

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR375-LHD2024-009

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 1414 GALIANO STREET, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 12 & THE EAST 15 FT OF LOT 13, BLOCK 32, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND REPEALING ALL RESOLUTIONS INCONSISTENT HERewith.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 8, Section 8-104 (C) (3) of the Coral Gables Zoning Code states that “if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 8-103, it shall designate the property as a local historic landmark or local historic landmark district;” and

WHEREAS, the duplex at 1414 Galiano Street (aka 103 Menores Avenue) was constructed in 1937 for J. W. Ricketts. George Merrick founded Coral Gables during the South Florida real estate boom of the 1920s. Drawing from the Garden City and City Beautiful movements, he envisioned a fully-conceived Mediterranean-inspired city. It is now considered one of the first modern planned communities in the United States. Building boomed in Coral Gables until the late 1920s when the economy, and other factors, ended Merrick’s dream and construction ground to a halt. When building slowly resumed in the mid-1930s, Coral Gables moved into a new architectural era. Overall, construction was sparse with only several hundred residences built and they represent a turning point. During this period architects embraced Modernistic aesthetics, but also sought to acknowledge Coral Gables’s Mediterranean roots. 1414 Galiano Street is an example of the melding of these two aesthetics and this architectural turning point in Coral Gables; and

WHEREAS, J. W. Ricketts was part of Merricks original team and reportedly built the first home in Coral Gables. He eventually became the president of Merrick’s Coral Gables Construction Company. Ricketts hired the firm of Paist & Steward to design the duplex. Phineas Paist, also a member of Merrick’s team, became the City Architect. Hence, 1414 Galiano Street’s owner and architect were deeply involved in the development of Coral Gables and sought to acknowledge Coral Gables’s roots and Merrick’s desire for a cohesively-designed community. Thus, while 1414 Galiano Street embraces ‘modern’ styles it also retains Mediterranean Revival elements; and

WHEREAS, 1414 Galiano Street retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables and is part of the collection of quality residences that contributes to the story and the City’s sense of place over time; and

WHEREAS, 1414 Galiano Street satisfies the “historical, cultural significance criteria” as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, 1414 Galiano Street satisfies the “architectural significance criteria” as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it embodies those distinguishing characteristics of an architectural period; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 8, Section 8-103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark;" and

WHEREAS, Local Historic Designation supports the Goals, Objectives, and Policies of the City's Comprehensive Plan, specifically to "preserve and promote the recognition of structures, sites, 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;" and

WHEREAS, the legal description of the property is as follows: Lot 12 & the East 15 Feet of Lot 13, Block 32, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, a Designation Report, Case File LHD 2024-009, signed by the Historic Landmark Officer containing information on the historical, cultural significance and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Cesar Garcia-Pons and seconded by Michelle Cuervo Dunaj and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Ana Alvarez	Aye
Javier Banos	Nay
Michelle Cuervo Dunaj	Aye
Xavier Durana	Aye
Cesar Garcia-Pons	Aye
Michael Maxwell	Aye
Peggy Rolando	Absent
Alex Silva	Aye
Dona Spain	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on October 16, 2024, has designated 1414 Galiano Street, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 8 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase, or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF OCTOBER, A.D., 2024.

MICHAEL MAXWELL

CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:

ANNA PERNAS
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHANIE M. THROCKMORTON,
DEPUTY CITY ATTORNEY