

REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1414 GALIANO STREET
(AKA 103 MENORES AVENUE)
CORAL GABLES, FLORIDA



Historic Photo, c.1940



LHD 2024-009
September 18, 2024

**LOCAL HISTORIC LANDMARK DESIGNATION:
1414 GALIANO STREET -- AKA 103 MENORES AVENUE
CORAL GABLES, FLORIDA**

Application: Historic Significance Determination

*Historical Resources &
Cultural Arts*

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CORAL GABLES
FLORIDA 33134

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✉ hist@coralgables.com

<u>Folio Number:</u>	03-4108-009-3310
<u>Legal Description:</u>	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.
<u>Original Permit #/ Date:</u>	5321 / December 1936
<u>Original Architect:</u>	Paist & Steward
<u>Architectural Style:</u>	Mediterranean Transitional
<u>Original Owner:</u>	J. W. Ricketts
<u>Present Owner:</u>	CREH Galiano LLC
<u>Present Use / Type:</u>	2-story Residential / Multi-family
<u>Site Characteristics:</u>	Located on the northwest corner of Galiano Street and Menores Avenue on a 65' x 110' lot.

SUMMARY STATEMENT OF SIGNIFICANCE

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 and Merrick's desire for a cohesively-designed city. The result was a style that is now known as Mediterranean Transitional.

J. W. Ricketts was part of Merrick's 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 architect Phineas Paist to design the duplex. 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 Paist's Mediterranean Transitional style reflects that. It is amongst the earliest examples of the style in City. 1414 Galiano Street retains its historic integrity and hence, it 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. Jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs), a local community works through a certification process 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 Interior's Standards for Treatment Historic Properties with Guidelines 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 multi-family-family residence at 1414 Galiano Street is eligible as local historic landmarks based on their historical, cultural, and architectural significance. ***For designation, a property must meet one (1) of the criteria outlined in the Code.*** As discussed below, 1414 Galiano Street meets the following **three (3)** criteria:

Historical, Cultural significance

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

Architectural significance

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

HISTORIC CONTEXT

Coral Gables' historic development is broadly divided into three major historical periods:

- 1920-26: Coral Gables' Initial Planning and Development/Florida Land Boom
- 1927-44: Aftermath of 1926 Hurricane/Great Depression & New Deal/Wartime Activity
- 1945-63: Post World War II and Modern periods

Constructed during the second developmental era, the multi-family unit at 1414 Galiano Street (aka 103 Menores Avenue) was one of only several hundred residences built during this period. It was designed by Paist & Steward. At the time of its construction, Phineas Paist was the City Architect. The Mediterranean Transitional design is indicative of the type of architecture built in Coral Gables during that period.

Founding of Coral Gables: 1920-26

Coral Gables was originally conceived as a suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George 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 Mediterranean-inspired city. It is now considered one of the first modern planned communities in the United States.

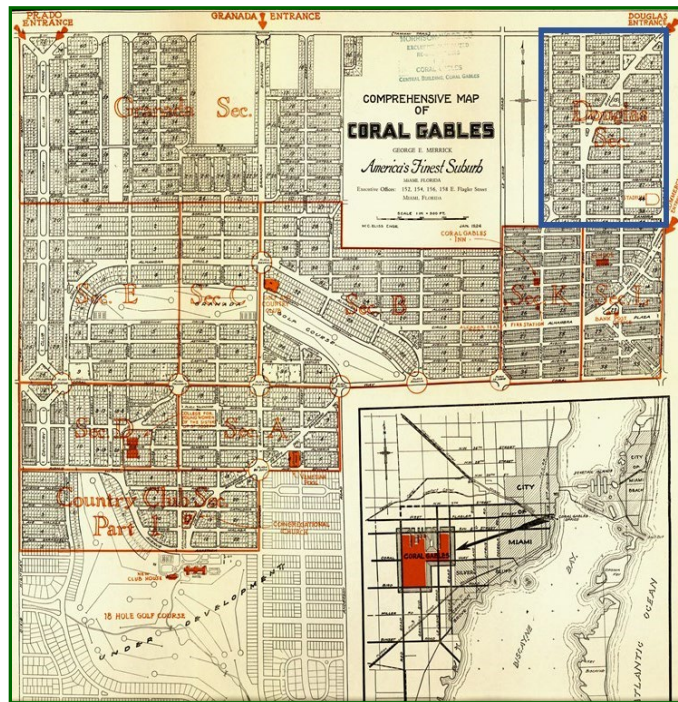
Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter DeGarmo, Martin Hampton, H.H. Mundy, and Phineas Paist (architect of 1414 Galiano Street), Merrick converted 3,000 acres of citrus plantation and native hammock. Merrick felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. During the community's initial period of development building designs combined elements commonly used in Spanish, Moorish, and Italian architecture, and is now known as the Mediterranean Revival style. Merrick embraced the City Beautiful ideals of copious amounts of public green space, tree-lined streets, and monumental public buildings. He also wholeheartedly incorporated the Garden City precepts of comprehensive planning with defined areas for different uses, housing for different income levels without sacrificing quality, as well as an abundance of public facilities. The plan also harmonized with the environment. It kept as much vegetation and landforms as possible, while providing modern amenities for cars, businesses, and homes. His goal was to create a unique sense of place.

As Coral Gables expanded, Merrick began to fully develop the Garden City precept of separate sections based on use. Initially, numerous sections were dedicated to single-family residences. With the acquisition of additional land, the Douglas Section (Figures 2) was dedicated to multi-family residences and commercial activities were restricted to the Business Section (Sections K & L) or along the main thoroughfares such as Ponce de Leon Boulevard. An Industrial Section was implemented along the eastern border (just north of Dixie Highway) and a specialized live-work Crafts Section was planned adjacent to the Business area.



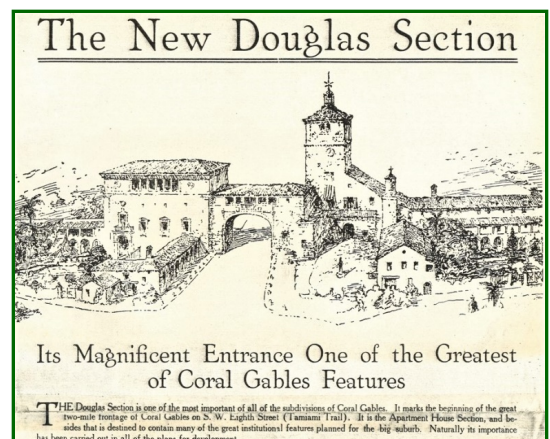
**Figure 1: Coral Gables
Postcard, 1924**

Coral Gables Douglas Section: 1920s



George Merrick purchased the Douglas Section area in 1923. It was originally part of the Douglas Grove fruit farm. John Douglas, a pioneer of Dade County, arrived in 1894. From its inception, Merrick slated the Douglas Section as a distinctive area with "high-grade" apartments. Plot sales were advertised in January 1924.

While the single-family sections were intended to be quiet neighborhoods, the Douglas Section was clearly meant to be a hub of activity. Running through the heart of the Douglas Section is Ponce de Leon Boulevard -- a wide parkway and one of the main commercial thoroughfares in Coral Gables. Access to this section was through the grand Coral Gables Douglas Entrance (intersection of Douglas Road & SW 8th Street) hailed as the "finest of all of Coral Gables noble gateways." (Figures 2) The Douglas Entrance, with its location bordering the City of Miami and its proximity to the Business District, served as a major entry point for visitors. Originally intended to be part of a larger complex, the entrance building was a major feature in the advertising of the City and subsequently for nearby apartments.



Figures 2: The Douglas Section

Top

**1924 Map of Coral Gables [left]
 Note: Douglas Section outlined in blue**

**Revised Plat Map, 1926 [right]
 Blue: 1414 Galiano Street location
 Orange Star: Miami Coliseum**

***Bottom*
 Douglas Section Ad, 1925**

By 1924 many of Coral Gables' important buildings and institutions were located along Ponce de Leon Boulevard. Advertisements for the Douglas Section featured amenities such as pine trees, trolley service, schools, shops, and theater. By December 1925 it was hailed for its "rapidly growing property values." High-profile civic and commercial



Figure 3: Rendering Miami Coliseum, 1927

landmarks included the Coral Gables Elementary School (1923), the Coral Gables Military Academy (1925), and the Miami Coliseum (1925-7) (Figures 2 & 3). The Coliseum, a multi-use auditorium, was advertised as "Florida's Largest and Finest Gathering Place." As seen in Figures 2, the multi-residences at 1414 Galiano Street were built across the intersection from this amenity. As they were being built the Coliseum was being converted to an ice rink. It showcased star-studded ice shows and became the home of the Tropical Hockey League (THL)--the first attempt at professional hockey in Florida (and in the South).

With the unbridled Florida Land Boom, by the mid-1920s the influx of new residents and winter visitors resulted in a housing shortage in South Florida. As Coral Gables grew exponentially so did its workforce and the construction of residences in Coral Gables could not keep pace with their burgeoning numbers. An August 25, 1925, Miami Herald article stated:

The phenomenal growth of Coral Gables is reflected in the rapidly increasing number of employees necessary to conduct the affairs of the corporation. From a small group of executives and assistants, the present staff in the past four years has grown to a number equal to the population of many thriving American towns.

