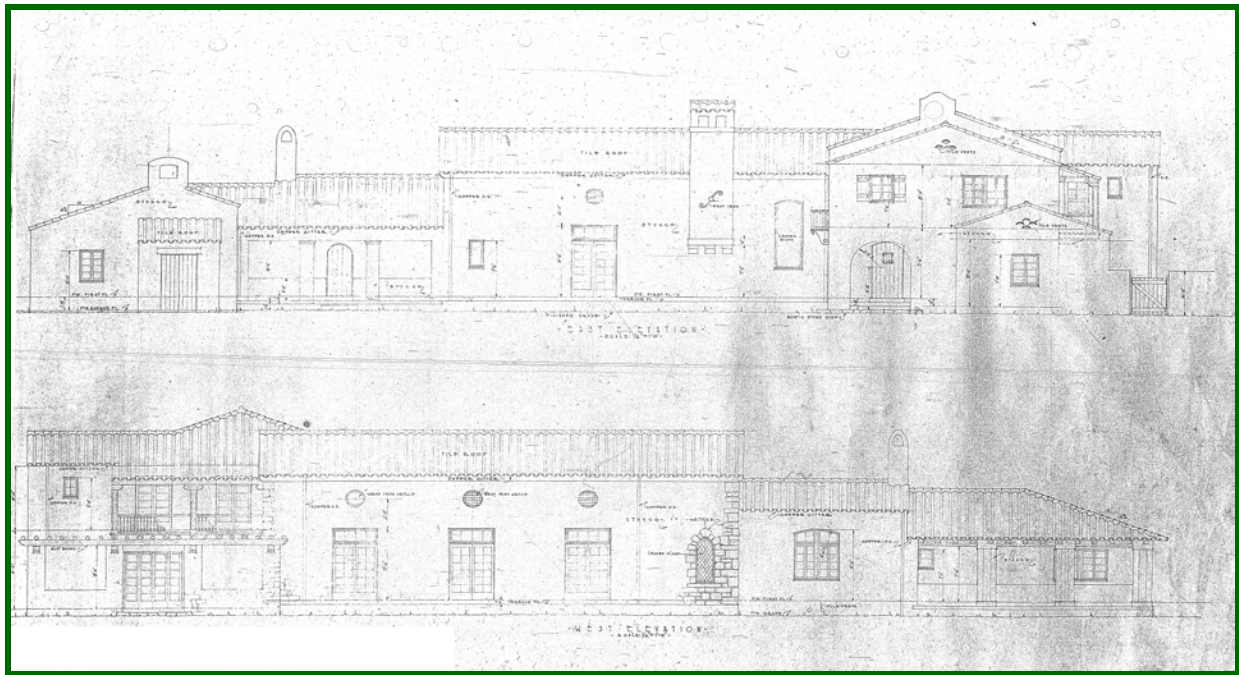


**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
3800 GRANADA BOULEVARD
CORAL GABLES, FLORIDA**



Permit #1341, 1926



LHD 2020-005
July 20, 2022

**LOCAL HISTORIC LANDMARK DESIGNATION:
3800 GRANADA BOULEVARD, CORAL GABLES, FLORIDA**

Application: Staff presenting the property for designation in accordance with City Commission Resolution 2004-30 (see Attachment A)

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

Background:

- January 16, 2003: HPB directed Staff by unanimous vote to prepare a designation report
- August 21, 2003: Item deferred at the owner's request
- September 25, 2003: Motion to designate failed with a vote of 4-3
- October 21, 2003: City Commission heard the case on appeal by the Preservation Officer and the remanded the case back to the HPB for further consideration. The City Commission also asked that the City seek help by asking a person with credible countenance and understanding to help mediate and mitigate the difference between the City and the property owners. The City Manager and the Preservation Officer selected Richard Heisenbottle, AIA
- December 18, 2003: HPB voted 8-0 to designate the property. The owner appealed.
- February 10, 2004: City Commission passed Resolution 2004-30 and upheld the appeal with the following settlement agreement in the form of a restrictive covenant:

SECTION 1. William B. Stephens agrees that he will endeavor to meet the Secretary of the Interior's Standards for Historic Preservation in regard to the repairs to the exterior of his residence; in doing so, the repair costs associated with meeting such standards shall be reasonable and shall not significantly differ from repairs costs of a non-historically designated property, i.e., costs of repairs that meet the standards of the City's Architectural Review Board.

SECTION 2. William B. Stephens agrees to consult with Richard J. Heisenbottle, AIA of R.J. Heisenbottle Architects, who has volunteered his time for this purpose, on repairs to the front exterior section of the home; this is in support of item one, as listed above.

SECTION 3. The City agrees that all repair work for which permits have already been obtained shall not be affected.

SECTION 4. William B. Stephens may consider designation of said property on a voluntary basis at a future point in time.

SECTION 5. Any breach of this agreement by either party shall automatically trigger the public hearing process and designate the subject property.

SECTION 6. The City will not initiate any further designation efforts while the property is owned by the Stephens, subject to the provisions of paragraph H-6 of this settlement agreement.

SECTION 7. The aforementioned settlement agreement shall be applicable to the present property owners only.

Folio Number: 03-4118-006-0550

Legal Description: Lots 112, 113, 114, and the south 20 feet of Lot 115, Block 50, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, at Page 57 of the Public Records of Miami-Dade County, Florida.

Original Permit No. 1341

Permit Date: August 1925

Original Architect: Robert Law Weed

Original Builder: Coral Gables Construction Company

First Owner: Major Reginald Owen

Present Owner: Walter & Yasmin Gonzalez

Building Use, Type, Style: Two-story SFR, Mediterranean Revival

Site Characteristics: The irregularly-sized property is located on several interior lots on the west side of Granada Boulevard at the head of Algaringo Avenue. The rear property line is along the Biltmore Golf Course. The property is approximately 31,790 SF.

SUMMARY STATEMENT OF SIGNIFICANCE

Situated on the prominent Granada Boulevard this single-family residence was amongst the earliest built in the City and one of the first homes built along the Biltmore Golf Course. Constructed in 1925-6, the home at 3800 Granada Boulevard (originally 3806) was by far one of the most expensive homes built in Coral Gables at this time. It is an excellent example of the 1920s Mediterranean Revival architecture which characterizes founder, George Merrick's vision for Coral Gables. While many early buildings in this style relied on Spanish elements, this home heavily favored Italian precedents. It was built by the Coral Gables Construction Company which, under the direction of George Merrick, handled the construction of much of the early infrastructure of the City including roads, plazas, public and civic buildings, and numerous early homes that highlighted his ideals.

Designed by nationally-recognized architect Robert Law Weed, the home was commissioned by Major Reginald Owen and his wife Ruth Bryan Owen. Due to construction delays as well as personal and professional upheavals, which included the deaths of Ruth's father, William Bryan Jennings in 1925 and her husband in 1927, and her own bid for Congress, Ruth decided not to occupy the home. Instead, she used the property to advance the launch of the University of Miami. Ruth signed the founding charter for the university and served as its first Vice-President from 1925-28. During these years the property, whose living room could accommodate hundreds of people, was used for university events. In 1928 Ruth Bryan Owen was elected as Florida's U.S. House of Representatives becoming the first women representative from the South. She subsequently stepped down from the University of Miami but continued to support it. In 1928 she used the property to house its first fraternity, Pi Chi (Sigma Nu). It was one of the University's first organizations and they occupied 3800 Granada Boulevard until Ruth sold it in 1930.

CORAL GABLES REGISTER OF HISTORIC PLACES: Preserving the City's Story

The built environment reflects the beliefs, values, creative expressions, and technical capacity at a place in time in history. Historic Preservation preserves those structures and spaces that tell the story of the community's historic past. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these tangible touchstones provides a sense of community, a sense of evolution, a sense of identity, a sense of ownership, and a sense of place for the City of Coral Gables. In other words, these historic resources provide continuity and context; they are the foundation of the City's identity.

Coral Gables is a Certified Local Government (CLG) and as such must maintain a Register of Historic Places and abide by associated preservation standards. A local community works through a certification process --jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs)-- to become recognized as a Certified Local Government (CLG). Once certified the community gains access to benefits of the program and agrees to follow required Federal and State requirements.

The City of Coral Gables was certified in 1986 and was amongst the first cities in Florida to become a CLG. Hence, it is the task of Historic Preservation, and an obligation of Certified Local Governments, to identify and protect those resources that contribute to the story of the City over time. Furthermore, the City must abide by the federal regulations as put forth in The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark 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.

The single-family residence at 3800 Granada Boulevard is eligible as a local historic landmark based on its historical, cultural, and architectural significance. For designation, a property must meet **one (1)** of the criteria outlined in the Code. As discussed below, 3800 Granada Boulevard meets the following **four (4) criteria**:

Historical, Cultural significance

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

Architectural significance

- 1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*

and

- 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.*

HISTORIC CONTEXT

Coral Gables' developmental history is divided broadly into three major historical periods:

- **Pre-1926 Hurricane:** Initial Planning and Development/Florida Land Boom
- **1927-1944:** 1926 Hurricane/Great Depression Aftermath and New Deal/Wartime Activity
- **1945-1963:** Post World War II and Modern periods

The single-family home at 3800 Granada Boulevard was constructed in 1925-6 during the initial development of Coral Gables.

Coral Gables was originally conceived as suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Founder George E. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived, cohesively-designed, Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy and Phineas Paist, Merrick converted 3000 acres of citrus plantation and native hammock into ornate plazas, grand entrances, small parks, monumental buildings, and tree-shaded streets. Careful attention was paid by his development team to ensure that the buildings and streetscape elements conformed to Mediterranean ideals.

The use of Mediterranean designs, and specifically Spanish prototypes, was one of the featured selling points in early promotional materials. Merrick and his team felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The architecture constructed during the community's initial period of development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. During the 1920s structures and amenities were built exclusively in accordance to this style.

The construction of the single-family residence at 3800 Granada Boulevard occurred during the City's Boom years and is indicative of the type of architecture that was the founding premise of Coral Gables. The home at 3800 Granada Boulevard exemplifies the Mediterranean ideals espoused by Coral Gables' founder, George Merrick. It is also somewhat unique in the City since many of the early Mediterranean Revival homes relied on Spanish elements while this home heavily favored Italian precedents. It was built by the Coral Gables Construction Company which, under the direction of George Merrick, handled the construction of much of the early infrastructure of the City including roads, plazas, public and civic buildings, and numerous early homes that highlighted his ideals.

