



LHD 2025-004
May 21, 2026

**LOCAL HISTORIC DESIGNATION:
2716 GRANADA BOULEVARD, CORAL GABLES, FLORIDA**

Application: Designation requested by City Staff

*Historical
Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida 33134

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

Folio Number: 03-4118-001-1370
Legal Description: Lots 12 & 13, Block 14, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida
Permit No. & Date: #32; 1923
Architect: unknown (a member of Merrick's design team)
Builder/Owner: Markley Construction; James M. Markley
Present Owner: Gabriel Buenaventura Trust
Use, Type, Style: Two-story SFR, Mediterranean Revival
Site Characteristics: The property is located on a 21,300 SF quarter-circle shaped lot (approx. 129'x 150') at the northwest corner of the DeSoto Plaza along Granada Boulevard and Sevilla Avenue.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family residence at 2716 Granada Boulevard is designed in the Mediterranean Revival style. Constructed in 1923 it is amongst the earliest homes in the City. Coral Gables was founded during the South Florida real estate boom of the 1920s. Founder George Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th centuries to create his vision for a fully-conceived and cohesively-designed Mediterranean-inspired city. Merrick felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. During the 1920s, Merrick's development team paid careful attention to ensure that the buildings and streetscape elements conformed to Mediterranean ideals. Merrick's success in carrying out his vision during the early 1920s was staggering. Coral Gables is now considered one of the first modern planned communities in the United States.

Part of that early team were the Markley brothers, James and William, whose firm Markley Construction built numerous early and high-profile projects for Merrick. This included the Coral Gables Country Club, the first school (now known as Coral Gables Preparatory Academy), and the Congregational Church's parsonage, as well as many early residences. This home, at 2716 Granada Boulevard, was built by James Markley for himself and is a prime example of the early Mediterranean Revival homes built in the early 1920s as Merrick launched his vision. At the time of construction, its location marked the end of Granada Boulevard, and the area was largely undeveloped. The property at 2716 Granada Boulevard retains its historic integrity and stands as a testament to Merrick's vision and the folks who built it. The home is a part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.

CORAL GABLES REGISTER OF HISTORIC PLACES: Preserving the City's Story

The built environment reflects the beliefs, values, creative expressions, and technical capacity at a place in time in history. Historic Preservation preserves those structures and spaces that tell the story of the community's historic past. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these tangible touchstones provides a sense of community, a sense of evolution, a sense of identity, a sense of ownership, and a sense of place for the City of Coral Gables. In other words, these historic resources provide continuity and context; they are the foundation of the City's identity.

Coral Gables is a Certified Local Government (CLG) and as such must maintain a Register of Historic Places and abide by associated preservation standards. A local community works through a certification process --jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs)-- to become recognized as a Certified Local Government (CLG). Once certified the community gains access to benefits of the program and agrees to follow required Federal and State requirements.

The City of Coral Gables was certified in 1986 and was amongst the first cities in Florida to become a CLG. Hence, it is the task of Historic Preservation, and an obligation of Certified Local Governments, to identify and protect those resources that contribute to the story of the City over time. Furthermore, the City must abide by the federal regulations as put forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark individual properties must have significant character, interest, or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state, or nation.

The single-family residence at 2716 Granada Boulevard is eligible as a local historic landmark based on its historical, cultural, and architectural significance. For designation, a property must meet **one (1)** of the criteria outlined in the Code. As discussed below, 2716 Granada Boulevard meets the following **three (3) criteria**:

Historical, Cultural significance

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

Architectural significance

- 1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style*
- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

HISTORIC & CULTURAL CONTEXT

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

- Initial Planning and Development/Florida Land Boom (Pre-1926 Hurricane),
- 1926 Hurricane/Great Depression Aftermath & New Deal/Wartime Activity (1927-1944),
- and Post World War II & Modern periods (1945-1963).

The single-family home at 2716 Granada Boulevard was constructed in 1923. Recorded as Permit #32, it was amongst the earliest homes built in Coral Gables and it exemplifies the Mediterranean ideals espoused by Merrick during the initial development of the City.

Founding of Coral Gables

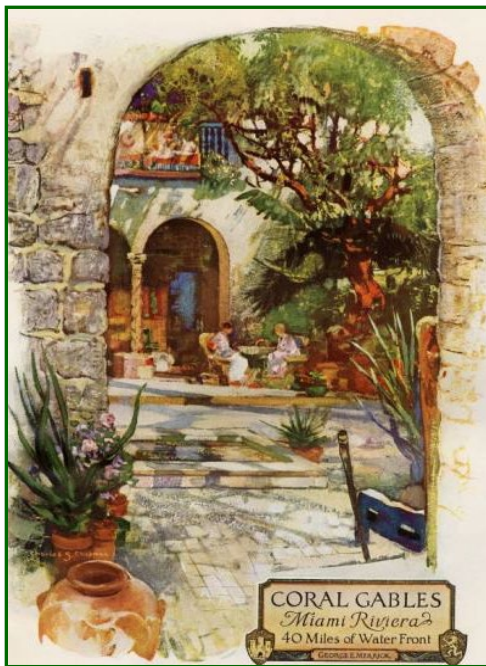


Figure 1: Advertisement in *House Beautiful*, 1925

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

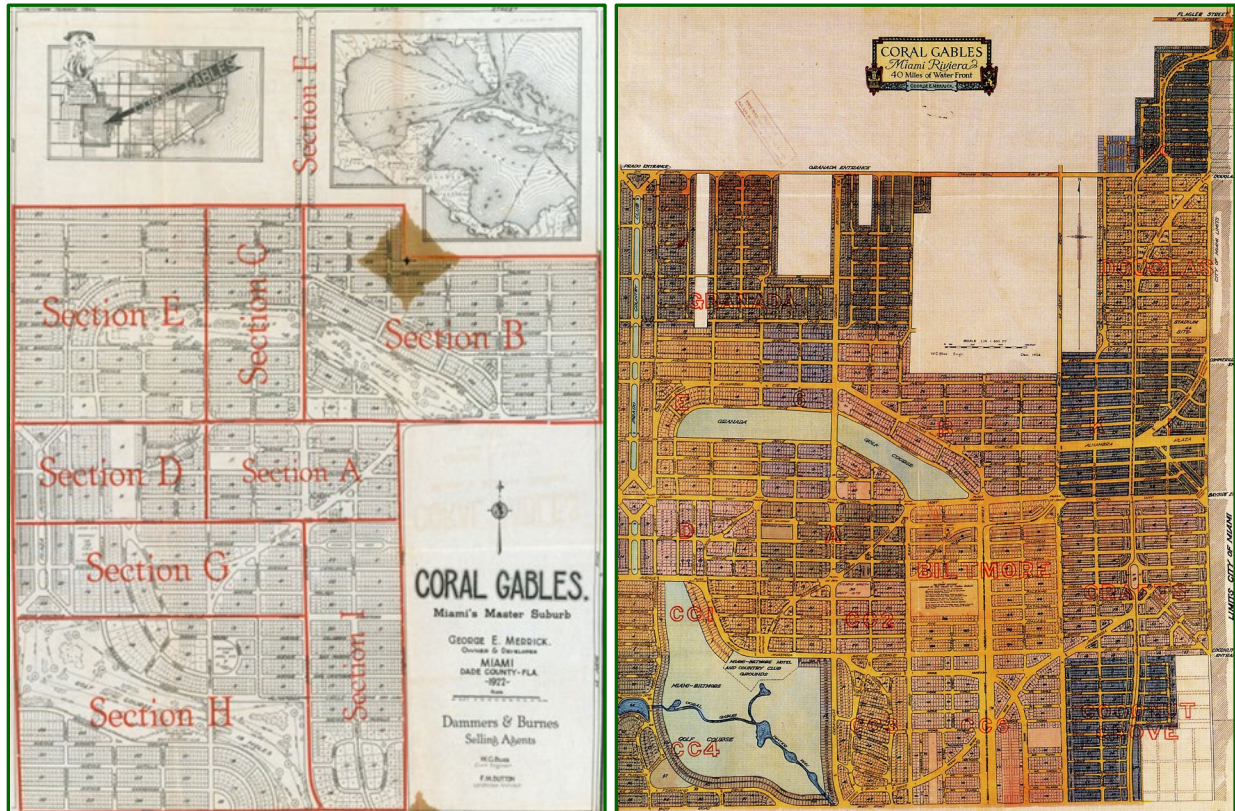
Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy, Martin L. Hampton, and Phineas Paist, Merrick transformed 3,000 acres of citrus plantation and native hammock. Merrick's team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. (Figure 1) Coral Gables' initially combined elements common in Spanish, Moorish, and Italian architecture, resulting in what has come to be known as the Mediterranean Revival

