

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1307 LISBON STREET
CORAL GABLES, FLORIDA**



1940s Historic Photo



LHD 2026-04
August 13, 2026

**LOCAL HISTORIC LANDMARK DESIGNATION
1307 LISBON STREET, CORAL GABLES, FLORIDA**

Application: Designation requested by owner

Folio Numbers: 03-4107-018-6191

Legal Description: Lot 2, Block 58, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 58 of the Public Records of Miami-Dade County, Florida

Original Permit No.: 1287

Construction Date: 1925

Original Architect: unknown

Commissioned by: Sheldon C. Schettig

Present Owner: Andrew Genden & Andrea S. Genden

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

Site Characteristics: The property is an interior 50' by 105' lot at between Venetia and Ortega Avenues.

SUMMARY STATEMENT OF SIGNIFICANCE

The property at 1307 Lisbon Street retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables as part of the collection of quality residences planned during the land boom period. Built in 1925, during Coral Gables' initial development phase (1921-26), the single-family home and detached garage exemplify founder George Merrick's vision for a comprehensively-planned Mediterranean-inspired city. His plan included the Garden City precept of ensuring quality housing for varying income levels and insisted that moderately-affordable houses had the same high-quality construction and features as other structures that shaped the new city in the early 1920s.

Merrick launched the Granada Section in Fall 1923. Unlike earlier sections, it was platted with large areas allocated for smaller-sized homes to accommodate working families, young couples, or retirees. He envisioned Lisbon Street as collection of 'moderately-priced attractive houses,' and concentrated efforts to ensure it was developed accordingly. These houses are amongst the earliest of what are now known as Coral Gables Cottages and are an important piece of the City's early history. 1307 Lisbon Street is one of these homes and as such, it exemplifies the historical, cultural, political, economic, or social trends of the community.

The cohesive use of Mediterranean designs was another cornerstone of Merrick's plan. He and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The house at 1307 Lisbon Street portrays the 1920s Coral Gables environment characterized by Mediterranean-inspired architecture and it embodies those distinguishing characteristics of the Mediterranean Revival style as it specifically was utilized in the City.

*Historical Resources &
Cultural Arts*

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Florida 33134

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

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

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

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

CRITERIA FOR SIGNIFICANCE

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

The single-family residence at 1307 Lisbon 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, 1307 Lisbon Street meets the following **three (3) criteria**:

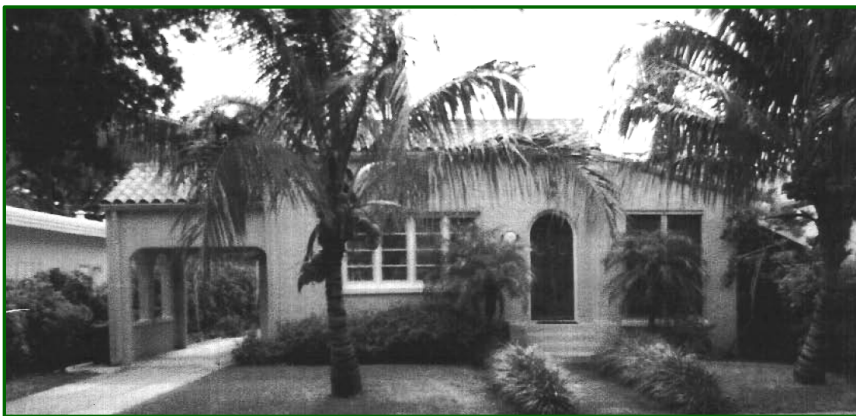
A. Historical, Cultural significance

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

B. Architectural significance

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

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



Figures 1:
1307 Lisbon Street
Over Time

Top to Bottom:

c.1940s
Real Estate Photo

1980
Property Appraiser
Photo

2007
Property Appraiser
Photo

2026
Current Photo

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 1307 Lisbon Street, constructed in 1925, is indicative of the type of architecture that was the founding premise of Coral Gables.

Launching Coral Gables: George Merrick's Vision

Coral Gables was originally conceived as a Miami suburb and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George E. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city. It is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy Martin L. Hampton and Phineas Paist, Merrick converted 3000 acres of citrus plantation and native hammock to launch Coral Gables. (Figure 2)



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

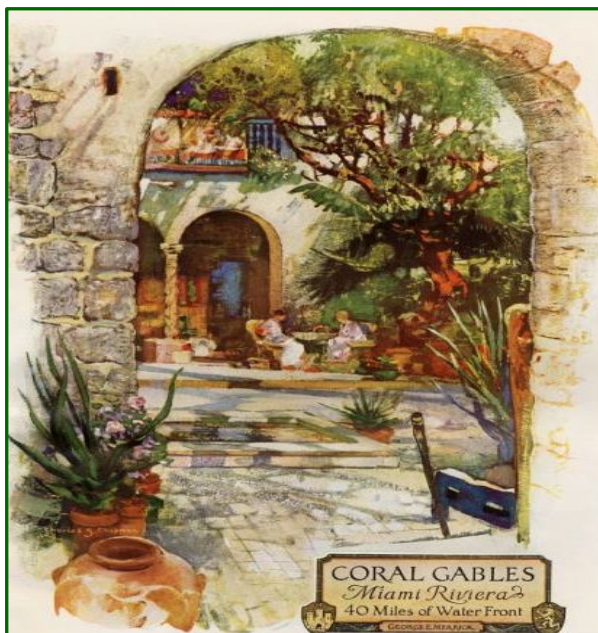
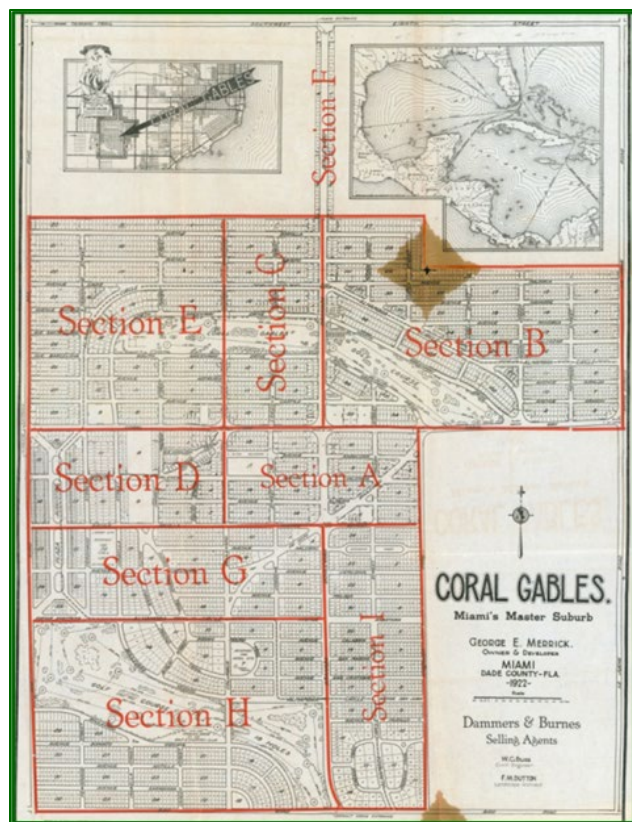


Figure 3: Ad in *House Beautiful*, 1925

The use of Mediterranean designs was at the core of Merrick's plan. He and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during Coral Gables' initial development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. (see below) During the 1920s structures and amenities were built almost exclusively in this style and it was a featured selling points in early promotional materials. (Figure 3) As discussed below, the home at 1307 Lisbon Street exemplifies the Mediterranean ideals, climate adaptations, and planning tenets espoused by City founder George Merrick. (Figure 1)



Figures 4
Launching
Coral Gables

Left:
1922 Map
“Miami’s
Master
Suburb”

Right:
Opening Day
Review
Miami Herald
November
29, 1921



Merrick’s design team carefully planned the city to maximize the potential of 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. It 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 or the Mediterranean aesthetic. Modest homes were built alongside grand palazzos, and a section of the City was devoted to multi-family housing.

