

# DESIGNATION: LOCAL HISTORIC LANDMARK

## 1414 GALIANO STREET, AKA 103 MENORES AVENUE

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Historic Photo c.1940

### APPLICATION:

**Historic Significance Determination  
filed by owner**

Construction Date: 1937

Original Architect: Paist & Steward

Original Owner: R. W. Ricketts

Style: Mediterranean Transitional

# Local Historical Landmark

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

For designation, a property must meet **one (1)** of the criteria outlined in the Code.

**1414 Galiano Street is eligible as a Local Historic Landmark based on **three (3)** significance criteria:**

## **Historical, Cultural significance**

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

## **Architectural significance**

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

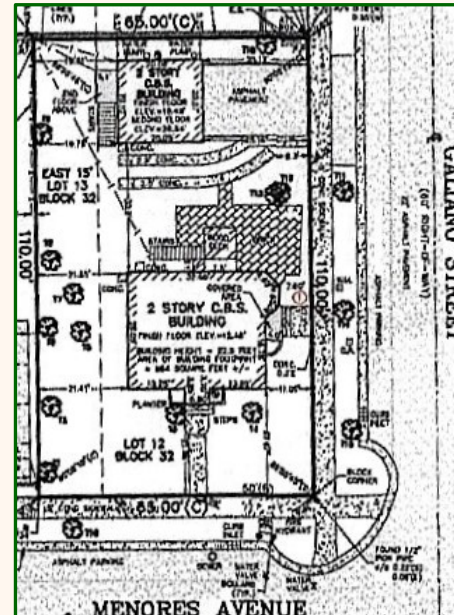
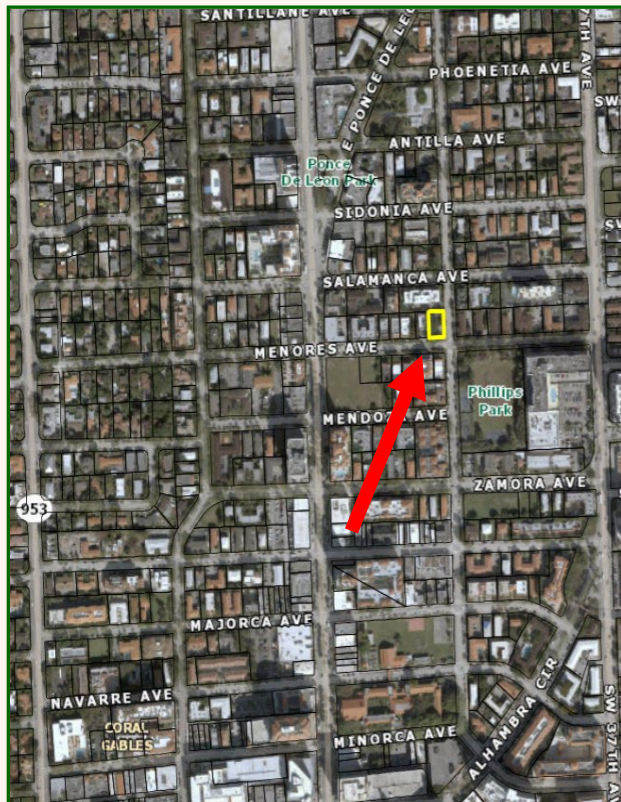
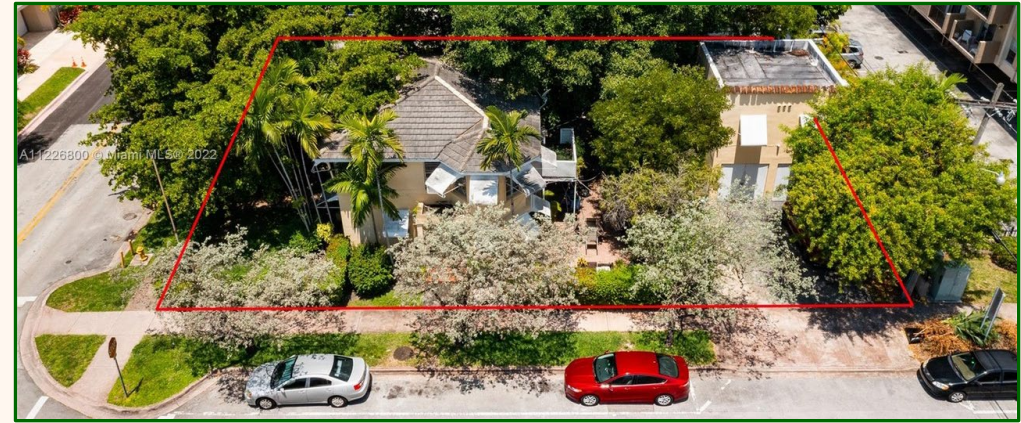