style. During the 1920s structures and amenities were built almost exclusively in this style. The single-family home at 2716 Granada Boulevard is an early example of the Mediterranean Revival style in Coral Gables and is indicative of the architecture that was the City's founding premise.

Nationally-acclaimed landscape architect Frank Button drew the first comprehensive map of Coral Gables in 1921. The city plan embraced the City Beautiful ideals of copious amounts of public green space and monumental public buildings. It also wholeheartedly incorporated the Garden City precepts of comprehensive planning with defined areas for different uses, a wealth of public facilities, as well as high-quality housing for varied income levels. The plan was based on the fruit tree grid of Merrick family's citrus plantation, as well as the native pineland. (Figure 10) Merrick's design team carefully maximized the potential of the tropical environment. Broad sweeping boulevards with grand vistas, tree-lined streets, and plazas with fountains invited folks to linger. Mediterranean-inspired homes conveyed a quality of centuries-old permanence with generous street setbacks for front yards to celebrate the 'tropical vegetation in a delightful profusion.' They also employed restrictive zoning to control development and aesthetics.

Merrick realized that automobile ownership was increasingly commonplace for the affluent and middle classes and wanted to embrace the motorist without impacting the beauty of the community or the comfort of its residents. Thus, he implemented a series of wide parkways with center planting medians that were major thoroughfares across the development as well as parkways with substantial swales for tree-planting that supplied internal access and scenic routes. (Figure 2) Broad boulevards curved around planned features that included golf courses, monumental public and community buildings, and other amenities. Merrick's program also included majestic place-making features. The grid opened at strategic locations to include grand entrances, plazas, and fountains giving focus to major arteries and vistas, and providing visual interest for both the pedestrian and the motorist. 2716 Granada Boulevard was prominently located at DeSoto Plaza.

With Merrick's acceptance of Button's plan in July 1921, the building of Coral Gables' infrastructure began in earnest. Miles of roads were laid with sidewalks, green space, and trees. Acres of parks were started, the levelling of the Granada Golf course commenced, and waterways were channeled through the oolitic limestone beds. The boundaries ran from just north of Sorolla Avenue south to Bird Road, west to Red Road, and east to Anderson Road, with a small section abutting Le Jeune Road north of Coral Way. The northern section of Granada Boulevard was only a strip of land from the street north of Sorolla Avenue (then called Coral Valley Road) to the Tamiami Trail where the first entrance was to be constructed. The first seventy-five acres up for sale, located just south of Merrick's homes on Coral Way, was platted as Section "A." It offered both large and small lots to accommodate buyers from different income brackets. 2716 Granada Boulevard is located along the southern border of Section A. (Figures 2 & 6)



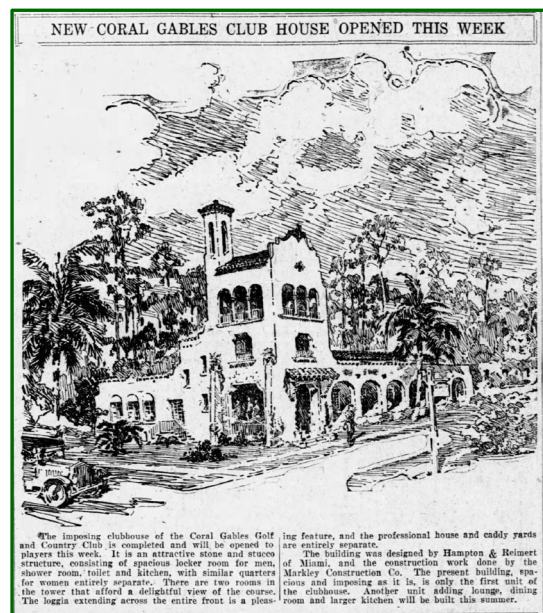
Figures 2: Coral Gables Maps
1922: "Miami's Master Suburb," [left]
1924: "Miami Riviera," [right]

On November 23, 1921, three days before the heavily advertised Section A lot auction, Button's plan was made public in a two-page spread in the Miami Times. Records indicate that upwards of five thousand people attended the six-day auction. It netted over a half-million dollars selling over three hundred lots. Buoyed by the sales, Merrick immediately pledged \$10,000 for a library. A few days later, he set aside land and pledged \$100,000 to launch the University of Miami in Coral Gables. A month later, on December 27, 1921, lots in Section B went on sale. It included lots on the impressive Greenway Drives surrounding the proposed golf course and on Alhambra Circle, a wide boulevard with a 'parked' center median. Sales were brisk and in early 1922 the remainder of the suburb was quickly divided into sections (Figures 2) and put up for sale. Merrick worked quickly to build infrastructure, public buildings, and amenities for the burgeoning community. He assembled a large sales force and launched a nationwide campaign to draw both investors and residents. Merrick also prioritized amassing more land. Figures 2 shows the expansion of Coral Gables in just two years.

Markley Construction Company

Initial construction, which ranged from laying roads to building the first coral rock homes, was handled by Merrick's Coral Gables Construction Company. However, as sales and land acquisition continued to surge, Merrick's own workforce could not keep pace. By late 1922 Merrick carefully vetted general contracting companies who could bring to the table not only labor and expertise but also building materials. He chose a select few to work under the general oversight of the Coral Gables Construction Company. The Markley Construction Company was one.

Markley Construction was founded and managed by brothers James Monroe (1881-1939), president, and William Arthur (1889-1968), vice-president. Merrick selected them for numerous high-profile projects. This included the Coral Gables Country Club designed by Hampton & Reimert. It opened in March 1923. (Figure 3) They also constructed the subsequent additions. In June 1923 Markley was hired to build Coral Gables' first school (now Coral Gables Preparatory Academy). Designed by architect Richard Kiehnel it opened in October. Also in June, they were awarded the contract for the Congregational Church's parsonage designed by H. George Fink.



