



LHD 2026-001
April 23, 2026

**LOCAL HISTORIC LANDMARK DESIGNATION:
1315 GENOA STREET
CORAL GABLES, FLORIDA**

Application: Designation requested by owner

Folio Numbers: 03-4107-018-4340

Legal Description: Lot 10, Block 37, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1330

Original Drawings: August 10, 1925

Original Architect: Lewis D. Brumm

Commissioned by: Newman L. Ackerman & Essie S. Ackerman

Present Owner: Natalia Valencia & Luis F. Caicedo

Building Type / Style: One-story SFR / Mediterranean Revival

Site Characteristics: The property is 50' by 110' lot at the northeast corner of Genoa Street and Ortega Avenue.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family home at 1315 Genoa Street was built during the City's boom years of the 1920s. It exemplifies founder George Merrick's vision for his Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. In his plan, Merrick embraced the Garden City precept of offering quality housing for different income levels. He was determined that the moderately-affordable residences in Coral Gables would, though smaller, also have the same high-quality construction and features as other structures that shaped the new city in the early 1920s. These modest homes are an important feature of early Coral Gables.

When platting the new Granada Section in 1923, Merrick dedicated streets for modest homes. In late 1923, for Genoa Street, Merrick commissioned two members of his design team, H. George Fink and Lewis Brumm, to demonstrate his vision. The houses on the street are amongst the earliest of what are now known as Coral Gables Cottages. As intended, these commissioned homes sparked interest in Genoa Street with twelve additional homes built prior to the September 1926 hurricane.

Permitted in 1925, 1315 Genoa Street was one of these homes. It was designed by Brumm who continued to develop this genre in the new City. Thus, this home and the other early homes on Genoa Street played a significant role in the development of the Coral Gables Cottage in the City. The property at 1315 Genoa Street retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

*Historical Resources &
Cultural Arts*

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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 1315 Genoa Street 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, 1315 Genoa Street meets the following **three (3) criteria**:

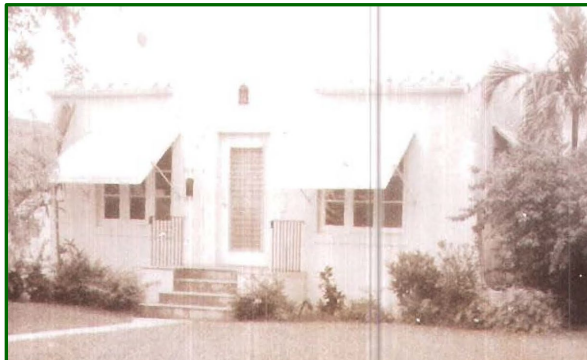
A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction



Figures 1: 1315 Genoa Street Over Time

Top to Bottom:

Permit #1330 Drawing, 1925

Miami Herald, 1937

Real Estate Photo, c.1940s

Property Appraiser Photo, 1980

Current Photo, 2026



HISTORIC CONTEXT

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

- Pre-1926: Coral Gables' Initial Planning & Development during Florida Land Boom
- 1927-44: Aftermath of 1926 Hurricane, Great Depression, New Deal, and Wartime Activity
- 1945-63: Post World War II and Modern periods

The home at 1315 Genoa Street, constructed in 1925, is indicative of the type of architecture that was the founding premise of Coral Gables.

Launching Coral Gables: George Merrick's Vision

Coral Gables was originally conceived as a Miami suburb and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George E. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city. 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, and Phineas



Figure 2: Streets in Coral Gables under Construction, July 22, 1922

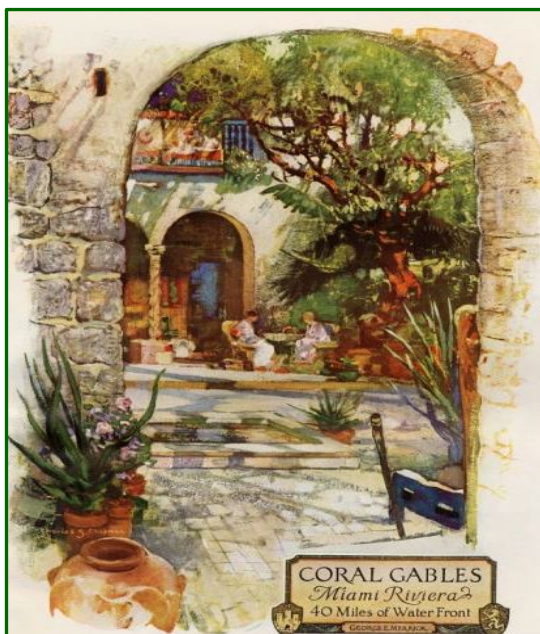
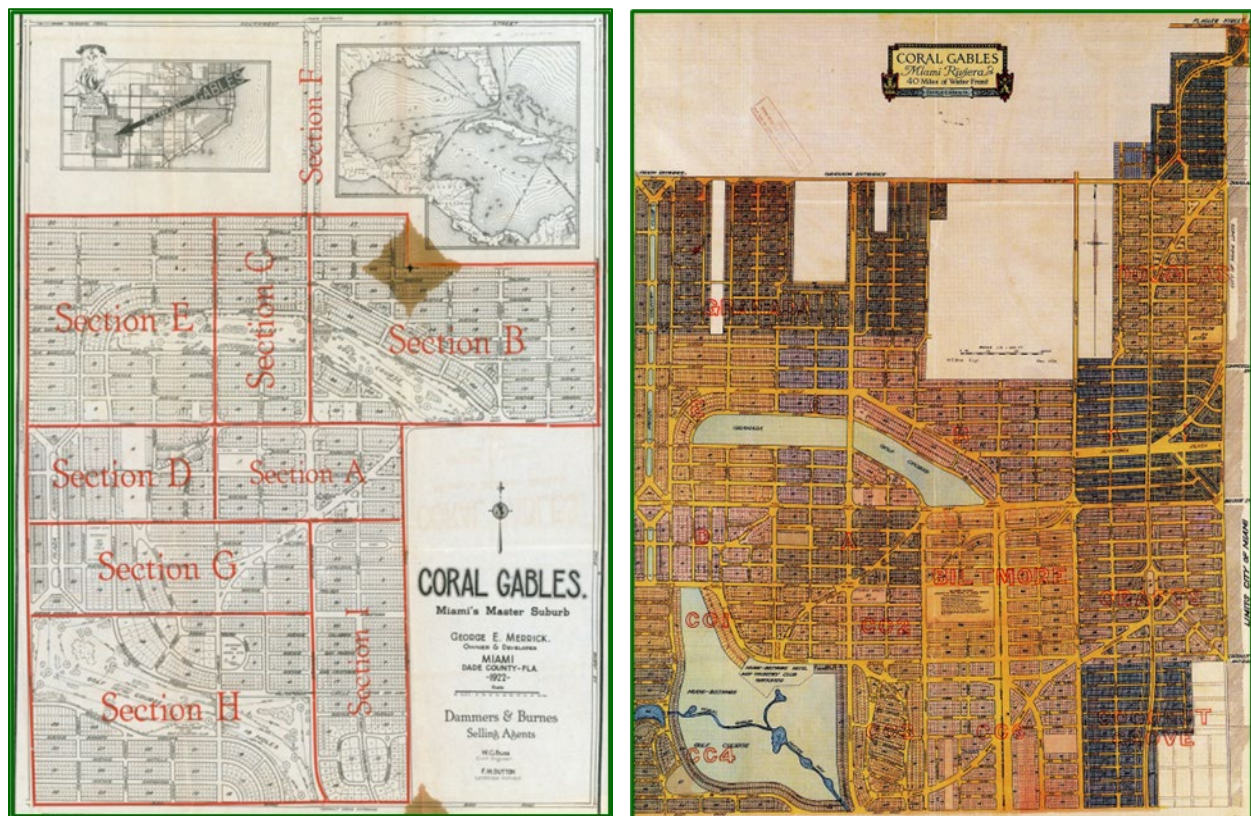


Figure 3: Ad in *House Beautiful*, 1925

Paist, Merrick converted 3,000 acres of citrus plantation and native hammock to build Coral Gables. (Figure 2)

The use of Mediterranean designs was one of the featured selling points in early promotional materials. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during Coral Gables' initial development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. (see below) During the 1920s structures and amenities were built almost exclusively per this style. (Figure 3) The home at 1315 Genoa Street exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick. (Figure 1)

Merrick’s design team carefully planned the city to maximize the potential intrinsic to its tropical environment. They laid out broad sweeping boulevards with grand vistas and tree-lined streets; plazas with fountains that invited visitors to linger; and Mediterranean-inspired homes that conveyed a quality of centuries-old permanence with generous street setbacks for front yards that celebrated the ‘tropical vegetation in a delightful profusion.’ The planned community employed restrictive zoning to control development and aesthetics. The plan embraced the City Beautiful ideals of copious amounts of public green space, tree-lined streets, and monumental public buildings. It also wholeheartedly incorporated the Garden City precepts of comprehensive planning with defined areas for different uses (i.e., residential, commercial, trades), supplying a wealth of public facilities, and offering housing for different income levels without sacrificing quality. Homes built for modest incomes were built alongside grand palazzos and a section of the City was devoted to multi-family housing.



Figures 4: Coral Gables Maps
 “Miami’s Master Suburb,” 1922 [left]; “Miami Riviera,” 1924 [right]

In November 1921 the first lots went on sale. They were in Section A, the area immediately south of Merrick’s family home. Section B opened on December 27, 1921, and included the impressive Greenway Drives surrounding the proposed golf course and Alhambra Circle, a wide boulevard with a ‘parked’ center median. In January 1922 Section C was released for sale. The northern portion of this section featured predominantly 50-foot lots intended for high-quality smaller, affordable homes that became known as Coral Gables Cottages. Sales were brisk in these areas and, as shown in the 1922 map in Figures 4, the remainder of the suburb was quickly divided into sections.

