia Avenue, a local historic landmark.

Walter de Garmo

(1408 Obispo Avenue, 1325 Obispo Avenue and numerous others on the street)

Walter de Garmo (1876 – 1952) is credited with designing some of Coral Gables' most prominent buildings including the Colonnade Building and the Douglas Entrance (both listed in the Coral Gables Register of Historic Places). Originally from Pennsylvania, de Garmo received degree in both Engineering and Architecture. After graduating from Cornell University, he worked for the firm of John Russell Pope in New York, where he specialized in Beaux Arts Designs. In 1903, de Garmo is believed to have been the first Miami architect to be registered with the Florida Chapter of the American Institute of Architects. He designed many of Miami's earliest municipal and commercial buildings, including Miami City Hall (1907), the McAllister Hotel (1916), and the Miami Fire Station No. 1 (1907) all now demolished.

H. George Fink

(1245 Obispo Avenue, 1131 Obispo Avenue and numerous others on the street)

H. George Fink, cousin to City founder George Merrick, was responsible for much of the early design and planning of Coral Gables. He moved to the area in 1915 from Pennsylvania, and in 1921 began his work with Merrick. A prolific architect, Fink designed numerous Mediterranean Revival residential and commercial structures in Coral Gables in the early 1920s. In 1924 he was honored by King Alfonso XIII of Spain for his "interesting, outstanding, and extremely artistic interpretation and reproduction of the Spanish Arts in America." In 1928 Mr. Fink became Designing Architect for the J. C. Penney Co. of New York, remaining with them until 1932, when he accepted the position of Supervising Architect for the Works Progress Administration. He was assigned to the State of Maine and remained with the W. P. A. until 1937.

He returned to Coral Gables in 1937 and resumed his private architectural practice. During World War II, Mr. Fink was Architectural Designer for Robert & Company, of Atlanta, assisting with the Richmond Naval Base, the Glynn County Base in Brunswick Georgia, and the Chamblee Naval Base in Chamblee, Georgia. In 1934, he became Architect in Charge, Architectural Division, Bell Bomber Plant, Marietta Georgia, where the famous B-29s were built and assembled. He returned to Coral Gables and continued to design in the City until the middle of the 1960s. He died in 1975.

Martin Hauri
(1209 Obispo Avenue and 1029 Obispo Avenue)

Martin Hauri is listed in the 1926 city directory with an office in Miami. He worked for George Merrick, and was one of the most prominent early architects of Coral Gables. According to building permit records, Hauri designed buildings in Coral Gables from 1925 until shortly after the 1926 hurricane. During that short period of time, he designed over twenty structures in Coral Gables, including residences, apartments, and commercial buildings. Two of his structures in Miami Shores are listed on the National Register of Historic Places.

Paul V. Matkin
(1204 Obispo Avenue)

The Paul V. Matkin Company is cited as the architect and builder for the home at 1204 Obispo Avenue in 1926. Permit records indicate that Paul V. Matkin was also the contractor for at least five other homes in Coral Gables and was listed as the architect of two of those five.

The Miami Herald published an article on February 14, 1926, which listed three hundred and four licensed contractors, as compiled by the building inspector, Leonard H. Davis. Paul V. Matkin Co was identified as a contractor who had built in Coral Gables.

William H. Merriam
(1258 Obispo Avenue and 1108 Obispo Avenue)

William H. Merriam designed the Coral Gables Women's Club at 1001 E. Ponce de Leon, listed on the National Register of Historic Places in 1936 for the Works Progress Administration. His designs are also listed as contributing structures within the Alcazar Avenue and Alhambra Circle Historic Districts.

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Edward A. Nolan
(1253 Obispo Avenue)

Edward Arnold Nolan was born on February 7, 1874 in Elkton, Giles County, Tennessee. He moved to Polk County, Florida with his parents at a young age. He was a Veteran of the Spanish American War, returning to the United States in 1901 and taking up residence in Indianapolis.