# 1414 Galiano Street

Duplex  
w/ Detached Auxiliary Building

65' x 110' lot

Northwest corner of Galiano Street & Menores Avenue





# Coral Gables' Developmental History

**Divided broadly into three major historical periods:**

- Coral Gables' Initial Planning and Development/Florida Land Boom (Prior to the Hurricane of 1926)
- **Aftermath of the 1926 Hurricane/ Great Depression and New Deal/ Wartime Activity (1927-1944)**
- Post World War II and Modern Periods (1945-1966)





# 1926 Plat Map (Revised): Coral Gables Douglas Section



Portion of Douglas Grove  
Fruit Farms

John Douglas, pioneer of  
Miami arrived in 1894

Purchased 1923  
as a ‘distinctive section’  
for ‘high-grade apartment  
houses’



## Context: 1920's Apartments by Fink



1938 Aerial Photo



122 Menores Avenue



126 Menores Avenue



124 Mendoza Avenue

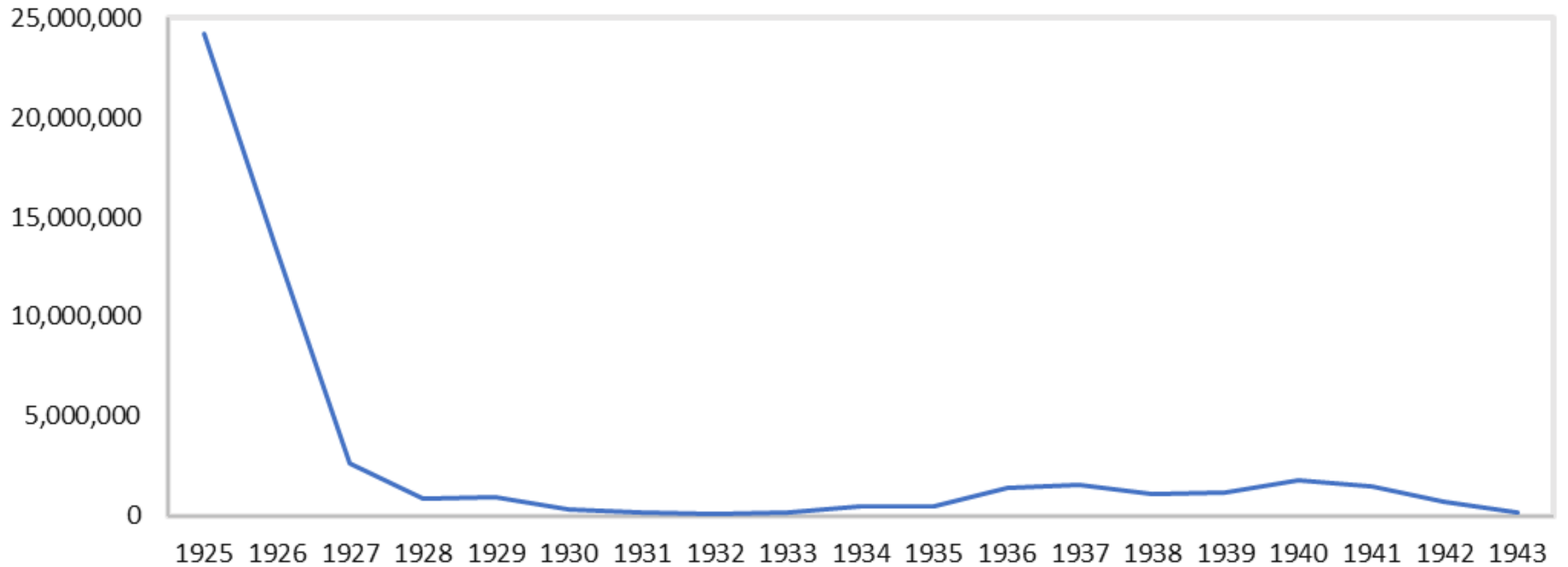


102 Menores Avenue



# Construction in Coral Gables: Second Developmental Phase

**Total Permit Dollars Over Time**





# Mediterranean Transitional

## also known as Mediterranean Modern

### General Characteristics

**Plan:** regular and rectangular

**Primary Exterior Materials:** smooth stucco

**Roofs:** low-pitched most often hipped or side-gabled  
clad with barrel tile

**Fenestration:** predominantly metal casement windows often with transoms on primary facades  
often corner windows or circular port hole windows are present  
usually deeply recessed without lintels or sills  
sometimes eyebrow canopies over windows or doors

