



October 15, 2024

Ms. Anna Pernas
Historic Preservation Officer
City of Coral Gables
2327 Salzedo Street
Coral Gables, FL 33131

Re: 1414 Galiano

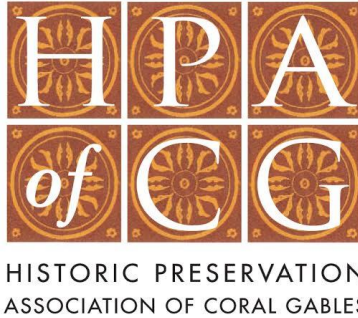
Dear Ms. Pernas:

Please consider this correspondence a letter in support of historic designation of the 1938 apartment building at 1414 Galiano, scheduled to be presented to the Historic Preservation Board on Wednesday, October 16, 2024.

After review of the report and attachments, Dade Heritage Trust agrees with the staff's evaluation of this historic resource and its eligibility for designation as an historic resource within the City of Coral Gables.

Sincerely,

Christine Rupp
Executive Director
chris@ddadeheritagetrust.org
cell: 305-910-3996



October 14, 2024

Coral Gables Historic Preservation Board Meeting October 16, 2024

Att: Historic Preservation Board

FILE LHD 2024-010: Consideration of the local historic designation of the property at 446 Navarre Avenue

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter **in support of the historic designation for 446 Navarre Avenue** as recommended by the city's preservation staff.

The home at 446 Navarre Avenue had two historic building campaigns. In 1925 architect H. George Fink designed a one-story Mediterranean Revival single-family residence for the Miami Homes Company. It was purchased in January 1926 by the recently retired Florida Senator James E. Calkins and his wife Lucy. In 1928 they hired the firm of Paist & Steward to substantially enlarge the home by building a second story. They successfully melded the second story with Fink's original design, keeping most of its original fabric. Both Fink and Phineas Paist were members of Merrick's original design team, and the resulting Mediterranean Revival style home is an illustrative example of the residences built during the founding years of Coral Gables. 446 Navarre Avenue maintains sufficient integrity for designation, and it significantly contributes to the historic built environment of the City of Coral Gables

The single-family residence at 446 Navarre Avenue was amongst the earliest constructed in Coral Gables.

Both Fink and Paist were members of Merrick's design team. The home at 446 Navarre Avenue honors Merrick's vision for adapting residential design to the rigors of South Florida's climate while keeping the integrity of the Mediterranean Revival style. It features thick cement masonry block walls which keep the home cool, light-colored stuccoed

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables.

Respectfully submitted,

Karelia Martinez Carbonell President Historic Preservation Association of Coral Gables

**Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccorgables.org
www.historiccorgables.org**



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

October 14, 2024

Coral Gables Historic Preservation Board Meeting October 16, 2024

Att: Historic Preservation Board

CASE FILE LHD 2024-009: Consideration of the local historic designation of the property at 1414 Galiano Street

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter **in support of the historic designation for 1414 Galiano Street** as recommended by the city's preservation staff.

The duplex at 1414 Galiano Street was constructed in 1937 for J.W. Ricketts. During this period architects embraced Modernistic aesthetics, but also sought to acknowledge Coral Gables' Mediterranean roots and Merrick's desire for a cohesively-designed city. The result was a style that is now known as **Mediterranean Transitional**. This transitional architecture which combines Mediterranean Revival with Modernistic elements was not an isolated stylistic phenomenon within Coral Gables but was seen throughout South Florida. **It was however more pronounced in Coral Gables.** In the 1930s it was often called Modern Spanish. This unique hybrid type of architecture is now known as the Mediterranean Transitional style in official style lexicons. Mediterranean Modern or, when specifically warranted, the Med-Deco Transitional.

J. W. Ricketts was part of Merrick's original team and reportedly built the first home in Coral Gables.

He eventually became the president of Merrick's Coral Gables Construction Company. Ricketts hired architects Phineas Paist and Harold Steward to design the duplex. Paist, also a member of Merrick's team, became the City Architect. Ricketts and Paist were deeply involved in the development of Coral Gables and Paist's **Mediterranean Transitional** style reflects that. This property is amongst the earliest examples of the style in the City. 1414 Galiano Street retains its historic integrity and it significantly contributes to the historic fabric of the City of Coral Gables. The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables.

Respectfully submitted,

Karelia Martinez Carbonell President Historic Preservation Association of Coral Gables

Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccorgables.org
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From: [zully pardo](#)
To: [City Clerk](#); [Pernas, Anna](#); [Urquia, Billy](#)
Subject: CASE FILE LHD 2024-010: 446 Navarre Avenue. & CASE FILE LHD 2024-009: 1414 Galiano Street
Date: Wednesday, October 16, 2024 9:44:12 AM

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Jaime & Zully Pardo
49 Campina Ct.
Coral Gables, Fl. 33134

Dear Historic Preservation Board,

We wish to support the awarding of historical designation to the properties located at 446 Navarre Ave and 1414 Galiano St as recommended by our city's historic resources department. The homes represent important historic relevance in the development of our City.

