

CASE FILE

LHD 2019-008

Consideration of the local historic designation of the property at **1208 Asturia Avenue**, legally described as Lots 13 & 14, Block 6, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

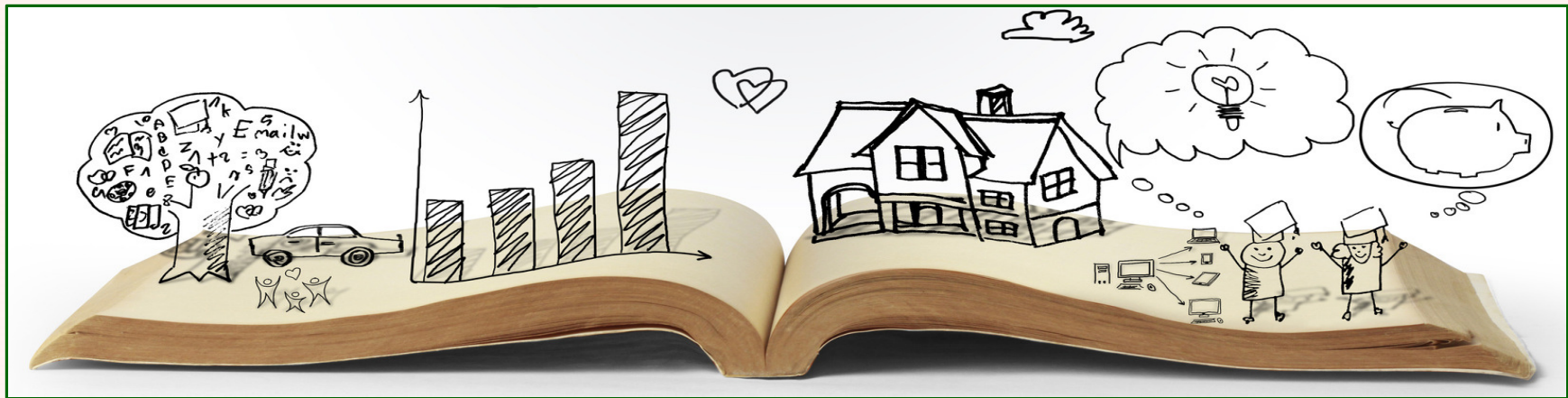
This item was continued from the January 15, 2020 meeting of the Historic Preservation Board.

Coral Gables: Certified Local Government since 1986

Through the certification process, communities make a local commitment to historic preservation and to *tell their 'whole' story*.

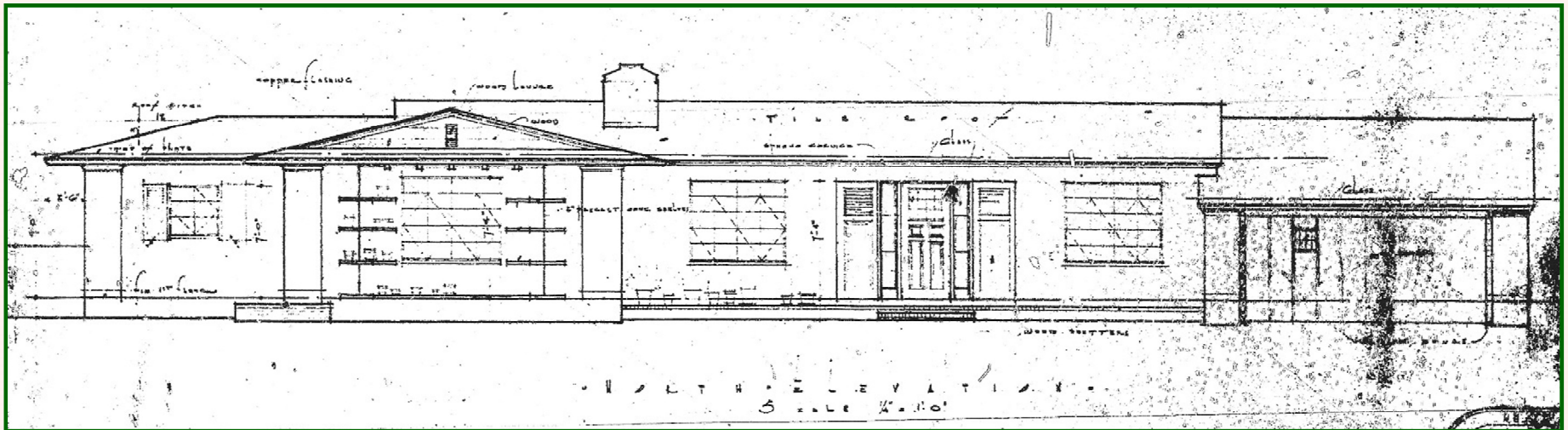
Goal: by using a variety of tools, provide continuity and context to a local government by the retention of significant elements of the built environment that are tangible touchstones providing

