

1414 Galiano Street, Coral Gables FL



RJ HEISENBOTTLE
ARCHITECTS

RJHA Introduction



Stone House, 1922



Dyer Courthouse, 1933



Freedom Tower, ca. 1925



Pan American Regional Headquarters at MIA, Proposed Rendering



Pan American Regional Headquarters at MIA, 1963

City of Coral Gables Zoning Code: Section 8-103. Criteria for Designation of Historic Landmarks or Historic Districts

Section 8-103. Criteria for Designation of Historic Landmarks or Historic Districts.

*Districts, sites, **buildings**, structures and objects of national, state and local importance **are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association.***

In order to qualify for designation as a local historic landmark or local historic landmark district, individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation.

This is the Threshold Criteria

The definition of “significant,” as defined by Dictionary.com and Webster’s dictionary, is:

- “**sufficiently great or important to be worthy of attention.**”
 - “having or likely to have influence or effect.”

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In addition to meeting the two initial qualifying criteria in Section 8-103, the eligibility of any potential local historic landmark or local historic landmark district shall be based on meeting one (1) or more of the following criteria listed in the section. Staff lists three (3) criteria that it believes 1414 Galiano meets:

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;

A. Historical, cultural significance:

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

The definition of “architectural style”: Architectural styles are unique combinations of elements, and each style can be historically identified. Architectural styles change over time, reflecting changing beliefs, fashions, religions, and the emergence of new ideas, materials, or technology.

The definition of embodies is to give definite form to or represent in visible form.

The definition of exemplify is to show or illustrate by example, to serve as an example.

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B. Regarding the Criteria of Architectural Significance

Criterion 1: The property is supposed to portray the environment in an era of history characterized by one (1) or more ***distinctive* architectural styles**.

Mediterranean Transitional Style (aka Mediterranean Modern Or Med-Deco Transitional)

preceded it. They emphasized sleek lines with machine early form of the Modernistic Styles was Art Deco. A

Art Moderne, or Streamline Moderne, is a later type of the Modernistic Styles.

Modern Spanish.

transitional architecture which combines Mediterranean Revival with Modernistic elements

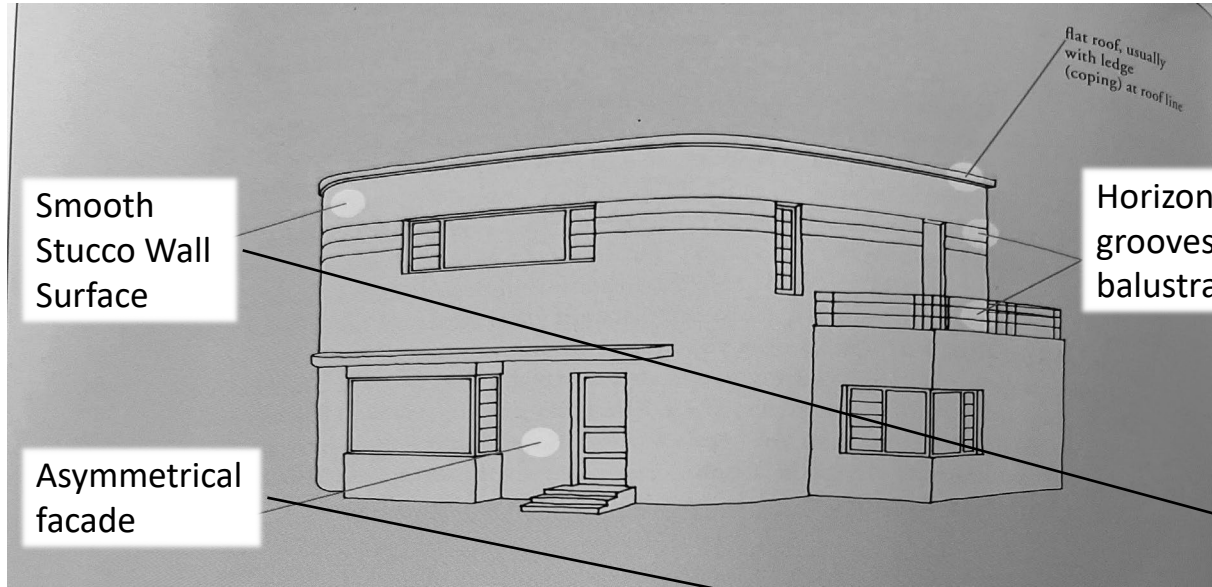
The Mediterranean Transitional style employed Mediterranean Revival elements while using the forms and features of Modernistic or Ranch styles. In Coral Gables this style first appeared in the

