



The City of Coral Gables

Historical Resources Department

LHD 2007-06
December 20, 2007

ADDENDUM TO THE Alcazar Avenue Historic District Report

District Boundaries:

The "Alcazar Avenue Historic District" is bounded on the east by LeJeune Road, and Alhambra Circle on the west. Minorca Avenue is immediately to the north and Alhambra Circle is immediately to the south.

The district is made up of 61 structures mostly built between the 1920s to 1950s. Of the 61 properties surveyed, six are already listed on the Coral Gables Register of Historic Places.

What is significant about Alcazar Avenue is that the street is a remarkably cohesive and represents an intact grouping of early homes within the City. Of the 61 properties in the district, 46 were built in the 1920s, 1930s and 1940s. Because of this, the district possesses a high level of architectural integrity.

Period of Significance:

The period of significance for the "Alcazar Avenue Historic District" spans from 1921 to 1953. 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. E-1)

What is unusual about the district is that construction development on Alcazar 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.)

Alcazar Avenue is unique and significant in that it did not follow the construction trends listed previously. During the period of time generally described as the "Bust," 22 homes were built within the district. Only two homes were constructed in the Post-WWII era and six were constructed in the 1950s. Because the street was not influenced by these 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 trends of the City change throughout the years. The Alcazar Avenue district represents a concentration of structures that have not been substantially altered over 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 by including the late-1950s homes, the architectural typologies begin to stray from the representative typologies on the street. Therefore, Staff suggests limiting the period of significance to 1953. The three 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:

Among the architectural styles evident among contributing properties within the district are Mediterranean Revival, Mission, Colonial Revival, Minimal Traditional, Ranch, and Post-World War II modern / contemporary. 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 605 Alcazar Avenue and 711 Alcazar 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.

An example of this style can be seen at 513 Alcazar Avenue.

- **Moderne** – A subset of the Art Deco style, the Art Moderne style is considered a product of the modern movement in architecture. The style, prevalent in the 1930s and 1940s, represented the early 20th century excitement over technology, speed and innovative construction techniques. Distinctive characteristics include: smooth wall surfaces, flat roofs, and a horizontal emphasis. Grooves, stucco bands and balustrades all contribute to the horizontality of the buildings. Porthole windows and other nautical motifs were sometimes used. Rounded corners and “eyebrows” above windows are common as well.
This style is represented in 400/402 Alcazar 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.
Examples within the district include 548 Alcazar 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).
An example within the district includes 509 Alcazar Avenue.

Architects represented in the district include, in alphabetical order:

H. George Fink (636 Alcazar Avenue and numerous on the Street)

H. George Fink was cousin to City founder George Merrick, and 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 1920's and in 1924 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. D. Penny Co. of New York, remaining with them until 1932, when he accepted the position of Supervising Architect for the W. P. A. 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, Brunswick Ga., and the Chamblee Naval Base Chamblee, Ga. In 1934 He became Architect in Charge, Architectural Division, Bell Bomber Plant, Marietta Ga., where the famous B-29's were built and assembled. He returned to Coral Gables and continued to design in Coral Gables until the middle of the 1960's. He died in 1975.

Martin Hauri (711 Alcazar Avenue and an addition to 637 Alcazar 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 are also listed on the National Register of Historic Places.

Howard Besson Knight (414 Alcazar Avenue)

Howard Besson Knight was born March 29, 1897 in Philadelphia, Pennsylvania. During his early years he traveled with his family throughout Europe, spending two winters in Rome, where he first became interested in architecture. From 1915 to 1919 he resided in Carmel, Pebble Beach and Monterey, California, attending the University of Santa Clara in 1918. In 1919 he returned to Philadelphia and entered the University of Pennsylvania to study Architecture. He graduated in 1923, having won the Harbeson medal for Historic Ornament. After further travel abroad, returned to earn his Master's degree in Architecture at the University of Pennsylvania in June 1925. In 1928, Knight married Anne Kirtland of St. Augustine, Florida, and in 1929 came to Miami, where he worked for Robert A. Taylor, Kiehnel and Elliot, and Paist and Steward. Knight entered private practice in 1933.

In 1942, he went to Washington, D.C., and worked in the office of the procurement of Army Supplies, until September 1945. Returning to Miami he settled in Coconut Grove, opening an office in Coral Gables, specializing in residential design in the

Miami area and Nassau. Other career highlights include: serving as an instructor in architectural drawing at the University of Miami, and serving as a member of the Coral Gables Board of Supervising Architects. He held memberships in: the American Institute of Architects (Corporate member) South Florida Chapter, the Florida Association of Architects, the Coral Gables Chamber of Commerce, the Historical Association of Southern Florida, Riviera Country Club and the Exchange Club of Coral Gables.