Mr. Nolan moved to Chicago to complete his architectural training and subsequently moved to Omaha to begin his architectural practice. In 1912, Mr. Nolan moved to Miami and continued to practice in Miami, Miami Beach and Coral Gables.

His projects in the City of Miami include: The Gallat Court Apartments (currently known as the Temple Court Apartments), Johns Apartments, Hotel Pershing, Martinique Hotel Dolphin, Miriam Apartments, and Chamberlain Apartments. While in Miami, he was also a Deputy Sheriff in Dade County.

His projects in Coral Gables include a number of residences and apartment buildings that span from 1925 to 1941.

He practiced not only in South Florida, but in Texas and Arizona as well. In 1929, he was hired to design the Phoenix Madison Square Garden, one of a series of sporting facilities in the United States - joining Chicago Madison Square Garden, Boston Madison Square Garden and, of course, Madison Square Garden in New York - developed by different athletic organizations. One of the residences that Mr. Nolan designed in Tyler, Texas in 1931 is listed on the National Register of Historic Places.

Edward Nolan died in Coral Gables in 1947 and is buried in Miami.

E. Dean Parmelee
(1800 Granada Boulevard)

E. Dean Parmelee was a Florida architect specializing in the design of churches and banks. He received his initial training in Knoxville, TN where his father was an architect. Before moving to Miami in 1934 Parmelee worked in Chicago, Philadelphia, Detroit, and New Rochelle, NY. In Miami, he maintained offices at his home in Coconut Grove, at 4419 University Drive in Coral Gables, and on NE Second Avenue. During the time of his practice Parmelee designed over forty savings and loan buildings, many in collaboration with E. H. Hezner of Chicago.

Notable buildings Parmelee designed in the area include the First Methodist Church of Coral Gables, St. Matthew's Lutheran Church, and the Federal Savings and Loan Association's Tamiami Trail and Homestead branches. Parmelee designed a number

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of the City's coral rock residences. He also designed the Coral Rock cottages on the Zinsmaster estate, 1510 Madrid Avenue. Parmelee died in 1976.

George L. Pfeiffer
(1416 Obispo Avenue)

Born in Germany in 1861, George L. Pfeiffer practiced in Chicago, Illinois before settling in Florida. He came to Miami in the 1890s and was one of the organizers who helped to establish the Florida Chapter of the American Institute of Architects, also serving as one of its Presidents. His work in both Chicago and Miami has been honored with National Register status.

Edward T. Rempe, Jr.
(1400 Obispo Avenue)

Edward T. Rempe Jr. designed many buildings throughout Coral Gables. One of his most prominent designs is the Coral Gables Public Library. Rempe also designed residences throughout the city.

Carlos Bee Schoeppl
(836 Obispo Avenue and 830 Obispo Avenue)

Carlos Schoeppl, known as "Shep," was born in Texas in 1898. After formal training at Beaux Arts, Paris and the Royal Academy, he established his practice first in 1922 in San Antonio and in Houston shortly thereafter. Schoeppl's designs are well-represented in the Monte Vista Historic District in San Antonio and the South Turner Historic District in Houston.

Schoeppl moved to Florida in 1926 at the height of the land boom. He established an architectural practice in both St. Augustine and Jacksonville from 1927-1929. In 1929, Schoeppl left Jacksonville for Miami. In 1932, he entered into a partnership with architect Arnold Southwell, during which time they produced "A Florida Brochure" highlighting their projects in South Florida. He became known for his residential designs, many in the Mediterranean Revival style and it seems as if his practice was not hampered by the Depression.

Around World War II, Schoeppl established a furniture making shop in Miami Beach called "Craftsman's Village" to produce custom furniture pieces. After World War II, he continued to design in South Florida, often designing commercial structures in the newly-popular Art Moderne style. In 1953, he designed the Sahara Motel which its iconic camel statues in Sunny Isles Beach. By 1955, Schoeppl and Associates had offices in Miami, New York, Dallas and Los Angeles and became known for its hotel and "motor lodge" designs in the mid-century modern style.

