



WILTON MANORS HISTORICAL SOCIETY

“Coral Estates subdivision”

by Ron Ulm

January, 2025

MINI-ARCHIVE BACKGROUND NOTES

This mini-archive compilation is in response to an inquiry from the homeowner of 2733 NE 18th Terrace for information regarding the early development of the Coral Estates subdivision on the east side of Wilton Manors. His home was built in 1957 and unique in that it is two-story. He also asked for any information or resources regarding his home specifically.

What follows are the plat for Coral Estates from our digital collection, and enhanced versions of selected newspaper articles downloaded from Newspapers.com.

Based on our research on Newspapers.com and the included documents, here’s a brief summary:

- The subdivision was platted by Albert and Eva Heinermann, Stanley and Evelyn Martin and Rollo and June Boyd on June 3, 1953. None of these names are historically familiar in Wilton Manors.
- A month or so later ads began appearing for lots for sale in Coral Estates, with Al Heinermann listed as the owner/developer. A December ad, and later others, noted “No Project Building”; but soon added “Builders Welcome” (... to purchase lots for development).
The distinction is a bit subtle. “No Project Building” means this is not a “tract homes” subdivision—where a single contractor pre-builds various models of homes, with very limited choices as to changes to design or features. Coral Estates homes were “custom”—to the extent that they were constructed to the homeowner’s specifications after purchase, by their contractor-of-choice. The included January 23, 1954 ad suggests quite a number of builders were constructing true one-off custom homes in Coral Estates. [An interesting aside, some of the lot ads, like the one included, note “Beautifully Planned **with Trees!**” The attached December 1953 Miami Herald article confirms this “amenity”. Perhaps overstated, these would have been scrub pines set amidst sand, weeds and palmettos. (The Miami Herald article and ad photos provide a sense of what that terrain looked-like.) Still, in that era it was common for developers to clear-cut even that spartan landscaping prior to building infrastructure, and later, homes.]
- By March 1954 the first “builder” ad appeared as “King Built Homes”. A few months later came “Ocean Air Homes”. By the end of 1954 “Miller Construction” joined the group. These seem to have ended up as a hybrid of “project/tract” vs “custom” -- since you were purchasing the house and lot from the builder, but limited by the models they were offering and the lots available. Their homes certainly have a considerable presence in Coral Estates.
[Earlier King had been constructing homes in Melrose Park. This seems to have been Ocean Air’s first venture under that name. Miller seems to have been headquartered in Wilton Manors-at 209 NE 21st Court.]
- The design, features and price-point were typical of the post-war, baby-boom homes being built in the area. Some did offer upscale amenities at the time—such as an enclosed garage, landscaping and central HVAC.
[Looking at the front elevations of the homes in the ads, its unlikely that any of them could have been remodeled into a two-story like our inquiring homeowner’s.]
- By 1956 the builders’ ads for Coral Estates had disappeared—all the ads in Coral Estates were for resales.

(The descriptions were all consistent with the King/Ocean Air/Miller-type homes.) Through 1960, we found no ads for either lots or new construction in Coral Estates.

[In 1956, Ocean Air Homes seems to have moved on to Coral Ridge Country Club Estates, with homes starting at double the price of Coral Estates. It was also building homes in Plantation Gardens. No more ads for King Built Homes. Miller Construction seems to have moved on to High Ridge Estates in Pompano.]

- Returning to our homeowner's original inquiry, we would suggest that the home was a true custom, one-off; built originally as a two-story home in 1957. (While rare anywhere in Wilton Manors at that time, there were two-story homes constructed in adjoining Coral Point.) The architectural design of the majority of homes of that era would have made later addition of a second floor a major project.

This suggestion is somewhat supported by Property Appraiser's Office record of the property.