**Figure 3: Coral Gables Country Club
built by Markley Construction
Miami News, March 12, 1923**

The Markley's worked extensively with the architects of Merrick's design team throughout 1923-24 – both in Coral Gables and on projects in the area. For example, Fink had them build his self-designed home at the corner of Castile Avenue and Columbus Boulevard, the home for F. E. Dix, Merrick's business manager, on Granada Boulevard, as well as numerous other high-profile homes on North and South Greenway Drives. A home designed by Hampton & Reimert on Granada Boulevard, just inside the grand entrance, was chosen as the area's exhibition home for the National Better Homes of America Week. They also built several homes designed by Walter DeGarmo and Lewis Brumm.

2716 Granada Avenue

In late 1923, James M. Markley and his wife Willa built a home at DeSoto Plaza on land owned by the brothers. Newspapers report that they moved in January 1924. (Figures 4) It is recorded as Permit #32 in the City. The original plans or other early building records for the property have not been located to date. However, photographs provide some primary documentation of the home. (Figures 5) The architect is unknown; however, given the date of construction it was a member of Merrick's original design team as they were the only ones designing homes in Coral Gables at the time. It is also highly likely that Markley Construction built the home.

Figures 4: 2716 Granada Boulevard

**Markleys Move in
Miami News, January 21, 1924 [top]**

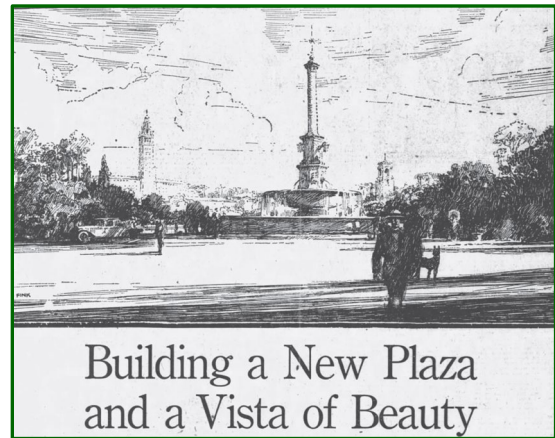
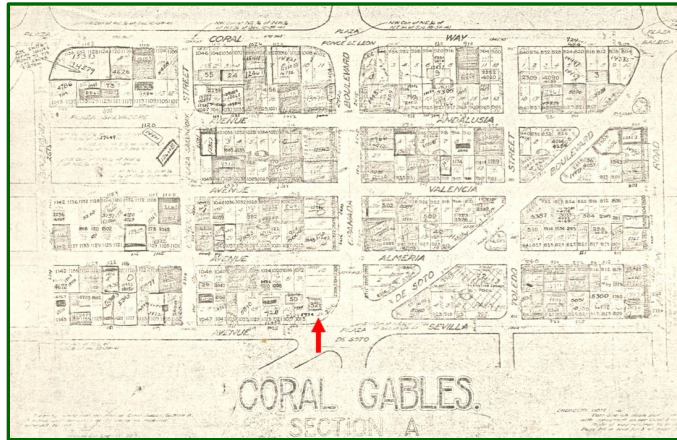
**J. M. Buys W.A. Out
Miami Herald, June 4, 1924 [bottom]**

Ernest S. Wise has moved into his new home on De Soto boul., and further along the same boulevard J. M. Markley has taken possession of his new residence.

Arthur Markley to J. M. Markley \$16,500, lot 13, block 14, Section A Coral Gables.



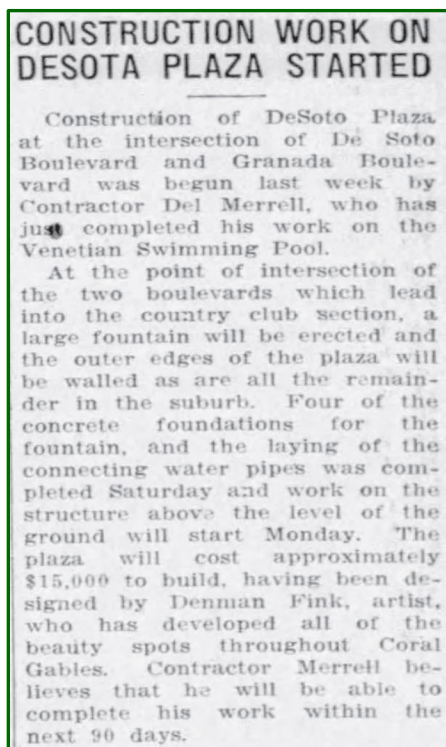
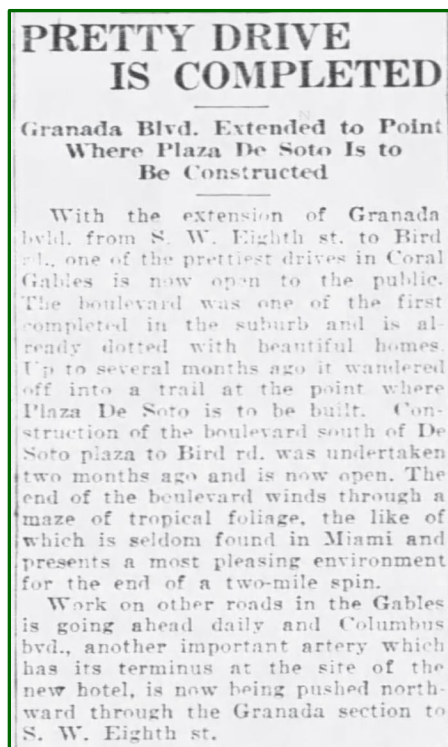
**Figures 5: 2716 Granada Boulevard
Nearing Completion, December 1923 [top]; Markley Family Home, June 1925 [bottom]**



Building a New Plaza and a Vista of Beauty

Figures 6: 2716 Granada Boulevard: Built in Undeveloped Area
Coral Gables Section A Plat Map: red arrow location of Markley home [left]
Completion of the DeSoto Fountain and Plaza, *Miami News*, April 12, 1925 [right]

2716 Granada Boulevard is located at the southern boundary of Section A along the Plaza DeSoto. (Figures 2 & 6) In late 1923 this area was largely undeveloped. (Figure 8 & 10) Granada Boulevard ended in front of the Markley home and “wandered off to a trail” to the south. The extension of Granada Boulevard from the DeSoto Plaza to Bird Road occurred in the spring of 1924. (Figures 7 & Figures 8 yellow line) In October 1924 construction of the DeSoto Fountain and the plaza commenced. (Figures 6, 7, & Figures 8 denoted as A) A block away from the home, the coral rock quarry used for many of the early homes was being transformed into the Venetian Casino -- now known as the Venetian Pool. It opened December 1924. (Figures 8 denoted as B)



Figures 7: Development Around Markley Home
Granada Boulevard Extended to Bird Road From DeSoto Plaza, *Miami News*, May 19, 1924 [left]
Construction of DeSoto Plaza Commences, *Miami Tribune*, October 12, 1924 [right]



Figures 8: Aerial Photograph, c. January 1925 – Coral Gables [top]; Detail [bottom]
Annotations: Red Arrow: 2716 Granada Boulevard
Yellow Line: recently completed Granada Boulevard extension
A: Venetian Pool (opened December 1924); B: DeSoto Fountain under construction
C: Congregational Church (nearing completion); D: Miami-Biltmore Hotel (under construction)

Initially the property's address was simply DeSoto Plaza followed shortly by 7 Granada Boulevard at DeSoto Plaza. By the end of the 1920's the current house number came into play and for the next two decades the house was cited interchangeably as 2716 DeSoto Plaza and 2716 Granada Boulevard --with the former being the more common. By the late 1940s when the area began to develop rapidly the property's sole address became 2716 Granada Boulevard.

