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Historical Resources &
Cultural Arts

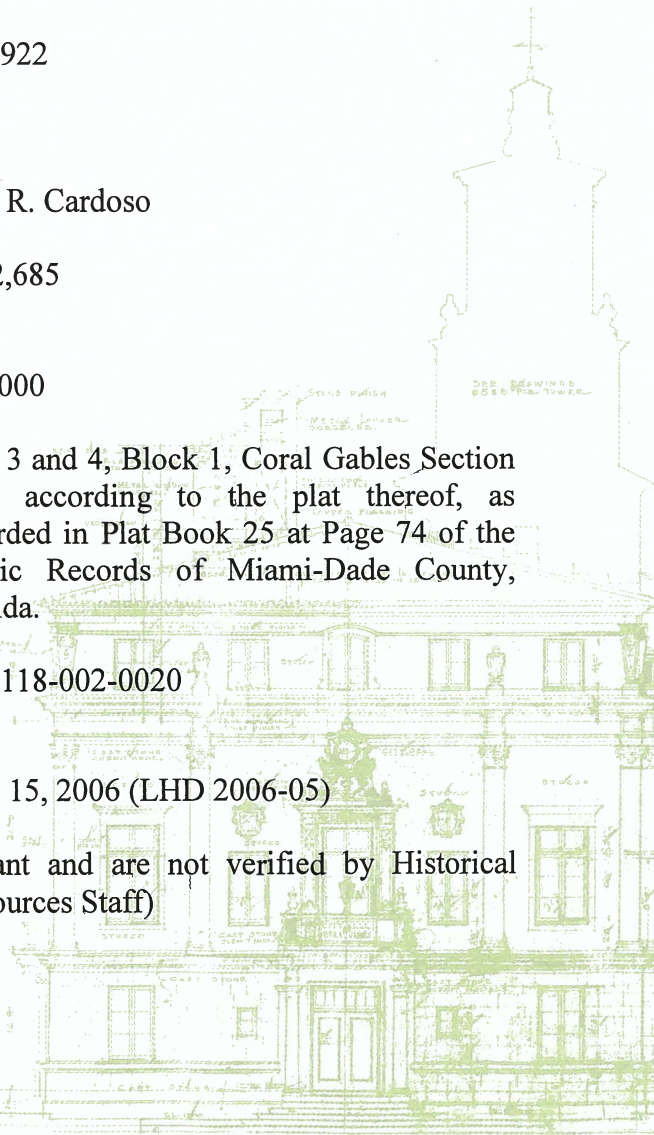
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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
1254 CORAL WAY
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK AND A CONTRIBUTING
RESOURCE WITHIN THE "CORAL WAY HISTORIC DISTRICT" AND
THE "CORAL ROCK RESIDENCES THEMATIC GROUP"
PART 2**

<u>Owner:</u>	George and Yeline Jaile
<u>Original Date of Permit:</u>	ca. 1922
<u>Original Permit No.:</u>	74
<u>Architect for Alterations:</u>	Fred R. Cardoso
<u>Estimated Cost of Project:</u>	\$342,685
<u>Estimated Cost of Work on Historic Buildings:</u>	\$95,000
<u>Legal Description:</u>	Lots 3 and 4, Block 1, Coral Gables Section "D," according to the plat thereof, as recorded in Plat Book 25 at Page 74 of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4118-002-0020
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	June 15, 2006 (LHD 2006-05)

(**Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)



Although permitted in 1924, the residence at 1254 Coral Way was actually constructed closer to 1922. It is an excellent example of masonry vernacular architecture where the style was adapted from another region while utilizing the local building materials. It was designed by prominent early architect H. George Fink and featured in a 1922 newspaper advertisement announcing the completion of "the fine Coral Rock Spanish Bungalows now under construction." In 1948, then-owner George B. Caster hired renowned architect Upton C. Ewing to design an addition to the original structure. Mr. Caster would then hire another local architect, Edward T. Rempe, in 1954 to design a new half bathroom and an alteration to Mr. Ewing's addition. In 1960, Mr. Caster hired another local architect William E. Tschumy to design an addition to the west side of the residence.

The applicant is requesting Ad Valorem Tax Relief for renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (ST) 2007-012. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- New Ludowici glazed roof tile on addition to match existing tile
- Encapsulation of existing exterior faces of coral rock walls where addition abuts to preserve the integrity of the material should the addition ever be removed.
- Interior remodeling

B. Addition

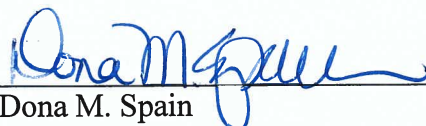
- New one-story addition to the rear and east of residence that includes: new master bedroom suite, hallway, two bedrooms and two bathrooms
- New covered terrace and steps
- New storage "shed"
- Decorative wood outriggers to complement those on existing residence

C. Site improvements

- Alteration of existing pool deck
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, Designation Report, COA Report