

**REPORT OF THE CITY OF CORAL GABLES
HISTORIC PRESERVATION DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE RESIDENCE AT
2907 COLUMBUS BOULEVARD**





The City of Coral Gables

Historic Preservation Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

LHD 98-12

DESIGNATION REPORT RESIDENCE, 2907 COLUMBUS BOULEVARD

Date of Construction: 1924

Addition: 1983, Hersh and Associates

Original Architect: Unknown

Legal Description: Lots 13 and 14, Block 15,
Coral Gables Country Club Section Part 1

Earliest Resident Identified: Henry Karlsson (1927)

Present Owner: John Foster and Catherine Stout

Present Use: Residence

Zoning Classification: R-14

Site Characteristics: The residence occupies two lots with the main elevation facing west onto Columbus Boulevard

SUMMARY STATEMENT OF SIGNIFICANCE

Columbus Boulevard, a major traffic artery in the city was designed to showcase beautiful homes, typically occupying two lots, with some of the largest early residences in Coral Gables. While the architect for this home has yet to be identified, it clearly reflects the quintessential elements of Mediterranean design, and commands a striking presence on the boulevard.

BACKGROUND

The Country Club Section Part One subdivision was platted in December 1923. W. C. Bliss, the Coral Gables Corporation's civil engineer laid out the meandering boulevard with its wide street as an integral part of the network of intersecting boulevards.

One of the most scenic boulevards in the city, the street features a lush canopy created by mature ficus trees.

CRITERIA FOR SIGNIFICANCE

- I. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction. (Coral Gables City Code, Chapter 11, Section 11-29(2)(b))*

This home is an archetypal example of the design we have come to call Mediterranean Revival. This striking residence expresses a masterful combination of one and two-story sections, that in some cases terminate in towers.

The complexity of the design is further demonstrated by a combination of roof types and slopes; tile coping which defines the edges, and the use of coral rock accents to focus the round arches of the front porch on the primary elevation. That first floor porch is a particularly beautiful element of the design when contrasted with the two-story portions of the residence.

ADDITIONS/ALTERATIONS

Addition:

In 1983, a 498 square foot addition was made to the residence. The addition was appended to the south end of the main elevation and then extended east, towards the back of the lot. The addition contains a master bathroom and two walk-in closets. The addition, designed by Hersh and Associates, steps back from the main wall plane and beautifully compliments the original architecture.

It is the staff's opinion that the addition does not adversely affect the integrity of the original residence.

Alterations:

The coral rock lined arcade was once completely open, and has since been glazed. The infilling of the space did not alter any dimensions, and as it is a transparent material, still conveys the sense of the space.

OWNERSHIP HISTORY

City directories reveal the following ownership record:

- 1927 Henry Karlsson
- 1927 - 1938 George B. Castor and wife Elsie P.

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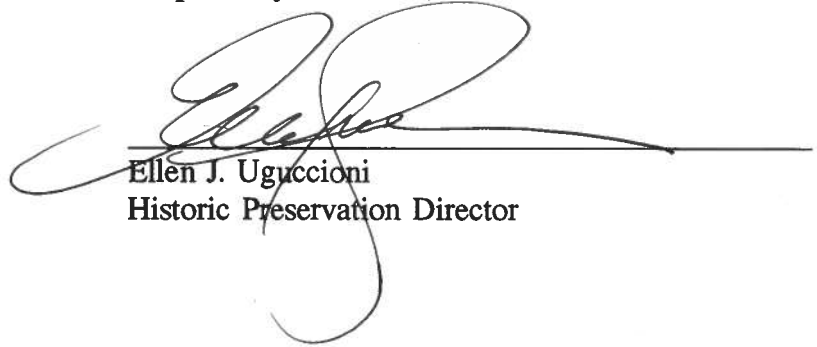
1939 - 1940 William A. Parsons
1940 - 1977 Roscoe M. Sheetz, MD and wife Nellie M.
1978 - 1983 Robert S. Guthrie and wife Shirley L.
1983 - 1998 Rafael Miyar and wife Marijean
1998 Ian Stuart and wife Cathleen

STAFF RECOMMENDATION

This residence is a magnificent example of the quality and character built into the design of Coral Gables' early homes. The residence may be considered archetypal in its expression of the hallmarks of the "Mediterranean Revival" style of architecture, which gives Coral Gables its unique place in Florida's boomtime history.

The staff therefore recommends the residence at 2907 Columbus Boulevard for listing in the Coral Gables Register of Historic Places.