**Detailing:** usually minimal and reserved for window and door surrounds, gable vents, stucco beltcourse or cornice, built-in planters

### When the modern influence was Modernistic Art Moderne:

Emphasis on: smooth surfaces, curving and geometric forms and long horizontal lines, corner or line of grouped windows, and sometimes nautical elements such as 'porthole' windows



# 1414 Galiano Street

Commissioned:

J. W. Ricketts, President, R. W. Holding Corp

George E. Merrick to Willard Land Company, lot 12, block 32, Douglas Section, Coral Gables.

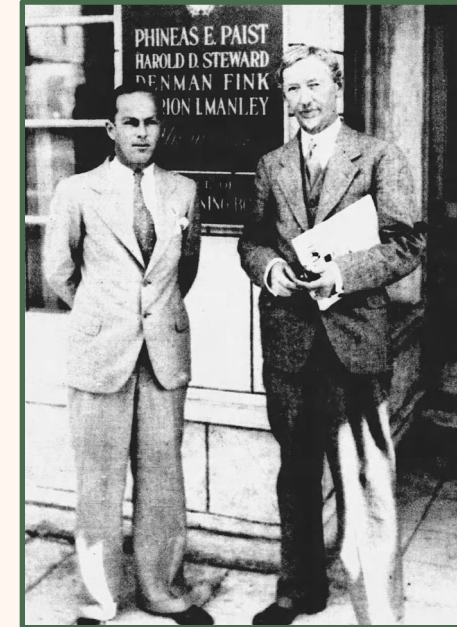
Willard Land Company to R. W. Holding Corporation, lot 12, block 32, Douglas Section, Coral Gables.

R. W. Holding Corporation to Joseph Troost, lot 12, block 32, Douglas Section, Coral Gables.

J. W. Ricketts Built  
First Coral Gables  
Residence In 1921

Designed:


Paist & Steward Architects



PAGE EIGHT—B Today's News Today—THE MIAMI TRIBUNE—Telephones 8151-2-3 FRIDAY, MAY 1, 1925


## CORAL GABLES CONSTRUCTION COMPANY

Capital Stock \$500,000



*One of the Largest and  
Most Important Units of the  
Coral Gables Organization*

At Left:  
J. W. Ricketts,  
President and  
General Manager



At Right:  
F. E. Dix,  
Secretary and  
Treasurer





# Mediterranean Transitional Style

## Character-defining features include:

- ✓ thick masonry walls clad in smooth stucco
- ✓ shallow hipped roof with extended eaves and boxed cornices -- originally clad in barrel tile
- ✓ flat roof with front parapet coping edged in barrel tile (auxiliary)
- ✓ Modernistic corner and porthole windows
- ✓ features applied or arranged for overall horizontal emphasis such as the modern beltcourse, regularity of window size and placement, wide eaves with boxed cornice, incised horizontal lines, and stylized eyebrow (duplex); round vents decoratively arranged in a line (auxiliary)
- ✓ minimal decorative elements
- ✓ two-story bay window with 'stylized' eyebrow that extends to become the front and back porch roofs
- ✓ Modernistic front entry feature with curved planter
- ✓ classical Mediterranean Revival entry with swooped hood, incised lines simulating quoins, molded cornice, and original plank door
- ✓ Modernistic regular window openings with no sills or lintels to give appearance of rectangles being cut from the larger cube