James M. Markley passed away in 1939. His wife Willa sold the home two years later to Kate Clarke. Residing with their mother was Katherine Clarke Skogstad and her family and her sister Mary Helm Clarke. Mary was a noted travel writer whose publications included South Florida Treasure Trails and South Florida's Gold Coast. In 1956 Katherine's teenage son, John Skogstad, became a very popular young man when he invited his friend, heart throb Ricky Nelson to come home with him for the Christmas holidays. (Figure 9) So yes, 2716 Granada Boulevard has in its claim to fame that 'Ricky Nelson slept here.'



**Figure 9: 2716 Granada Boulevard
Ricky Nelson Slept Here
Miami News, December 21, 1956**

The home was predominantly owner-occupied and passed through several hands after the Clarkes. In 1974 it was purchased by Michael and Anne Eskra. Anne was a nurse, and Michael was an insurance agent. Michael helped start the International Disability Insurance Society. He later received the Harold Peterson Lifetime Achievement Award for his work in this realm as well as his numerous civic and charitable services. The Eskras owned the home for fifty years. See below for a full listing of owners.

Property Owners

1923	Markley Construction Company (J. M. Markley & W. A. Markley)
1924-1941	James Monroe Markley (1881-1939) & Willa Heifner Markley (1886-1959)
1941-1954	Kate B. Clarke (1872-1956)
1954-1958	Katherine Clarke Skogstad (daughter)
1958-1962	Jesse Gleason & Clara Gleason
1962-1968	Patrick F. Crook & Lorna S. Crook
1968-1973	Merle Savitt (1929-1969) & Carole M Savitt
1973-1974	Michael J. Potts & Jean W. Potts
1974	Hunter Moss & Louise Moss
1974-1998	Michael J. Eskra (1935-2015) & Anne M. Eskra (1933-2023)
1998-2024	Anne Marie Eskra Declaration of Trust
2024-Present	Gabriel Buenaventura Trust

Current Context



Figure 10: Aerial Photo: View from Biltmore Tower, c.1925
Red Arrow: 2716 Granada Boulevard

Coral Gables was incorporated as a city in April 1925. In general, construction in the City of Coral Gables boomed until the combination of the devastating Hurricane of 1926 and the Great Depression curtailed new development and ended Merrick’s grand plans. During the Depression Era of the 1930s few single-family homes were built. With the implementation of the New Deal and other incentives, the building industry experienced a small resurgence in the late 1930s and early 1940s, only to abruptly grind to a halt during the War years. As seen in Figures 10 & 11, while there was some home building in the area around DeSoto Plaza during this time, this area remained largely undeveloped.



Figure 11: Aerial Photo, 1938 *Courtesy University of Florida Archives*
Red Arrow: 2716 Granada Boulevard

Though few, the new homes built during this time ushered a new architectural era into the City. These homes began to follow national trends and departed from the ornamental and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. Hence, 2716 Granada Boulevard was, and remains, one of the few homes in this area built in accordance with founder George Merrick's vision.



Figures 12: Aerial Photographs *Courtesy Miami-Dade Property Appraiser*
1948 [top]; 1957 [bottom] -- **Red Arrow: 2716 Granada Boulevard**

The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in an unprecedented building boom. During this time the building of single-family homes in the City of Coral Gables continued to follow national trends both in numbers and in style. As illustrated in Figures 12, the area around DeSoto Plaza saw marked construction of single-family homes starting in the late 1940s and building records indicate the area was built out by the late 1950s.



Figures 13: Aerial Photos: Current Context 2024 *Courtesy Realtor.com*
Red Arrow: 2716 Granada Boulevard

From inception, Section A and the area around DeSoto Plaza was platted and developed as a residential neighborhood. It remains so to date. (Figures 13) Thus, the home at 2716 Granada Boulevard retains its historic context and stands as one of the few 1920s Mediterranean Revival style homes from Merrick's era in the area.

SIGNIFICANCE ANALYSIS AND DESCRIPTION

Photographic Documentation Over Time



**Figures 14:
Front Façade**
Top to Bottom:
**December
1923**
June 1925
c.1940s
Pre-1964

Executive Summary

Constructed in 1923, the single-family residence at 2716 Granada Boulevard is amongst the earliest buildings constructed in Coral Gables. Coral Gables was founded during the South Florida real estate boom of the 1920s. Founder George Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th centuries to create his vision for a fully-conceived and cohesively-designed Mediterranean-inspired city. It is now considered one of the first modern planned communities in the United States.

Merrick felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. During the 1920s, his team ensured that Coral Gables conformed to Mediterranean ideals. Part of that early team were brothers James and William Markley whose firm, Markley Construction, built numerous early and high-profile projects for Merrick. This included the Coral Gables Country Club, its first school (now known as Coral Gables Preparatory Academy), and the Congregational Church's parsonage, as well as many early residences. This home at 2716 Granada Boulevard was built for James Markley himself. At the time of construction, its location marked the end of Granada Boulevard, and the area was largely undeveloped.



**Figures 15: DeSoto Fountain with
2716 Granada Boulevard in
Background, pre-1964**

Designed in the Mediterranean Revival style, 2716 Granada Boulevard demonstrates Merrick's vision of adapting the style's residential design to the rigors of the climate. It features thick cement masonry block walls to keep the home cool and textured stuccoed exterior walls to reflect the sun's heat. It was built over a crawl space, both for added ventilation and for separation from the high-water table. Varied windows supplied much needed ventilation and light in the tropical environment. An arcaded front porch, a second story open-air terrace, and an arcaded sleeping porch provided for indoor/outdoor living. The arcaded bays, once screened, are arched openings springing from columns. Some other character-defining features of the style include, but are not limited to, the following. Its rectilinear massing is arranged with projecting and recessed bays. The roofs of the various bays are flat with parapets and gables clad in barrel tile. A large, molded masonry cornice adorns the front-facing gabled bay. A Juliet balcony assembly with metal railings and a "hooded" row of barrel tiles above also adorns the front façade. Other style characteristics of the home are the shouldered chimney with a belfry-inspired top, wing walls and scrolled transitional features, rectangular and circular vents, decoratively-grouped round ground vents, and recessed casement windows with projecting sills.

Staff visually assessed the property and examined permit documents, building records, and historic photographs (Figures 14) and determined that the property at 2716 Granada Boulevard possesses sufficient integrity for designation. As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*: "Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association." It is deemed that this property significantly contributes to the historic fabric of the Coral Gables and is part of the collection of quality residences that contributes to the City's sense of place over time.