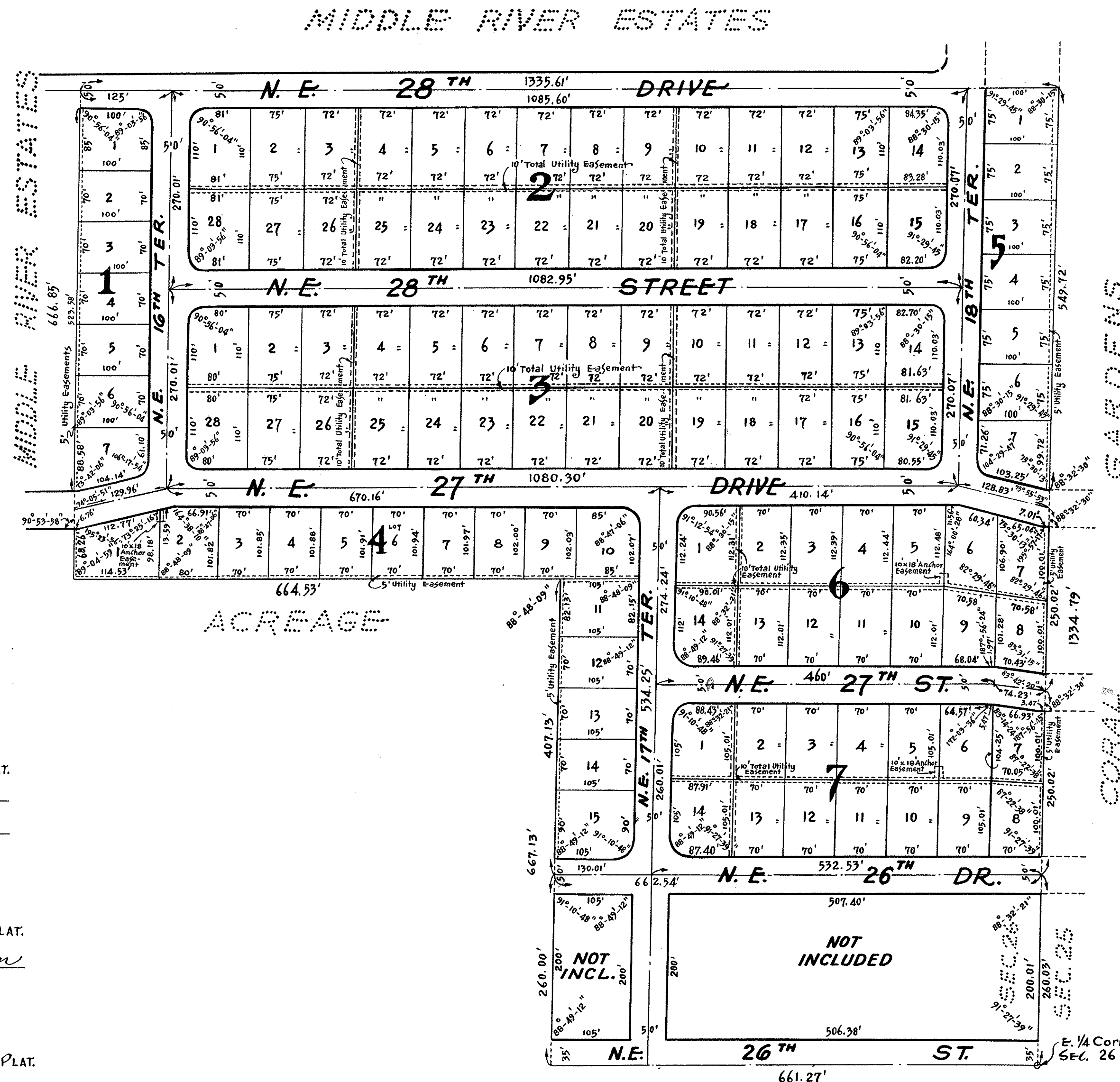
The effective year generally represents the tax year the building value was extended on the tax roll for the first time. It is normally the year after the certificate of occupancy was issued for the building. In some instances, the effective year is adjusted when the property was significantly renovated or remodeled. This information is not a substitute for official county/city building department records nor should it be relied upon for insurance purposes.

The effective year built for this property is 1958.
The actual year built for this property is 1957.

