

# CORAL GABLES FOUNDING ARCHITECTS AND DESIGNERS



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ARCHITECTURE  
OF SPAIN



ARCHITECTURE  
AND  
APPLIED ARTS  
IN  
OLD SPAIN

CORAL GABLES ZONING CODE

*Mediterranean Architecture*



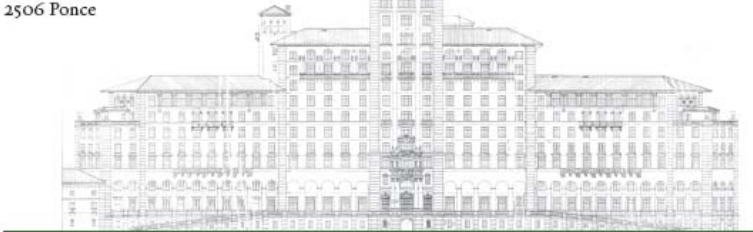
San Sebastian Apartments  
333 University Drive



H. George Fink Offices  
2506 Ponce



Granada Shops (Demolished)  
2900 Ponce



Biltmore Hotel  
1200 Anastasia

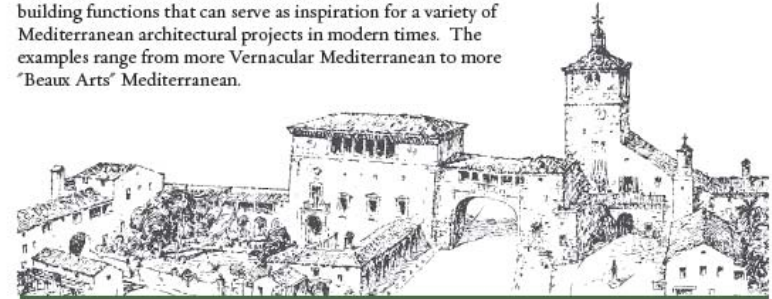


The Colonnade Building  
169 Miracle Mile

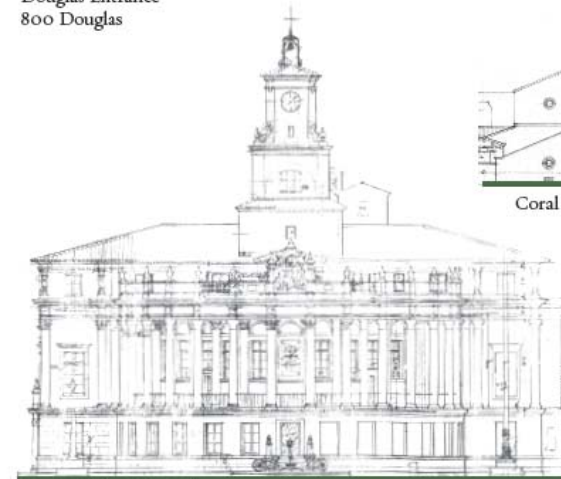
CORAL GABLES ZONING CODE

*Mediterranean Architecture*

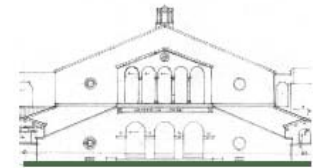
The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more "Beaux Arts" Mediterranean.



Douglas Entrance  
800 Douglas



Coral Gables City Hall  
405 Biltmore Way



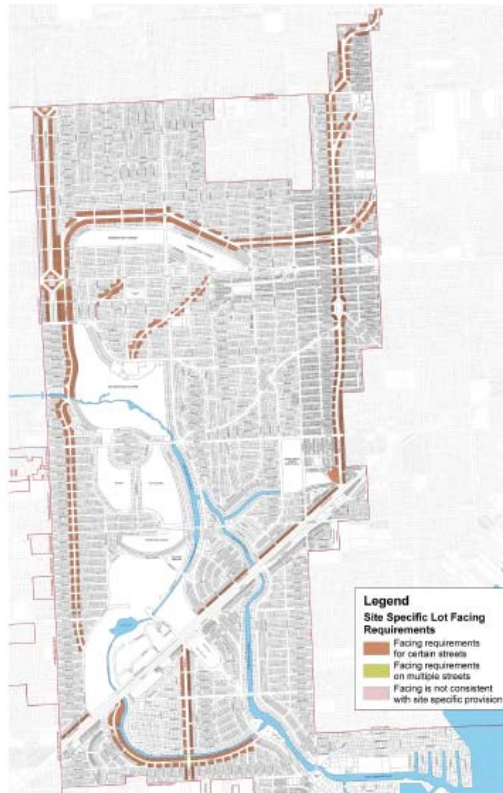
Coral Gables Elementary School  
105 Minorca



## TOWN PLANNING

### Street Frontage

The original deeds to the lots in Coral Gables included numerous restrictions, including architectural style, building setbacks, fence types, and street frontage. Many of these restrictions were incorporated into the Zoning Code, and today they are located in Appendix A, Site Specific Regulations. (Other regulations have also been incorporated into Appendix A over the years.) The map below shows how George Merrick controlled the street frontage of buildings along major streets in order to create a consistent character for pedestrians and motorists passing by.