- sense of community
- **a sense of evolution**
- a sense of identity
- a sense of ownership
- and a sense of place



1208 Asturia Avenue

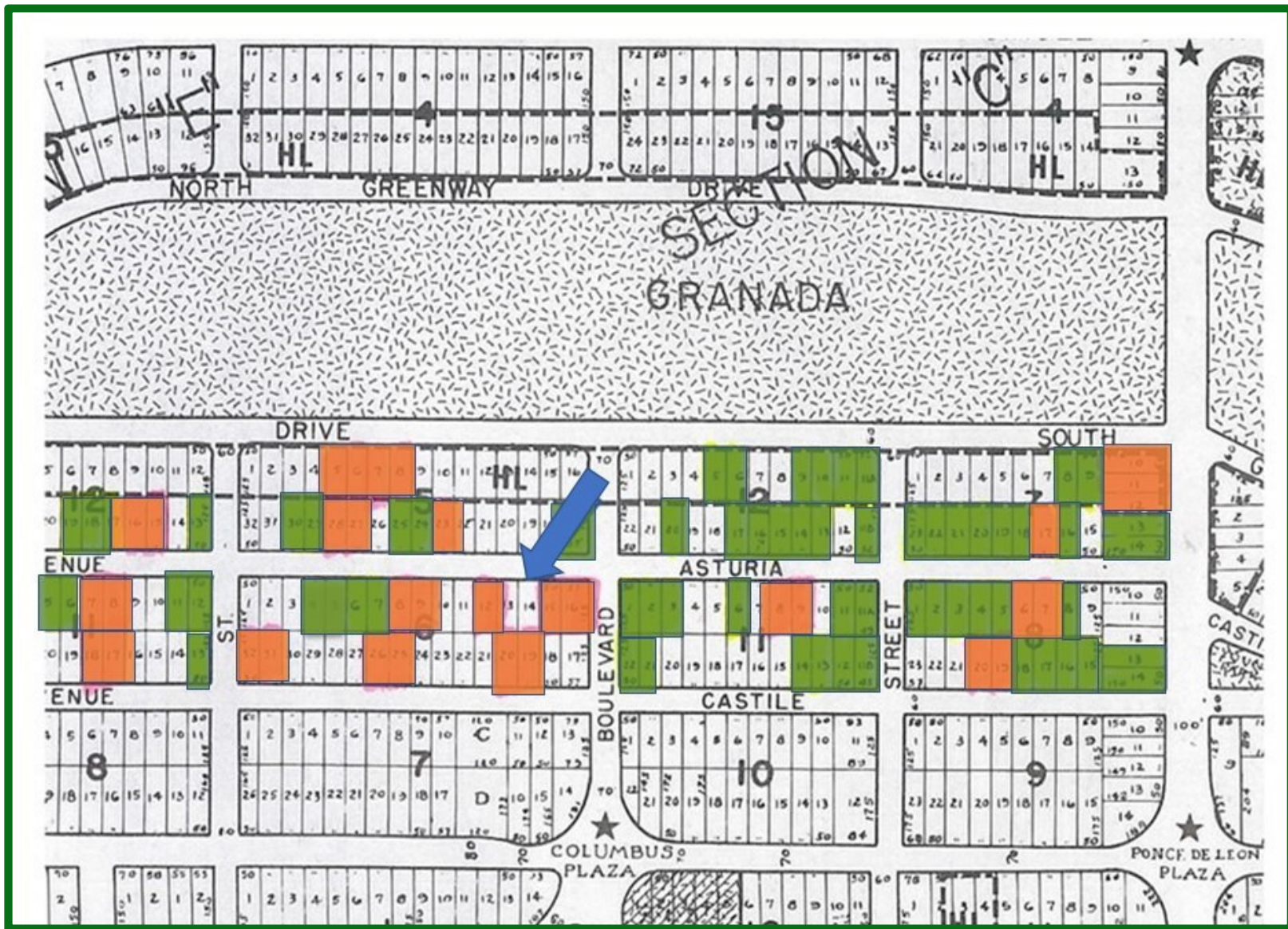
Historical, Cultural significance: Exemplifies the historical, cultural, political, economic or social trends of the community



