

April 20, 2018

Michel & Jennifer Boussuge  
3701 Durango Street  
Coral Gables, FL 33134

*Historical Resources &  
Cultural Arts*

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093

✉ [hist@coralgables.com](mailto:hist@coralgables.com)

Re: Local Historic Designation and Special Certificate of Appropriateness applications for the property at **3701 Durango Street**, legally described as Lots 1 to 3 Inclusive, Block 43, Coral Gables Country Club Section Part Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52 of the Public Records of Miami-Dade County, Florida.

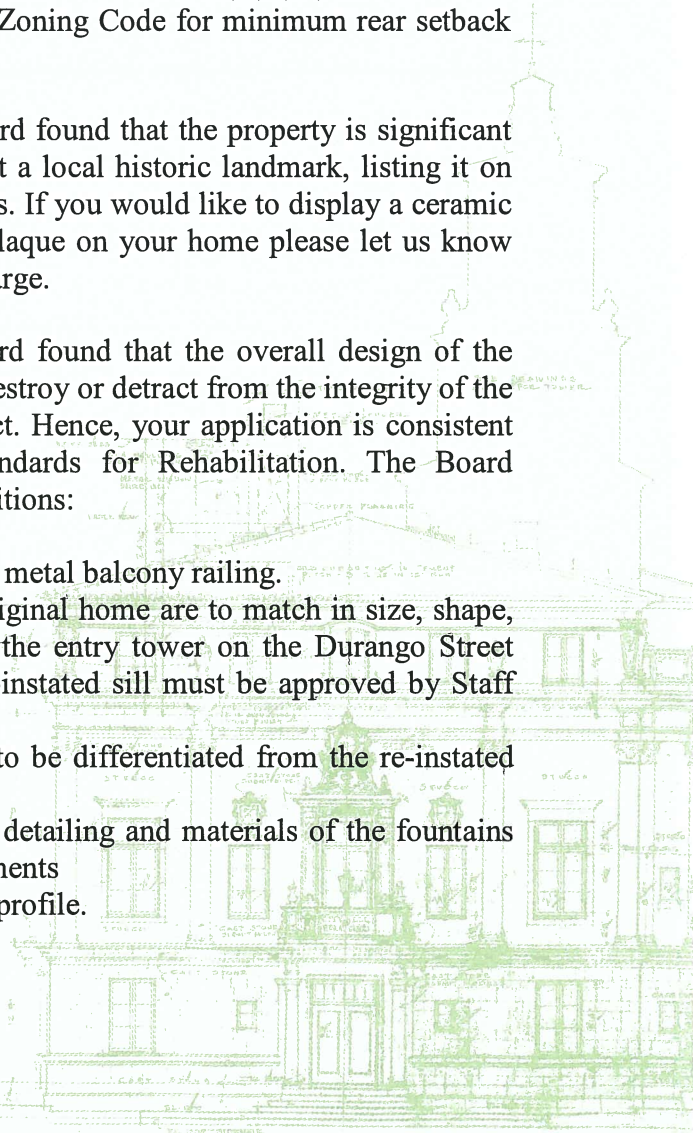
Dear Mr. and Ms. Boussuge:

On April 20, 2018 the Historic Preservation Board met to a request for Local Historic Designation and an Accelerated Special Certificate of Appropriateness for the property at 3701 Durango Street. The application included design approval for an addition and alterations to the residence, construction of a cabana, and sitework. Variances were also requested from Article 4, Section 4-101 (D) (4c) and Article 4, Section 4-101 (D) (9) of the Coral Gables Zoning Code for minimum rear setback and maximum floor area ratio.

We are pleased to inform you that the Board found that the property is significant to Coral Gables history and thus deemed it a local historic landmark, listing it on the Coral Gables Register of Historic Places. If you would like to display a ceramic City of Coral Gables Historic Landmark plaque on your home please let us know and we will supply you with one free of charge.

In addition, the Historic Preservation Board found that the overall design of the proposed additions and alterations do not destroy or detract from the integrity of the historic building and are minimal in impact. Hence, your application is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Staff requires shop drawings for the metal balcony railing.
2. The sills to be re-instated on the original home are to match in size, shape, and texture the extant sill next to the entry tower on the Durango Street façade. An in situ mockup of a re-instated sill must be approved by Staff prior to full-scale installation.
3. The sills of the new windows are to be differentiated from the re-instated original sills.
4. Staff will review paving materials, detailing and materials of the fountains and other courtyard and terrace elements
5. All window muntins are to be high-profile.



The Board also approved the motions to grant the following variances from the Coral Gables Zoning Code:

1. Grant a variance to allow the proposed additions to have a rear setback of approximately eight feet two inches (8'-2") vs. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings as required by Article 4, Section 4-101 (D) (4c) of the Coral Gables Zoning Code.
2. Grant a variance to allow the residence to have a maximum floor area ratio of approximately seven thousand seven hundred forty four (7,744) square feet vs. six thousand three hundred forty-nine (6,349) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

A copy of the Board's resolutions will be forwarded once they are recorded. Please note that there is a ten day appeal period. A Special Certificate of Appropriateness is hereby issued with the conditions noted above. You may now proceed with the permitting process. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Since you are planning the restoration of some original features along with the new addition you may qualify for Ad Valorem Tax Relief. Article 3, Sections 3-118 through 3-1124 of the Coral Gables Zoning Code describe the method created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. Requests for Ad Valorem Tax Relief must be submitted prior to construction. Please note that not all projects qualify to apply for the tax relief and an inquiry should be made to the Historical Resources Department to verify eligibility. The Instruction and Application packet can be found online at <http://www.coralgables.com/index.aspx?page=134>.

Thank you for your interest and commitment to historic preservation. We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources Department.

Sincerely,



ElizaBeth Bede Guin  
Historic Preservation Coordinator

Enclosures

cc: LHD 2018-005  
File COA (SP) 2018-005  
John Forbes, Forbes Architects, 4565 Ponce de Leon Boulevard, Coral  
Gables, FL 33134  
Peter Iglesias, Assistant City Manager  
Walter Foeman, City Clerk  
Miriam Ramos, City Attorney  
Suramy Cabrera, Development Services Director  
Ramon Trias, Planning and Zoning Director  
GIS Coordinator via Raimundo Rodulfo, Chief Information Officer

# CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

**SITE ADDRESS/LOCATION:** 3701 Durango Street

**LEGAL DESCRIPTION:** Lots 1 to 3 Inclusive, Block 43, Coral Gables Country Club  
Section Part Three, PB 10-52

**CASE FILE NUMBER:** COA (SP) 2018-005

**CERTIFICATE TYPE:**        STANDARD   X   SPECIAL

**DECISION BY:**        STAFF  
  X   HISTORIC PRESERVATION BOARD

**ACTION DATE:** April 20, 2018

**ACTION:**        APPROVE        DENY  
  X   APPROVE W/CONDITIONS

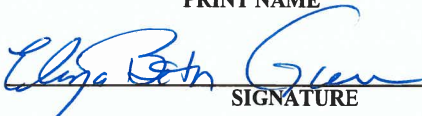
**Conditions:**

1. Staff requires shop drawings for the metal balcony railing.
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3. The sills of the new windows are to be differentiated from the re-instated original sills.
4. Staff will review paving materials, detailing and materials of the fountains and other courtyard and terrace elements
5. All window muntins are to be high-profile.

**EXPIRATION DATE:** April 20, 2020

ElizaBeth Bede Guin  
PRINT NAME

Historic Preservation Coordinator  
TITLE

  
SIGNATURE

April 20, 2018  
DATE