John L. and Coulton Skinner
(1225 Obispo Avenue and 1315 Obispo Avenue)

John Llewellyn Skinner (1893-1967) and William Coulton Skinner (1891-1963) arrived in South Florida from Ohio in 1925. In 1925, they opened an office in Miami together. The impact of their work in the City of Coral Gables spanned over thirty years and can be seen in five locally designated historic districts as well as several individually designated buildings. The districts they were involved with are the Italian Village, the Florida Pioneer Village, the Country Club of Coral Gables Historic District, the French Normandy Village, and the John and Coulton Skinner Thematic District. In 1927, John Skinner was selected to lead the newly emerging University of Miami School of Architecture. Continuing to work until 1953, the brothers designed as a team over one hundred structures within the Coral Gables' boundaries.

Frank Wyatt Woods and John Tracey
(1317 Obispo Avenue)

Frank Wyatt Woods and John Tracey are listed as the architects for the property at 901 Castile Avenue. A search of public records and files indicate that the pair designed over 33 homes in Coral Gables between 1925 and 1927. The architects did work together and individually. In Miami Beach, the Dorchester Hotel, an Art Deco hotel was designed by Frank Wyatt Woods. The National Register of Historic Places Designation Report for the Normandy Isles Historic District groups Frank Wyatt Woods with several other "young architects" who dominated new construction in the post-war period. Woods also has several contributing structures in the Wayland Historic District in Providence, Rhode Island listed on National Register of Historic Places.

Notable Residents on Obispo Avenue:

Research has revealed that several notable residents have resided within the district over the years. Some of the more prominent residents include:

Floyd P. Brasher (1425 Obispo Avenue)

Floyd Penson Brasher was born November 18, 1899 in Shelby, Alabama. He came to Coral Gables in 1927 and shortly thereafter joined the Coral Gables Police Department as an officer – among the first hired in the young city. He is noted for his involvement in the murder of Thomas "Fatty" Walsh at the Miami-Biltmore Hotel in March, 1929. Fatty Walsh, a known mobster, and his "business" partner Edward Wilson were running a gambling operation serving bootlegged liquor in the upper floors of the Hotel. After arguing, Wilson shot and killed Walsh. Brasher, a Sergeant at the time, and another officer were on duty that night and responded to the

call. By the time they gained access to the hotel suite, all evidence of the gambling and liquor had vanished and Wilson had fled the scene and no charges were ever made.

In a career with the City that lasted over 30 years, Brasher rose to the position of Captain and as Acting Chief of Coral Gables Police Department. Suffering from heart disease, Brasher retired from the police force around 1958 and filed suit against the City to be entitled to receive a pension from the City for disability suffered in the line of duty. (Ultimately, it was ruled that he was entitled to a pension equivalent to 75% of his monthly earnings.) Floyd Brasher died April 23, 1970 in Houston, Texas and is buried in Cahaba Heights United Methodist Church Cemetery in Birmingham, Alabama.

Orphie W. Gotto and wife Belva (1417 Obispo Avenue)

Orphie William and Belva Cross Gotto are listed in early telephone books as residing at 1417 Obispo Avenue. His occupation is listed as real estate. Research reveals that Orphie W Gotto was active in real estate in Indiana in the 1920s. Gotto, a coal and feed store owner, partnered with Orrin Glidden, a baker who began buying property along Lake Michigan that eventually encompassed 750 acres. They incorporated the Long Beach Company in 1918-1919 with Gotto as President and Glidden as Secretary. In 1921, the Town of Long Beach incorporated with three trustees, Orphie Gotto as President and Belva Gotto as the Town Clerk. John Lloyd Wright, son of famed architect Frank Lloyd Wright moved to Long Beach in 1923 and designed many structures there.