As noted, this is not totally reliable data, but there would be an expectation that the addition of a second floor would be "significant", and recorded here. We recommend the homeowner possibly follow-up with the Property Appraiser's Office.

DESCRIPTION

THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4; THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4; THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 LESS THE SOUTH 235 FEET THEREOF, ALL IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST.



ACREAGE

WE, the undersigned, owners and holders of a Mortgage on the hereon described property, hereby approve this PLAT.

Ernest Klatt
Violet M. Klatt

I, the undersigned, owner and holder of a Mortgage on the hereon described property, hereby approve this PLAT.

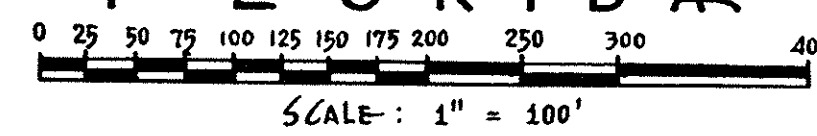
Charles B. Closon

I, the undersigned, owner and holder of a Mortgage on the hereon described property, hereby approve this PLAT.

Joseph L. Schmitt

CORAL ESTATES

SECTION 26, TOWNSHIP 49S, RANGE 42E.
WILTON MANORS,
BROWARD COUNTY,
FLORIDA



J.W. McLAUGHLIN - CIVIL ENGINEER
400 N. E. 3RD AVE. - FORT LAUDERDALE
FLORIDA
APRIL,
1953



STATE OF FLORIDA }
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That ALBERT J. HEINERMANN, and EVA V. HEINERMANN, his wife, and STANLEY J. MARTIN, and EVELYN H. MARTIN, his wife, and ROLLIN C. BOYD, and JUNE A. BOYD, his wife, have caused to be made this Plat of "CORAL ESTATES," for the purpose of subdividing the land in the manner shown hereon. All thoroughfares are dedicated to the perpetual use of the Public in fee simple forever.

IN WITNESS WHEREOF: WE, have hereunto Set our hands and affixed our seals in the City of FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA, on the 3RD day of June, 1953.

WITNESSES:

R. W. Schoen
W. W. Paulson
R. W. Schoen
Aldona A. Hallett
Margaret A. Hallett
Aldona A. Hallett

Albert J. Heinermann (SEAL)
Eva V. Heinermann (SEAL)
Stanley J. Martin (SEAL)
Evelyn H. Martin (SEAL)
Rollin C. Boyd (SEAL)
June A. Boyd (SEAL)

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ALBERT J. HEINERMANN, and EVA V. HEINERMANN, his wife, and STANLEY J. MARTIN, and EVELYN H. MARTIN, his wife, and ROLLIN C. BOYD, and JUNE A. BOYD, his wife, to me well known, to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and Official Seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 3RD day of June, 1953.

J. W. McLaughlin
NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires
Feb. 16, 1955

STATE OF FLORIDA }
COUNTY OF BROWARD }

This is to certify that this Plat has been approved and accepted for Record by the Council of the VILLAGE OF WILTON MANORS, Florida, Inc. and by Resolution adopted by said Council on the 14th day of July, 1953.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its Mayor and the Corporate Seal of said Village to be here affixed this 14th day of July, 1953.

Carl P. Weisheit
MAYOR
VILLAGE OF WILTON MANORS
PRESIDENT OF COUNCIL

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this Plat complies with the provisions of AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA, approved by the Governor, June 11th 1925.

STATE OF FLORIDA }
COUNTY OF BROWARD }

This instrument filed for Record this 13 day of Aug 1953, and recorded in Book 32 of Plats at Page 29, RECORD VERIFIED.

STATE OF FLORIDA }
COUNTY OF BROWARD }

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this Plat of "CORAL ESTATES" is a true and correct representation of a Survey made by me and that Permanent Reference Monuments have been set as indicated.

Dated at FORT LAUDERDALE, FLORIDA, this 4TH day of June 1953.