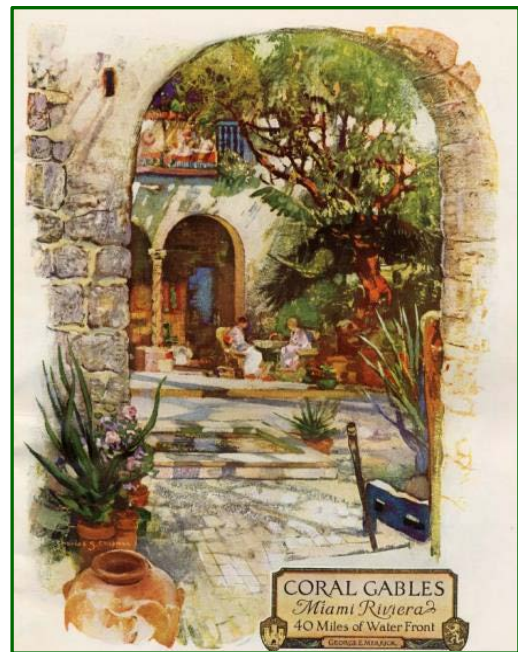
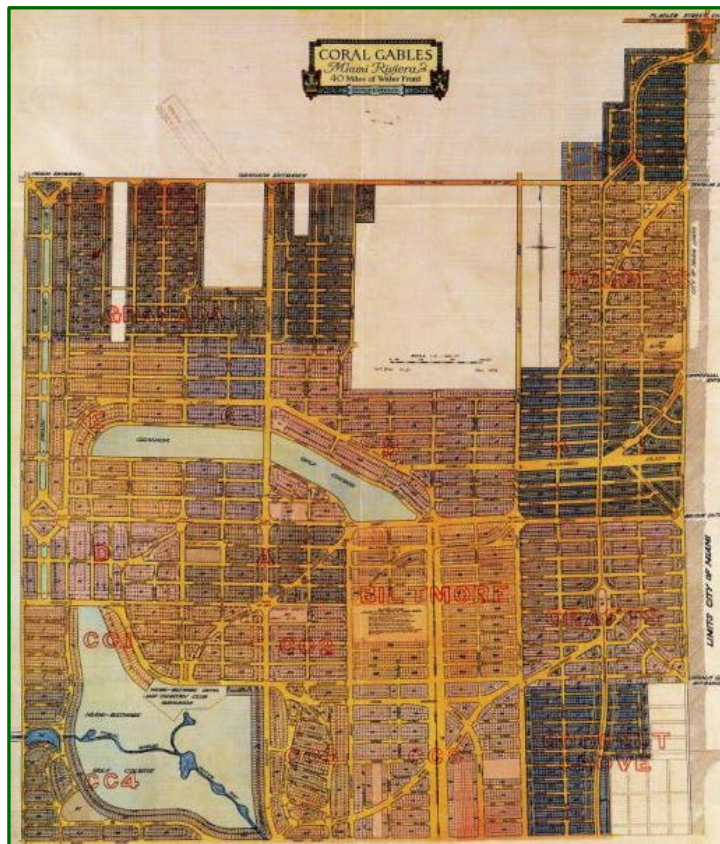
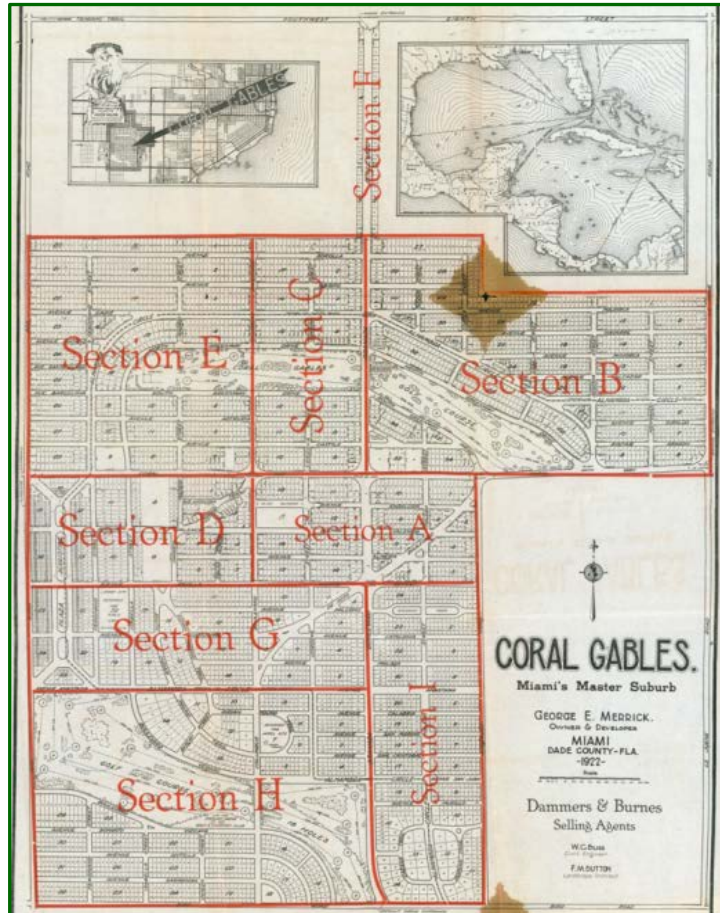


Figure 1: Advertisement in *House Beautiful*, 1925

Nationally-acclaimed landscape architect Frank Button produced the first comprehensive map of Coral Gables in 1921. It was based on an infrastructure of the inherited grid of fruit trees from the Merrick family's citrus plantation. Laid carefully over the resulting grid of orthogonal streets (north-south) and avenues (east-west) are a series of diagonal and curved roadways. George Merrick envisioned a City with Old World style and purposefully set aside vast amounts of valuable land for plazas, boulevards, scenic spots, parkways and entrances. Realizing that automobile ownership was becoming increasingly commonplace, Merrick wanted Coral Gables to embrace the motorist without sacrificing the beauty of the community or the comfort of the residents. Thus, he implemented an intentional hierarchy of roadways.

In the maps of Figures 2 one can clearly see the series of wide parkways with center planting medians that were major thoroughfares across the development as well as wide parkways with substantial swales for tree-planting that provided internal access and scenic routes. The grid was opened at strategic locations for grand entrances, plazas, and fountains to provide visual interest for both the pedestrian and the motorist. Broad boulevards curved around planned features that included vast park land, golf courses, monumental public and community buildings, as well as other amenities.



Figures 2: Coral Gables Maps
“Miami’s Master Suburb,” 1922
 [top]
“Miami Riviera: 40 Miles of Water Front” Northern Section, 1925
 [bottom]

Coral Gables' initial development was predominantly around the Merrick family's Coral Gables Plantation which was in Section A. (Figures 2) Lots in Sections A, B and C were offered for sale in 1921-2. Most early construction was concentrated north of, and in the direct vicinity of, the Granada Golf Course. Smaller pockets of early construction occurred in other areas.

In the mid-1920s plans for a premier hotel in Section H were announced. The golf course originally slated for this area was expanded to an 18-hole championship course to be designed by legendary golf course architect Donald Ross and renamed the Miami-Biltmore Golf Course. Sections G, H, and I, which were primarily undeveloped, were reworked to accommodate the large \$10 million Biltmore Hotel complex. These three sections were subdivided into six sections and renamed Country Club Sections Parts 1 through 6 and a portion given to the Biltmore Section. The Biltmore Section was labelled as the "Heart of Coral Gables" and is where City Hall was later built. Button took this opportunity to add additional scenic boulevards which included Anastasia Avenue, Ocean Beach Drive (later renamed University Drive), and Segovia Street. He rerouted streets, including Alhambra Circle which eventually curved around the east side of the Miami-Biltmore golf course (portion of which was originally called Ferdinand Drive) and continued south. He also fine-tuned existing streets. Most notably, the S-shaped DeSoto Boulevard became a clearly defined scenic thoroughfare between the Granada and the Miami-Biltmore golf courses whose halfway point was celebrated by a traffic circle plaza with a magnificent pedestal-type fountain. (Figures 2 & 3)

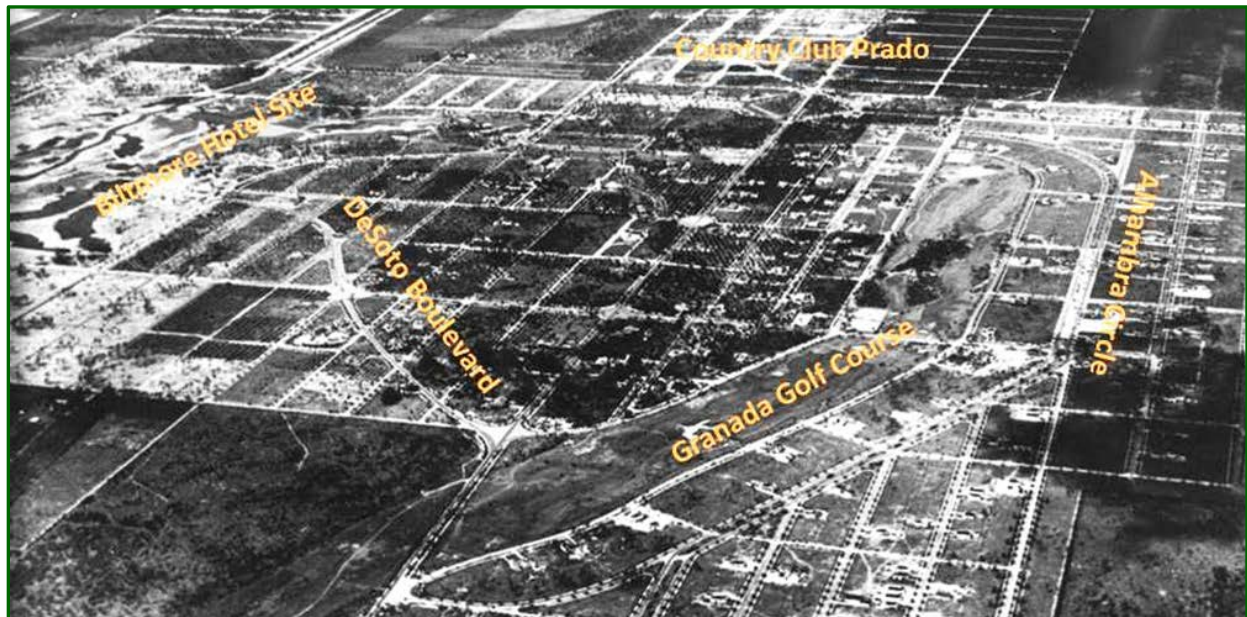


Figure 3: Aerial Photo, Coral Gables, c.1925

The golf courses were prominent features of Merrick's development. They were integrally-incorporated in Merrick's plan to attract tourists and to provide social amenities for residents. The Biltmore Hotel was the crown jewel in this campaign. Unlike the Granada Golf Course, which was bounded by streets, lots abutting the Miami-Biltmore Golf Course were platted as residential. These lots were deeper than others offered throughout Coral Gables with the lots along the western side of the course platted at 190'. (Figure 5)

The home at 3800 Granada Boulevard is located along the western side on a lot approximately 170' x 190'. Its backyard abuts the golf course with a view of the Biltmore Hotel. (Figures 4, 13 & 15) The home was designed and permitted in 1925. That same year the course construction was launched, and the course opened January 2, 1926. It is likely that this area along the golf course would have seen rapid development had the hurricane not hit a year later. The Miami-Biltmore Golf Course designed as a championship golf course retained its elite status over the years hosting the Coral Gables Open Invitational (also known as the Miami-Biltmore Open) golf tournament on the PGA Tour from 1931 to 1937 and again from 1959 to 1962. The homes along the Biltmore Golf Course continue to be prime real estate in the City.