In the 1920s, Gotto was also responsible for Michiana Shores, a town originally part of a 600-acre development on Lake Michigan. Originally owned by the Long Beach Company, they sold the land to another developer who, as a result of the Great Depression, sold it back to the Long Beach Company in 1932. The Company, with Gotto as President, decided to turn Michiana Shores into a log cabin town, using the slogan "Your Cabin in the Woods." Over 100 of the log cabin cottages exist in the town today.

It is believed that Orphie Gotto died in 1937.

Martin Hauri (1028 Obispo Avenue)

See information listed above.

Victor Hope (1016 Obispo Avenue)

Early telephone directories and the City of Coral Gables permit #129 list Victor Hope as the owner of 1028 Obispo Avenue. Victor Hope was a successful real

estate man and a member of the planning committee of the fledgling University of Miami. In 1925, he pledged one million dollars to the University of Miami to found a school of public affairs and diplomacy as a tribute to William Jennings Bryan. The real estate bust ruined Hope and he went broke. His pledge to the University went unfulfilled.

Telfair Knight and wife Cecil M. (937 Obispo Avenue)

Telfair Knight was a key figure in the development of Coral Gables. He was born in Jacksonville, Florida and later attended the Sewanee Military Academy and the University of the South in Sewanee, Tennessee. After serving in World War I, Knight set up his law office in Jacksonville. In 1923, George Merrick persuaded Knight to become Vice-President and General Manager of the Coral Gables Corporation. He was one of the first City Commissioners of Coral Gables and was President of the Bank of Coral Gables. Mr. Knight died on November 13, 1975.

Mr. Knight and his wife owned the property at 937 Obispo Avenue from 1952 until it was sold in 1976.

Captain Clarence W. Starn (1021 Obispo Avenue)

The 1926 Miami telephone book list Clarence W. Starn, a sea captain, and his wife Helen as the residents of 1021 Obispo Avenue. He is cited as one of the most colorful characters in Atlantic City, New Jersey where he ran a fleet of fishing boats and restaurant bearing his name for decades.

Clarence Starn was born on November 19, 1890. He began his sea career when he was 14 years old, subsequently joining the Merchant Marines during the First World War. He ran fishing and excursion boats in Atlantic City in the summer and in Miami in the winter. Captain Starn made headlines in 1921 when he arrived at the docks with a two-ton fish, 20-feet long that none of the sea men could identify. The odd news of his "sea monster" made the New York Times.

Captain Starn's legacy lies in the restaurant he owned and operated in Atlantic City which opened in 1940. "Captain Starn's Restaurant" was one of the most popular tourist attractions in the City. Known for its fine seafood, the restaurant also incorporated Starn's vessels and excursions, unique displays, a fish market and oyster bar, and performing sea life. Captain Starn died in 1969. His family continued to operate the restaurant and docks until 1979. The docks remained open into the 1980s, but the ultimately the complex was demolished in 1992.

Percy and Ethel Threadgill (1102 Obispo Avenue)

Percy Threadgill was born in 1893. He was a successful real estate broker in Miami during the “boom” years. During the summer of 1925, while vacationing in Asheville, North Carolina, Percy purchased 5,000 acres of land called Cattail Creek. Percy and Ethel Threadgill and their daughter Helen continued to spend the winters in Miami and the summers in Cattail. Their daughter Joan was born in 1929 – the same year the stock market crashed and ushered in the Great Depression. The Threadgills lost everything except Cattail Creek. In an effort to retain the property, Percy set out to create a vacation community. Through his hard labor and perseverance, the community remains today.

In 1929, Percy Threadgill applied for a United States patent for an invention relating to building construction. On November 3, 1931, Percy obtained patent number 1,829,841 for his method of providing lightweight building materials imbued with greater strength.