Approved for RECORD:

J. W. McLaughlin
REGISTERED ENGINEER, No. 1713
REGISTERED LAND SURVEYOR, No. 167
STATE OF FLORIDA



HOMES ARE springing up in these booming subdivisions in northeast Fort Lauderdale and Wilton Manors, one of the fastest-growing areas in South Florida. A year ago all of them

were just gleams in subdividers' eyes. The land was covered with palmetto and pine. This photo, looking south, shows both forks of Middle River, the north fork winding off to

the right in the foreground and the south fork bordering North Ridge. Numerous canals have been dredged from both forks and several miles of streets built. —Herald Photo by Irv Turvey



—Herald Staff Photo by Steve Weaver

IN NORTH RIDGE, 38 HOMES HAVE BEEN BUILT



CORAL GARDENS LIES ON NORTH FORK OF MIDDLE RIVER

Section Busiest in Area

Two Homes a Day Rise in Northeast

FORT LAUDERDALE—One of the busiest areas in South Florida is the northeast section of Fort Lauderdale and the eastern end of Wilton Manors where construction is booming in seven adjoining subdivisions.

In an area extending north from NE 19th st. to Oakland Park Blvd. and from Federal Hwy. west to NE 16th ave. homes are being completed at the rate of better than two a day.

The subdivisions are North Ridge, Coral Point, Middle River Manor, Coral Gardens, Coral Shores, Coral Estates and Middle River Estates. All over the landscape bulldozers are backing and filling, draglines are dragging and workmen are working.

In less than a year they've changed the entire face of the area. A year ago it was still the way it always had been—overgrown with pines and palmettos, with mangrove swamps along both forks of Middle river.

The big factor in opening the area was completion of Galt Blvd. connecting Federal Hwy. with Wilton Manors.

Since then, several miles of new streets have been built and canals dredged from Middle river. Approximately 175 homes have been built, and this is just a start. The rate of construction is picking up all the time as filling and grading are completed. There are lots for approximately 850 homes.

It costs anywhere from \$13,700 to \$40,000 to buy a home

in the area. Most sell for around \$16,000.

North Ridge, the southernmost of the six developments in spite of its name, consists of 40 acres and 127 lots on which 38 homes have been completed. It's bounded on the east by Victoria Park rd. and on the west by NE 21st ave. and extends northward from 18th st. to 21st st.

The south fork of Middle river borders part of it and also cuts through the northern tip. Some lots are on the north side of the river.

Prices of homes range between \$13,700 and \$18,000. There are 45 waterfront lots. The builder, Bob Rickel, is building sidewalks. Seawalls are of rock and mortar. Rickel says homes are being completed at the rate of one a week.

In two years he expects the development to be completed.

Just north of North Ridge lie two developments, Coral Point and Middle River Manor, both being developed by Coral Ridge Development Co. Coral Point extends eastward from both forks of Middle river to NE 19th ave. and south from Galt Blvd. (NE 26th st.) to the south fork of Middle river.

Two canals have been built in Coral Point, one extending east-west called Sunburst and one north-south called Sunset. Between them an artificial lake, Lake Elizabeth, has been created to make still more waterfront property.

Coral Point contains 128 lots on which building was started only recently. Fifteen homes have been completed. Most are on the water. The average price is \$20,000.

Adjoining Coral Point on the west is Middle River Manor which extends westward to NE 17th ter. and to Middle river on the south.

Middle River Manor contains two canals on which all lots will front. The easterly canal, Coral Waterway, has been completed. Work is still under way on Middle River Waterway. Homes in the area will be comparable in price to those in Coral Point.

North of Galt Blvd. lie Middle River Estates, Coral Estates, Coral Shores and Coral Gardens. Middle River Estates lies farthest to the west, in Wilton Manors. It's partly encircled by newly built Middle River dr. which is the westernmost north-south street. The north fork of Middle river provides a scenic north boundary. It extends east to NE 16th ave.