Permitted: March 1936, Permit #5058

Architect: Russell T. Pancoast

Style: Traditional Custom Ranch House



Plat Map, Section E, 1920s homes
Orange = built in 1923; Green = built 1924-1930

Architect: Russel T. Pancoast (1899-1972)

- ✓ progressive architect
- ✓ known for ‘respectively breaking new stylistic ground repeatedly’
- ✓ ‘Dean of Miami’s architecture’
- ✓ “Architecture should meet the needs of the current time and place”



Local Architects: Robert Law Weed, Russel T. Pancoast, Alfred Browning Parker, John E. Petersen, and Robert Fitch Smith (seated), 1964

Courtesy of History Miami, Miami News Photograph Collection

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)

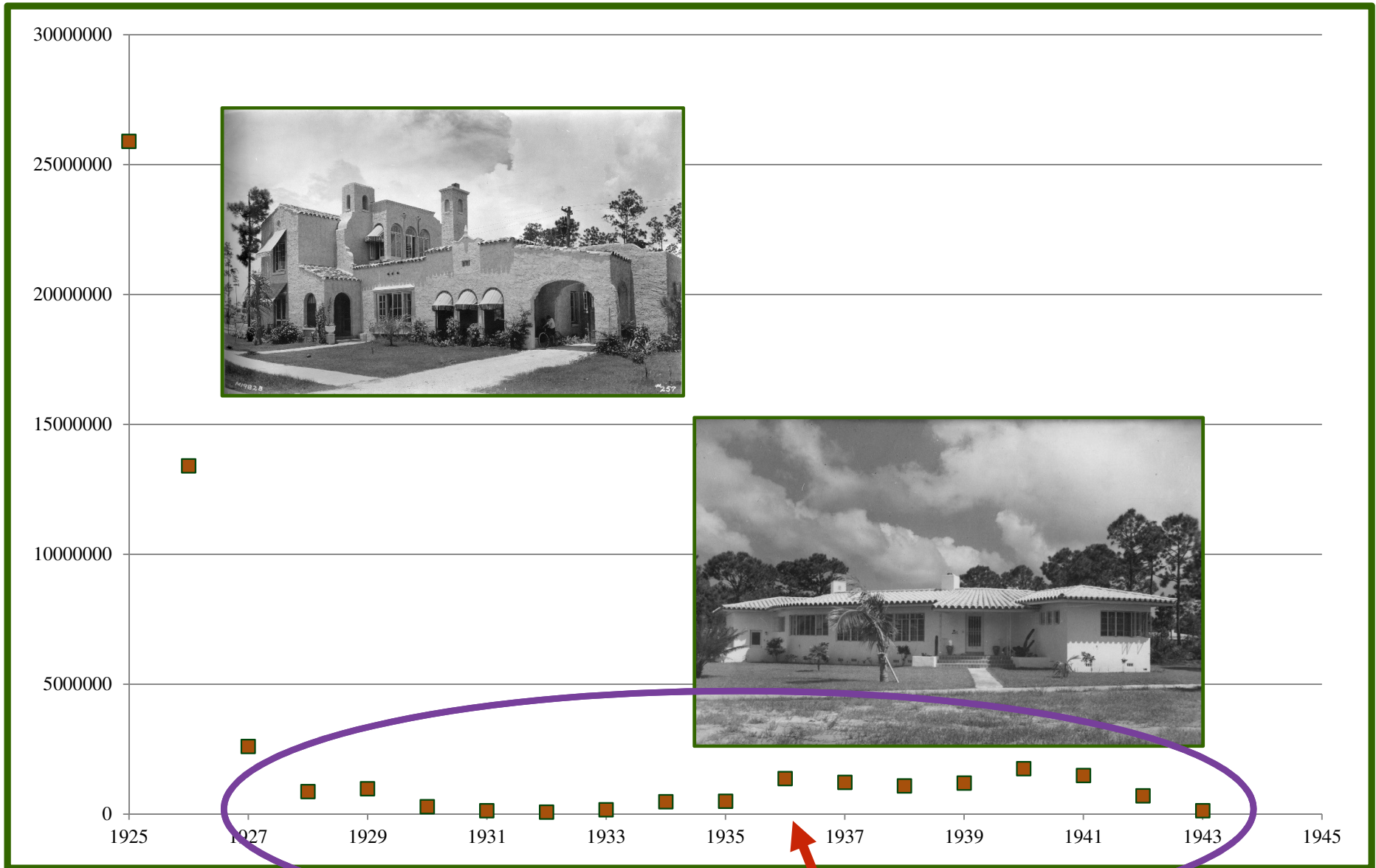


- Post World War II and Modern periods (1945-1966)



Coral Gables Building Permits 1925-1943

Table: Permit Dollar Value vs. Year



“One of the major dimensions of our community’s social and cultural strength is the coherent architectural heritage that is a virtual textbook of the evolution of South Florida domestic styles. The Spanish/ Mediterranean Revival vocabulary that is the core of this development did not remain stagnant, and has continued to influence and inspire subsequent design in the city.

As has been noted, despite the charm of the earliest homes of the Merrick period, it became clear early on that the traditional small room/small window layout of the 1920s was ill suited to the Miami climate. After the 1926 hurricane, the next generation of houses began to evolve towards the principles Pancoast would incorporate into 1208 Asturia Avenue – an open, flowing, one story floor plan, with large windows and spaces open to the outdoors. He incorporated the prevailing Deco/Moderne motifs in 1936.