This, coupled with the acute housing shortage in the region, presented a challenge for Merrick as his Coral Gables Corporation could not keep up with the demand.

By mid-1925 Merrick had launched a multi-pronged approach to this issue. Part of this plan was to encourage apartment building in the Douglas Section. Merrick reached out to his friend Malvin Rauschenberg, a builder who was well-known for his work in several exclusive suburbs of Atlanta. He agreed to build ten apartment buildings in the Douglas Section and to bring his crews and materials from Georgia.

PLAN TEN APARTMENTS

**Four of Number in \$600,000
Project at Coral Gables
Sold.**

ADDITIONAL relief from the housing shortage in Coral Gables is promised by the immediate construction of 10 apartment buildings, the cost of which will aggregate \$600,000, it was announced yesterday by M. L. Rauschenberg, builder. The buildings will be located in the Douglas section. They will accommodate 128 families.

Mr. Rauschenberg recently came to Coral Gables from Atlanta, where he has been engaged in the constructing work since 1910. He is a personal friend of George E. Merrick and it was on Mr. Merrick's advice that the contractor came to Florida.

Located on Avenues Menores and Mendoza, between Ponce de Leon boulevard and Douglas road, the new apartments will be well situated in Coral Gables. The apartments will house four and eight families. They will be completely furnished. All of the apartments will have tile baths with built-in showers. The buildings will be of concrete block and stucco. The Spanish style of architecture will be used. Plans for the buildings were drawn by H. George Fink.

Four of the buildings already have been sold to Eastern investors. The consideration was \$250,000. The buildings will be completed within 90 days. Special crews are to be brought from Atlanta to rush completion of the job.

Figure 4:
Apartments on 100 Block of Menores Avenue
Miami News, September 20, 1925

Context: 100 Block of Menores Avenue: 1920s

In 1925 a series of apartment buildings were built in the vicinity of 1414 Galiano Street (aka 103 Menores Avenue), and they were the primary context for Paist & Steward's design a decade later. (Figure 5) They were designed by architect H. George Fink, a member of Merrick's initial design team. Fink played a significant role in creating the fabric of 1920s Mediterranean Revival architecture which characterizes Coral Gables. For Rauschenberg, Fink designed two-story apartment buildings that each had the street presence of a single-family home, thus making them distinctive from other contemporaneous apartment buildings in the Douglas Section. They were located 114 (#1479), 118 (#1480), 122 (#1478), and 126 (#1403) Menores Avenue and on the next block at 124 (#1860), 126 (#1907), and 135 (#1481) Mendoza Avenue. (Figures 6) On Menores Avenue Fink designed two sets of mirror-paired apartment buildings. (Figures 6) They were advertised as having a shared 'garden court' and were set back from the street with front yards. Fink also designed several other apartment buildings on the 100-block of Menores Avenue for other clients. At the southwest corner of Galiano Street and Menores Street at 102 (#1504), an apartment for Katherine Cook (Figures 6), and on the north side of Menores Avenue three buildings for Marshall Lockridge at 115 (#1503) and a pair of twins at 123 and 119 (#1372). The buildings at 102, 114, 118, and 122 Menores Street as well as 124 and 126 Mendoza Street are designated as local historic landmarks.



**Figure 5: Context: 1938 Aerial Photo
Yellow: 1414 Galiano St / 103 Menores Ave**



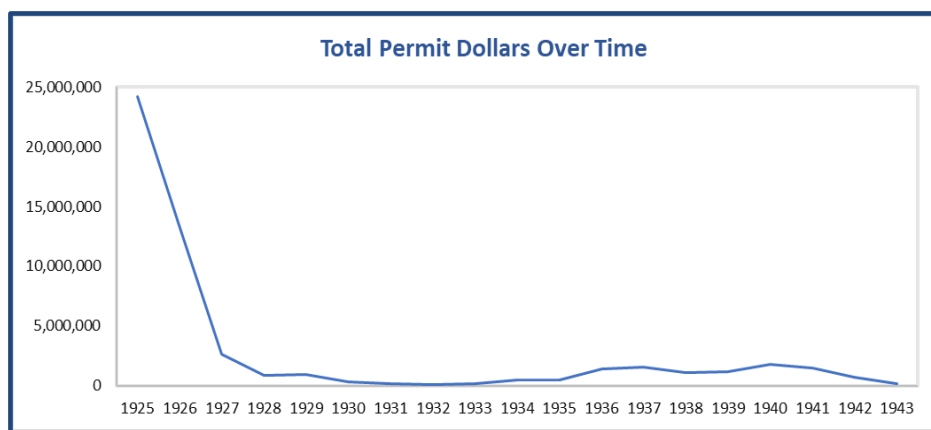
**Figures 6:
Context:
Historic
Photos, 1936**

**Top
Menores Ave
Pair:
122
[left]
126
[right]**

**Bottom
124
Mendoza Ave
[left]
102
Menores Ave
[right]**

Second Developmental Phase 1927-1944 & Mediterranean Transitional Architecture

The multi-family residences at 1414 Galiano Street were built in 1937 during the City's second developmental period. Coral Gables had boomed until the combination of the devastating Hurricane of 1926 and the Great Depression. In the aftermath of the 1929 Wall Street Crash, the economy in Florida declined steeply. Between 1929 and 1933, 148 state and national banks in Florida collapsed. By 1933, approximately one out of four Floridians was receiving some type of public relief and assistance. As the decade wore on, relief measures expanded under the New Deal administration and people adjusted to a new way of life. As a result, priorities and aesthetics changed. This was reflected in all aspects of life including the types of residences that were built.



**Figure 7:
Coral Gables
Total Building
Permit Dollars
1925-43**

The dire downturn in the economy, coming so closely on the heels of the devastating Hurricane of 1926, had a drastic impact on new construction in Coral Gables. As seen in Figure 7, the dollar value of permits issued in 1926 was \$13,402,012. Permits steadily declined over the next few years and plummeted to \$71,605 in 1931. As the number of new residences greatly decreased, their type and style also changed. As a result, despite valiant efforts, Merrick's grand plans for completing his Mediterranean-inspired city ended.

Recovery in the 1930s was slow. By 1936 permit dollar values were in the vicinity of \$1,000,000 where they held steady for several years. (Figure 7) With the implementation of the New Deal and other incentives, the building industry finally experienced a small resurgence in the late 1930s and early 1940s. However, it abruptly ground to a halt during the War years of 1942-1945 as materials, expertise, and manpower were diverted to the war effort.

The style of the few hundred buildings constructed during this second developmental phase was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. It transitioned away from Mediterranean Revival and began embracing Minimal Traditional, Modernistic (Art Deco & Art Moderne), masonry vernacular, and ranch styles. In South Florida, Art Deco emerged during the mid-1920s, and Art Moderne during the 1930s. However, in Coral Gables' the shift towards the new styles was slow. Rather than fully embracing the Modernistic styles prevailing in other communities, Coral Gables architecture was a hybrid. In a community whose early identity was so strongly tied to the Mediterranean theme, it is not surprising that most architects sought to acknowledge Coral Gables's roots and Merrick's desire for a cohesively-designed community. Thus, while they embraced 'modern' styles they also still retained Mediterranean Revival elements. This

transitional architecture which combines Mediterranean Revival with Modernistic elements was not an isolated stylistic phenomenon within Coral Gables but was seen throughout South Florida. It was however more pronounced in Coral Gables. In the 1930s it was often called Modern Spanish. This unique hybrid type of architecture is now known as the Mediterranean Transitional style in official style lexicons. (see Mediterranean Transitional section below) It was also known as Mediterranean Modern or, when specifically warranted, the Med-Deco Transitional.

Inherent to its nature as a “transitional” style, Mediterranean Transitional architecture was only produced for a brief period before the new stylistic trends took over. It represents a pivotal link between the two historic building boom eras in the City. The historical period during which the Mediterranean Transitional style was utilized (primarily during the 1930s and early 1940s) further adds to its limited nature as these were Depression and wartime years which saw sparse development. There were few of these types of residences built in the City; nonetheless, they ushered in a foundational change in the architecture of Coral Gables while paying homage to Merrick’s vision and, as such are an important piece of the City’s architectural history.

Mediterranean Transitional Style (aka Mediterranean Modern Or Med-Deco Transitional)

The Mediterranean Transitional style employed Mediterranean Revival elements while using the forms and features of Modernistic or Ranch styles. In Coral Gables this style first appeared in the mid-1930s. While this style tends to retain recessed and projecting bays of the Mediterranean style, the overall form is simple, streamlined, and with a focus on geometric forms rather than undulating and intricate decorative features. Character-defining features include barrel roof tiles on low-pitched gabled or hipped roofs, geometric or tropical ornamentation concentrated around windows, doors, and eaves, and metal screen doors with tropical motifs.