## TOWN PLANNING

### Street Design and Landscape

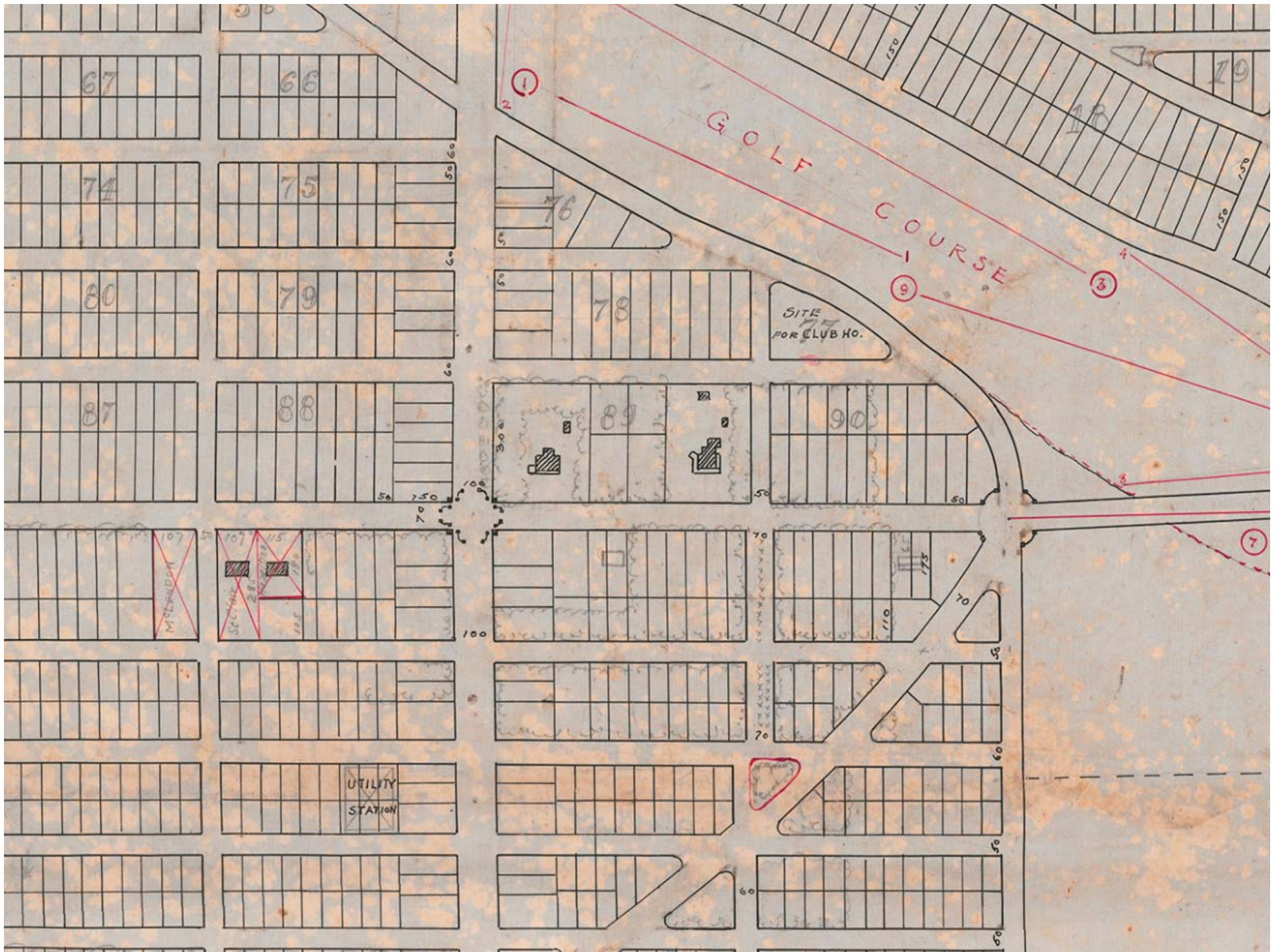
The character of public space in Coral Gables was carefully considered, from the width of streets to the creation of unique plazas, parks, and civic buildings. The drawing below shows the original design for Ponce de Leon Plaza on Coral Way, just a block west of the Merrick House. Note the concept of simple curved walls anchored by piers. The design was further refined in the October 1921 plan, which includes a wider right-of-way around Ponce de Leon Plaza to create a greater feeling of openness.

The drawing below also shows the careful consideration of street widths, creating a hierarchy of grand 100' wide boulevards for circulation and for displaying big house on large lots, to smaller 60' wide streets fronted by lots with more modest homes.



Coral Gables, "Miami's Suburb Distinctive" Town Plan  
July 1921. Image Credit: HistoryMiami



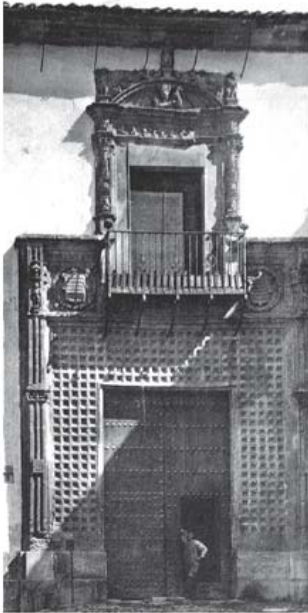




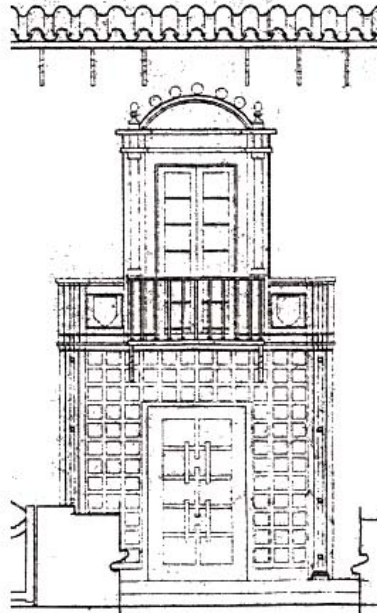
## TOWN PLANNING

### *A Spanish Village*

The architects of the 1920s drew their inspiration from travel and from books. George Merrick and his team of architects decided that Spanish, and later Mediterranean architecture, adapted to the South Florida climate, was the ideal character for the new town of Coral Gables. In order to develop a new architecture that evoked the character of Spain, architects relied on books of photos and drawings of Spain and the Mediterranean. These books were a standard part of an architect's library during this time. A bibliography of common books on Spanish and Mediterranean architecture is included in this Best Practices manual.



