



LHD 2025-014
July 16, 2026

**LOCAL HISTORIC DESIGNATION:
446 ARAGON AVENUE, CORAL GABLES, FLORIDA**

Application: Owner

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida 33134

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

<u>Folio Number:</u>	03-4108-001-1200
<u>Legal Description:</u>	Lot 1, Block 8, Section Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida
<u>Permit No.:</u>	#189
<u>Construction Date:</u>	1924
<u>Architect:</u>	unknown
<u>First Owner:</u>	Charles & Olive Perin
<u>Present Owner:</u>	Francois Yves Genin, Trs Genin Revocable Trust
<u>Building Use, Type, Style:</u>	One-story SFR, Mediterranean Revival
<u>Site Characteristics:</u>	The property is located on a 50' x 110' lot on the southeast corner of Aragon Avenue and Hernando Street.

SUMMARY STATEMENT OF SIGNIFICANCE

Constructed in 1924 and recorded as Permit #189, the single-family residence at 446 Aragon Avenue is one of the earliest homes in Coral Gables. 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. These modest homes are an important feature of early Coral Gables. 446 Aragon Avenue was one of these homes.

446 Aragon Avenue is also significant as one of a handful of examples of the adaptation of the Spanish Colonial-inspired Mission Revival style architecture in Merrick's planned community. The simple rectilinear massing, the restrained ornamentation, and the adobe-inspired stucco texture of this home exemplify the Mission Revival style. Hallmark features of the style on this home include its defining Mission parapets, the series of arches, the adobe-inspired flared chimney with its belfry-shaped top, the barrel tile accents, and the 'buttressing' wing walls.

446 Aragon Avenue is an example of a home built during the founding years of the City, and it has retained its historic integrity for over a century. 446 Aragon Avenue significantly contributes to the historic built environment of the City of Coral Gables and serves as a visible reminder of the history and the cultural heritage of the City.

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

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

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

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

CRITERIA FOR SIGNIFICANCE

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

The single-family residence at 446 Aragon Avenue 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, 446 Aragon Avenue meets the following **three (3)** criteria:

Historical, Cultural significance

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

Architectural significance

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



Figures 1:
Front (North)
Façade Over Time

Top to Bottom
c.1940s

1979
Courtesy Miami-
Dade Property
Appraiser

2009
Courtesy Google
Streetview

2024
Courtesy Realtor.com

HISTORIC CONTEXT

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

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

Constructed in Section "B" during 1924 the single-family residence at 446 Aragon Avenue represents the architecture of Coral Gables' first phase of development.

Founding of Coral Gables

Founder George Merrick launched Coral Gables in late 1921 as a planned community. During the South Florida real estate boom of the 1920s it attracted investors from across the nation. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th centuries to create his vision for a fully-conceived and cohesively-designed Mediterranean-inspired city. The goal was to create 'architectural splendor in a suburb with tropical luxuriance.' It is now considered one of the first modern planned communities in the United States.

Merrick, advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy, and Phineas Paist, transformed 3,000 acres of citrus plantation and native hammock. Merrick's team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle and thus structures were designed combining elements commonly used in Spanish, Moorish, and Italian architecture. It evolved into a style now commonly known as the Mediterranean Revival style.

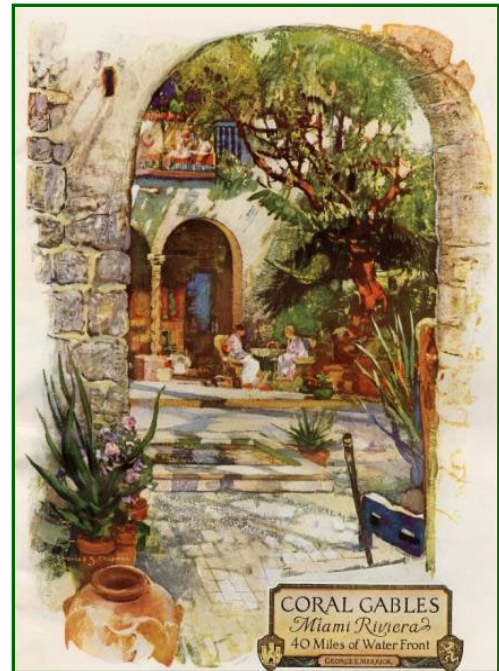
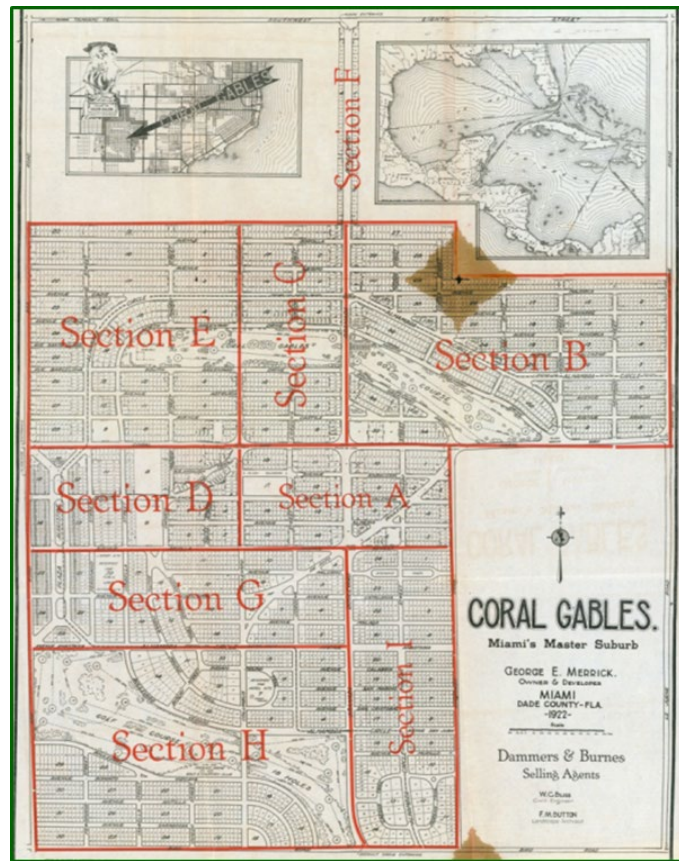