General Characteristics may include:

- Plan: regular and rectangular
- Primary Exterior Materials: stucco
- Roof Type: low-pitched hipped, side-gabled, front-gabled
- Roof Surfacing: barrel tile
- Recessing and projecting facades with a focus on geometric forms
- Attached garage often with cast masonry vents with tropical or geometric motifs
- Metal screen doors with tropical motifs
- Fenestration: predominantly metal casement windows often with transoms on primary facades; corner windows or circular port hole windows may also be present
- Fenestration usually deeply recessed without sills or lintels
- Eyebrow canopies over windows or doors
- Detailing: usually minimal and reserved for window and door surrounds, gable vents, stucco beltcourse or cornice, and built-in planters

Modernistic Styles (1920-1940)

The Modernistic Styles were distinctly different from the eclectic and revivalist styles that preceded it. They emphasized sleek lines with Machine Age geometric decorative elements. The early form of the Modernistic Styles was Art Deco. A creative but short-lived movement, from 1925 to 1940 it permeated all modes of the arts from architecture to decorative arts to fashion. Art Deco was common in public and commercial buildings built in the 1920s and early 1930s but it was rarely used in domestic architecture.

Art Moderne, or Streamline Moderne, is a later type of the Modernistic Styles. As the Great Depression of the 1930s progressed, the Modernistic Styles changed. It became more austere, less ornamented, and more streamlined with a horizontal emphasis. Streamlining was a concept first conceived by industrial designers who favored the aerodynamic pure-line concept of motion and speed. Hence, the sharp angles, the stylized floral decorative motifs, and the vertical emphasis of the Art Deco were replaced with simple, aerodynamic curves, and long horizontal lines of the Art Moderne. This later type emphasized smooth surfaces, curving forms, geometric forms and long horizontal lines, and sometimes nautical elements such as 'porthole' windows. Exotic woods and stone were replaced with cement and glass. Cylindrical forms, long horizontal and corner window groupings were common. (McAlester)

1414 Galiano Street is an example of the Mediterranean Transitional style with influences from the Art Moderne style.

1414 Galiano Street / 103 Menores Avenue

Note:

As platted the original address for the property was 103 Menores Avenue. It remained the address of record until the mid-1960s. It appears that by 1965 the legal address had changed to 1414 Galiano Street. As seen in Figures 10, there are two street-facing entries to the duplex. The one facing Menores Avenue leads to the second story residence and the one facing Galiano Street opens into the first story. The entry into the first floor may have been what warranted the legal address change. As with other corner duplexes, each residence retained its own address of 103 Menores Avenue and 1414 Galiano Street but the legal address for the property is the latter.

Hence, the property will be referred to as 1414 Galiano Street for the remainder of this report.

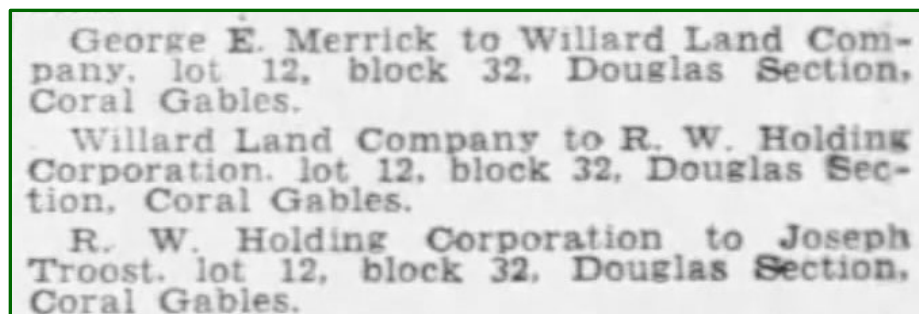
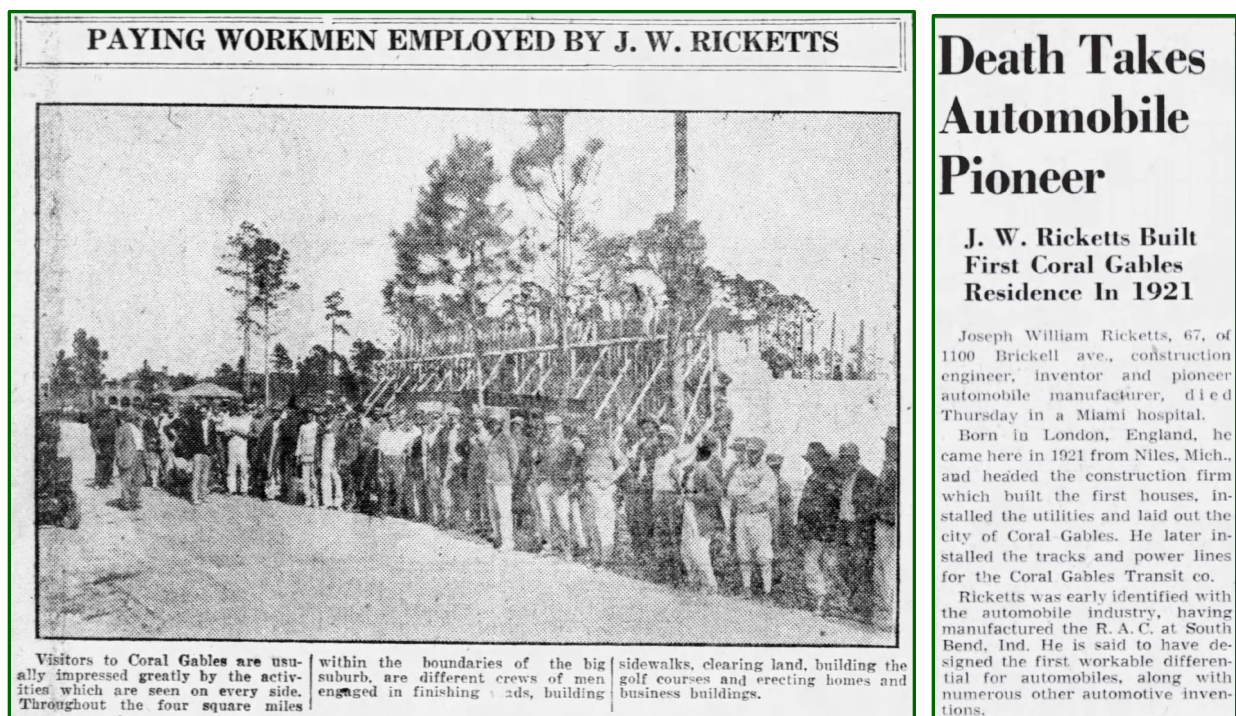


Figure 8: 1414 Galiano Street Property Transfers
Miami Herald, June 20, 1937

Figure 8 shows the early transfers of the property. Tax records indicate that by 1932 the land was in the hands of Willard Land Company. When they purchased it from George Merrick has not been determined. In December 1936 it was acquired by R.W. Holding Corporation who immediately filed a building permit for a two-family apartment. In June 1937, upon completion of construction, it was sold to Joseph Troost.

The president of R. W. Holding Corporation was J. W. Ricketts. He hired architect Phineas Paist to the residences. Ricketts and Paist were both pivotal members of Merrick's team and played a huge role in the initial development of the City.

Joseph William Ricketts (1876-1943) was a well-established construction and automotive engineer when Merrick recruited him in 1921. Ricketts' firm was invited to join Merrick's cadre of contractors under the direction of what became the Coral Gables Construction Company. Initially all endeavors in the City were managed by Merrick's company. Ricketts' obituary states that in 1921 he built the first home in Coral Gables. (Figures 9) Ricketts' work spanned from building construction to utility and infrastructure installation. In 1922, seeing the need, he built a concrete plant in Coral Gables. Ricketts rose quickly through the ranks from construction manager to superintendent of development and construction for Merrick's company. By 1925 he had become the president of the Coral Gables Construction Company. In 1926 when the company was being reorganized--as a result of the City's incorporation and Merrick's refinancing efforts--Ricketts accepted the position of vice-president of development at the Coral Gables Corporation under Merrick and became chairman of the board for the construction company.



Figures 9: J.W. Ricketts: Building Contractor for Coral Gables
Miami News, January 8, 1923 [left]; *Miami Herald*, September 17, 1943 [right]

By all accounts, as Merrick began to struggle both financially and in keeping his Coral Gables dream alive, Ricketts remained a stalwart supporter. Newspapers reported how Ricketts continued to solicit investors and took on the completion of some of Merrick's projects well into the late 1920s. He also strove in other ways to keep Coral Gables viable with the hope of continuing Merrick's plan. When the Bank of Coral Gables opened in 1924 Ricketts accepted a position on the Board of Directors. In the late 1920s when the bank had stretched the limits of financial assistance, Ricketts established the R. W. Holding Corporation and offered loans to income-producing properties in an effort to keep Coral Gables' businesses open. He was also active in other assistance programs most notably those of Coral Gables Congregational Church (the church Merrick built in his father's honor) as a member of its Board of Trustees. By the mid-1930s it was clear that Merrick would not see his vision completed. Ricketts maintained the office of R. W.

Holding Corporation in Coral Gables, and while his real estate interests branched throughout the region in the 1930s, he continued to concentrate his investments in Coral Gables.