In November 1921 the first lots went on sale with great fanfare. Sales were brisk and the reviews were glowing. (Figures 4) The initial 324 lots were in Section A, the area immediately south of Merrick’s family home, and by January 300 were sold. Buoyed by the sales, 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 continued at a rapid pace and the remainder of the suburb was quickly divided into sections (Figures 4) and placed on sale.

Mediterranean Revival Style

Founder George Merrick envisioned Coral Gables as a cohesively-designed Mediterranean-inspired city that harmonized with south Florida's climate and lifestyle. During the 1920s, his team carefully designed buildings that combined elements commonly used in Spanish, Moorish, and Italian architecture. The style became known as Mediterranean Revival. In the early 1920s all buildings were designed by Merrick's team. Hence, while the style was used throughout South Florida, in Coral Gables it developed distinctly in accordance with Merrick's vision.

In the 1920s the Mediterranean Revival style dominated the Coral Gables landscape with well over 3,000 structures built in the style. The City was incorporated in 1925. Unfortunately, during second developmental period (1926-1944) Merrick's plans came to an end with the Great Depression coming so closely after the 1926 hurricane. However, into the 1930s the City strove to maintain Merrick's Mediterranean vision and mandated that Mediterranean features be incorporated in new homes. The result was a 'modernized' style, now identified as the Mediterranean Transitional style. It has also been called Modern Spanish, Mediterranean Modern or, when warranted, the Med-Deco Transitional. However, by the mid-1940s the City's Mediterranean-inspired styles were supplanted by common national styles. Hence, the Mediterranean Revival homes built in the 1920s and into the 1930s reflect Merrick's vision and remain touchstones to the founding of the City.

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

Common Character-Defining Features in Coral Gables:

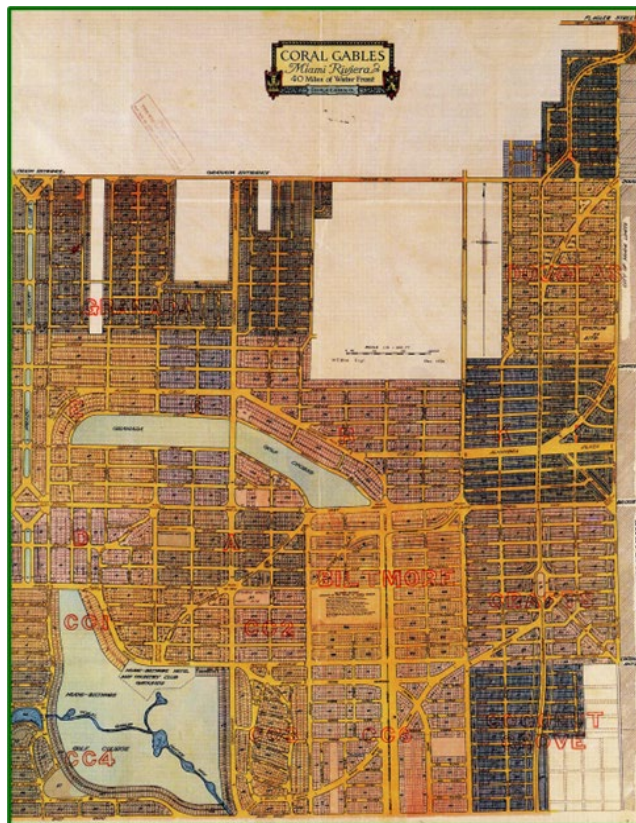
- ✓ rectangular and usually asymmetrical massing
- ✓ construction over a crawl space to accommodate the high-water table
- ✓ textured stucco over thick masonry exterior walls
- ✓ combination of roof types and heights: usually flat with parapets and pitched with barrel tile
- ✓ varied heights between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

Granada Section & Garden City Precepts

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 4, while Granada Boulevard connected to the Tamiami Trail, Merrick only owned the small strips of land to either side (Section F). With the successful acquisition of numerous tracts of land in this area, he renamed it the Granada Section. (Figures 4, 5, & 6)

With its platting in October 1923, Merrick immediately redirected hundreds of workers to lay streets, sidewalks, and watermains. He officially launched the Granada section in November publishing numerous ads and articles stating his intention for it. Homes in the area were to range from \$7,500 to \$25,000 with 5-room to 10-room homes. (Figure 5)

Generally, 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. As seen in the 1924 map in Figures 5, Merrick did not own all the land therein and he diligently continued to acquire missing tracts. In the end, he was unable to acquire the land east of Cortez Street and it remains as unincorporated Miami-Dade County to present.




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

Granada Section— Another Opportunity

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

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

To fit 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 Obispo St., Alhambra Circle and the Coral Gables golf course. This part of Coral Gables has been the scene of greatest development during the past year, and will continue to be for all of next year.

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

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

Get the complete facts regarding Granada Section from Coral Gables sales representatives. It's a real opportunity—and which has not been offered within two 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 Offices: 158 East Flagler St., Miami.
Florida Offices: Jacksonville, West Palm Beach, Daytona, Orlando, Tampa, St. Petersburg, Sanford, Lakeland, Deland, Seaford.
Eastern Offices: New York City, Atlantic City, Boston, Columbus, Washington.

Figures 5: Granada Section
1924 Map “Miami Riviera” [left]
Note: Granada Section in upper right
Sales Ad [right]
Miami News. November 22, 1923

When first launching Coral Gables during 1921-22, Merrick's team designed and built homes throughout the community to demonstrate their Mediterranean-inspired vision. In 1923, as Merrick substantially increased his land holdings, he began to develop streetscapes in accordance with his Garden City precepts. Unlike earlier sections, the Granada Section was platted with large areas allocated for moderately-priced and smaller-sized homes to accommodate working families, young couples, or retirees. As seen in Figure 6, the largest core area for this endeavor was along Lisbon, Madrid, Genoa Streets, and Milan Avenue. To showcase his vision for these houses (Figure 7), Merrick commissioned his team members, architects H. George Fink, Martin Hampton, and Lewis Brumm to design fifty-eight homes that:

...embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families...each home will be a different finely-detailed design.
--Miami Herald, September 24, 1923

These finely-detailed homes were to demonstrate that moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. Many of these smaller homes are now classified as the Coral Gables Cottages. (discussed below).

As intended, the fifty-eight homes provided a model for, and sparked interest in, developing areas of the Granada Section with moderately-priced homes. The single-family residence at 1307 Lisbon Street is a prime example. It was built in 1925 by a young real estate entrepreneur following the lead of Merrick's team. (discussed below)

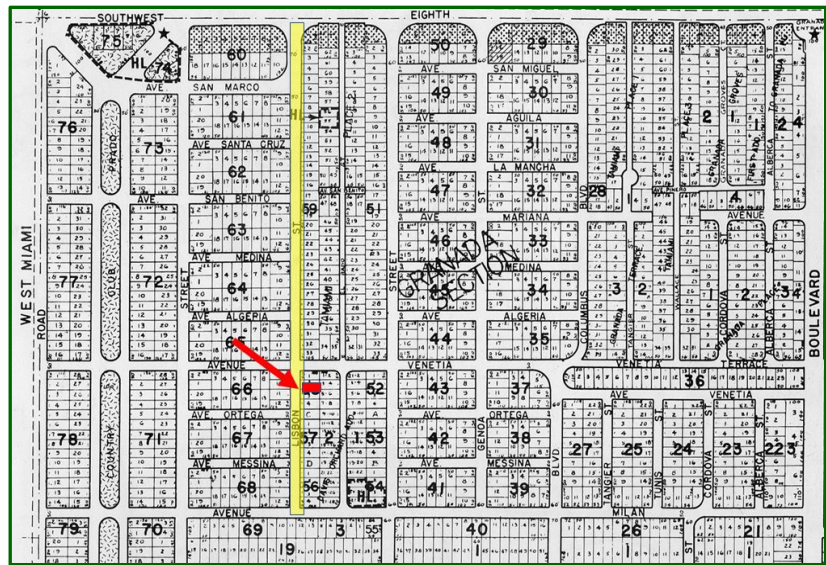


Figure 6: Granada Section Plat Map, Western Portion

Note: Lisbon Street highlighted

Red: 1307 Lisbon Street, Block 58, Lot 2

**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 northwest 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 7:
Miami Herald
September 24, 1923**

