

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1207 GENOA STREET
CORAL GABLES, FLORIDA**



Historic Photo, 1971



LHD 2023-004
June 21, 2023

**LOCAL HISTORIC LANDMARK DESIGNATION:
1207 GENOA STREET
CORAL GABLES, FLORIDA**

Application: Historic Significance Determination filed by owner

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

Folio Numbers: 03-4107-018-3920

Legal Description: Lot 1, Block 34, Section 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.: 373

Date of Original Drawings: October 29, 1923

Commissioned by: George Merrick

Original Architect: H. George Fink

Original Owner: Louis Hudson

Present Owner: David and Jessica Proano

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

Site Characteristics: The property is located on an interior lot on the east side of Genoa Street between Medina Avenue and Algeria Avenue. The lot dimension is 50' by 127'.

SUMMARY STATEMENT OF SIGNIFICANCE

The single-family home at 1207 Genoa Street was one of eighteen homes commissioned by Coral Gables founder George Merrick in 1923. In accordance with Garden City precepts that guided Merrick's development of Coral Gables, the new Granada Section was intentionally platted with smaller lots on some streets for modest homes. For Genoa Street, Merrick commissioned two members of his design team, H. George Fink and Lewis Brumm, to demonstrate that these smaller homes were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. The houses on the street are amongst the earliest of what are now known as Coral Gables Cottages.

The home at 1207 Genoa Street is also a very early example of architect H. George Fink's interpretation of Merrick's vision for homes in this category. Fink became the leading architect in the cottage genre in subsequent years. 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 and Fink's evolution of this genre. The property at 1207 Genoa Street retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

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 1207 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, 1207 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

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 1207 Genoa Street was constructed in 1923-4 and is indicative of the type of architecture that was the founding premise of Coral Gables.

Coral Gables was originally conceived as suburb of Miami 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 Paist, Merrick converted 3000 acres of citrus plantation and native hammock to build Coral Gables. (Figure 1)



Figure 1: Streets in Coral Gables under Construction, July 22, 1922

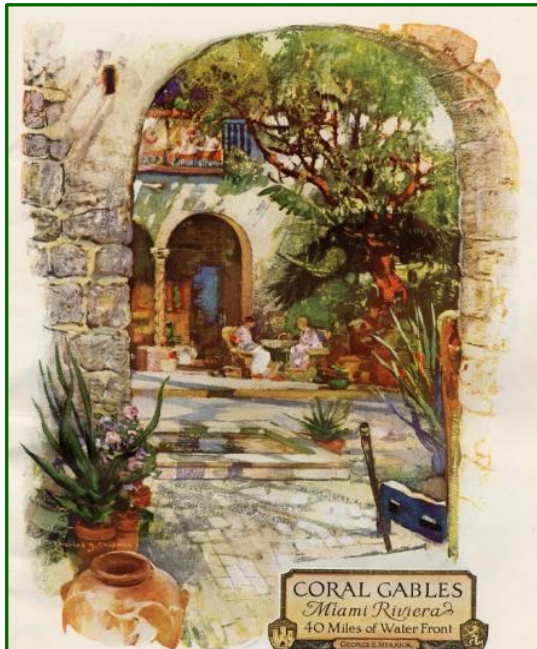
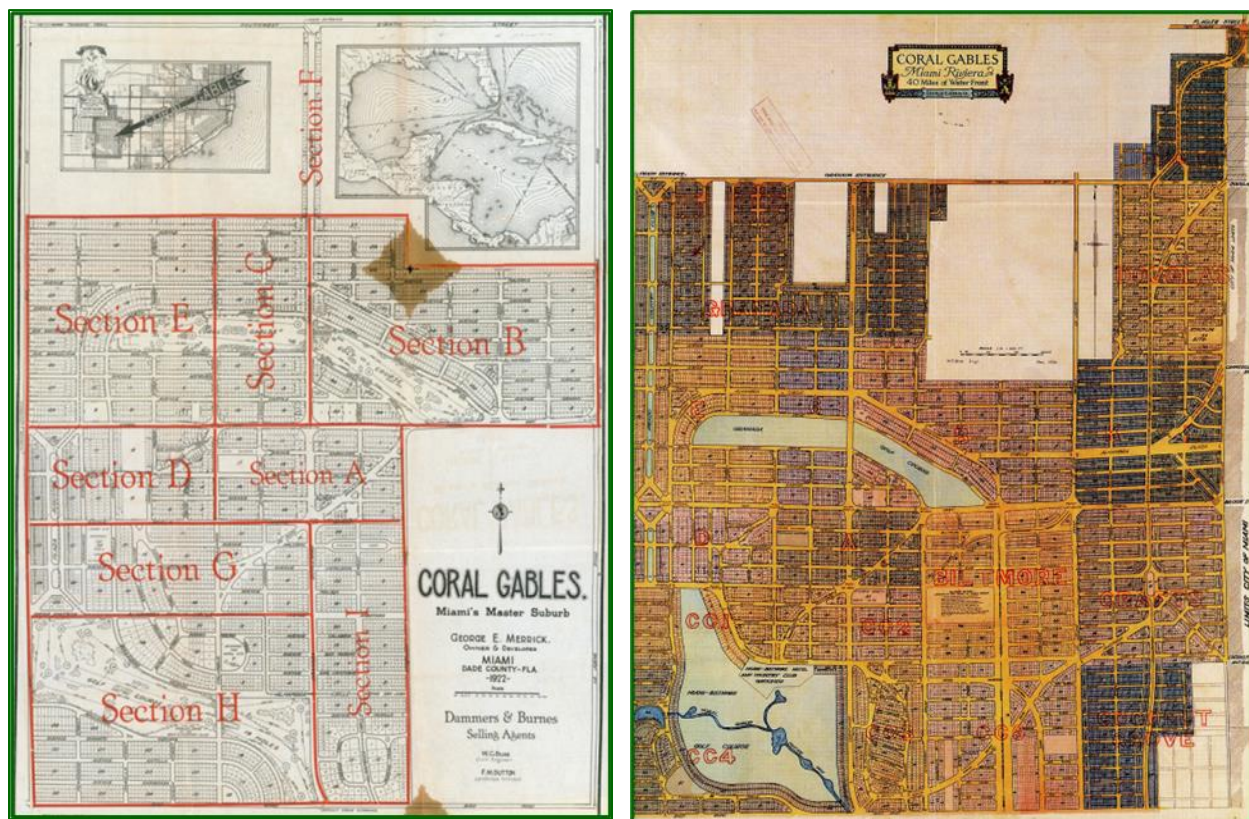


Figure 2: Advertisement in *House Beautiful*, 1925

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 and it was one of the featured selling points for his community. 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. During the 1920s structures and amenities were built almost exclusively per this style.

The home at 1207 Genoa Street exemplifies the Mediterranean ideals and climate adaptations espoused by City founder George Merrick. It was designed by architect H. George Fink who was a member of Merrick's original design team and was amongst a small cadre of select architects Merrick commissioned to develop his vision in the 1920s.

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 3: 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 3, the remainder of the suburb was quickly divided into sections.


Throughout the early 1920s Merrick continued to re-invest the 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 3, 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 3 & 4)

Initially platted in October 1923, 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. (Figures 3) Merrick officially launched the Granada Section in November. He published numerous ads and articles stating his intention for the Granada Section to have 5-room to 10-room homes ranging from \$7,500 to \$25,000. (Figure 4)

When first launching Coral Gables in 1921-22, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. By 1923, as Merrick substantially increased his land holdings, they began to develop streetscapes in accordance with his Garden City precepts. For example, in 1923, Merrick had Keihnel & Elliott and Walter De Garmo design fifteen homes along Country Club Prado in accordance with his vision of the Prado as a premier prominent residential boulevard. On Obispo Avenue, he commissioned thirty-three one-story and two-story homes by his design team, primarily H. George Fink and Walter De Garmo. From this endeavor he published a promotional brochure to demonstrate moderately-priced attractive homes in Coral Gables.

Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes. 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. (Figure 5)



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 In-
vestment 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 Entrance on S. W. Eighth Street; the second is the still larger and more beautiful Prado Entrance and Country Club Prado, 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 Chicago 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.

NOTE—AND FOR A SHORT TIME ONLY WHILE THE DEVELOPMENT WORK IS CARDED ON—THE BEST BUY GRANADA SECTION LOTS AT EXTREMELY REASONABLE PRICES.

Get the complete facts regarding Granada Section from Coral Gables sales representatives. It's a real opportunity—and which has not been offered within five years! Come out and see the Granada Section today.

CORAL GABLES

Miami's Master Suburb

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

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

**Figure 4: Miami News
November 22, 1923**

Their distribution was: 18 on Genoa Street, 12 on Ferdinand Street, 8 on Milan Avenue, 6 on Capri Street, and 14 on Pizarro Avenue. In October 1923 the launching of the Granada Section became Merrick's highest priority. He redirected hundreds of workers to lay streets, sidewalks, and watermains. By November these fifty-eight moderately-priced homes, and others, were under construction in the Granada Section.

In a 1925, in a publication entitled *Coral Gables Miami Riviera: Heart of the American Tropics*, Merrick rhapsodized about the evolution of the moderately-priced Mediterranean Revival style homes, in this manner:

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.

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 6) These first eighteen homes, built in 1923-4, were spread along the length of Genoa Street and are depicted in red in Figure 7. 1207 Genoa was amongst these homes; its location denoted by the arrow in Figure 7. These 'very moderately-priced homes,' commissioned by Merrick, were designed by two members of his design team, H. George Fink and Lewis Brumm. See Figures 8 for photos of some of the homes as they neared completion in

**START 40 DWELLINGS;
15 MILES OF STREETS**

Opening of New 450-Acre Granada Section Results in Huge Building Program.

CONSTRUCTION of 15 miles of additional streets and approximately 30 miles of sidewalks will be started within the next week at Coral Gables, under the supervision of J. W. Ricketts, superintendent of construction.

Ten miles will be laid in the north-west corner of the suburb, opening up an entirely new section—the Granada—which comprises about 450 acres. At the same time the construction of 30 new homes, moderately priced and from new and original designs by H. George Fink, Martin L. Hampton and Louis D. Brumm, will be started in the Granada section.

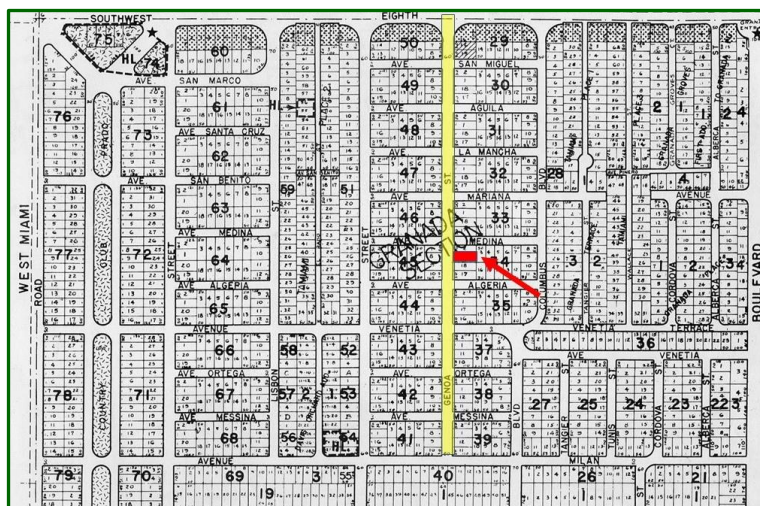
THE group of 40 new homes will be the first of a large number of residences to go up in the Granada section. While they are not expensive, they will represent the best of architecture. They will embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families. Most of the new homes will contain two bedrooms, combination living and dining rooms, kitchens with sink, cabinet, electric tank and water heater, and bath, with fixtures built in; garages linked artistically with the houses; screened loggias and large and delightfully planted patios with winding walks of flagstone paving, and unique lanterns of early Spanish designs, Gothic entrances, imported Spanish tile roofs, cypress beams and archways.

In addition, the same care will be taken with landscaping surrounding grounds as about the costliest homes in the suburb.

The homes will probably be completed by the first of next year and will be ready for occupancy at that time.

"I am confident that these homes will be entirely unique in Florida," H. George Fink, architect, who has designed many of the most beautiful homes in Coral Gables, said. "While 40 will be built at the same time, each home will be different in design and appearance. Repetition will be entirely avoided. Individual care has been taken with the plans for each of the homes and the result, I believe, will be astonishing."

Figure 5:
Miami Herald
September 24, 1923



**Figure 6: Plat Map: Revised Granada Section,
Western Portion**

**Note: Genoa Street highlighted
Red: 1207 Genoa Street Block 34, Lot 1**

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.

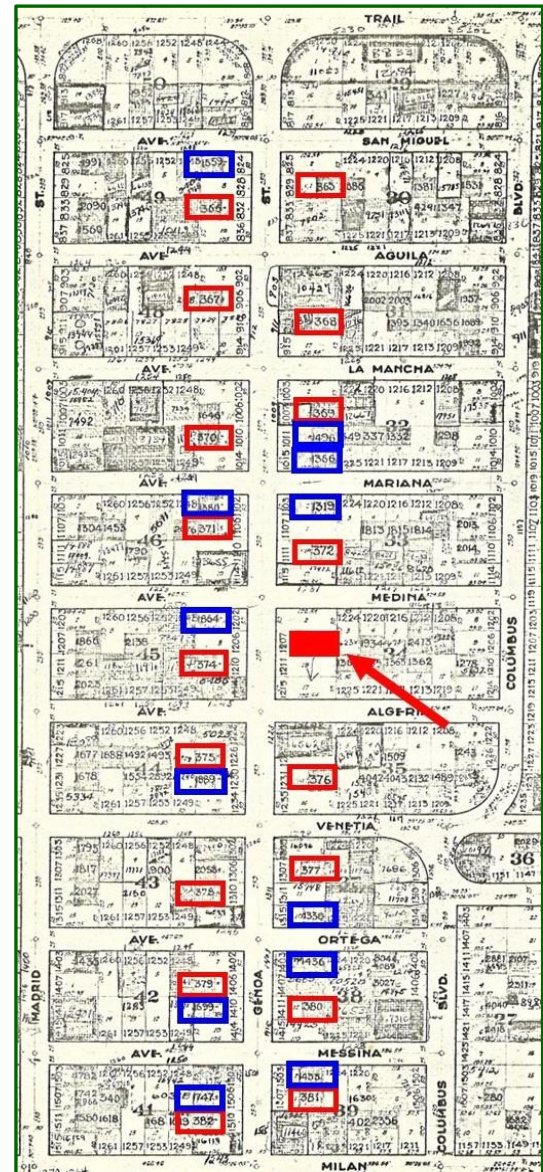
As intended, these homes sparked interest in Genoa Street with twelve additional homes built prior to the September 1926 hurricane. These are depicted in blue on Figure 6. Several of the new owners also hired architects H. George Fink, Lewis Brumm and Phineas Paist. The houses on the street represent Merrick's vision for these smaller homes and many are amongst the earliest of what is now known as the Coral Gables Cottage.

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*

The home at 1207 Genoa Street is a very early example of architect H. George Fink's interpretation of Merrick's vision for homes in this category. Fink became the leading architect in the cottage genre in subsequent years. 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 and Fink's evolution of this genre.

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. The building of single-family homes ground to a halt. 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 and were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. By the late 1950s Genoa Street was built out with new residences and remains to present day as a street of modest single-family homes. Hence, 1207 Genoa Street retains its historic context and location and it exemplifies the historical, cultural, economic, and social trends of the Coral Gables during its founding years.



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 Flickling-Southerland,
Realtors, 317 N. E. 1st St. Phone 23148.