Mediterranean Revival Style

George Merrick envisioned Coral Gables as a cohesively-designed Mediterranean-inspired city as he and his design team felt that this architecture harmonized best with south Florida's climate and lifestyle. During the 1920s, his development team carefully built a community in accordance with his Mediterranean ideals. Towards this end, buildings often had a combination of elements commonly used in Spanish, Moorish, and Italian architecture. The style became known as Mediterranean Revival. In the early 1920s all buildings were designed by Merrick's team. Hence, while the Mediterranean Revival style was used throughout South Florida, in Coral Gables the style developed specifically in accordance with Merrick's vision.

In the 1920s the Mediterranean Revival style dominated the landscape of Coral Gables. To maintain Merrick's Mediterranean vision, the City in the 1930s mandated that Mediterranean features be incorporated in new homes. The result were 'modernized' versions, such as the Mediterranean Transitional style, often called Modern Spanish, Mediterranean Modern or, when specifically warranted, the Med-Deco Transitional. However, by the mid-1940s the City's Mediterranean-inspired styles were beginning to be supplanted by common national styles.

The design for Mediterranean Revival homes depended on fine construction and extensive wall mass with beautifully proportioned details. In general features of this style include textured stucco walls that were frequently tinted, projecting facade planes created through the juxtaposition of one- and two-story elements, a variety of flat and barrel tile pitched roofs, and cast ornamentation. Plan shapes allowed for interior courtyards, and the relatively narrow proportions of the homes accommodated cross-ventilation. Frequently, arcades and loggia were used to connect living quarters allowing an opportunity for covered outdoor spaces. Patios, verandahs, and sleeping porches were used extensively to capitalize on the hospitable climate. Merrick designed Coral Gables with the automobile in mind and porte cocheres and/or detached garages were predominant.

Common Character-Defining Features in Coral Gables:

- ✓ rectangular and usually asymmetrical massing
- ✓ construction over a crawl space to accommodate the high-water table
- ✓ light-colored, textured stuccoed over thick masonry exterior walls
- ✓ combination of roof types and heights: usually flat with parapets and pitched with barrel tile
- ✓ varied heights between projecting and recessed portions of front façade
- ✓ projecting bay on front elevation: most often an arched screened front porch
- ✓ screened front, rear, and sleeping porches
- ✓ decorative/predominant chimney
- ✓ an extruded "tower" evocative of a bell tower at the front facade
- ✓ entry courtyard enclosed with a low wall or interior courtyard
- ✓ decorative wing walls
- ✓ arched openings: singular and grouped springing from columns (e.g. twisted, classical)
- ✓ recessed windows with protruding sills: usually casement with high-profile muntins
- ✓ porte cochere and /or rear detached garage with similar features as main house
- ✓ decoratively grouped clay vents over windows
- ✓ ornamentation often included: niches, wooden spindles; cast ornament, wrought iron balconies and railings, wooden rafters/outriggers, brackets, belfry-inspired chimney caps; cast vents; barrel tile accents; as well as masonry hoods, cornices, corbels, door surrounds, and built-in planters

Granada Section

Throughout the early 1920s Merrick continued to re-invest his earnings into public amenities and in the expansion of land holdings. Accounts indicate that acquiring land north to Tamiami Trail was a priority and a hard-fought endeavor for Merrick. As illustrated on Button's 1922 map in Figures 4, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). By 1923, with the acquisition of various tracts of land--some lot by lot--he renamed this area the Granada Section. (Figures 4 & 5)

The Granada Section spanned from Red Road (SW 57th Avenue) on the west, to Cortez Street (with a small jog around Lorca Street) on the east, and from Tamiami Trail (SW 8th Street) on the north, to Milan and Mendoza Avenues on the south. Merrick continued to purchase additional tracts in this area over the next several years. He was unable to acquire the property to the east of Cortez Street and this area remains as unincorporated Miami-Dade County to present.


Initially platted in October 1923, a Miami Herald article reported that Merrick was immediately redirecting hundreds of workers to lay streets, sidewalks, and watermains in the Granada section. In November Merrick launched this section. He published numerous ads and articles stating his intention for the Granada Section. Homes in the area were to range from \$7,500 to \$25,000 with 5-room to 10-room homes. (Figure 5)

When first launching Coral Gables during 1921-22, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. In 1923, as Merrick began to substantially increase his land holdings, he began to develop streetscapes in accordance with Garden City precepts. Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes to accommodate working families, young couples, or retirees. To showcase his vision for these homes, Merrick commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design fifty-eight homes that:

...embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families...each home will be a different finely-detailed design.

--Miami Herald, September 24, 1923

Their distribution was: 18 on Genoa Street, 12 on Ferdinand Street, eight on Milan Avenue, six on Capri Street, and 14 on Pizarro Street. These finely detailed Mediterranean Revival style homes were to demonstrate that moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. Many of these smaller homes are now classified as the Coral Gables Cottages.



The Granada Gateway—Located in the Center of the New Granada Section

Granada Section— Another Opportunity

The Surpassing Beauty of Coral Gables—the Wonderful Development of Coral Gables—the Remarkable Growth of Coral Gables—are all here Combined to Form a Most Extraordinary Investment Opportunity in the New Granada Section

The first offering of building lots in the Granada Section was made on Monday morning. The immediate and enthusiastic response of the buying public revealed the keen interest which is felt in all matters included in the remarkable development of Coral Gables.

To fix clearly in your mind the splendid location of the Granada Section, just remember that it centers around the two most beautiful architectural features in Coral Gables. The first of these is the magnificent Granada Kalamazoo on S. W. Eighth Street; the second is the still larger and more beautiful Ponce DeLeon and Country Club Tracts, now in course of construction.

Adjoining these two surpassingly beautiful features lies the Granada Section, bounded on the north by S. W. Eighth St. (Tamiami Trail) and on the south by Ohio St., Alhambra Circle and the Coral Gables golf course. This part of Coral Gables has been the scene of greatest development during the past year, and will continue to be for all of next year.

In the Granada Section eighty-six homes, ranging in cost from \$7,500 to \$25,000 each, are now in course of construction. Within a few months the Granada Section will take its rightful place as one of the most beautiful parts of Miami's most beautiful suburb.

NOW—AND FOR A SHORT TIME ONLY, WHILE THE DEVELOPMENT WORK IS CARRIED ON—YOU MAY BUY GRANADA SECTION LOTS AT EXTREMELY REASONABLE PRICES.

Get the complete facts regarding Granada Section from Coral Gables representatives. It's a real opportunity—see which lot you can afford before the race! Come and see on the Granada Section today.

CORAL GABLES

Miami's Master Suburb

GEORGE E. MERRICK, Owner and Developer.
DAMMEES & BURNES, General Sales Agents.

Executive Office: 158 East Flagler St., Miami.
Florida Offices: Jacksonville, West Palm Beach, Daytona, Orlando, Tampa, St. Petersburg, Sanford, Lakeland, Deland, Seale.
Southern Offices: New York City, Atlantic City, Boston, Columbus, Washington.

**Figure 5: Miami News
November 22, 1923**

Architect: Lewis D. Brumm

Lewis Davis Brumm was a California architect who moved his practice to Miami in the early 1920s. It is not clear if Coral Gables founder George Merrick recruited Brumm, who had extensive experience in Spanish Colonial architectural design, but it is clear that soon after his arrival he became a core member of Merrick's design team.

Between 1923 and 1925 Brumm designed over a hundred homes commissioned by Merrick such as those on Genoa Street. They ranged from larger two-story Spanish-inspired homes on the prominent Greenways to modest Mediterranean Revival style cottages along Genoa Street. During this time Brumm and architect H. George Fink were largely responsible for producing the earliest designs that demonstrated Merrick's vision for moderately-priced homes.

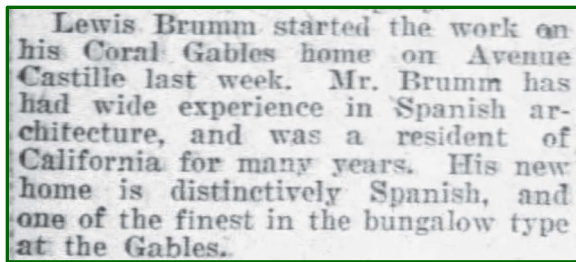
Most of Brumm's work in Coral Gables occurred prior to the incorporation of the City. Hence, permits for many early homes are not readily available and the extent of Brumm's work is still being discovered. He designed the home at 1315 Genoa Street in 1925 and it demonstrates the evolution of his work and his contribution to the Coral Gables Cottage typology. The following are single-family homes known to be designed by Brumm that are currently historically-designated and listed on the Coral Gables Register of Historic Places.

Individual historic landmarks:

- 1246 Asturia Avenue (Permit #215, 1923)
- 925 Castile Plaza (Permit #250, 1922-3)
- 1224 Granada Boulevard (Permit #252, 1923)
- 1507 Pizarro Street (Permit #391, 1924)
- 1243 Asturia Avenue (Permit #516, 1923)
- 2817 Columbus Boulevard (Permit #716, 1924)
- 644 Alhambra Circle (Permit #1280, 1925)

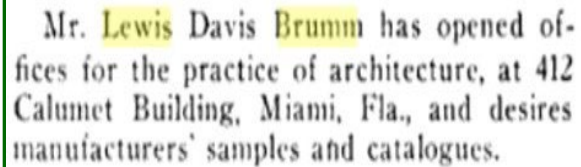
Contributing resources in historic districts:

- 1234 South Greenway Drive (Permit #500, 1923).
- 1319 Castile Avenue (Permit #501, 1923)
- 625 North Greenway Drive (Permit #525, 1923)
- 2203 Alhambra Circle (Permit #618, 1923)
- 1504 South Greenway Drive (Permit #620, 1923)
- 1115 North Greenway Drive (Permit #1681, 1925)
- 1225 North Greenway Drive (Permit #1279, 1925)



Lewis Brumm started the work on his Coral Gables home on Avenue Castille last week. Mr. Brumm has had wide experience in Spanish architecture, and was a resident of California for many years. His new home is distinctively Spanish, and one of the finest in the bungalow type at the Gables.