In 1936 Ricketts hired the architecture firm of Paist & Steward to design the multi-family residences at 1414 Galiano Street. In 1922 Merrick had recruited Paist to become a member of his design team as Paist's work in building Villa Vizcaya was nearing completion. In May 1925 Merrick appointed him to the position of Supervising Architect for the newly incorporated City of Coral Gables. He held this position until his death in 1937. During the mid-1920s, Paist became partners with another noted architect, Harold D. Steward. Paist & Steward designed many prominent buildings in Coral Gables including City Hall, the Colonnade, and the Granada Shops, thus laying the architectural foundation of Coral Gables. (see architect section below) In the 1930s Paist & Steward completed several Work Progress Administration (WPA) projects most notably the Coral Gables Women's Club and the Coral Gables Police and Fire Station both in the Modernist style. Hence, both Ricketts and Paist & Steward were well-versed in Merrick's vision for Coral Gables, dedicated to helping Coral Gables grow, and well-positioned to meld the new Modernistic styles with the traditional architecture of the City.



Figure 10: 1414 Galiano Street, c.1940

The buildings at 1414 Galiano Street (Figure 10) embrace Art Moderne styling while respecting both its context amongst Fink's 1920 apartment buildings (examples in Figures 6) and the Mediterranean Revival roots of the City. The duplex, like Fink's, is two stories and has the street presence of a single-family home with front and side yards as well as a detached garage. It presents clearly as a Modernistic structure with its smooth stucco, corner windows, a porthole window, horizontal banding, and minimal decorative elements. However, it seamlessly incorporates elements from Fink's residences. The octagonal Mediterranean-inspired towers of 122 and 126 Menores Avenue (Figures 6) are echoed in the Modernistic two-story bay window and the

extended eave with carved brackets of 124 Mendoza Avenue becomes a stark Modernistic horizontal element in this duplex. The entries also highlight both styles. The Menores Avenue front entry has a classical Mediterranean Revival feel harmonizing with the other buildings on the street. While the Galiano Street entry is in the Modernistic fashion. It is geometrical and extends into an eyebrow-like feature that wraps around the bay window to the rear porch. The windows also meld both styles. They are not the Modernistic larger pane windows but rather Mediterranean Revival casements. However, they are modern steel casements with thinner muntins and transoms.

Hence, the duplex is clearly Modernistic building with massing and features that allows it to blend into the 1920s Mediterranean Revival apartment building context created by Fink. On the other hand, the detached two-car garage building with a second story studio apartment along Galiano Street presents as Mediterranean Revival structure with Modernistic elements. Both buildings were purposefully built in the Mediterranean Transitional style by an architect and an owner who were deeply involved in the founding of Coral Gables and who understood and skillfully executed the architectural transition that was occurring in Coral Gables in the 1930s.

Broad Context: Later Development of the Douglas Section North Ponce Apartment District

In 1926 South Florida was struck by a devastating hurricane. This, coupled with the national economic crisis, contributed to turning the prior land boom to bust and ushering in the Depression Era years. Development during this second period was slow with very few single-family residences constructed. However, while development had significantly declined in the Douglas Section during this period, there was continuous building of apartments into the early 1940s - most likely due to the marketability of rental units during hard economic times. Hence, the Douglas Section continued to be developed in accordance with Merrick's plan. Furthermore, in the 1940s the City of Coral Gables recognized the area as the 'apartment district' and encouraged its further development. The apartment district was bounded roughly by SW 8th Street, Douglas Road, Alhambra Plaza, LeJeune Road, Madeira Avenue, and Salzedo Street. (Figure 11) It is now referred to as North Ponce.

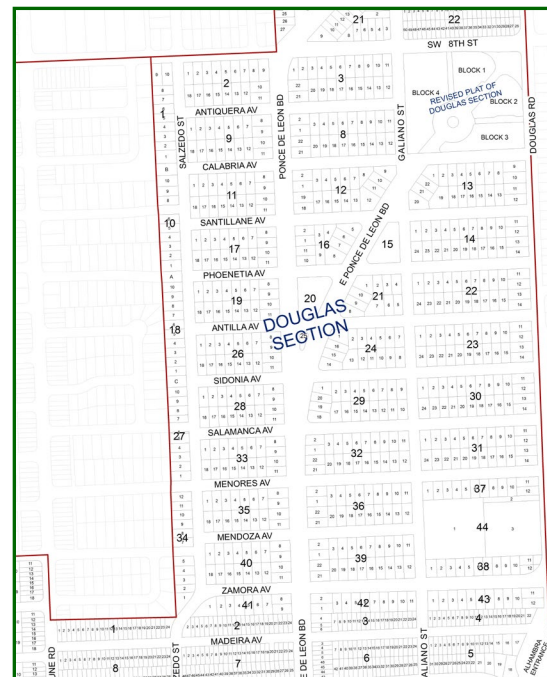
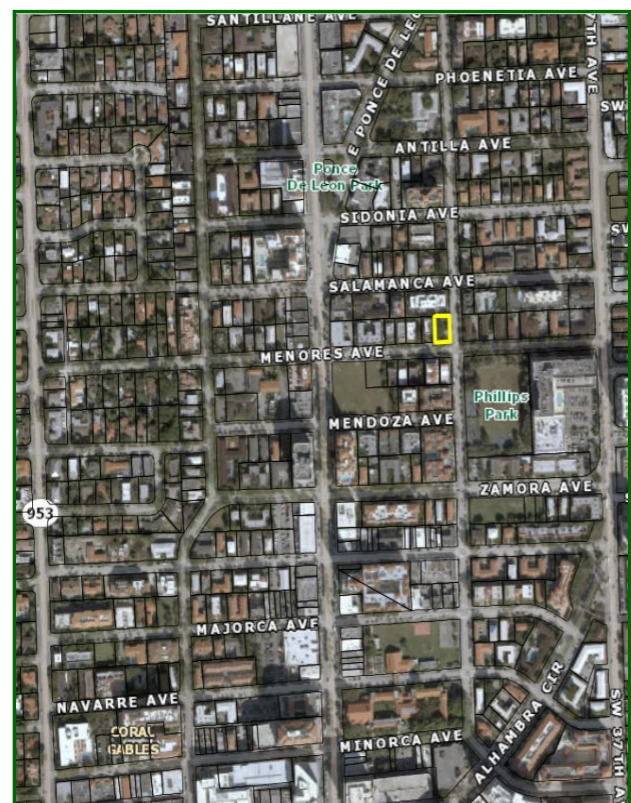
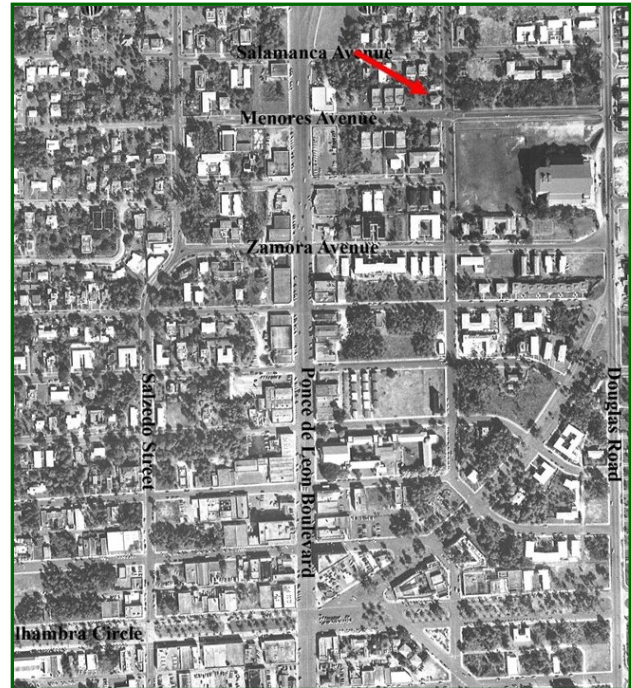


Figure 11: North Ponce 'Apartment District'

Development boomed again in North Ponce following the conclusion of World War II, and by 1963 the area surrounding 1414 Galiano Street was almost entirely built out. Aerial photos document the growth of the Douglas Section. (Figures 12) Originally developed as the community's apartment house section, the Douglas Section has retained that primary use to present. Hence, the multi-family property at 1414 Galiano Street retains its historic context and stands as a testament to Merrick's vision for this section of the City.



Figures 12: Aerial Photographs: Development of North Ponce
Top: 1938 [left]; 1954 [right]
Bottom: 1963 [left]; Current, 2021 [right]
Location of 1414 Galiano Street is annotated

SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figures 13: 1414 Galiano Street, South & East Facades
Top: c.1940

***Center: June 14, 1964, Miami Herald [left]
August 24, 1970 [right]***

***Courtesy Miami Dade Property Appraiser
Bottom: Current, 2022***

Executive Summary

The multi-family residences at 1414 Galiano Street (aka 103 Menores Avenue) were constructed in 1937 in the Douglas Section. Coral Gables was founded by George Merrick during the South Florida real estate boom of the 1920s. He drew from the Garden City and City Beautiful movements to create his vision for a fully-conceived Mediterranean-inspired city. It is now considered one of the first modern planned communities in the United States. Merrick acquired the Douglas Section in 1923 and, following Garden City precepts, dedicated it to multi-family residences. The area retains that context to date. In 1925, architect H. George Fink, a member of Merrick's original team, designed a series of two-story apartment buildings in the Mediterranean Revival style on 100-block of Menores and Mendoza Streets. They had the street presence of a single-family home, making them distinctive from other contemporaneous apartment buildings in the Douglas Section. They provide the context for the design of 1414 Galiano Street.

