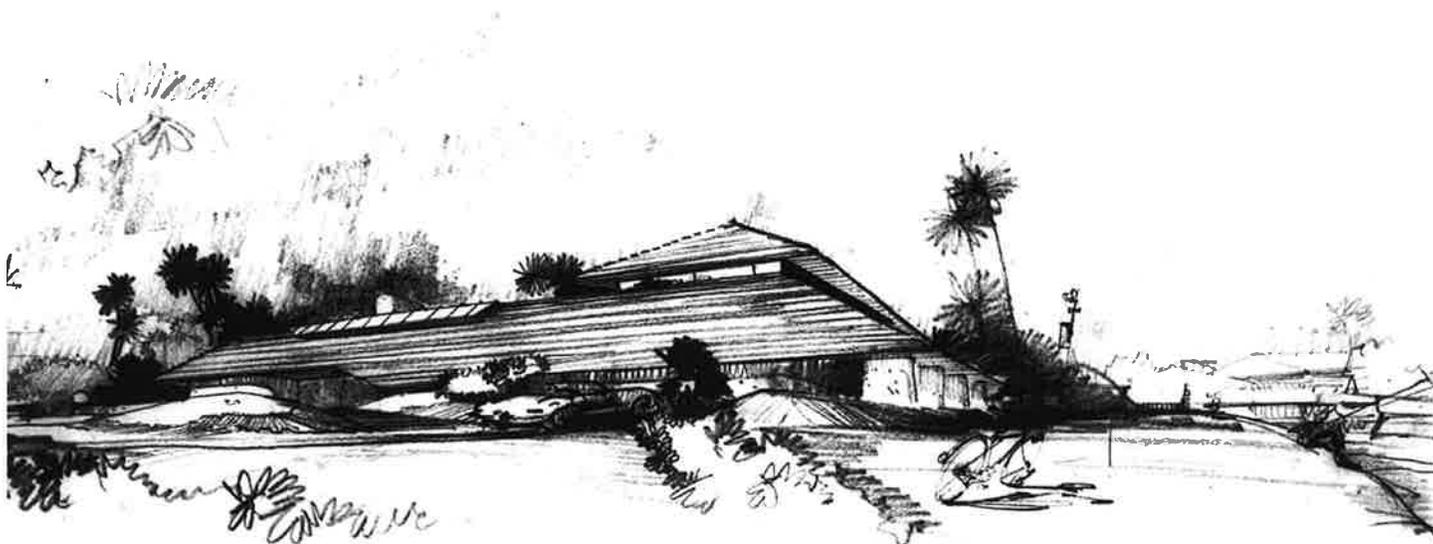


**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF  
THE PROPERTY AT  
2 CASUARINA CONCOURSE**



**ORIGINAL ALFRED BROWNING PARKER RENDERING  
CA. 1965**

**DESIGNATION REPORT  
PROPERTY AT  
2 CASUARINA CONCOURSE  
CORAL GABLES, FLORIDA**

Folio Number: 03-4132-019-0320

Legal Description: Lot 32, Block A, Gables Estates No. 2, PB 60-37

Original Permit No.: 19048B

Date of Original Permit: May 2, 1966

Original Architect: Alfred Browning Parker

Original Owner: R. Kirk and B. Landon

Present Owner: Cascar LLC (Registered agent – Evan D. Seif)

Present Use: Residential

Building Type: Two-story Modern

Site Characteristics: The property is located in Gables Estates on a waterfront site on the west side of Casuarina Concourse. The irregularly-shaped 85,431 square foot site is bounded on the west and the south by the Gables Estates Waterway.

**SUMMARY STATEMENT OF SIGNIFICANCE**

Permitted in 1966, the residence located at 2 Casuarina Concourse was designed by internationally renowned architect Alfred Browning Parker. Commissioned by R. Kirk and B. Landon, the home is an excellent example of Parker's architectural style and the design philosophy for which he is noted. The residence is only one of a handful of extant and completely intact Parker-designed projects in the City of Coral Gables. The design of the residence, a collaboration between architect and client, resulted in a property that is truly unique and one-of-a-kind.

Although not yet fifty years old, the property at 2 Casuarina Concourse achieves exceptional importance in multiple areas of significance, it a one-of-a-kind architectural design by renowned

architect, and it is directly associated with a major architectural movement in the South Florida community.

### **CRITERIA FOR SIGNIFICANCE**

- a. *Historical, cultural significance:*
  1. *Is associated in a significant way with the life or activities of a major historic person important in the past*
  4. *Exemplifies the historical, cultural, political, economic, or social trends of the community*
  
- b. *Architectural significance:*
  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.*
  
- e. *Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for the Coral Gables Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories.*
  6. *A property achieving significance within the past fifty (50) years if it is of exceptional importance.*

### **PROPERTY DESCRIPTION**

Constructed in 1966, the property at 2 Casuarina Concourse was designed by renowned and influential architect Alfred Browning Parker for R. Kirk and B. Landon, a businessman and his wife, both major philanthropists who made significant contributions to quality of life in South Florida.

The house, virtually untouched and unaltered since its construction, is a courtyard plan consisting of separated structures arranged around a pool and pool terrace and tied together with a singular, tiled hipped roof. The various structures include: the roughly “L” shaped main residence, a garage with boat storage and shop, a guest house with men’s and women’s bathrooms for the pool area, and a pool building consisting of an equipment room, dressing room and sauna. The house is entered from the north side. With the exception of the garage/shop structure, the house is elevated on a plinth (a tool often employed by Parker on his coastal projects to protect them from a potential storm surge - Henning, p. xiii) and the entry is located up a short flight of travertine steps that resemble a nautilus shell in plan. One enters into a

rectilinear living area predominated by sweeping, elaborate wood clad ceilings punctuated with a large skylight. The space is divided into east and west living rooms by a massive, yet gracefully curved, brick fireplace set at a slight angle. This fireplace wall protrudes through the glass panels (sliding and fixed) that make up the south side of the living area and extends out onto the pool terrace. Further dividing the living area is a built-in “wood screen” that defines the dining area. Parker designed the cabinetry in the dining room, and throughout the house, as well as the built-in dining room table which has detailing that matches the distinctive wood soffit found throughout the house.

To the east of the living area are two bedrooms (one has been made into an office) and bathrooms with a playroom in the middle. Each of these rooms feature Alfred Browning Parker’s signature ‘Persianas’ that lead to a shared, cantilevered concrete deck. As Parker wrote in his book You and Architecture: A Practical Guide to the Best in Building, “A tropical development is the “Persiana,” which serves as a door, window, screen, venetian blind and storm shutter.” (Parker, p. 115)

To the west of the living area is the kitchen and breakfast room, a large playroom with a built-in bar and banks of sliding glass doors on the east and west elevations, and a lounge.