Figure 2: Advertisement in *House Beautiful*, 1925

Nationally-acclaimed landscape architect Frank Button drew the first comprehensive map of Coral Gables in 1921. It was based on the grid infrastructure of fruit trees from the Merrick family's citrus plantation and the native pineland. Merrick's design team carefully maximized the potential intrinsic of its tropical environment. They laid out broad sweeping boulevards with grand vistas, plazas with fountains that invited visitors to linger, as well as shaded tree-lined residential streets. The Mediterranean-inspired homes that conveyed a quality of centuries-old permanence were coupled with generous street setbacks for front yards that celebrated the 'tropical vegetation in a delightful profusion.' They also employed restrictive zoning to control development and aesthetics. The plan embraced the City Beautiful ideals of copious amounts of public green space, well-planted streets, and monumental public buildings. It also wholeheartedly incorporated the Garden City precepts of comprehensive planning with defined areas for different uses, a wealth of public facilities, and housing for varied income levels without sacrificing quality. Homes built for modest incomes were constructed alongside grand palazzos and a section of the City was devoted to multi-family housing.

Merrick realized that automobile ownership was becoming increasingly commonplace for the affluent and middle classes. With an intentional hierarchy of roadways, his 'Great Development Program' purposefully embraced the motorist without sacrificing the beauty of the community or the comfort of the residents. In Button's 1922 map, one can clearly see the series of wide parkways with center planting medians that were major thoroughfares across the development as well as parkways with substantial swales for tree-planting that supplied internal access and scenic routes. (Figure 3) It also included majestic place-making features. The grid opened at strategic locations to include grand entrances, plazas, and fountains giving focus to major arteries and vistas, and providing visual interest for both the pedestrian and the motorist. Broad boulevards curved around planned features that included golf courses, monumental public and community buildings, and other amenities.



**Figure 3: Coral Gables Map:
"Miami's Master Suburb," 1922**

With Merrick's acceptance of Button's plan in July 1921 the building of Coral Gables' infrastructure began in earnest. Miles of roads were laid with sidewalks and green space, trees, and acres of parks were planted. The levelling of the Granada Golf course commenced, and waterways were channeled through the oolitic limestone beds. The boundaries ran from just north of Sorolla Avenue, south to Bird Road, west to Red Road, and east to Anderson Road, with a small section abutting Le Jeune Road north of Coral Way. The northern section of Granada Boulevard was only a strip of land from the street north of Sorolla Avenue (then called Coral Valley Road) to the Tamiami Trail where the first entrance was to be constructed. A row of narrow lots flanked both sides of the street. The map also indicated the location of the first seventy-five acres which was to be put up for sale. It was labelled as Section "A" and was the area just south of Merrick's homes on Coral Way. It contained both large and small lots which encouraged buyers from different income brackets.

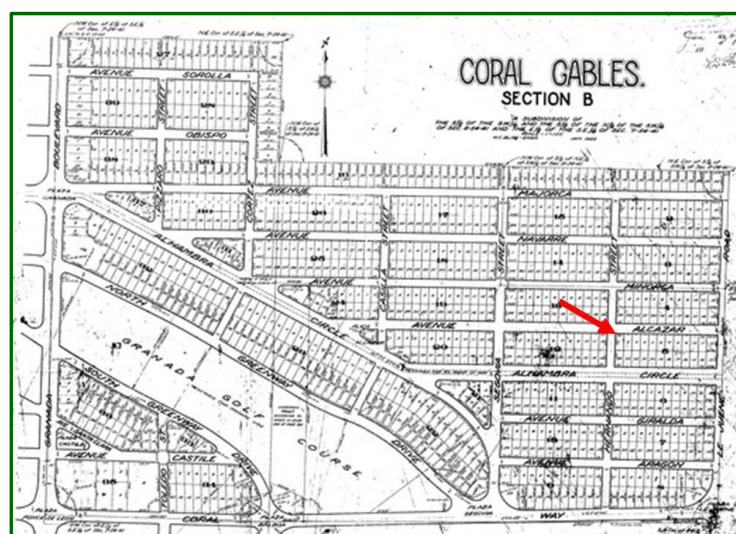
On November 23, 1921, three days before the subdivision lots were offered for public sale at a heavily advertised auction, Button's plan was made public in a two-page spread in the Miami Times. Records indicate that upwards of five thousand people attended the auction. Six days later the auction closed with the sale of three hundred lots totaling over a half-million dollars. Buoyed by its success, in December 1921 Merrick pledged \$10,000 to fund a library and, a few days later, pledged another \$100,000 and land to create a University of Miami in Coral Gables. Merrick continued to acquire land and over the next few years constructed several thousand homes in tandem with numerous public and commercial structures.