Figures 8: Genoa Street Homes Near Completion March 13, 1924

Real Estate Ad: *Miami Herald* October 1925

Top: 911 & 1109; Center: 1010 & 1111; Bottom: 1226 & 1307

Coral Gables Cottage

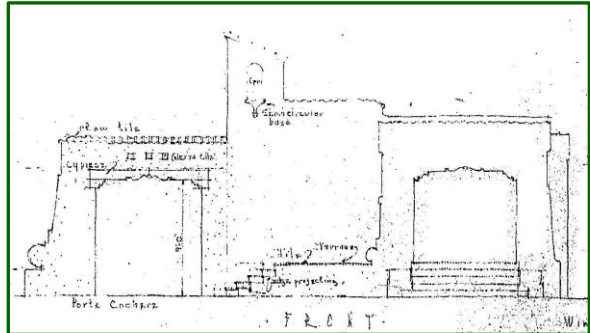
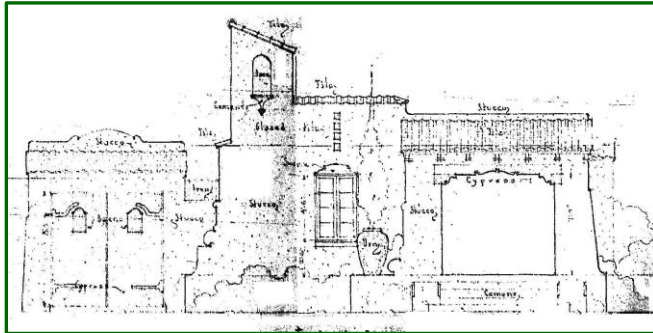
In accordance with Garden City and City Beautiful tenants, founder, George Merrick planned Coral Gables to provide housing and amenities for all income levels. The initial homes built were larger to attract investors. In 1923, with the platting of the Granada Section, Merrick shifted to demonstrate his vision for modest homes and as discussed above, commissioned homes towards that end. 1207 Genoa Street was one of these homes.

These modest homes were detailed to harmonize with the larger Mediterranean Revival style homes and were built throughout the City in the mid-1920s. 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 historic 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 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

The home at 1207 Genoa Street was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage. As discussed below, there have been some alterations to the home and it currently does not possess twelve of the nineteen required features. However, with the reinstatement of original features such as the two-piece barrel tile or casement windows it would qualify.

SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figures 9:
1207 Genoa Street Over Time:
Front (West) Façade
1923, Permit #373 [top]
1934, *Miami News* [center left]
1971 [center right]
1976 [left]
Courtesy Miami-Dade Property Appraiser
Current, 2023 [bottom]



Coral Gables founder George Merrick commissioned the single-family home at 1207 Genoa Street in 1923. Merrick purposefully financed eighteen modest homes on Genoa Street following Garden City precepts of offering housing for different income levels without sacrificing quality. (Figures 8) With these commissions on Genoa Street, he showcased his vision for affordable and attractive homes in the Mediterranean Revival style. As intended, these initial homes led to a series of moderately-affordable homes being built in the 1920s along Genoa Street. (Figure 7) This modest residential type is now known as the Coral Gables Cottage.

Hence, the home at 1207 Genoa Street is one of the earliest homes built in the City and was built as an archetype upon which Coral Gables was founded. Hand-picked by Merrick, architect H. George Fink designed this two-bedroom home with a porte cochere, a detached garage, a front screen entry porch and a rear sleeping porch. [Note: permit drawings show that the porte cochere and sleeping porch prior were added to the original design prior to construction.] (Figures 9; Attachment A: Permit #373)

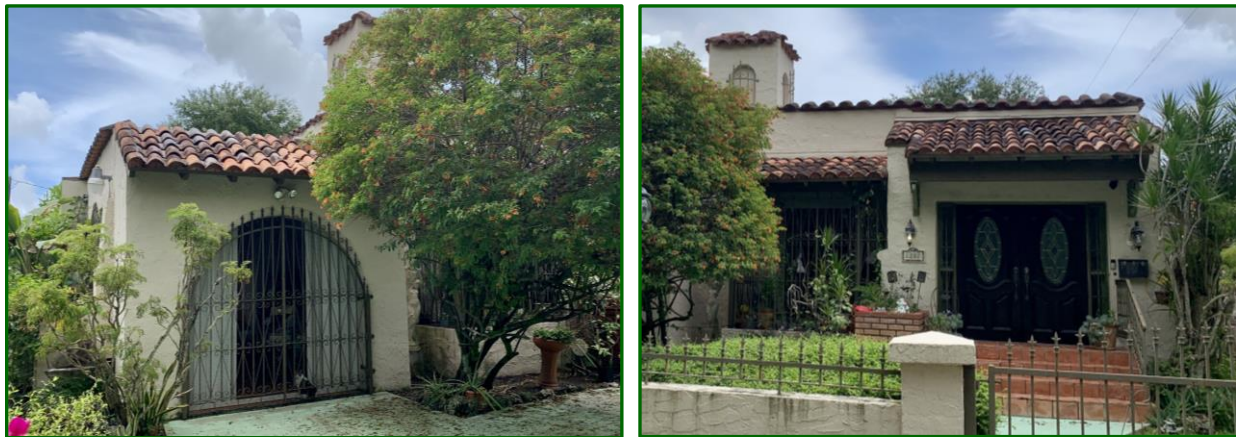
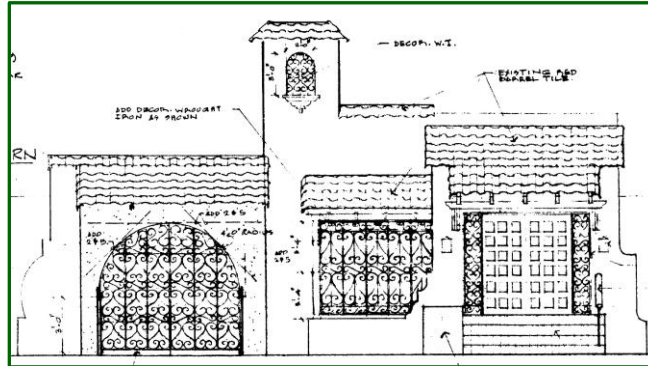
Merrick and his original design team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. 1207 Genoa Street is a fine example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style and exemplifying Merrick's vision and goal. Its thick masonry walls were intended to keep the home cool and its light-colored stuccoed exterior to reflect the sun's heat. The varied windows afforded much needed ventilation and light in this tropical environment. Its construction over a crawl space supplied added ventilation and separation from the high-water table.

The home currently possesses the following character-defining features of a Coral Gables Cottage: stucco finish, combination roof types, projecting bay on front elevation, decorative/predominant chimney, detached garage, similar features on main house and detached garage, decorative wing walls, varied heights between projecting and recessed portion of front façade, vents as decorative accents, built-in niches with tapered masonry corbels, first floor built over crawl space. Other Mediterranean Revival style features include the carved pecky cypress lintel of the original porte cochere opening, barrel tile roof, recessed windows with projecting sills, exposed wood rafters of the shed roofs, parapets with barrel tile copings, and a projecting bay on side elevation. These features are illustrated and discussed below.