**Figure 6: Lewis Brumm Designing Home
Coral Gables**
Miami News, December 26, 1922



Mr. Lewis Davis Brumm has opened offices for the practice of architecture, at 412 Calumet Building, Miami, Fla., and desires manufacturers' samples and catalogues.

**Figure 7: Lewis Brumm Opens
Architectural Office in Miami**
Architectural Record, March 1923

Genoa Street

Genoa Street is centrally-located in the Granada Section. It runs north-south from Eighth Street to Milan Avenue, encompassing blocks 29-50. The lots are 50' wide. (Figure 8) The first eighteen homes, commissioned by Merrick and built in 1923-4, were spread along the length of Genoa Street. They are depicted in red in Figure 9. These 'very moderately-priced homes,' were designed by two members of his design team, H. George Fink and Lewis Brumm. See Figures 10 for photos of a few of the homes as they neared completion in March 1924. Newspapers indicate that by April 1924 some of the homes were occupied. The new owners included George Warner, a newlywed and Merrick's chauffeur, as well as Troy O. Bishop who served as both the chief police officer and chief mail clerk for the new community.

As intended, these homes sparked interest in Genoa Street with twelve additional homes built prior to the September 1926 hurricane. These are depicted in blue on Figure 9. Several of the new owners also hired architects H. George Fink and Lewis Brumm. 1315 Genoa Street was one of these homes. It was commissioned in August 1925 and designed by Lewis Brumm. (Figure 12) Its location is denoted by the blue arrow in Figure 9. The houses on the street represent Merrick's vision for these smaller homes and many are amongst the earliest of what is now known as the Coral Gables Cottage (discussed below).

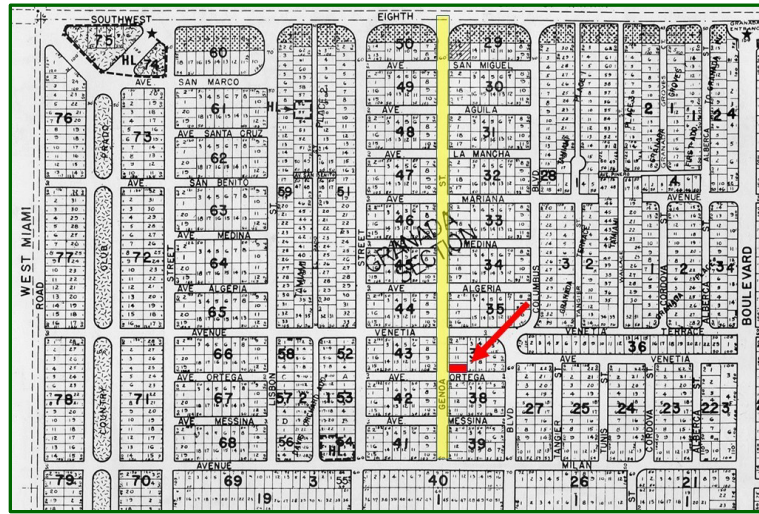


Figure 8: Granada Section Plat Map, Western Portion
Note: Genoa Street highlighted
Red: 1317 Genoa Street, Block 37, Lot 10

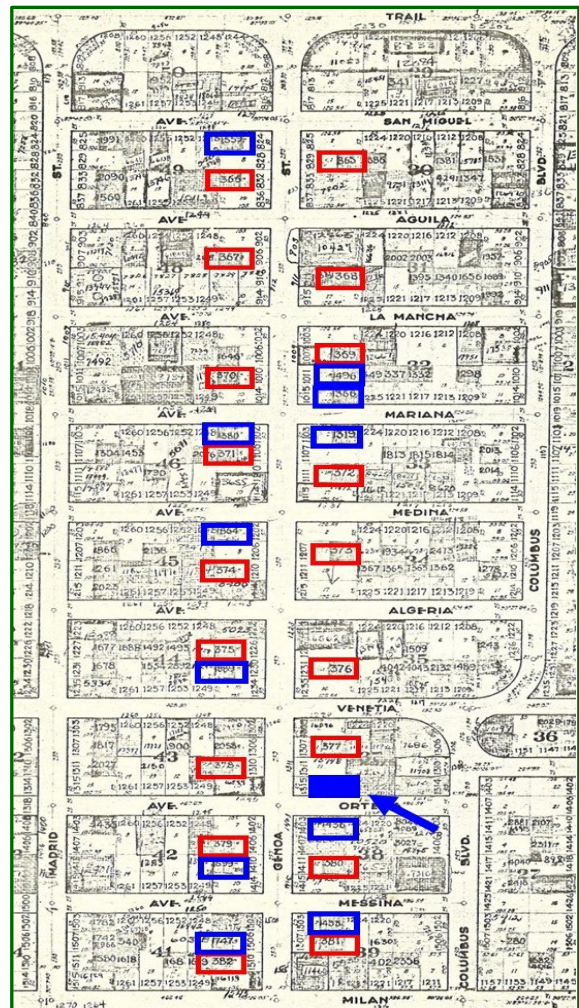


Figure 9: Genoa Street Development
Red: 1923 Merrick -commissioned homes
Blue: 1924-26 homes
Blue Block & Arrow: 1315 Genoa Street

CORAL GABLES, GENOA STREET.
COMPLETELY furnished 6-room house,
bath, sleeping porch. / Designed by H.
Geo. Fing, built by Coral Gables Company
to demonstrate. Price \$13,750, \$3,750 cash.
For particulars apply Fickling-Southerland,
Realtors, 317 N. E. 1st St. Phone 23148.



Figures 10: Genoa Street Homes Commissioned by Merrick: Near Completion March 13, 1924

Real Estate Ad: *Miami Herald* October 1925

Top: 911 & 1109; Center: 1010 & 1111 (Brumm); Bottom: 1226 (Fink) & 1307

Coral Gables Cottage

Merrick strongly believed in the Garden City concept. In general, the movement strove to provide the working-class with alternatives to working on farms or in "crowded, unhealthy cities." Merrick purposefully laid out large portions of Coral Gables with 25' and 50' lots to accommodate lot bundling for larger homes and singular lots for modest homes. As mentioned above, in 1923, Merrick had his architects design finely detailed modest homes on some streets north of the Granada Golf Course to demonstrate that, though smaller, moderately-priced homes in Coral Gables had the same quality of construction and aesthetic as the larger homes.

These homes served as inspiration for moderately-priced home construction in Coral Gables. It was important to Merrick that although he sought to attract wealthy families to move to or winter in tropical and luxurious Coral Gables, he also wanted his workforce, retirees, and middle-class families to be able live in and enjoy the community too. He was very invested in ensuring the modest homes be just as attractive as the larger homes.

Frequently at night Mrs. Merrick and I drive through Coral Gables. We go into moderate-priced sections, and we find something which gives me even more pride in the accomplishment of an ideal—people who formerly used stock plans can now have a well-appointed home... it is gratifying to see the difference in the attractiveness of one of our very moderately priced houses as compared to a house of similar cost in the unrestricted section of Miami.

--George Merrick, June 28, 1925
Florida Times Union

In a 1925 publication authored by Merrick entitled *Coral Gables Miami Riviera: Heart of the American Tropics* he waxed poetic about the design tenets of some of these smaller homes:

A small house, in which every detail is a joy, is made beautiful with a cloistered entrance whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, and as beautiful in its setting. Another small house, whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary. Even grouped ventilator holes are made to play delightful part in the design of a whole house front, and such inconspicuous details as in the iron work of a window, the trim of a chimney, the curve of a garage roof, the right placing of a huge Spanish water jar to break the surface pattern of an open veranda, are harmonious, styled, architecturally right.

Many of these smaller homes are now classified as Coral Gables Cottages as per the Coral Gables Zoning Code.

Coral Gables Cottage Ordinance

In accordance with Garden City and City Beautiful tenets, Merrick planned Coral Gables to provide housing and amenities for all income levels. The initial homes built were larger to attract investors. In 1923, with the platting of the Granada Section, Merrick shifted to demonstrate his vision for modest homes by commissioning architects to design fifty-eight of these homes. They were well-received and other architects followed suit. By the mid-1920s modest homes, detailed to harmonize with the larger Mediterranean Revival style houses, were built throughout the City. They are an important piece of Coral Gables' early history.

In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these significant resources and passed a "Cottage Ordinance." Its stated purpose is to *"maintain and preserve the architectural quality and character of Coral Gables' traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses."* An amendment to the Zoning Code enacted special incentives for cottage owners whose properties met specific requirements. The current Coral Gables Cottage Regulations are found in Article 8, Section 8-200 of the Coral Gables Zoning Code. It defines the Coral Gables Cottage as a detached, single-family dwelling which is distinguished by its movement in plan, projection and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least twelve of nineteen specific Mediterranean Revival style features which are original to the cottage. A cottage property must be one-story in height, zoned SFR, constructed prior to 1940, have a lot frontage no greater than sixty-five feet, and be designated as a local historic landmark. The nineteen features are:

1. Coral rock or stucco finish
2. Combination roof type (e.g., gable, shed, hip or flat roof)
3. Front porch
4. Projecting bay on front elevation
5. Masonry arches or arches springing from columns on front elevation
6. Decorative doorway surrounds
7. Decorative and/or predominant chimney
8. Detached garage to the rear of the property
9. Similar decorative features, parapet and/or roof slope on main house and detached garage
10. Porte-cochere or carport
11. Decorative wing walls
12. Barrel tile roof (two-piece, cap-n-pan)
13. Varied height between projecting and recessed portions of the front elevation
14. Vents grouped as decorative accents
15. Cast ornament and/or tile applied to front elevation
16. Built-in niches and/or planters
17. First floor above crawl space
18. Casement or sash windows
19. Loggias/arcade

The home at 1315 Genoa Street was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage.