Coral Gables Section “B”

On December 27, 1921, Merrick held his second auction, offering Section “B” for sale. (Figures 3 & 4) Bounded on three sides by grand thoroughfares - Granada Boulevard to the west, Le Jeune Road to the east, and Coral Way to the south - it included an array of Merrick’s planned features. Larger lots lined Alhambra Circle, a wide boulevard with a lush center median, and the impressive Greenway Drives that circled the proposed golf course. Section “B” also included 50’ lots that could be bought separately or bundled together offering both affordable and higher-end options.

In April 1922 Merrick moved the planned business district to the recently acquired 140 acres between Le Jeune and Douglas Road directly east of Section “B.” Alhambra Circle was extended from Section “B” across Le Jeune Road to become the main business thoroughfare. The median of Alhambra Circle, which winds through the center of Section “B,” became a bridle path for the Coral Gables Riding Academy located in the business district. By August 1922, as part of Merrick’s Great Development Program, the plazas along Coral Way were completed and three additional plazas in Section “B” - Granada Plaza, Alcazar Plaza, and Castile Plaza (now called Young Park) - were underway. These plazas were designed to break up the street grid and create a varied experience for pedestrians and motorists. In early 1923, the much-anticipated Coral Gables (Granada) Golf Course and its Country Club opened. The clubhouse was the community’s first public building and became the hub of social activities. All these amenities, and its proximity to the new business district, were touted repeatedly in early marketing and defined this area of the city. As a result, Section “B” developed steadily in the 1920s and became a well-developed single-family home area. With the exceptions of those residences along Alhambra Circle and the Greenways, the homes in Section “B” were predominantly one-story and moderately-priced.

The single-family residence at 446 Aragon Avenue was constructed in 1924 in Section “B.” It is a one-story, moderately-affordable home indicative of the type of architecture that was the founding premise of Coral Gables, exemplifying the Mediterranean ideals, Spanish prototypes, and climate adaptations espoused by founder George Merrick, as well as his plans for this section of the City.



Figures 4: Section “B”

**Auction Ad, *Miami Herald*, December 23, 1921 [top]
Plat Map, 1922 [bottom] - Red Arrow: 446 Aragon Ave**

The Coral Gables Cottage

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 of similar cost in the unrestricted section of Miami.

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

In accordance with Garden City and City Beautiful tenets, founder George Merrick planned Coral Gables to provide housing and amenities for all income levels. Merrick 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 throughout the community to demonstrate their Mediterranean-inspired vision.

As Merrick substantially augmented his land holdings, he increased his focus on demonstrating his vision for moderately-priced and smaller-sized homes. In 1923, with the platting of the Granada Section, Merrick commissioned fifty-eight homes towards that end. The commissioned homes were well-received and by the mid-1920s modest residences, 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. Built in 1924, 446 Aragon Avenue is one of these smaller, moderately priced homes. (Figure 3)

In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these significant resources and passed the "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 to cottage owners whose properties met specific requirements to be classified as a "Coral Gables Cottage." 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

446 Aragon Avenue was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage and the associated Zoning incentives, at the owner's request.

446 Aragon Avenue



Figure 5: 446 Aragon Avenue Historic Photo, c.1940s

Built in 1924, during Coral Gables' first phase of development, 446 Aragon Avenue is a one-story, two-bedroom house with a detached garage. It was designed in keeping with Merrick's vision for a smaller house – now known as the Coral Gables Cottage. The home is also one of a handful of examples of the adaptation of Mission Revival style architecture in Merrick's planned community. (see below for style description)

In 1924, after years of spending the summer season in the Miami area, Charles and Olivia Perin along with their daughter Florence and her husband Osborne Peabody Rogers decided to build homes in Coral Gables. The Perins at 446 Aragon Avenue and the Rogers at 724 Majorca Avenue. The Perins purchased the land in March (Figure 6) and newspapers indicate their home was complete by the end of the year.

G. E. Merrick to E. D. Hall, deed,
\$1,500, lots 1 and 2, block 8, Section
B, Coral Gables.
E. D. Hall to C. T. Perin, deed,
\$2,500, lots 1 and 2, block 8, Section
B, Coral Gables.