The second floor consists of a library at the top stair landing and a master bedroom suite with east and west facing outdoor decks. An outdoor spiral metal staircase connects the east second floor deck with the first floor level and the pool.

The interior detailing is highly refined and meticulously designed. Parker incorporated acoustic plaster ceilings, travertine floors throughout the public spaces that flow outdoors to become the upper pool deck, brick work utilizing custom-made 4” and radius bricks, a brick air-conditioning grill, wood paneling, soffits and cornices, built-in case work, and windows placed just under the ceiling line. All of these details work together to create a residence that is harmonious and completely architecturally coherent. As Parker himself said, “Even small details should be carefully designed and constructed to harmonize with and contribute to the overall unity of the building.” (Parker, p. 144)

Outdoors, the residence embraces the courtyard/pool area. The upper pool deck area, flush with the interior finish floor, is finished in travertine in order to extend the interiors of the house to the outdoors. The lower pool terrace, three steps down, has an exposed aggregate finish. The pool coping, fountain and pool slide are all travertine as well. The guest house and the pool building, located in the northeast corner of the plan, are one-story structures that feature “Persianas” and a cantilevered concrete deck.

In elevation, Parker used brick as the predominant building material. He even detailed four brick shapes in the original plans (depicted as Types A, B, C, and D on Sheet A-10 of the architectural drawings) to be used throughout the project, including 3 “radius bricks” that were used on corners, door and windows jambs and heads. “The brick were handmade in special molds... The ends were not ‘eased or rounded,’ the entire end of special corner bricks were roughly a 4” radius and prior to firing the face of each brick was hand-scratched with deep grooves, which left clay debris (from the grooving) that bonded to the face surface during firing giving a rough but

grooved texture.” (Quentin Parker) As a result there are no “hard edges” on the corners, all of the building corners are rounded due to these bricks.

Much of the front (north) elevation is devoid of windows. Because the house was designed around a central courtyard/pool area, the living area utilizes large expanses of glass on the south side to open up the rooms to the pool and terrace. The remainder of the elevations feature a combination of brick walls, structural concrete framing covered in light colored stucco to contrast with the brick, banks of sliding glass doors, ribbon windows, “Perisanas,” cantilevered decks, copper cladding on the second floor elevations, deep roof overhangs, and mahogany tongue and groove soffits.

In addition to the brick detailing featured throughout this property, another notable detail is the manner in which Parker treated the roof detailing at the eave. The “typical fascia” detail depicted on Sheet A-9 of the original architectural drawings essentially minimizes the fascia at the roof eave, almost eliminating it in its entirety, giving the roof edge a sharp-edged appearance. This unusual detail eliminates any bulky roof edge, and gives the appearance that the wood soffits to extend to the roof tile edge.

Site features include a curvaceous low brick wall and copper-topped brick posts at the entrance to the property, curvilinear asphalt driveway, gravel parking court, and a boat dock.

The residence was featured in The Villagers’ Book of Outstanding Homes of Miami, published in 1975.

### **ADDITIONS / ALTERATIONS**

Alterations to the property have been minimal and have not impacted the architectural integrity of the structure. Available permit history indicates that subsequent permits were issued for: a chain link fence, air-conditioning replacement, hurricane shutters, plumbing repairs, an orchid house, and tree removal.

### **ARCHITECT**

Alfred Browning Parker (1916 – 2011) has been recognized for his work and has been credited by his peers as being Florida’s most famous architect; even receiving praise by Frank Lloyd Wright in a 1954 national publication. Establishing an architectural practice in the Miami area in the 1940s, Alfred Browning Parker gained international recognition for his work. Designing in the modern architectural style and utilizing the philosophies of the movement, he achieved a balance of functionality and form in his buildings. His designs rely heavily on materials, structure, and response to the environment and local climate. In addition to authoring a book entitled You and Architecture: A Practical Guide to the Best in Building, published in 1965, he has also written extensively on the architectural field. Parker was made a Fellow of the American Institute of Architects in 1959 on the basis of both design and public service.

Examples of his work in the local South Florida area are: Carver (Junior) High in Coral Gables (opened in 1952), the Flagler Federal Building, the Alliance Machine Co. Building in Coconut Grove (demolished), the original Bayside development (now Bayside Marketplace, Downtown Miami) where his octagonal building still stands. He is probably best known for his numerous residences. In 1954, *House Beautiful* magazine selected one of his residential designs in Coconut Grove as a “Pace Setter Home.” He went on to design two more “Pace Setter Homes” for *House Beautiful*, including a residence for himself, also in Gables Estates. In 1957, he was hand selected among a few leading architects and designers to demonstrate the integration of the principles of designing a home that reflected its environment. Later, around the time of the oil embargo of the 1970s, Parker and his son Robin Z. Parker founded SRT, a company that explored the development and use of hydrogen in an inexpensive and clean energy system.

An alumnus of the University of Florida, Alfred Browning Parker ultimately became a professor at his alma mater in the College of Design, Construction and Planning. In 2001, he was recognized at the University of Florida with the Distinguished Alumni Award for outstanding achievement. He has also received the National Conference of Church Architecture Award of Merit from the American Society of Church Architecture and the Architects Award from the Society of American Foresters. Alfred Browning Parker died in Gainesville, Florida on March 11, 2011, only hours before he was to receive a “Living Legends” award from the Dade Heritage Trust. In 2011 [The Architecture of Alfred Browning Parker: Miami’s Maverick Modernist](#), the first comprehensive monograph of Parker’s architectural work, was published.

Two residences designed by Parker are listed on the Coral Gables Register of Historic Places - 915 Bayamo Avenue (1954), designated in 2003, and 6801 Granada Boulevard (1951), designated in 2007.