The date of Percy Threadgill’s death is unknown. Ethel Threadgill died October 2, 1989 in North Carolina. In 1989, a 6,500 foot peak near Mt. Celso, North Carolina was named “Percy’s Peak” for Mr. Threadgill.

Harlan Trapp (813 Obispo Avenue)

The 1926 telephone book lists Harlan Trapp, a mason, and his wife Minnie B. as the residents of 813 Obispo Avenue. Harlan Trapp is a member of one of the most influential pioneering families of South Florida. Caleb Trapp, his wife Henrietta Rhodes Trapp and their 17-year old son Harlan came to Miami from Iowa in 1887. Around 1889, Caleb and his son began construction of the oolitic limestone home that still stands at 2521 South Bayshore Drive in Coconut Grove. In 1895, Harlan returned to Iowa, married his childhood sweetheart Minnie Hobart and returned to Miami to live south of Coconut Grove.

The Trapp family’s influence can be seen in many areas of early South Florida. The family farmed the land and cultivated a Trapp avocado. The Trapps were also involved in the development of schools in South Florida. In 1887, Henrietta’s brother, Samuel Rhodes, was appointed to the Dade County School Board, she was hired as a teacher for the Coconut Grove school district, and Harlan was hired to teach in the Miami school district. A year later, Harlan was not rehired because he could not teach music. Harlan was also one of eight charter members of the Biscayne Bay Yacht Club.

Harlan and Minnie are listed as living in the “Trapp House” from 1928 until 1936. In 1940, Minnie Trapp authored a book about the pioneer family entitled My Pioneer Reminiscences that recounts her experiences in early Miami. The Trapp

House was listed as a City of Miami Historic Landmark in 1994 and also listed on the National Register of Historic Places the same year. Trapp Avenue in Coconut Grove is named for the family as well.

Ellen Uguccioni (1115 Obispo Avenue)

Born in 1951, Ellen J. Uguccioni was raised in Connecticut. After receiving a degree in art history from University of Hartford, she joined the United States Marine Corps and eventually retired with the rank of Lieutenant Colonel. She moved to Kansas City, Missouri and obtained a Masters Degree in Art and Architectural History from the University of Missouri in 1972. In Kansas City she started her career as a preservationist with the City's Landmarks Commission.

On November 12, 1985, Ellen became the preservation professional for the City of Coral Gables and eventually became the first Historic Preservation Director when the City established the Historic Preservation Department in 1994. After retiring in February 2001, she continued to work in the preservation field, accepting positions with other municipalities and private entities.

Currently, a Historic Preservation Planner with the City of Miami, Ms. Uguccioni serves on the Florida National Register Review Board, the Florida Historical Commission, is a trustee of the Historical Museum of South Florida, and is President of the Historic Preservation Association of Coral Gables. A published author, her most recent book, *First Families in Residence: Life at the Florida Governor's Mansion*, chronicles the history of the building and those who lived within its walls from 1956 to 2006. She has also co-authored four other publications.

Ms. Uguccioni continues to contribute to the preservation community through her writings and lectures about historic preservation. She has won numerous awards during her long and influential career. Ms. Uguccioni currently resides at 1115 Obispo Avenue.

While Obispo Avenue has had its share of notable residents, it is interesting to compare this street to larger thoroughfares. When doing research for previously designated districts, the larger, more prominent streets within the City had a higher number of prominent residents. It became clear that the smaller homes on this street were intended for and purchased by "regular" people – managers, salesmen, clerks. The "cottages" were smaller-scale versions of the larger homes on streets such as Alhambra Circle or Castile Avenue, and yet exhibited the same level of attention to architectural detail.

Staff Conclusion:

As stated earlier, Staff finds that it is appropriate to terminate the period of significance at 1955. However, within the period of significance there are a few properties that, because of their architecture and massing, begin to detract from the character of the historic district. Because of this, staff feels that the following properties should be listed as non-contributing structures within the district:

1029 Obispo Avenue (1954)
1209 Obispo Avenue (1954)

Staff has had further opportunity to review all of the properties within the district. Staff would also ask that 932 Obispo Avenue, 937 Obispo Avenue, 1016 Obispo Avenue, 1123 Obispo Avenue, 1252 Obispo Avenue, and 1416 Obispo Avenue be made non-contributing due to substantial changes to their original character.