**Figure 6: Land Purchase 446 Aragon Avenue
Miami Herald, March 16, 1924**

Coral Gables was incorporated in April 1925. Prior to incorporation, building plans were approved by Merrick's Coral Gables Construction Company. Once incorporated, the City assumed that role and also asked all architects and builders who completed structures prior to April 1925 to submit their approved plans. Permit numbers were assigned as they were submitted (versus date of construction). Hence, although 446 Aragon and 724 Majorca Avenues were built simultaneously, the former was assigned as Permit #189 and the latter #1300.

Permit #189 as well as record of the architect and builder for 446 Aragon Avenue have not been located to date. The permit drawings for the daughter's home at 724 Majorca Avenue are on file in the City but, as they do not contain a full title block, the architect and builder for that home is also unknown. Since the family was building the homes simultaneously, they may have shared an architect.

Charles T. Perin was a retired banker from Ohio. He was born in Perintown, a community east of Cincinnati, originally called Perin's Mill, established by his grandfather 1806. He was associated with the Third National Bank (later renamed the Fifth Third National Bank) for over fifty years. His uncle was the bank president, and he quickly rose the rank of vice-president. Charles was a Mason, a Knights Templar and a member of the Scottish Rite. In 1875 he married Olive Parrot. They had three children Charles, Jr. (Ted), Galen, and Florence.

Newspapers record that Charles and Olivia resided in the home for a year before Olivia died in a tragic accident in December 1925. Soon after, Charles' grandson (Galen's son) moved in with him and within the year the Rogers had sold their home on Majorca and permanently moved into 446 Aragon Avenue. At this point Florence became a co-owner of the property with her father. Charles passed away in 1936 and Florence sold the home in 1946 when Harriette, her daughter married. Hence, 446 Aragon Avenue remained with the original family for twenty-two years.

In addition to the Perins, 446 Aragon Avenue had a few more long-term owners. In 1946 Raymond and Edna Engle purchased the home from Florence Perin Rogers. It remained with Edna for the next thirty-three years. Ray passed away in 1960. He was the president of the Air Freight Agency and served on the Miami-Dade Chamber of Commerce Board of Directors. By the late 1970s Edna's nephew, Henry Page Schreiber, and his wife, Alicia, were living in the home and in 1979 Edna officially sold it to them and later that year they sold it. In 1988 Linda Rubio with her husband Jose Rubio (1931-1993) purchased it. Linda retained ownership of the property for the next thirty-six years before selling it to the current owner in 2024. See below for full list of owners.

Chronological List of Owners

1924-1946	Charles T. Perin (1850-1936) & Olivia Parrot Perin (1852-1925) with daughter Florence Perin Rogers (1883-1963) [husband: Osborne Peabody Rogers]
1946-1979	Raymond C. Engle (1900-1960) & Edna Engle
1979	Mr. Henry Page Schreiber & Alicia D. Schreiber
1979-1983	Jose J. Cordovi & Margarita M. Genova
1982-1988	Eduard Gutierrez
1988-2024	Linda Rubio (1942-) & Jose Manuel Rubio (1931-1993) 2024 Paul Sasso, Trustee Linda F. Rubio Revocable Living Trust
2024-Present	Francois Yves Genin, Trustee Genin Revocable Trust

Mission Revival Style

By the late 19th century, California architects made a monumental shift in their architectural inspiration. Rather than continuing to adopt East Coast styles, they looked to their own historic surroundings, where the Spanish Colonial mission heritage had built beautiful mission chapels, with thick, white stucco walls, red clay roofs and bell towers. The resulting Mission Revival style was characterized by silhouetted shapes that mimicked the old Spanish missions, with stucco facades punctuated by deep windows and door openings, and like the missions were sparse with exterior ornamentation.

The most distinctive features of the Mission Revival style were the curved or shaped parapet and in more ornate cases, one or two square towers symbolizing a mission church's bell tower. Roofs were commonly flat or low-pitched clay-tiled hipped, gabled, or pent with rafters in the eaves. Arches were common and usually semi-circular and without moldings. The style also embraces Moorish detailing -- such as quatrefoil windows, pointed arches, and vents -- due to the broader influence of Islamic architecture on the Spanish.

Noted architectural historian Virginia McAlester states that, while Mission Revival never became popular outside of the southwest, variants of the style were built in the early 20th century in isolated suburbs throughout the country. Coral Gables was one of these suburbs. The initial building campaign in Coral Gables relied heavily on Spanish precedents. Mission Revival and Mediterranean Revival styles have common roots in Spanish architecture and share many characteristics. In 1923 and early 1924 there were some homes in Coral Gables built in the Mission Revival style. They were almost all moderately-priced residences and perhaps the style was used to provide a separate and distinct aesthetic choice for the smaller homes.

Mission Revival is often distinguished from Mediterranean Revival by its restrained or lack of surface ornamentation, its large square pillars, and its distinctive Spanish Colonial-inspired parapets, copings, 'bell towers,' buttressing wing walls, and chimneys and/or exposed rafters. The front porches are often full-façade or incorporated versus projecting bay porches. The window types also have greater variation but are usually adorned only with a simple sill.