1414 Galiano Street is an example of the Mediterranean Transitional style the Art Moderne style.

This unique hybrid type of architecture is now known as the Mediterranean Transitional style in official style lexicons. (see Mediterranean Transitional section below) It was also known as Mediterranean Modern or, when specifically warranted, the Med-Deco Transitional.

The style of the few hundred buildings constructed during this second developmental phase was a distinct departure from the ornamented and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. It transitioned away from Mediterranean Revival and began embracing Minimal Traditional, Modernistic (Art Deco & Art Moderne), masonry vernacular, and ranch styles. In South Florida, Art Deco emerged during the mid-1920s,

Modernistic: Art Moderne (1920-1940)



Virginia McAlester's A Field Guide to American Houses: Modernistic (1920-1949)

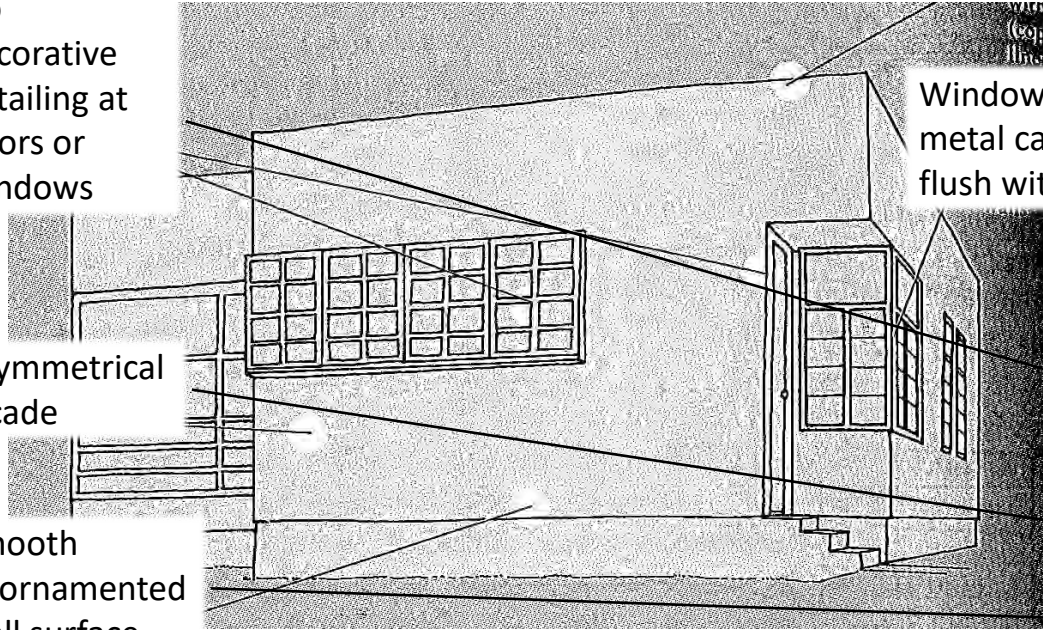
Modernistic: International (1925-Present)

No decorative detailing at doors or windows

Asymmetrical facade

Smooth unornamented wall surface

Windows usually metal casements set flush with outer walls



Virginia McAlester's A Field Guide to American Houses: International (1925-Present)

City of Coral Gables Historic Resources Report 2000, By Janus Research

Masonry Vernacular

There are 206 examples of Masonry Vernacular buildings extant within the survey area; this stylistic category includes single-family residential, multi-unit residential, and commercial buildings. The term “Masonry Vernacular” style is somewhat a misnomer as “vernacular” implies a lack of style. To be more accurate, vernacular buildings are designed without imitating a specific style, but they do reflect stylistic influences. Modest in design, Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials.