1315 Genoa Street

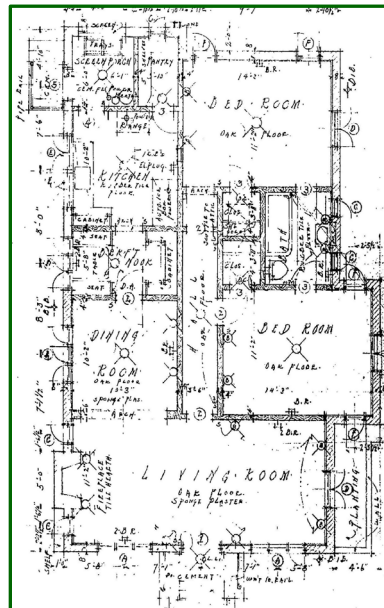
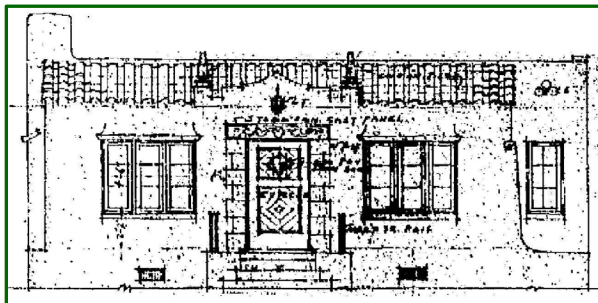


Figure 11: 1315 Genoa Street: Historic Photo, c.1940s

During the summer of 1925 Newman L. Ackerman and his wife, Essie, hired architect Lewis D. Brumm to design a one-story home with a detached garage at the northeast corner of Genoa Street and Ortega Avenue. The permit drawings, #1330, are dated August 10, 1925 (see Attachment A) and the permit was issued less than two weeks later (Figure 12).

Another permit was issued to N. L. Ackerman for a residence to be built at 1315 Avenue Genoa by Del E. Merrill at a cost of \$12,500, the plans by L. D. Brumm. The house, one story in height, will be of concrete tile and stucco.

Figure 12: Permit issued August 21, 1925, *Miami Herald*



Figures 13

Permit 1330 Drawings, 1925 Front Façade & Floor Plan

Sales Ad August 19, 1928 *Miami Herald*

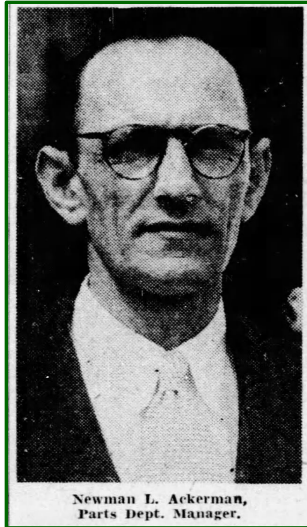
Here Is Something Good. *
THE most likable bungalow you ever stepped into. Construction A-1; built with thought and artistic taste. Living room full width of house with lovely fireplace; dining room just the right size; breakfast room and kitchen with pantries everywhere; laundry tubs; bedrooms unusually large; corner lot; garage; a home anyone will like; I defy you to beat this anywhere for \$5,500; house free and clear; you make terms. See home at 1315 Genoa St., Coral Gables, be-

Brumm designed a two-bedroom, one-bath Mediterranean Revival style house in keeping with the other cottages on the street – some of which he also designed. (Figures 10) Hence, 1315 Genoa Street exemplified the historical, cultural, economic, and social trends of the Coral Gables. As was common in smaller homes at the time, he also included built-ins such as benches and cabinets. (Figures 13 & 17) A 1928 sales ad called it “the most likeable bungalow you ever stepped into.” (Figures 13) As discussed below, Brumm’s original design remains largely intact.

Newman L. Ackerman arrived in Miami from Chattanooga in 1923. He was a Packard car salesman who left to join J. K. Dorn car distributor as both a salesman and an engineer. (Figures 14) In subsequent years he was part of team that filed for several patents related to engines.

He and Essie moved into 1315 Genoa Street at the end of 1925. They called it home until March 1930 when they

sold it to Hammer X. Morton and his wife Roselee. The Morton's lived in the house for seven years. In October 1937 they sold the property to famed aviator Hugh A. Robinson. The newspaper photo in Figure 15 announces the sale and is the earliest image of the home located to date.



Newman L. Ackerman, salesman with J. K. Dorn, has all the attributes required for the successful automobile salesman and should do well. He has had loads of experience, having been connected with Packard cars in Chattanooga before coming to Miami. Like the rest of his countrymen he is strong for Chattanooga and suggested more diversified manufacturing for Florida towards the progress of the state and Miami.

Figures 14: Newman L. Ackerman
Headshot: October 16, 1935
Moves to Miami: December 9, 1923
Both courtesy: Miami Herald

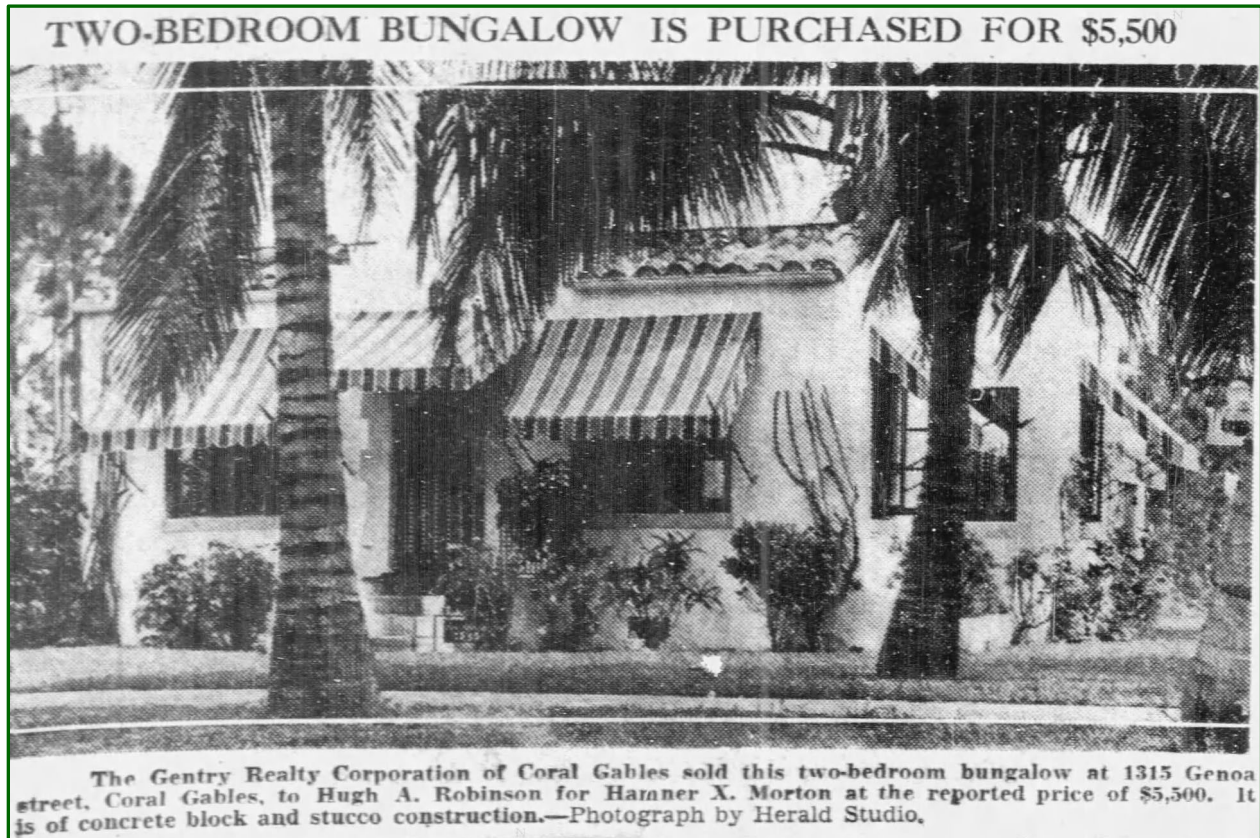


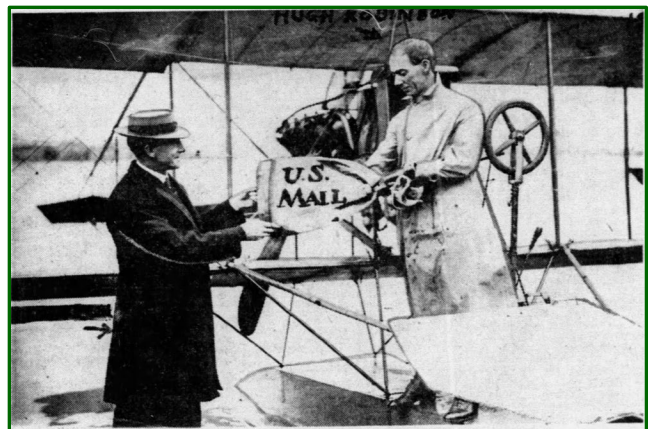
Figure 15: 1315 Genoa Street Sells: Hammer X. Morton to Hugh A. Robinson
Miami Herald, October 3, 1937

Note: This is the earliest photo of the home located to date

Hugh Armstrong Robinson (1882-1963) was a pioneering pilot and aviation engineer. Robinson was reportedly the third man to fly a (heavier than air) plane -- after the Wright brothers and Glenn Curtiss. During his 1909 flight attempt in a monoplane that he built himself, he caught the eye of Curtiss. In 1907, Alexander Graham Bell had invited Curtiss to join his Aerial Experiment Association. At the time Bell said Curtiss was "the greatest motor expert in the country." In 1909 as Curtiss was forming the Curtiss Aeroplane & Motor Company (which later merged with Wright Aeronautical to become Curtiss-Wright Corporation) he recruited Robinson as a pilot and chief engineer.