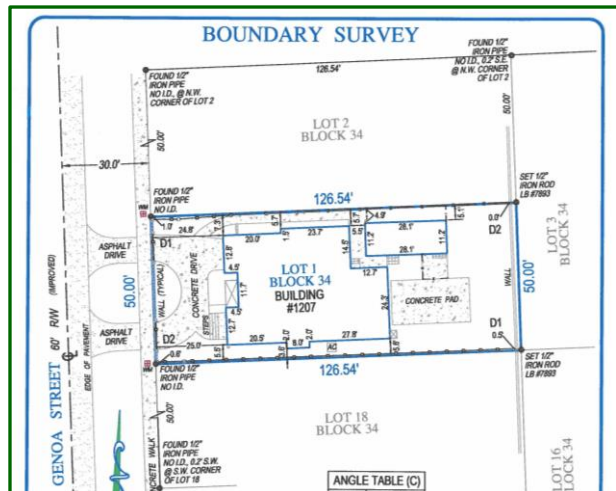
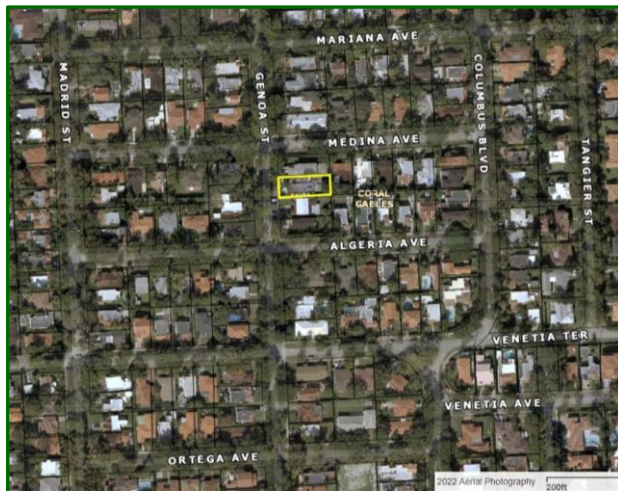


**Figure 10: 1207 Genoa Street
Chimney Detail, 2023**

Visual assessment of the property as well as examination of permit documents and historic photographs (Figures 9) indicates that the property retains significant character-defining features of the Mediterranean Revival style and of the Coral Gables cottage genre. 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." Staff has determined that this property possesses sufficient integrity for designation and this property is part of the collection of quality residences planned during the land boom period.

Extant Exterior Description & Alterations Discussion

**Figures 11: 1207 Genoa Street, Front (West) Facade
Permit #23899 Drawing, 1975 [top]; Current Photos, 2023 [bottom]**



**Figures 12: Aerial Photo of Area, 2022 [left] Courtesy Miami-Dade Property Appraiser
Property Survey, 2023 [right] Courtesy Target Surveying, LLC**

The property at 1207 Genoa Street is a 50' x 129' interior lot on the east side of the street. Structures on the lot include a single-family home and a detached auxiliary building (11'-2" x 28'-1"). The latter is located near the northeast corner of the house. A concrete circular drive in front of the home provides access to the property.

The one-story residence sits above a crawl space and is built of cement block units covered with textured stucco. The additions (discussed below) have a distinctly different stucco texture. The living space is primarily under a flat roof with parapets of varying heights. Most of the original 1923 parapets are edged in S-tile. The front facade has a series of shallow shed roofs clad also in S-tile. The original tile was a two-piece, cap-n-pan which was replaced with the current S-tile in the 1970s. The flat-roofed auxiliary structure still retains its original two-piece barrel tile coping. (Figures 24) The original wooden casement windows were replaced with the current awning windows in 1971. The 1920s openings are recessed and were designed with protruding sills below and with decoratively-arranged groups rectangular vents above. (Figure 13) The additions do not have these features. A rectangular Spanish-inspired chimney stack rises at the northwest corner of the home abutting the porte cochere. It has a pyramidal roof cap clad in S-tile. On each face of the chimney is an arched niche with a tapered masonry corbel. The arch assembly is reminiscent of a Spanish bell-tower. (Figure 10)



Figure 13: Side (South) Façade, 2023

Note: stucco texture, protruding sill, rectangular vents

Both the home and the auxiliary structure have had additions and alterations over the past century as depicted in Figures 9. Most of these are not visible from the street. All additions are one-story and thus the integrity of the Coral Gables Cottage has been maintained. As discussed below, the alterations to the front façade are reversible.

**Figures 14: Additions & Alterations
Aerial Photo, 2022**

Courtesy Miami-Dade Property Appraiser

Green outline:

1971: windows replacing screens of original front entry & rear sleeping porches

Blue box:

1973: Florida room addition

Purple boxes:

1973: Utility room additions

Orange boxes:

1976: porte cochere extension; enclosed rear porch



As mentioned above, the original casement windows were replaced in 1971. With this campaign the screened front entry and the rear sleeping porches were enclosed with windows. (Figures 14, green outline) As seen in Figures 9, a set of double doors enclosed the opening off the steps becoming the new front entry to the home. With the installation of the doors, the pecky cypress lintel, seen in the c.1940 photo in Figures 15, was clad in stucco. The outline of it is still visible.



Figures 15: Front Entry Lintel
Original Pecky Cypress Lintel, c.1940 [top left]
Lintel with Stucco Cladding, Outline Discernable, 2023 [top right, bottom]

With the installation of windows, the screened opening on the south façade of the entry porch was reduced in height to accommodate the awning window. As seen in Figure 16 the size of the original opening is easily discernable by the different stucco texture. On the sleeping porch, and all other 1920s windows, the original openings and their projecting sills were retained. Also, at this time the small set of stairs leading off the entry terrace towards the porte cochere was removed.

Other alterations to the front façade occurred in 1976. (Attachment C: Permit #23899) The porte cochere was extended west towards the street a few feet with a vehicular arched opening under a shed roof. It is highlighted in orange in Figures 14. However, the original pecky cypress lintel of original porte cochere opening, seen in Figures 17 was retained inside. Other alterations with the 1976 permit included a second shed roof over the front doorway and the cladding of the entry steps with brick. At a later date, as seen in Figures 17, the north side porte cochere openings were reduced in height and infilled with single-hung windows. A permit for this work has not been located to date.



Figure 16: Southwest Corner,
Looking West, 2023
Note: wing wall,
differentiation of stucco
indicating original entry
porch window size



Figures 17: Porte Cochere, 2023

**Looking west through original opening with decorative lintel to 1976 arched opening [top]
Looking northeast [bottom left]; Looking north at 1976 extension [bottom right]**

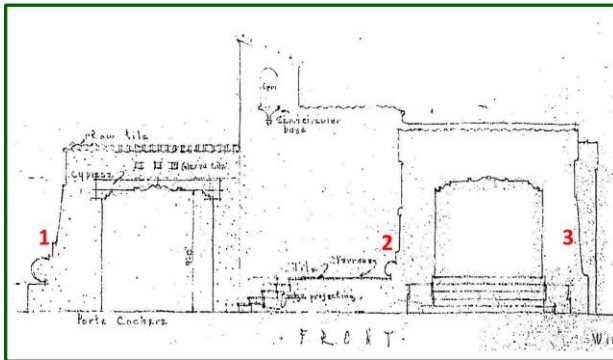
There are several additions or alterations to the home that are not visible from the street and shown in context in the building description below. These include a Florida room built behind the porte cochere in 1973. (Permit #22964) It is highlighted in blue in Figures 14. This addition was built within several feet of the original garage (Figures 24) and blocked access to it. The garage was permitted as an auxiliary storage building at this time. Also included in this permit is a roof over the back porch. There were two utility rooms added to the home; one behind the sleeping porch and one behind the garage. They are highlighted in purple in Figures 14. By 1974 the property appraiser recorded these additions but does not list a permit for either addition. No permits have been located to date. In 1976 the City cited the owner for enclosing the rear porch without a permit; a permit for the enclosure has not been located to date.



Figure 18: Front (West) Façade, 2023

As discussed above and illustrated in Figure 7, the single-family residence at 1207 Genoa Street is a 1923 home commissioned by founder George Merrick to represent his vision for modest homes in the Mediterranean Revival style. Although there have been alterations to the home over the last century, as described above, the home is still clearly a 1920s Mediterranean Revival home in the cottage typology and may be eligible for classification as a Coral Gables Cottage.