General Characteristics

Height: one- and two-stories

Primary Exterior Materials: stucco with smooth or adobe-inspired texture

Roof Type/Surfacing: flat with parapet; low-pitched tiled hipped, gabled, or pent

Roof Detailing: Spanish Colonial-shaped parapet; coping along parapet; broad eaves often with exposed rafters

Fenestration: recessed double-hung sash windows with a 1/1 light configuration; recessed multi-paned casements

Other Prominent Detailing: one-story entry porch often full width of façade with arched openings supported by large square pillars; Mission-like bell tower features; buttress-inspired wing walls; twisted columns; pointed arches; round or quatrefoil window

446 Aragon Avenue displays the characteristics of the Mission Revival style. (Figure 5)

Retaining Context

446 Aragon Avenue is in Coral Gables Section “B.” As discussed above, this was an early residential section of the city that in part wraps around the western half of the Granada Golf Course. This section was heavily promoted by Merrick’s team and saw substantial building during the mid-1920s.

In particular, building permit records indicate that Aragon Avenue became a fairly well-developed single-family home street in the section. (Figure 7) Most homes built during this period were one-story and moderately-affordable in the spirit of what is now called the Coral Gables Cottage. These 1920s homes are indicative of the type of architecture that was the founding premise of Coral Gables and exemplify the Mediterranean ideals, Spanish prototypes, and climate adaptations espoused by founder George Merrick,



Figure 7: Coral Gables Section B Map
Blue Boxes: Pre-1935 single-family homes
Red arrow: 446 Aragon Avenue
Courtesy of City of Coral Gables IT

In general, construction in Coral Gables boomed until the combination of the devastating Hurricane of 1926 and the Great Depression curtailed new development and ended Merrick’s grand plans. During the Depression Era of the 1930s few single-family homes were built. With the implementation of the New Deal and other incentives, the building industry experienced a small resurgence in the late 1930s and early 1940s, only to abruptly grind to a halt during the War years. The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in an unprecedented building boom. During this time the building of single-family homes in the City of Coral Gables followed national trends both in numbers and in style.

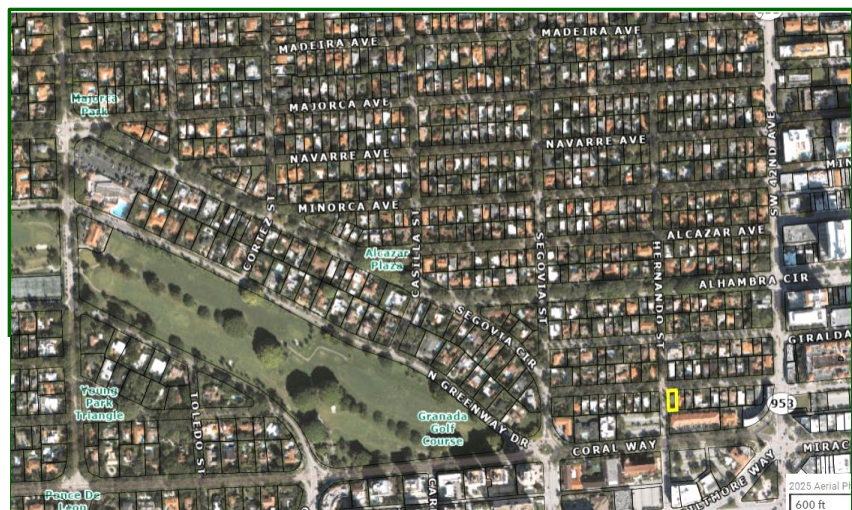


Figure 8: Section B
Current Aerial, 2025
Yellow Box: 446 Aragon Ave
Courtesy Miami-Dade
Property Appraiser

As illustrated in Figures 9 below, Aragon Avenue and Section B saw marked construction of additional single-family homes in the Post-War era and records indicate the area was built out by the late 1950s. Over the past century, Section B, developed as a single-family neighborhood, remains so to date. Thus, the home at 446 Aragon Avenue retains its historic context. (Figure 8)



Figures 9: Section B: Historic Aerial Photographs
1948 [top]; 1957 [bottom] Red Arrow: 446 Aragon Avenue
Courtesy of Aerial Photography: University of Florida