Coral Gables Cottage

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

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

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

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

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

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

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

Coral Gables Cottage Ordinance

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

In 1993, the City of Coral Gables took official action to aid in the recognition and preservation of these significant resources and passed 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 for cottage owners whose properties met specific requirements. The current Coral Gables Cottage Regulations are found in Article 8, Section 8-200 of the Coral Gables Zoning Code. It defines the Coral Gables Cottage as a detached, single-family dwelling which is distinguished in general by: its movement in plan; projection and recessions; asymmetrical arrangement of entrances; and surface ornament for embellishment. Specifically, 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, be designated as a local historic landmark, and possess at least twelve of nineteen specific Mediterranean Revival style features which are original to the cottage. 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 1307 Lisbon Street was designed in the cottage typology and could qualify for classification as a Coral Gables Cottage.

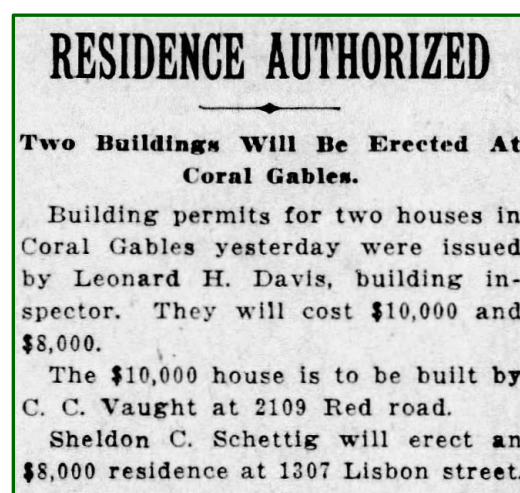
1307 Lisbon Street



Figure 8: 1940s Historic Photo 1307 Lisbon Street

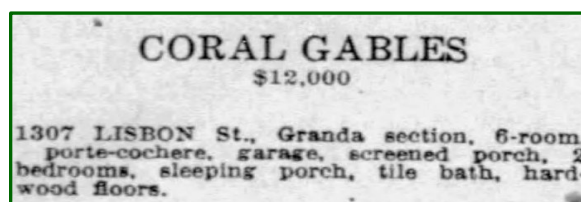
In 1923-24 Sheldon C. Schetting from Naty-Glo, Pennsylvania wintered in Miami and became enamored with its booming real estate market. Following his June marriage to Viola Yingling the couple moved to Miami, and he opened a real estate office. Within the year he purchased Lots 1, 2, and 3 of block 58 in the Granada Section and in August 1925 he filed a building permit #1287 announcing his intention to construct an \$8,000 residence. (Figure 9)

Pages of permit #1287 are supplied at the end of this report in Attachment A. However, they are copies from badly damaged microfilm and much of the information is indiscernible. The drawings are not signed, and a record of the architect has not been located to date. The one-story single-family residence was designed as a modest Mediterranean Revival style home in what is now known as the Coral Gables Cottage typology. The historic photo dating to the 1940s shown in Figure 8 is the first image of the house found to date.



**Figure 9: Building Permit Issued for
1307 Lisbon Street
Miami Herald, August 8, 1925**

On January 8, 1926, Schetting placed the home up for sale, announcing that construction would be complete in two weeks. The 6-room house had two bedrooms, living and dining rooms, a kitchen, a screened sleeping porch as well as front and rear screened porches and a porte cochere. (Figures 8, 10, & 19) The property was not sold by the fall and Schetting let it for the winter season. By summer 1927 he had sold it to the home's first owner—occupants, the Hoehl family.



**Figures 10: 1307 Lisbon Street For Sale Ads
Miami Herald: January 8, 1926 [left]; April 30, 1926 [right]**

Sidney S. Hoehl with his wife Helen purchased the property at 1307 Lisbon Street in 1927. It included lots 1-3 with the house and garage sitting on Lot 2. The Hoehls owned the home for thirty years. S. S. Hoehl was a pioneer Miami educator and lawyer. The Hoehls hailed from Pennsylvania and met while students at the University of Pittsburgh. They married in 1918 while he was serving as an infantry officer in World War I. Three years later they returned to Pittsburgh when he accepted a post at their alma mater and Helen taught elementary school.

In 1926 he was recruited by George Merrick and Bowman Foster Ashe to aid in founding the University of Miami. Hoehl served as the university's first registrar and was the founding Economics faculty for five years. (Figures 11 & 12) For the remainder of his career he practiced in various capacities as a public utility lawyer. In the 1930s, while government-sponsored programs allowed for widespread access to electricity and gas, the negotiations as to rates and distribution were notoriously contentious. Newspapers often cited Hoehl's calm and ethical approach in striking agreements and regardless of the client was while reliably resolute in achieving fair outcomes. He represented the cities of Miami, Miami Beach, and Coral Gables (late 1930s), as well as the Dade County Water Commission and Florida Power & Light Company. In 1957 the Hoehls decide to sell 1307 Lisbon Street. They sold the vacant corner Lot 1 separately from Lots 2 & 3 with the home and garage. The latter was purchased by Elizabeth Latham Doxey Jones. It remained in the Doxey family for the next thirty-eight years.

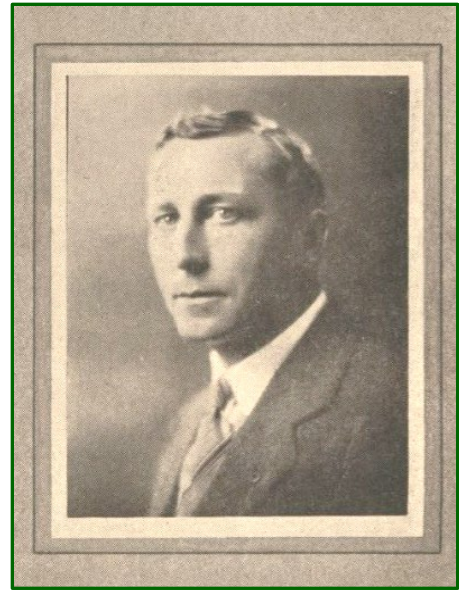


Figure 11: Sidney S. Hoehl, 1927
Ibis: University of Miami
Yearbook



Figure 12: University of Miami's Founding Faculty, October 1926
Sidney S. Hoehl: First Row, 5th Person
Courtesy University of Miami Archives

Elizabeth Doxey Jones lost her husband, Captain William S. Doxy, in World War II. A noted pilot he was shot down in December 1944 over Japan. Captain Doxey had been an avid gardener importing rare plants from the countries he visited as a pilot and propagating them. Newspapers followed his endeavors --in particular his orchids from Brazil and Columbia and his donations to Fairchild Gardens. Most notable was his introduction of the white bougainvillea to the United States from a little town in the interior of Brazil. Doxey had the honor of naming it after his wife, Elizabeth Doxey.