Respectfully submitted,



Ellen J. Uguccione
Historic Preservation Director

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Bibliography

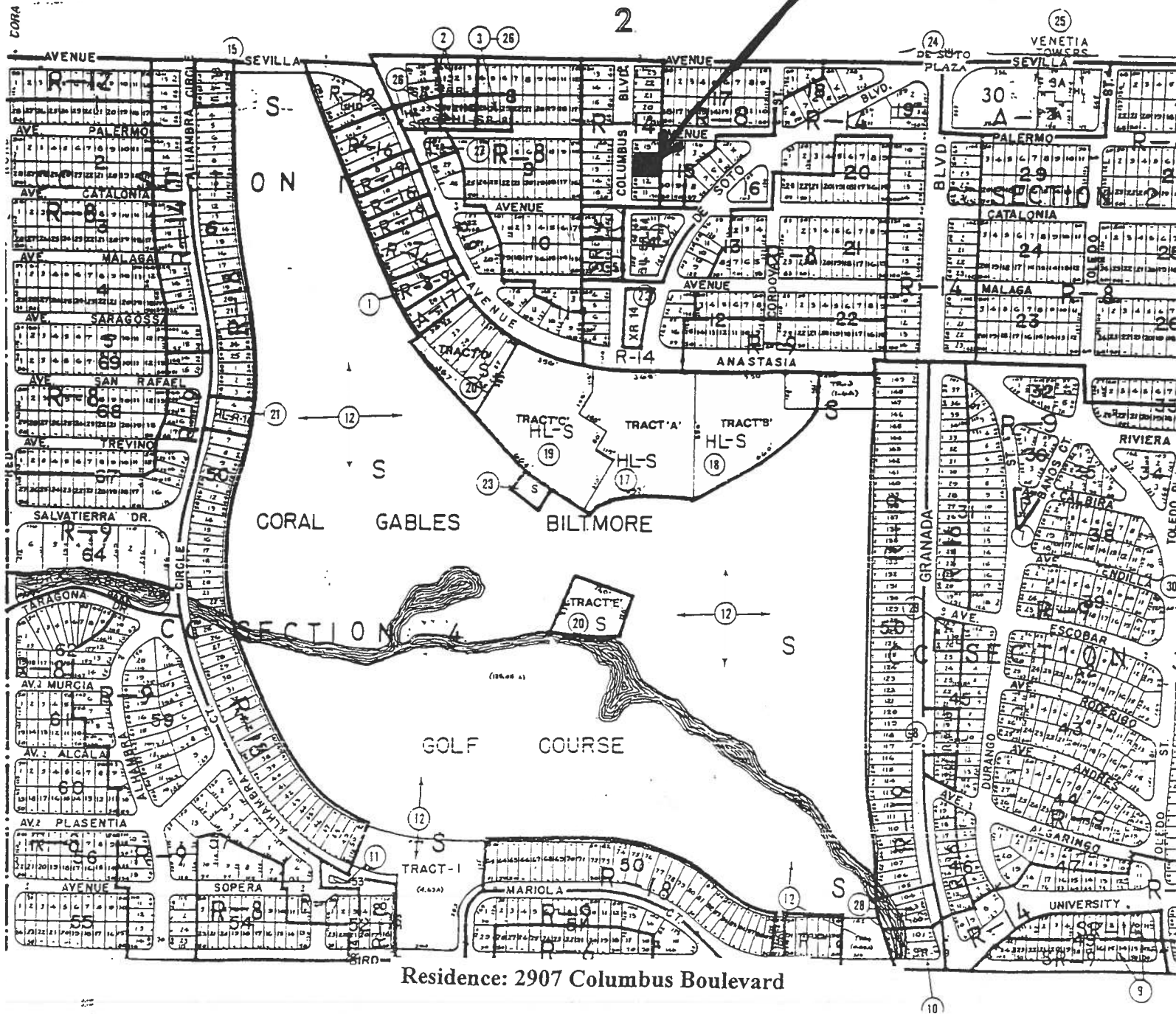
Building Microfilm Records for 2907 Columbus Boulevard, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

City Directories, Miami/Coral Gables 1925 - 1974

Permit No. 187 - Original Plat Book

Permit No. 28587B Addition: Hersh and Associates

Telephone conversation between Marijean Miyar and Ellen Uguccioni, November 10, 1998.



REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration.....and

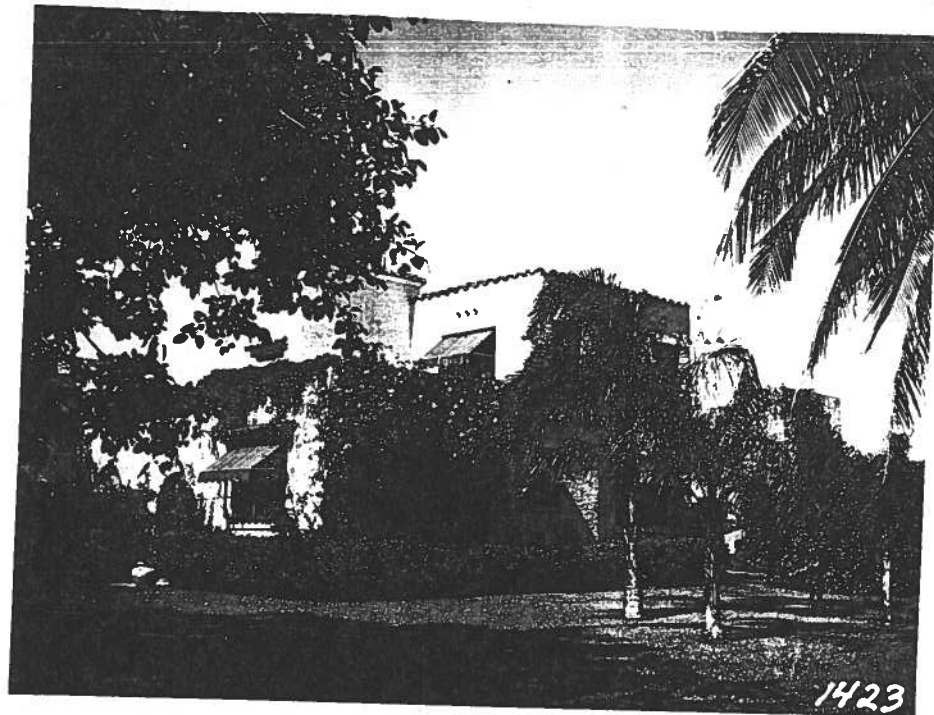
The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property(ies) to become ineligible for listing.

Residence Address: 2907 Columbus Boulevard

Date of Construction: 1924

Construction Materials: concrete block covered with rough textured stucco, barrel tile roof





Photograph c.1945 (before Addition)



Photograph November 1998 (after addition)



Detail, Second floor
balcony

Detail, Main Entrance