EXTANT EXTERIOR DESCRIPTION & ALTERATION DISCUSSION

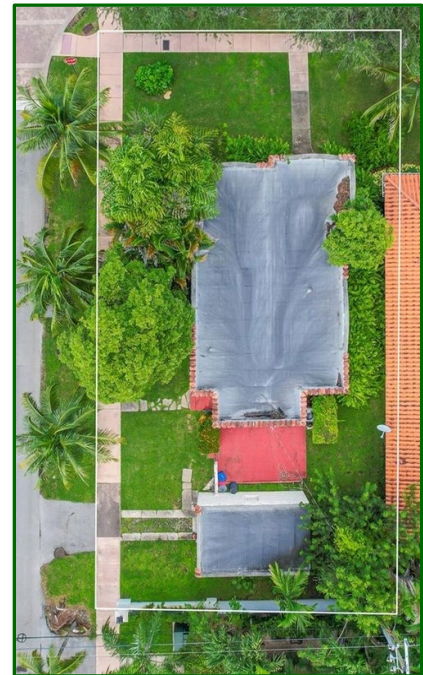
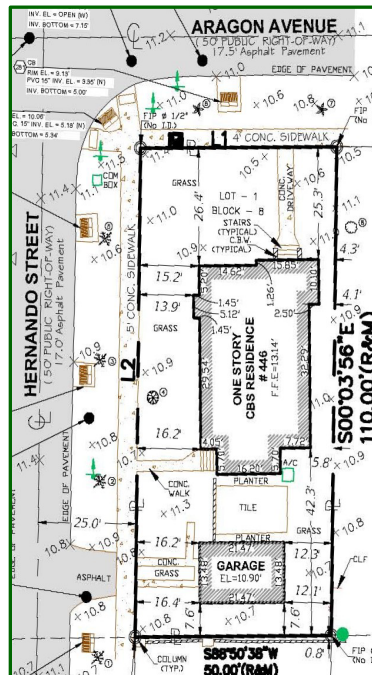


Figure 10: 446 Aragon Avenue From Corner Aragon Avenue & Hernando Street, 2026

Located in Section “B,” the 400 and 500 blocks of Aragon Avenue which lie between LeJeune Road and Segovia Street are residential and tree-lined. The blocks contain a fair number of 1920s one-story homes and represent Merrick’s founding vision for Coral Gables. The subsequent homes, primarily built 1930-1950, are also one-story and retain the street’s initial intention. Built in 1924, the single-family residence at 446 Aragon Avenue is one of the earliest homes.

The property is a 50’x 110’ lot at the southeast corner of Aragon Avenue and Hernando Street. The lot contains a single-family residence facing Aragon Avenue

and a detached accessory garage building facing Hernando Street. (Figures 10 & 11) The residence was designed as a two-bedroom home with covered front and rear porches. It retains its original footprint and there have been no additions. There are very few building permits on record for this home. Primary alterations consist of enclosing screened porches, window type changes, and height reduction of some smaller windows.



Figures 11: Property Overview

Boundary Survey, 2024 [left] *Courtesy Level Tech Surveyors*

Aerial Photo, 2025 [right] *Courtesy Miami-Dade Property*



Figure 12: Front (North) Façade, 2025

The Mission Revival style seeks to evoke the Spanish Colonial mission heritage of the southwest. It is characterized by silhouetted shapes that mimicked the old Spanish missions, with stucco facades mimicking adobe textures that were punctuated by deep windows and door openings and sparse ornamentation. Thick walls, distinctive curved parapets, arched openings, and the use of barrel tile are character-defining features. Although a simple version, the home at 446 Aragon Avenue celebrates this style.

The one-story house is built of masonry block units above a crawl space and is clad with adobe-inspired textured stucco. Rectangular in plan, the living space (approx. 1,717 SF) is under a flat roof with simple and Mission style parapets. The large, curved parapet is the strongest identifier of the Mission Revival style, and it is repeated around the home. Barrel tile adorns the flat parapet copings around the home. Strategically placed below the parapets are horizontal groupings of round clay vents. The horizontal arrangement of these round features evokes the vigas of adobe structures. Historically, vigas were wooden beams that carried the weight of the roof to the load-bearing exterior walls and were very common on traditional adobe architecture of the American Southwest. The vigas protruded from the adobe walls and were either left unfinished as log timbers or decoratively carved. In the Mission Revival style, they are usually decorative and are a hallmark feature. The windows are also typical Mission Revival style. The openings are deep without framing and have protruding sills. They are single-hung windows with upper sash muntins. It appears most of the original windows are extant. (Figures 13) At all corners of the home wing walls gently kick and flare out harkening back to the buttressing at corners of an adobe structure.



**Figures 13: Single-hung Windows with upper sash muntins
c.1940 [left]; 2024 *Courtesy Realtor.com* [right]**



Figures 14
Front Entry Porch Bay, 2025

Top:

Front (North) Façade [left]

Side (East) Façade [right]

Bottom:

Interior Looking West

The extant front façade of 446 Aragon Avenue faces north and is visually symmetrical. It is dominated by two character-defining features of the Mission Revival style --the curved parapet and the arched openings. (Figure 12) The main entry to the home is through the slightly projecting eastern porch bay. Centered at the top of this bay is a one of the distinctive curved Mission Revival parapets. On Spanish Colonial Missions the parapet usually held an opening for a bell, an arched niche, an oculus window, and/or an applied plaque. On this Mission Revival home the latter is found on the parapet. Access is through a central archway that is flanked by narrower arched openings sitting on projecting sills. The side east façade has a large arched opening which also has a projecting sill. (Figures 14) Arched openings supported by large square columns is a character-defining feature of the Mission Revival style. On the porch a horizontal protruding band runs across both facades at the height of the arches' springer line thereby visually suggesting it is a capital for square columns supporting the arches. The band wraps through the arches and continues on the interior thereby completing the illusion that is a capital. (Figures 14, bottom) At each corner of the porch, wing walls begin their flare just under that band and thus appear to be buttressing the 'columns.' Originally screened (Figure 5), newspaper sales ads suggest that the porch arches were enclosed with the current awning window ensemble in 1983. The interior of the porch retains its original configuration and features. The front door is along the west façade of the porch and window along the south façade lights one of the bedrooms. The original tile floor is extant.