Robinson performed in exhibitions flying Curtiss-built planes meant to educate the public about airplanes. He very quickly acquired the reputation as a daredevil pilot and drew large crowds. Curtiss devised the art of divebombing and was the first pilot to complete a 360-degree vertical loop and the first right turn --maneuvers at the time that were thought would tear a plane apart.

At the age of 15 Robinson had jumped from a hot air balloon with a parachute and in 1912 he made the first successful parachute jump from a plane using his own design. He invented the tailhook system that allowed planes to land on ships; it is still in use today. He developed and tested the first seaplanes and made the first air-sea rescue. Robinson helped design and build the first commercial airplane with fellow Missourian Tom Benoist, who started the first commercial passenger airline in 1914. During the war he developed planes and equipment for military use and trained pilots. This is a short version of the long list of his accomplishments. In 1999, Hugh's hometown of Neosho, Missouri honored him by renaming the town's airport the Neosho-Hugh Robinson Memorial Airport.



FIRST AIRMAIL FLIGHT EXPERIENCES TOLD

Hazardous experiences of the first air-mail flight in this country, made by Hugh A. Robinson, sr., now of Coral Gables, were outlined by him yesterday at a meeting of the Greater Miami Airport association. His talk was in connection with national air mail week, to be observed next week. The flight, in 1911, was to be from Minneapolis to New Orleans, but financial difficulties and plane troubles ended it at Rock Island, Ill., 371 miles from the start. Robinson carried 25 pounds of mail and Miami Postmaster William C. Hill has asked recognition of the first flight by the postoffice department. The above photo taken in 1911 shows Robinson receiving the first airmail cargo from the postmaster at Minneapolis.

**Figures 16:
Hugh A. Robinson**

Top to Bottom:

Portrait, 1911

*Courtesy San Diego
Space-Air Museum
Archives*

**First Airmail
Flight, 1911**

*Miami News
May 12, 1938*

Accomplishments
*Miami Daily News
May 13, 1936*

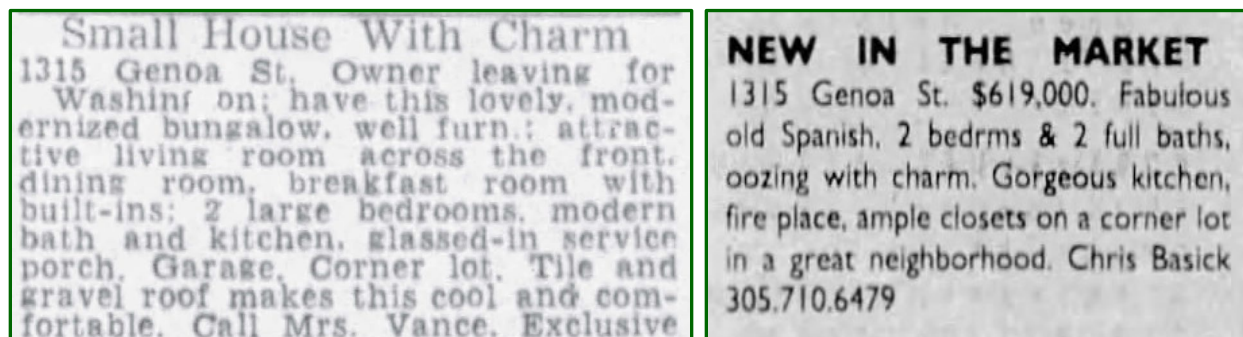
Robinson's record in the "Blue Book of Aviation" reads, in brief: Made his first parachute jump in 1896 from hot air balloon; became digirible pilot in 1906; built his first glider in 1907 and flew it behind automobile; built first American monoplane same year; gave first paid flying exhibition with Glenn Curtiss in 1909 at St. Louis; had flying school in San Diego and demonstrated bombing, using oranges over San Diego in 1911; had school in France in 1912; invented first devise enabling planes to land and take off from battleship decks; trained first American army pilots; had his only crash in 1912 in Mediterranean when hydroplane fell in water, nearly drowning him.

That is the record of the man now living in Coral Gables, a vice president of the Curtiss Aerocar Co., who spends most of his time now tinkering with more mechanical gadgets.

Robinson moved to south Florida in 1925 as the chief engineer of the Curtiss-Wright Corporation. He and his wife Estia purchased the home at 1315 Genoa Street in 1937 shortly after retiring from

flying. Coral Gables was quite proud to call him their citizen and he often spoke at public events about his career. They sold the home in 1946 when they moved to Washington, DC where he agreed to manage a federal laboratory. (Figures 17)

The next long-term owner was Elanor Watson. She purchased the home for her and her three children in 1954 to be near her sister after her husband's disappearance dominated national headlines. Although her husband resurfaced two years later she and her family remained in Coral Gables and Elanor lived at 1315 Genoa Street until her passing in 1983. Since that time the home has cycled through a series of owners. For a full listing see below. The current owners, Syrley Natalia Valencia and Luis F. Caicedo, purchased the home in 2020.



Figures 17: 1315 Genoa For Sale Ads
Miami Herald, August 10, 1945 [left]
Miami Herald, June 3, 2006 [right]

Chronological List of Owners

1925-1930	Newman L. Ackerman & Essie S. Ackerman
1930-1937	Hammer X. Morton & Roselee S Morton
1937-1946	Hugh Robinson & Estia H. Robinson
1946-1950	Matthew Matonican (1887-1949) & Olga Matonican (1896-1949) Mrs. John Leininger (daughter) & Al Mononican (son)
1950-1952	Richard A. Conant & Floried J. Conant
1952-1954	Marne C. Martin
1954-1983	Elanor S. Watson (1910-1983) Suan Watson Mong (daughter)
1983-1989	Alka Investment (Mariela Liggio)
1989-1990	Luz G. Hoyos
1990-1999	Louis S Roses
1999-2001	Francisco Muintana
2001	GE Capital Mortgage Services
2001-2004	Alex Alonso & Agnelio Alonso
2004-2007	Tina MacAllister & Jason Epstein
2007-2014	Mark A. Flournoy & Andrea M. Flournoy
2014-2020	Evan Ryder & Emilie Komowicz
2020- Present	Syrley Natalia Valencia & Luis F. Caicedo

Retaining Context

There were few homes built on Genoa Street during Coral Gables' second developmental period (1926-1944). In Coral Gables the dire downturn of the economy, coming so closely on the heels of the hurricane, had a drastic impact on new construction and the building of single-family homes ground to a halt. The 1938 aerial photograph in Figure 18, demonstrates this trend as it shows little new construction after the mid-1920s permits shown in Figure 9.

The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in the unprecedented building boom. During this era single-family homes in Coral Gables followed national trends both in numbers and in style. They were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. As seen in aerial photographs in Figures 19, by the late 1950s the remainder of Genoa Street was built out with new residences in contemporary styles. Like the 1920s homes, they tended to be modest houses.