Extant Exterior Description & Alteration Discussion



Figures 16: Property Overview
Aerial Photos, 2024 [left] *Courtesy Miami-Dade Property Appraiser*
Property Survey, 2012 [right] *Courtesy Thomas J. Kelly, Inc.*
Front Façade From Southwest Corner [bottom] *Courtesy Realtor.com*

2716 Granada Boulevard is an approximately 21,300 SF wedged-shaped lot along the northwest corner of DeSoto Plaza. It is bounded by Granada Boulevard, DeSoto Boulevard, and Sevilla Avenue. Extensive trees and landscape vegetation spread across the front yard facing the DeSoto fountain. On the property is an approximately 5,900 SF single-family residence and a pool. They are set back from the streets and are nestled in the northwest corner of the lot. The front-facing one- and two-story bays across the front are the original 1923 home (approximately 3,671 SF). (Figures 16) As discussed below, in 1968 a large one-story addition at the rear of the residence encapsulated the original detached garage. (Figures 33)

1923 Residence

The 1923 portion of the home retains its massing, stylistic intent, and historic integrity. The 1923 features, materials, and the majority of the character-defining features remain intact. Alterations and the 1964 addition are discussed below. Due to the placement and maturity of vegetation, photographs of the current facades and some features is difficult. Hence, the 1923 and 1925 historic photos are provided here in Figures 17 for easy reference and context for the following discussion.



Figures 17: Front Façade: December 1923 [top]; June 1925 [bottom]

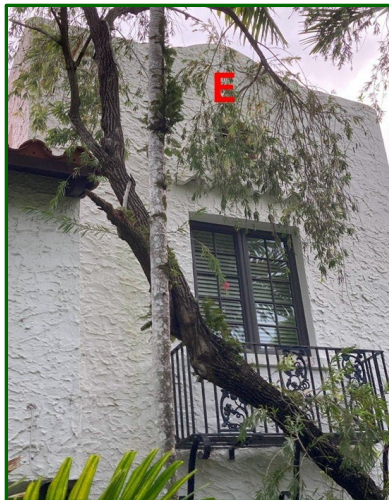
The 1923 home was built of concrete block units and clad with textured stucco. The living space is primarily under flat roofed bays with simple parapets. A protruding front porch bay and the anchoring two-story west end bay are under gable roofs clad in barrel tile. (Figures 17) The current two-piece barrel tile roof was installed in 2024. The fenestration varies in size and configuration. The arrangement of recessed windows with projecting sills is typical of the 1920s Mediterranean Revival style homes built in Coral Gables. The original windows were wooden casements with high-profile muntins. Some windows also had hopper transoms which likewise had high-profile muntins. (Figures 17) The date of their replacement is unknown. Centered above many of the window openings are vents – rectangular in the parapets and round in gable ends. At ground level decoratively-grouped round vents provide air flow to the crawl space.

Much of the original living space was under one-story bays whose parapets are of varying height. The western end of the residence is anchored by a flat- and a gable-roofed two-story bay. Wing walls and parapet ornamentation are important features that provide transitions from the ground to highest point of the home and tie the varying bays together into a unified composition. These arrangements are typical of the Mediterranean Revival style in Coral Gables.

As illustrated in Figures 18 most of these features are extant. At the southeast (A) and southwest (B) corners of the home are wing walls facing parallel and perpendicular to the front façade respectively. The southeast wing wall (A) is extant. The smooth-faced scroll feature of the southwest wing wall is repeated on both sides of the front-facing gable of the original front porch (C1 & C2) as well as transitioning from the one-story parapet of the eastern bay to the adjacent one-and-a-half story (D). Centered at the top of the curved parapet of the two-story flat-roofed western section was a finial. The curved parapet (E) is extant, but the finial has been lost over time.



**Figures 18: Wing Walls & Other Features
Original, 1925 [above]; Extant, 2025 [below]**



The home is approached by a brick walkway leading to a walled, open-air entry courtyard. (Figures 19) The courtyard is not original to the home; it was added in 1968. As seen in historic photos in Figures 17 the walkway from the sidewalk originally led directly to the front entry. It was flanked by full-length casement windows with transoms. The windows are extant, but the front entry doorway was infilled. Building records indicate that the doorway was blocked up in 1964 and the front entry moved to the adjacent front porch. The infill outline of the original doorway is still discernable in the stucco.



Figures 19:
Walled Entry & Patio [left]
Outline of Original Front Entry Door
in Discernable in Stucco [right]

The front entry was relocated to the western façade of the original front porch. This front-facing gable-roofed bay was originally comprised of full-length screened arched openings. The central arches of the side facades are supported by simple classical columns. The cornice is substantial, formed by curved moldings. (Figures 21) This ensemble is a hallmark feature of the Mediterranean Revival style in Coral Gables.



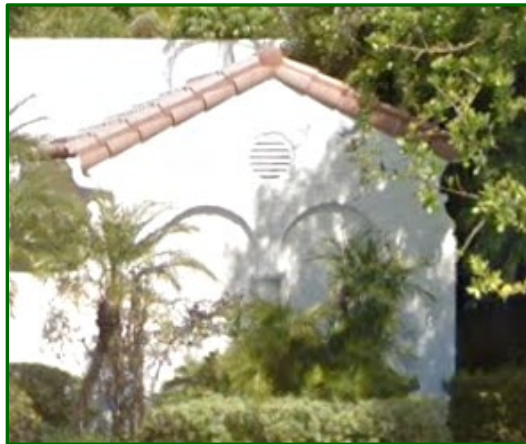
Figure 20: Front Door Ensemble, 2025

In 1964 the porch was enclosed for living space. The two arched openings under the front gable were blocked up. On the exterior the infill was recessed and the column retained; hence the location and size of original openings is easily discernable. (Figures 21 & 22) The floor of the porch was raised to the level of the adjacent living spaces and bottom of the original columns were encapsulated. The arched openings of the side facades were reduced in height and protruding sills --perhaps to match the columned screened porch at the southwest corner of the home (Figures 17) -- were inserted. (Figures 20 & 22)



Figures 21: Original Front Porch Bay

**Historic 1925 Photo – Note: molded cornice, full length arched openings [left]
Extant, 2025 Note: molded cornice, scroll, top of recessed arched infill [right]**



Figures 22: Enclosed Front Porch Bay

**South Façade with Recessed Arched Opening Infill, 2011 *Courtesy Google Earth* [left]
Interior View Looking South, 2024 *Courtesy Realtor.com***

The front porch afforded views of DeSoto Fountain as did a large window feature on the adjacent eastern bay. (Figures 17) The three pairs of casement windows with transoms were tied together by a common protruding sill, a swooped masonry hood, and a smooth-faced masonry frame on each side. The latter is clearly seen in the c.1940 historic photo detail in Figures 23. The feature

was removed during the 1968 alteration and addition campaign. (Figures 24) A change in stucco texture over the infill area is visible and hence the exact location and dimension are discernable. The current owners would like to restore the feature and there is sufficient historic photo documentation to do so.