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 as it embraced national modern trends. However, most architects sought to acknowledge Coral Gables's Mediterranean roots and Merrick's desire for a cohesively-designed community. Thus, while they embraced modern styles, they also still retained Mediterranean influences. During this second developmental period in Coral Gables there were only several hundred structures built - a portion of which were designed in the Mediterranean Transitional style.

In 1936 R. W. Holding Corporation acquired the property at 1414 Galiano Street. The president of the company was J. W. Ricketts who joined Merrick's construction team at its onset and reportedly built the first home in Coral Gables in 1921. Ricketts, an engineer and construction manager, quickly rose through the ranks and became the president of Merrick's Coral Gables Construction Company. Ricketts hired architect Phineas Paist to design the duplex and auxiliary building. Paist was a member of Merrick's design team and when Coral Gables was incorporated in 1925 Merrick appointed him as the City Architect – a position he held until his death in 1937. Hence, the original owner and architect of 1414 Galiano Street were both deeply involved in the development of Coral Gables from its inception and its design reflects it.

Paist designed 1414 Galiano Street in the Mediterranean Transitional style to blend into the character of Coral Gables in general and with Fink's distinct 1920's apartments in its direct vicinity. The buildings at 1414 Galiano Street are two stories and like Fink's apartments they present as a single-family home. They are amongst the earliest examples of the Mediterranean Transitional style in Coral Gables. The duplex presents as a Modernistic building with its smooth stucco, corner and porthole windows, horizontal banding, and minimal decorative elements. However, it seamlessly incorporates elements from Fink's Mediterranean Revival residences. The octagonal towers of 122 and 126 Menores Avenue (Figures 6) are echoed in the two-story bay window and the extended eave with carved brackets of 124 Mendoza Avenue becomes a stark Modernistic horizontal element in this duplex. The low-pitched roof of the duplex was originally clad in barrel tile which was a character-defining element of the Mediterranean Revival style. The auxiliary building has the massing of other Mediterranean Revival era garages with its flat roof and parapets as well as the style's distinctive barrel tile coping and decoratively-arranged round vents. The entries also highlight both styles. (Figures 14) The Menores Avenue front entry has a classical Mediterranean Revival feel harmonizing with the other buildings on the street. While the

Galiano Street entry is in the Modernistic fashion. The windows also meld both styles. They are not the Modernistic larger pane windows but rather Mediterranean Revival casements. However, they are modern steel casements with thinner muntins and transoms and Modernistic corner windows. Also, the recessed windows have no sills which gives the Modernistic impression on rectangles being cutout from thick walls. Additional character-defining elements are, but not limited to its 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.



Figures 14: Entries, c.1940
Menores Avenue [left]; Galiano Street [right]

The original permit for the duplex (#5321) is provided as Attachment A at the end of this report. It should be noted that these plans provide ‘alternatives.’ Hence, not all design elements in the drawings were built. Whenever possible, the historic fabric of the structures is determined and evaluated using a combination of primary documents. Most notable are the c.1940 historic photographs.

Visual assessment of the property as well as examination of building records and historic photographs (Figures 13) indicates that few changes have occurred to the exterior character-defining features of the property at 1414 Galiano Street. (see extant description discussion below) As per, Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks*: “Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association.” It is Staff’s determination that this property possesses sufficient integrity for designation. Hence, 1414 Galiano Street was one the few residences built in the City during the second developmental period, and it remains as one of a limited number of extant Mediterranean Transitional style residences in the City that retains its architectural integrity. It was created by two of Merrick’s dedicated team members and represents the architectural shift that occurred after Merrick but that still honored his intentions. Thus, the property at 1414 Galiano Street presents both historical and architectural significance and it is part of the collection of quality structures that appreciably contribute to the historic fabric of the Coral Gables, and to the City’s sense of place over time.

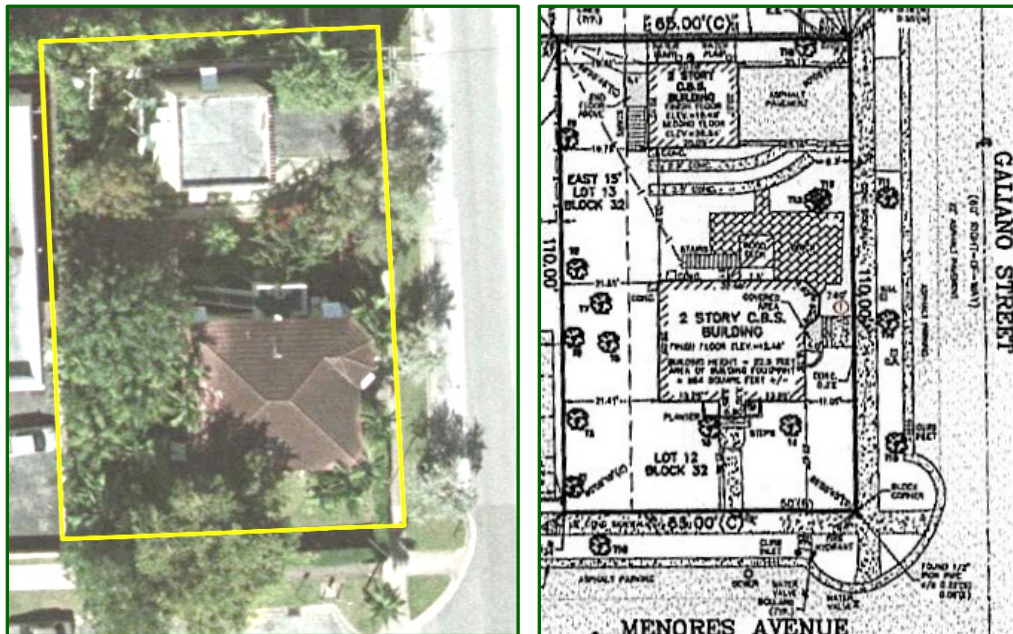
Extant Exterior Description and Alterations Discussion

The property at 1414 Galiano Street sits at the northwest corner of Galiano Street and Menores Avenue on a 65' x 110' lot. (Figures 15 & 16) On the property are a two-story duplex and a two-story auxiliary garage building. A 40-year structural recertification assessment was filed for the buildings on July 12, 2024. They were found to be safe for continued use and occupancy with some repair required. The buildings have had no additions, and they retain their original styling and massing.

The structures are set back on the lot and the duplex has small front and side lawns. There is a separate entrance for each duplex. The first story is accessed from the entry along Galiano Street and the second story by the entry along Menores which has an address of 103 Menores Avenue. The duplex with its detached garage structure, like the earlier apartment buildings in the vicinity have the street presence of a single-family home.



Figures 15: 1414 Galiano Street
Streetview Along Galiano Street, 2023 [top & center] *Courtesy Realtor.com*
Northwest Corner Galiano Street & Menores Avenue [bottom] *Courtesy Google Earth*



Figures 16: 1414 Galiano Street, Property Overview, 2024
Aerial View Detail [left] *Courtesy Miami-Dade Property Appraiser*
Property Survey [right] *Courtesy Pinnell Survey, Inc.*

Paist & Steward skillfully blended Mediterranean Revival style with the Modernistic in this duplex and it successfully represents the Mediterranean Transitional style that emerged in Coral Gables in the mid-1930s. It also thoughtfully harmonizes with the 1920s two-story apartments in its vicinity while remaining distinctly modern. They drew heavily from Mediterranean-inspired Italian precedents which, as discussed below, melded well with Modernistic Art Moderne style. As was common with Art Moderne, the building has a monolithic appearance, the stucco is smooth, and the ornamentation is sparse and selectively chosen to enhance the geometry and horizontality of the structure. An emphasis on horizontality is a primary character-defining feature of the style. The shallow-pitched roofs with wide flat eaves, the fenestration arrangements, and applied molded stringcourse are dominant factors in establishing the horizontal orientation of this structure. The duplex's street presence and the original use of barrel roof tile and casement windows are Mediterranean Revival in character and aid in harmonizing it with the adjacent 1920s apartments.

Built over a crawl space, the two-story duplex is constructed with masonry block units and clad in smooth stucco. It is rectangular in plan with a two-story bay window at its northeast corner. While the duplex is two stories, it gives the impression of a lower-slung, and hence a more horizontally-oriented, structure. A pair of raised parallel lines form a band that runs like a stringcourse around the building. The smooth stucco façade aids in emphasizing it and as seen in Figures 13 were originally a different color giving it further visual weight. A stringcourse normally marks the transition of one story to the next. Here it is placed higher than the one-story level and the windows of the upper story sit on the stringcourse taking the place of a sill. The result is a visual foreshortening of the height of the building. The shallow-pitched hipped roofs with wide eaves produce a strong horizontal element that further adds to the forced perspective of a lower more horizontal structure. The hipped roofs were originally clad in two-piece barrel tile. The current flat tile was installed in 2011. Low-pitched hipped roofs clad in barrel tile are common in Italian architecture and since it also provides a strong horizontal element this roof choice melds both styles and was a common choice in Mediterranean Transitional buildings.