The remainder of the contributing properties have retained their architectural character and integrity, regardless of their architectural style or age. Therefore, if a property retains the characteristics of its architectural style, be it Mediterranean Revival or Ranch, staff requests that the property remain "contributing." If a property has lost its architectural integrity or has not yet reached the 50-year benchmark for inclusion into the district, that property remains "non-contributing."

CONTRIBUTING PROPERTIES (84)

YEAR BUILT	ADDRESS
1949	800 Obispo Avenue
1951	808 Obispo Avenue
1951	812 Obispo Avenue
1922	813 Obispo Avenue
1925	817 Obispo Avenue
1941	818 Obispo Avenue
1925	821 Obispo Avenue
1925	825 Obispo Avenue
1924	829 Obispo Avenue
1948	830 Obispo Avenue
1939	833 Obispo Avenue
1948	836 Obispo Avenue
1926	837 Obispo Avenue
1922	908 Obispo Avenue
1925	912 Obispo Avenue
1924	921 Obispo Avenue
1949	922 Obispo Avenue
1924	928 Obispo Avenue
1923	931 Obispo Avenue

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YEAR BUILT	ADDRESS
1955	1720 Granada Boulevard
1941	1800 Granada Boulevard
1923	1803 Granada Boulevard
1954	1012 Obispo Avenue
1926	1013 Obispo Avenue
1940	1024 Obispo Avenue
1923	1028 Obispo Avenue
1926	1036 Obispo Avenue
1955	1037 Obispo Avenue
1922	1043 Obispo Avenue
1938	1801 Cordova Street
1950	1101 Obispo Avenue
1925	1102 Obispo Avenue
1937	1108 Obispo Avenue
1925	1115 Obispo Avenue
1941	1116 Obispo Avenue
1925	1119 Obispo Avenue
1929	1126 Obispo Avenue
1926	1131 Obispo Avenue
1926	1132 Obispo Avenue
1930	1134 Obispo Avenue
1926	1137 Obispo Avenue
1949	1139 Obispo Avenue
1922	1143 Obispo Avenue
1955	1721 Columbus Boulevard
1952	1201 Obispo Avenue
1926	1204 Obispo Avenue
1923	1205 Obispo Avenue
1925	1208 Obispo Avenue
1923	1212 Obispo Avenue
1922	1217 Obispo Avenue
1920	1220 Obispo Avenue
1955	1224 Obispo Avenue
1938	1225 Obispo Avenue
1955	1230 Obispo Avenue
1925	1236 Obispo Avenue
1923	1237 Obispo Avenue
1926	1240 Obispo Avenue
1925	1245 Obispo Avenue
1926	1253 Obispo Avenue
1925	1257 Obispo Avenue
1946	1258 Obispo Avenue
1953	1717 Madrid Street
1927	1300 Obispo Avenue
1953	1301 Obispo Avenue

YEAR BUILT	ADDRESS
1923	1305 Obispo Avenue
1925	1309 Obispo Avenue
1926	1315 Obispo Avenue
1925	1317 Obispo Avenue
1925	1320 Obispo Avenue
1923	1325 Obispo Avenue
1922	1328 Obispo Avenue
1925	1329 Obispo Avenue
1925	1333 Obispo Avenue
1925	1336 Obispo Avenue
1923	1341 Obispo Avenue
1953	1400 Obispo Avenue
1947	1403 Obispo Avenue
1928	1404 Obispo Avenue
1925	1408 Obispo Avenue
1923	1417 Obispo Avenue
1946	1424 Obispo Avenue
1923	1425 Obispo Avenue
1925	1433 Obispo Avenue
1946	1801 Ferdinand Street