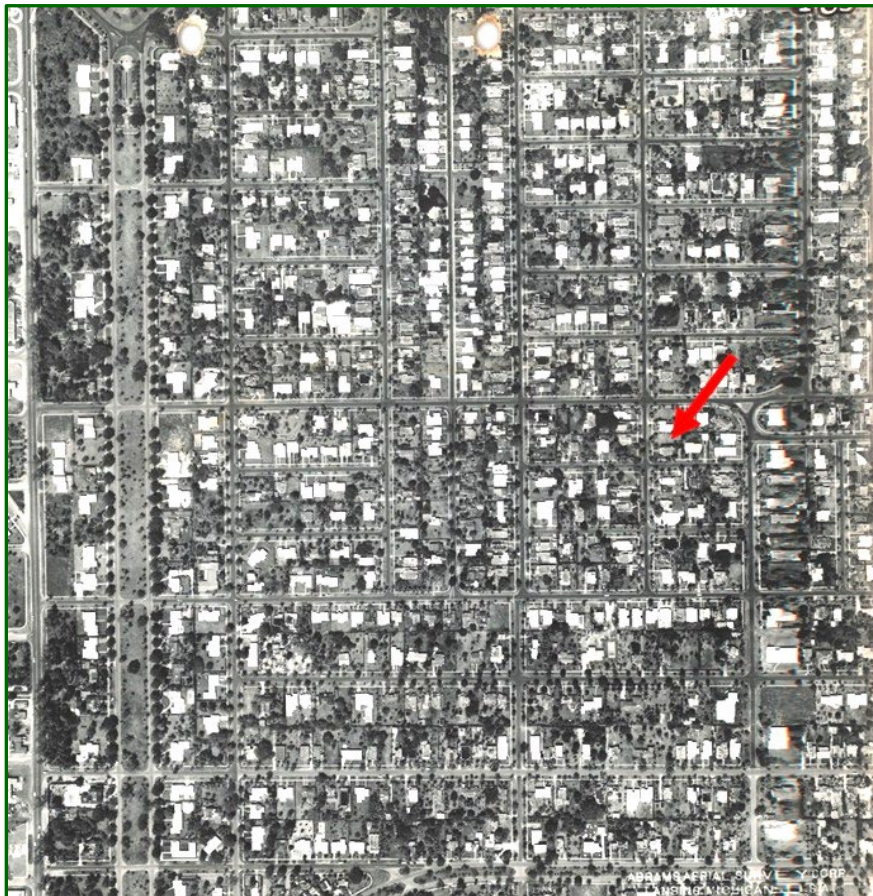
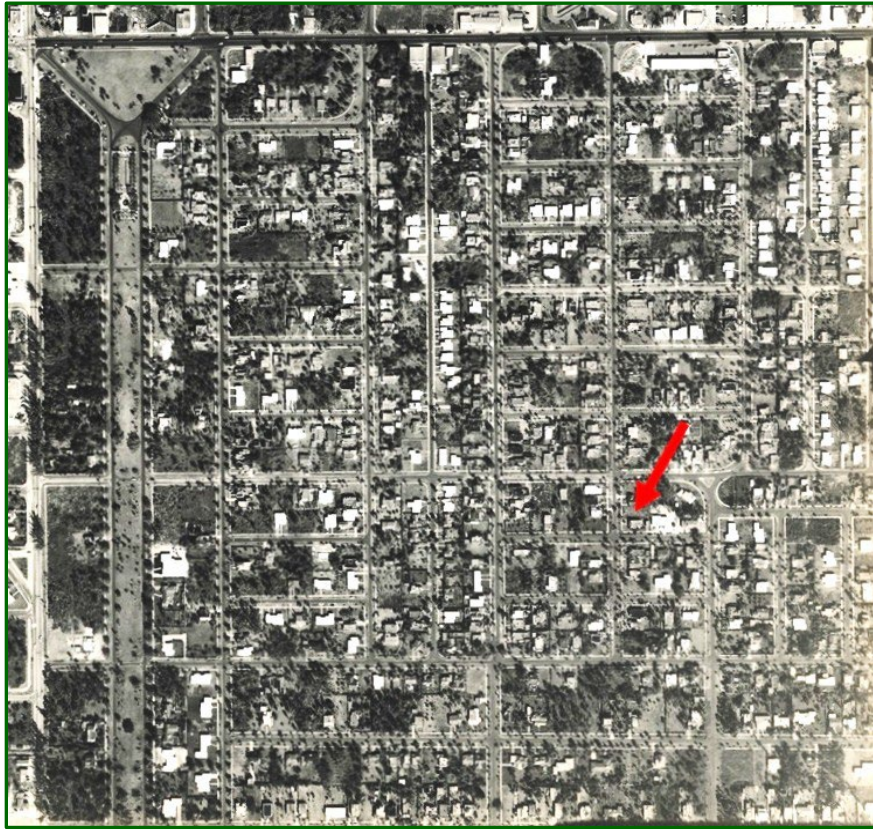
Thus, the later homes on Genoa Street reflect contemporaneous 'modern' styles and the 1923-1926 Mediterranean Revival style homes, of which 1315 is one, are unique on the street. They are examples of, and remain as a testament to the historical, cultural, economic, and social trends of the Coral Gables during its founding years. To present day, Genoa Street remains a collection of modest single-family homes. Hence, 1315 Genoa Street retains its historic context.



Figure 18: 1938 Aerial Photograph North of Granada Golf Course

Red Arrow: location of 1315 Genoa Street

Courtesy University of Florida



Figures 19
Aerial Photographs
Western Portion of
Granada Section

1951
[top]

1957
[bottom]

Red Arrow:
1315 Genoa Street
Courtesy University of
Florida

EXTANT EXTERIOR DESCRIPTION & ALTERATIONS DISCUSSION



Figure 20: 1315 Genoa Street, Front (West) Façade, 2022 *Courtesy Google Earth*



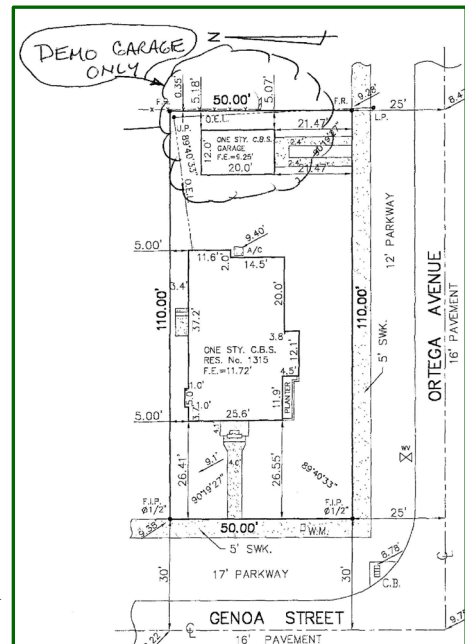
Figures 21: Aerial Photo of Area, 2022 [left] *Courtesy Miami-Dade Property Appraiser*
Property Survey, 2025 [right] *Courtesy FormTech Land Surveying, Inc.*



Figure 22: Aerial Photograph, 2020 *Courtesy Realtor.com*

The property at 1315 Genoa Street is a 50' x 110' lot at the northeast corner of Genoa Street and Ortega Avenue. Currently on the lot is the west-facing 1925 single-family residence which retains its original largely rectangular footprint (25'-6" x 44'-3"). The front setback is approximately 24'-6" and the home is sited only a few feet from the north side property line (Figures 21) There have been no additions to the house, and it maintains the form and features of the Mediterranean Revival style. Exterior alterations are discussed below. A 1925 detached garage (12'-0" x 20'-0") was sited near the rear property line and was accessed from Ortega Avenue. It was demolished in 2004 under Permit # 4040117. (Figure 23) No images of the original garage have been located to date.

Figure 23:
2003 Property Survey Showing Garage to be Demolished
Courtesy A. Fiore & Assoc., Inc.



The one-story residence sits above a crawl space and is built of cement block units covered with textured stucco. The stucco was sprayed with a coating at an unknown date; however, the original texture is clearly visible. The living space (approx. 1,174 SF) is primarily under a flat roof with parapets. The parapets are currently edged in S-tile. As seen in Figures 11 and on the original permit drawings (Attachment A), the parapets were originally simple copings with sparse and strategic tile accents. The original divided-lite wooden casement windows were set in recessed openings with protruding sills below. They were replaced with single-hung windows in 1990. The current hurricane-impact casement windows were installed in 2015.



Figure 24: Front (West) Façade, 2026

The front façade is comprised of a protruding bay under a shed roof. Originally clad in two-piece barrel tile, the current S-tile was installed in 2019. The bay is symmetrical with a central front door flanked by triplet casement window assemblies each over a single protruding sill. Accentuating the front entry is a smooth-faced, stylized rusticated door surround and an arched parapet above. The parapet as seen in Figures 25, has a broad inverted swoop at its center with a point at the apex. The remainder of the parapet steps down to the shed roof. This parapet detailing is extant but currently obscured by S-tile. The front steps retain their original configuration but were refaced with coral stone at an unknown date.



**Figures 25: Front Entry Surround & Parapet, 2026 [left]
Unadorned Parapet, c.1940s [right]**

At the southwest corner of the home a simple wing wall flares out. Originally its footer flowed into a built-in planter that connected to a similar wing wall extending from the southwest corner of the south façade's protruding bay. (Figures 26 & 27) The planter was removed in 2022. In that corner, a window was enlarged to accommodate a pair of French doors leading on to a cascading step landing. The upper portions of the wing walls were retained while the footers, originally part of the planter were removed. (Figures 27 & 28)



Figures 26: Southwest Corner Wing Wall & Built-in Planter, 2021

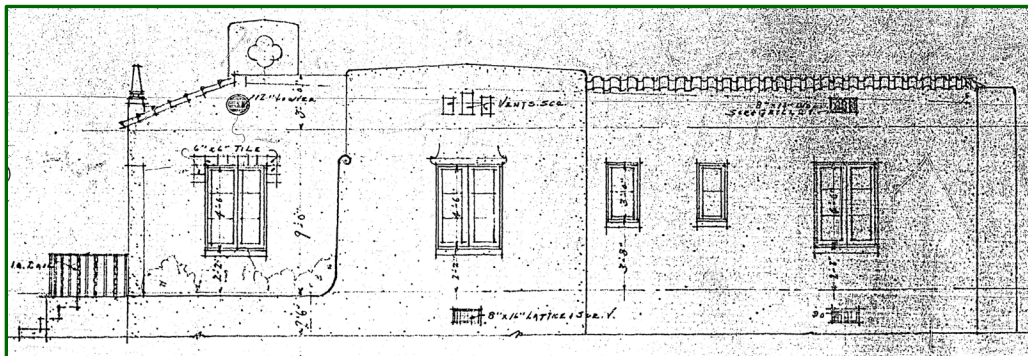


Figure 27: Side (South) Façade, Permit 1330, 1925

Note: As was common in Coral Gables during the 1920s, changes to permits occurred during construction. They were usually confined to altering or eliminating details such as seen with this home. For example, there is no physical or documentary evidence that the tiled and swooped hoods were constructed on this façade.