Figures 15: Front Façade, Western Bay, 2025

The western bay of the front façade is slightly recessed from the entry porch. At its center is another curved Mission Revival parapet. Below the curved parapet is a double window ensemble. Above the window is a faux arch with an applied plaque. It is smaller and similar in shape to the porch plaque. Below the window is a built-in masonry window box supported by a masonry corbels. On the front façade, aligning with the top of the faux arch on each side of the ensemble, are three round vents in a horizontal line. (Figures 12 & 15) Their shape and arrangement harken back to viga members found on adobe structures. As seen in Figure 16, this bay is repeated at the center of the east side façade facing Hernando Street.



Figure 16: Side (East) Façade: Front Façade Ensemble Replicated, 2025



Figure 17: Side (East) Façade Facing Hernando Street, 2025



**Figures 18: Side (East) Façade, 2025
North End [left]; South End [right]**

A chimney rises near the northeast corner of the home. The stack flare out towards the ground in a manner reminiscent of typical adobe architectural forms. Belfries were also common on Spanish Colonial Missions and their forms are common in the Mission Revival style. In this home the top of the chimney is shaped like a belfry and its gable is capped with barrel tile. (Figures 17 & 18) The east side façade appears to retain its original configuration and features. The sole alteration is the height reduction of a window at the south end which likely occurred during an early (pre-1980s) kitchen remodel. It remains a jalousie window. The sill was retained and thus the original size of the window is easily discerned. (Figure 18) The remainder of the windows appear to be the original single-hungs with top sash, high-profile muntins. (Figures 13)



Figures 19: Side (West) Façade, 2025

Looking South – front to back [left]; Looking North – back to front [right]; Detail [bottom]

The west side façade also remains largely intact. At the north end of the façade is the slightly projecting entry porch discussed above. (Figures 14) Centered on the façade behind the porch is another curved Mission Revival parapet. Running across the parapet is a horizontal line of seven round vents again reminiscent of adobe vigas. Below is a single window and it is the only apparent alteration to the façade. The bathroom window was reduced in height but retains its sill, so its original size is easily discerned. The reduction seems to correspond with interior alterations that occurred in the early 1980s. It is currently an awning window. The remainder of the façade's fenestration retain their original size and hold what appears to be the original single-hung windows with upper sash muntins.



On the rear façade, gently flaring out at the southwest and southeast corners of the home's original living space are buttressing wing walls. Behind the living space is a projecting bay that was originally a screened back porch. (Figures 20) A 1981 permit for the current awning windows indicates that the screens were replaced with jalousie windows in the 1950s. The rear entry to the home remains through this bay.

Behind the home is a detached one-car garage whose vehicular opening faces Hernando Street. (Figures 21) The structure is likely contemporaneous to the home. It was built of masonry units and covered in stucco whose texture matches the house. The approximately 13.48' x 21.47' building is under a flat roof with parapets. The street-facing façade has a curved parapet in the Mission Revival style matching those on the home. Barrel tile coping flanks this parapet. The side parapets are simple and are unadorned. On the north façade is a masonry screen with a palm tree motif. It is not original to the structure, and it likely replaced a window. As seen in Figures 21, the opening was slightly infilled at the top to accommodate it. A window on the rear (west) and north side facades were reduced to accommodate the current awning windows. Like the house, the sills were left in place and hence the original size of the windows is easily discerned. (Figures 21)



Figures 20: Rear (South) Façade, 2025



Figures 21: Detached Garage, 2025

**Front (East) & North Side Facades [left]; Front (East) & South Side Facades [right]
Rear (West) & North Side Facades [bottom]**

EXECUTIVE SUMMARY

Constructed in 1924, the single-family residence at 446 Aragon Avenue is one of the earliest homes in Coral Gables. 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.



Figure 22: 446 Aragon Avenue, 2025

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. They are an important feature of early Coral Gables. 446 Aragon Avenue was one of these homes.

The residence is also significant as one of a handful of examples of the adaptation of the Spanish Colonial-inspired Mission Revival style architecture in Merrick's planned community. As described below, the simple rectilinear massing, the restrained ornamentation, and the adobe-inspired stucco texture of this home exemplify the Mission Revival style. Its defining Mission parapets, the series of arches, the adobe-inspired flared chimney with its belfry-shaped top, the barrel tile accents, and the 'buttressing' wing walls are the home's hallmark features of the style. Other character-defining features of the home include the restrained decorative elements of the applied plaques, grouped round vents placed in horizontal lines reminiscent of adobe vigas, the flower boxes, the smooth-faced horizontal band simulating column caps; the recessed single-hung windows with muntins in upper sash and projecting masonry sills, and the vertical slit crawl space openings reminiscent of narrow adobe mission windows.