### **REGIONAL/TROPICAL MODERN ARCHITECTURE**

Alfred Browning Parker is noteworthy, not just for his individual architectural design but for his association with the regional modernism movement in architecture. Throughout the country, beginning in the 1940s, architects began to interpret “modern” architectural design to suit their locality. This was mostly as a backlash to the homogeneous International Style, which defined modern architecture at the time. “For architects around the world searching for alternatives to the universal formula of the International Style, the work of these regional schools in Florida came as a revelation, embodying an entirely new vision of the relation of modern architecture to its place.” (Henning, p. xii) The Sarasota School is one such well-known group of architects in Florida who achieved modern architectural diversity but were inherently tied to the place in which they practiced. “Igor Plevitsky, Rufus Nims, and Alfred Browning Parker were leaders of a Miami version of the national “modern is regional” movement that emerged in the early 1940s...Of the three, Parker was the most inspired by Frank Lloyd Wright’s postwar “organic” architecture, with its emphasis on horizontal spaces and projecting roofs that connected with nature.” (HMSF) The movement of what is sometimes referred to as the “tropical modern school” of architecture sought to bring modern architecture to the local level, “true to the universal intentions of spatial liberation, yet capable of engaging local climate, landscape, building traditions, and material.” (Henning, p. xiii) With this movement, “the modern became regional, with houses less rigid in design than the International Style and closer to the public’s

desires. White walls and glass boxes were no longer the exclusive image of modernity. The warmth of brick, stone and wood could also be modern, as could sloped roofs and courtyards. Glass remained popular but was often screened by awnings, overhangs and louvers, or incorporated in sliding doors.” (HMSF) Alfred Browning Parker, one of the most influential members of this group, was both influenced by and helped to promote the concept of tropical modern architecture throughout the course of his career.

### **OWNERSHIP HISTORY**

2 Casuarina Concourse was built in 1966 for R. Kirk (Robert Kirkwood), a notable businessman, and his wife B. (Beulah Lee Pair) Landon. Both are recognized, separately and jointly, as philanthropists who have had a major impact on the South Florida community. When the Landons divorced in 1999, the property was deeded to B. Landon who retained the property until her death in 2007. B. Landon’s second husband was Donald Carlin, another notable businessman and philanthropist, who also resided in the house. The co-executors of B. Landon’s estate – Don Carlin (her husband at the time of her death), Chris Joseph Landon (her son), and Northern Trust, N.A. – deeded the property to CASCAR LLC in June 2009.

Robert Kirkwood Landon was born in New York City in 1928. He graduated from Hargrave Military Academy in Chatham, Virginia in 1946 as valedictorian of his class and a rank of Cadet Major. Landon went on to graduate from the Georgia Institute of Technology and from there entered the United States Navy, where he served for three years. In 1952, the year he was discharged from the Navy, Landon joined the American Bankers Life Assurance Company as “Agency Assistant.” He worked his way up in the company, eventually becoming Chairman of the Board and Chief Executive Officer of American Bankers Insurance Group from 1980 to 1995. He remained Chairman of the company until it was sold to Fortis, Inc. in 1999. He went on to serve as Chairman or Director of numerous corporations, including Lennar in 1999.

Kirk Landon married his first wife, Margaret E. Luitich on October 8, 1954. They had two daughters: Kathleen Adele and Kellyann Dorothy. Kirk and Margaret divorced around 1963.

Kirk Landon and B. Pair married sometime between 1963 and 1965. They had one child, Chris Joseph, and divorced in 1999.

Beulah Lee Pair was born in Prince-George, Virginia (ca. 1927). Little was found of her early life other than the names of her parents and brothers and sisters.

B. and Kirk Landon devoted themselves to improving the South Florida community. They were ardent supporters of numerous art, civic and charitable organizations. As two of the most lauded and prominent philanthropists in South Florida, the number of organizations that B. Landon and Kirk Landon impacted in a significant way is considerable.

Kirk Landon’s charitable service includes: since 1996, he has been the President of two charitable foundations – The Kirk Foundation and the Kirk A. and Dorothy P. Landon Foundation, serving on the Barry University Board of Trustees (1983-2004), President of the South Florida Chapter of Phi Gamma Delta (1996-1998), Florida International University

Advisory Board (1972) and the University Founders Council. [In 2004, Mr. Landon made the single largest donation from an individual - \$5 million - to create the R. Kirk Landon Undergraduate School of Business.] Mr. Landon's philanthropy continues to enrich Miami and he has won numerous awards and accolades for his charitable giving.

B. Landon also had a tremendous and lasting impact on the South Florida community. She believed that "If you have a little, you should give some. If you have a lot, then you should give more." (UM Medicine Magazine, Fall 2005) Organizations that benefitted from her donations and involvement include: Florida International University, Barry University, Sylvester Cancer Center, Miami City Ballet, Actors Playhouse, GablesStage, Florida Grand Opera, and the New World Symphony. Her service included: co-chairmanship of the opening of the Carnival Center of Performing Arts [now the Adrienne Arsht Center], and serving as the President of the Miami Ballet Company and the Metropolitan Museum of Miami.

A 2001 newspaper article further elaborates her charitable giving. "B. Landon Carlin has donated a half million dollars to the Performing Arts Center of Greater Miami, a million dollars to the art museum at Florida International University for the permanent collection wing, and a million dollars to Barry University for a facility to be named in our of president Sister Jeanne O'Laughlin. She also underwrites the Dance Series for the Concert Association, is a founder member of the Sylvester Comprehensive Cancer Center, and the Children's Resource Center, an honorary board member of the Bascom-Palmer Eye Institute and contributes to numerous other worthy causes and community organizations." She was the recipient of numerous awards including the Philanthropy 2001 Red Cross Spectrum Award for Women, and a 2005 Florida Women of Achievement honoree.

After her divorce from Kirk Landon, B. married Donald Carlin and they resided together at 2 Casuarina Concourse. They had no children and were married at the time of her death in 2007.

Donald Carlin was born in 1925 in Far Rockaway, New York. He later came to Miami, Florida and was the President and Co-Founder of Kahn-Carlin and Company, one of the largest and oldest independent insurance agencies in the south. Mr. Carlin is also noted for his extensive and generous philanthropy. Organizations enriched by his support include: the Performing Arts Center of Greater Miami - to which he gifted in excess of \$1 million, the Miami City Ballet, the Concert Association of Greater Miami, the University of Miami, Barry University, the Lowe Art Museum, GableStage, United Way, and the Greater Miami Jewish Federation to name a few.

A 2001 newspaper article indicated that Mr. Carlin "serves on the boards of the Performing Arts Center Foundation, the Florida Grand Opera, Florida Philharmonic, New World Symphony and the Coconut Grove Playhouse. He is an honorary board member of the Concert Association, the New Theatre and the Actors Playhouse."

Mr. Carlin is also the founder and chairman of the LEO (Law Enforcement Officers) Charitable Foundation to support local law enforcement entities. In 2000, he was recognized as Outstanding Philanthropist of the Year by the National Society of Fundraising Executives, Miami-Dade Chapter. After B. Landon Carlin's death in 2007, Mr. Carlin married Audre Mendel. They remained married until his death in November, 2009.

### **STAFF RECOMMENDATION**

Constructed in 1966, the property at 2 Casuarina Concourse (legally described as Lot 32, Block A, Gables Estates No. 2, PB 60-37) is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

- a. Historical, cultural significance:
  1. Is associated in a significant way with the life or activities of a major historic person important in the past
  4. Exemplifies the historical, cultural, political, economic, or social trends of the community
  
- b. Architectural significance:
  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
  
- e. Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for the Coral Gables Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories.
  6. A property achieving significance within the past fifty (50) years if it is of exceptional importance.