Figure 4: Miami-Biltmore Hotel and Golf Course, looking south, c.1926

Note: 3800 Granada Boulevard circled in red

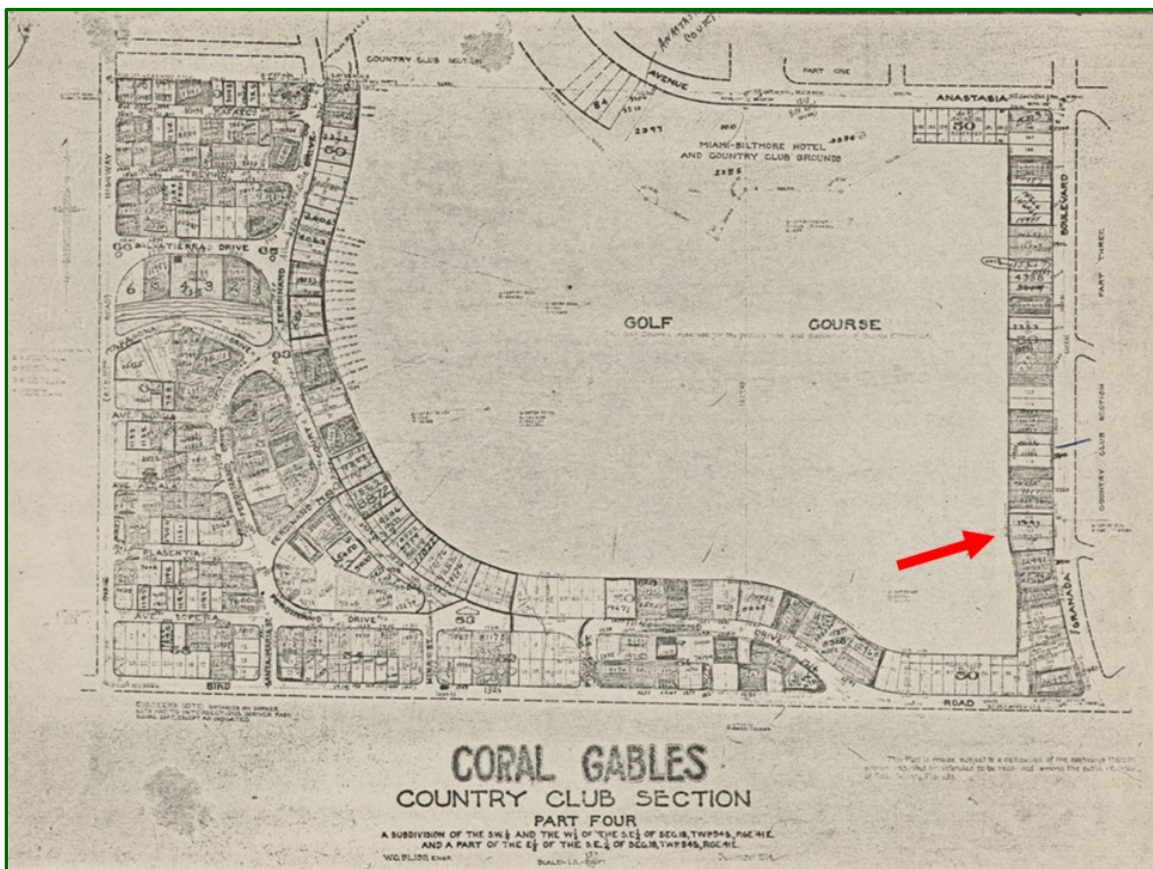
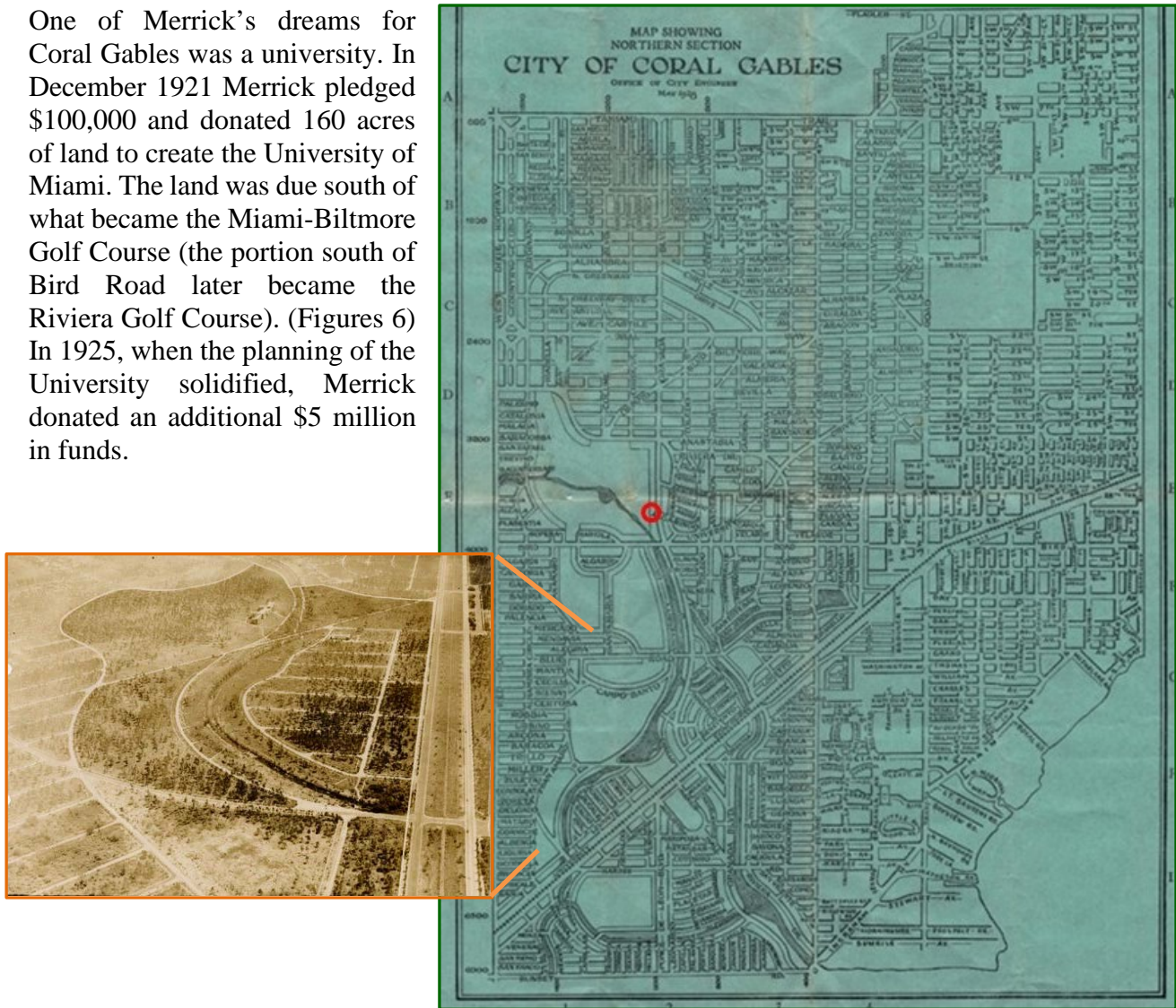


Figure 5: Coral Gables Country Club Section Part Four Plat Map, December 1924

Note: location of 3800 Granada Boulevard denoted by red arrow

One of Merrick's dreams for Coral Gables was a university. In December 1921 Merrick pledged \$100,000 and donated 160 acres of land to create the University of Miami. The land was due south of what became the Miami-Biltmore Golf Course (the portion south of Bird Road later became the Riviera Golf Course). (Figures 6) In 1925, when the planning of the University solidified, Merrick donated an additional \$5 million in funds.



**Figures 6: Location of the University of Miami
1928 Map of Coral Gables [right]**

Note: location of 3800 Granada Boulevard circled in red

Aerial View of Merrick Land Donation [left]

Photo courtesy of the University of Miami Archives

William Jennings Bryan and his daughter Ruth Bryan Owen were instrumental in the crafting of the University of Miami. Bryan, affectionately known as the 'The Great Commoner' and arguably one of the most influential politicians and orators during the Progressive Era, moved to the Miami area in 1913. In the 1920s, Bryan shifted his focus away from politics and often served as a spokesman to promote the development of Coral Gables for Merrick. His daughter, Ruth Bryan Owen was a force in her own right. She was a strong advocate and trailblazer of women's rights. In 1928 Ruth was elected to Florida's U.S. House of Representative becoming the first woman representative from the South. While in office she was the first woman to earn a seat on the House Foreign Affairs Committee. Later, in 1933, she became the first woman U.S. ambassador, when President Franklin D. Roosevelt appointed her Ambassador to Denmark and Iceland. Both father and daughter signed the University of Miami's founding charter in March 1925. Ruth Bryan Owen served as the first Vice President of the University and was a professor until 1928 when she won

her Congressional bid. Ruth was a strong advocate for women in their right to choose any career and was vital in structuring the university towards that end.

By the mid-1920s Ruth Bryan Owen and her husband Reginald, a British Army officer, were increasingly involved with George Merrick's endeavors and promoting Coral Gables. Newspaper accounts relate that Major Owen was often a co-host with George Merrick at events with dignitaries, investors, and future residents. In addition to her university duties, in October 1925 Ruth accepted a position on Merrick's Coliseum Board of Governors.

In 1925 the Owens decided to move from Coconut Grove to Coral Gables and commissioned architect Robert Law Weed to design them a home at 3806 Granada Boulevard (later renumbered 3800). It was built by Merrick's Coral Gables Construction Company. An August 1925 newspaper article announces their decision and provides a description of the planned home. At \$100,000 the home was double the cost of contemporary larger homes and nearly tenfold of most homes permitted in 1925.

The home, located along the golf course also had 'direct access and proximity' to the University of Miami. (Figures 6) Ruth Bryan Owen stated the following when asked why they moved to Coral Gables (Figure 8):

The natural beauty of Florida is so great that it is difficult for the works of man to enhance rather than detract from the landscape. In Coral Gables vision, skill and idealism have gone hand in hand to build a city as serene and lovely as its natural setting.

In July 1925 William Jennings Bryan passed away suddenly and Ruth moved into her parent's Coconut Grove estate, Marymount, to care for her wheelchair-bound mother. Social pages reported that Ruth planned to remain with her mom until her brother arrived for the holidays after which she would move into her new home. In anticipation, the Owens leased their Coconut Grove home Chota Khoti in November 1925. Unfortunately, in February 1926 when her parent's estate, Marymont, was put on the market after her mother's departure, the Owen's new home at 3800 Granada Boulevard remained under construction. Since Ruth was pursuing the Democratic nomination for Florida's 4th congressional district as well as teaching at the University, they decided they needed a home in Coral Gables. Hence, they leased the recently-constructed home at 644 Altara Avenue which was also designed by Robert Law Weed.

Figure 8: Announcement of Building Permit for 3800 Granada Boulevard with description of design and floor plan
Miami Herald, August 22, 1925



Figure 7: Ruth Bryan Owen, c.1935

Courtesy of History Miami

REGINALD OWEN
\$100,000 HOUSE
AMONG PERMITS

Coral Gables Residence To Be Completed by First of Year

Maj. Reginald Owen was granted a permit Friday for the erection of a \$100,000 residence in Coral Gables, it is announced by Leonard H. Davis, building inspector. The house will be located at 3806 Granada blvd. The building will occupy three lots. Plans for the house were drawn by Robert L. Weed. The Coral Gables Construction Co. has been awarded the contract.

The living room of the house will be exceptionally large. It will be 24 by 48 feet. The room will have a large open fireplace.

There will be three loggias with floors of tile and exposed rafters. The lower floor will have a library, two bed rooms, a serving pantry, kitchen, dining room, service porch and servants' quarters. The quarters will contain two bedrooms and bath.

On the second floor there will be the master's bedroom, which will be 21 by 25 feet. This room will have an adjoining dressing room and a wardrobe room, a private bath and built-in shower.

There will be another large bedroom on the second floor with a balcony.

The house will be built of native stone. The architecture will be of Spanish design. A Spanish tile roof will be used.

Work is to begin immediately and the house is expected to be completed about the first of the year.



Coral Gables Home of Major and Mrs. Reginald Owen.

Greater Miamians are Making Their Homes in Coral Gables



ANY notable people in Miami and Greater Miami have established their homes in Coral Gables. Many more are doing so. They have selected Coral Gables because of the manifold advantages that this new, suburban city presents, spiritually and materially, for the realization of highest ideals in home and family life. Eighty-five per cent of the homes sold in Coral Gables during the last six months have been purchased by Miamians.

It is significant that among the most prominent people who have decided upon Coral Gables as the best place in which to own a home, are many who have lived in Miami or Greater Miami for years. Theirs is no hasty judgment. Their choice results from natural observation of years in America's only tropics. It is based, in large part, upon the factors of summer and winter comfort, plus the beauty, accessibility and convenience which form so large a part of Coral Gables' contribution to American city-building.

The residence herein depicted, under construction on Granada Boulevard and the Biltmore waterway, for Major and Mrs. Reginald Owen, is but one of the many new homes for prominent people. Major and Mrs. Owen have resided in Greater Miami for the last seven years. For that reason alone their choice of Coral Gables is of especial note—as well as for all of the reasons that inspired the Great Commoner, Mrs. Owen's late father, to contribute so greatly to its development before his passing.

Coral Gables offers to you all of the advantages that have attracted Greater Miami's leaders in many walks of life. Protective restrictions safeguard your investment and assure right neighbors. Vast development, beautification and construction, offer influence toward advancement of values. Educational facilities of singular completeness, from kindergarten to university, leave nothing to be desired for the mental, moral and spiritual training of the growing family. The greatest range of outdoor sports the year around, offers every opportunity for physical well-being.

The reasons which have drawn Greater Miami's foremost people to Coral Gables to live should have the same weight with you. Homes can be acquired now at prices and terms that ought to command your instant and serious attention.



MRS. REGINALD OWEN

"WHY I PREFER CORAL GABLES"

THE natural beauty of Florida is so great that it is difficult for the works of man to enhance rather than detract from the landscape. In Coral Gables vision, skill and idealism have gone hand in hand to build a city as serene and lovely as its natural setting.
 (Signed) RUTH BRYAN OWEN.

Executive Offices:
 Administration Building
 Coral Gables

Miami Sales Office:
 152-154-156-158 E. Flagler Street

Miami Beach Office:
 Roney's Miami Beach Casino



New York Office:
 140 West 42nd Street

Atlanta Office:
 185 Peachtree Street

Philadelphia Office:
 1201 Packard Building

Homes Department: General Sales Office, Alhambra Circle, Near Le Jeune Road, Coral Gables.