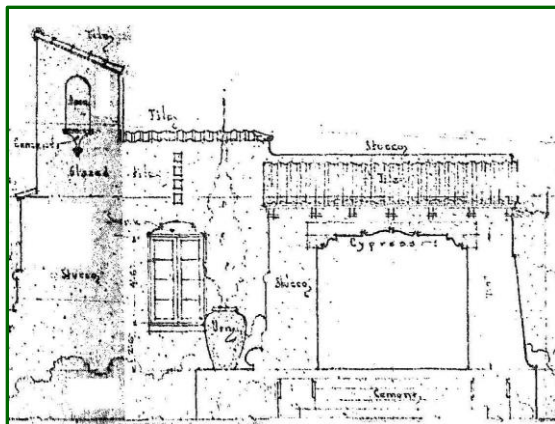
The front façade has three distinct protruding and receding bays: the front entry, the covered terrace, and the porte cochere. Each has a separate shed roof at varying heights. Original features on the front façade not already discussed include its wing walls and decoratively-arranged tile vents. There are three original wing walls on the front façade. Each is distinctly different. Although largely obscured by vegetation they all remain intact. The full-story wing wall (#1, Figures 19) marks the location of original northwest corner of the home (versus the current northwest corner of the 1976 porte cochere extension, Figures 14, orange). Also depicted in Figures 19 is a wing wall off the original northwest corner entry porch framing the terrace. At the other end of the home, at the southwest corner, is another full-height wing wall. It can be seen in Figure 16. Decoratively-arranged vents centered above windows is a common Mediterranean Revival style feature used in Coral Gables, particularly in the cottage typology. As seen in the original permit drawings for this home they were placed on every façade. Most remain intact like those seen in Figures 16. However, the original grouping on the front façade has been filled in but the location is clearly discernable in the stucco. (Figures 20)



Figures 19: Wing Walls, 2023

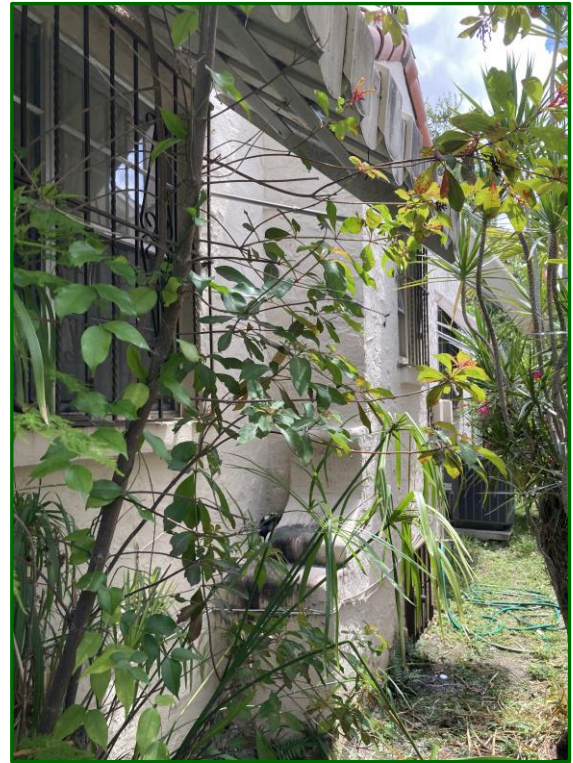
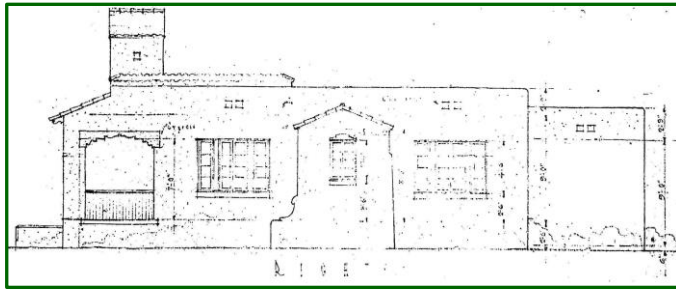
Location Annotation, Permit #373, revised 1923 [top left]

Terrace/Front entry wing wall (#2) [top right]; Northwest corner wing wall (#1) [bottom]



Figures 20: Enclosed Decoratively-Arranged Rectangular Vents Above Terrace, 2023

The south façade of the original home remains primarily intact. At its center is a small, front-facing gable roofed projecting bay. Extending from the bay's southwest corner is a pronounced wing wall. At the southeast corner of the home is a utility room constructed in 1973. (Figures 14 & 22) It is flat-roofed with no parapets and distinctly reads as an addition. On the south façade there is a clear delineation line at the junction of the addition with the home and the stucco texture is distinctly different. In Figures 22 of the rear (east) façade of the home is a photo taken shortly after completion of the utility room addition. Also depicted is the roof over the back porch that was permitted in 1973. By 1976 the back porch was enclosed.



Figures 21: Side (South) Façade

Permit #373, unrevised 1923 [top left] *Note entry porch opening was revised*
Current photos looking northeast: Wing wall off protruding bay [bottom left & right]



Figures 22: Rear (East) Façade

Historic photo, 1974 [left] *Courtesy Miami-Dade Property Appraiser*
Current photo, 2023 [right]



Figures 23: Original Garage

**Permit #373, 1923: Front (West) Elevation [left]; Side (North) Elevation [center]
Historic Photo, 1971: West and North Facades [right]** *Courtesy Miami-Dade Property Appraiser*

The auxiliary structure, located near the northeast corner of the home, was originally a garage. When the Florida room was built behind the porte cochere in 1973 (Figures 14, 23 & 24) blocking vehicular access to the garage it was permitted as an auxiliary storage building. Built on slab the masonry block unit structure is clad in stucco with the same texture as the contemporaneous 1923 home. The structure is under a flat roof with parapets. At the center of the front façade is a Mission-inspired curved parapet. (Figures 23 & 24) Below the decorative parapet a protruding bay under a shed roof contained the double vehicular doors. This shed-roof bay feature is like the original entry porch design. As seen in Figures 12 & 24, the Florida room was built within five feet of the garage. With its construction the vehicular doors of the garage were removed, a window inserted and the remainder of the opening blocked up. The outline of the original opening is easily discernable with the change of stucco texture. By 1974 a utility room was added to the rear of the auxiliary building. (Figures 14 & 24)



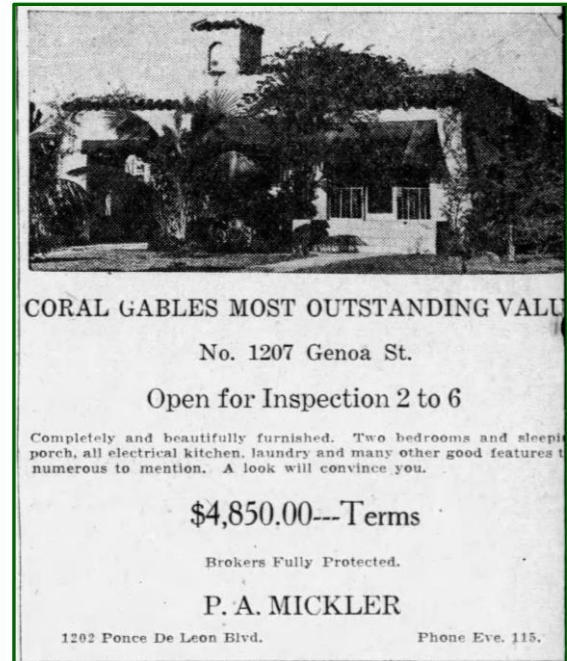
Figures 24: Original Garage/Auxiliary Building, 2023

**Front parapet and shed roof as seen through Florida room window [top]
Walkway between Florida room and front (west) façade of original garage [center]
Side (south) façade with utility room addition [bottom]**

Ownership History

Note: Records regarding ownership prior to 1950 have not been located. The ownership history for this time period is based on numerous sources including R. L. Polk City Directories (available from 1926-65), building permits, realtor notes, other records on file within the Coral Gables Historical Resources Department and the Miami-Dade County Clerk.

Through numerous owners over the past century the single-family home at 1207 Genoa Street has remained primarily owner-occupied. (see below for full list of owners) Paul Mickler, who owned the property from 1934 to 1940 was a member of Merrick's original real estate team. He was a staunch believer in the potential of Coral Gables. During the late 1920s and through the 1940s he was often quoted in the newspapers about his choice to remain a real estate agent in the City when the market was not profitable and encouraging folks not to 'lose faith in Coral Gables' because he knew that when the market rebounded Coral Gables would be a highly desirable place to live and own property.