355	912 E. Ponce de Leon Blvd.	Douglas Section	1944	Masonry Vernacular
359	1214 Galiano Street	Douglas Section	1940	Colonial Revival
356	1414 Galiano Street	Douglas Section	1934	Masonry Vernacular
357	1301 Galiano Street	Douglas Section	1946	Masonry Vernacular
358	1300 Galiano Street	Douglas Section	1946	Masonry Vernacular

City of Coral Gables Zoning Code: Section 8-103. Criteria for Designation of Historic Landmarks or Historic Districts

B. Regarding the Criteria of Architectural Significance

Criterion 2: the property “must embody distinguishing characteristics of a style, period, or method of construction.” Staff states that the property presents character-defining features of the so called **Mediterranean Transitional Style**.

“CHARACTER DEFINING FEATURES”

Style: Mediterranean Transitional



- Crawl space elevating the multi-family residence above Florida’s low water table.
- Thick masonry walls clad in smooth stucco.
- Shallow-hipped roof with extended eaves and boxed cornices, clad initially in barrel tile.
- Features applied or arranged for overall horizontal emphases such as the modern beltcourse, regularity of window size and placement, wide eaves with boxed cornice, incised horizontal lines, and stylized eyebrow (duplex), as well as round vents decoratively arranged in a line (auxiliary)
- Minimal decorative elements
- Two-story bay window with a stylized eyebrow that extends to become the front and back porch roofs
- Modernistic front entry feature with curved planter is not a character defining feature
- Classic Mediterranean revival entry with swooped hood, incised lines simulating quoins, molded cornice, and original plank door.
- Modernistic regular window openings with no sills or lintels to give the appearance of rectangles being cut from the larger cube.

Modernistic Elements (Art Moderne, Streamlined Moderne, International)

Summary of Modernistic Elements:

- Windows usually metal casements set flush with outer walls
- Horizontal grooves, lines, balustrades
- Asymmetrical façade
- Smooth stucco wall surface
- Smooth, unornamented wall surface
- No decorative detailing at doors or windows



Significant Alterations Reduce the Property's Integrity



All of this degrades the property's integrity of design, materials and workmanship.



- The original steel casement windows were replaced with awning windows sometime after 1970.
- Window A/C units have been added, and metal awnings have been added.
- The original barrel tiles were replaced in 2011 with flat cement tiles.
- A wooden staircase and raised deck area were added to the north elevation for compliance with emergency egress requirements.

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A. Historical, Cultural Significance:

Criterion 4 would require the property to exemplify the historical, cultural, political, economic, or social trends of the community.



Tree after the 1926 Hurricane – Coral Gables
Fishbaugh, W. A.(William Arthur), 1873-1950. *Tree after the 1926 hurricane - Coral Gables, Florida*. 1926. State Archives of Florida, Florida Memory.
<<https://www.floridamemory.com/items/show/34189>>, accessed 14 October 2024.



Colonnade Building

At the intersection of Coral Way and Ponce de Leon Boulevard, March 1, 1927. Manley S. Brower, photographer. Image Courtesy of HistoryMiami, X-0331-1



Biltmore Hotel

Helicopter on Lawn of Pratt General Hospital,
<http://dpanther.fiu.edu/dpService/dpPurlService/purl/FI11071149/00001>

Modern Ideologies – International Congress of Modern Architecture, 1928



Our research has revealed that at this time in history, more significant and complex factors influenced a changing attitude toward architecture worldwide.

The First CIAM Coalition
1928 la Sarraz commemorative CIAM meet
© Hannes Meyer

OFFICIAL DIRECTORY OF FLORIDA EXHIBIT WORLD'S FAIR CHICAGO :: 1934

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QUESTIONS & ANSWERS
Covering All Phases of
FLORIDA LIFE