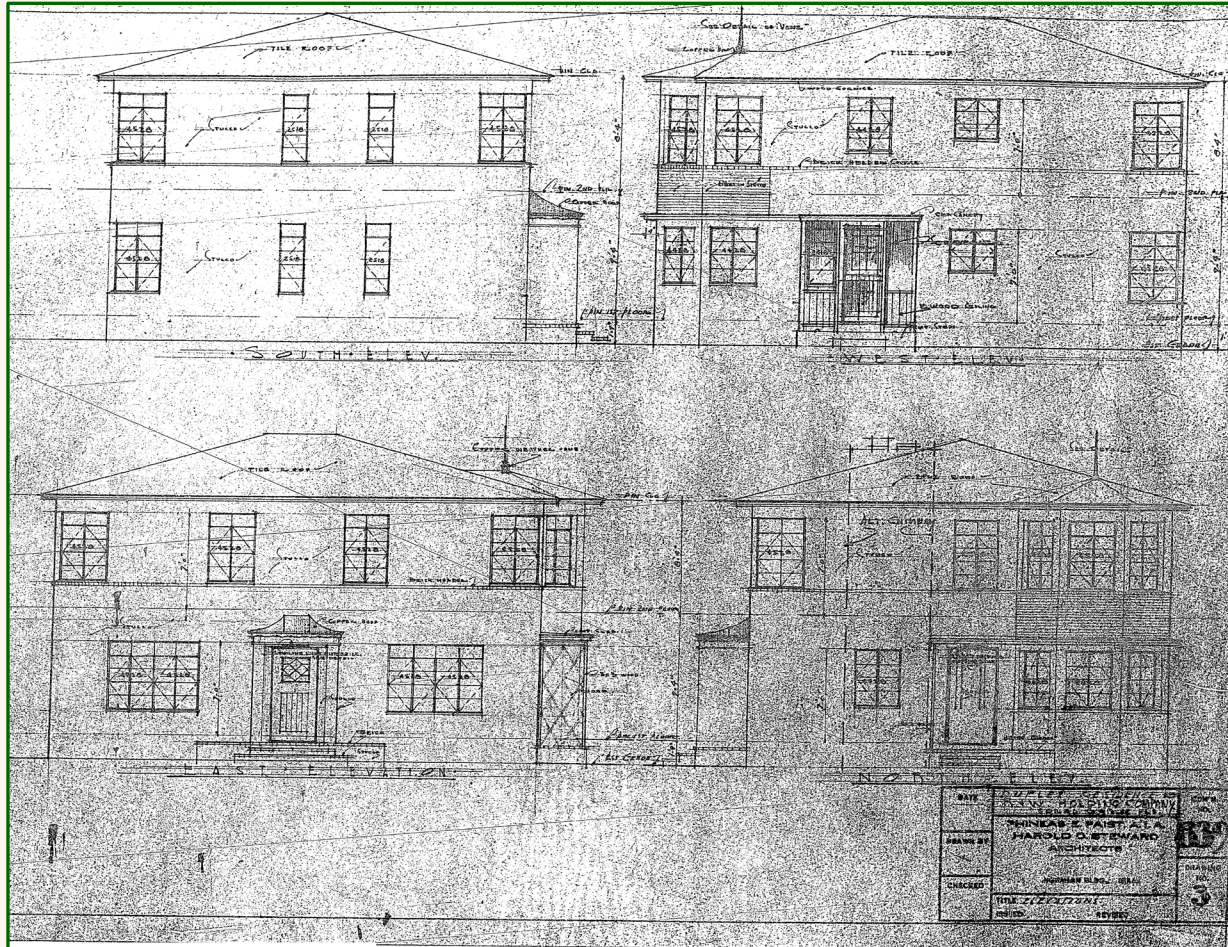


# 1414 Galiano Street





# 1414 Galiano Street



5321

Plans: December 1936



1970



2024



# 103 Menores Avenue Facade



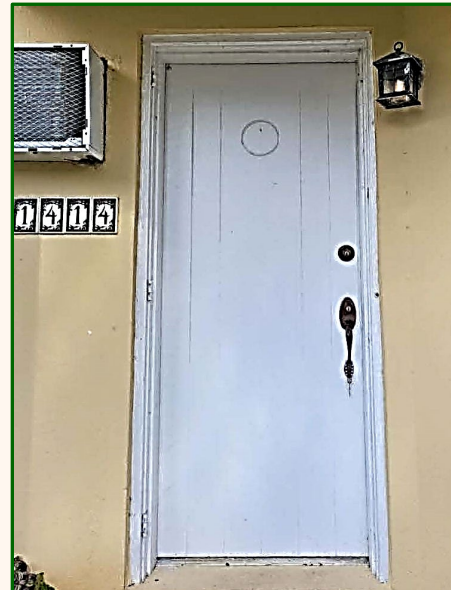
c.1940s



1970



# Galiano Street Facade





# Northeast Corner & North Facade





# Auxiliary Structure



c.1940s



1970



Current





c. 1940s



## 1414 Galiano Street aka 103 Menores Avenue

**Maintains a significant  
degree of historic integrity**

Contributes to the historic fabric of the City of Coral Gables and is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.



June 14, 1964



August 24, 1970



2024