Figures 23: Eastern Bay Window Feature: 1925 [left]; c.1940 [right]
Note: projecting sill & masonry frame [left] and swooped masonry hood [right]



Figures 24: Removal of Window Feature: November 1968 [left]; 2025 [right]
1968 photo courtesy Miami-Dade Property Appraiser

Another major feature of the one-story portion of the home is the belfry-inspired, square chimney that rises a half story above the parapets. This is another character-defining feature of the Mediterranean Revival style. The shouldered chimney rises at approximately the halfway point of the home along the rear façade of the 1923 portion of the home. The shouldered, and semi-detached stack is now a focal point of an interior courtyard. (Figure 26) At the top of the stack is a masonry pyramidal cap. Just below the cap there is a ‘belfry-like’ opening on each face that are framed on the top and bottom by a molded band.



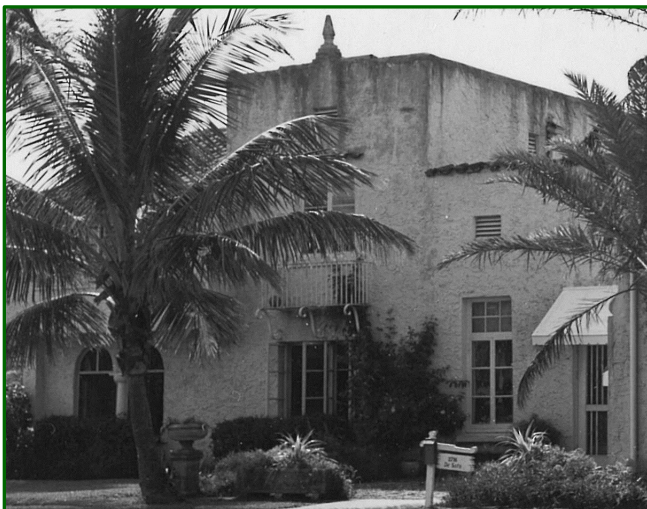
Figure 25:
Chimney, 2025



Figure 26:
Aerial Photo
Showing
Position of
1923 Chimney,
2024

Courtesy
Miami-Dade
Property Appraiser

At the western end of the original 1923 home are a pair of two-story bays. Two features of these bays are altered – the Juliet balcony assemblage and the open-air terrace. However, these bays, like the one-story portions of the home, retain their historic integrity and are easily identifiable as contributing elements of an early 1920s Coral Gables Mediterranean Revival style home.



Figures 27: Two-Story Bays: 1923 [top]; c.1940 [left]; pre-1964 [right]

As illustrated in Figures 27, the original Juliet balcony ensemble included a pair of French doors that opened onto a simple picket metal balcony supported by scroll brackets. By the 1940s the doors were reduced to a pair of casement windows; hence this alteration occurred early, and the new arrangement may be considered historic. The home retains this arrangement. (Figures 28) By the early 1960s the metal balcony was removed. However, a new balcony was installed at an unknown date, albeit with slightly more ornamentation. Above the assembly a line of two-piece barrel tile is decoratively arranged mimicking a shallow hood. This feature is extant. (Figures 28)



Figures 28: Balcony Ensemble, 2025

Originally, at the southwest corner of the home was a columned screen porch on the first story and an open-air terrace on the second story with a two-story cross-gable bay behind. (Figures 17 & 27) The street-facing façade of the screened sleeping porch is comprised of a pair of arched openings springing from simple classical column at its center. A single projecting sill extends across the openings and serves as a base for the column. On the side façade is a single arched opening. The porch was enclosed with windows at an unknown date. The arched openings and the column remain unaltered. (Figures 29) The second story open-air terrace has been enclosed with the original gable roof extended to cover a cantilevered sunroom addition. Historic photos indicate that this occurred prior to 1964. The addition has a band of windows extending across its face. In the gable eaves are carved rafter tails and similar carved corbels provide ‘decorative’ support below. (Figures 27 & 29)



Figures 29: Southwest Corner: Arched Openings & Cantilever Addition, 2025



Figure 30:
Aerial Photo
Looking Southwest, 2024
Courtesy Miami-Dade Property Appraiser

Figures 31:
area at top right of photo

Figure 32:
area at bottom left of photo



Figures 31: West Facades of 1923 Home, 2025



Figure 32: East Façade of 1923 Portion of Home, 2025
Note: Two Story Original Garage in Background

1968 Addition

In 1968 Merle and Carole M. Savitt purchased 2716 Granada Boulevard and hired architect Carson Bennett Wright to substantially expand the footprint of the home. Only portions of the permit (#20437) have been located, and it is provided as Attachment A. Initially Merle was also the contractor. However, he passed away in 1969 before the work was complete. Records indicate that there was some confusion surrounding permit revisions and inspections. Permit #20437 replaced Permits #20189 and #20250 with further revisions handled by letter or approved in the field by inspectors. The work was finally complete in 1971. Carole Savitt sold the property in 1973.

As seen in Figures 33, the 1968 addition is to the rear of the original residence. The 1923 home remains clearly defined and differentiated from the addition both by location, massing, and styling. Also original to the property was an accessory building to the northwest of the residence. It comprised a one-story garage with a two-story servant's quarters. It is extant but it was 'incorporated' into the 1968 addition. (Figure 30) The building retains its massing and it discernable from the surrounding addition. Hence, while the addition impacts the original buildings, overall, they do not adversely impact the historic integrity of the property.



Figures 33: Footprint of 1923 Structures and 1969 Addition

Permit #20437, 1968 [left] -- Blue: Original 1923 structures; Hatching: 1968 one-story addition
2025 Aerial View showing clear differentiation between 1923 structures and 1968 addition [right]

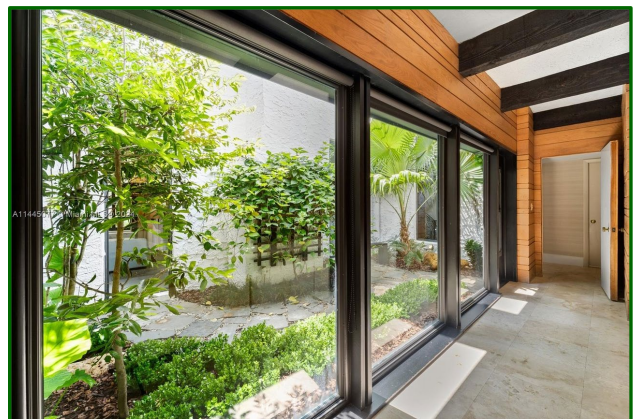
The flat-roofed, one-story 1968 addition is built of cement block. It provided living space to the rear and a new attached garage which was placed directly in front of the 1923 garage. In the aerial view shown in Figures 33, the 1968 addition is easily discernable by faux hipped roof barrel tile coping ringing it. While the 1923 windows and doors are casement with divided lights and positioned to facilitate cross-ventilation, the fenestration of the 1968 addition are large clear view windows and doors as well as sliding glass doors. (Figures 35)

Figure 34: Addition Under Construction
Note: 1923 accessory building in background





Figures 35
1968 Addition
New garage in front of 1923 garage [top]
Rear Façade [center]
Interior Views [bottom]
Courtesy Realtor.com



STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 3, Section 8-101 of the Coral Gables Zoning Code as,

“to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.”