Figures 17: 1414 Galiano Street, East Façade



**Figures 18: 1141 Galiano Street (103 Menores Avenue), South Façade
Current, 2024 [left]; Historic, c.1940 [right]**

The fenestration is another strong element that demonstrates the Mediterranean Transitional style. The openings are simple and recessed in the Modernistic fashion and without sills or lintels to give the impression of rectangles cutout from the building cube. The windows were originally casements with a muntin pattern in the Mediterranean Revival tradition rather than the Modernistic large pane windows. However, in Mediterranean Transitional fashion they were modern steel casements with thinner muntins and transoms. Adding the transom to the traditional-sized casement windows aligns both with Italian-inspired and Modernistic architecture. At the second story the casement windows are placed as corner windows which is a character-defining Modernistic feature. The window sizes are consistent which aids to the horizontal impression of the duplex, versus the varied window sizes of the Mediterranean Revival style. The steel casements were replaced with the current awning windows sometime after 1970. (Figures 13). A permit has not been located to date.



**Figure 19: 1414 Galiano Street,
Southeast Corner, c.1940**

The front entry features are the most ornamented element of the residence. They each presents a different facet of the Mediterranean Transitional style. The east entry facing Galiano Street has a Modernistic flair while the south entry facing Menores Street has a Mediterranean Revival inspiration. (Figures 17-19)



Figures 20: East Façade, Galiano Street Entry, 2022

The Galiano Street façade is asymmetric with an entry porch feature that is geometric and stark in nature and puts a Modernistic stamp on this façade. The porch retains its cracked tile floor, tile steps and a Modernistic curved built-in planter. The planter has a brick ‘coping’ contrasting with its smooth stucco and provides another horizontal line element. The vertical plank front door is likely original. Over the tiled entry stoop a square column supports the simple rectangular roof. Slid between them is a stylized Modernistic eyebrow that wraps around the bay window and extends to become roof of the back porch as well. (Figures 20, 23, & 25) It should be noted that metal clamshell awnings currently shelter most windows of the duplex, and they obscure the visual impact of eyebrow and as well as other features around the residence. The original permit drawings (Figure 23) show a series of incised horizontal lines wrapping around the bay window between the first and second story windows. However, it does not seem that they were implemented.



**Figures 21: Front Door
East Façade, 2022**

The two-story bay window feature at the northeast corner of the residence is another melding of Mediterranean Revival and Modernistic styles. First, the choice echoes the octagonal Mediterranean-inspired towers of 122 and 126 Menores Avenue. Also, a two-story bay window is a feature associated with Italian architecture and on the east façade it projects in that manner. However, on the north façade it curves into the plane of the façade resulting in a classic ‘ship-like’ form common in Art Moderne. (Figure 24) Overall the duplex’s bay window feature is streamlined in a Modernistic manner with an emphasis the horizontal banding of windows, stylized eyebrow, raised stringcourse, and wide roof eave.



Figures 22: South Façade, Menores Street Entry, 2024

The south façade of the duplex faces Menores Street. This façade faces some of Fink's 1920s apartment buildings (Figures 6) and it was clearly designed to harmonize with them. The façade is symmetrical and at the center is a small projecting entry bay. (Figures 18) It is classical in nature with a tapered swooped roof hood, a molded cornice, and incised horizontal lines simulating quoins flank the doorway. The front door is original. Flanking the door are rectangular built-in planters whose brick coping extends under the door and creates the impression that the door ensemble sits on a base. (Figures 22 & 13) As seen in the historic photos in Figures 13 and 18, a cupola with a barrel tile roof, reminiscent of an Italian belvedere, was centered on the hip roof. This feature is not on the permit drawings, but historic photos show it and that it was extant until at least 1970. Centered on the second story, between the classical entry and Italian cupola, is a simple porthole window bringing a subtle, but character-defining Modernistic Art Moderne feature, to the façade.

On the north façade a screened porch provided another entry to the first story. (Figure 23) This feature is extant. (Figures 25, bottom) Note that the eyebrow wrapping around the bay window extends to become the roof of this porch. At an undetermined date it became legally necessary to provide a second egress from the second story. To accommodate this the second story window above the porch was enlarged to a door and an exterior wooden staircase was installed. (Figures 24 & 25)

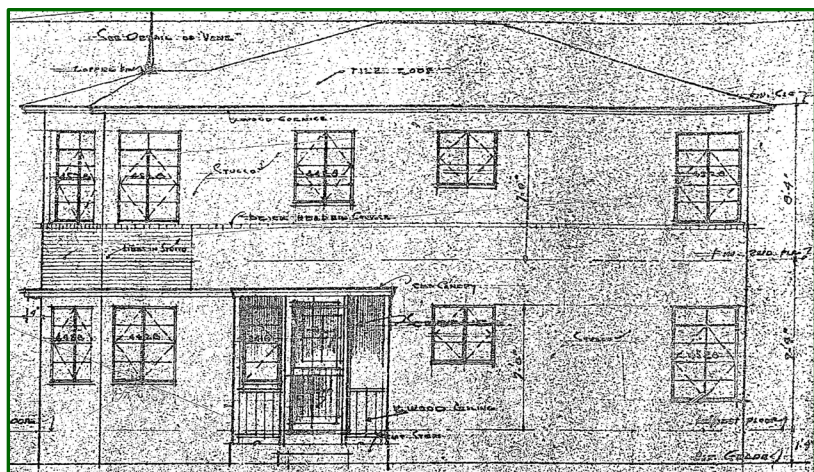


Figure 23: North Façade, Permit #5321, 1937



Figures 24: North Façade, August 1970
Courtesy Miami-Dade Property Appraiser

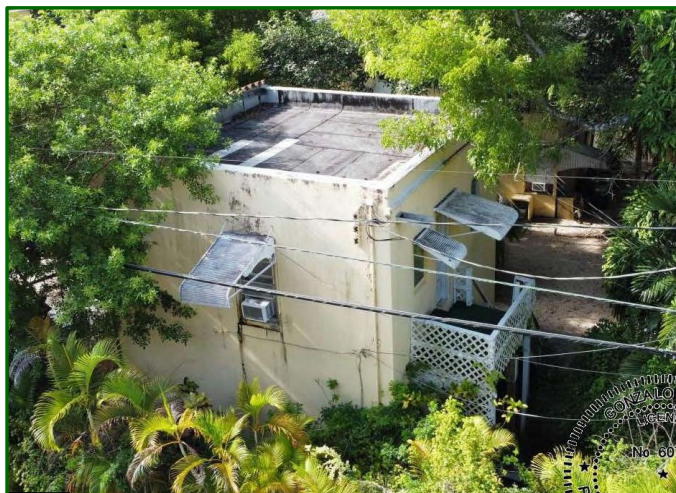


Figures 25: North Façade, 2024
Courtesy Miami-Dade County, Building Recertification Report

To the north of the duplex along Galiano Street is a two-story, flat-roofed garage auxiliary building. It is not included in the original permit pages that have been located but a portion of it is visible in a c.1940 photo. (Figure 26) The structure houses a two-car garage on the bottom and a studio apartment on the top floor. The address for this residence is 1412 Galiano Street and is accessed by a wooden staircase at the rear (west) side of the building. This building like the duplex is in the Mediterranean Transitional style. In the Modernistic fashion it is clad in smooth stucco. In the Mediterranean vein the building has parapets with a barrel tile coping along the front (east), grouped round vents, and the windows were originally casements. The round vents are decoratively arranged in a line at the center of the second story. The building currently has awning windows. (Figures 27) Permits for the change of the garage doors and the windows have not been locate to date.



Figure 26: Portion of Garage Auxiliary Building, c.1940



Figures 27: Auxiliary Garage Building

Top: South & East Facades, 1970 *Courtesy Miami-Dade Property Appraiser; East (Front) Facade, 2022*
Bottom: Northwest Corner [left] & Southwest Corner [right], 2024
Courtesy Miami-Dade County, Building Recertification Report

Ownership History

Note: Records regarding ownership prior to 1940 have not been located and the following ownership history is based on numerous sources including R. L. Polk City Directories which were available from 1923-65, building permits, realtor notes, other records on file within the Coral Gables Historical Resources Department's real estate records and the Miami-Dade County Clerk.