**Figure 25: *Miami News*,
July 8, 1934**

In 1940 Mickler sold the home to one of the long-term owners of the property – Dr. Henry A. Erikson (Figure 26) and his wife Winifred. Erikson, a noted physicist, moved to Coral Gables upon his retirement from the University of Minnesota where he had served as department chair from 1915 to 1938. Erikson authored many texts including the seminal “Elements of Physics,” which is still used as a reference in classes to date and was lauded as mentoring numerous top-tier physicists. Arthur Compton, who received the 1927 Nobel Prize in Physics for his 1923 discovery of the Compton Effect and who was also a leading figure of the Manhattan Project, throughout his brilliant career credited Erikson for changing how he approached research. Compton’s first job after completing his PhD was at the University of Minnesota. One of Compton’s experiments was to ‘prove by his own research the brilliant theory of Bohr’ using new methods. It did not work. As Compton tells it, just after finalizing his results the chairman of the department, “a tall slender gentleman with the good Minnesota name of Henry Erikson walked

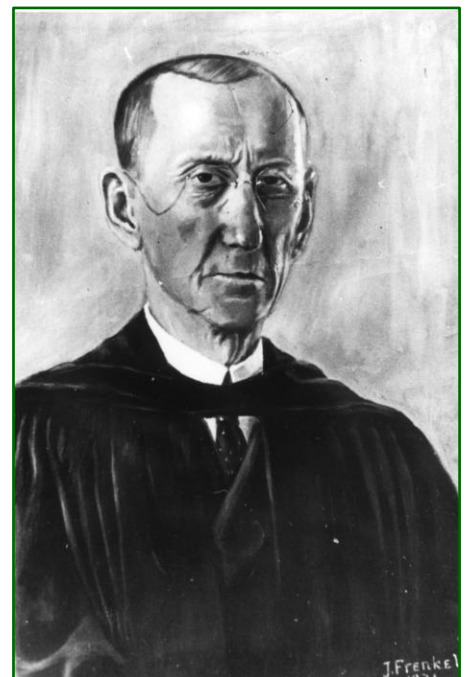


Figure 26: Henry A. Erikson, 1931
Photo of oil painting by Iakov Frenkel
Courtesy Niels Bohr Archives

in.” After explaining his depressing negative results Erikson responded “Well, Compton, the way things are is always more interesting than the way we thought they were.” “That, said Compton, was one of the best lessons in the understanding of science that I have ever had. The mistaken notion is to get some idea and then try to prove it. The real thing that a scientist tries to do when he is faced with a phenomenon is to attempt to understand it.” In one of his speeches, Compton stated that “while Helen may have launched a thousand ships, Dr. Erikson launched physicists who work will affect mankind for thousands of years.” Erikson lived in this home for fifteen years until the death of his wife. The property then passed to their daughter Elizabeth Erikson Minar and her husband Cushman K. D. Minar who owned it for another twelve years.

The longest-term owners of the property were Louie and Sonia Kings who held the home for forty-four years. They purchased it in 1978. Their estate was sold to the present owners, David and Jessica Proano in 2023.

List of Owners, 1207 Genoa Street

1923-31?	Louis Hudson, attorney
1931-1933	Harry Duane & Jane Vernon
1934-1940	Paul A. & Lillian Mickler
1940-1955	Henry A. Erikson (1870-1957) & Winifred Erikson (1872 -1955)
1955-1967	Elizabeth Erikson Minar (daughter) & Cushman K. D. Minar
1967	Humberto & Marcia Besada
1967-1968	Renem Construction, Inc.
1968	Feliciano H. & Miriam Perez
1968-1971	Jesus & Lucina Rodriquez
1971-1977	Jose A. & Georgina Garcia
1977-1978	Emilio & Marcia Garcia
1978-2022	Louie & Sonia Kings (1935-2022)
2022-2023	Estate of Sonia Landrian Kings (Vivian Goldbloom, Robert Kings, Louis Kings, Elizabeth Kings Rivera)
2023-Present	David & Jessica Proano

Architect: H. George Fink



Figure 27: H. George Fink, Portrait, c.1920s

H. George Fink was a key member of founder George Merrick's original design team and was instrumental in creating the fabric of 1920s Mediterranean Revival architecture which characterizes Coral Gables. He designed numerous Mediterranean Revival residential and commercial structures in Coral Gables in the early 1920s. His residential designs ranged from small cottages to more elaborate residences for the City's leaders including George Merrick and Edward E. "Doc" Dammers. Over 100 of his buildings are designated as Local Historic Landmarks within the City of Coral Gables (either individually or as part of a historic district).

Fink's architectural practice was so busy during the early 1920s, that by the end of 1923 he outgrew his office and built an office at 2506 Ponce de Leon Boulevard that served as a showcase for the Mediterranean Revival style. He was regularly featured in newspaper articles discussing the progress of development in Coral Gables, and in advertisements for the community during the 1920s.

In 1924, Fink travelled to Spain to study the architecture and was honored by King Alfonso XIII of Spain for his "interesting, outstanding, and extremely artistic interpretation and reproduction of the Spanish Arts in America." During his visit to Spain, Fink was also made a "Don," the Spanish equivalent of English knighthood.

H. George Fink's architectural career spanned over four decades in Coral Gables. Fink's family moved to the Miami area from Springdale, Pennsylvania in 1904. He graduated from Miami High School in 1907 and went on to study architecture at the Drexel Institute in Philadelphia while supplementing his education with special classes at the University of Pennsylvania. From 1915 to 1921 Fink designed numerous buildings for Miami Beach Developer Carl Fisher and Associates. In 1921 he began working with George Merrick. That same year, Fink became a member of the American Institute of Architects (AIA) and was the youngest member of the organization at the time of his appointment.

The devastating hurricane in 1926 abruptly halted much of the construction in Coral Gables. In 1928, Fink left the City accepting a position as the Designing Architect for the J. C. Penney Company of New York. He remained with them until 1932 when he became a Supervising Architect for the Works Progress Administration (WPA). He was assigned to the State of Maine and remained with the WPA until 1937.

Fink returned to Coral Gables in 1937 and resumed his private architectural practice. During World War II, he was Architectural Designer for Robert & Company, of Atlanta, assisting with the Richmond Naval Air Station, the Glynn County Base, in Brunswick, Georgia, and the Chamblee Naval Base in Chamblee, Georgia. In 1943, Fink became Architect in Charge, Architectural Division, Bell Bomber Plant, Marietta, Georgia, where the famous B-29s were built and assembled. Fink returned to Coral Gables in 1945 and continued to design there until the middle of the 1960s. He served on the Coral Gables Board of Architects from 1945 through 1956, acting as its chairman for seven years within this period. Fink also served as the Secretary of the Florida South Chapter of the AIA from 1952-1955.

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 1924 in the Mediterranean Revival Style the property at 1207 Genoa Street (legally described as Lot 1, Block 34, Section 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:

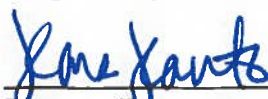
The property located at 1207 Genoa Street is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1207 Genoa Street** (legally described as Lot 1, Block 34, Section 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,



Kara N. Kautz

Acting Historic Preservation Officer

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"Coral Gables Six-Room Bungalow" March 19, 1933, p.24.

"Dr. H. Erickson, Physicist, Dies" obituary, June 23, 1957, p.32.

"H. George Fink Sr., 84, Architect of Coral Gables" obituary, April 12, 1975, p.34.

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"Architect Fink Moves into Larger Quarters" November 26, 1923, p.12.

"Coral Gables Furnished Home Including Chickens Laying Daily" January 21, 1926, p.38.

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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:	1207 Genoa Street
Lot Description:	interior lot
Date of Construction:	1924
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, shed, gable

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.