Compliments of
CITY OF PLANT CITY, FLORIDA



THE SPIRIT OF FLORIDA

DIRECTORY OF FLORIDA EXHIBITS

FLORIDA HALL (Court of States) EXHIBIT UNITS MAIN FLOOR

- Tropical Fruits and Flowers.
Orchid Display.
Diorama—Bok Singing Tower.
- Clear Havana Cigar Industry.
- Florida Romance and History.
Diorama—Old City Gates of St. Augustine.
Diorama—Sunset on the Suwannee River.
Exhibits—Relics of Spanish Occupation and Ante Bellum Days.
- Play Ground of the Nation.
Diorama—The Sport of Kings.
Diorama—Florida Beach Scene.
Exhibits—Trophies of Sport Events; Out-door Games.
- Land of Year 'Round Sports.
Diorama—Afield with Dog and Gun.
Diorama—Leap of the Silver King.
Exhibits—Mounted Specimens of Game and Fish.
- Florida's Exquisite Honeyeys.
Beeswax in Art.
- Florida's Forests.
Diorama—Florida Turpentine Farm.
Diorama—Florida Lumber Mill.
Exhibits—Lumber, Forestry, Naval Stores, Forest Products.
- Florida Art.
Diorama—Pathe of Ringling Art Museum.
Exhibits—Art Objects from Florida Studies.
- Florida Sea Foods.
Diorama—Commercial Fisheries.
Exhibits—Feed Fish.
- Florida Industries.
Diorama—Phosphate Mining.
Diorama—Kraft Paper Mill.
Exhibits—Mineral and Industrial Products.
- The Rare Fruits.
- Florida's Year 'Round Agriculture.
Three Dioramas of Agricultural Industry.
Exhibits—Agricultural and Horticultural Products.
- Florida Citrus Culture.
Diorama—The Orange Belt.
Exhibits—Citrus Fruits and Blossoms.
- Florida Travel, Transport and Trade Development.
- Education in Florida.
Exhibits—Progress Along Educational Lines; Institutions of Higher Learning.
Registration and Information Lobby to left Main Entrance.



PONCE DE LEON
THE DISCOVERER
WELCOMING THE WORLD
TO THE FLORIDA EXHIBIT

Offices, Municipal and Civic organizations representatives to right main Entrance.

Mezzanine Floor (north).

Special displays Florida game and aquatic birds. Fresh and salt water fish, marine exhibits.

Mezzanine Floor (South).

Commercial and Industrial displays.

Broadcasting station, Mezzanine entrance from Ramp.

Mural Paintings (left to right).

- "Discovery," by Addison Burbank.
- "Exploration," by Dr. Max B. Cohen.
- "Christianization," by Walter W. Hayn.
- Topographical Map of Florida.
- "Celebration," by Chester J. Tingle.
- "Seminole War," by Mark Dixon Dadd.
- "Reconstruction," by George S. Hill.
- Lunettes—Showing Sky Line of Larger Cities, by Denman Fink.

Sculptures, by George E. Ganiero.

- Statue, "Spirit of Florida."
- Group, "Alma Mater."
- Bust, Lu Gim Gong, "The Chinese Burbank."

FLORIDA TROPICAL GARDENS

(Adjoining Florida Hall)

7,000 specimens of Florida trees, shrubs and plants. 12,000 square feet in area under conservatory roof.

Sculptures.

- "Florida Youth," Carey E. Landis.
- "Pan," Ganiero.
- "Pence de Leon," Ganiero.
- "Bather," Ganiero.
- "Florida Awakening," Ganiero.
- "Innocence," Ganiero.

Specialty Shops.

- Orange Juice Bar.
- Florida Cigar Stand.
- The Souvenir Shop.
- Orange Blossom Perfume.
- Palm Products Shop.

FLORIDA TROPICAL HOME

(Opposite Home Planning Hall)

The modern in Florida architecture and furnishings. Featuring living in the out-of-doors. Florida Souvenir Shop No. 2.

FLORIDA SPONGE BOAT AND DIVERS

(East Shore, North Lagoon)

The sponge boat "Ruth Elder," Greek Spunge divers from Tarpon Springs, Florida, in action. Deep Sea Museum. Florida Souvenir Shop No. 3.