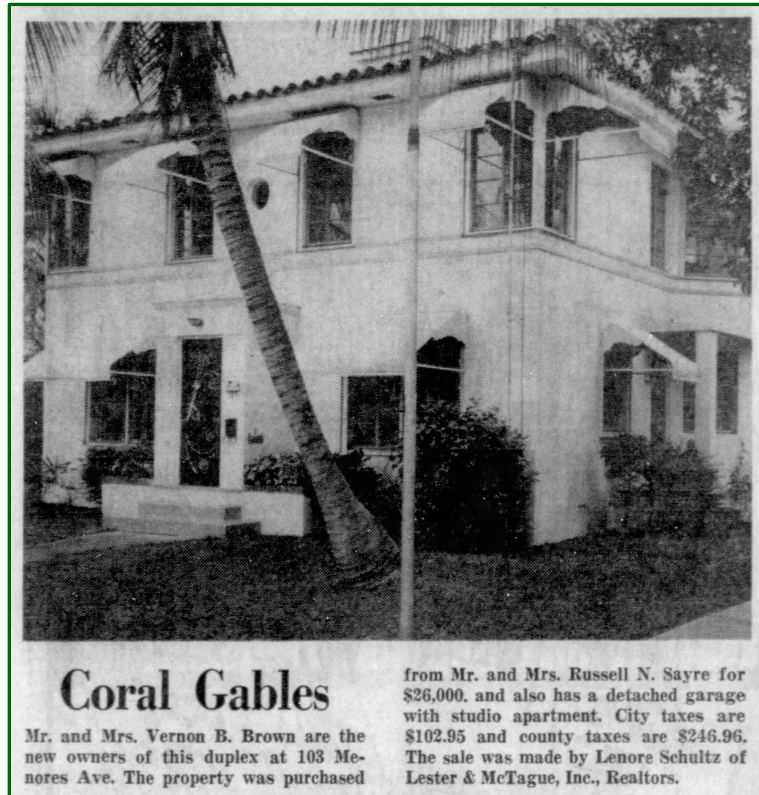


Figure 28: *Miami Herald*, June 14, 1964

1932-1936	Willard Land Company
1936-1937	W. R. Holding Corporation, J. W. Ricketts, president
1937-?	Joseph Troost
1944-1947	William A. Ditzel & Naranja Ditzel
1947-1949	Paul C. Bridgham & Eunice G. Bridgham
1949-1964	Russell N. Sayre & Hazel M. Sayre
1964-1965	Vernon B. Brown & Jean R. Brown
1965-1979	Sarah S. Baker
1979-2001	Virginia Hewitt & Morris G. Hewitt
2001-2023	Nicholas F. Trujillo & Brenda Lanford
2023-Present	CREH Galiano LLC

Architect: Paist & Steward

Both as a practicing architect and a City administrator during the 1920s and 1930s, Phineas Paist was instrumental in creating and managing the architectural fabric which characterizes the early years in City of Coral Gables. His work spans the range from modest Mediterranean Revival cottages to the City's monumental civic structures.

Phineas Paist studied at the Drexel Institute of the Philadelphia Academy of Fine Arts and received the Cresson European Traveling Scholarship for postgraduate studies in Europe from 1904 to 1906 (Miami Riviera: November 12, 1926). He began his practice in Philadelphia, and in 1916 became an assistant to Paul Chalfin, the designer from New York chosen to be artistic supervisor for the James Deering Estate - Vizcaya. He soon became involved with Walter DeGarmo and Denman Fink, leading to his association with George Merrick and employment as Coral Gables "Supervisor of Color in 1923." In May 1925 Merrick appointed him to the position of Supervising Architect for the newly incorporated City of Coral Gables.



**Figure 29: Phineas Paist,
undated**

During the mid-1920s, Paist became partners with Harold D. Steward Sr., while continuing his collaboration with George Merrick and Denman Fink. Paist and Steward designed many prominent buildings in Coral Gables--including City Hall--laying the foundation for what the City of Coral Gables is today. In addition to numerous residences throughout the city, Paist was responsible for the design of the Colonnade Building (with Walter DeGarmo and Paul Chalfin), the Arts Center Building at 2901 Ponce de Leon Boulevard, and the Old Police and Fire Station. In conjunction with Denman Fink, Paist was responsible for the design of multiple of the city's plazas and the "White Way" street lights. Paist also designed the Douglas Entrance to Coral Gables, "La Puerta del Sol," in partnership with Walter DeGarmo and Denman Fink.



**Figure 30: First Coral Gables City Commission
Meeting in Paist-designed City Hall
February 1926**

**Paist is seated next to George Merrick
at end of table**

Courtesy Miami Herald, March 1, 1928

Paist continued in his role as Coral Gables' Supervising Architect until his death in 1937. He also served as president of the Florida South Chapter of the American Institute of Architects. Following his death in 1937, Richard Kiehnel published a tribute to Phineas Paist in the 1938 issue of Florida Architecture and Allied Arts. Kiehnel noted that Paist,

"possessed that rare urge to do everything well and put the full force of his soul into it regardless of size, compensation or importance."

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 (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 8, Section 8-103.

Constructed in 1937, the property at 1414 Galiano Street (legally described as 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) is significant to the City of Coral Gables’ history based on the following **three (3)** criteria found in the Coral Gables Zoning Code, Article 8, Section 8-103:

Historical, Cultural significance

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

Architectural significance

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

Staff finds the following:

The property located at 1414 Galiano Street is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL & ARCHITECTURAL SIGNIFICANCE

Therefore, Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1414 Galiano Street** (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) based on their historical, cultural, and architectural significance.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer

Selected Bibliography

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

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

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

Building Permits Records, City of Coral Gables, Historical Resources Department.

Miami-Dade County Property Appraisers Property Information

Newspapers.com

The Evening Independent News

“Opening up of the Big Douglas Section Offers A Real Opportunity” January 23, 1924.

“A Bigger and Better Coral Gables” February 13, 1924.

“A Great Year for Coral Gables” June 16, 1924.

“Opening of New Coral Gables Section Offers Opportunity for Investment” August 25, 1924.

Miami Herald

“8 Buildings Planned” September 4, 1925.

“Apartments Planned” September 13, 1925.

“Atlanta Builder Here” August 27, 1925.

“Company Will Expand, Ricketts Leave Construction, Supervise Growth” January 30, 1926

“Death Takes Automobile Pioneer: J. W. Ricketts Built First Coral Gables Residence in 1921” September 17, 1943.

“Impossible Stairway” September 27, 1925.

“Plan Ten Apartments” August 25, 1925.

“Remember Folks!” October 22, 1922.

“We are Building” February 7, 1923.

Miami News

“Concrete Blocks Made By Coral Gables Firm: Ricketts & Burns” November 27, 1922.

“Gables to Have New Apartments” September 20, 1925.

“The Magnificent Douglas Entrance The Finest of All of Coral Gables’ Great Gateways” July 1, 1924.

“Rapid Growth in Every Section” September 9, 1925.

“Coral Gables Apartment Sites” December 5, 1925.

Miami Tribune

“Building Boom in Coral Gables: New Plans Formed to Help Remedy Housing Shortage” July 14, 1925.

“The Housing Situation” September 10, 1925.

“Ten Apartments Added to Gables” August 25, 1925.

St. Petersburg Times News

“The Douglas Section Opens with Special Investors” February 3, 1924.

Parks, Arva Moore. *George Merrick’s Coral Gables “Where Your ‘Castles in Spain’ Are Made Real!”* Ponce Circle Development LLC with Centennial Press, Miami, Florida, 2006.

R. L. Polk City Directories, Miami/Coral Gables 1926 – 1965 (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:	1414 Galiano Street
Date of Construction:	1937
Use:	multi-family
Construction Material:	concrete block clad in smooth stucco
Roof:	hipped (duplex); flat (auxiliary)
Stories:	two-story
Other:	

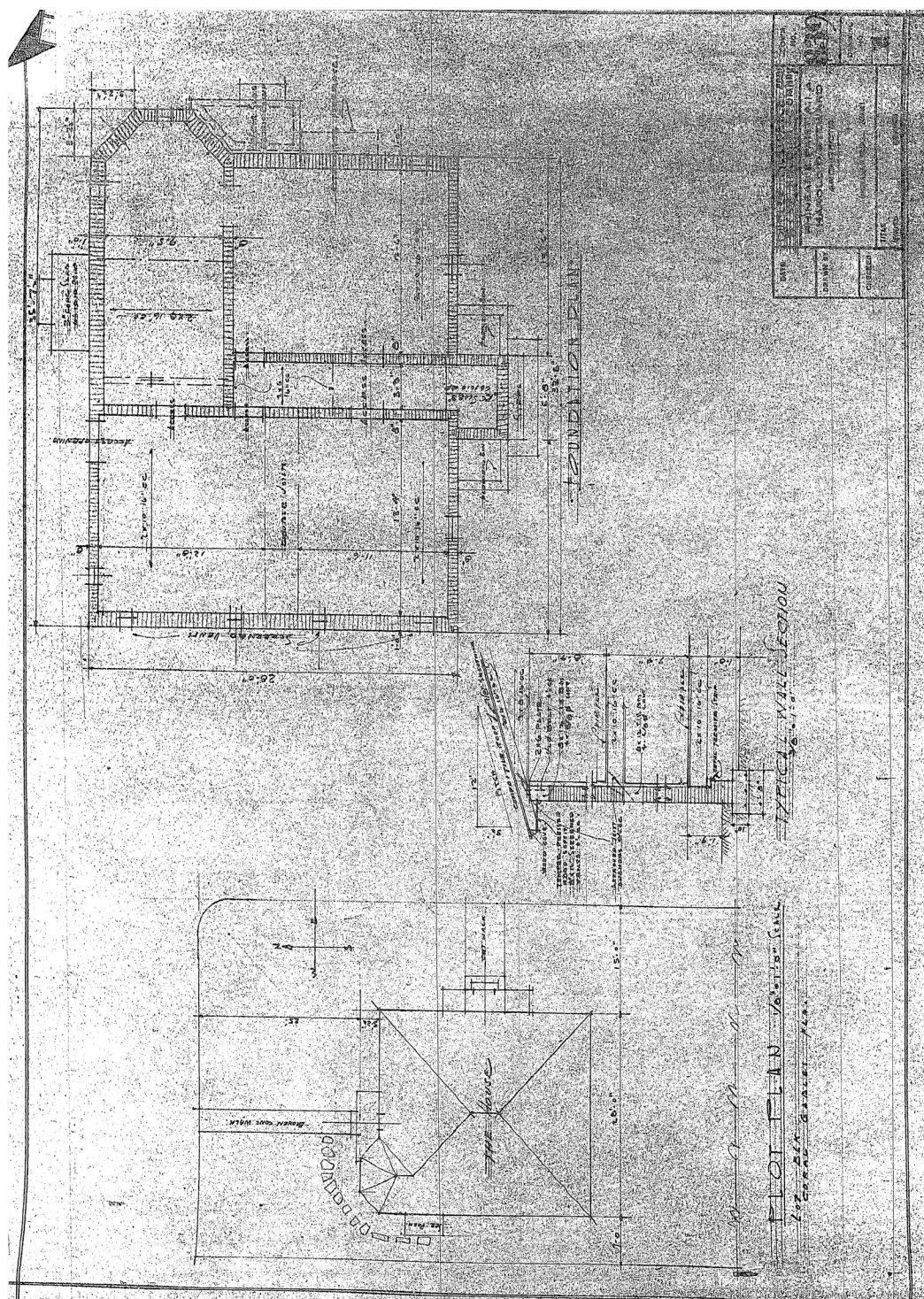
NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