**Figure 9: Rendering of 3800 Granada by Bob Fink
 Photo of Mrs. Reginald Owen [Ruth Bryan Owen]
 Miami Herald, June 25, 1926**

Construction at 3800 Granada Boulevard continued through the summer 1926. It is not clear when it was finally completed, however the September hurricane most likely further delayed its final construction. During 1927 the property was used by University of Miami for various events; a 1934 newspaper article stated that the grand formal living room could hold up to 300 guests. (Figure 10) Major Reginald Owen passed away in December 1927 and Ruth decided not to move into their new home. Rather she allowed it to be used towards growing the University of Miami. From 1928-30 it was the fraternity house for Pi Chi (Sigma Nu) which was one of the first organizations founded at the University of Miami. Newspaper accounts record that Ruth also promoted sororities, often hosting sorority teas and other events in her home at 644 Altara Avenue. Ruth sold the property in 1930 (Figure 11) and it has remained a single-family residence to date. A complete listing of owners is found later in this report.



Figure 10: Formal Living Room, 2019

Courtesy of Realtor.com



Figure 11: Historic Photo, Sale of 3800 Granada Boulevard,

Miami Herald: April 29, 1930

In 2006, the city park located at northwest corner of Granada Boulevard and Bird Road, approximately 250 feet south of 3800 Granada Boulevard, was renamed the Ruth Bryan Owen Waterway Park. It stands as a testament of her environmental endeavors – which included writing legislation to create Everglades National Park – and her legacy to the City of Coral Gables.

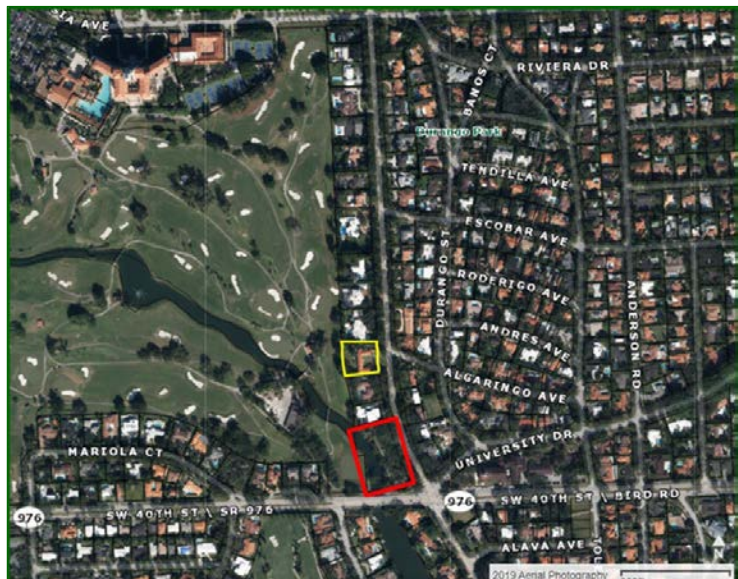
Figure 12: Ruth Bryan Owen Waterway Park Plaque



In general, construction in the City of Coral Gables boomed until the combination of the devastating Hurricane of 1926 and Great Depression curtailed new development and ended Merrick's grand plans for completing his Mediterranean-inspired city. During the Depression Era of the 1930s few single-family homes were built. With the implementation of New Deal and other incentives, the building industry finally experienced a small resurgence in the late 1930s and early 1940s; only to abruptly grind to a halt during the War years of 1942-1945 as materials, expertise, and manpower were diverted to the war effort. The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in an unprecedented building boom. During this time the building of single-family homes in the City of Coral Gables followed national trends both in numbers and in style. As is evident in the aerial photos in Figures 13 the area in the immediate vicinity of the home at 3800 Granada Boulevard was built out during this boom. To date, the neighborhood has retained its context of prominent single-family homes home along the Biltmore Golf Course.



Figures 13:
Aerial Photographs:
Siting and Context
3800 Granada Boulevard –
yellow box
Location of Ruth Bryan Owen
Waterway Park – red box
1948 [top left]; 1957 [top right]
Courtesy George A. Smathers
Libraries
Current [bottom] *Courtesy of*
Miami-Dade Property Appraiser



SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figure 14: 3800 Granada Boulevard, Facades visible from Granada Boulevard, 2019

Courtesy: Realtor.com

Situated on the prominent Granada Boulevard this single-family residence was amongst the earliest built in the City and one of the first of the prominent homes built along the Biltmore Golf Course. Commissioned by Major Reginald Owen and his wife Ruth Bryan Owen, it was designed by nationally-recognized architect Robert Law Weed. They, along with Ruth's father, William Jennings Bryan, often aided founder George Merrick in promoting Coral Gables. The home's price tag far exceeded contemporary homes and was built by Merrick's own Coral Gables Construction Company. As discussed above, due to construction delays, which spanned 1925-6, and the death of Reginald, they never occupied the home. Rather, Ruth used it for several years to advance the launch of the University of Miami which she was instrumental in founding with Merrick. After her election to Congress, she sold the property.



**Figure 15: Aerial View, 3800 Granada Boulevard, 2019
Biltmore Golf Course and Hotel in background**

Courtesy: Realtor.com

Founder George Merrick envisioned Coral Gables as a cohesively-designed Mediterranean-inspired city. The resulting Mediterranean Revival style architecture combined Spanish, Moorish, and Italian elements with most designs focusing on Spanish precedents. 3800 Granada Boulevard is an excellent example of a scarcer version of the style in the City which drew inspiration from Italian architecture.

The home has an Italian farmhouse U-shaped plan arrangement with the hallmark composition of a series of narrow, one-room wide, one- and two-story sections that gives the impression of the home growing over time. Also in the farmhouse vernacular are the use of the local materials including pecky cypress and coral rock. A hallmark Italian



Figure 16: Front Façades looking Northwest, 2022

farmhouse feature highlights the use of the coral rock in areas designed to appear as if the stucco cladding of a stone house has weathered away in sections. Other Italian-inspired hallmark features include distinctive tall, slender chimneys with chimney caps reminiscent of belfries, arched openings, colored glass leaded windows, vertical plank doors, eave brackets and rafter tails, oculus and transomed windows, balconies with square wooden posts and brackets, simple classical pillars, metal and tile accents, barrel tiled roofs and slightly textured stucco.

The home at 3800 Granada Boulevard honors George Merrick’s vision for adapting residential Mediterranean-based designs to the rigors of South Florida’s climate while maintaining the integrity of its style. This home has thick masonry walls to keep the home cool covered with light-colored stucco to reflect the sun’s heat. The one-room-wide floor plan and the varied recessed windows and doors provide much needed ventilation and light in this tropical environment. This is complemented by the access to numerous covered open spaces which include balconies, a pergola, and loggias; one of the latter was originally a screened sleeping porch.

As described below, the home exhibits the majority of character-defining features of the Mediterranean Revival style with its projecting and recessed planes, rectilinear massing and floor plan, a series of low-pitched roof covered in two-piece barrel tile, textured stucco, a series of prominent and distinctive chimneys including a “hanging” wall chimney with corbel supports, wood balconies, metal grates and ornamentation, a variety of arched openings, decorative masonry insets and screens, and ornamentally-grouped tile vents.

Comparison of the original permit plans (see Attachment B: Permit #1341), historic photos and other building records with the extant property indicates that few changes have occurred to the character-defining features of the home and this residence retains a high degree of historic integrity. Thus, the property at 3800 Granada Boulevard significantly contributes to the historic fabric of the City of Coral Gables and is considered to be part of the collection of quality residences that contributes to the story and the City’s sense of place over time.

Extant Exterior Description



Figures 17: 3800 Granada Boulevard, Front facades facing east, 2019
Courtesy: Realtor.com

The single-family residence at 3800 Granada Boulevard is located on a 31,790 SF interior lot in Coral Gables Country Club Section Part 4. It backs onto the east side of the Miami-Biltmore Golf Course near the 12th hole. (Figures 15 & 18) The 8,744 SF, 7-beds, 4-bath home has a U-shaped plan that opens towards Granada Boulevard. As discussed above, this single-family home is in the Mediterranean Revival style with an emphasis on Italian-inspired archetypes.

The property is enclosed by a metal fence (front), masonry walls (sides), and a chain link fence (rear). A curved path leads from the street to the covered front entry porch. A straight paver driveway runs to the front-facing two-car garage at the southeast corner of the home. A curved paver pedestrian path leads from the street to the front entry porch at the northeast portion of the home. In the backyard are the remnants of a large driveway that formerly curved around the home.



Figure 18: Aerial View, 2021

Courtesy of Miami-Dade Property Appraiser

The home's original living spaces are built over a crawl space and the original loggias and garage areas are slab on grade. The exterior masonry wall cladding is textured stucco. The house is comprised of a series of one- and two-story low-pitched gabled roof sections and a one-story, flat-roofed Florida room at the northwest corner. Barrel S-tile clads the pitched roofs. A variety of decoratively grouped vents are found under the gable eaves throughout the home. There are five Italian-inspired chimneys on the home. Each chimney has a different configuration and are distinct and prominent features of the home. (Figures 17) Unlike many other contemporaneous 1920s homes, this house was originally designed with a full external gutter system. In 2006 the current system replaced the original copper gutters, keeping the same configuration. Running below the gutter system is a fascia board. The original wood casement windows were replaced with the current hurricane-impact casement windows in 2005. They retain the original high-profile muntins configurations.

The northern wing of the U-shaped home contains three front-facing gable-roofed sections. At its eastern end is a one-story portion behind which are two successively higher two-story sections. (Figures 17 & 20) As seen in Figure 18, the one-story portion is offset from the two-story sections and a path to the entry loggia passes in front of its southern façade. A decorative masonry screen is centered on this façade. The entry loggia is on the first story of the center bay. Decorative metal grates fill the round arch openings. The segmental arched front door at the west end is the original vertical plank door. (Figure 19)



Figure 19: Front Entry Stairhall, Interior, 2019

Note: original vertical plank front door

Courtesy of Realtor.com



Figures 20: Front Facades Facing Granada Boulevard
Northern Wing, South Facades, 2022 [top]
Center, East Façade, 2022 [center]
Southern Wing, North and East Facades, 2019
Courtesy of Realtor.com [bottom]

On the south façade of the third and highest of the northern wing bays is a small masonry balcony supported by two metal S-curved brackets. Its railing is also metal. Centered above this feature are a series of round vents decoratively-grouped in diamond configuration. (Figures 20)

As seen from Granada Boulevard, the center portion of the ‘U’ has two gable-roofed sections. The northern one-and-a-half-story portion houses the large formal living room. This bay has three dominant features. The most distinctive is the large protruding, “hanging” wall chimney with corbel supports. Its size, type, and masonry square chimney cap distinguish it from the other chimneys which rise from the roofs and are slender, arched-topped, and reminiscent of different types of belfries. To the north of the chimney is a large, segmental-arched colored glass leaded window. (Figures 20 & 21) To the south of the chimney is a pair of transomed French doors. Centered above the doors is a deeply-set ocular window. The southern one-story bay of the center portion was originally a loggia. It is now enclosed for use as an interior hallway by a central door flanked by windows filling the spaces between the original loggia’s masonry pillars.