Sincerely,
Jaime & Zully Pardo
305-803-1506

Sent from my iPhone

From: [Brett Gillis](#)
To: [Pernas, Anna](#)
Subject: Letter re: 446 Navarre
Date: Tuesday, October 15, 2024 8:12:10 PM

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Dear Ms Pernas and the HP Board,

A true Old Gables gem. The early alterations are not a detraction as most were conducted during the primary period of significance and, in reality, amount to an added layer of significance in demonstrating how Paist and the founders believed early homes could receive sympathetic additions that add to the original fabric but are still somewhat differentiated.

The home is in need of repairs but it was advertised this way in the real estate listing:

<<Coral Gables beauty in need of total renovation. If you are looking for a property with stunning architecture, A++ location and you are a savvy investors, developer, contractor or end user with right tools this is a property you definitely want to consider. This beautiful piece of 1920's architecture is a project for experienced rehabbers and investors alike. The house has two stories with more than 3100 sqft of living area. This is a corner lot property in one of the most desired cities and neighborhoods in South Florida.>>

and the low price that they paid per sq ft is commensurate with a total reno.

Please accept these findings and my strong recommendation to designate this property so that it is preserved for future gens. Looking at the building campaigns of the architecture, history of the designers and occupants, and cultural impact of this one, it truly stands out as one of the best I've seen in a while.

Given the other properties you have designated, I do not see how you could, in good faith, turn this one down.

Sincerely,
Brett Gillis
Historian & Preservation

From: [Brett Gillis](#)
To: [Pernas, Anna](#)
Subject: Letter re: 1414 Galiano
Date: Monday, October 14, 2024 3:57:43 AM

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October 14, 2024

Dear Ms. Pernas and the HP Board,

1414 Galiano is a fine example of the Mediterranean Transitional style in the Gables.

This project clearly meets the criteria for architectural, cultural and historic significance and should be preserved.

The staff report points out the important features (both Med and Moderne) of the buildings, the history of the North Ponce Apartment District and the prominence of the architects, so I won't belabor those points.

One stellar feature of the project that I'd like to pay a little more attention to is the two-story bay window. This harkens back to Paist's earlier 1920s Mediterranean design of the Arts Center building in the Crafts Section (and other Italian-inspired buildings in the Gables), but with 1414 Galiano it is instead given a Modernistic twist by curving into the plane of the facade and in featuring horizontal banding, stylized eyebrows, raised stringcourse and broader eaves. At its core, this feature references the iconic Tower of the Winds, which was erected about 100-50 BC and subsequently studied by Roman architect Vitruvius in the 1st century BC (*Reference: Tower of the Winds, Encyclopedia Britannica*). Vitruvius' work informed architects like Cesare Cesariano, Giovanni Rusconi and Andrea Palladio, and, in turn, American students like Paist who studied the work of these architects during their Grand Tours in Italy. Full circle, Paist went on to incorporate what he learned as a student in Italy to his designs in Coral Gables.

It's nice to see that the vegetation has been somewhat trimmed back over the past couple of years, revealing the porch and many other details. I remember a few years back when it was not as easy to see all of these features due to lush vegetation.

Alterations are few and easily reversible compared to many of the other properties that you have designated.

I think an attempt is being made here to discredit the style. That's unfortunate since this is one of the most important styles in the history of Coral Gables. The Mediterranean Transitional style embraced and honored the past but looked to the future during the dark days of the Great Depression. (Compare this to the glass boxes on Alhambra in the Business Section that are totally out of place in a Mediterranean-inspired city.) The fact that 1414 Galiano has less ornament than 1920s designs is not a mark against it; it's the point of the style! This project is deliberately less ornate and purposely simpler than the opulent buildings of the Roaring 20s. And there is beauty in this simplicity. When you walk by this building, the smooth stucco and stark features play off of the rustling palm fronds and colors in the sky in a way that an opulent Mediterranean building could not. Paist & Steward were excellent classic Mediterranean architects, but they evolved for a reason.

What irks the preservationist and history buff in me? The modus operandi of certain "preservationists" that appear before this board not to support architectural preservation via historic designation but to attempt to pave the way to demolish, to destroy our history and built environment. Ask yourselves how many times these people that are against 1414 Galiano have been there to support a historic designation? I cannot remember a designation in the past 10 years that this consultant has been there to

support. One cannot deny this pattern. The credibility comes into question.

I submit these findings along with my strong recommendation for designation and preservation of 1414 Galiano. Given the other similar structures that you have designated, I do not see how you could, in good faith, turn this one down.

Thank you,
Brett Gillis
Historian & Preservationist