Designed by Alfred Browning Parker, one of Florida's most prominent and important architects, 2 Casuarina Concourse is an excellent example of his later work. With a career that spanned seven decades, the property he designed for the Landon's fits squarely within the collective body of work of his design practice.

The design of this residence is the result of close collaboration between the architect, Alfred Browning Parker, and his clients, the Landon's. Avid art collectors, the resulting design was tailor-made to accommodate their large collection.

“The large brick home Parker designed was a refined and distinguished solution with spacious interiors and an understated courtyard with a fanciful pool, all complementing and accommodating their extensive collection of two- and three-dimensional contemporary abstract and pop artworks.” (Henning, p. 224)

This residence clearly represents Parker's genius and his principles. In 1965, just prior to construction of the Landon's residence, Alfred Browning Parker published You and Architecture: A Practical Guide to the Best in Building that outlines many of his design

philosophies and offers guidelines for readers interested in architecture. In a chapter entitled “Architect: Luxury or Necessity?,” Parker elaborates on the architect-relationship:

“Your [a client’s] needs, real or imaginary; your wishes and desires, tangible and intangible; your likes and dislikes; all are part of the problem that an architect must solve, not in spite of you, but with your full participation and understanding...You and your requirements must never be underestimated. An architect should encourage the active participation of the owner in the design of a building...In recent years there has been a popular belief that a building must suit the personality of the owner...many times if the architect designed to suit the personality of his clients, he would have a pretty poor building. What he must do is design far beyond the present limits of a client’s personality so that the individuals who utilize the building will have something to grow into. Obviously, the building should be far better than they could possibly imagine or plan out of their knowledge and experience.” (Parker, p. 189)

Parker understood the importance of a client’s specific program - in this case privacy and a showcase for an extensive and valuable art collection – but also realized that an architect would not be entirely dictated by that program. Rather the specific client requirements would be elevated and solved with good architecture. The Landons had a specific program that Parker deftly achieved without losing his signature style or compromising his basic design principles.

Parker, influenced greatly by Frank Lloyd Wright, also outlined many of his design philosophies in You and Architecture. Like Wright’s “organic architecture,” the environment, a building’s site, its materials and its design integrity are of paramount importance. Parker wrote, “Some time ago I established these principles as guides: Build strongly; Build as directly as possible with no complications; Use the materials at hand and keep these as few as you can; Let your building love its site and glorify its climate; Design for use – make it beautiful.” (Henning, p. 310) Each of these principles can be seen, in one way or another, in the residence at 2 Casuarina Concourse. The primary construction materials of the residence are custom made red brick, copper, and wood. “Observe the basic building materials. These should be as few as possible and well adapted to the climate in which they must endure. Usually the more limited the number of materials used by the architect, the greater will be his chances of producing a successful building.” (Parker, p. 94) These are not exotic materials, are readily available, and are widely used. The materials obviously have an inherent strength, weight and solidity and have proven to be strong and sturdy throughout the history of construction. “There are many materials that age well: brick, stone, wood, concrete, copper and bronze. All can be used in a manner so that as aging progresses they become handsomer. We should be more concerned about the durability of the structure. How much maintenance will this building require? How will it look in twenty years? This is really coming to grips with some of the positive values of architecture.” (Parker, p. 95) The house, while exceptionally detailed is not overwrought. Its details use simple materials and the materials are not “asked” to do anything foreign to their nature, i.e. the materials are not false or trying to be something they are not. The structure embraces the South Florida climate. The large roof overhangs, the Persianas, the banks of sliding glass doors, the courtyard design that embraces and emphasizes the expansive pool and terrace area, the travertine floors that flow seamlessly and blur the line between indoor and outdoor space all are specific design elements that Parker utilizes to glorify the climate. “In a southern climate with great heat and glare of the sky, it is appropriate to have wide overhanging roofs.” (Parker, p. 114) “Surrounded by

subtropical foliage, the house sits seemingly alone on a point of land. A long, gravel drive approaches the house, winding past island planting areas.” (Gabriel, p. 126) The residence addresses the waterway and is designed partially on parallel with the canal to the west of the site. Views of the waterways are visible from within the house. The playroom takes into account both the canal view and the pool view, marrying both the site and the private spaces the client desired. The site is essentially flat and the residence is low and horizontal rising on a plinth that slopes down to meet the ground. The house does not overwhelm its environment but rests quietly within it. Finally, Parker’s “make it beautiful, make it useful” credo is perfectly expressed through the design of the Landon residence. The clients’ programmatic needs for the house (use) are solved in this beautiful, stylistic, and architecturally cohesive property.

**Staff finds the following:**

2 Casuarina Concourse (legally described as Lot 32, Block A, Gables Estates No. 2, PB 60-37) and constructed in 1966 is significant to the City of Coral Gables history based on:

Historical, cultural significance and Architectural significance

The criteria in the Coral Gables Zoning Code that governs the designation of local historic landmarks is very specific. Until, that is, one considers properties that are less than 50 years of age. Normally, in order to be considered for historic designation, a property must be at least 50 years old. However, the National Park Service (arbiters of the National Register of Historic Places) has acknowledged that certain properties may achieve significance prior to the 50-year benchmark. In order for these properties to be considered for designation, they must not only meet the “regular” criteria for designation, they must have also achieved “exceptional importance.” The National Park Service states:

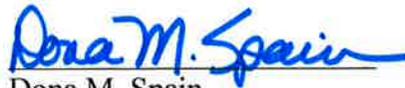
“The National Register Criteria for Evaluation encourage nomination of recently significant properties if they are of exceptional importance to a community, a State, a region, or the Nation. The criteria do not describe exceptional, nor should they. Exceptional, by its own definition, cannot be fully catalogued or anticipated. It may reflect the extraordinary impact of a political or social event. It may apply to an entire category of resources so fragile that survivors of any age are unusual. It may be the function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession. It may be reflected in a range of resources for which a community has an unusually strong associative attachment. Thus a complete list of exceptionally significant resources cannot be prepared or precise indicators of exceptional value prescribed.”

This residence is the work of one Florida’s most notable and influential architects who, in collaboration with very important clients, created a unique and singular piece of architecture that has retained its architectural integrity and remains, unaltered, as a testament to this confluence of circumstances. The property at 2 Casuarina Concourse achieves exceptional importance in multiple areas of significance, it a one-of-a-kind architectural design, and it is directly associated with a major architectural movement in the South Florida community.