Manfred Mancusi-Ungaro (608 Alcazar Avenue)

Manfredi Mancusi-Ungaro was born in Sarno, Italy on August 12, 1888. He came to the United States in 1900 at age 12. He received his architecture degree from Columbia University. He designed a number of residences and commercial buildings in Coral Gables and South Florida. Mancusi-Ungaro died in the Miami area in 1978. Examples of his work are included on the National Register of Historic Places in the North Shore Historic District (Miami Beach).

William H. Merriam (520 Alcazar Avenue and 628 Alcazar Avenue)

Designed the Coral Gables Women's Club at 1001 E. Ponce de Leon, listed on the National Register of Historic Places.

Phineas Paist (701 Alcazar Avenue) / Paist and Steward (516 Alcazar Avenue)

Phineas E. Paist (1875 – 1937) began his own architectural practice in Philadelphia in 1915. In 1916, he became an assistant to Paul Chalfin, a designer from New York chosen to be artistic supervisor for the James Deering Estate, Vizcaya. He soon became involved with Walter D. Garmo and Denman Fink leading to his association with George Merrick and employment as Coral Gables City Architect. He entered into a partnership with Harold D. Steward Sr. in 1924 while continuing his collaboration with George Merrick and Denman Fink. Paist and Steward designed many buildings in Coral Gables including City Hall, buildings at the University of Miami, and the Old Police and Fire Station Building. They also designed residences throughout Coral Gables. Together Paist and Steward laid the foundation for what the City of Coral Gables is today.

Steward continued the partnership after Paist's death in 1937. In 1940 he joined architects John and Coulton Skinner to form another partnership, Steward and Skinner Associates, and together they designed many notable buildings including the Miami Seaquarium and Mercy Hospital. Steward served as Supervising Architect of the South Florida Division of the Federal Housing Administration, Consulting Architect to the U.S. Housing Authority, and Chief Architect for the Miami Federal Housing Administration.

E. Dean Parmelee (400/402 Alcazar Avenue and 422 Alcazar Avenue)

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 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.

John L. and Coulton Skinner (512 Alcazar 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. These pioneering architects helped to develop the City of Coral Gables during its early boom years.

Edward Rempe (500 Alcazar Avenue and 548 Alcazar)

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.

William Shanklin (418 Alcazar)

William Shanklin designed many residences in Coral Gables throughout the 1930s and 1940s, after Coral Gables' initial development period. He is known locally for his design of 8021 Old Cutler Road, a simple "farm house" type of residence built of limestone. He also designed other single family residences throughout the City including some that are designated as contributing properties in the Santa Maria Street and Country Club of Coral Gables Historic Districts.

Staff Conclusion:

The designation report was completed with the understanding that the City asked the consultants to write reports for specific geographic locations. Because of this, staff surmises that perhaps the consultants were generous with their allocation of a "contributing" status to a property. The 1950s era properties are certainly within the scale of the district and of a compatible size and massing. It is our feeling that GAI took the overall effect of the properties into account and not just specifically the architecture when conferring contributing status to some of these properties. In doing so, they gave the homeowners the opportunity to take advantage of the tax abatement program not afforded to the non-contributing properties.

As stated earlier, Staff finds that it is appropriate to terminate the period of significance at 1953. The later properties begin to deviate from the architectural styles found throughout the district. Because of this, the following properties should be listed as non-contributing structures within the district: 536 Alcazar Avenue (1954) and 601 Alcazar Avenue (1958).

Staff has had further opportunity to review all of the properties within the district. Staff would also ask that 500 Alcazar Avenue be made non-contributing due to substantial changes to its original character.

Staff also recommends that two of the properties listed as non-contributing due to substantial alterations be made contributing because the alterations can not be substantiated. Comparing the City's 1940s photographs of the property at 415 Alcazar Avenue to its original plans and current conditions, the property does not appear to have been substantially altered.