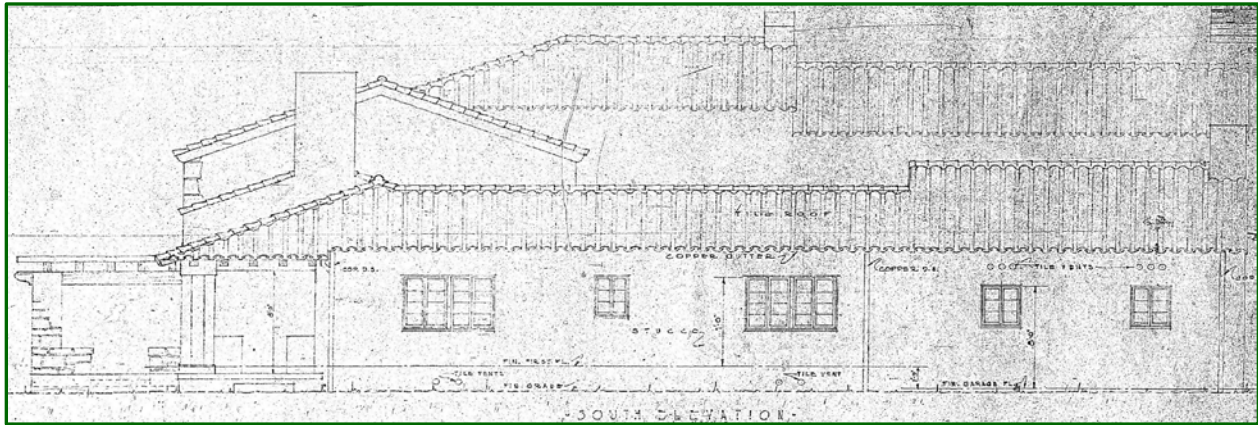


**Figure 21: Formal Living Room
Looking Southeast, 2019**
Note: leaded glass window
Courtesy of Realtor.com

The southern wing has two one-story, gable-roofed sections. The western bay was originally a continuation of the loggia that wrapped around the front-facing southwest corner. A series of windows enclose its original large opening, and it is now an interior hallway. The eastern bay rises one-and-a-half-stories under an asymmetrical gable roof and serves as a two-car garage. (Figure 22) Two arched vehicular openings face east towards Granada Boulevard. Along the north side of the garage is one-vehicle carport. Its attaches at the one-story height and truncates an original masonry vent feature. Masonry piers, with curved corner features suggesting segmental arches, support its shed roof. The garage originally opened along the north side facade and these arched openings are still evident under the carport. The eastern arch is enclosed with a door ensemble. The masonry infill of the western arch is recessed and includes masonry vents in the configuration obscured by the carport roof. (Figures 20, 22 & 29)



Figure 22: Garage & Carport Bay, 2022



**Figures 23: South Façade
Permit #1341, 1925 [top]
Southeast Corner Looking West, 2022 [right]**



The south façade retains its original window openings. This includes the grouped round vents centered above the windows of the garage building. Current full façade photos are not available; Figure 23 is provided for reference.

The rear (west) façade faces the Biltmore Golf Course and is comprised of four bays (Figures 18 & 24) The southern bay was originally a loggia as seen in Figure 30. The loggia was enclosed with windows inserted between the loggia's original masonry columns. The adjacent small bay contains a segmental arched window that lights the library. The one-and-a-half-story center bay is the formal living room. There are three pairs of French doors with transoms providing light and ventilation for the great room. (Figures 10 & 24) The middle pair provides egress, and the flanking pairs have Juliette balconies with metal railings. Centered above each pair is an ocular window with original metal grills.



Figures 24: Rear (West) Façade, 2019 *Courtesy of Realtor.com*

Near the southwest corner of this bay is one of the Italian farmhouse-inspired hallmark features of the home. The coral rock corner feature is designed to appear as if the stucco cladding of stone house has weathered away in sections to exposed corner quoins and the Gothic arched window's voussoirs. (Figures 24 & 25)

This exposed stone effect also occurs on the southern wall of the adjacent bay. (Figures 24) As seen in Figure 30, this bay was originally a pergola. Like the loggias it was enclosed with windows between its original structural members. As seen in Figures 26, some pecky cypress members have been retained which include rafters with carved exposed tails and beams. Above the enclosed pergola is an original covered balcony with carved posts and spindle railings. Two sets of French doors lead onto it. (Figures 27)



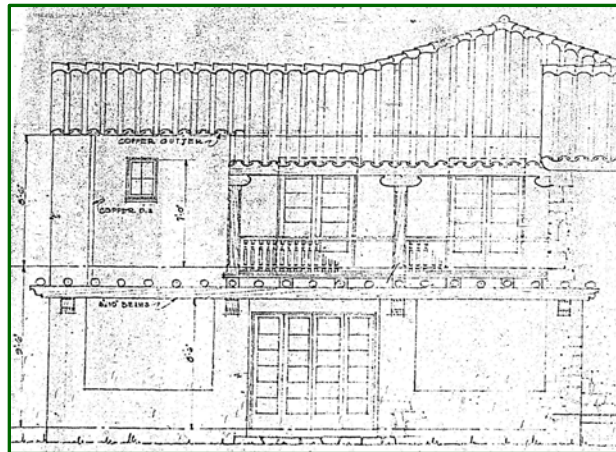
**Figure 25: Rear (West) Façade
Coral Rock Feature with Gothic Arch
Window, 2019**

Courtesy of Realtor.com



Figures 26: Enclosed Pergola with Original Coral Rock and Pecky Cypress Members

Courtesy of Realtor.com



**Figures 27: Original Rear (West) Balcony
Permit #1341, 1925 [right]
Current Photos, 2019 [left]**

Note: spindles seen through French doors

Along the north façade of the northern wing is a matching second story balcony. (Figures 28) This side façade has four bays. The balcony is located at the corner where the north wing meets the cross-gabled rear section. Under the front-facing gable of the rear section is another segmental arched window. The first story of the two eastern bays, under the side-facing offset gable, was also originally a loggia. Cypress posts and lintels mark the openings. Currently the loggia is enclosed with clearview French doors within the original cypress frames. (Figures 28)

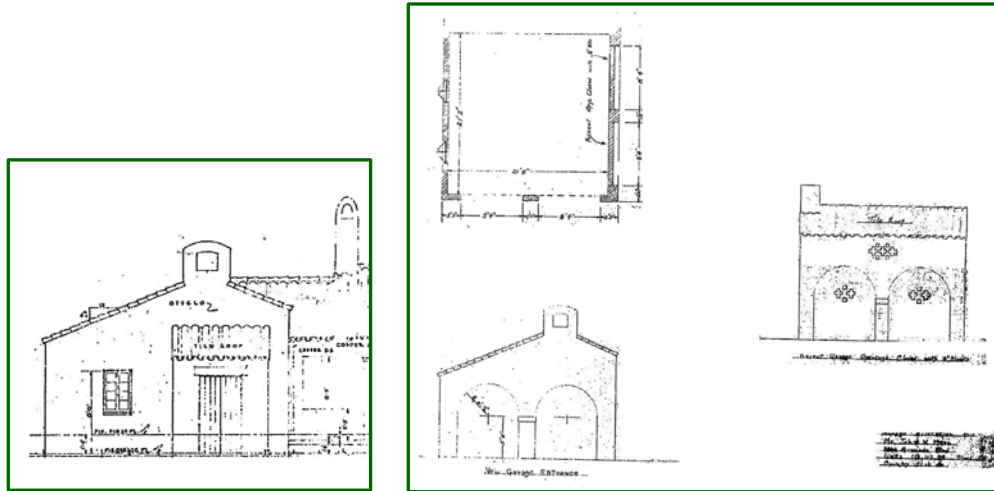


Figures 28: Northern Wing, North Facade:
North Façade & Enclosed Loggia, 2019 [top] *Courtesy of Realtor.com*
North Elevation, Permit #1341, 1925 [bottom]

Additions / Alterations

The property at 3800 Granada Boulevard has retained its historic integrity for nearly a century. Comparison of permit plans, building records, and historic photographs with the extant home demonstrates that this Mediterranean Revival style home, built during the City's initial development period of the 1920s, retains its original massing and, as described above, most of its character-defining features. There have been no additions to the home. Alterations of primary note, as discussed below, include the re-orientation of the garage doors and the construction of a carport, the enclosure of loggias and a pergola to living space, the replacement of windows and doors, and the change in the roof's barrel tile type.

In 1940, the new owners Mr. & Mrs. John W. Moon, reoriented the vehicular openings of the garage. As seen in Figures 29, the two-car garage was originally designed to be accessed through two arched openings on the north façade. The Moon's closed these openings with recessed cement block that left the arches standing proud. The original decorative cross-shaped vent ensemble centered under the eave of this façade was repeated under the arches. Two new vehicular arched openings were created on the east façade facing Granada Boulevard replacing the original tool shed and a window. At a later unknown date, the eastern arched openings on the north façade were reopened and infilled with a door ensemble and a shed-roofed carport was added to this façade.



Figures 29: Garage Alterations
Original Front (East) Façade,
Permit #1341, 1925 [top left]
Alteration Drawing, 1940
[top right]
Historic Photo, 1930
***Miami Herald*, 4/29/30**
[center top]
Historic Photo, 1940s
[center bottom]
Current Photo, 2022
[bottom]

As cited above, three original loggias were enclosed at an unknown date and now function as interior hallways. The locations of these loggias are denoted in blue in Figure 30 and depicted in their current condition in Figures 20, 24, and 28. The pergola at the northwest corner of the home was also enclosed as a Florida room at an unknown date. It is depicted in yellow in Figure 30 and shown in Figures 26 & 27. It appears that the original opening widths between columns and posts were largely retained for all these spaces. One the rear façade, window openings were reduced in height in the pergola and the loggia at the southwest corner. As seen in Figures 29, the east façade door ensemble on the L-shaped loggia replicates the early screen door ensemble.

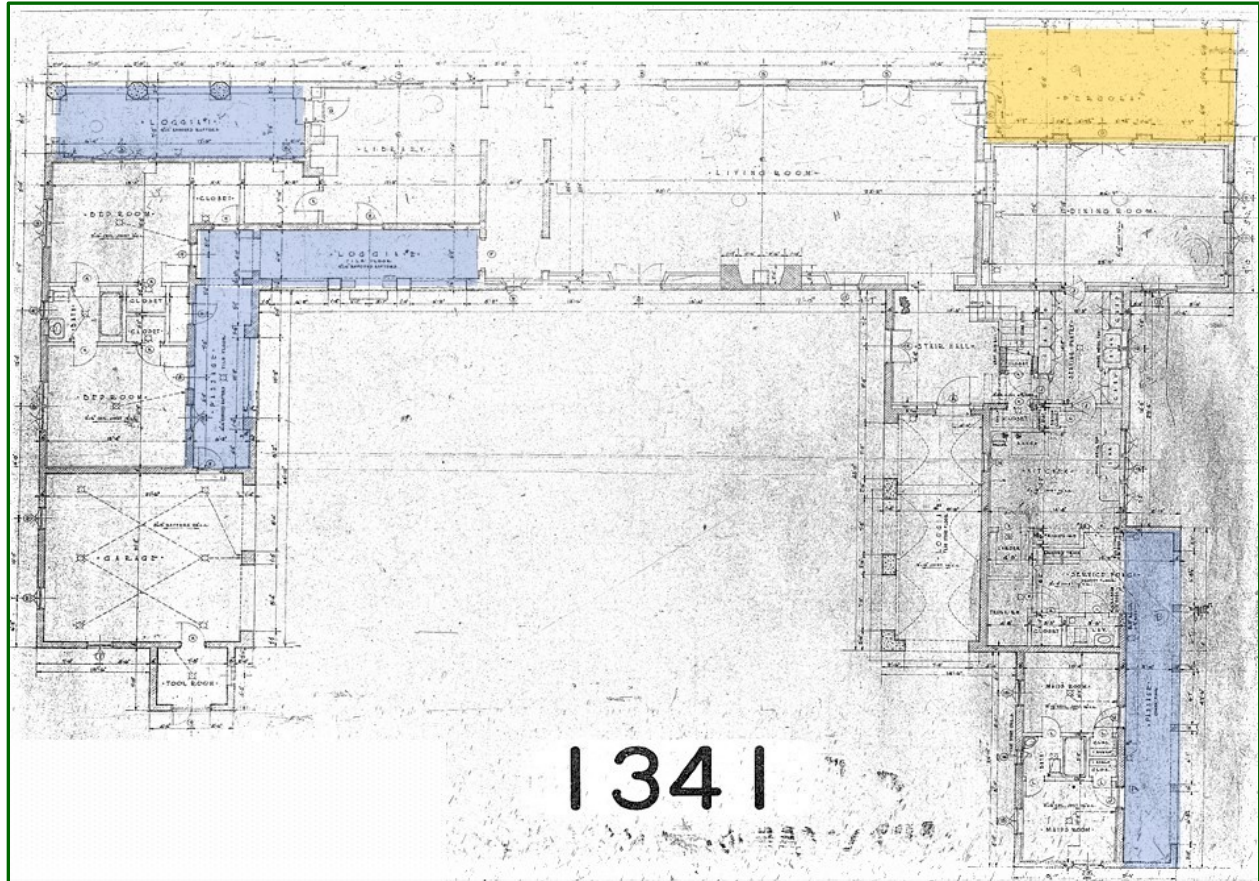


Figure 30: Original Floor Plan, Permit #1341, 1925

Blue: Loggias, enclosed dates unknown

Yellow: Pergola, enclosed date unknown

Other alterations of note include replacement of the original two-piece cap-n-pan roof barrel tile with an S-tile in 2003. Hurricane-impact resistant windows and doors were installed in 2004. Comparison of the original permit plans with the installed fenestrations shows that the opening sizes, window types, and muntin configurations were respected with this campaign. In addition, railings and grills have been added to some windows and archways at an unknown date but appear to pre-date the 2004 window installation. In 2011 the current perimeter fence and columns were constructed.