In Middle River Estates are 200 residential lots. 51 of them on the waterfront. Some 75 homes have been completed, with 20 more under construction. There's a shopping center, Manor Gate, where the first building is nearing completion. The new Wilton Man-

ors city hall will be located in Manor Gate. The developer is James Dean.

Adjoining Middle River Estates on the east is Coral Estates, which extends eastward nearly to Middle River dr. It contains 113 lots. More than a dozen homes have been completed in Coral Estates. The developer, Al Heinerman, has left the thick growth of trees intact.

Coral Estates is partly surrounded by Coral Gardens, a 23-acre development containing 107 lots along the north fork of Middle river extending northward from Galt Blvd. Fifteen homes have been built. Homes in all three subdivisions range in price from \$15,000 to \$30,000.

The last subdivision, Coral Shores, lies north and east of the north fork of Middle river. The north boundary is NE 20th st. It extends east to NE 21st ter. Homes there sell from \$16,000 to \$19,500. There are 151 lots, many of them on Middle river. Several homesites lie on a small lake being created by dredging for fill for two new lanes for Federal Hwy.



THIS IS CORAL POINT WHERE 128 HOMES WILL BE BUILT



THIS IS A STREET IN BOOMING MIDDLE RIVER ESTATES

LOTS

LOTS

✓ **WE'RE CHECKED** ✓

AND

✓✓ **DOUBLE CHECKED** ✓✓

AT

CORAL ESTATES

COMPARISON DOES PROVE

In Desired Northeast Location

— 1000 Feet West of U. S. No. 1 on N. E. 26th Street

- *Beautifully Planned With Trees!*
 - *Zoned for Homesites!*
 - *No Piling Necessary to Build!*
(What a Savings!)
 - *City Utilities!*
 - *No City Tax!*
 - *No Utility Tax!*
 - *Close To Shopping Centers!*
 - *Choice of Two Routes to Beach!*
- Easy To Own !!*

\$2,950 TO \$3,500

10% Discount For Time Payments—½ Down—Balance 24 Monthly Payments
Additional 10% Discount for Cash Sales

**FIELD OFFICE OPEN DAILY
9:00 A. M. TO 6:00 P. M.**

LOTS

BROKERS PROTECTED

LOTS

WE REPEAT ... NO PROJECT BUILDING IN Coral Estates

Desirable — N. E. Section 1000 ft. West of U. S. 1 on N. E. 26th St.

HERE IS PROOF A LIST OF INDIVIDUAL BUILDERS BUILDING CUSTOM HOMES.

- Iuen & Glenin, General Contractors
- L. C. Ebersold, General Contractor
- Prayer & Son, General Contractor
- Larry Hoffman, General Contractor
- Robert Pringle, Builder
- Custom Builders, Inc.
- Kirsch Bros., Builders
- Stan Martin, General Contractor
- Tropical Construction Co.
- Ocean Air Homes Construction Co.
- Holland & Speck, Builder
- William Saville, Builder
- Jim Connally, Builder
- Forest Zent, Builder