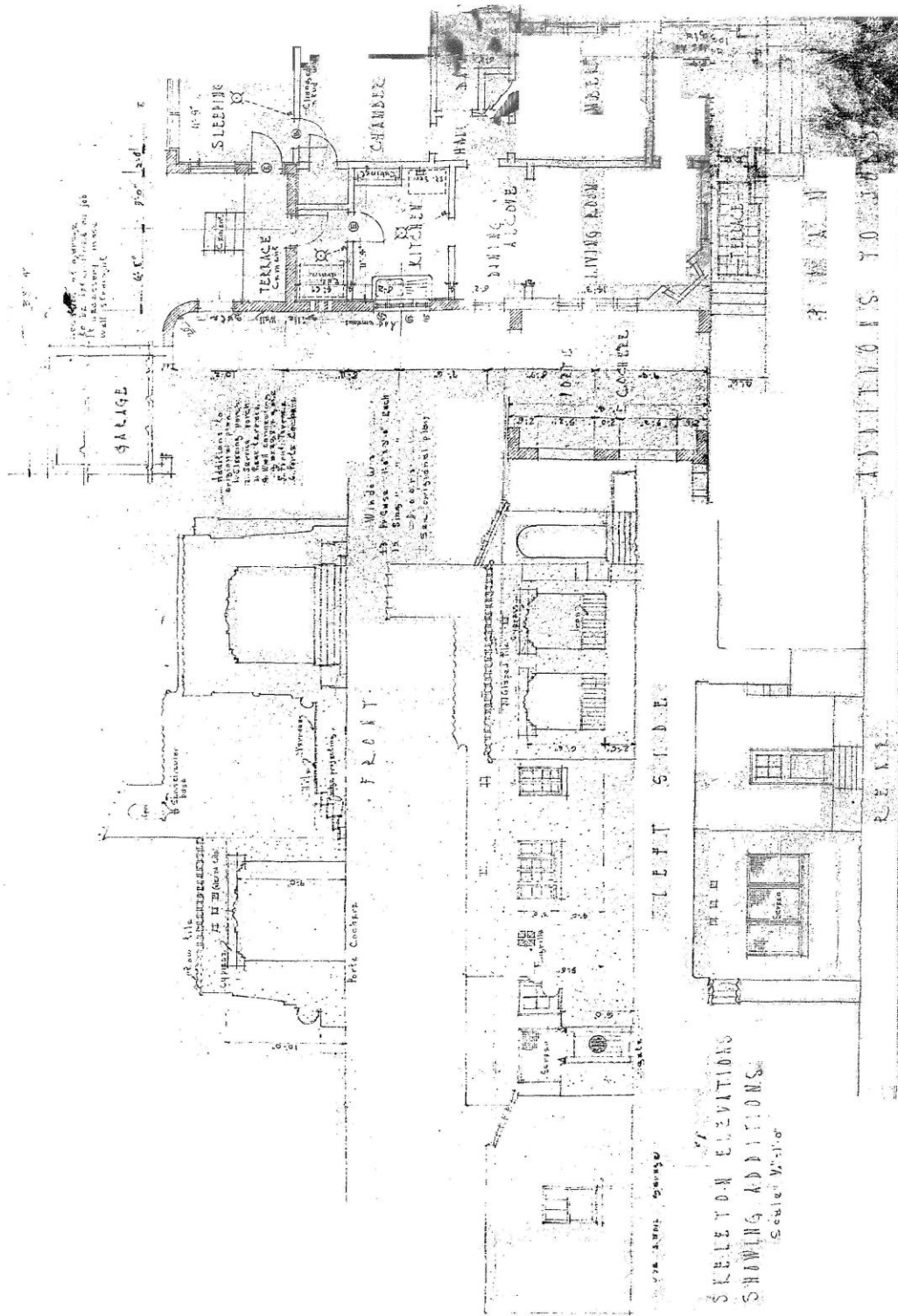
CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival



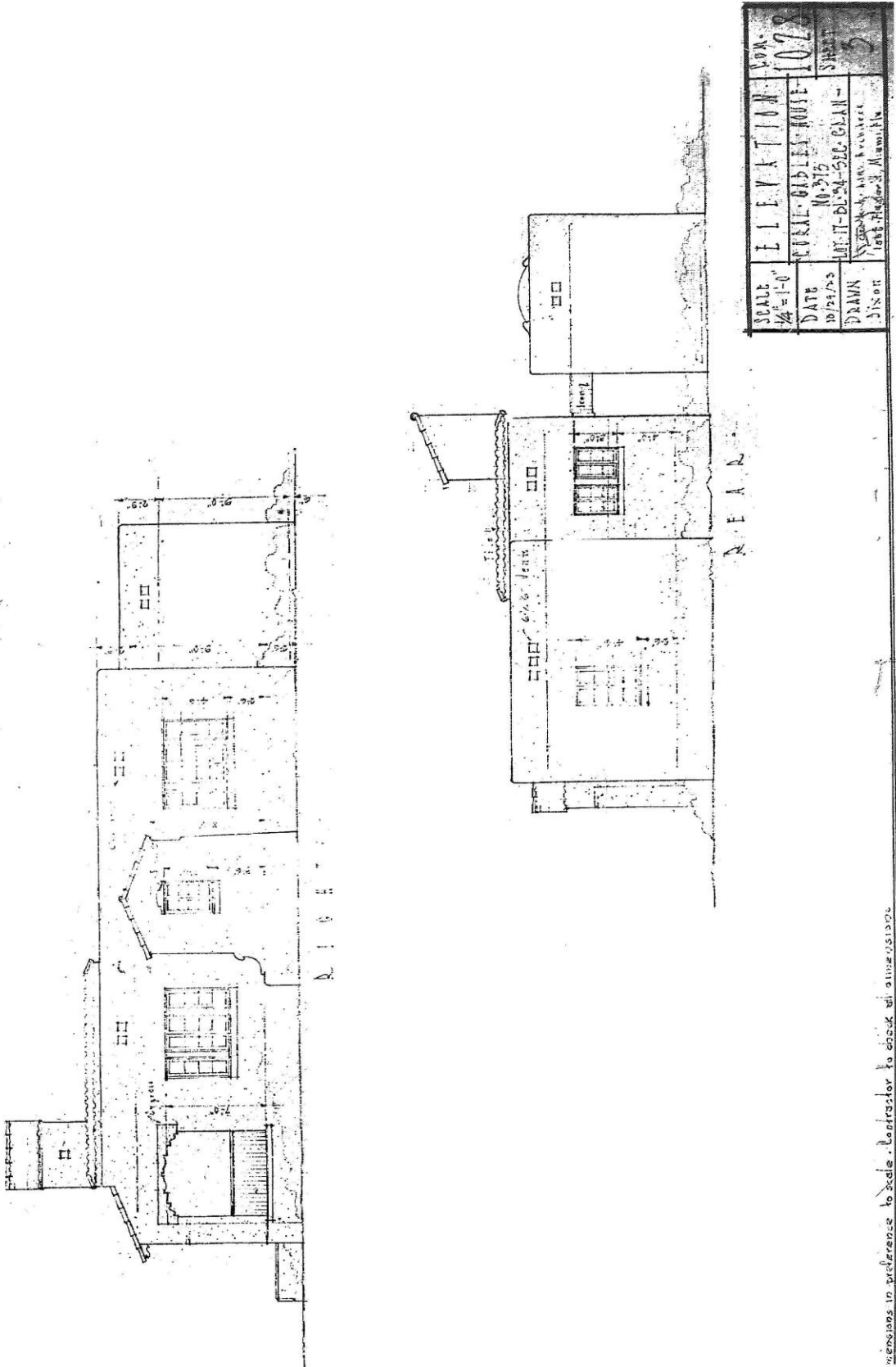
- ✓ light-colored, textured stuccoed over thick masonry exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types and heights
- ✓ flat roofs with parapets
- ✓ shed roof with barrel tile and exposed rafters
- ✓ barrel tile coping on parapets and chimney cap
- ✓ decorative/predominant chimney
- ✓ a porte cochere
- ✓ a series of wing walls
- ✓ built-in niches with tapered masonry corbels
- ✓ projecting bay on front elevation
- ✓ gable roofed projecting bay on side elevation with prominent wing wall
- ✓ varied heights between projecting and recessed portion of front façade
- ✓ rectangular vents above windows as decorative accents
- ✓ recessed windows with protruding sills
- ✓ detached garage with similar features as main house decorative wing walls

