

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1254 CORAL WAY**



c. 1920's Photograph



The City of Coral Gables

LHD 2006-05
COA (SP) 2006-08
JUNE 15, 2006

Historical Resources Department
2327 SALZEDO STREET
CORAL GABLES, FLORIDA 33134

DESIGNATION REPORT PROPERTY AT 1254 CORAL WAY CORAL GABLES, FLORIDA

Folio Number: 03-4118-002-0020

Legal Description: Lots 3 and 4, Block 1, Coral Gables Section "D"

Plat Book and Page: 25-74

Original Permit No.: 74

Date of Original Permit: Unknown

Original Architect: Unknown

Original Owner: Unknown

Present Owner: George and Yeline Jaile

Present Use: Residence

Building Type: 1-story Masonry Vernacular (Coral Rock)

Site Characteristics: The property is located on two interior lots. The primary elevation faces north onto Coral Way. Dimensions of the site are 100 feet wide by 175 feet deep.

SUMMARY STATEMENT OF SIGNIFICANCE

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 is unknown at this time as to who the residence was built for or who designed the original structure; but 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.

CRITERIA FOR SIGNIFICANCE

b. Architectural significance:

- 1. Portrays the environment in an era of history characterized by one (1) 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.*

Permit number 74 was issued on April 30, 1924 for the construction of 1254 Coral Way. Although the issue date of the permit was 1924, there is photographic evidence that the actual date of the construction was closer to 1922.

This one-story home is designed using native coral rock stone. The main structure is characterized by substantial stone walls, hipped roofs, decoratively shaped parapets (flanking the front door) and sash windows, popular in the northern regions of the United States. Adapting the architecture to the South Florida environment, a simple gabled entry, supported by wooden brackets, covers the front porch and contributes to the composition of the façade that faces the street. Other design details include a predominant chimney, and a porte-cochere covered with a wood trellis. It is interesting to note that the chimney is of coral rock and the fireplace is located within the body of the home rather than in the parapet ends.

A detached auxiliary structure is located in the southeast corner of the property. Originally designed with the same coral rock as the main structure, it has since been stuccoed over. An addition was constructed in 1960 immediately to its north, altering this facade.

ADDITIONS / ALTERATIONS

According to the building and zoning records, the only owner to have requested permits for addition was Mr. George B. Caster. In 1948, he hired renowned architect Upton C. Ewing to design a terrace addition to the rear of original structure. Minor interior work was also completed at that time. Architect Edward T. Rempe was retained in 1954 to design a new half bathroom and an alteration to Mr. Ewing's addition. In 1960, Mr. Caster hired architect William E. Tschumy to design an addition to the west side of the residence. Mr. Tschumy's design emulates the porte-cochere feature found on the east side of the structure.

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OWNERSHIP HISTORY

Original permit records indicate that this was the 74th structure to be permitted within the City of Coral Gables. The name of the original owner was not available at the time of this report. In 1937, Douglas T. Sandberg, a physician and his wife Cleopha resided at 1254 Coral Way, subsequent owners include:

1937-1939 Hollis Bush, who owned his own mortgage company and his wife Ellen A.

1939-1945 George B. Caster and his wife Bernice Ann Caster (a registered nurse)

1945-1996 Bernice Ann Caster

1997- George and wife Yeline Jaile

ACCELERATED
CERTIFICATE OF APPROPRIATENESS PROPOSAL

Proposal: The application requests design approval for the construction of an addition and renovations to the existing structure

Owner: George and Yeline Jaile

Architect: Fred R. Cardoso Architect

Legal Description: Lots 3 and 4, Block 1, Coral Gables Section "D"

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The proposed addition is located to the rear of the residence. This area was previously altered in 1948 and 1960. The second floor addition encompasses the rear half of the existing residence and also includes interior alterations to accommodate a new stair.

The ground floor alterations include the introduction of a new stair, and the construction of a one-story storage room. The new second floor is composed of a bedroom suite and a master bedroom suite. The massing of the new second floor recesses from the existing front façade, minimizing the impact of the construction. Finished in textured stucco and a cast stone decorated parapet trim, the walls continue to differentiate themselves from the existing coral rock structure.

BOARD OF ARCHITECTS

The Board of Architects reviewed this application on February 9, 2006 and recommended approval

STAFF RECOMMENDATION

Constructed in the early 1920's in the era when the City of Coral Gables was first developing, the residence at 1254 Coral Way is an excellent example of vernacular architecture. This property is unique in its architectural composition.

The Historic Preservation Department staff finds the following:

The residence located at 1254 Coral Way (legally described as Lots 3 and 4, Block 1, Coral Gables Section "D") and constructed in the early 1920's is significant to the City of Coral Gables history based on:

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- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*
- 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.*

Staff finds the following:

1254 Coral Way, located on the south side of Coral Way (legally described as Lots 3 and 4, Block 1, Coral Gables Section "D") was constructed in the early 1920s and is significant to the City of Coral Gables history based on: Architecture

The applicant has also requested design approval for an addition and renovations to the existing property. Staff finds that the design is not detrimental to the historic nature of the structure.