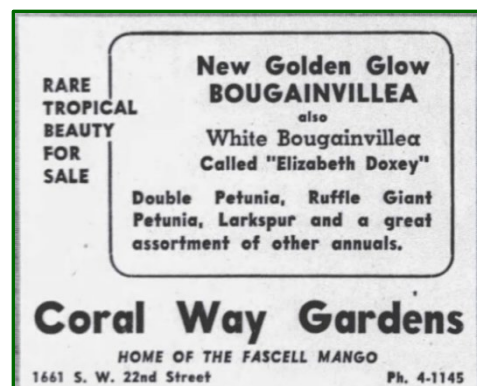


Figure 13: The ‘Elizabeth Doxey’
Miami News, 1945

Elizabeth remarried briefly but remained in the home she and Willam built at 1234 Country Club Prado. She continued to propagate his plants and for seventeen years was a public school teacher. When her son announced his engagement in 1957, she placed the home on the market and bought 1307 Lisbon Street. She lived in the home with her sister Roberta Latham until her death in 1979.

While the house passed to her son William and his wife Lyndall, Roberta remained the occupant. In 1983 William sold the vacant Lot 3. When Roberta died in 1995, he placed the Lot 2 with the home on the market. Jed Steward Kapsos purchased the property to update it and sold it a year later. After two short-term owners (see below for a full listing of owners) 1307 Lisbon Street passed to another long-term owner -- retired Air Force Colonel Richard E. Perlotto. He called it home for eighteen years before selling it to the current owners Andrew and Andrea Genden in 2020.



Figures 14: William S. Doxey, Jr. accepting
father’s Posthumous Air Medal for
Meritorious Achievement, 1949
Courtesy of Miami News, January 7, 1949

Chronological List of Owners

1925 - 1927	Sheldon C. Schetting
1927 - 1957	Sidney S. Hoehl (1893-1978) & Helen Hoehl (1893-1987)
1957 - 1979	Elizabeth Latham Doxey Jones (1907-1979)
1979 – 1995	William S. Doxey & Lyndall B. Doxey [son & wife] Occupied by Roberta F. Latham [Elizabeth’s sister]
1995 – 1996	Jed Steward Kapsos
1996 – 1999	Lisa A. Hirsch
1999 – 2002	Guillermo Gutierrez & Melanie Short
2002 – 2020	Richard E. Perlotto / Perlotto Trust
2020 – Present	Andrew Genden & Andrea S. Genden

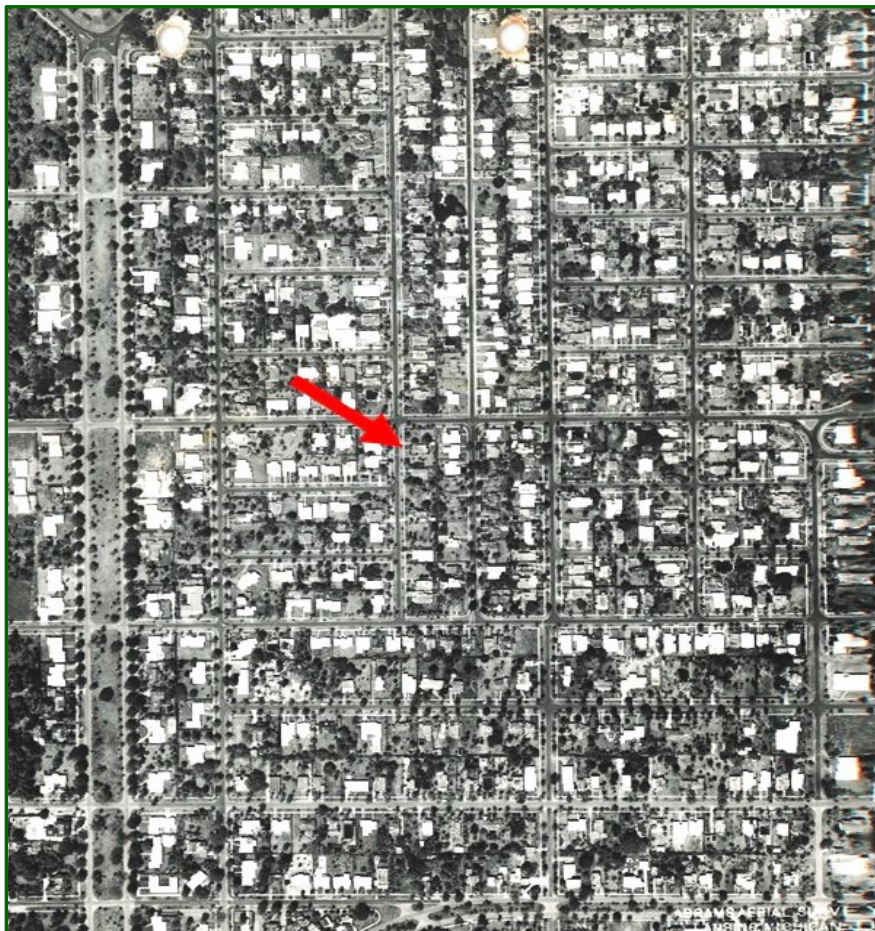
Retaining Context

1307 Lisbon Street, built in 1925, was one of the earliest houses built in the Granada Section. The Granada Section was and remains a single-family residential area. It was not amongst the initial areas platted by Merrick but rather platted two years later in 1923. By this time Coral Gables was developing quickly. Early construction had leaned towards larger homes that would attract investors. With the Granada Section, Merrick was keen to showcase his dedication to Garden City precept of building a socially mixed community where people of various socioeconomic levels could live side-by-side without sacrificing quality. He platted Country Club Prado at its western edge as higher-end area and commissioned several homes to encourage its development. Near the Prado and at the heart of the Granada Section he laid out streets with smaller lots to accommodate moderately-affordable homes for working class families. Merrick commissioned fifty-eight homes along some of these streets to illustrate his vision and to encourage those with modest incomes to build in the Granada Section. Lisbon was one of the streets. Prior to the September 1926 hurricane there were nearly three dozen residences built along Lisbon Street (blocks 800-1500), and like 1307, most of these homes can now be classified as Coral Gables Cottages.

After the hurricane, there were few homes built on Lisbon Street during Coral Gables' second developmental period (1926-1944). The dire downturn in the economy, coming so closely on the heels of the 1926 hurricane, had a drastic impact on new construction. The 1938 aerial photograph in Figures 15 shows little new construction after the mid-1920s. The Post-War prosperity that followed these lean years resulted in the unprecedented building boom of 1950s and 1960s. During this era, single-family homes in Coral Gables followed national trends both in numbers and in style.

These new moderately-sized contemporary homes were a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. As seen in aerial photographs in Figures 15, by the late 1950s the remainder of Lisbon Street was built out. To date, the Granada Section, and more specifically Lisbon Street, remains a single-family neighborhood. Hence, 1307 Lisbon Street retains its historic context.

Since the later homes on Lisbon Street reflect contemporaneous 'modern' styles, the 1923-1926 Mediterranean Revival style homes are unique on the street. 1307 Lisbon Avenue distinctly stands, amongst many later homes, as a testament to Merrick's vision a century later and is an example of the historical, cultural, economic, and social trends of the Coral Gables during its founding years.