Residential Lots — \$2,950 to \$3,500

Take advantage of 10% Discounts While Still Available

LOTS

FIELD OFFICE OPEN DAILY

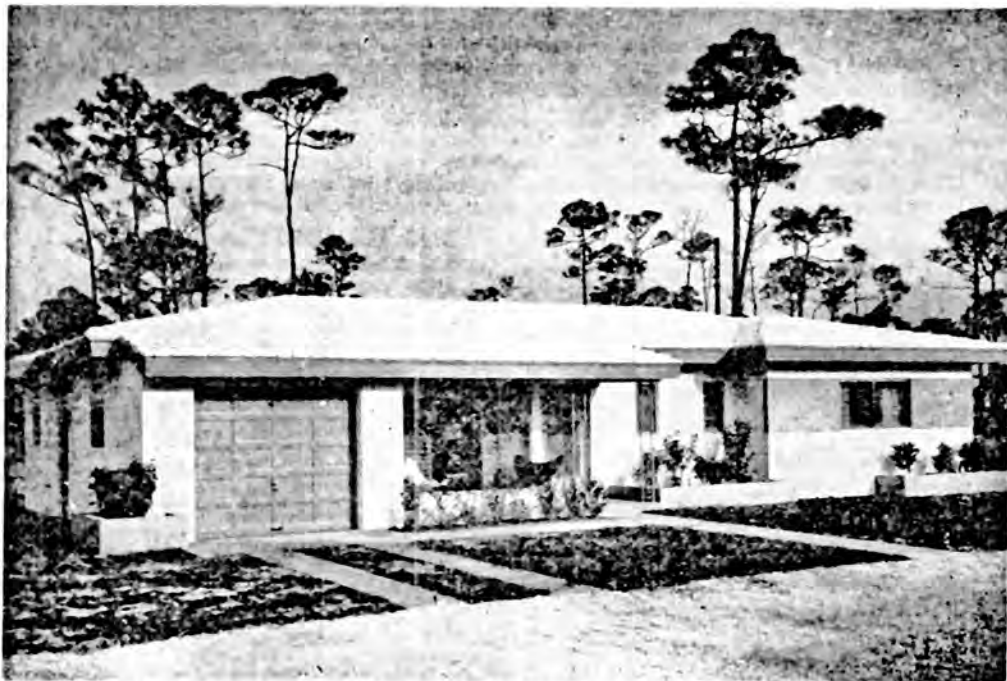
10:00 A. M. TO 5:00 P. M.

AL HEINERMANN

Owner - Developer

Page 6 of 9 **LOTS**

©Wilton Manor's Historical Society Digital Collection
-all rights reserved-



KING-BUILT 'PRINCESS' HOMES IN CORAL ESTATES

King Starts Construction On \$18,900 Homes In Coral Estates

Fort Lauderdale, March 6 — Because of his surname, it seems only fitting for Ted King, the Miami Realtor-builder, to put a royal appellation on the homes he has been turning out in this area during the past two years.

King's latest venture is in Coral Estates, only ten minutes from downtown, where he has started construction on a group of 31 homes called the "Princess" model.

He is mixing up this style with two and three bedrooms, to sell for \$18,900 with conventional fi-

nancing. There will be 10 distinct exterior elevations to choose from.

On Sunday the exhibit home, at 2734 NE 16th Terrace, will open its front door at 9 o'clock in the morning and will be kept open until nightfall.

Taking a preview glimpse during the week, there was no mistaking that King is turning out a custom-built residence.

Each of the new homes will be set on minimum size lots of 72 by 110 feet. The new owner can

have a choice of colored plumbing fixtures as well as selection of colors on the exterior, and interior walls.

Aside from the glass jalousie windows, terrazzo floors, tile roof and complete landscaping with each home, King has not overlooked the Florida room.

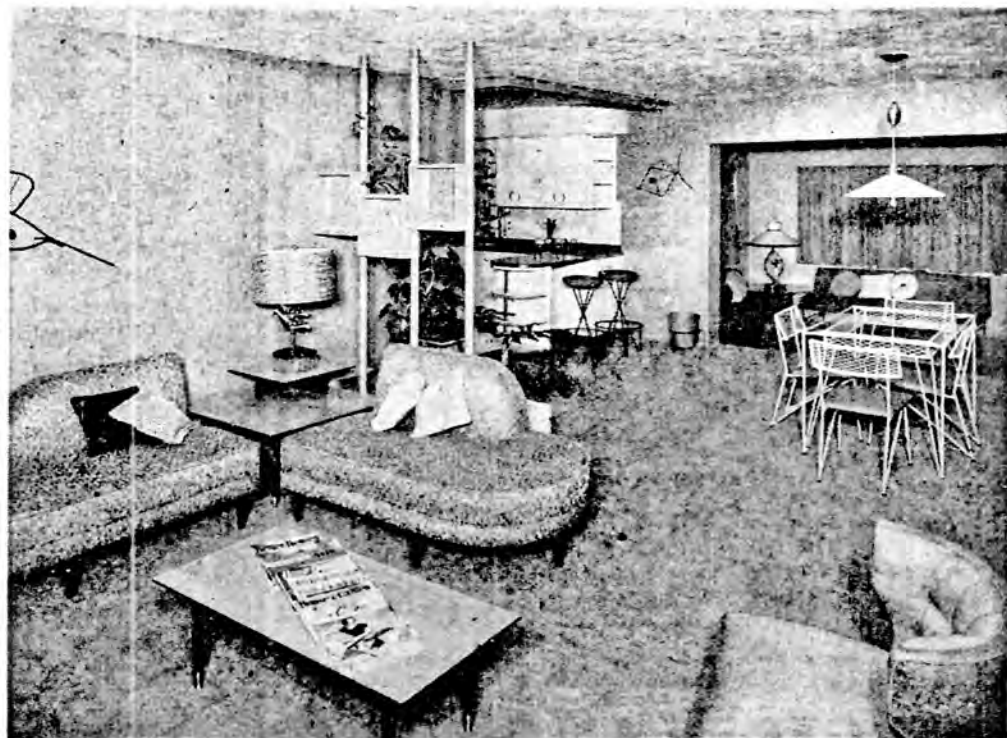
Many of the extra touches, such as the Youngstown Kitchen, extra large windows and a covered front entrance and porch were designed to attract the distaff member of the household.



