



AV 2019-005
May 18, 2022

Historical Resources &
Cultural Arts

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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
3701 DURANGO STREET
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Owner: Michel and Jennifer Boussuge

Original Date of Permit: 1925

Original Permit No.: 1749

Architect for Alterations: John R. Forbes, Architect – Forbes Architects

Contractor for Alterations: John R. Forbes

Estimated Cost of Project: \$1,590,413**

Estimated Cost of Work
on Historic Buildings: \$493,472**

Legal Description: Lots 1 to 3 inclusive, Block 43, Coral Gables Country Club Section Part 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52 of the Public Records of Miami-Dade County, Florida.

Folio Number: 03-4118-005-1280

Date of Listing in Coral Gables
Register of Historic Places: April 19, 2018 (LHD 2018-005)

(**Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)

Permitted in 1925, the home at 3701 Durango Street is significant as a classic example of an early single-family residence in Coral Gables built in the Mediterranean Revival style. It exhibits numerous character-defining features of the style--most notably its round tower entry. The home was designed by architect, H. George Fink who was one of the City's well-known and prolific architects. Fink was a prominent member of George Merrick's original design team and his designs aided Merrick in his quest for a Mediterranean-themed community whose architecture was adapted

to the southern Florida climate. This early home, built prior to the City's incorporation, characterizes both Merrick's vision and Fink's contribution to shaping Coral Gables. This single-family residence retains its historic integrity and contributes to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2018-005 and COA (ST) 2019-169. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- New impact-resistant casement windows and doors to match existing on house
- Reintroduced window sills at original locations
- Reintroduced barrel tile inserts at second floor terrace
- New barrel tile roof
- Paint house
- Remodeled west façade of later addition to make more sympathetic to historic residence
- Wrought iron restoration
- Stucco repair

B. Additions

- One-story addition consisting of a family room and corridor (approx. 749 SF) and outdoor terrace to the east
- 100 SF detached cabana structure

C. Site improvements

- New landscaped garden courtyard
- Installation of new paver walkways
- Reconfiguration of existing swimming pool and new pool deck
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Warren Adams
Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Before & After Photographs, Local Historic Designation and Accelerated COA Report, COA Results Letter, As-built Permit Drawings