Figures 15

Aerial Photographs

**Granada Section
North of Golf Course**

Red Arrow:
1307 Lisbon Street

Top:
1938

Bottom:
1957

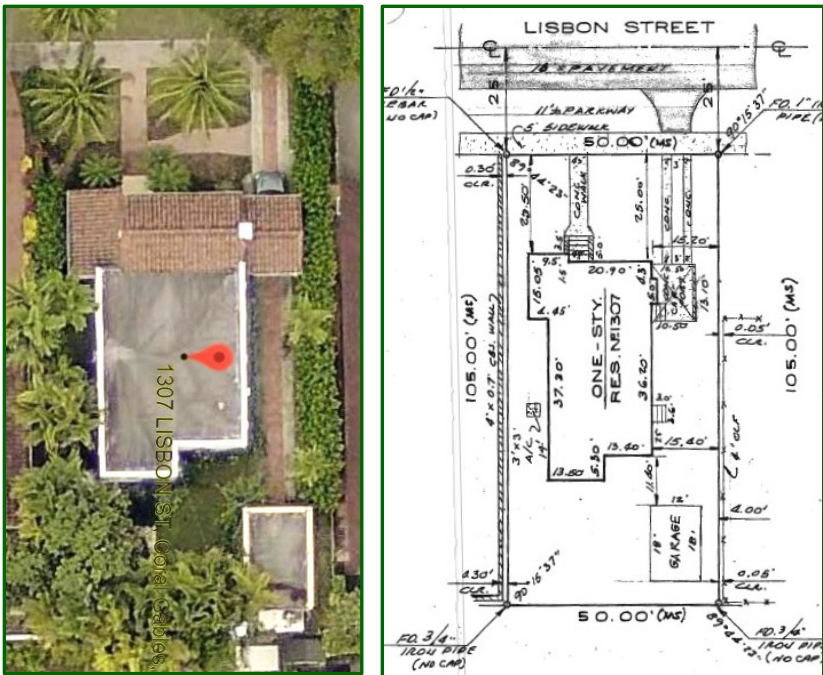
*Courtesy University of
Florida*

EXTANT EXTERIOR DESCRIPTION & ALTERATIONS DISCUSSION



Figure 16: 1307 Lisbon Street: Front (West) Façade, 2026

The property at 1307 Lisbon Street is a 50' x 105' lot just south of Venetia Avenue in the Granada Section. (Figure 6) There are two structures on the west-facing lot, a single-family residence and a detached garage. Both were constructed in 1925 and designed in the Mediterranean Revival style. (Figure 16) The living area of the single-family house is approximately 1,346 SF within a largely rectangular footprint. The detached one-car garage is sited near the northeast corner of the lot. (Figures 17) There are no additions to either structure. As discussed below, exterior alterations are minimal and only a few building permits on record for the structures.



Figures 17: Property Overview

Aerial Photo, 2024 [left]

Courtesy Miami-Dade Property Appraiser

Property Survey, 2002 [right]

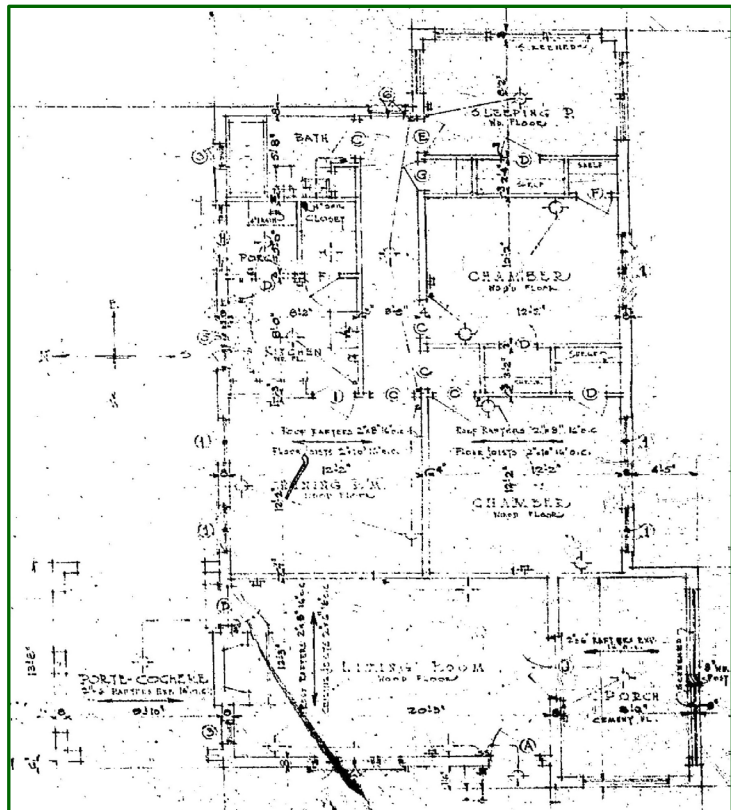
Courtesy Gary B. Castel Surveying, Inc.



Figure 18: 1307 Lisbon Street: Front (West) Façade, 2026

The residence, designed in the Mediterranean Revival style, exhibits the typical fine construction and beautifully proportioned details of the homes built in Coral Gables during the 1920s. The single-family home is a one-story residence and as discussed above may qualify for Coral Gables Cottage status. Built of cement block it sits above a crawl space and is clad with textured stucco. The house was designed as a two-bedroom, one-bath home with a screened front porch, a rear screened sleeping porch, and a small back porch. (Figure 19) The porches were all enclosed with windows for additional living space at unknown dates.

In the Mediterranean Revival style manner, the home is designed with projecting and recessed bays under a variety of flat and pitched roofs. With the latter originally clad in two-piece barrel tile. The current S-tile was installed in 2003. Much of the living space is under the flat roofed area behind the front bays. Simple parapets ring this roof line. The original divided-lite wooden casement windows with high-profile muntins were set in recessed openings with protruding sills below. Their well-proportioned groupings and varied sizes add visual interest to the house and are arranged to provide much needed ventilation and air-flow for the south Florida climate. The original casements were replaced with awning windows in 1971, and the current hurricane-impact windows were installed in 2008. Above most windows are decoratively-arranged round vents.



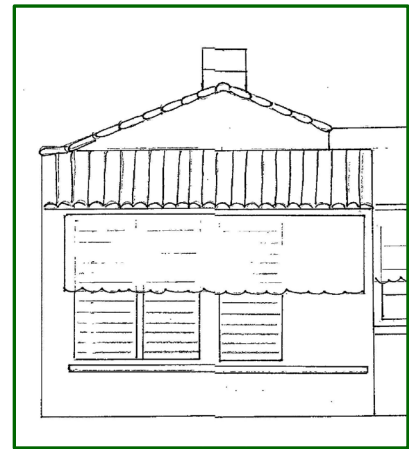
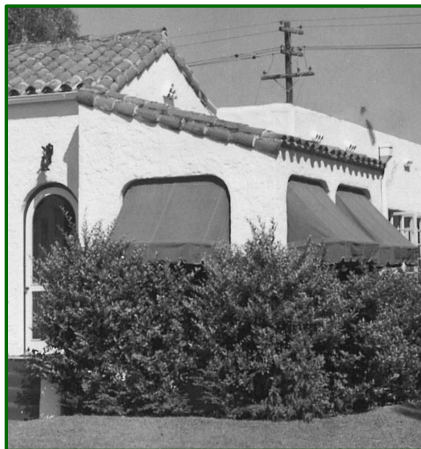
**Figure 19: Permit #1287, 1925
Original Floor Plan**



Figure 20:
Mediterranean-
inspired chimney, 2026

The street-facing, front façade is comprised of three receding and protruding bays. From south to north there are: the original front screened porch bay, the central living space and entry bay, and the porte cochere bay. The bays are under pitched roofs of varying heights clad in barrel tile. At the central juncture of the living space and porte cochere bay is one of the hallmark features of the home. A Mediterranean-inspired round topped chimney rises through the gable apex of the porte cochere roof and cuts into the higher gable apex of the living space bay.