Chicago

MIAMI TO HEAR OF EXPOSITION

Dade Participation at Chicago to Be Decided at Banquet

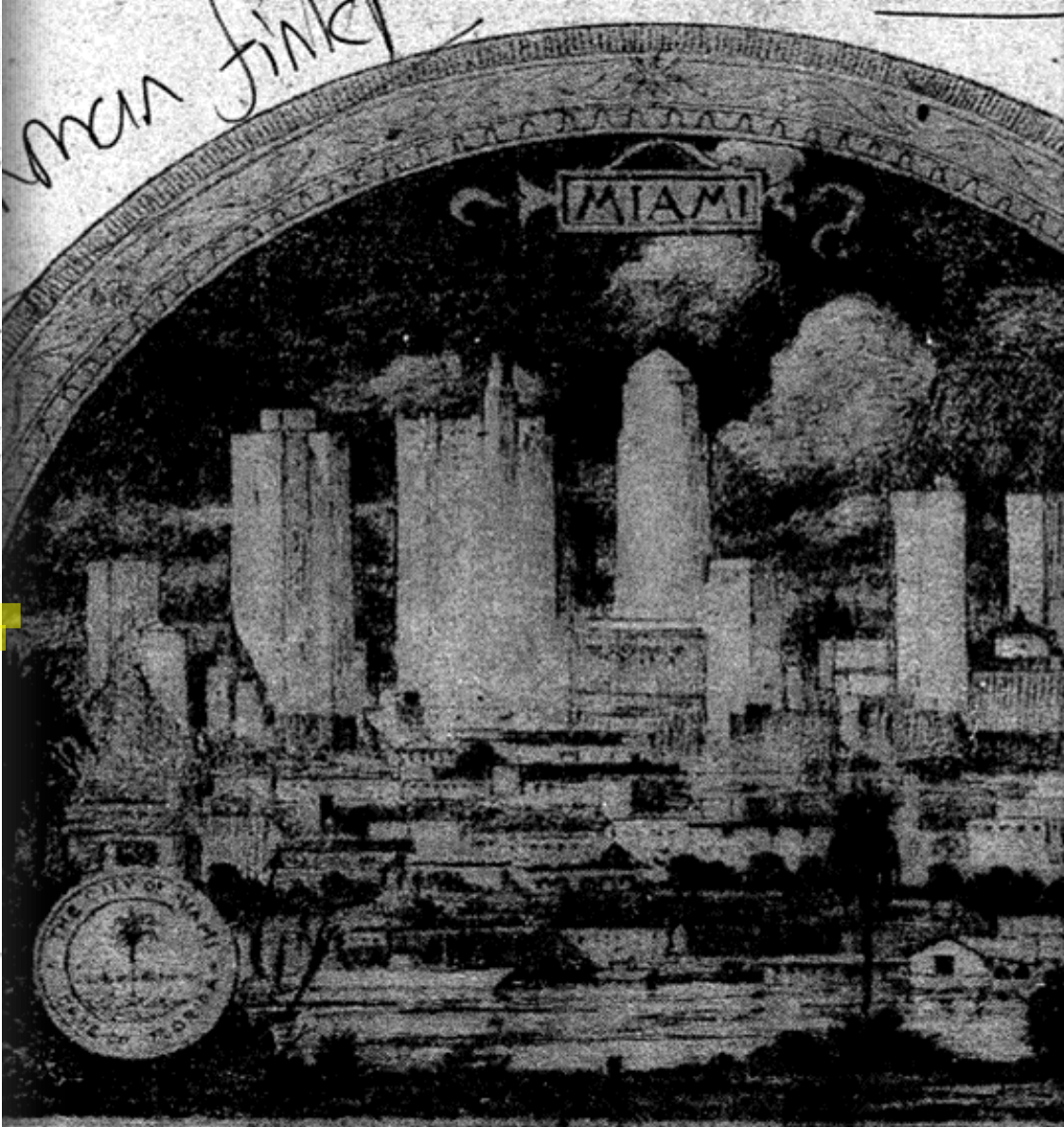
Efforts to start a campaign for a Miami and Dade county space at the Century of Progress exposition in Chicago next summer, to be outlined at a dinner at the McAllister hotel tonight, will have the backing of Nathan Mayo, state commissioner of agriculture, who will be among the guests and speakers.

Announcement was made today that Phineas E. Paist, Harold D. Steward and Robert L. Weed, all of Miami, have been chosen by Gov. Doyle Carlton as architects for the Florida building. Space already is being sought by the Three Score and Ten club of Miami.

Tonight's affair, called in the name of Governor Carlton, is sponsored by the Miami Chamber of Commerce. Local guests will include county commissioners and civic club heads, as well as executives of the Florida section of the exposition, who will explain details.