Figures 28: Southwest Corner with New Doors and Steps, 2026

The remainder of the south side façade remains primarily intact. (Figures 27 & 29) Note that the parapet on the south façade of the bay, facing Ortega Avenue, shallowly rises to an almost imperceptible point at its center. (Figures 27 & 29) This detail, like the front façade parapet, is obscured by the addition of S-tile coping. Above the street-facing windows of the protruding bay are groups of round vents decoratively-arranged in a triangle. At the east end of the façade is a rectangular vent that has a cast masonry insert of spindles. (Figures 29) Spindles were a common element of the Mediterranean Revival style in Coral Gables and as seen in Figures 15 the original front screen door also had spindles. Most of these original spindle vent inserts are extant on the rear and north side elevations as well. (Figures 30-32)



Figure 29: South Façade

Top to Bottom:

Historic Photo, c.1940s [top]

2020 Photos with Low Vegetation: Looking Southwest [left]; Looking Southeast [right]

Courtesy Realtor.com

2026 Photos: Looking Southwest [left]; Spindle Insert (typ.) [right]

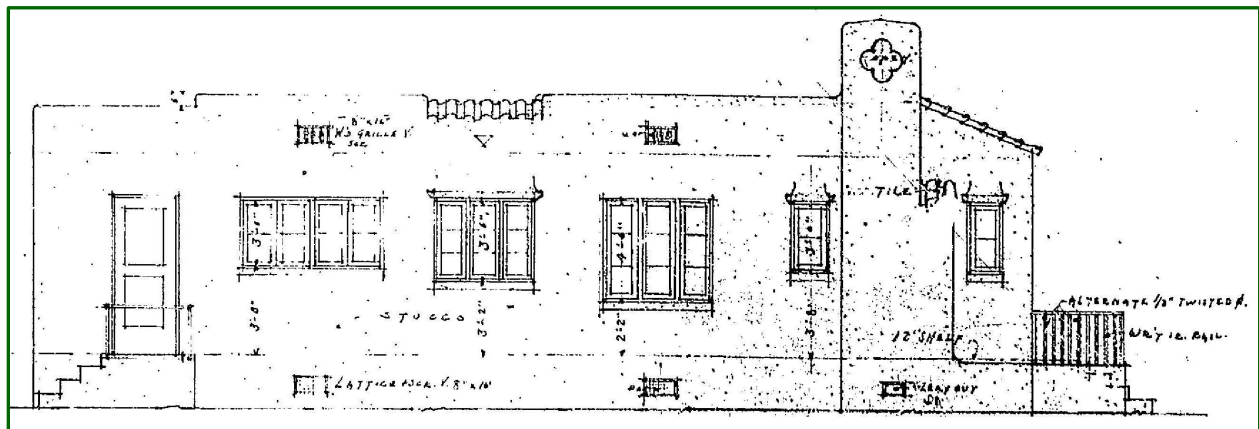
At the northwest corner of the home a shouldered chimney stack is flanked by a pair of single casement windows. The shoulder appears to retain its original two-piece barrel tile accents. At the top of the stack a clover shape was carved through its north and south faces. It is a distinctive and hallmark feature of the home. (Figures 30 & 31)



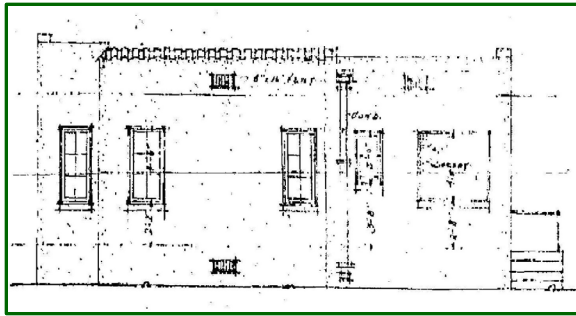
Figure 30: Aerial Photo of Rear (East) & North Side Facades, 2020

Courtesy Realtor.com

There are alterations on the north side façade of the home. They are all related to enclosing the back porch and moving the home's secondary entry. As seen in Figures 13 & 30-32, the northeast corner was originally a screened back porch with steps and entry door on the north side. In 1992 the porch was enclosed with the installation of bathroom. The size of the screened openings was retained. However, by 2002 plans for interior work indicate that the rear window was blocked up. Later that year the north side door was moved further west on the north façade to enter the kitchen and the door opening and its adjacent window ensemble were blocked up. These changes are discernable by variations in stucco texture and the original locations and sizes of the openings are apparent.



**Figures 31: North Side Façade
Permit 1330, 1925 [top]; Current Photos, 2026**



**Figures 32: Rear (East) Façade
Permit 1330, 1925 [left]
Current Photo with Backyard, 2026**

The rear (east) façade, apart from the back porch alterations discussed above, retains its original configuration. The porch bay protrudes slightly from the living space. The original permit indicates that while the barrel tile accented the parapet of the living space it was not used on the porch, thereby accentuating the difference in function.

As mentioned above, single-car garage once occupied the rear of the backyard. It faced Ortega Avenue, and its positioning is shown in Figure 23. It is glimpsed in the c.1940s historic photo (Figure 11) and was simple stucco clad structure under a flat roof with parapets. It was demolished in 2004 under Permit 4040117.

In conclusion, the 1925 single-family residence retains its integrity as a Mediterranean Revival style home designed as a small ‘cottage’ house. It is in keeping with founder George Merrick’s vision for both Genoa Street, in particular, and Coral Gables, in general. The majority of the original character-defining features remain intact, and the alterations do not have a major impact on its integrity.

EXECUTIVE SUMMARY

Constructed in 1925, the home at 1315 Genoa Street is one of the earliest houses in Coral Gables and represents founder George Merrick's vision for his city. Merrick's planned community was to be a collection of Mediterranean-inspired structures and amenities laid out in accordance with Garden City and City Beautiful tenets. He strove for Coral Gables to be a socially mixed Garden City community where people of various socioeconomic levels lived side-by-side in quality homes. During 1921-22, when first launching Coral Gables, Merrick's team designed and built homes that demonstrated their Mediterranean-inspired vision. In 1923, as Merrick substantially augmented his land holdings, he deepened his commitment to developing streetscapes in accordance with his Garden City precepts.

The single-family home at 1315 Genoa Street is located in the Granada Section of Coral Gables. Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes to accommodate working families, young couples, or retirees. Merrick was determined that the moderately-affordable residences in Coral Gables would, though smaller, have the same high-quality construction and features as other structures shaping the new city. He commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design and build a series of homes throughout the Granada Section to showcase his vision and to encourage new residents to do the same. In particular, Merrick envisioned Genoa Street as a street of 'moderately-priced attractive houses,' and concentrated efforts for it to be developed as such. These modest homes are amongst the earliest of what are now known as Coral Gables Cottages and are an important piece of Coral Gables' early history. 1315 Genoa Street is one of these homes and thus, it exemplifies the historical, cultural, political, economic, or social trends of the community

The two-bedroom home at 1315 Genoa Street was designed by architect Lewis Brumm (Attachment A: Permit #1330) who, in tandem with team member H. George Fink, was largely responsible for developing the City's cottage genre. This home, along with other early residences on Genoa Street, played a significant role in the development of the Coral Gables Cottage in the City. This home demonstrates Brumm's evolution of the genre from his first cottages on the street which he designed in 1923. In this 1925 house, the detailing is refined and harmonizes well with larger homes being built contemporaneously.

Designed in the Mediterranean Revival style, 1315 Genoa Street exhibits the character-defining features of the style and possesses eleven of the twelve pre-requisite features of a Coral Gables Cottage: original textured stucco finish; combination roof types (i.e., shed, flat); projecting bay on front elevation; decorative doorway surrounds; decorative/predominant chimney with distinctive clover cutouts; decorative wing walls; varied height between projecting and recessed portions of front elevation; vents grouped as decorative accents; cast ornament in the form cast spindles in rectangular vent openings; first floor above crawl space; and grouped and varied sized casement windows recessed with projecting sills. Additional Mediterranean Revival style features include its simple rectangular massing with projecting bays and roofs of varying heights; distinctive stepped front parapet, slightly steeped side parapet, and simple parapets that originally had strategically-placed barrel tile coping accents. Original features of note that are no longer extant include a built-in planter and a detached garage. Hence, 1315 Genoa Street portrays the environment in an era of history characterized by one or more distinctive architectural style, and

it embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

As demonstrated above, the 1315 Genoa Street is clearly identifiable as a home built in the 1920s during the City's first developmental phase --Pre-1926: Initial Planning and Development during Florida Land Boom-- in accordance with founder George Merrick's vision. Through this report it is demonstrated that the property possesses notable value in communicating the early history of the City and Merrick's vision. Specifically, it is significant as it:

- exemplifies the historical, cultural, political, economic, or social trends of the community;
- portrays the environment in an era of history characterized by one (1) or more distinctive architectural style; and
- embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

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." Visual assessment of the property as well as examination of permits, building documents and historic photographs (Figures 1) indicate that 1315 Genoa Street retains substantial original fabric and character-defining features of the Mediterranean Revival style and of the Coral Gables cottage genre. Because the property retains its historic integrity, it physically conveys its historic, cultural, and architectural significance. Staff has determined that 1315 Genoa Street possesses sufficient significance and integrity for designation and this property is part of the collection of quality residences planned during the land boom period.

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, 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 (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 1925 in the Mediterranean Revival Style the property at 1315 Genoa Street (legally described as Lot 10, Block 37, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 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:

A. Historical, Cultural significance

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

B. Architectural significance

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Staff finds the following:

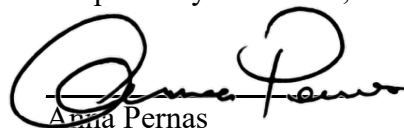
The property located at 1315 Genoa Street is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1315 Genoa Street** (legally described as Lot 10, Block 37, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer

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- Florida Union Times
- “Merrick’s Romantic Story of Great Coral Gables Development” June 28, 1925.
- Miami Daily News
- “H. George Fink Designs Many Fine Buildings” Sunday, January 4, 1925.
- Miami Herald
- “Family Dinner: Ackerman’s entertain in new home” March 18, 1927, p.4.
- “Here is Something Good: most likeable bungalow, 1315 Genoa St for Sale” August 19, 1928, p.26.
- “Merrick will Market New Granada Section” November 19, 1923, p.7.
- “N. L. Ackerman building permit 1315 Avenue Genoa” August 21, 1925, p.6.
- “Newman L. Ackerman with L.K. Dorn” December 9, 1923, p.51.
- “Oldest Aviator Finds Peace & Happiness in Miami” April 14, 1935, p.47.
- “Sales Announced in Coral Gables: bungalow to H. X. Morton” March 4, 1930, p.20.
- “Small House with Charm: 1315 Genoa St. For Sale” August 10, 1945, p.23.
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- “Everyone Is Talking About What We Are Doing at Coral Gables” February 10, 1922, p.23.
- “Granada Section – Another Opportunity” November 22, 1923, p.19.
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- “Miami Has Special Interest in National Aviation Rites” August 10, 1940, p.13.
- “Opening Auction Sales at Coral Gables” November 25, 1921, p.18-19.
- “Paving the Way for ‘Castles in Spain’” December 7, 1921, p.19.
- “Robinson Air Pioneer Deluxe” May 13, 1936, p.11.