I join many neighbors in urging that the broader, continuing legacy of Coral Gables be nurtured and preserved by saving 1208 Asturia as an essential part of our community’s dynamic architectural heritage.”

-- Rabbi Howard A. Berman, 501 Alcazar Avenue (1939)

Ranch House

Generally, the Ranch House is often divided into three broad categories:

- **Traditional Custom Ranch House, 1930-1975**

- **1930-1945:**

- transitional period of the Ranch style that served as a precursor to the postwar version that was popularized across the Nation.

- They were:

- ✓ thoughtfully designed homes exploring a new typology
 - ✓ custom-designed, associated with affluence and high-style
 - ✓ intentionally unpretentious character and hailed for their “sophisticated simplicity”

- **Contemporary Ranch House, 1945-1975**

- **Minimal Ranch, 1945-1975**



The Miami Herald
Book of Homes

FALL, 1938



CRAY & DAINO, CORAL GABLES

What Kind of a House to Build
How Much Will It Cost—How To Borrow the Money
Who Will Work With You
How "Florida Homestead Exemption" Operates



RUSSELL T. PANCOAST, *Architect*

B. E. MEVERS, *Contractor*

*Residence at
CORAL GABLES*

MODERN FLORIDA-STYLE BUNGALOW

WHEN an architect is asked to describe a house, one of the first questions is always—"What is the style?" This house very definitely has style, but no precedent, and it would seem that the above name is as near as it might be described to give a comprehensive idea of its appearance.