Among other guests not previously mentioned will be Hamilton Michelson, Frank B. Shotts, Phineas E. Paist, Harold Steward, Robert Weede, Sen. J. W. Watson, E. P. Roberts, S. P. Robineau, J. C. Brown, L. W. Crow, W. I. Evans, Judge Halsted Ritter and R. F. Dunton.

THIS MURAL WILL GLORIFY MIAMI AT WORLD'S



One of three silhouettes of Florida cities done in heroic size for the Florida building at the Chicago world's fair. This panel, by Paist and Steward, will occupy an 8x11-foot niche in one of the arches of the building.

Miamian Sees World Fair

George Hussey Looks After Interests of Florida and Miami in Chicago

By GEORGE E. HUSSEY
(Special to Miami Daily News)

CHICAGO, May 27.—Here for the opening today of the Century of Progress exposition, otherwise known as the World Fair.

The Florida exhibit looks like a million dollars, and is the talk of the fair. Paist & Steward, Miami architects, deserve plenty of credit for this job.

Presented Mayor Edward Kelly greetings from Governor Sholtz and expression of Florida's hope for success of the exposition.

The town is filling up rapidly and all the big hotels already are turning them away. Jim Farley arrives today on a pinch hit for Roosevelt.

Have contracted all newsreel and syndicate writers and photographers, many of whom are in Miami during the season, and they promised to take good care of Florida on stories and pictures.

Across from the Morrison hotel is one of the biggest beereries in the city with a 50-foot bar selling beer for a nickel a mug. Don Pedro, whose orchestra played at the Olympia theater or a long run is here playing a swell pot. Big Tim Callahan, all-American at Princeton and who sold lots in Miami during the boom, is here for the opening. Tim has a law practice in New York.

James Bowler, the alderman who looked after Mayor Cermak during his illness will take me in tow tomorrow and show me around. My neck already is stiff looking at the tall buildings. This Chicago is a great town if anyone should ask you.

Am having a meeting tomorrow with the Cermak family regarding the placing of a monument to the former mayor.

PI DELTA SIGMA ELECTS OFFICERS

Everette Burdick, University of Miami sophomore, has been elected president of Pi Delta Sigma fraternity for the coming year. Other officers include James Mool, vice president; Dave Webb, secretary-treasurer; and Andrew Shaw, pledge-master.

Doctor Laubenthal

Chiropodist on Burdine's Mezzanine Floor

says:

Don't neglect children's feet. It will affect them all the rest of their lives!

Consultation Free!

BURDINE'S, MEZZANINE

Jewelry

D.

1933 World's Fair - Homes of Tomorrow



The Florida Tropical House Built as Part of the Homes of Tomorrow Exhibition at the 1933 World's Fair (Collaboration Paist and Steward, Robert Law Weed)

NOTED ARCHITECT OF GABLES DEAD

PHINEAS E. PAIST SUCCUMBS AFTER LENGTHY ILLNESS

Phineas E. Paist, 64, supervising architect for the development of Coral Gables, partner in the firm of Paist and Steward and widely known in building circles throughout the United States died yesterday at the University hospital after an illness of several months. Funeral

Sit-Down for Alimony



City Port Authority Rumor Hit

Battle lines were forming night in Miami to oppose a reportedly scheduled to be sent today to members of Dade county delegation in Tallahassee.

PHINEAS E. PAIST DIES AFTER LONG ILLNESS

He Was Supervising Architect
For Coral Gables and the
Deering Estate



Westminster Cemetery
Bala Cynwyd, Montgomery County, PA, USA



Phineas E. Paist, who died yesterday in a Coral Gables hospital, was widely known for his contribution to American architecture.