Ownership History

In 1925 Reginald and Ruth Bryan Owen contracted to build the home; it took well over a year to construct. The son of Sir Theodore Owen, K.B.E. (Knight Commander, Order of the British Empire), Reginald Owen (1883-1927) was born in India, educated in England, and upon graduation from the Royal Military Academy entered the British military engineering corps. In 1910 he married Ruth Bryan (1885-1954), daughter of legendary William Jennings Bryan and Mary Baird Bryan. Initially they lived abroad at Reginald's numerous overseas posts. Both served during World War I-- Reginald as a British army officer and Ruth as a Red Cross nurse in the Egypt-Palestine campaign. In 1919, when an illness contracted during the Gallipoli campaign rendered Reginald an invalid, they moved to Coconut Grove, Florida, where Ruth's parents had retired when her father left the political realm.



Figure 31:

**Ruth Bryan Owen,
1929**

*Courtesy of Florida
Memory*

[top]

**Major Reginal Owen
Miami Herald,
December 17, 1927**

[right]



For the next 10 years, Ruth spoke on a professional lecture circuit and served as a faculty member and on the board of regents at the University of Miami. After her father's death in 1926, she made her first bid for Congress. The following year Major Owen succumbed to his illness. In 1929, she became the first female congresswoman in the State of Florida. Due to construction delays and Reginald's death in 1927, the Owens never moved into the home. As discussed above, it was used for a few years by the University of Miami in varying capacities. In 1930 Ruth sold the home to Mr. & Mrs. William Oakley Raymond, architect, Summit, New Jersey.

After passing through several owners (see full list below), in 1944 the property was purchased by Lemuel Stephens and his wife Anna Hill Stephens along with Anna's mother, Helen Hunter Hill. The property remained in the Stephens-Hill family for the next seventy-six years. Helen and her husband William C. Hill (1874-1958) moved to Miami from Georgia in 1924. She purchased this home in 1944 with her daughter Anna and Lem when William became the president of Coral Gables First National Bank. In 1950 he became Chairman of the Board. He was also the Chairman of the Board of Hills Bros. Inc.-Stephens Inc. Lemu and Anna founded three enterprises under this company: the Shell City Inc. which operated liquor stores and pharmacies in Miami; the Hill Brothers, Inc. one of the largest wholesale grocery houses in the South, and the Hill-Stephens Coffee Co of Miami. Their son William Banks Stephens and wife Katherine Staley Stephens continued the family legacy with William being the principal for Shell City and Hill Brothers, Inc.

Chronological List of Owners

- 1925-30 Major Reginald Owen and Ruth Bryan Owen – not owner-occupied
1927-28: used by University of Miami for social events
1928-30: UM Pi Chi Fraternity
- 1930-34 Mr. & Mrs. William Oakley Raymond, architect, Summit, NJ
- 1934-40 George D. Gleason, president, Johnson-Murphy Shoe Company, Belmar, NJ
- 1940-44 Mr. & Mrs. John W. Moon
- 1944-2020 Hill/Stephens Family
- 1944-95 Lemuel Stephens (1888-1972) & Anna Hill Stephens (1897-?)
with Helen Hunter Hill (1878-1947) [mother of Anna]
- 1995 William B. Stephens: Estate of Anna Hill Stephens
[son of Anna & Lemuel]
- 2003 William B. Stephens (1925-2004) & Katherine Staley
Stephens (1924-2013)
- 2012-2020 Katherine S. Stephens Family Irrevocable Trust
William B. Stephens, Jr. (1951-) & Katherine M.
Stephens (1954-)
- 2020-Present Walter & Yasmine Gonzalez

Architect



Figure 32:
Robert Law Weed
Miami News,
October 9, 1961

Robert Law Weed (1897-1961) was one of the founders of Miami's architectural establishment. Nationally recognized for his excellence in architecture, he was honored with two National American Institute of Architects awards, seven Florida Association of Architects awards, and a silver medal at the Seventh Pan-American Congress of Architects for the progressive classroom building his firm designed for the University of Miami.

A Pennsylvania native, Weed studied architecture at the Carnegie Institute of Technology. He served as an officer with the Coast Artillery Corps in France during World War I. In 1919 he accepted a position with the architecture firm of John Bullen and moved to Miami. Weed remained associated with Bullen well into the 1920s as well as opening his own architectural office in 1922. His office is noted as providing a springboard for many of Miami's leaders in modern design.

From 1925 to 1927 he designed numerous residences in Coral Gables predominantly in the Mediterranean Revival style heavily influenced with Italian precedents. These included the homes for Kresse and Batcheller in what is now the Italian Village Historic District at 625, 629, 633, and 644 Altara Avenue, 4211 Monserrate Street, 4122 and 4300 Palmarito Street, 631 San Esteban Avenue, 641 San Lorenzo Avenue, as well as the adjacent homes in the Riviera Section at 4100 Monserrate Street, 544 and 712 San Esteban Avenue. Additionally, he designed 4209 and 4107 Santa Maria Street in the style of an Italian Country house for the American Building Corporation (owner) and Myers Y. Cooper (builder) as part of George Merrick's plan to bring diversity Coral Gables. Other homes in Coral Gables include, but are not limited to, 6920 Camarin Street, 736

Majorca Avenue, and **3800 Granada Boulevard**, the latter for Captain Reginald Owen and his wife Ruth Bryan Owen. During this period, he was also known for the large mansions he designed for clients in the Palm Beaches and Miami Beach. Several of his projects from this decade are now listed on the National Register of Historic Places including the Grand Concourse Apartments (1926) at 421 Grand Concourse, Miami Shores, and the Shrine Building (1930), an Art Deco commercial building at 1401-17 Biscayne Boulevard, Miami.

By the 1930s Weed's aesthetic had shifted to embrace Modern and Florida Tropical designs. Weed's firm produced some of the most sophisticated commercial and institutional work in South Florida. In Coral Gables in the 1940s and early 1950s he received acclaim for his many contributions on the University of Miami master plan and classrooms with Marion L. Manley and Robert M. Little. These include the extant and historically designated 1228 & 1238 Dickinson Drive, the La Gorce Building and Pentland Building respectively. He designed the modernistic Florida Tropical House for the Homes of Tomorrow Exhibition in the 1933 Chicago's World's Fair. In 1941, his design for "The Beach Theatre" on Miami Beach was honored and cited as the finest example of theater architecture in the United States. Some of his larger commissions included the Miami News Building, the Miami Beach Burdine's, 550 Brickell Building, as well as the Dadeland Mall. Weed was amongst an outstanding group of contemporaries whose works were remarkable accomplishments of modern architecture of the postwar era in Florida. (Figure 33)



Figure 33: Outstanding Local Architects, 1950
Left to right: Robert Fitch Smith, John E. Peterson, Robert Law Weed, Russell T. Pancoast, and Alfred Browning Parker

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 of the Coral Gables Zoning Code as,

“to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.”

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting one (1) (or more) of the criteria stipulated in Article 8, Section 8-103.

Constructed in 1925, the property at 3800 Granada Boulevard (legally described as Lots 112, 113, 114, and the south 20 feet of Lot 115, Block 50, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, at Page 57 of the Public Records of Miami-Dade County, Florida) is significant to the City of Coral Gables’ history based on the following **four (4)** criteria found in the Coral Gables Zoning Code, Article 8, Section 8-103:

Historical, Cultural significance

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

Architectural significance

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*

and

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:

The property located at **3800 Granada Boulevard** is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL & ARCHITECTURAL SIGNIFICANCE

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **3800 Granada Boulevard** (legally described as Lots 112, 113, 114, and the south 20 feet of Lot 115, Block 50, Coral Gables Country Club Section Part 4) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Warren Adams, Historic Preservation Officer

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"Pi Chi Fraternity," June 2, 1929, p.5.
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"Sale of Two Houses Reported by Lewis," October 25, 1934, p.3.

Miami News

“3800 Granada Boulevard,” May 25, 1930, p.62.

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“Bryan’s Son-In-Law and Daughter Arrive to Spend Winter,” October 25, 1919, p.10.

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REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	3800 Granada Boulevard
Lot Description:	interior lots Note: backs onto the Biltmore Golf Course
Date of Construction:	1925-6
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with textured stucco
Stories:	two-story SFR
Roof Types and Materials:	gable, shed, hip, flat; cap-n-pan barrel tile

NOTE: The Review Guide is to be referenced in conjunction with the information and photographic documentation contained elsewhere within this Report. Character-defining features may include, but are not limited to, the listing found on the following page.

CHARACTER-DEFINING FEATURES

Property: 3800 Granada Boulevard
Style: Mediterranean Revival



- ✓ projecting and recessed planes
- ✓ rectilinear massing and floor plan
- ✓ narrow, one-room wide, one- and two-story sections that give the impression of the home growing over time
- ✓ a series of low-pitched roofs covered in two-piece barrel tile
- ✓ use of the local materials including pecky cypress and coral rock
- ✓ coral rock features: stucco cladding has “weathered away” in sections
- ✓ a series of prominent and distinctive tall, slender chimneys with chimney caps reminiscent of belfries and a “hanging” wall chimney with corbel supports
- ✓ an arched loggia entry
- ✓ colored glass leaded windows
- ✓ vertical plank doors
- ✓ eave brackets and rafter tails
- ✓ oculus and transomed windows
- ✓ balconies with square wooden posts and brackets
- ✓ simple classical pillars
- ✓ arched and decorative openings
- ✓ textured stucco
- ✓ metal grates and ornamentation
- ✓ decorative masonry insets and screens
- ✓ ornamentally-grouped tile vents

ATTACHMENT A: City Commission Resolution 2004-30

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL BY THESE PRESENTS, Katherine S. Stephens and her children, William B. Stephens, Jr. and Katherine M. Stephens, and their heirs, hereinafter referred to collectively as "Owner", hereby make, declare, and impose on the land herein described, the following restrictive covenants (the "Covenants"), which servitudes shall not run with the title to the land, but shall be applicable to the Owner only in accordance with the settlement agreement (the "Settlement") made during the meeting of the Commission of the City of Gables (the "Commission") on February 10, 2004;

WHEREAS, Owner holds the fee simple title to the land in the City of Coral Gables, Florida, described in Exhibit "A" attached hereto and made a part hereof, (hereinafter called the "Property"); and

WHEREAS, the Historic Preservation Board (the "Board") ruled on December 18, 2003 that the Property should be designated a local historic landmark, which ruling the Owner timely appealed to the Commission;

WHEREAS, the Commission upheld the appeal and reversed the ruling of the Board on the basis of the Settlement pursuant to which the Owner agreed to enter into the Covenants, which servitudes are intended to address the concern of the Board that the Property not be demolished either outright or by neglect and the concern of the Owner that the Property remain his exclusive private property;

NOW THEREFORE, IN ORDER TO ASSURE the City of Coral Gables that the representations made by the Owner above are true, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering the Property and hereby agrees as follows:

1. The above recitations are true and correct and are incorporated herein in their entirety.
2. The Owner will endeavor to meet the Secretary of the Interior's Standards for historic preservation (hereinafter the "Standards") as regards repairs to the exterior of the single family residence located at the Property, provided that the repair costs associated with meeting the Standards shall be reasonable and shall not significantly differ from repair costs for a non-historically designated property, *i.e.*, the costs of repairs necessary to meet the standards of the City's architectural review board.
3. The Owner or his designate will consult about repairs to the exterior of the home with Richard J. Heisenbottle, AIA of R.J. Heisenbottle Architects, who has volunteered his time on a pro bono basis. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours, following notification from the permit holder

pa

or his agent of work requiring a building permit, of entering and inspecting the exterior of the premises to determine whether or not the requirements of not only the Building and Zoning regulations, but also the conditions herein agreed to are being complied with.

4. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Coral Gables. Should this Declaration of Restrictions be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

5. The parties agree that enforcement shall be by action at law or in equity against any parties or person violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as there is compliance with this declaration. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges. Invalidation of any of these covenants by judgment or Court shall not affect any of the other provisions, which shall remain in full force and effect.

6. All repair work for which permits have already been obtained shall not be affected by the Covenants.


7. The Owner may consider designation of the Property as local historic landmark on a voluntary basis at a future point in time.

8. The City will not initiate further designation efforts while the Property continues to be owned by the Owner, subject to the provision of paragraph 7.

7. Any breach of the Covenants shall automatically trigger a public hearing process to designate the subject property.

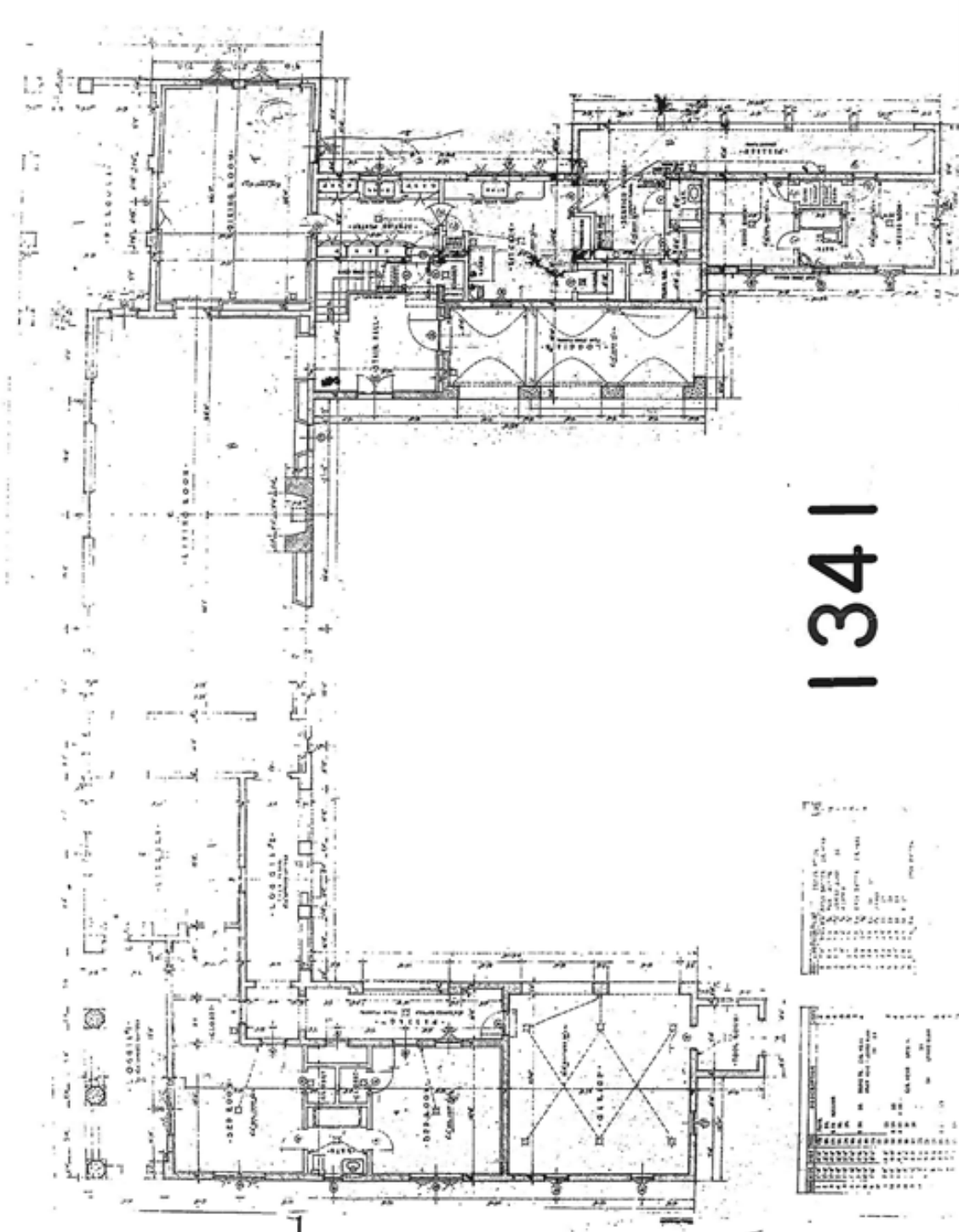
8. The Covenants shall be applicable to the present Owner only.

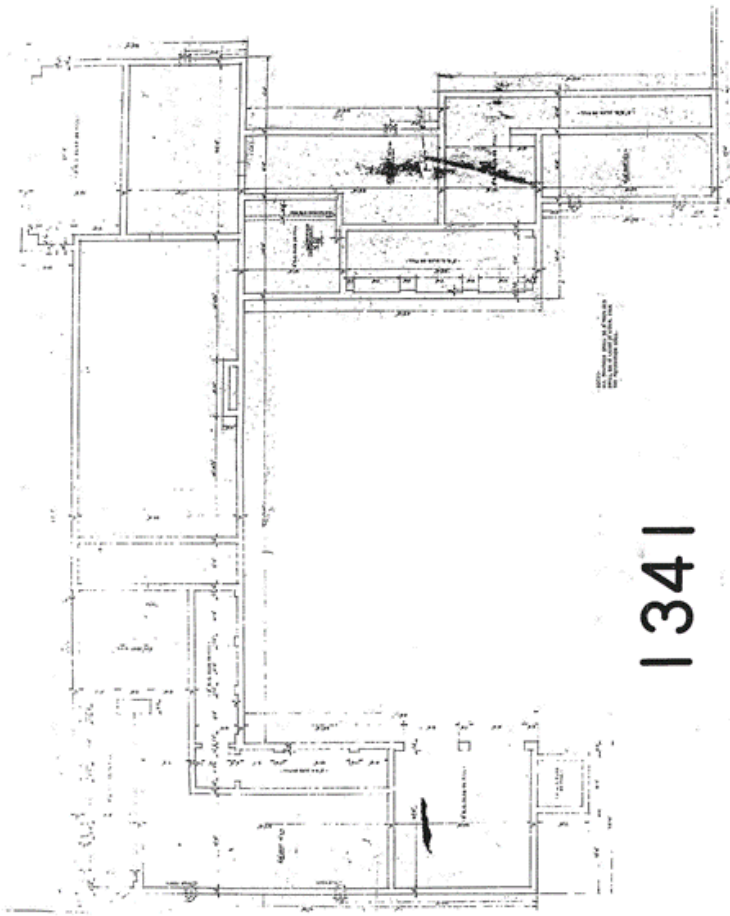
Approved as to Form and Legal Sufficiency by
City of Coral Gables, a Municipal Corporation

By: 
Elizabeth Hernandez, Esq.
City Attorney

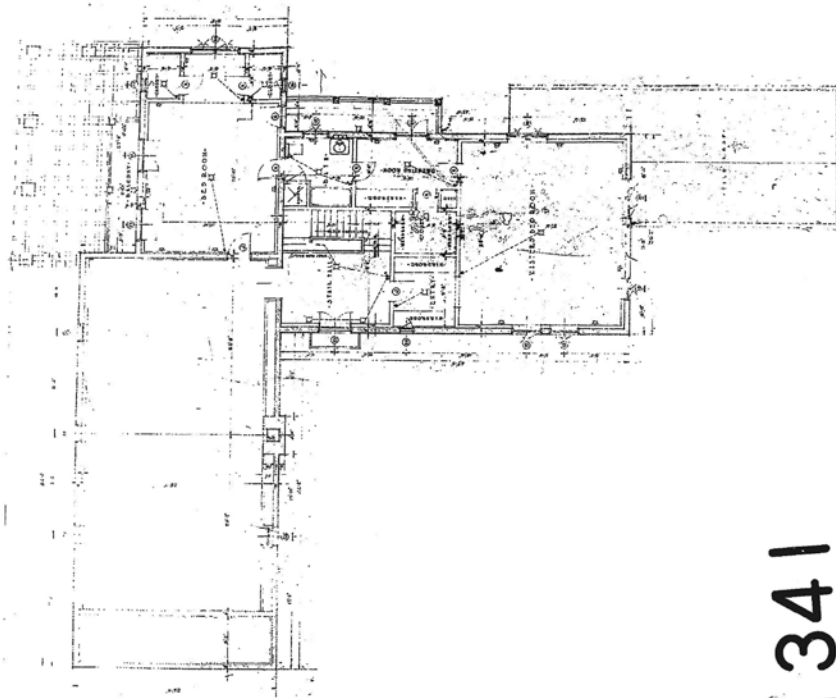
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ATTACHMENT B: Permit #1341