'Cordova, An Old Palace'  
Lesser Known Architecture of Spain, 1925



H. George Fink Office, 1925

## TOWN PLANNING

### *A Spanish Village*



H. George Fink Office, 1925  
Image Credit: Arva Moore Parks Collection

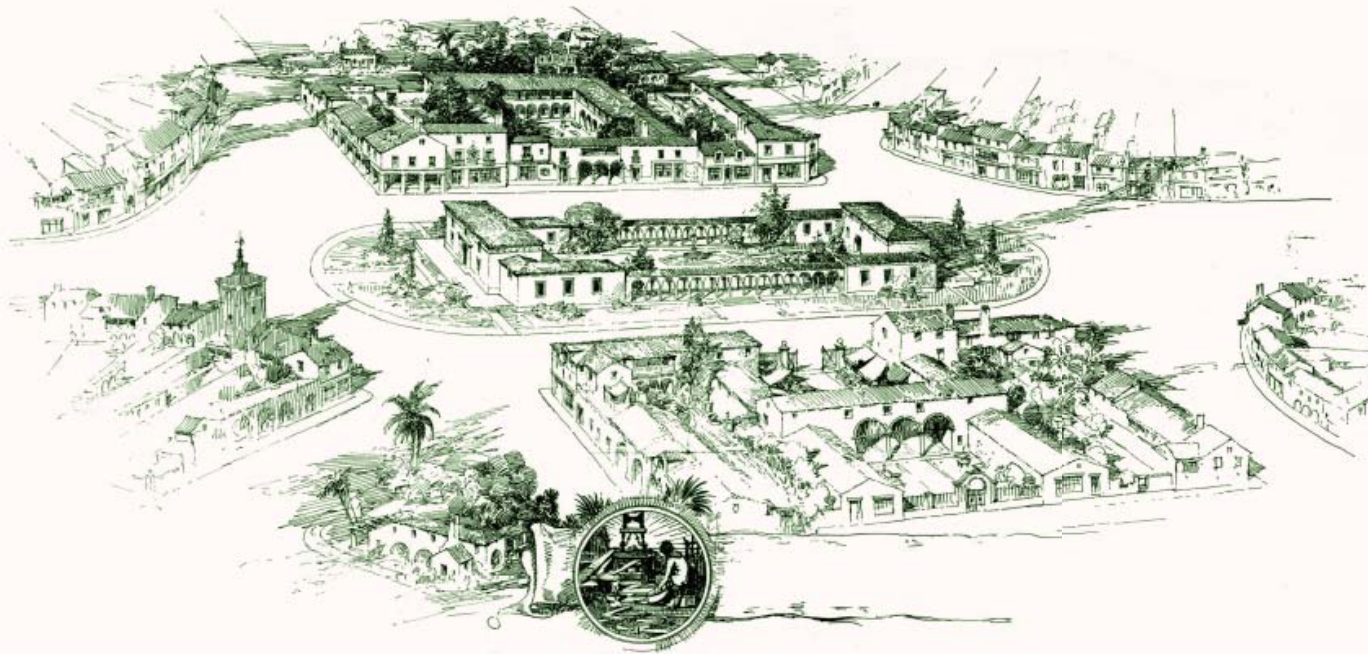


# URBAN DESIGN

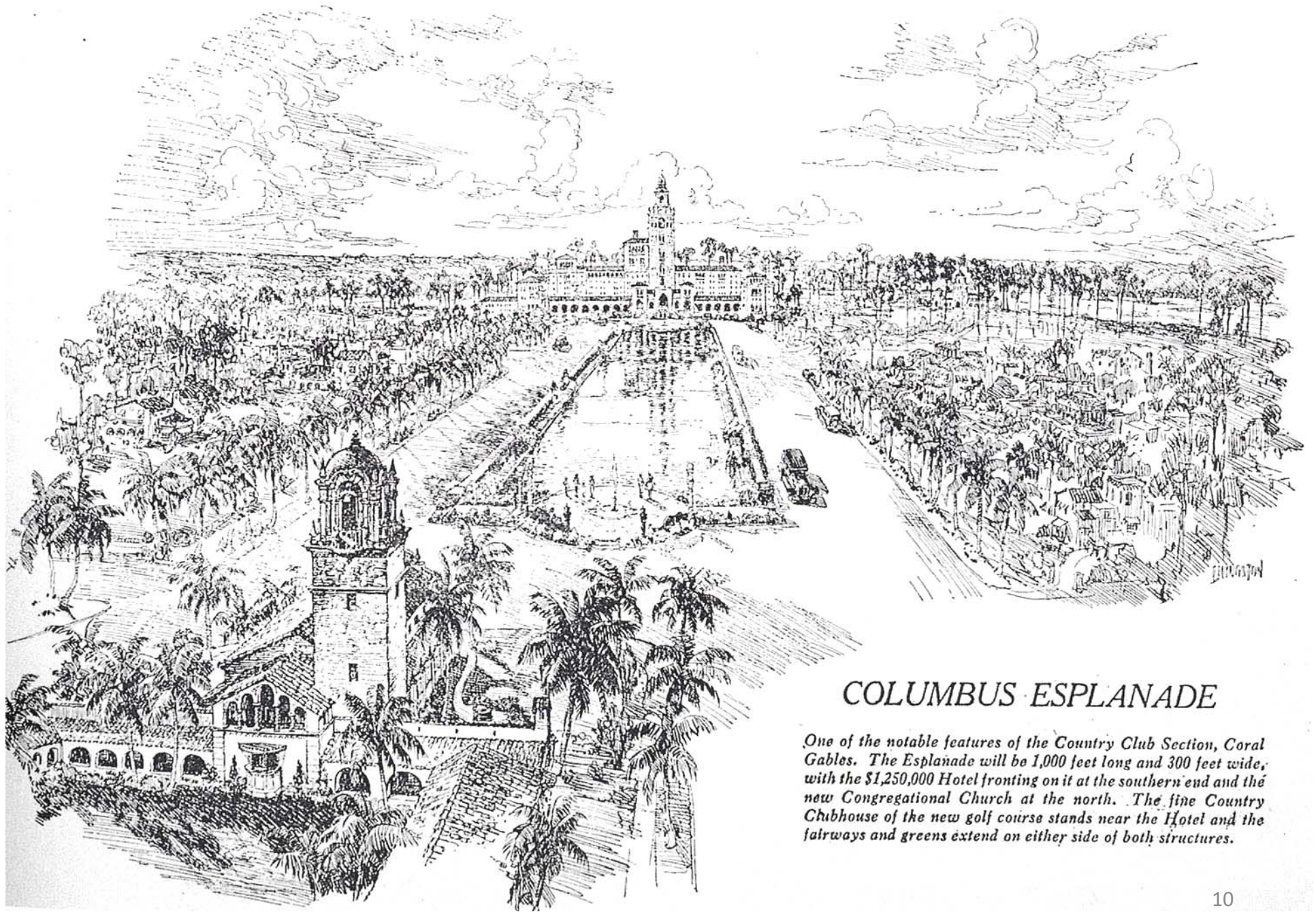


In beautiful and simple construction, in arches and in masses, in design which makes everything harmonious, the architects of Coral Gables have followed the great masters, have rooted their work in with the roots of the greatest.