**Therefore Staff recommends the following:**

A motion to APPROVE the Local Historic Designation of the property at 2 Casuarina Concourse (legally described as Lot 32, Block A, Gables Estates No. 2, PB 60-37) based on its Historical, cultural significance, Architectural significance, and its exceptional importance to the City of Coral Gables.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer

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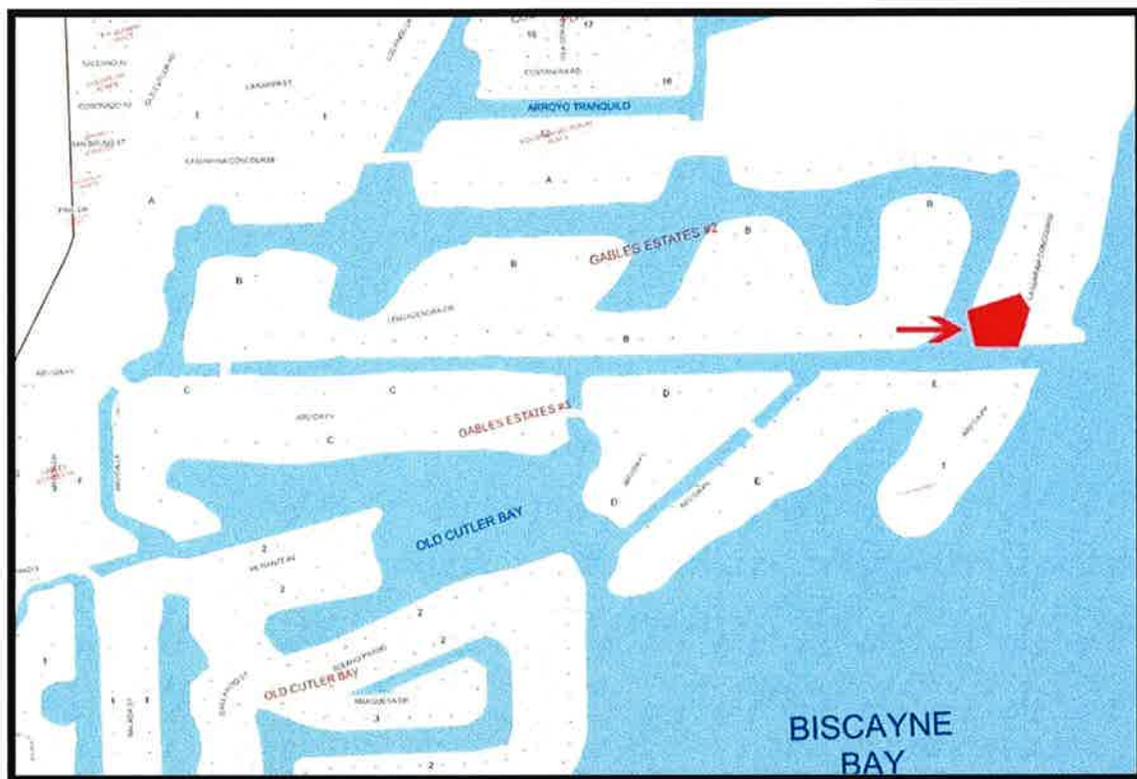
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Location Map

## **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.

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Property Address:                    2 Casuarina Concourse

Date of Construction:            1966

Construction Material:        concrete block covered with red brick veneer, copper cladding and flat roof tile



Photograph Year 2011

**1970s Photos**

**Courtesy of the University of Florida Smathers Libraries  
Special and Area Studies Collections Architecture Archives  
Alfred Browning Parker Collection**