CHARACTER-DEFINING FEATURES

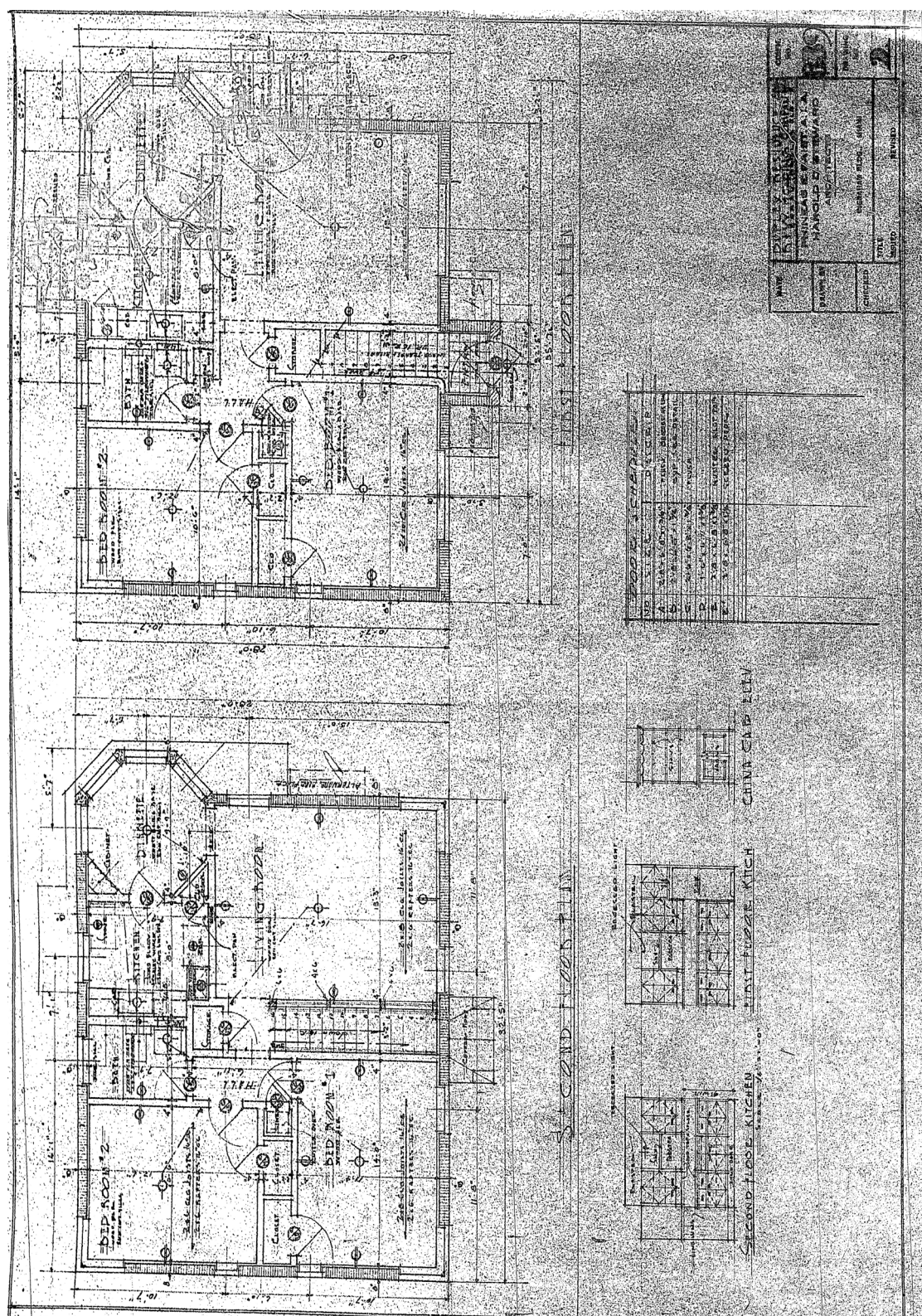
Style: Mediterranean Transitional

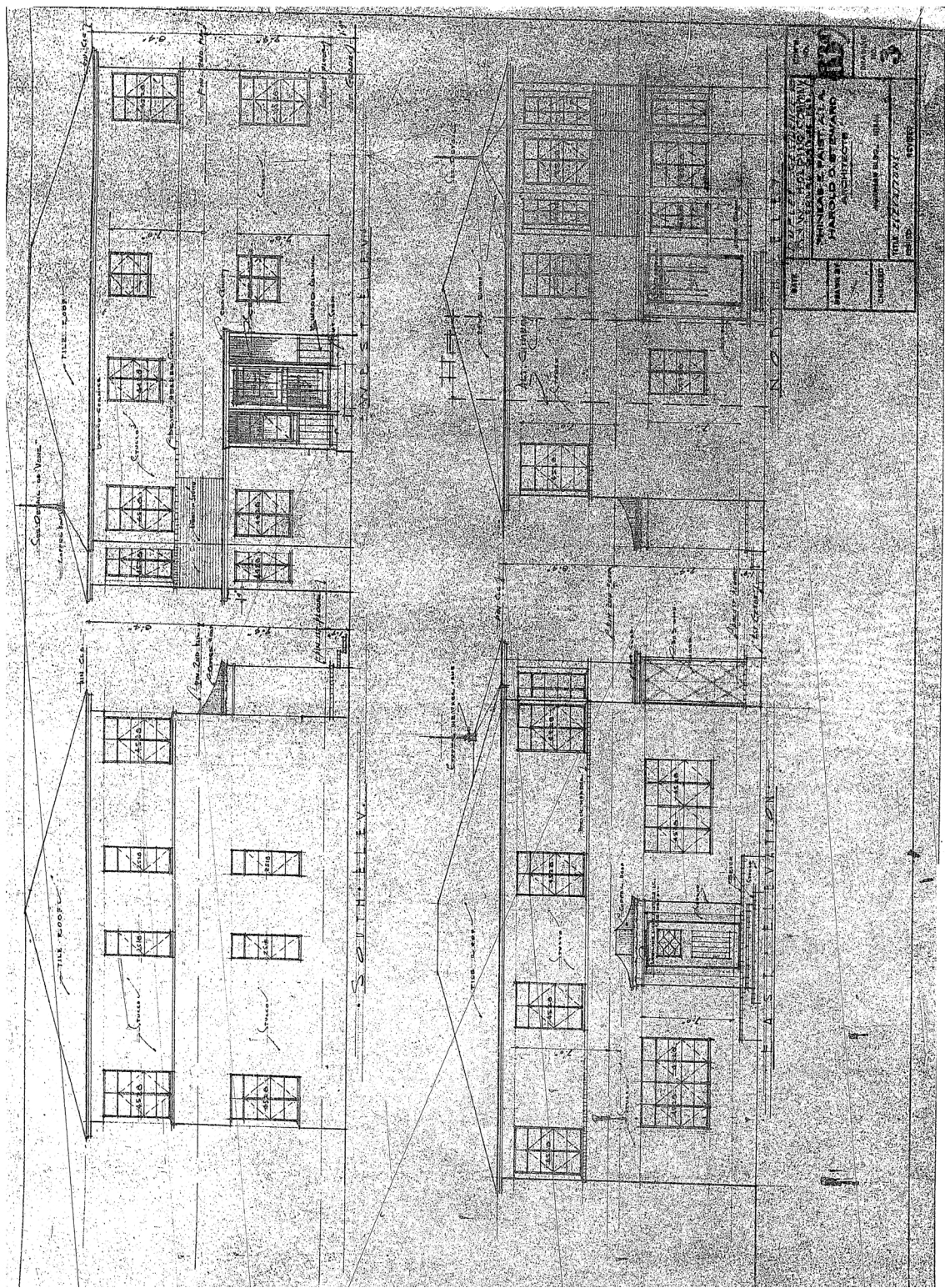


- ✓ crawl space elevating the multi-family residence above Florida's low water-table
- ✓ thick masonry walls clad in smooth stucco
- ✓ shallow hipped roof with extended eaves and boxed cornices -- originally clad in barrel tile
- ✓ flat roof with front parapet coping edged in barrel tile (auxiliary)
- ✓ 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); as well as 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



1234





5321