*- Coral Gables Miami Riviera, 1923*







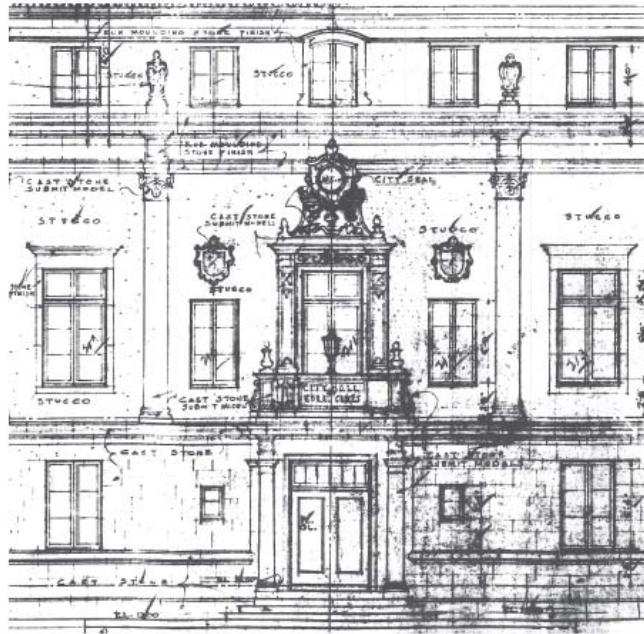
## COLUMBUS ESPLANADE

*One of the notable features of the Country Club Section, Coral Gables. The Esplanade will be 1,000 feet long and 300 feet wide, with the \$1,250,000 Hotel fronting on it at the southern end and the new Congregational Church at the north. The fine Country Clubhouse of the new golf course stands near the Hotel and the fairways and greens extend on either side of both structures.*



## ARCHITECTURE

### Wall Materials

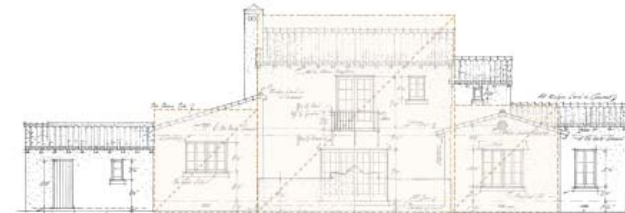


"And in the final consideration of what makes architectural style, the architects of Coral Gables found the unique local material called 'coral rock, the very bony structure of South Florida itself, easily workable, fascinating and mellow in use. They did not try to import alien materials. They knew that houses are most harmonious when built with the materials of their locality. Native rock, then, and stucco on cement tile blocks made in Coral Gables, are the fundamentals of its construction."

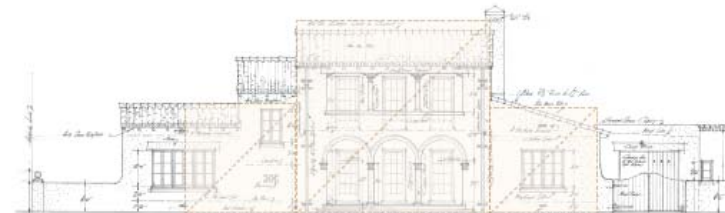
- Coral Gables, Miami Riviera, 1923

## ARCHITECTURE

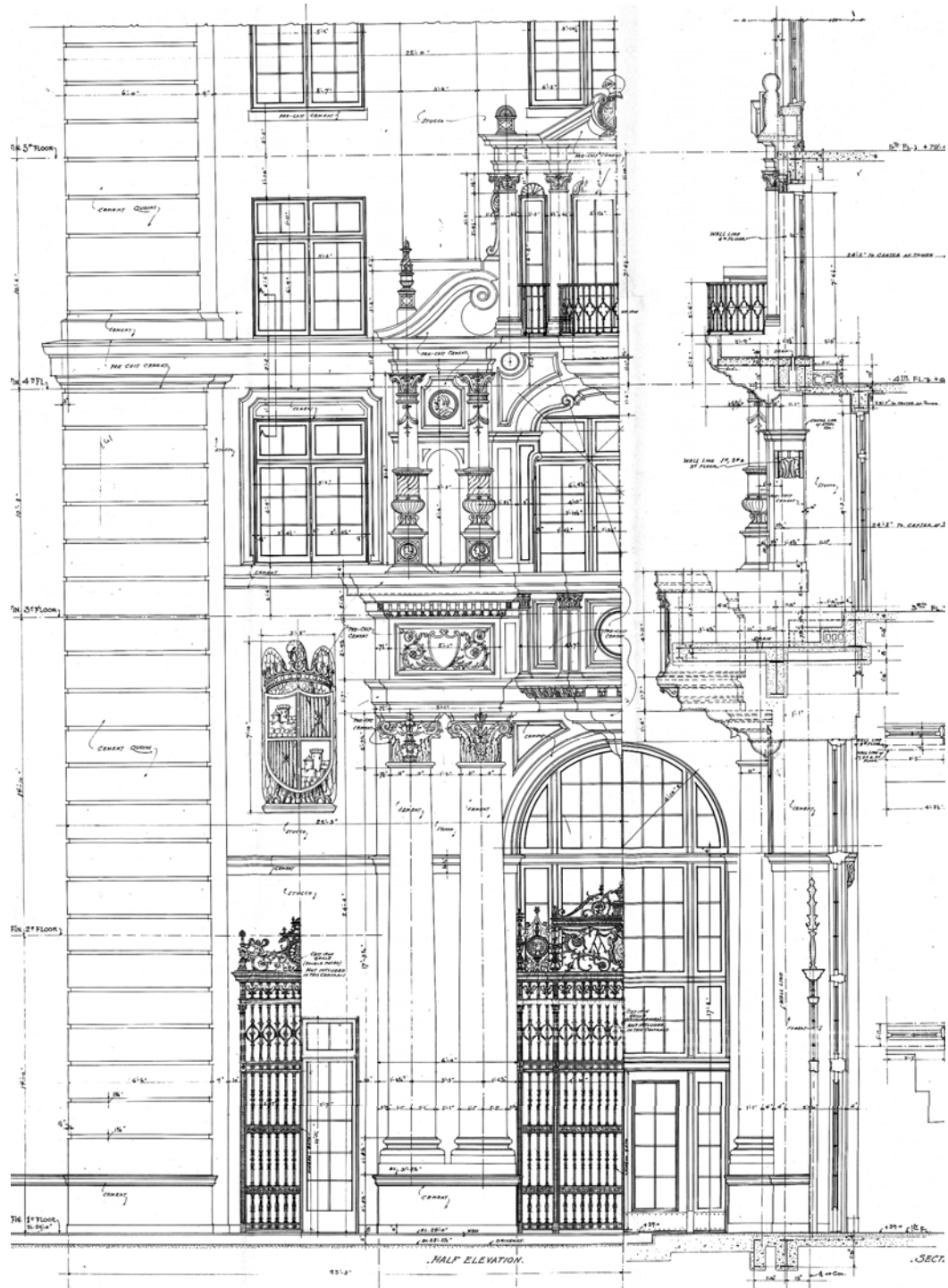
### Proportion



Walter DeGarmo Residence No. 615  
West Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 615  
East Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami