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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. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character*.

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:	1315 Genoa Street
Lot Description:	corner
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, shed
Other:	<i>may qualify as a Coral Gables Cottage</i>

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.

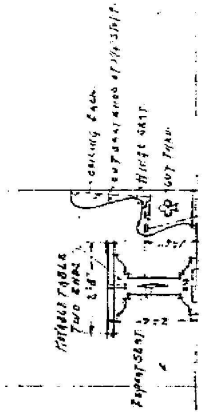
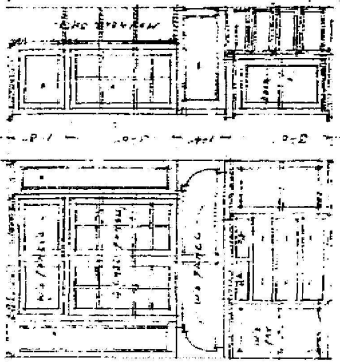
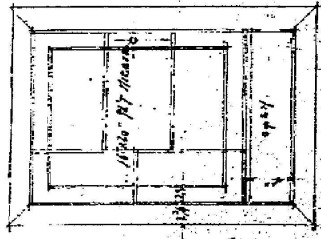
CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival

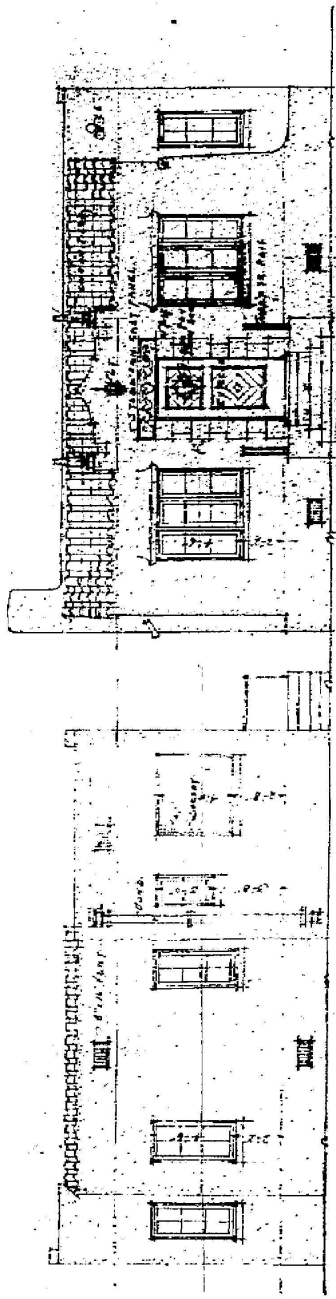


- ✓ light-colored, textured stuccoed over thick masonry exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types and heights
- ✓ flat roofs with parapets
- ✓ distinctive stepped front parapet, slightly steeped side parapet and simple parapets that originally had strategically-placed barrel tile coping accents
- ✓ shed roof with barrel tile
- ✓ decorative/predominant chimney with clover cutout
- ✓ decorative doorway surround
- ✓ wing walls
- ✓ cast ornament in the form cast spindles in rectangular vent openings
- ✓ projecting bay on front elevation of different height from recessed home
- ✓ projecting bay on side elevation with prominent wing wall
- ✓ round vents above windows as arranged decorative accents
- ✓ recessed grouped and varied sized casement windows with raised muntins and protruding sills

Attachment A: Permit #1330, 1925
 Architect: Lewis D. Brumm



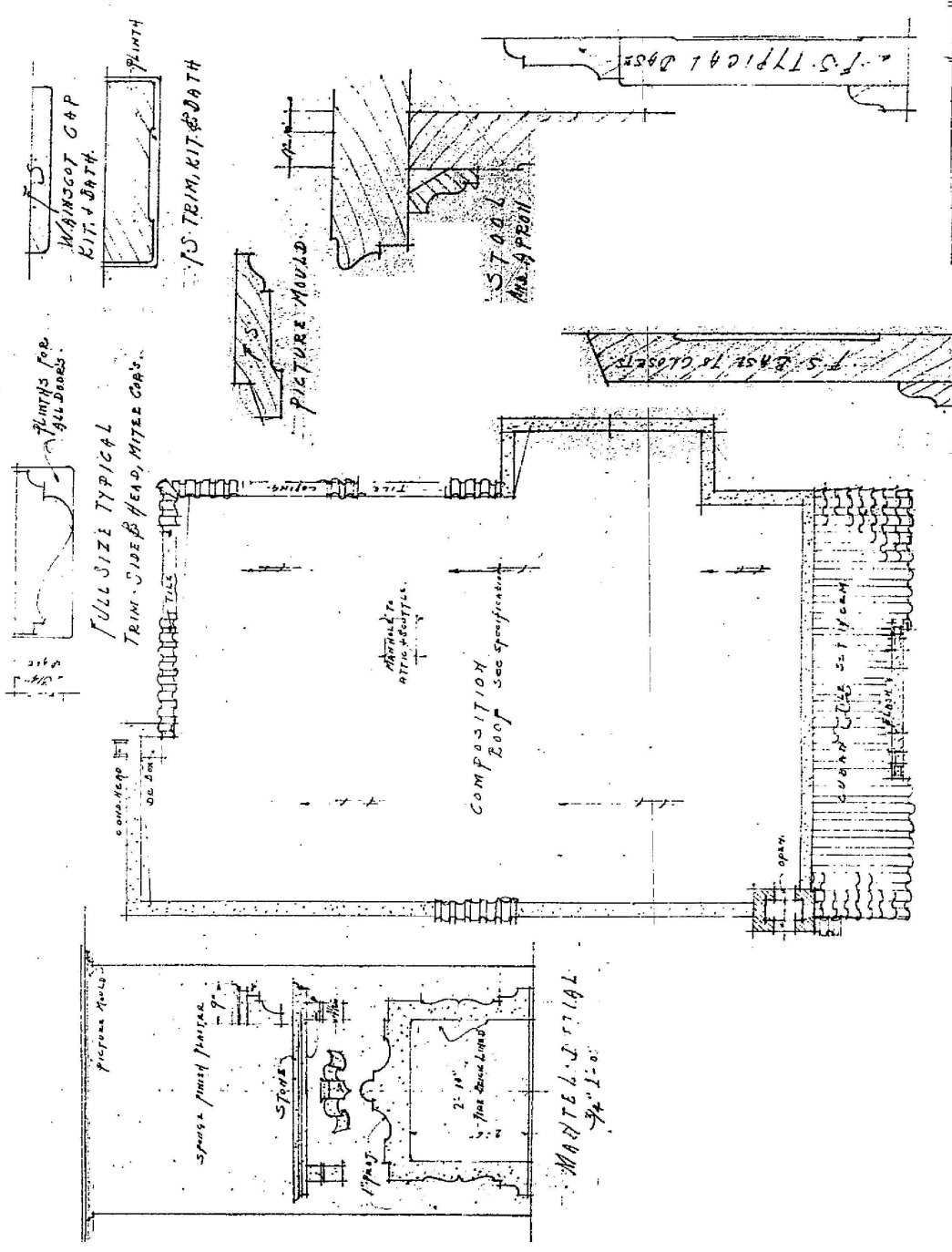
BREAKFAST TABLE
 CABINETS - DRYKIT - 1900
 1/2\"/>



EAST ELEVATION
 SCALE 1/4\"/>

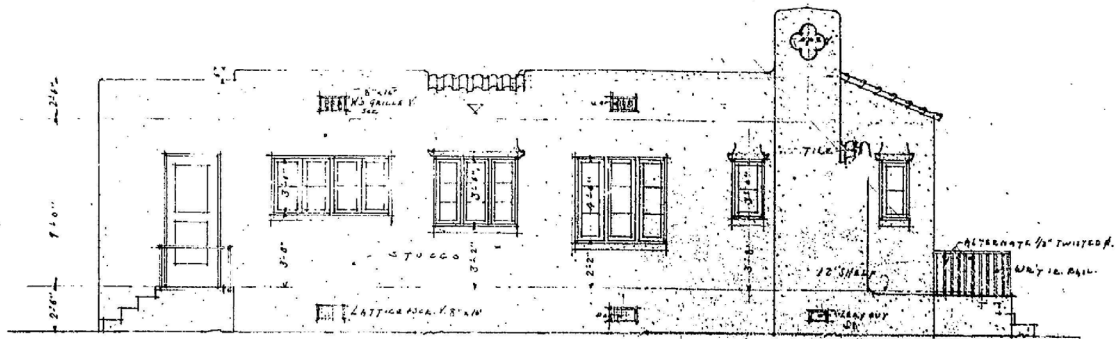
DATE	RESIDENCE No.	COMM.
APR 23 1926	1011 GREENWAY	41
BY	CORNER	611
LEWIS D. BRUMM	ARCHT.	4

1330



DATE	RESIDENCE	COMP.
5-10-25	WACKER MAN.	NO
	CORAL GABLES, FLA.	611
SCALE	LEWIS-D-BROWN	1/4" = 1'-0"
4/25/26	ARCHITECT	3
	1000 N. GUY WALK, MIAMI, FLA.	

K O F . 7 6 A N
1330



NORTH ELEVATION



SOUTH SIDE ELEVATION

SCALE 1/4" = 1'-0"

GRANDD.
LOT 10 BLOCK 37

DATE	RESIDENCE FOR	CUMM NO
8-10-25	MR. H. LACREE, JR. CORAL GABLE	611
SCALE 1/4" = 1'-0"	LEWIS, D. BURMAN ARCHITECT COLONIAL BLDG. DIV., N.Y.C.	SHEET 5

1330