TED KING

King, who has put up 82 homes in the Melrose Park section of the city, is acquiring additional lots to keep him occupied for the next two years.

The model home has been furnished from stem to stern.



An over-all view of the living room-dining room area, with the Florida room in the background, in the new King home, can be gleaned from the above

photograph. The sample home is located at 2734 NE 16th Terrace, in the Coral Estates section of Fort Lauderdale.

**Ocean
Air
Homes**

IN **CORAL ESTATES**
The Most Desired Northeast Location

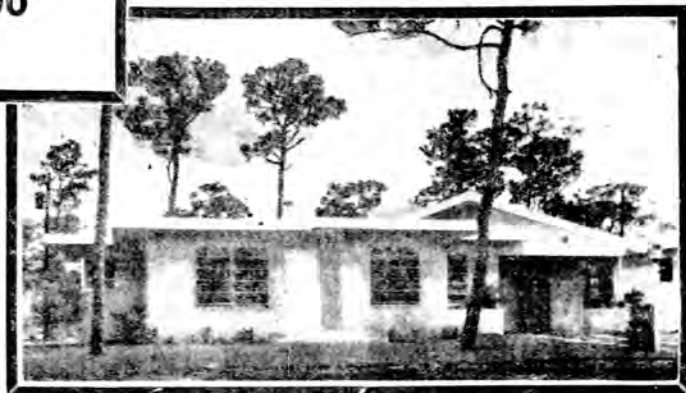
Ocean Air Homes are custom-built and custom-designed for modern Florida living. No other home could offer the many comforts in such an ideal location. Check these features and the price. See these homes.

Optional — Centrally Heated and Air Conditioned. Storm Sewers Provided, Large Dressing Room Baths, Large Living and Dining Area. Choice of Tile, Bath, Paint and Cabinet colors. Thermador Kitchen and Dishmaster. Completely Sodded and Landscaped. Near Gateway, Sunrise and the Proposed Wilton Manors Shopping Center. Two routes to the beach. No city taxes.

3 BEDROOMS—2 BATHS

2 BEDROOMS—2 BATHS

from **\$18,500**
EXCELLENT FINANCING



North on U.S. 1 to Galt Blvd.
(N.E. 26th St.) Turn Left to
Coral Estates —

OCEAN AIR HOMES, INC.

BUILDERS

DEVELOPERS

OFFICE 1325 N.E. 4th AVE.

©Wilton Manors Historical Society Digital Collection
-all rights reserved- **FT. LAUDERDALE**



CORAL ESTATES—The Miller Construction Co. has chosen this popular subdivision as the scene of current operations. The two-bedroom home above is at 2741

NE 16th Terr. and is typical of construction. The home has three baths, a large enclosed garage and many other desirable features.