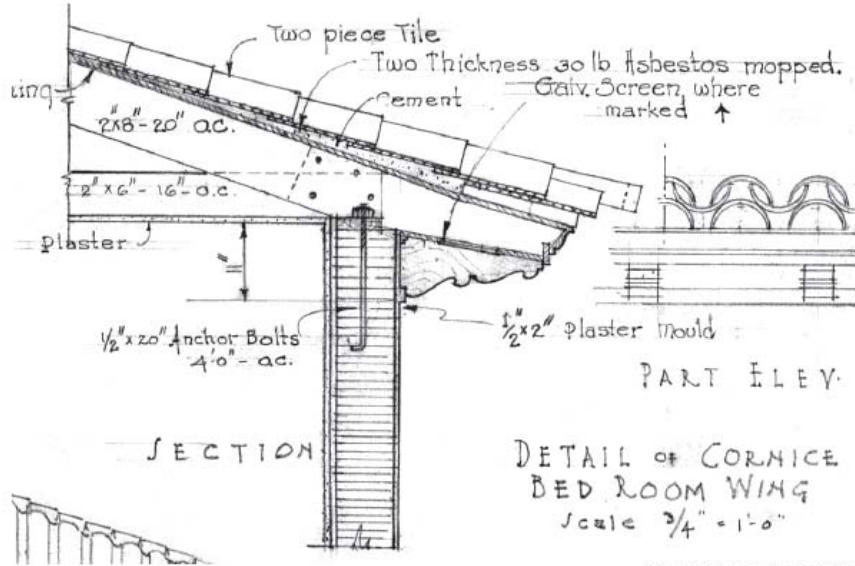




## ARCHITECTURE

### Roofs

"Highly glazed, cheap commercial tiles, slate or shingles are here highly impossible. Old hand-made Spanish tiles, soft glazed, blended in the loveliest browns and dull reds and ochres and siennas in the world, top the mellow walls with exactly the right emphasis. The sun is not harsh upon them, only infinitely at home."



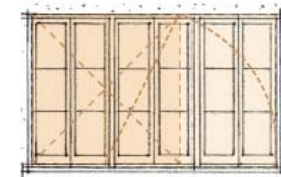
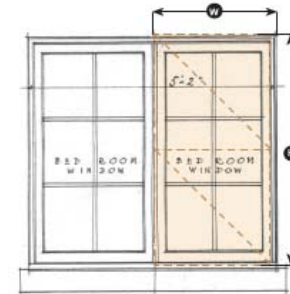
Walter DeGarmo Residence No. 709  
Detail of Cornice, Scale: 3/4" = 1'  
Image Credit: HistoryMiami

## ARCHITECTURE

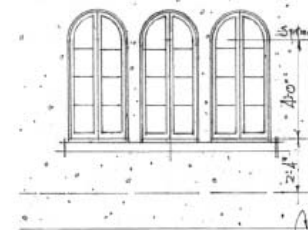
### Windows

"Everywhere, breaking the plain practicalities of walls and roofs, windows and doors in Coral Gables are made not only important in the practical living plan, but parts of the whole decoration. A group of arched windows finely breaks the plain square of a wall."  
- Coral Gables Miami Riviera, 1923

Coral Gables Biscayne Bay Section Promotional Brochure: "All buildings shall have all casement windows."



Walter DeGarmo Residence No. 815  
East Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
North Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

Windows	
Height:Width Ratio	Classical Proportion Height > Width
Material	Solid Wood, Wood Veneer, Painted, Stained Anodized Metal
Window Frame Color	Black, Bronze, White
Glass Color	Clear, non-reflective
Window Types	Sash, Casement, Fixed, Transom
Window Grouping	Paired Windows, Horizontal bands of vertically-proportioned Windows
Lights	Divided Lights with Vertical Proportion
Frame Setback from Facade	4" min

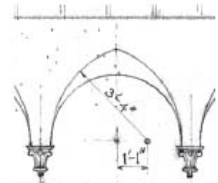
## ARCHITECTURE

### Arches

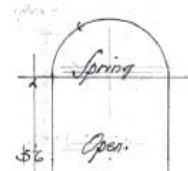
"The Roman arch, the greatest achievement of the Romans, with its noble relation of thrust to supporting mass, which is repeated constantly in later Italian and Spanish building, the architects of Coral Gables use over and over again with a most satisfying sweep and breadth and effectiveness. It was the Romans who first developed the use of concrete, too, making the arch one solid unit, which foreshadowed the Coral Gables use of stucco over cement tile blocks, by which arches could be lifted without too great a bulk of masonry or without the supporting piers and buttresses of the Gothic. The pointed arches of the Gothic, or rather as developed in the Saracenic, are used often in Coral Gables for their grace and lightness, but not so much as a structural necessity. In all the larger colonnades, the breadth and bigness, the mass and simplicity of the Romans, whether derived through Italian or Spanish, are marvelously adapted to the fine far spaces, the great vistas, of Coral Gables."

"Another small house whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary."