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 8, Section 8-103.

Constructed in 1923, the property at 2716 Granada Boulevard (legally described as Lots 12 & 13, Block 14, Coral Gables Section “A,” according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida) is significant to the City of Coral Gables’ history based on the following **three (3)** criteria found in the Coral Gables Zoning Code, Article 8, Section 8-103:

Historical, Cultural significance

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

Architectural significance

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

Staff finds the following:

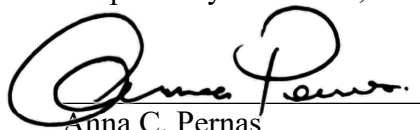
The property located at **2716 Granada Boulevard** is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL & ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **2716 Granada Boulevard** (legally described as Lots 12 & 13, Block 14, Coral Gables Section “A,”) based on its historical, cultural and architectural significance.

Respectfully submitted,



Anna C. Pernas

Historic Preservation Officer

Selected References

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Coral Gables Miami's Master Suburb, 1923.
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- "Markley, James M., 2716 DeSoto Blvd, Died," April 26, 1939, p.19.
- "Markley, William A., 79, Building Contractor Passed," December 15, 1968, p.72.
- "Mrs. Kate B Clarke Dies, 2716 Granada Blvd" July 19, 1956, p.38.
- "Savitt, Merle, 2716 Granada Blvd, Passed," November 21, 1969, p.54.
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- "Handsome New Home by Markley Construction," May 21, 1923, p.20.
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- "Skogstad Family 2716 Granada Boulevard," July 12, 1955, p.17.
- "Spacious Club House to be Doubles in Size," July 24, 1923, p.7.
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- Parks, Arva Moore, George Merrick, Son of the South Wind: Visionary Creator of Coral Gables, University Press of Florida, 2015.
- Polk, R. L. R. L. Polk and Company's Miami City Directory. Jacksonville, Florida.
- Real Estate Records for 2716 Granada Boulevard, Coral Gables Historical Resources Department.
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REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	2716 Granada Boulevard
Lot Description:	corner lot along DeSoto Plaza
Date of Construction:	1923; 1968 addition
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one- & two-story SFR
Roof Types and Materials:	gable, flat; barrel tile

NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

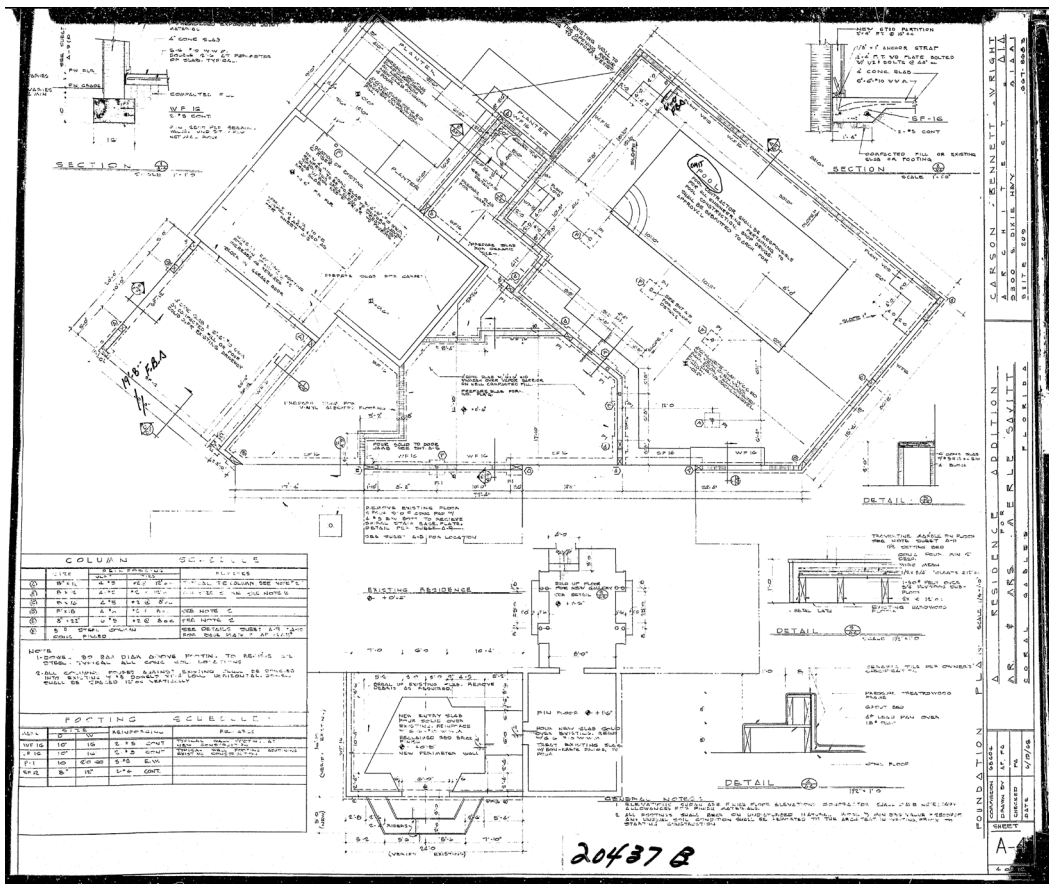
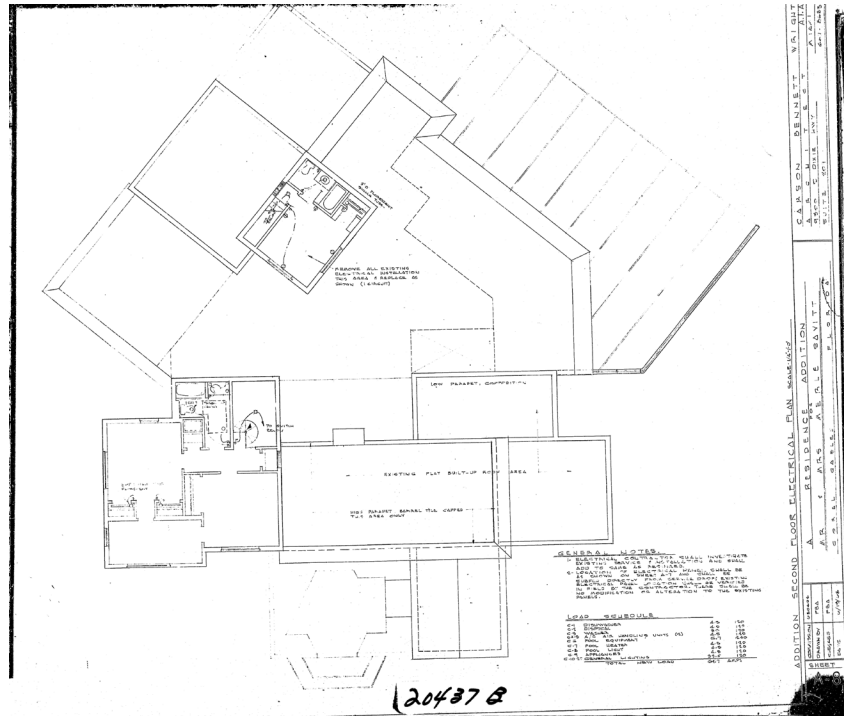
CHARACTER-DEFINING FEATURES