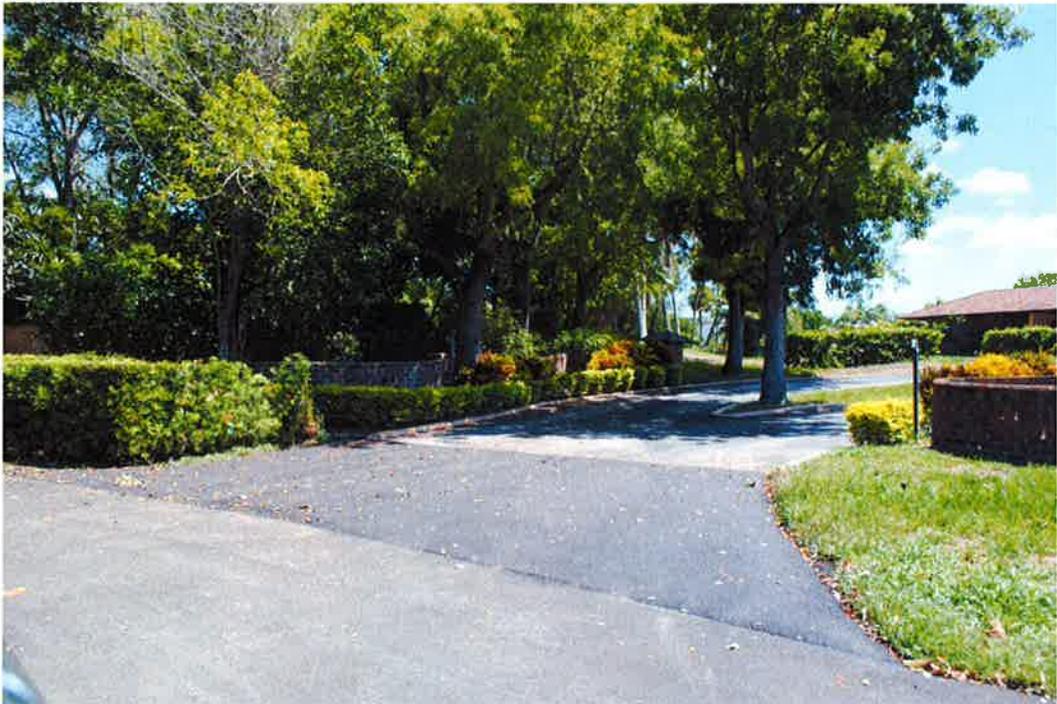
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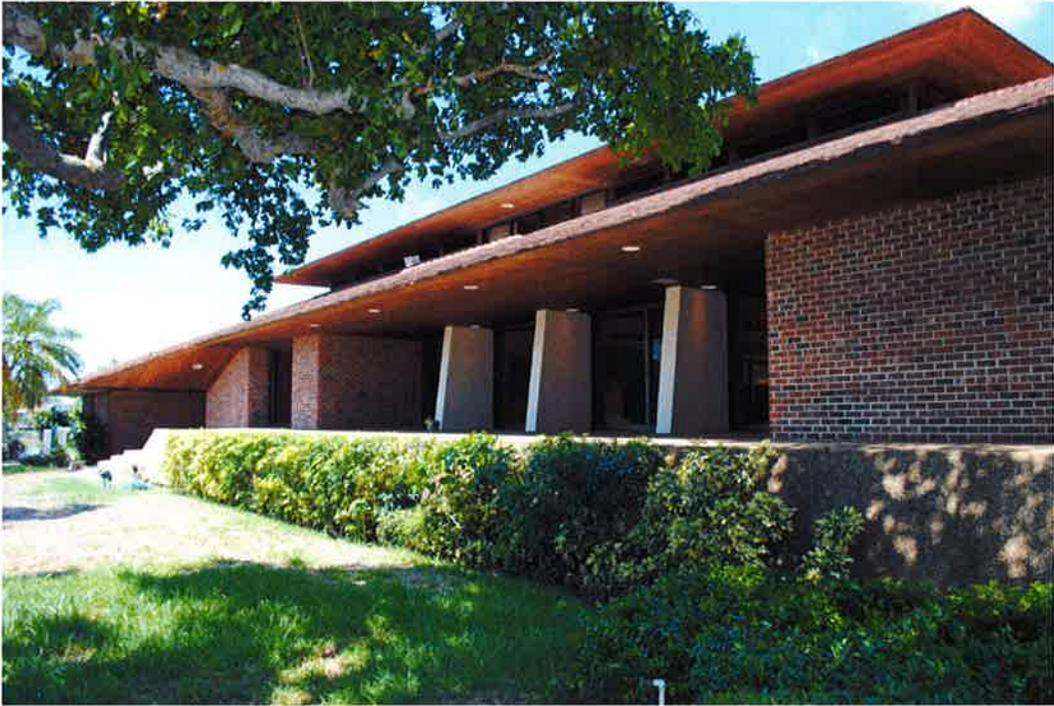
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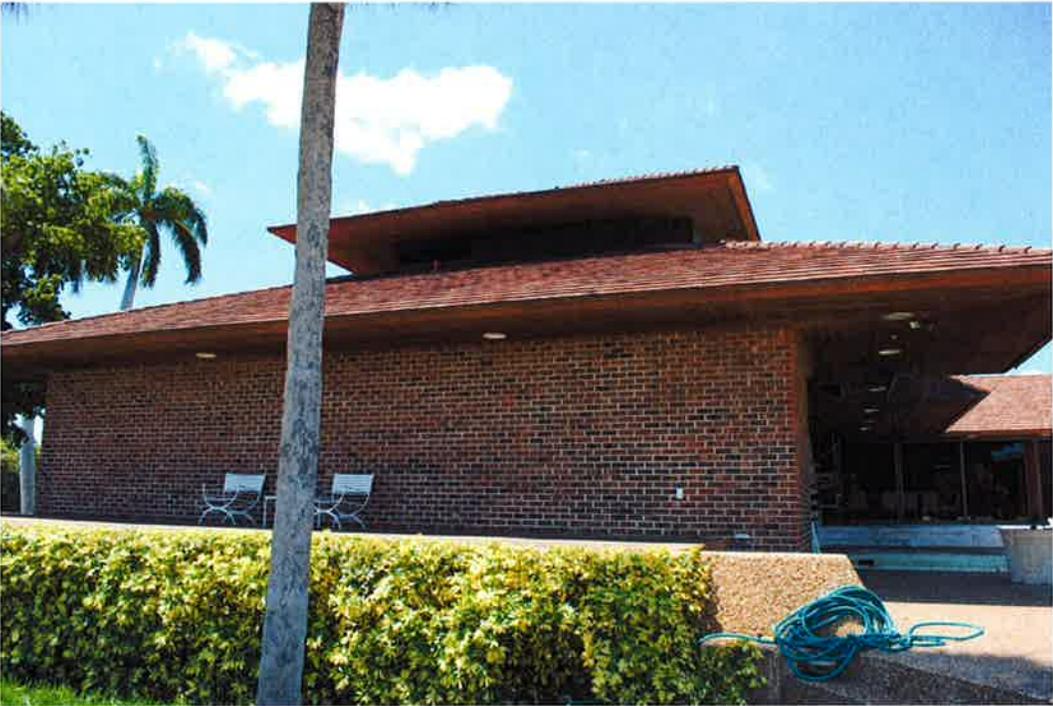