NON-CONTRIBUTING PROPERTIES (38)

YEAR BUILT	ADDRESS
1967	801 Obispo Avenue
1988	820 Obispo Avenue
1967	901 Obispo Avenue
1926, altered	916 Obispo Avenue
1974	917 Obispo Avenue
1979	925 Obispo Avenue
1954, altered	932 Obispo Avenue
1955, altered	937 Obispo Avenue
1960	1721 Granada Boulevard
1922, altered	1016 Obispo Avenue
1986	1020 Obispo Avenue
1984	1021 Obispo Avenue
1989	1025 Obispo Avenue
1954	1029 Obispo Avenue
1959	1032 Obispo Avenue
2005	1033 Obispo Avenue
1974	1111 Obispo Avenue
1950, altered	1123 Obispo Avenue
2000	1138 Obispo Avenue
1990	1148 Obispo Avenue

YEAR BUILT	ADDRESS
1938	1800 Columbus Boulevard
1954	1209 Obispo Avenue
1954	1213 Obispo Avenue
1975	1221 Obispo Avenue
1974	1233 Obispo Avenue
1969	1241 Obispo Avenue
1959	1246 Obispo Avenue
1925, altered	1252 Obispo Avenue
1976	1310 Obispo Avenue
1985	1312 Obispo Avenue
1981	1316 Obispo Avenue
1959	1330 Obispo Avenue
1959	1339 Obispo Avenue
1959	1405 Obispo Avenue
2002	1413 Obispo Avenue
1937, altered	1416 Obispo Avenue
1960	1421 Obispo Avenue
1960	1429 Obispo Avenue

Please note, staff does advocate for design review of the non-contributing properties within the district.

Staff Recommendation:

Obispo Avenue is unique in the City of Coral Gables. It is representative of one of George Merrick's early and most unique concepts – that smaller, more modest homes could possess the same level of detail and architectural interest as the City's larger homes. George Merrick even developed an entire promotional campaign based on Obispo Avenue. The homes within the District represent some of the finest early architecture within the City. The creation of the Obispo Avenue local historic district ensures that the character and charm of this beautiful and significant street will be preserved and protected for future generations.

The criteria for significance given in the report are listed on pages G-22 and G-23 of the GAI report, but staff does not believe that the criteria were applied correctly. Staff would like to elaborate on the criteria necessary for historic designation in the Coral Gables Register and offer further proof that the district meets more of the criteria than just those offered in the body of the report.

CRITERIA FOR SIGNIFICANCE

- 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*

The examples given in the report are applied incorrectly. The architects listed in the report should be applied under the heading of architectural significance. Obispo Avenue has been home to a number of notable figures over the years. A small sampling of the individuals is described earlier in this addendum.

The district is also closely associated with City of Coral Gables founder George Merrick and the Coral Gables Corporation as the street was showcased in a sales brochure from the 1920s. The brochure extolled the virtues of not only the architecture of the homes on the street, but also the rate at which they were sold. Within five months of the groundbreaking for Obispo Avenue, all 33 homes were completed and sold. The brochure entitled "Avenue Obispo" reads, in part: *"Avenue Obispo, is today one of the most attractive of Coral Gables' minor thoroughfares. It winds its mile length westward from Cortez Street, across Granada Boulevard, midway between the majestic Granada Entrance and Plaza Ponce de Leon, to the magnificent Country Club Prado. It compels the interest of the visitor by reason of the large number of its charming homes, broad lawns and inviting porches. These homes are distinctive even among the fine large Spanish residences erected in every section of Coral Gables by reason of the many delightful features of Spanish architecture which have been incorporated in them by noted architects. No finer group of attractive homes of the smaller modern type and of Spanish design may be found on any street in this country than are grouped today along Avenue Obispo."* (See page 24 of this addendum.)