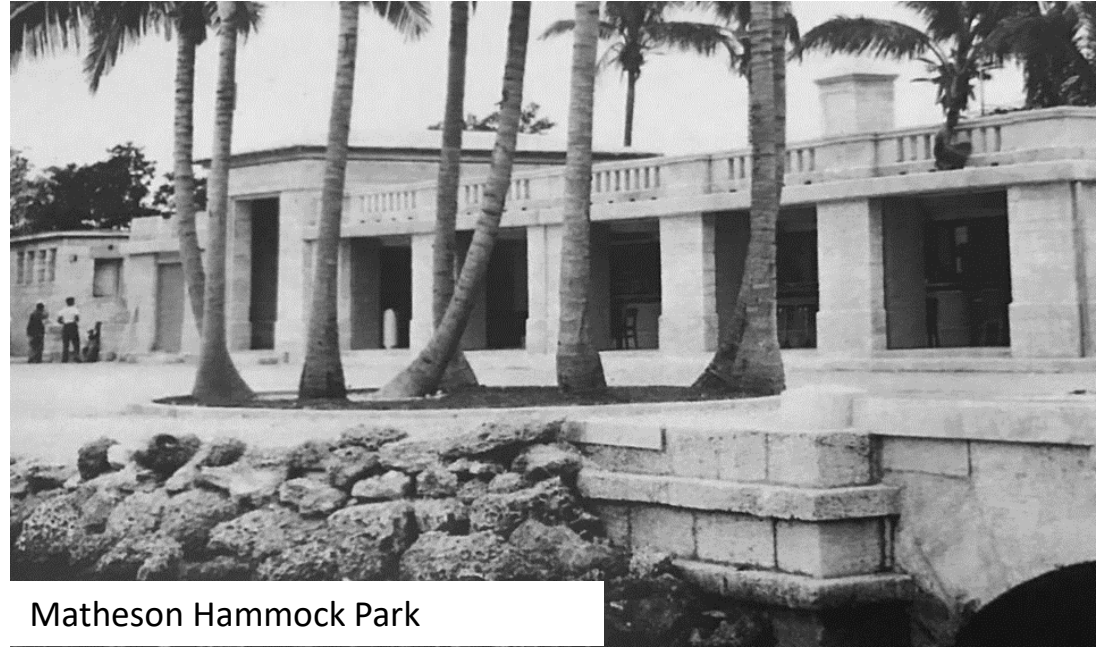
PHINEAS E. PAIST DIES AFTER LONG ILLNESS

Continued From Page 1

WPA Architecture in Coral Gables



Coral Gables Museum



Matheson Hammock Park



Coral Gables Women's Club

Coral Gables Demands That Homes Be Mediterranean-Style Architecture

THEY know what they want in Coral Gables—even to the color of the rooftops—and they know what they don't want. And no amount of pressure can change one whit of it.

They want homes of Mediterranean-style architecture, and only in a couple of clearly-defined areas have they yielded to the trend toward the "modern."

They want homes of individual character and so, to prevent monotonous repetition or "row housing," they frown officially on duplication of design or floor plan.

They want spacious yards, manicured parkways, and get them by fixing minimum building setbacks and spending \$163,000 a year to polish public parkways.

They want liquor bars confined to private clubs—

tion, may embrace one or more lots—sells today for an average of about \$2,000.

But wherever the site, Coral Gables retains a loud say over what goes on it—and how.

★ ★ ★

THE BOOK says "all buildings shall be of Spanish, Venetian, Italian or other Mediterranean or similar harmonious type architecture."

Major exceptions are the mile-square Biltmore section, where "modernistic type houses" also are permitted, and business districts, where the Board of Supervising Architects is charged with the task simply of making the architecture harmonize with the neighborhood.

It is the city board, composed of five architects, which is the key watchdog in maintaining the distinctive build-

ing standards which Merrick wrote into many a lot deed on his original city plat.

The board and the city's structural engineer must pass not only on design but approve the exterior color and see to it that construction is of masonry, that tile roofs are either red or white.

The sharply - delineated architecture which the Coral Gables book calls for has not always inspired unbounded joy among architects who feel the Mediterranean style may be fine for the Mediterranean but not for South Florida.

★ ★ ★

IN FACT, in 1946, the architects' board as then composed recommended that the city commission relax the rules to permit adoption of modern trends. Complained one architect, "There is

no adventure in architecture here."

But the populace rallied strongly to the defense of the status quo, and the Mediterranean won out over the modern.

Chairman of the board today is H. George Fink, a nephew of Denman Fink, Merrick's original planning architect.

The architects' decisions may be appealed to the zoning board and from there to the city commission, but in Coral Gables everybody is pretty well briefed on objectives and there isn't much reciprocal upsetting of apple-carts.

