

October 11, 2024

### 1414 Galiano Street Presentation Summary

Provide a brief overview of the firm's history of preserving community landmarks and its extensive experience in restoration work. We will also list the Paist projects we have restored.

Mrs. Gonzalez and Mr. Rubinstein, owners of the property at 1414 Galiano, have engaged our firm to review the Local Historic Landmark Designation Report prepared for this property and share our findings.

Our review focused on analyzing the information presented in the Staff Report and evaluating whether the criteria for historic designation were adequately met. Upon review, we concluded that the justifications for historic designation have not been substantiated for several reasons.

According to Section 8-103 of the Coral Gables Zoning Code, properties are eligible for historic landmark designation if they possess significant integrity of location, design, setting, materials, workmanship, or association, and must reflect historical, cultural, archaeological, aesthetic, or architectural value. While 1414 Galiano possesses some of these elements, our analysis found that it does not meet the rigorous criteria required for historic designation.

Staff claims that 1414 Galiano was built in a "Mediterranean Transitional" style. However, this hybrid "style" was more of a transitional phase rather than a distinct and defining architectural style in Coral Gables' heritage. In contrast, the City of Coral Gables' 2000 Historic Resources Report by Janus Research identifies the property as Masonry Vernacular. Virginia McAlester's *A Field Guide to American Houses* refers to this style as American Vernacular (1930-Present), with "Mediterranean Transitional" being a more modern reinterpretation.

To meet this criterion, the property must embody the distinguishing characteristics of an architectural style, period, or method of construction. However, the architectural features of 1414 Galiano are neither exemplary nor particularly distinctive within the broader landscape of George Merrick's Coral Gables. The alterations made over time have further diluted its design integrity.

Staff also points to the involvement of notable figures like Phineas Paist and J.W. Ricketts as evidence of historical significance. While their contributions to Coral Gables are undeniable, the building at 1414 Galiano does not exemplify a defining trend in the city's history that warrants landmark status. Larger architectural trends of the era, such as the global influence of the International Congress of Modern Architecture (CIAM), were shaping architectural design worldwide, and the property does not represent these shifts in a meaningful way.

During the Depression era (1929-1939), government-funded projects in Coral Gables, including the Police and Fire Station (1939) and Coral Gables Women's Club (1937), maintained harmony with the city's architectural standards. These Works Progress Administration (WPA) projects reflect the modern architectural influences that arose from shifting attitudes toward design, but 1414 Galiano is by no means a notable example from this period.

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When comparing 1414 Galiano to similar properties, it becomes clear that superior examples of Masonry Vernacular architecture exist in the Douglas Section, including 1002 and 1010 Douglas Road. and 32 Calabria Avenue. These buildings are older, better preserved, and more representative of this architectural moment.

It is also important to consider how 1414 Galiano compares to Paist and Steward's other notable works, such as:

- Douglas Entrances
- The Colonnade
- The Deering Estate
- The Dyer Federal Courthouse
- Coral Gables City Hall
- 1101 North Greenway Drive

Preserving 1414 Galiano adds little value to the overall historic fabric of Coral Gables, given that more prominent Paist and Steward buildings are already protected. And these are other better examples of this era of architecture in the Douglas Section North Ponce Apartment District.

Based on our detailed analysis, we conclude that 1414 Galiano Street, while possessing some elements of architectural and historical interest, does not meet the rigorous criteria for local historic landmark designation. Its design integrity has been compromised by numerous unsympathetic alterations, and it lacks the architectural or historical significance to warrant landmark status.