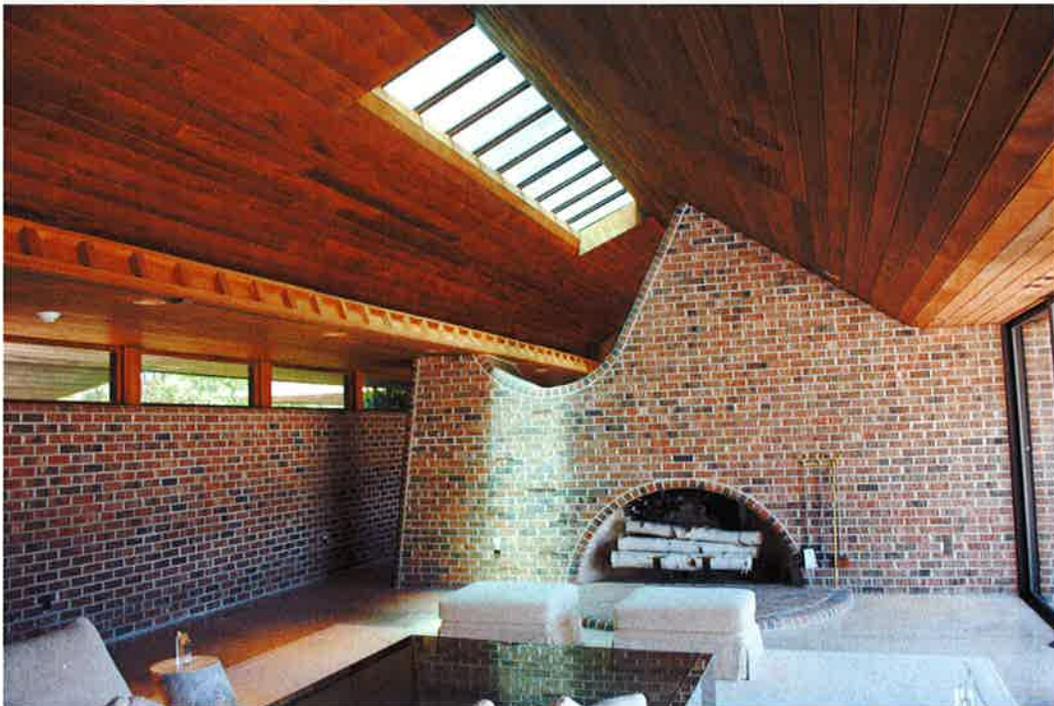


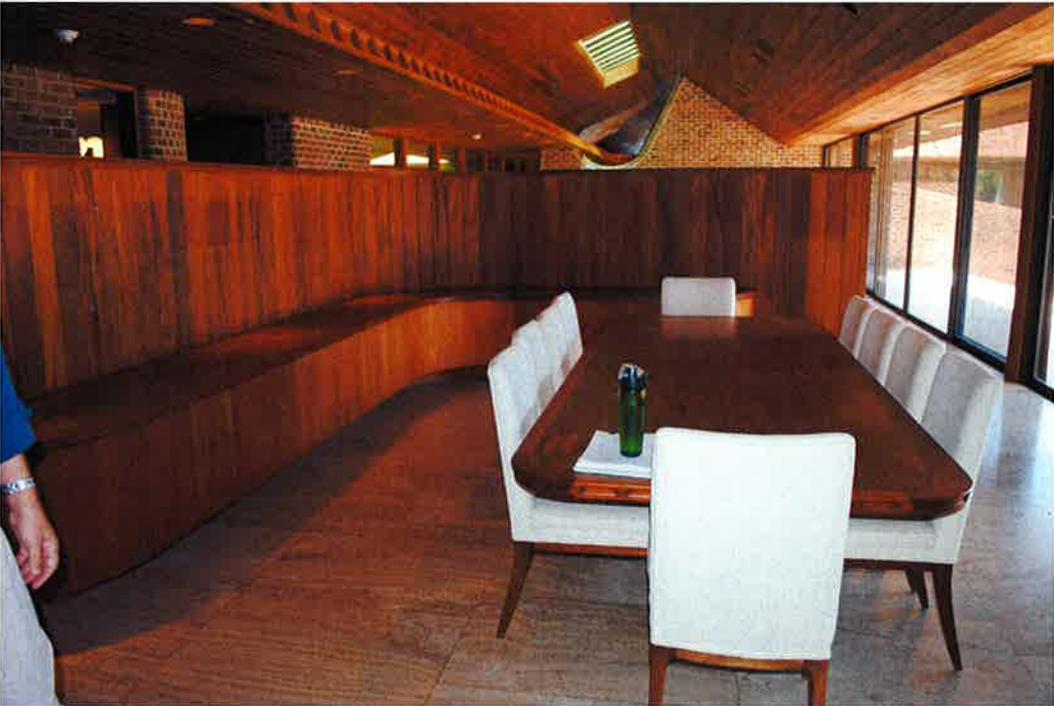




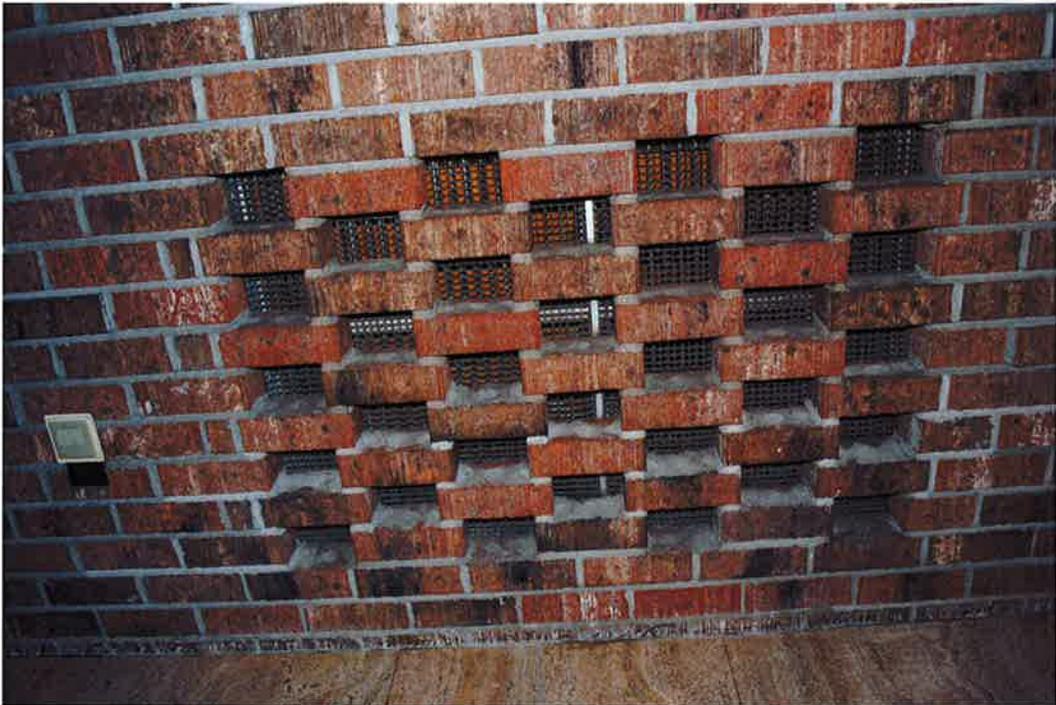




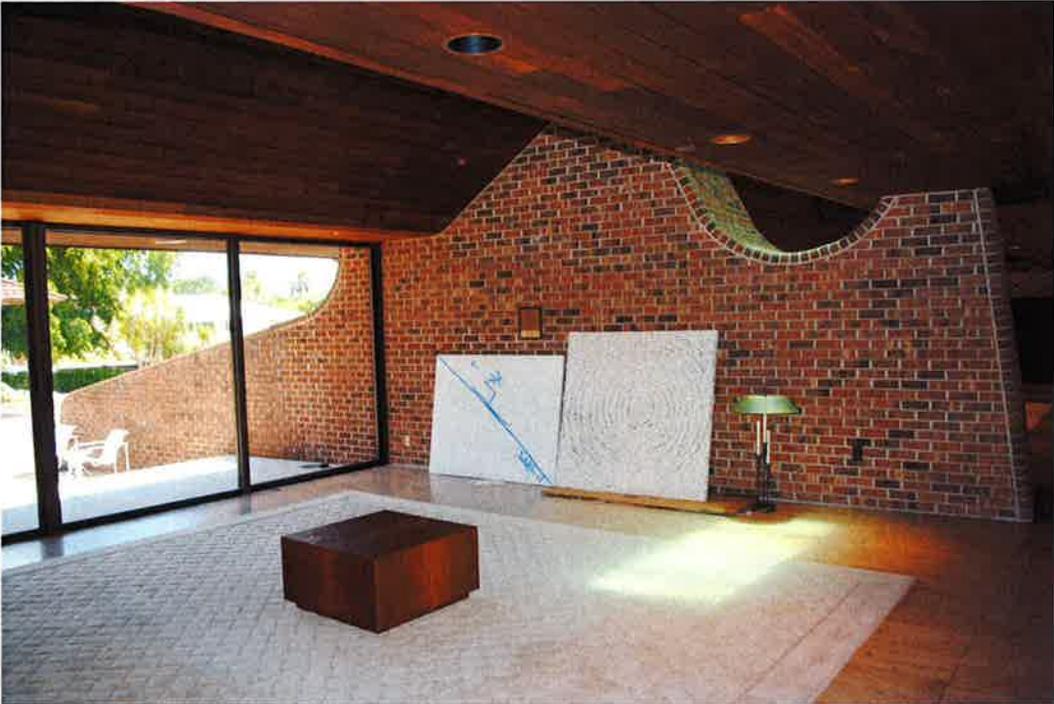




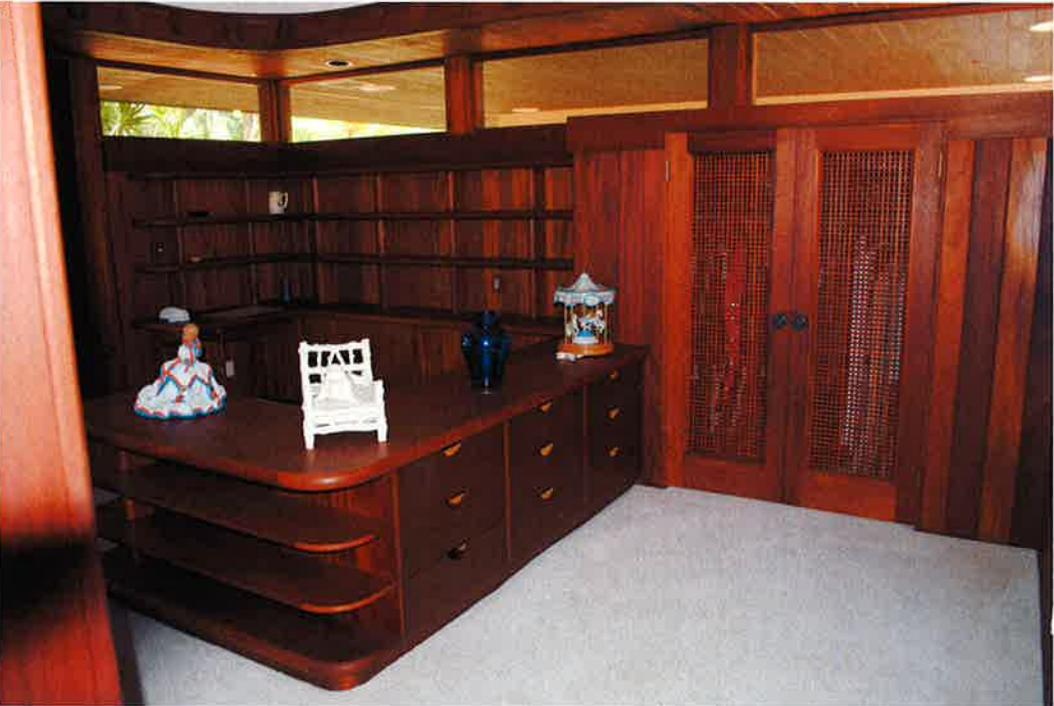














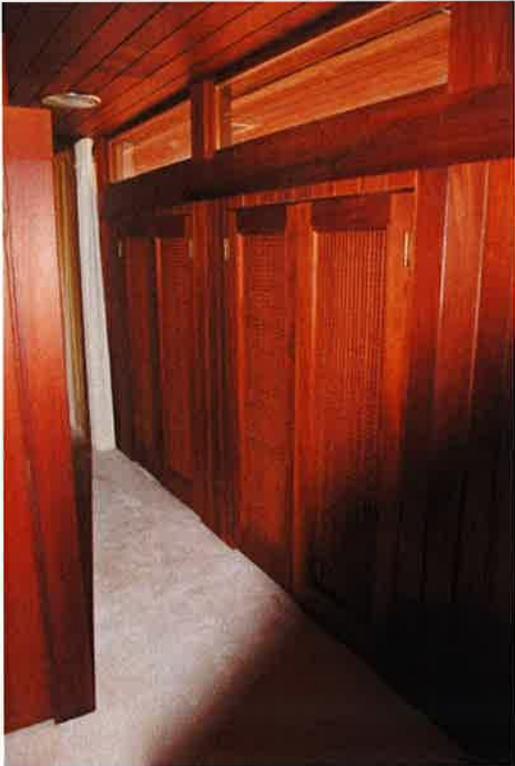