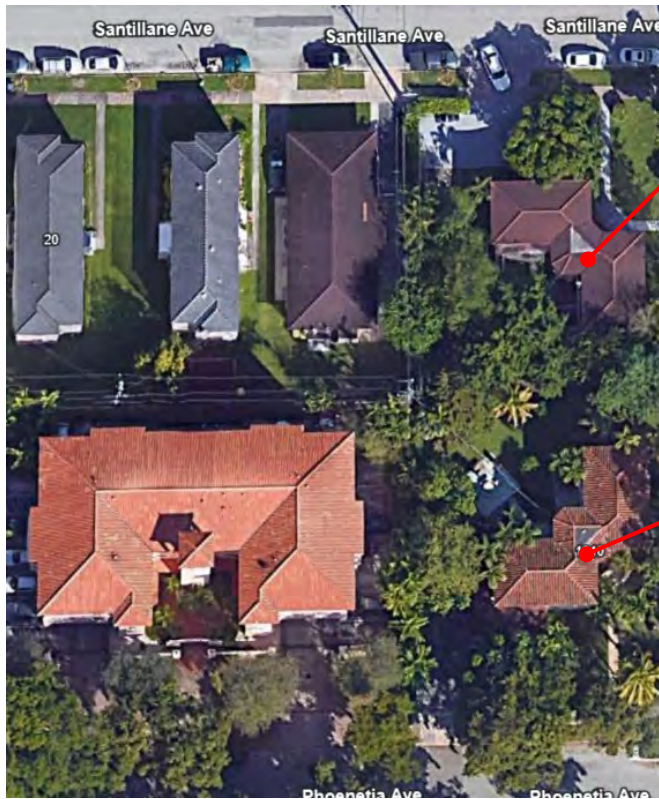
The zoning board, composed of five prominent businessmen headed by retired Henry Clay Anderson, has proved a bulwark against any pressures that might break down the Coral Gables plan.

1414 Galiano So-called “Mediterranean Transitional Style”



Four representations of this so-called Med Transitional Style are Pictured, better described as Masonry Vernacular.

Top left 1414 Galiano St (1936), Bottom left 32 Calabria Ave (1936), Top right 1002 Douglas Road (1933), Bottom right 1010 Douglas Rd (1932)



1002 Douglas Road

1010 Douglas Road



1002 Douglas Road



1010 Douglas Road

Address	Year Built	Designation Status
24 Phoenetia Ave	1925	Y
20 Phoenetia Ave	1925	N
230 Phoenetia Ave	1925	N
36 Phoenetia Ave	1926	Y
13 Phonetia Ave	1925	N
223 Phoenetia Ave	1925	N
215 Phoenetia Ave	1926	Y
111 Salamanca	1925	Y
131 Zamora	1925	Y
235 Majorca	1926	Y
42 Navarre	1927	Y
1510 Salzedo Ave	1926	Y
1314 Salzedo St	1926	N
102 Menores Ave	1926	Y
122 Menores Ave	1925	Y
123 Menores	1926	N
118 Menores	1925	Y
114 Menores	1925	Y
115 Menores	1926	N
1102 Douglas Rd	1933	N
1010 Douglas Rd	1932	N
32 Calabria Ave	1926	N
130 Antiquera Ave	1926	N
215 Calabria Ave	1926	N
222 Sidonia Ave	1926	N
226 Sidonia Ave	1933	N
39 Sidonia Ave	1926	Y
43 Sidonia Ave	1926	Y
230 Salamanca	1925	Y
223 Menores Ave	1925	N
242 Madeira Ave	1926	N
47 Alhambra Cir	1939	N
124 Mendoza	1927	N
126 Mendoza	1927	N
1414 Galiano Ave	1937	N

Is it fair to place 1414 Galiano on the same list as all of the other Paist & Steward Masterpieces that you have seen today?



Top left Art Center Building (1925), top right Douglas Entrance (1924), bottom left Coral Gables City Hall (1928), above Colonnade Building (1926)



Dyer Courthouse



Stone House



1414 Galiano



1101 North Greenway Dr

?



Coral Gables Museum

Is This Really Worthy of Designation?