Attachment A: Permit #373, 1924
Architect: H. George Fink



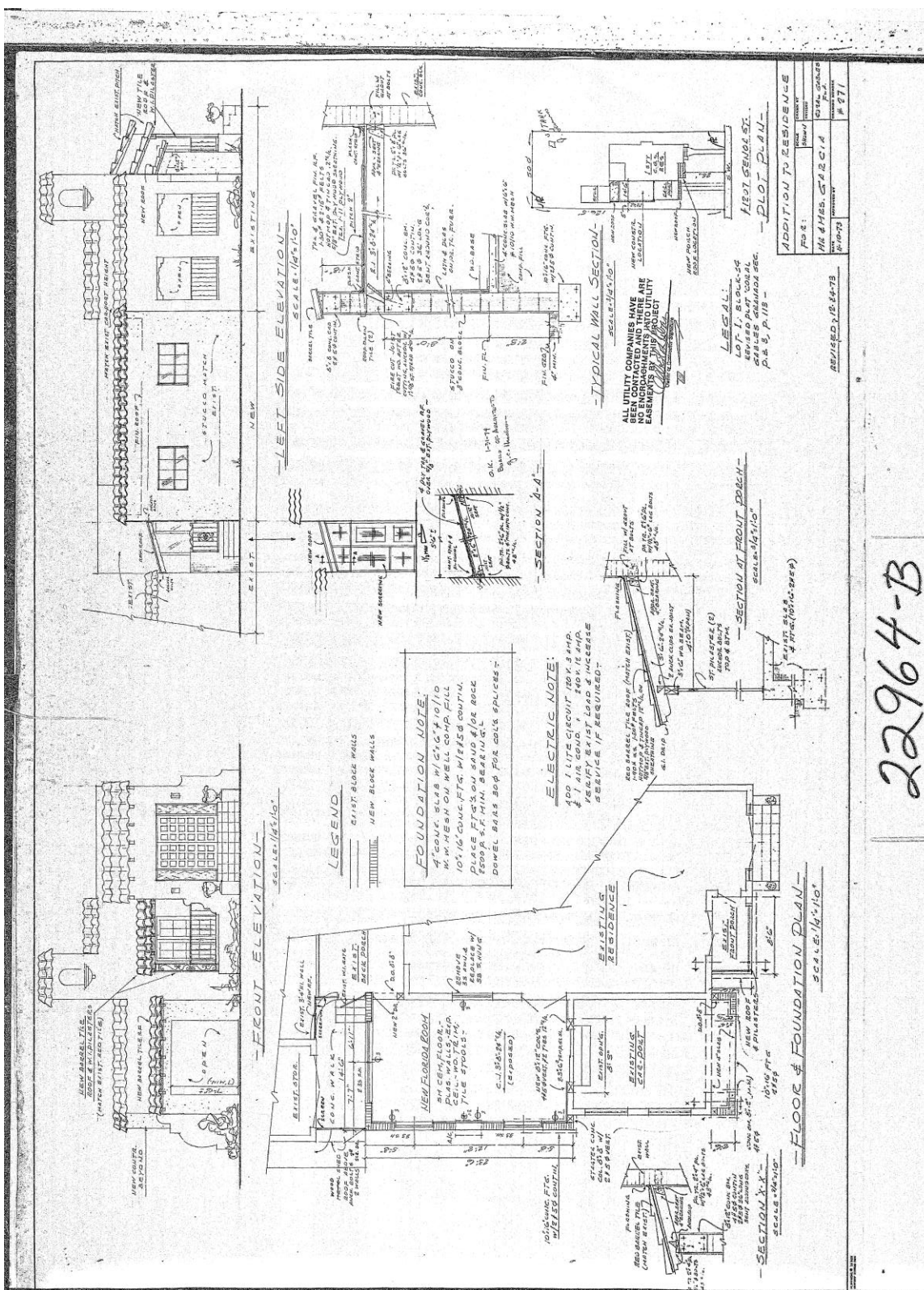
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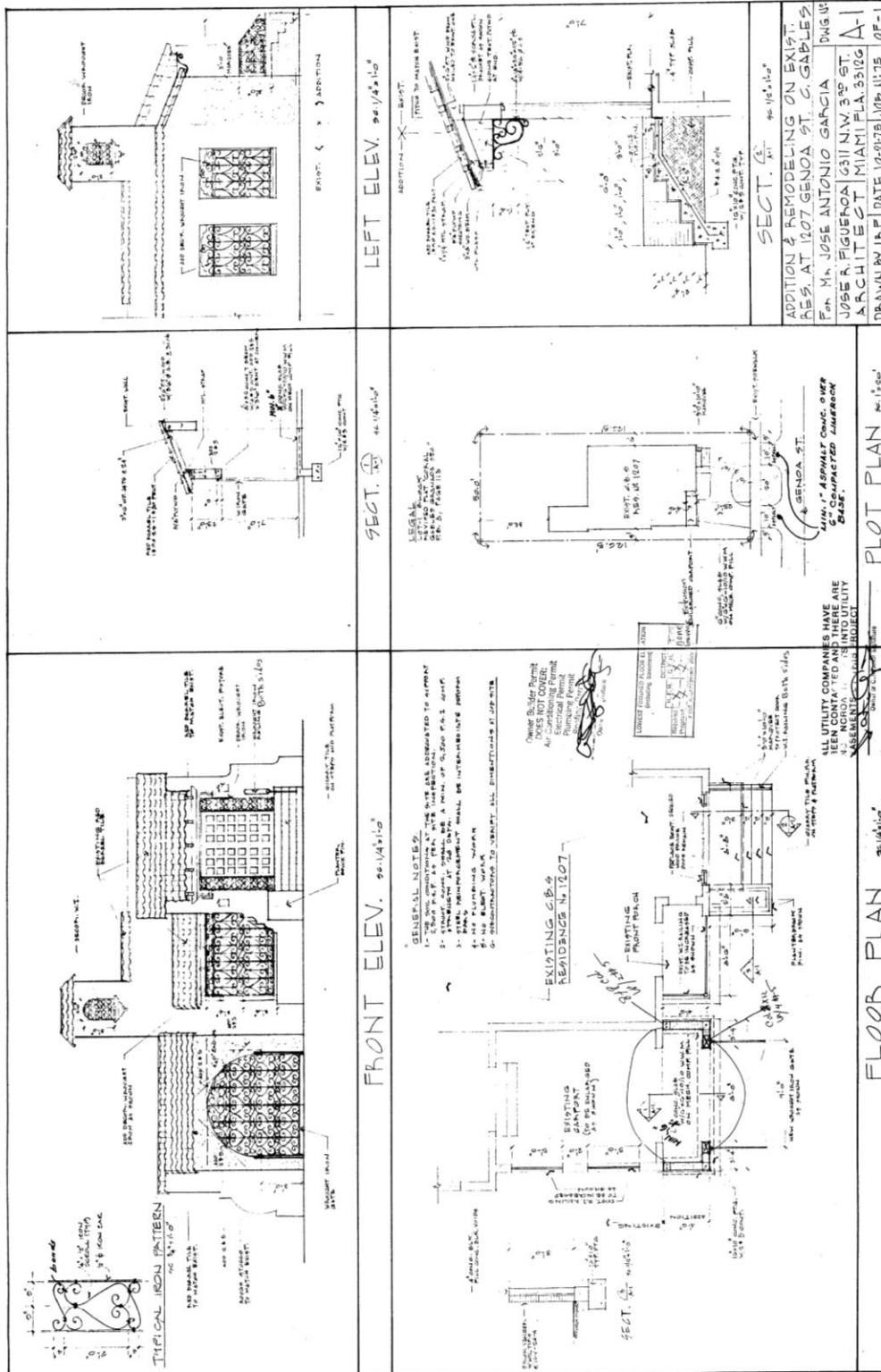


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Attachment C: Permit #23899, 1975



23899/B