The remainder of the contributing properties have retained their architectural character and integrity, regardless of their architectural style. Therefore, if a property retains the characteristics of its architectural style, be it Mediterranean Revival or Minimal Traditional, 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 (47)

YEAR BUILT	ADDRESS
1937	400/402 Alcazar Avenue
1949	403 Alcazar Avenue
1925	410 Alcazar Avenue
1937	414 Alcazar Avenue
1931	415 Alcazar Avenue
1940	418 Alcazar Avenue
1936	422 Alcazar Avenue

LHD 2007-06
December 20, 2007
Alcazar Avenue Historic District
Addendum page 8

1927	423 Alcazar Avenue
1927	427 Alcazar Avenue
1937	430 Alcazar Avenue
1925	434 Alcazar Avenue
1938	435 Alcazar Avenue
1927	438 Alcazar Avenue
1951	439 Alcazar Avenue
1939	446 Alcazar Avenue
1927	447 Alcazar Avenue
1939	501 Alcazar Avenue
1939	509 Alcazar Avenue
1927	512 Alcazar Avenue
1923	513 Alcazar Avenue
1937	516 Alcazar Avenue
1937	520 Alcazar Avenue
1940	524 Alcazar Avenue
1927	525 Alcazar Avenue
1940	528 Alcazar Avenue
1926	529 Alcazar Avenue
1924	533 Alcazar Avenue
1925	537 Alcazar Avenue
1940	540 Alcazar Avenue
1925	541 Alcazar Avenue
1925	547 Alcazar Avenue
1950	548 Alcazar Avenue
1926	600 Alcazar Avenue
1926	604 Alcazar Avenue
1925	605 Alcazar Avenue
1939	608 Alcazar Avenue
1953	609 Alcazar Avenue
1924	616 Alcazar Avenue
1925	617 Alcazar Avenue
1925	621 Alcazar Avenue
1927	624 Alcazar Avenue
1937	628 Alcazar Avenue
1924	633 Alcazar Avenue
1924	636 Alcazar Avenue
1922	637 Alcazar Avenue
1928	701 Alcazar Avenue
1926	711 Alcazar Avenue

NON-CONTRIBUTING PROPERTIES (14)

YEAR BUILT	ADDRESS
1990	406 Alcazar Avenue
1950, altered	407 Alcazar Avenue
1985	431 Alcazar Avenue
1971	443 Alcazar Avenue
1947, altered	500 Alcazar Avenue
1937, altered	517 Alcazar Avenue
1954	536 Alcazar Avenue
1958	601 Alcazar Avenue
2005	612 Alcazar Avenue
1998	627 Alcazar Avenue
1969	629 Alcazar Avenue
1987	640 Alcazar Avenue
1952, altered	645 Alcazar Avenue
1988	650 Alcazar Avenue

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

Staff Recommendation:

Alcazar Avenue is unique in the City of Coral Gables. As stated in the report the residences on Alcazar Avenue “cohere into such a district that conveys the architectural history of Coral Gables.” (p. E-1) The majority of the properties on the street were constructed in the early years of the City, and the massing, scale and architecture of the entire street maintain its cohesive charm and character.

The creation of the “Alcazar Avenue 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 page E-12 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 example given in the report of association with H. George Fink, while it is important to note below under Criterion B, should not only be applied to this Criterion as relevant to his architecture.

The district is also closely associated with City of Coral Gables founder George Merrick as the property at 637 Alcazar was one of the first residences constructed in the City. The residence, built for Mr. Helflin (spelling varies), was advertised with a rendering in the April 2, 1922 edition of the Herald. The advertisement states "This year we will complete work on all of the fine Coral Rock Spanish Bungalows now under construction and add 50 new houses to the building program. Just a few of the houses now under construction are shown on this page." (See page 13 of this addendum. Note that the captions for the Helflin residence and Allenforth residence are switched in the newspaper advertisement.) The residence at 637 Alcazar is one of a handful of the earliest homes that were constructed in the City. Alcazar Avenue was one of a few streets with one of these earliest homes.

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

As the report states: The historic properties on Alcazar 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 Alcazar Avenue. The Mediterranean Revival style and Mission style of the wealthier times are constructed next to the more affordable Ranch and Minimal Traditional styles."

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.*

LHD 2007-06
December 20, 2007
Alcazar Avenue Historic District
Addendum page 11

Staff finds that the architectural significance of the district is the most important and relevant criteria to apply. The "Alcazar Avenue Historic District" is comprised of a number of distinctive architectural styles that include: Mediterranean Revival, Mission, Minimal Traditional and Moderne. 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 cohesive streets in Coral Gables.

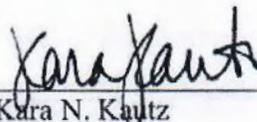
The district is characterized by its architectural integrity and the concentration of early Coral Gables architecture styles. The district is marked with a proliferation of H. George Fink designed residences. In addition, many of the remaining residences are designed by a "Who's Who" of influential Coral Gables architects including those listed earlier in this addendum.

Based on its architectural, historical and cultural significance, the Historical Resources Department Staff finds that the Alcazar 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 Local Historic District Designation of Alcazar Avenue 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

LHD 2007-06
December 20, 2007
Alcazar Avenue Historic District
Addendum page 12

Additional Bibliographic Resources

1940s Archival Photographs, City of Coral Gables, Historical Resources Department.