Anchoring the front façade at the southwest corner is a protruding bay. Jutting out at the corner, this side-sloping shed roofed bay was originally a screened front porch. Screened porches were used extensively in the 1920s Mediterranean-inspired homes to capitalize on the hospitable climate and are a hallmark feature. Three large, screened openings, one facing front and two on south side, sat on protruding sills. As seen in 1940's historic photo, the upper corners were originally rounded forming a pseudo three-centered arch. (Figures 21) The openings were enclosed with jalousies at an unknown date and with this installation the corners were squared off. (Figures 21) Also, at this time an opening on the west side was reduced by half. The original protruding sill is extant, and hence, the full original width is obvious. With the installation of hurricane-impact windows in 2008, the bay's openings were reduced to standard window sizes. The reduction was slight and is easily discernable both by the difference of stucco texture around the openings and by the length of the original sill. (Figures 21)



Figures 21:
Original Front Porch Openings

Left: c.1940s Historic photo, West & South Facades
Note: rounded corners

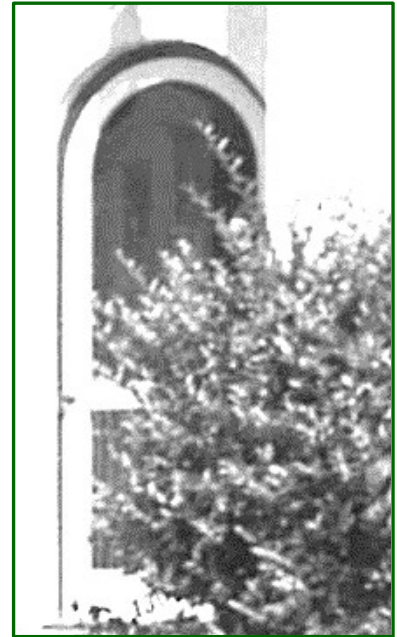
Center: 1980 Property Appraiser Photo, West Facade
Note: squared corners & jalousie windows

Right: 2005 Shutter Permit Drawings, South Facade
Note: window reduction & sill length

Bottom: 2026 Photo, West Facade
Note: texture change around window & sill length



The central bay of the street-facing façade is under a cross-gabled roof bay and fronts the home's living space. Near its center is a grouping of four casement windows under a single protruding sill. At the southern end, adjacent to the front porch, is main entry to the home. The original step ensemble leads to the round arched entry. Masonry arches are another character-defining feature of the Mediterranean Revival style. The curved wood plank door with three narrow rectangular windows arranged to emphasize the round arch appears original to the home. (Figures 22)



Figures 22: Front Door
Extant, 2026 [left]
1940s Screened & Original Entry Doors [right]

At the north end of the front façade is the porte cochere. It is also a hallmark feature of the home. Merrick designed Coral Gables with the automobile in mind and most of the 1920s homes had both a porte cochere and a detached garage. The porte cochere openings are arched. Like the original front porch, the vehicular openings have rounded corners in a pseudo three-centered arch while the side arches are round like the front entry. The side arches sit on protruding sills. (Figures 23) Under the porte cochere, the shouldered chimney stack rises on the home's north façade. To the rear of the chimney, stairs ascend to a French door providing a side entry under the cover of the porte cochere. The driveway running through the porte cochere from the street to the detached garage maintains the original tracks of its tire strips. (Figures 17)



Figures 23: Porte Cochere, 2026

The side (north and south) and rear (east) façades remain intact and exhibit the typical fenestration arrangement and detailing of Coral Gables homes in the 1920s. As discussed, while the original casement windows were replaced, and the muntin pattern is not totally faithful, the overall impression of the fenestration is in keeping with the original intention of the design. Some reduction or infills of openings occurred on both facades towards the rear of the house.

On the north façade, the doorway leading to the back porch was infilled at an unknown date – most likely with the kitchen update during the mid-1990s. The smoother stucco of the infill easily identifies the former location of the door. The bathroom window at the end of the façade was reduced twice – during each window installation campaign in 1971 and 2008. The original sill was retained in the former campaign but removed in the latter.

Figures 24: North Side Façade
Right: East End, 2026

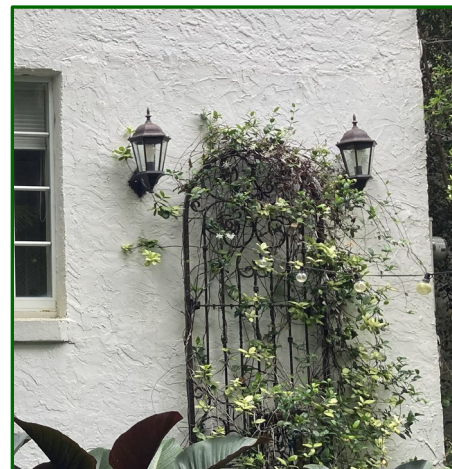
Note: stucco texture change at back door infill location
Center: Looking East: 2026 [left]; 2007 [right]
Note: end window reduction & sill removal
Bottom: Looking West, 2026



The protruding bay at the home's southeast corner was a sleeping porch. Originally its large openings were screened. (Figure 19) The 1957 sales ads list this space as a den, thus by this time it had been enclosed for living space. Additionally, several of the openings have been reduced over time. Permits for this work have not been located to date. A 2005 permit shows hurricane shutters extending over the entire width of the original openings and indicates the current size of the extant openings. (Figures 25) Although the original sills were truncated when the openings were reduced, as seen in Figures 26, the original placement and size of the openings on the south side façade and on the rear façade are easily discernable by the change of stucco texture over the infilled spaces.



Figures 25: South Side [top] & Rear [bottom] Facades with Hurricane Awnings over Original Width of Sleeping Porch Openings Permit #5050573, 2005



Figures 26: South Side [top] & Rear (East) [bottom] Facades, 2026

Note: Difference in Stucco Texture indicating Location & Size of Original Sleeping Porch Openings

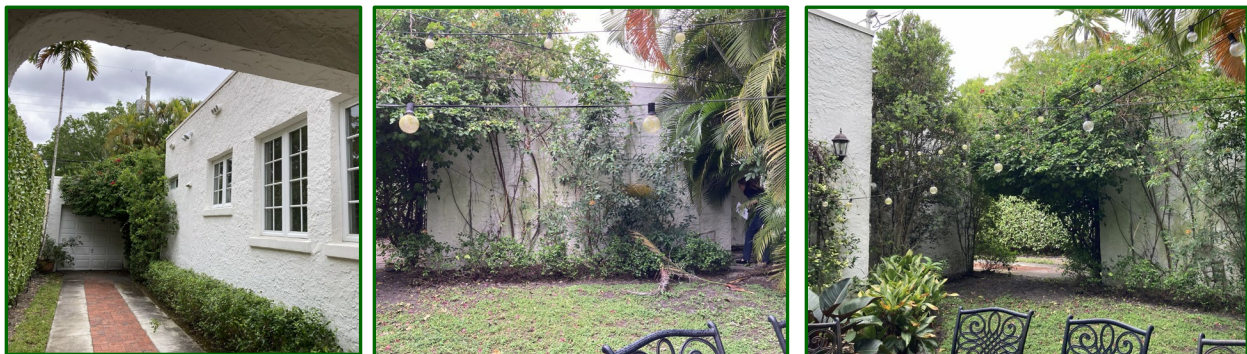
As discussed above, Merrick was forward-thinking and Coral Gables is now considered one of the first modern planned communities in the United States. He designed Coral Gables with the automobile and public transit in mind. Hence, most homes built during the City's initial development phase had porte cocheres and detached garages proportioned to the 1920s automobiles.

As discussed above, the detached garage at 1307 Lisbon Street is located the northeast corner of the lot. (Figures 17 & 28) It is accessed from the street by a tire tract driveway that passes through the porte cochere. The extant single-car garage is approximately 18' x 12'. The 1920s garages were designed to blend with the Mediterranean Revival style homes. This garage is clad in stucco whose texture matches that of the home. It is under a flat roof with simple parapets also like the house. In the 1980 historic photo in Figures 27, a carriage door is visible through the porte cochere. In the 1920s carriage doors were commonly used for the vehicular entry. This door is likely original. It was replaced with the current door in 2003.