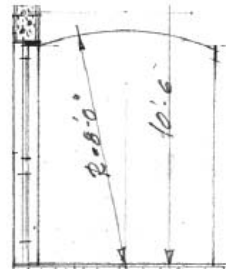
- Coral Gables Miami Riviera, 1923



Walter DeGarmo Residence No. 709  
Section BB Detail, Scale: 1/4" = 1"  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 815  
North Elevation, Scale: 1/4" = 1"  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 813  
Section Detail, Scale: 1/4" = 1"  
Image Credit: HistoryMiami

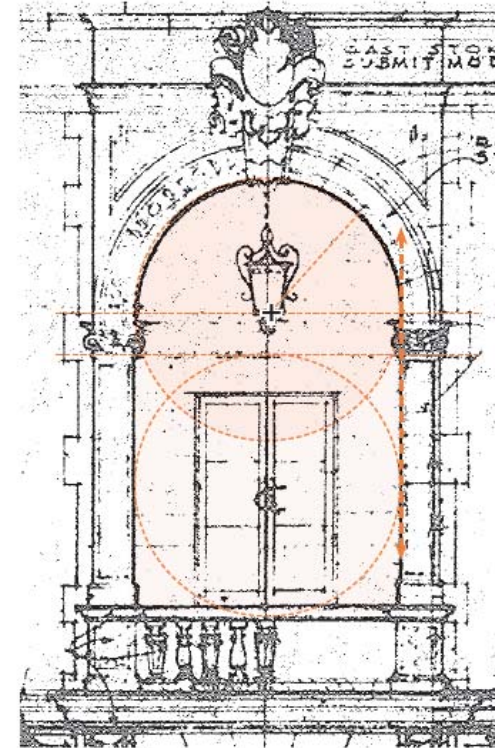
#### Arches, Table 5.13

Arch Center point	Elements of Arch point towards Center	+
Arch Springing	Aligns with Support Column or Pier	←→

A sill, no shorter than the width of the window casement, shall be added to the Arch to insure true half circle transom windows

## ARCHITECTURE

### Arches



Semi-Circular Arch

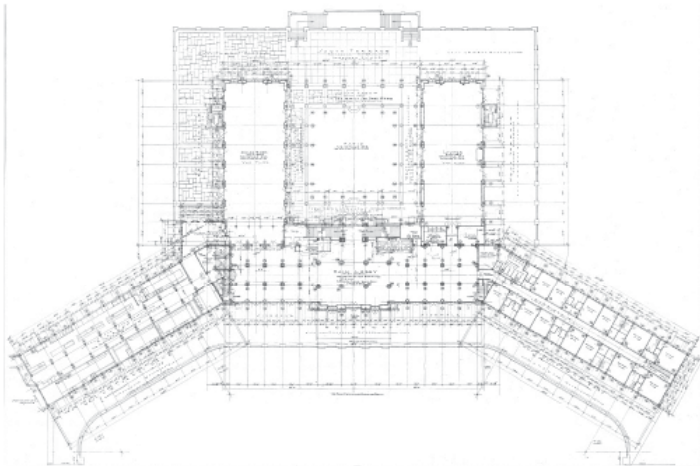




## SUSTAINABILITY

### LEED Principles

Leadership in Energy and Environmental Design (LEED) is one of the most popular green building certification programs used worldwide, and it is increasingly incorporated into development projects in the City of Coral Gables. The following three pages illustrate how LEED design criteria are fulfilled in some of Coral Gables' original Mediterranean landmarks, by design.



## SUSTAINABILITY

### The Biltmore Hotel

#### LEED Criteria

- Open Space
- Building product disclosure and optimization
  - sourcing of raw materials
- Enhanced indoor air quality strategies (operable windows / cross ventilation)
- Low-emitting materials
- Thermal comfort (shaded courtyards, arcades, and loggias)
- Interior lighting (large windows, thin floor-plate)
- Daylight
- Quality views
- Walkable project site
- Design for active occupants (beautifully-designed staircases)



BIBLIOGRAPHY

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*Coral Gables Architectural Library*

Lesser Known Architecture of Spain

Francis Rowland Yerbury, Ernest Benn Ltd., London, William Helburn, Inc., New York, 1925 (Library of Walter C. DeGarmo, and R. A. Taylor)

Availability:

- City of Coral Gables Planning and Zoning Division
- University of Miami Richter Library, 5th Floor Oversize: NA1301 .Y4 1925 v.1
- [www.worldcat.org](http://www.worldcat.org) – additional library availability
- [www.amazon.com](http://www.amazon.com) – for purchase
- [www.abebooks.com](http://www.abebooks.com) – for purchase

Lesser Known Architecture of Spain, Second Edition

Francis Rowland Yerbury, Ernest Benn Ltd., London, William Helburn, Inc., New York, 1926 (Library of Harold D. Steward, Architect, and R. A. Taylor)

Availability:

- University of Miami Richter Library, 5<sup>th</sup> Floor Oversize: NA1301 .Y4 1925 v.2
- [www.worldcat.org](http://www.worldcat.org) – additional library availability
- [www.amazon.com](http://www.amazon.com) – for purchase
- [www.abebooks.com](http://www.abebooks.com) – for purchase

Spanish Farm Houses and Minor Public Buildings, Winsor Soule, Architectural Book Publishing Company, New York, 1924

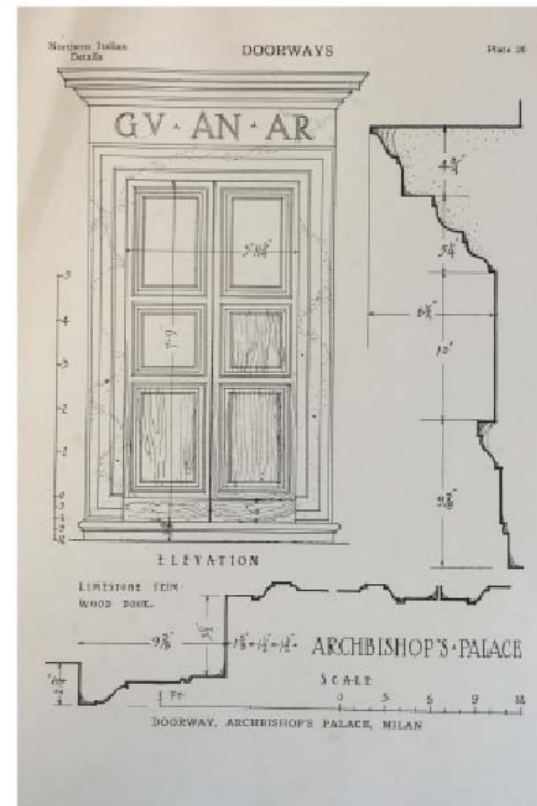
Availability:

- City of Coral Gables Planning and Zoning Division
- University of Miami Richter 5<sup>th</sup> Floor Stacks, NA1301.S7
- Miami-Dade County Public Library, Main Library, Fine Arts Department Reference, 720.946 S722s R
- FIU Green Library General Collection -- NA1301.S7
- [www.amazon.com](http://www.amazon.com) – for purchase
- [www.abebooks.com](http://www.abebooks.com) – for purchase