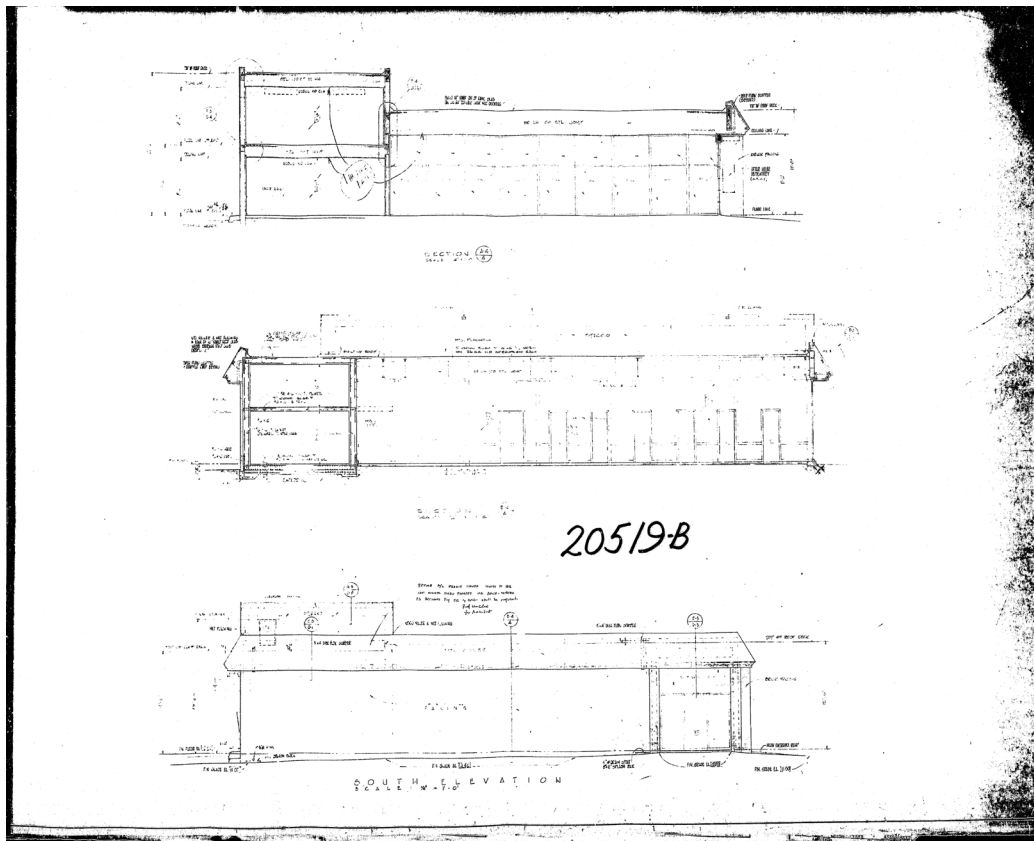
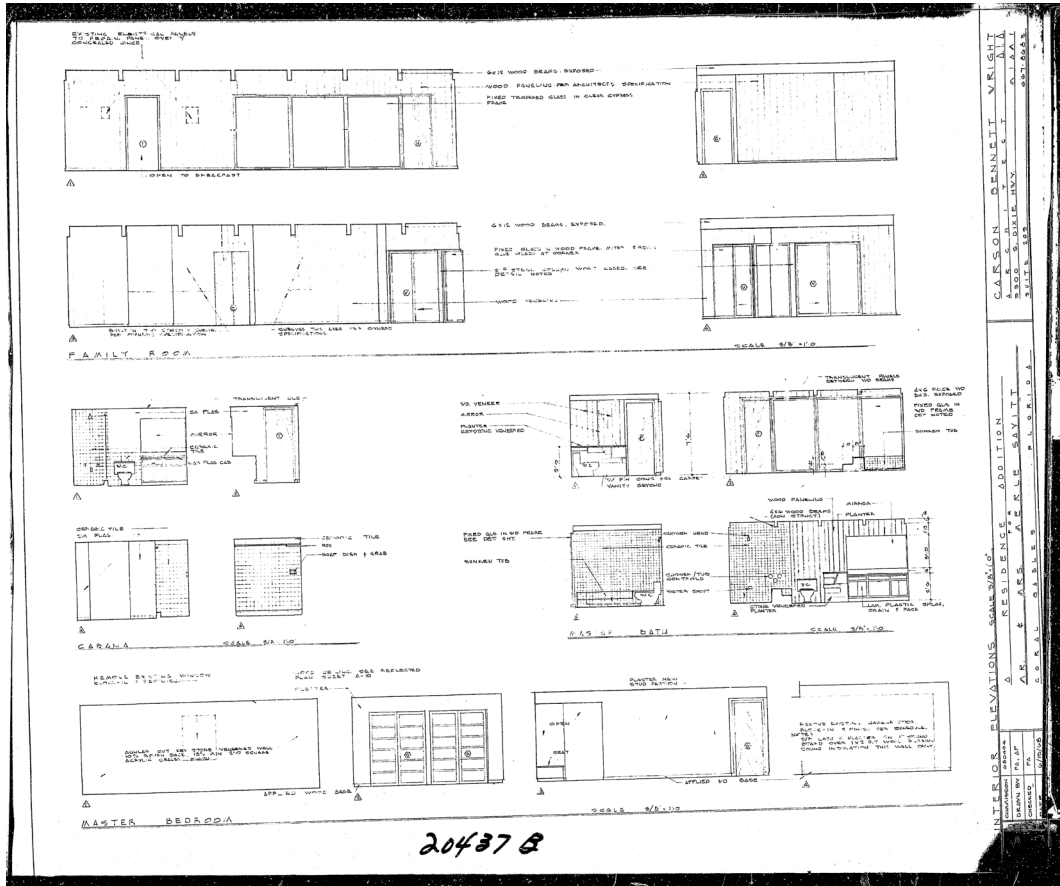
Property: 2716 Granada Boulevard
Style: Mediterranean Revival



- ✓ thick cement masonry block walls
- ✓ textured stuccoed exterior walls
- ✓ projecting and recessed planes
- ✓ rectilinear massing and floor plan
- ✓ low-pitched gable roof clad in barrel tile
- ✓ large molded, masonry cornice
- ✓ flat roofs with simple parapets
- ✓ arched openings springing from columns
- ✓ Juliet balcony assembly with metal railings and a “hooded” row of barrel tiles
- ✓ shouldered chimney with a belfry-inspired top
- ✓ wing walls and scrolled transitional features
- ✓ rectangular and circular with smooth masonry framed parapet vents
- ✓ decoratively-grouped round ground vents
- ✓ recessed casement windows with projecting sills.

ATTACHMENT A: PERMIT 20437, 1968 Architect: Carson Bennett Wright





CAKSON DENNETT VICKI
RESIDENCE ADDITION
AR. & ARCH. & INTER. & EXTER. & LANDSCAPE ARCHITECTS
1000 S. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.CAKSONDENNETTVICKI.COM