While the 1920s detached garages are often simple, their location and design play a role in demonstrating Merrick's vision. They are also character-defining features of the Coral Gables Cottages. This garage is largely unaltered and is a defining feature of this 1920s property.



Figures 27: Historic Photo, 1980
Note: Carriage Door on Garage
Courtesy Miami-Dade Property Appraiser



Figures 28: Detached, Single-Car Garage, 2026
Vehicular Entry on West Façade & Driveway Approach through Porte Cochere [left];
South Side Façade [center]; Proximity to Rear of Home [right]

In conclusion, the 1925 single-family residence retains its historic integrity as a Mediterranean Revival style home designed as small 'cottage' house. The 1925 detached garage likewise also retains its historic integrity. The home and garage are in keeping with founder George Merrick's vision for both Lisbon Street in particular, and Coral Gables, in general. Most of the original character-defining features remain intact, and the alterations do not have a major impact on their integrity.

EXECUTIVE SUMMARY

Constructed in 1925, the home at 1307 Lisbon Street is one of the earliest houses in the City and represents founder George Merrick's vision for Coral Gables. Merrick's planned community was to be a collection of Mediterranean-inspired structures and amenities laid out in accordance with Garden City and City Beautiful tenets. It is now considered one of the first modern planned communities in the United States. In accordance with Merrick's vision, Coral Gables was to be a socially mixed Garden City development 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. In 1923, as Merrick substantially augmented his land holdings, he increased his focus on developing streetscapes in accordance with his Garden City precepts.

Merrick launched the Granada Section in Fall 1923. Unlike earlier sections, it was purposefully platted with large areas allocated for moderately-priced and smaller-sized homes to accommodate working families, young couples, or retirees. 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 shaping the new city. Merrick commissioned architects H. George Fink, Martin Hampton, and Lewis Brumm to design and build a series homes throughout the Granada Section to showcase his vision and to encourage new residents to do the same. In particular, Merrick envisioned Lisbon Street as collection of 'moderately-priced attractive houses,' and concentrated efforts for it to be developed as such. These modest homes are amongst the earliest of what are now known as Coral Gables Cottages and are an important piece of Coral Gables' early history. In 1993 the City of Coral Gables passed the "Cottage Ordinance" which codified their significance and aids in their recognition and preservation. 1307 Lisbon Street is one of these homes and thus, it exemplifies the historical, cultural, political, economic, or social trends of the community

The comprehensive and cohesive use of Mediterranean designs was one of the featured selling points of Coral Gables in the 1920s. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during Coral Gables' initial development combined elements commonly used in Spanish, Moorish, and Italian architecture and has come to be known as the Mediterranean Revival style. The house at 1307 Lisbon Street portrays the 1920s Coral Gables environment characterized by Mediterranean-inspired architecture and it embodies those distinguishing characteristics of the Mediterranean Revival style as it specifically was utilized in the City.

1307 Lisbon Street is a fine example of a smaller Mediterranean Revival style house built in Coral Gables during the 1920s. Its massing and features harmonized with the larger homes and other planned amenities in the newly-developing City. The house demonstrates the adaptation of residential design to the rigors of South Florida's climate while maintaining the integrity of the style and exemplifying Merrick's vision. 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 and grouped windows afforded much needed ventilation and light in this tropical environment. Its construction over a crawl space supplied added air flow and separation from the high-water table. 1307 Lisbon Street also exhibits the typical fine construction and extensive wall mass with well-proportioned details of the 1920s houses. It features textured stucco walls and projecting facade planes created through the variety of bays under flat and barrel tile pitched roofs, the original curved front door

in arched entry, and vents decoratively-arranged as ornamentation. And as Merrick designed Coral Gables with the automobile in mind, it has a porte cochere and a detached garage in the same style.

The two-bedroom Mediterranean Revival style home was designed in 1925 (Attachment A: Permit #1287) and sits on a 50' wide lot. As discussed above, the home could qualify as Coral Gables Cottage as it possesses the following character-defining features: original textured stucco finish; combination roof types (i.e., shed, gable, flat); projecting bay on front elevation; masonry arches on front elevation; decorative/predominant chimney; detached garage to the rear of the property; similar decorative features, parapet or roof type on main house and detached garage; porte cochere; varied height between projecting and recessed portions of front elevation; vents grouped as decorative accents; first floor above crawl space; and grouped and singular recessed casement windows with projecting sills and high-profile muntins. Hence, 1307 Lisbon Street portrays the environment in an era of history characterized by one or more distinctive architectural style, and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

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

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

Visual assessment of the property as well as examination of permits, building documents and historic photographs (Figures 1) indicate that the property retains substantial original material fabric and character-defining features of both the Mediterranean Revival style and of the Coral Gables cottage genre. Meaning, 1307 Lisbon Street retains its integrity, and it physically conveys its historic, cultural, and architectural significance. Hence, 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." It is Staff's determination that 1307 Lisbon Street possesses sufficient significance and integrity for designation as a local historic landmark and that this property is part of the collection of quality residences planned during the land boom period.

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 of the Coral Gables Zoning Code as, *to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.*

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

Constructed in 1925 in the Mediterranean Revival Style the property at 1307 Lisbon Street (legally described as Lot 2, Block 58, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 58 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:

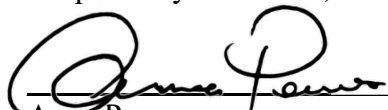
The property located at 1307 Lisbon Street is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1307 Lisbon Street** (legally described as Lot 2, Block 58, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 58 of the Public Records of Miami-Dade County, Florida) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer

Selected References

- 1940s Archival Photographs, City of Coral Gables, Historical Resources Department.
- Aerial Photography: Florida Collection. University of Florida George A. Smathers Libraries.
- Building Microfilm Records, city of Coral Gables, Building and Zoning Department.
- Building Permits Record Books, City of Coral Gables, Historical Resources Department.
- Florida Memory, various photos.
- Merrick, George, *Coral Gables Homes, Miami Florida*, c.1925
Coral Gables Miami Riviera: Heart of the American Tropics, c.1925
- Miami-Dade County Property Appraisers Property Records.
- Newspapers.com
- Florida Union Times
- “Merrick’s Romantic Story of Great Coral Gables Development” June 28, 1925.
- Miami Herald
- “Charm-Comfort Value” 1307 Lisbon for sale, February 10, 1957, p.64.
- “Coral Gables, \$12,000, 1307 Lisbon St.” for sale ad, April 30, 1926, p.41.
- “Coral Gables 5-room bungalow finished in 2 weeks” January 8, 1926, p.29.
- “Merrick will Market New Granada Section” November 19, 1923, p.7.
- “Residence Authorized” August 8, 1925, p.51.
- “University of Miami: Classes Begin Oct 15” S.S. Hoehl, registrar, October 9, 1926, p.2.
- Miami News
- “Coral Gables Marks 15 Years of Progress Since Founding” April 4, 1940, p.17.
- “Everyone Is Talking About What We Are Doing at Coral Gables” February 10, 1922, p.23.
- “Granada Section – Another Opportunity” November 22, 1923, p.19.
- “Many Spanish Homes to be Constructed in the Next Few Months” April 30, 1923, p.16.
- “Opening Auction Sales at Coral Gables” November 25, 1921, p.18-19.
- “Paving the Way for ‘Castles in Spain’” December 7, 1921, p.19.
- New York Times
- “Miami and the story of its remarkable growth: an interview with George E. Merrick” March 15, 1925.
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- Parks, Arva Moore, George Merrick, Son of the South Wind: Visionary Creator of Coral Gables, University Press of Florida, 2015.
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- Real Estate Records, Historical Resources Department, Coral Gables, Florida.
- United State Census Bureau. Various years.