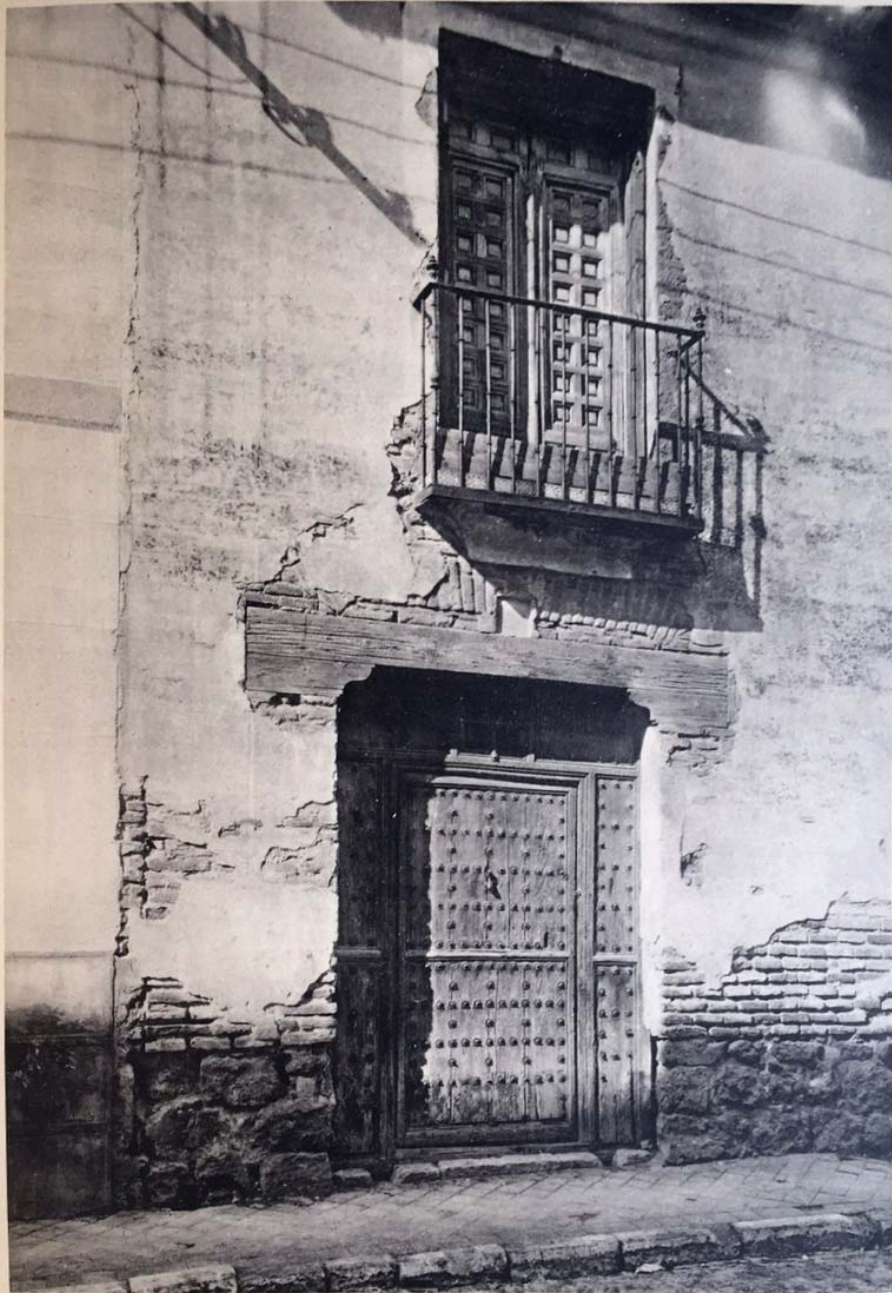
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*Coral Gables Architectural Library*