The outside stucco walls are between a peach and a pink in color, relieved with white pilasters at the corners, and white woodwork, cornices and roof. The shutters at the main entrance and bedroom window are a grey blue.

The design of the facade is a simple expression of the plan, and depends on the simple low horizontal feeling for its success. The roof pitch is slight and the wide overhanging eaves accentuate the horizontality and at the same time have a practical value as a partial shelter for the windows.

The house requires a wide lot and is planned to afford privacy to the rear yard.

The sketch of the plan explains the interior arrangement. The plan was determined on the basis of obtaining the best exposure for the maximum number of rooms using the minimum amount of hall space. A pantry has been eliminated for the sake of economy, but the kitchen is placed so that meals can easily be served in the Dining Room or the Porch.



Ranch House Typology

- Modernist influences: homes simple and primarily single-story
- Generally long, always low, close the ground -- Horizontal emphasis
- Usually U- or L-shaped in plan; massing may be simple or complex
- Interior and exterior layout is geared to indoor-outdoor living
- Mixture of window sizes, shapes and types – picture windows, sliding glass doors
- Interior is ‘zoned’ into open flowing ‘family’ and ‘private’ or ‘individual’ spaces; no ‘formal’ spaces
- Variety of exterior materials
- Attached garage or carport



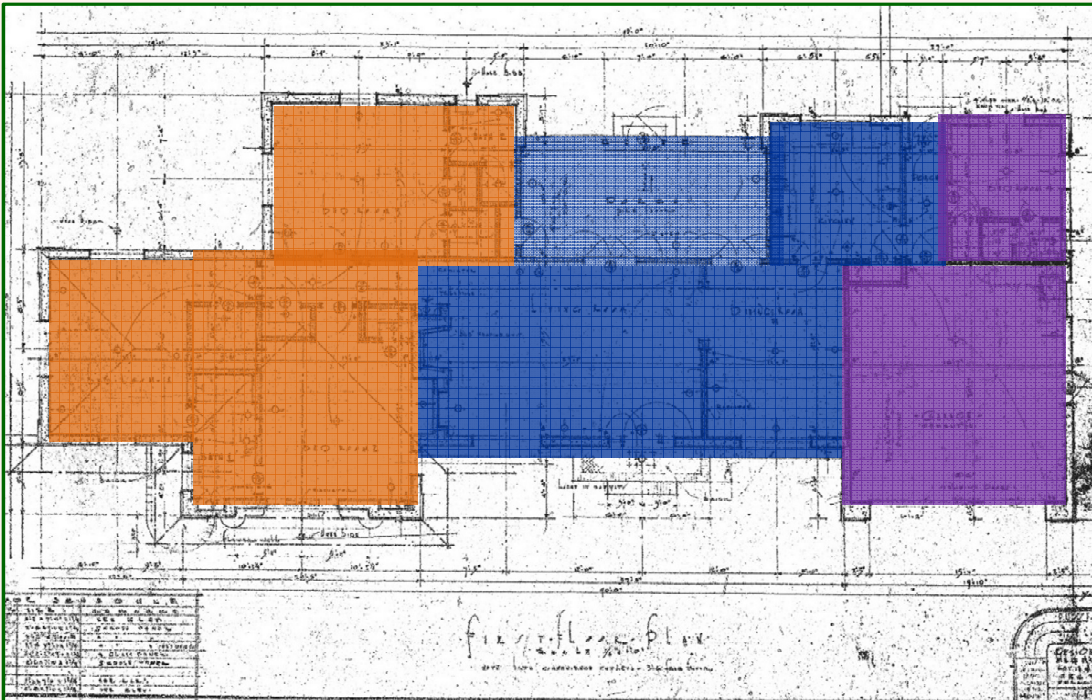
1208 Asturia Avenue



One-story SFR

Originally permitted:

- three-bedroom, two-bath
- attached two-car garage
- servant's quarters / 'den'
- rear covered porch



5058

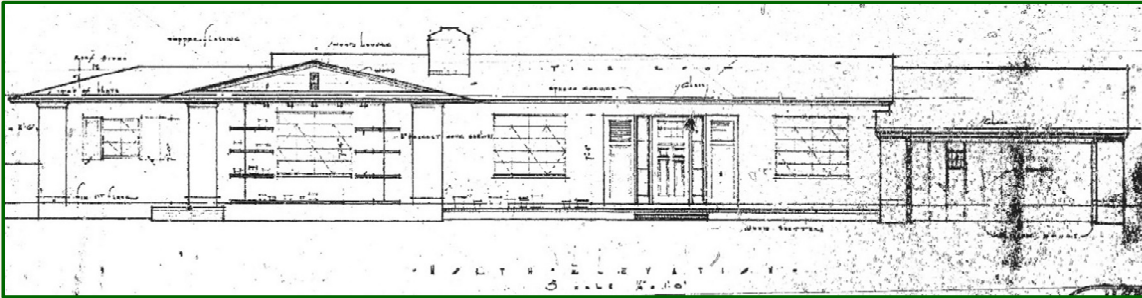
Zoned Living Plan

'Family' activities -- living, dining rooms, den, kitchen

'Private' or 'individual' spaces – bedrooms, bathrooms

Attached garage, utility / servants

1208 Asturia Avenue: Traditional Custom Ranch House



Prominent & Defining features:

- one-story, built low to ground with a horizontal emphasis
- low-pitched roof, wide roof overhangs, no dormers
- garage attached to main façade
- large windows, wall changes at base of windows, shutters
- asymmetrical façade
- off-center front entry sheltered under main roof of house
- wall cladding change in gable end (wood horizontal siding)
- elements in patterns of three
- broad low chimney
- covered porch, patio opening to backyard

Incorporates simple ornamentation of current or regional styles—in this case **Art Deco** and **Art Moderne**:

- smooth stucco
- punctured fenestration openings
- sculptural built-in exterior shelves
- full-height broad pilasters
- sculptural eaves and cornices



Front (North) Elevation

Note:

- ✓ Horizontal emphasis: door ensemble; entry landing extended; wide eave overhangs; crawl space masonry vents



Front (North) Elevation

Note:

- ✓ gable end is visually minimized by a ‘hip’ skirt roof that becomes the wide projecting eaves
- ✓ Art Deco-inspired masonry shelves curving with the indented “frame”
- ✓ by wide pilasters with simple molded capitals with corresponding bases demarked by lines incised in the smooth stucco.







1208 Asturia Avenue



c. 1940



2019

- ✓ Few changes to the character-defining features
- ✓ Retains a high degree of historic integrity

Summary Statement of Significance

The single-family residence at 1208 Asturia Avenue is a prime example of a pre-War Ranch House typology.

In Coral Gables, when home-building began to regain its footing in the mid-1930s there was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. Building began to follow national trends and included some early Traditional Custom Ranch houses. Across the Nation, these pre-War homes were designed by prominent architects for clients who were embracing this revolutionary architectural typology. These homes are distinct and often unique.

Permitted in March 1936 it was one of the first homes built as the City began to recover. The home at 1208 Asturia Avenue was built on a prominent City block by a nationally-acclaimed architect who was known for breaking new ground. Designed by architect Russell Pancoast, who was known for his cutting-edge thinking, it was one of the first residences in this style in Coral Gables. In this home Pancoast utilizes the newly-evolving ranch home typology towards as a different response to the local climate with its one-story plan, wide overhangs, and large windows for cross-ventilation. He also incorporated the modernistic influences of Art Deco and Art Moderne.

This precedent-setting home retains a high degree of historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

Staff recommends APPROVAL of the Local Historic Designation of the property at 1208 Asturia Avenue based on its historical, cultural, and architectural significance.