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:	1307 Lisbon Street
Lot Description:	interior 50' by 105' lot at between Venetia and Ortega Avenues
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	one-story
Roof Types:	flat, gable, shed
Other:	<i>may qualify as a Coral Gables Cottage</i>

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

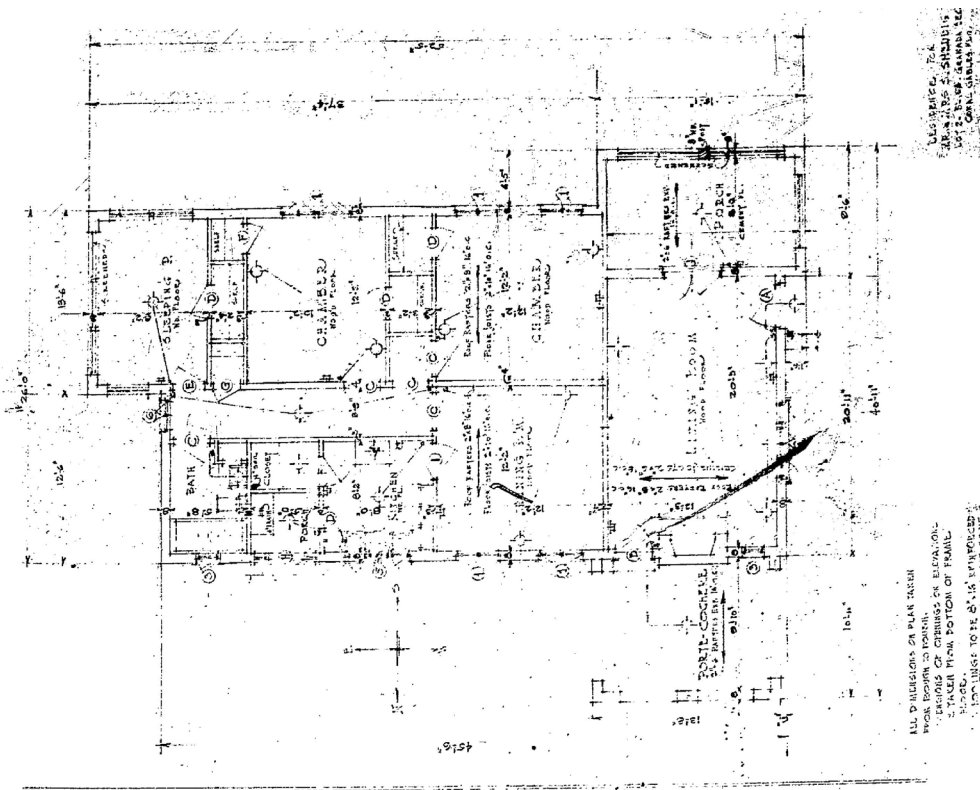
CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival

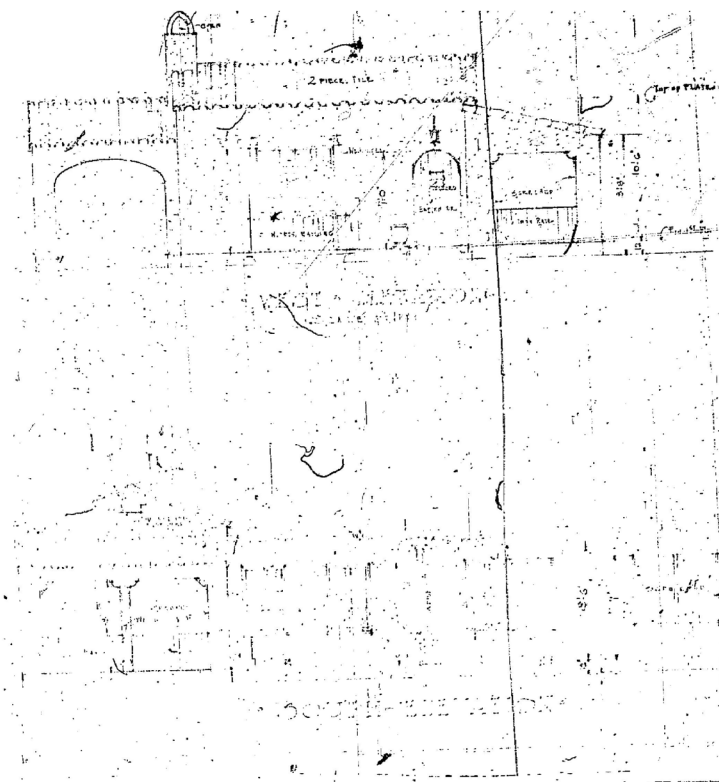


- ✓ textured stuccoed over thick masonry exterior walls
- ✓ construction over a crawl space
- ✓ combination of roof types (i.e., shed, gable, flat) & heights
- ✓ flat roofs with parapets
- ✓ gable & shed roofs with barrel tile
- ✓ decorative/predominant chimney
- ✓ projecting (porch) bay on front elevation of different height from recessed home
- ✓ varied height between projecting and recessed portions of front elevation
- ✓ original curved front door in arched entry
- ✓ round vents above windows arranged as decorative accents
- ✓ grouped & singular recessed casement windows with raised muntins & protruding sills
- ✓ masonry arches on front elevation
- ✓ detached garage to the rear of property with similar decorative features as main house
- ✓ porte cochere

Attachment A: Permit #1287, 1925



ALL DIMENSIONS ON PLAN SHALL
 BE TAKEN FROM TOP OF FINISH
 FLOOR.
 UNLESS NOTED OTHERWISE
 1/2" = 1'-0"

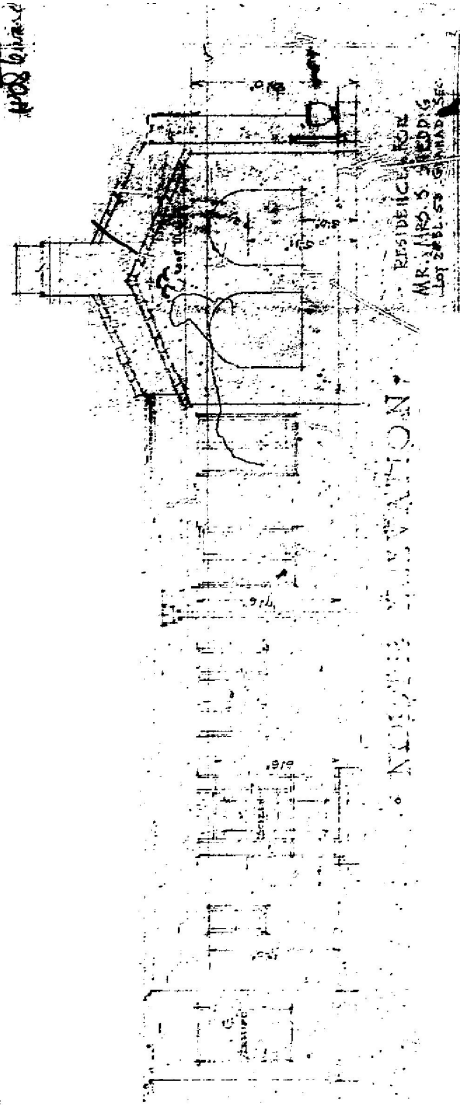


1287

OK PER
 HPS

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	20" x 14" 2 LIGHTS
2	24" x 14" 2 LIGHTS
3	24" x 14" 2 LIGHTS
4	24" x 14" 2 LIGHTS
5	24" x 14" 2 LIGHTS
6	24" x 14" 2 LIGHTS
7	24" x 14" 2 LIGHTS
8	24" x 14" 2 LIGHTS
9	24" x 14" 2 LIGHTS
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17	24" x 14" 2 LIGHTS
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