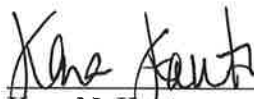
Staff therefore recommends the following:

A motion to APPROVE the Local Historic Designation of the property at 1254 Coral Way (legally described as Lots 3 and 4, Block 1, Coral Gables Section "D") based on its Architecture

AND

A motion to APPROVE the design for the addition and renovations to the property at 1254 Coral Way (legally described as Lots 3 and 4, Block 1, Coral Gables Section "D") and the issuance of an Accelerated Special Certificate of Appropriateness

Respectfully submitted,



Kara N. Kautz

Historic Preservation Officer

Bibliography

Building Microfilm Records for 1254 Coral Way, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

R. L. Polk City Directories, Miami/Coral Gables 1924/1929 - 1949

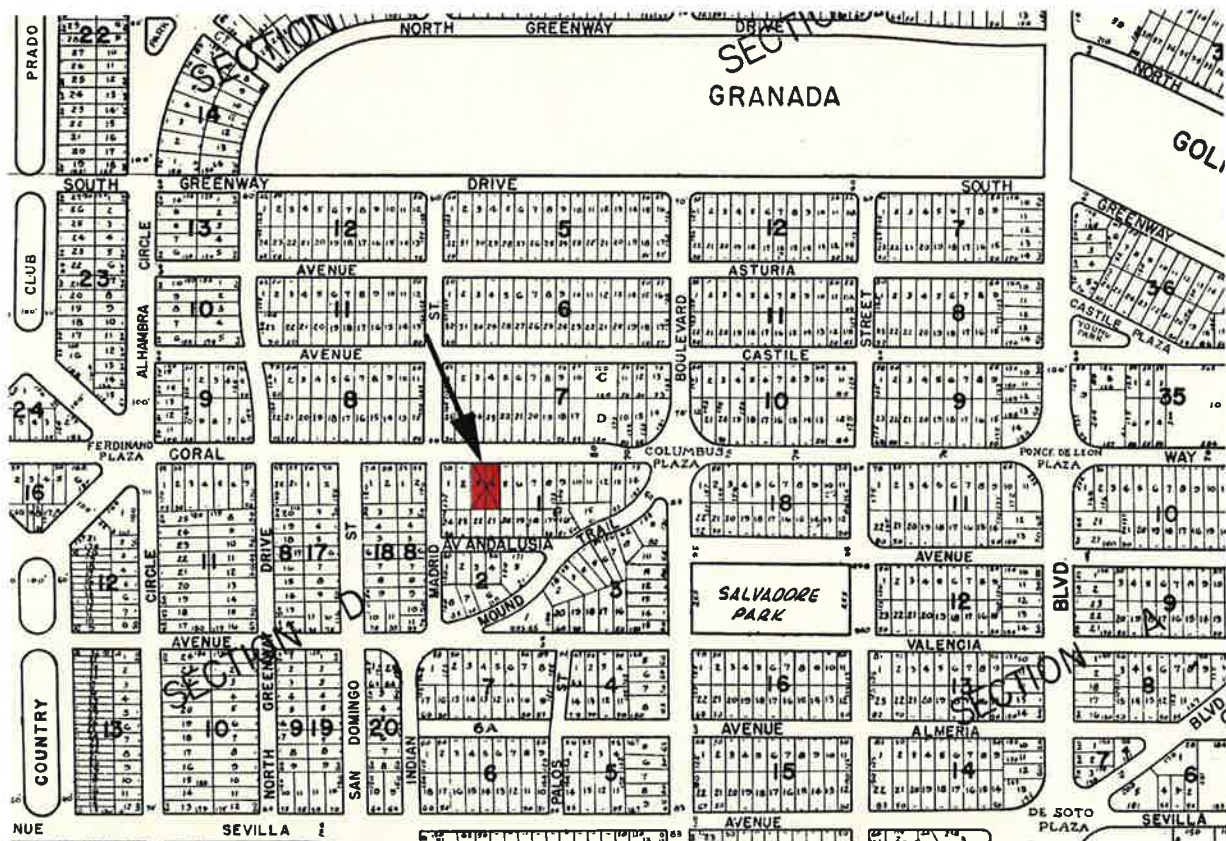
1940's Archival Photographs, City of Coral Gables, Historical Resources Department.

Real Estate Records for 1254 Coral Way, Historical Resources Department, Coral Gables, Florida

Building Permits Record Book, City of Coral Gables, Historical Resources Department, 1928-1944

Miami-Dade County Property Appraisers Property Information Search website
<http://gisims2.miamidade.gov/myhome/propmap.asp>

Miami-Dade County Clerk, Country Record's Records Search website
<http://www.miami-dadeclerk.com/public-records/default.asp>



Location Map

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.

Property Address: 1254 Coral Way
Date of Construction: c. 1922
Construction Material: coral rock, stucco, and tile roof



Photograph Year 1940s



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