Local Historical Landmark

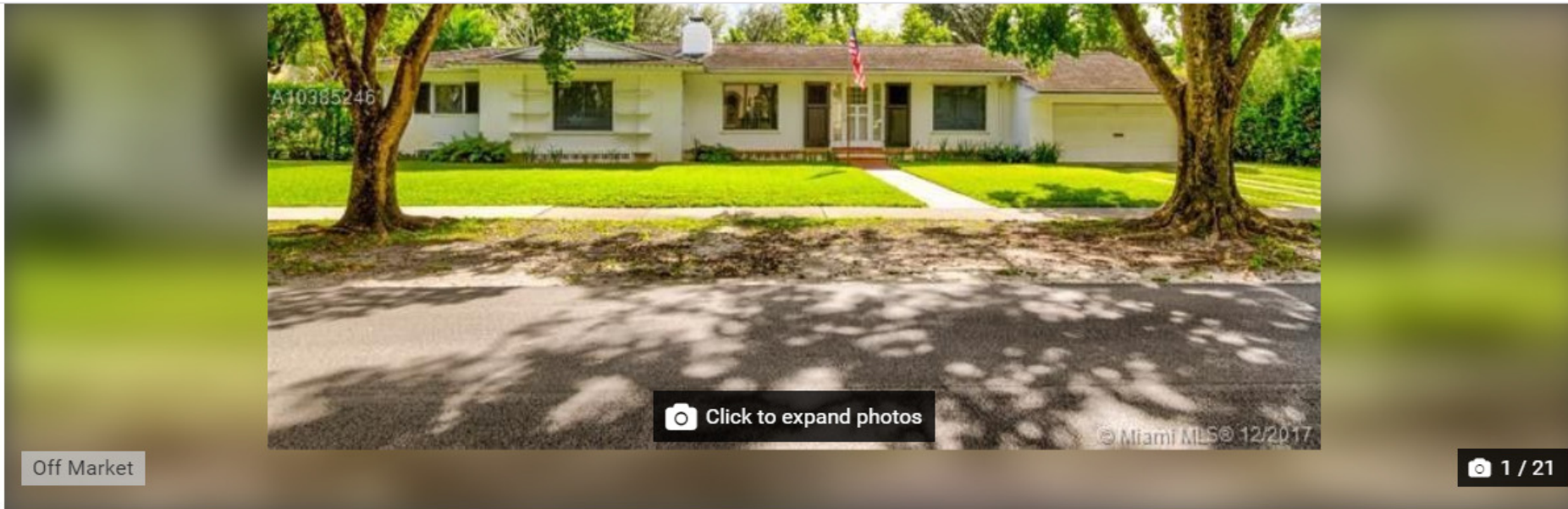
For designation, a property must meet **one** of the criteria outlined in the Code.

Historical, Cultural significance

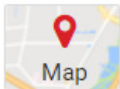
4. Exemplifies the historical, cultural, political, economic or social trends of the community

Architectural significance

1. Portrays the environment in an era of history characterized by one or more distinctive architectural styles
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction
3. Is an outstanding work of a prominent designer or builder
4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment



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4 3 2,284 0.29
beds baths sq ft acres lot

Est. **\$988,600**

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Property Overview - Take advantage of the opportunity to restore this Art Deco 1937 gem to its original charm. This beautiful home may qualify for historical designation is located 1 block south of the Granada Golf Course on quiet, no-through-traffic, tree-lined, Asturia Ave. It is only a short distance to downtown Coral Gables, Miracle Mile, Venetian Pool Salvador Park. The home sits on 2 lots. It is of solid construction, the way they used to build them: Dade County pine trusses, peg bow, wide-plank, oak wood floors, wood-burning fire place, wood doors plastered walls. The tile roof was replaced in '04 the Trane AC is from '09. All windows have galvanized steel hurricane shutters the front door is protected by 2 stationary wood shutters that charm its entrance. Come, check it out fall in love.

This property overview is from the previous listing when the home was listed for sale in Dec 9, 2017.