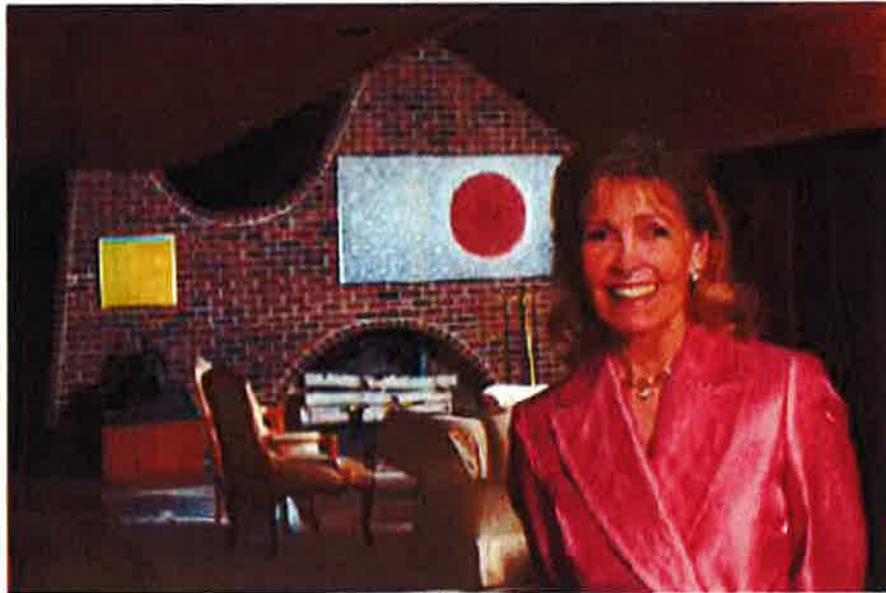




**Alfred Browning Parker (1965)**



**B. Landon Carlin (2005)**



**B. Carlin - Ardent supporter of the performing and visual arts and major contributor to many arts organizations.**

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**B. and Donald Carlin (2005)**