4. *Exemplifies the historical, cultural, political, economic, or social trends of the community*

As the report states: The historic properties on Obispo Avenue reflect the shift in the economy from the affluent 1920s to the weakened financial status of the post World War II years. This is visible through the range of architectural styles that exist on Obispo Avenue. The Mediterranean Revival style and Mission style of the wealthier times are constructed next to the more affordable Ranch and Minimal Traditional styles.

5. *Is associated in a significant way with a past or continuing institution, which has contributed, substantially to the life of the City.*

The Coral Gables Corporation touted Obispo Avenue in its sales and promotional literature. The early homes on this street represent the ideals that George Merrick and his Coral Gables Corporation held dear. They were determined to create modest homes that had the same level of beauty and architectural detailing that would be found in the City's larger homes and estates.

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.*

The Obispo Avenue Historic District is characterized by one or more distinctive architectural styles that include: Mediterranean Revival, Mediterranean Transitional, and others described earlier in this addendum. The district includes homes of outstanding quality by many prominent designers, many of whom are described in this addendum. The contributing resources within the district exhibit elements of design, detail, materials or craftsmanship of outstanding quality. The district, although comprised of a number of architectural styles, harmonize into one of the most beautiful streets in Coral Gables.

It is also important to note the proliferation of homes designed by Walter DeGarmo and H. George Fink. DeGarmo and Fink are two of the most prominent and revered architects of Coral Gables' initial years. At least 13 residences on the street were designed by DeGarmo and at least 15 more residences were designed by Fink.

Based on its architectural, historical and cultural significance, the Historical Resources Department Staff finds that the Obispo Avenue Historic District is eligible for listing in the Coral Gables Register of Historic Places.

Therefore Staff recommends the following:

A motion to **APPROVE** the designation of Obispo Avenue Local Historic District based on its architectural, historical, and cultural significance with the changes noted in this addendum to the report.

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

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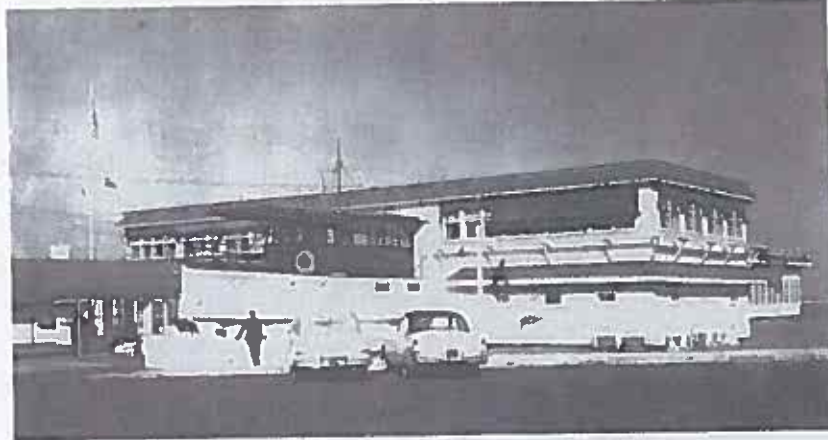
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The broad front of Capt. Starn's restaurant, complete with canopied entrance and the Yacht Bar, in the early 1950s.
PHOTOGRAPH BY FRED HESS, COURTESY COLLECTION OF BOB RUFFOLO

Captain Starn's restaurant in Atlantic City, ca. 1950



The sprawling complex that was Capt. Starn's.
IMAGE COURTESY OF TOM HULME

Captain Starn's restaurant in Atlantic City, date unknown.



Whole streets were "sold," with individual booklets done for some of them. This Avenue Obispo book measures five-and-a-half inches by seven-and-a-half inches and has 16 pages, including a title page with one photograph on it, two pages of text, and 12 pages of photographs of the homes on Avenue Obispo, including the home with the dome noted on page 38.

Cover of "Avenue Obispo" brochure