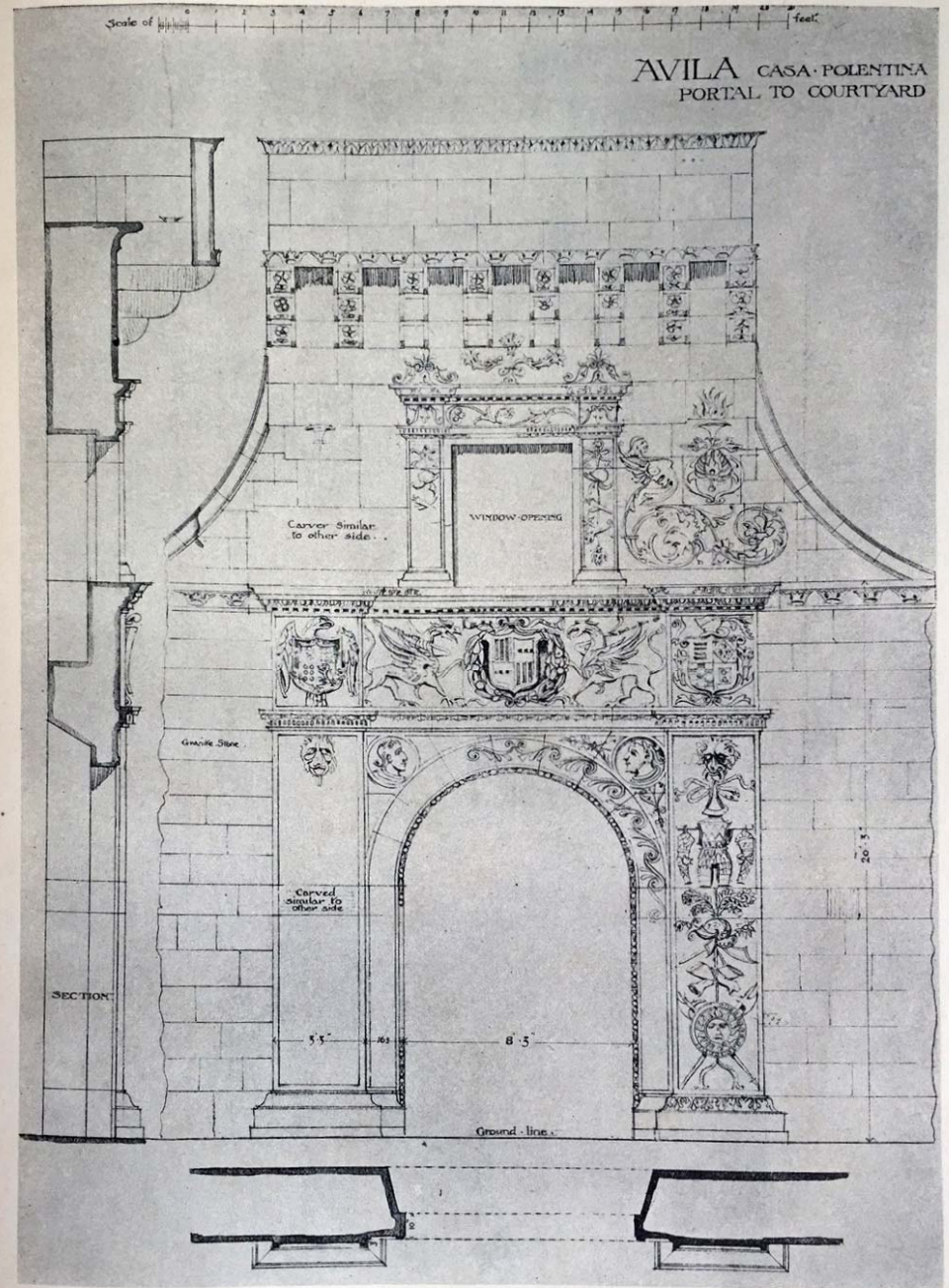


Measured drawings from *Northern Italian Details*, 1922



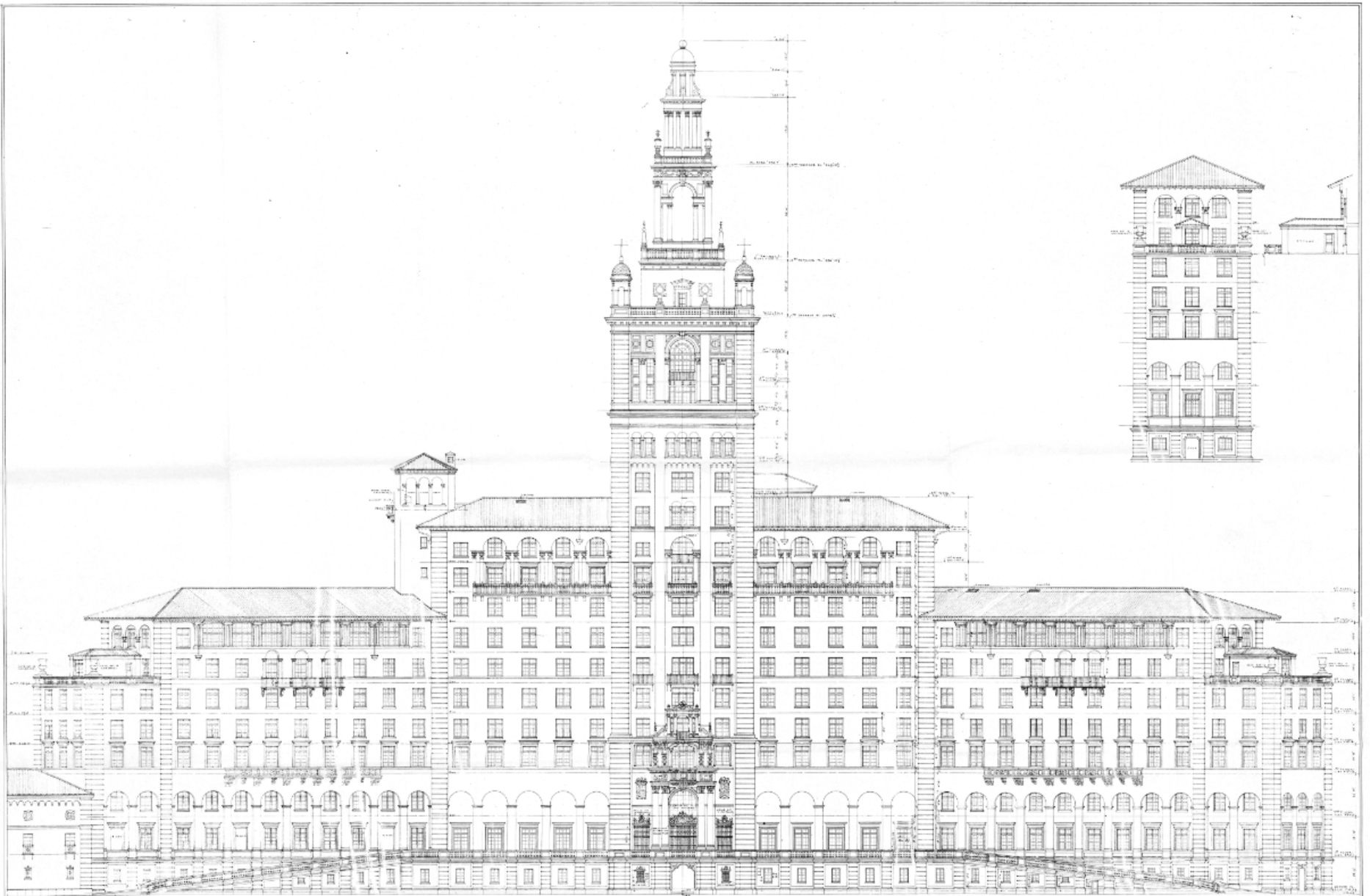
ALCALA de HENARES — Detail  
of doorway and balcony

ALCALA de HENARES — Détails,  
porte et balcon



RENAISSANCE ARCHITECTURE AND ORNAMENT IN SPAIN  
A PLATE FROM THE WORK BY ANDREW N. PRENTICE





\* See the plan showing the  
 location of the building on  
 the site of the old Hotel  
 Miami, and the location of  
 the building on the site of  
 the old Hotel Miami, and the  
 location of the building on the  
 site of the old Hotel Miami.

Architectural Office  
 1000 Biscayne Blvd., Miami, Fla.

NORTH ELEVATION  
 MIAMI BILTMORE HOTEL  
 CORAL GABLES, FLORIDA

Scale 1/4" = 1'-0"

Schellie and Hoover  
 Architects  
 1000 Biscayne Blvd., Miami, Fla.  
 Jan. 15, 1925