446 Aragon Avenue is also a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mission Revival style. Its thick masonry walls were to keep the home cool, and the light-colored stuccoed exterior was to reflect the sun's heat. The window placement afforded much needed ventilation for the tropical environment and its construction over a crawl space provided ventilation and separation from the high-water table. Hence, the home portrays the environment in an era of history in Coral Gables and it embodies those distinguishing characteristics of its architectural style, period, and method of construction.

Assessment of the property from the public-right-of way, building documents, and historic photos indicate that over the past century there were few changes to the historic character-defining features of the residence. It remains representative of Merrick's vision for Coral Gables' modest homes. As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--Criteria for designation of historic landmarks: "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," Staff determined that the property possesses sufficient integrity for designation. Thus, it is deemed that 446 Aragon Avenue significantly contributes to the historic fabric of Coral Gables and is part of the collection of quality residences built during the land boom era that contributes to the City's sense of place over time.

STAFF RECOMMENDATION

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

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

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

Constructed in 1924, the property at 446 Aragon Avenue (legally described as Lot 1, Block 8, Section Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County) is significant to the City of Coral Gables’ history based on the following **three (3)** criteria found in the Coral Gables Zoning Code, Article 8, Section 8-103:

Historical, Cultural significance

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

Architectural significance

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

Staff finds the following:

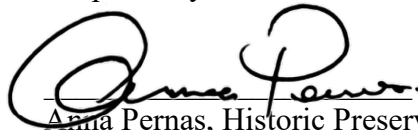
The property located at **446 Aragon Avenue** is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL & ARCHITECTURAL SIGNIFICANCE

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **446 Aragon Avenue** (legally described as Lot 1, Block 8, Section Coral Gables Section “B”) based on its historical, cultural and architectural significance.

Respectfully submitted,



Anna Pernas, Historic Preservation Officer

Selected References

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

Aerial Photography: Florida Collection. University of Florida George A. Smathers Libraries.

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

Building Permits Record Books, City of Coral Gables, Historical Resources Department.

McAlester, Virginia, A Field Guide to American Houses, Alfred A. Knopf, 2015.

Merrick, George, *Coral Gables Homes, Miami Florida*, c.1925.

Coral Gables Miami Riviera: Heart of the American Tropics, c.1925

Coral Gables Miami's Master Suburb, 1923.

Miami-Dade County Property Appraisers Department Records

Miami-Dade County Clerk, County Property Records

Newspapers.com

Cincinnati Enquirer (Cincinnati, Ohio)

“Train Crash: Fatal to Cincinnati, Mrs. C. T. Perin Killed” December 29, 1925,
p.20.

“Illness Fatal To Charles T. Perin: Masonic Services to be Held at Funeral Home”
January 1, 1937, p.41.

“Florence Perin Rogers” obit, November 30, 1963, p.22.

Miami Herald

Deed Transfer: Merrick to Hall; Hall to Perin. March 16, 1924, p.6.

“Raymond C. Engle” obit, March 15, 1960, p.40.

Miami News

“More Business Brings Changes” February 11, 1924, p.4.

“Train Kills Gables Woman at Grove Crossing” December 28, 1925, p.1.

Parks, Arva Moore, George Merrick, Son of the South Wind: Visionary Creator of Coral Gables,
University Press of Florida, 2015.

Polk, R. L. R. L. Polk and Company's Miami City Directory. Jacksonville, Florida.

Real Estate Records for 446 Aragon Avenue, Coral Gables Historical Resources Department.

United States Census Records.

REVIEW GUIDE

Definition:

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

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

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

Use:

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

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

Property Address:	446 Aragon Avenue
Lot Description:	corner lot
Date of Construction:	1924
Use:	single-family residence
Style:	Mission Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story SFR; one-story auxiliary structure
Roof Types and Materials:	flat with parapets; barrel tile coping
Other:	possible Coral Gables Cottage

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

CHARACTER-DEFINING FEATURES

Property: 446 Aragon Avenue
Style: Mission Revival



- ✓ simple rectilinear massing
- ✓ thick masonry walls
- ✓ adobe-inspired textured stuccoed exterior walls
- ✓ construction over a crawl space
- ✓ restrained ornamentation
- ✓ signature Mission Revival parapet
- ✓ simple parapets with barrel tile coping accents
- ✓ series of arched features on front and side facades
- ✓ 'buttressing' wing walls
- ✓ arched entry porch with faux capital molding
- ✓ prominent chimney with adobe-inspired stack & a belfry-inspired top
- ✓ recessed single-hung windows with upper sash high-profile muntins & projecting masonry sills
- ✓ grouped round vents placed in horizontal lines reminiscent of adobe vigas
- ✓ applied plaques
- ✓ masonry flower boxes
- ✓ vertical slit crawl space openings