Building Microfilm Records, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

Building Permits Record Book, City of Coral Gables, Historical Resources Department, 1928-1944, 1945-1955.

“Delray Beach Historic Preservation Design Guidelines” City of Delray Beach, 2003.

Email correspondence between Kara Kautz and Pier L. Mancusi-Ungaro, February, 2007.

Hollingsworth, Tracy. History of Dade County, Florida. Coral Gables, FL: Parker Art Printing Association, 1949.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Miami-Dade County Clerk, Country Record’s Records Search website
<http://www.miami-dadeclerk.com/public-records/default.asp>

Millas, Aristides J. and Ellen J. Uguccioni. Coral Gables Miami Riveria: An Architectural Guide. Coral Gables, FL: The Dade Heritage Trust, 2003.

“Northboro Park Historic District Nomination Application to the National Register of Historic Places.” 2007

Obituary of E. Dean Parmelee, *Miami Herald*, May 14, 1976.

Real Estate Records, Historical Resources Department, Coral Gables, Florida

Uguccioni, Ellen J. and Antolin Carbonell. “A Report on the Resurvey of the El Cid Historic District” (DRAFT VERSION). 2007.

The First Coral Gables Season Ends With Total Sales of Over \$1,000,000



RESIDENCE OF W. U. BISS OF MIAMI AT CORAL GABLES TO BE COMPLETED AND OCCUPIED THIS MONTH



RESIDENCE OF MR. GILBERT BISHOP AT CORAL GABLES



RESIDENCE OF MRS. JAMES L. BRIGGS AT CORAL GABLES



RESIDENCE OF MR. JOHN BOND AT CORAL GABLES

This first season which Coral Gables has enjoyed since the opening of Miami's Master Suburb ended yesterday morning with the last of the big auction events.

The success of this great season may be measured by sales in terms of actual sales, which to date have reached \$1,001,200—a new record for four months of real estate selling.

But large sales are after all only one form of success. We take far greater pride in the tremendous work actually accomplished in development work since last May, and in the magnificent service which this work renders to Miami and its people.

The first year ended yesterday—the second begins tomorrow.

Last year we built 34 miles of paved highways; this year we will extend highways in new section of Coral Gables which will add at least twenty miles in this total of paved avenues and boulevards.

Last year we built 21 miles of concrete sidewalks; this year we will extend this work by the addition of 30 miles of walks at Coral Gables.

Last year we laid six miles of water main in principal street and boulevards; this year we will further this important work by the addition of at least nine miles of water main, bringing the perfect Coral Gables water to every house in the developed sections.

This year we will build great entrance-ways at Tenthred Trail and Granada Boulevard, and at Coral Way and Le Jeune Road; and also complete work already begun on ten of the beautiful plazas at important intersecting points.

This year we will complete the Coral Gables Golf Course and open up forty acres of new land to make it one of the finest courses in the South.

This year we will complete work on all of the fine Coral Rock Spanish Bungalows now under construction, and add 50 new houses in the building program. Just a few of the houses now under construction are shown on this page.

The first stage of Coral Gables' wonderful development work has been completed—the second is just beginning. There will be no letup or abatement of effort this summer. Instead, the work will be rushed from now on to prepare for a bigger and greater season next year.

Also, our publicity and sales work will not cease; it will be merely shifted as far as the Coral Gables organization is concerned to the North. This summer Coral Gables offices will be opened up in New York, Chicago and many other leading cities, where the incomparable attractions of Miami and of Miami's Master Suburb will be told to thousands of people who may never have seen either, but who are anxious to know and open to conviction.

Members will always have the opportunity to go to Coral Gables at any time they desire. Lots will be offered for private sale there all summer. Our free cars will take you to Coral Gables tomorrow—or any day you will go—in the morning or afternoon.



PRESIDENT RESIDENCE OF GEO. E. MERRICK AT CORAL GABLES. MR. MERRICK WILL BUILD A NEW AND LARGER HOME THIS SUMMER ON CORAL WAY



RESIDENCE OF MRS. J. RENDRICK GILMORE AT CORAL GABLES



RESIDENCE OF MRS. BALLE ALLENPORT AT CORAL GABLES



RESIDENCE OF MR. JOHN HEYTLIN AT CORAL GABLES

DAMMERS & GILLETTE and HARRY A. BURNES
 Selling Agents for GEO. E. MERRICK Properties

158 E. Flagler Street

PHONE 9612

MERRICK BUILDING