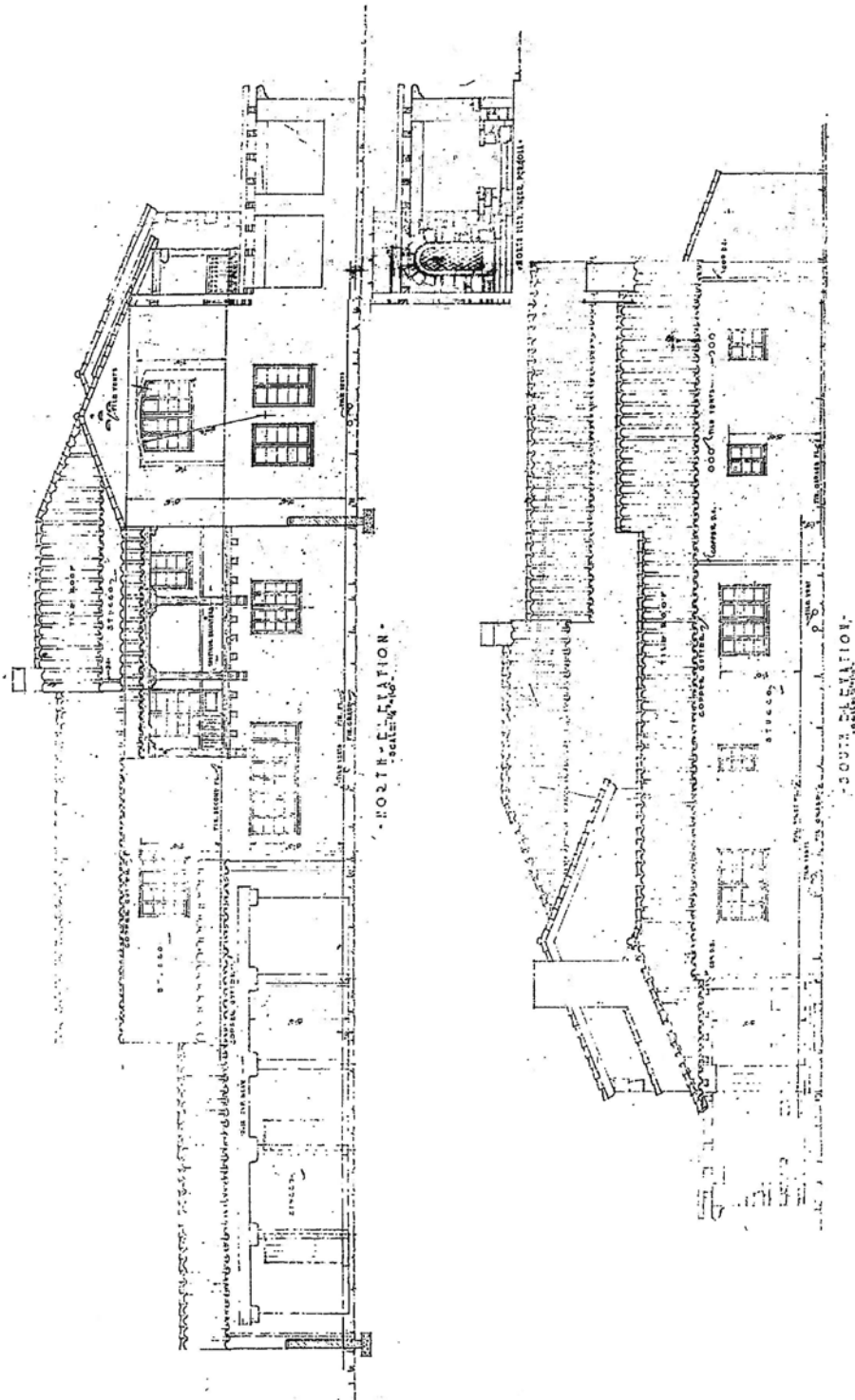




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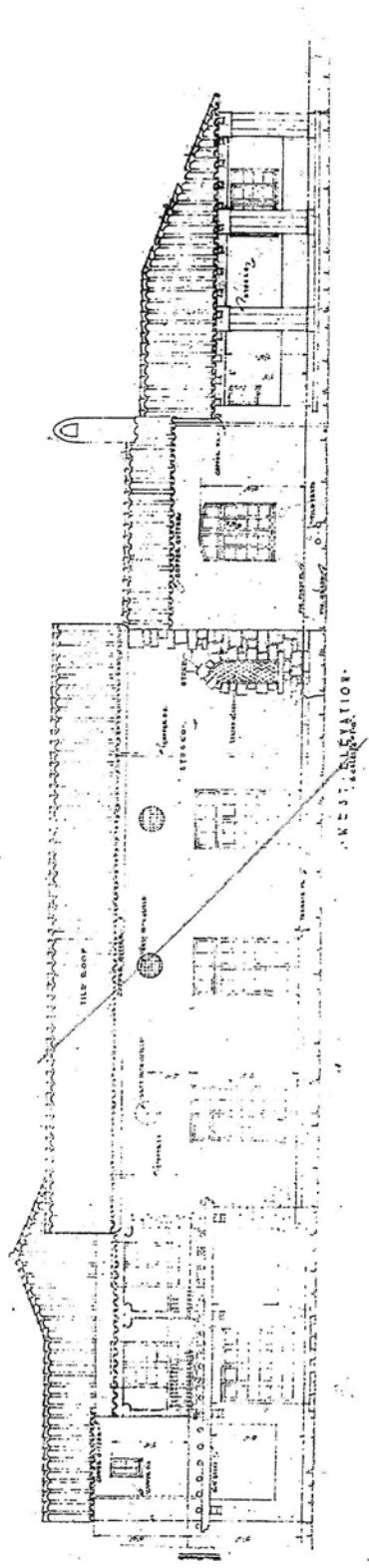
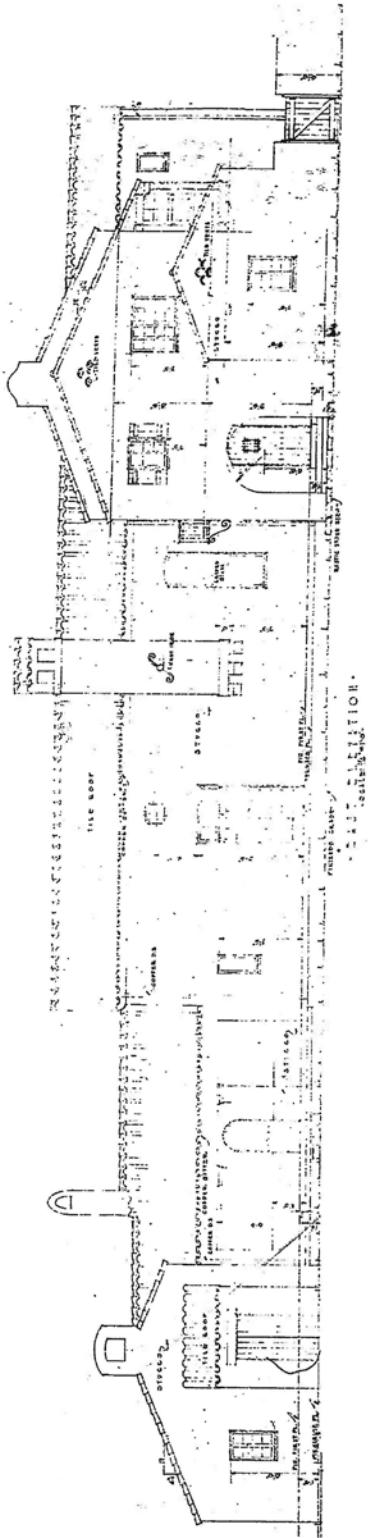


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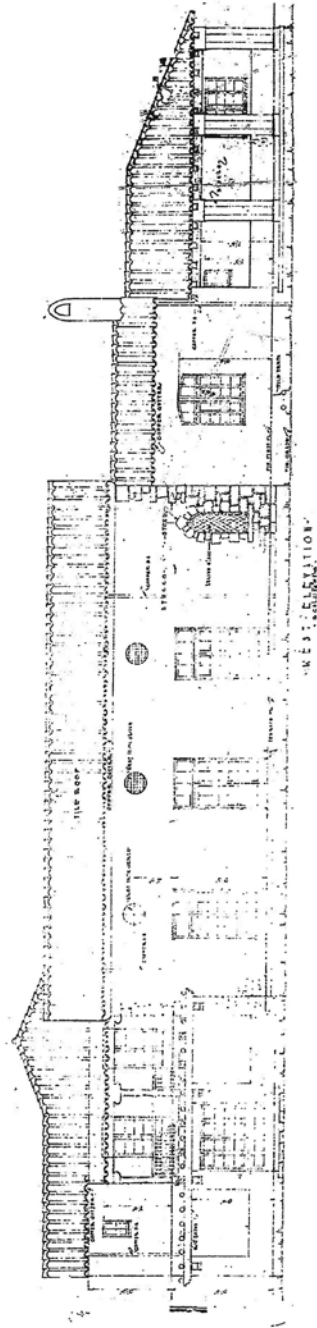
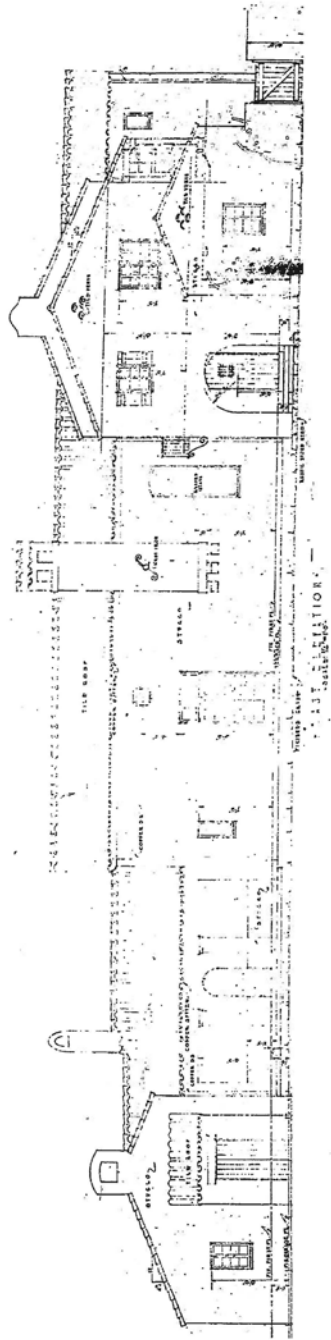


100 RESISTANCE
1000 IMPROVED
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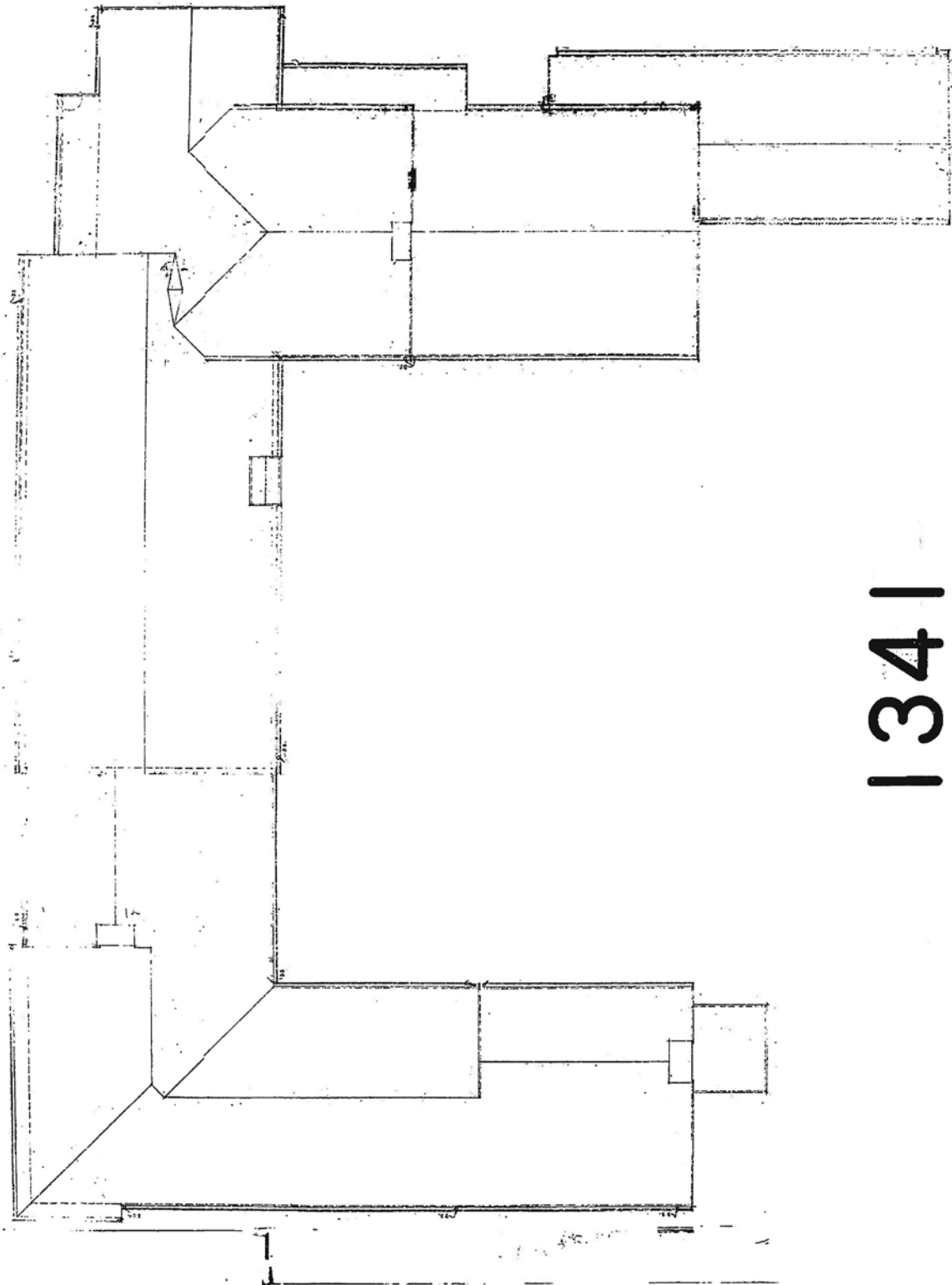
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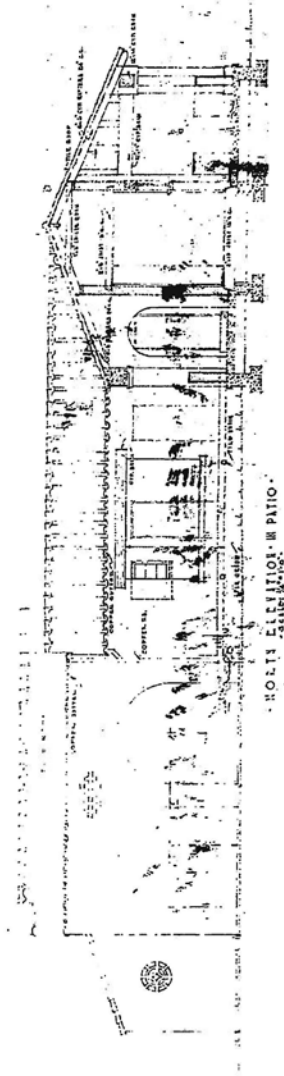
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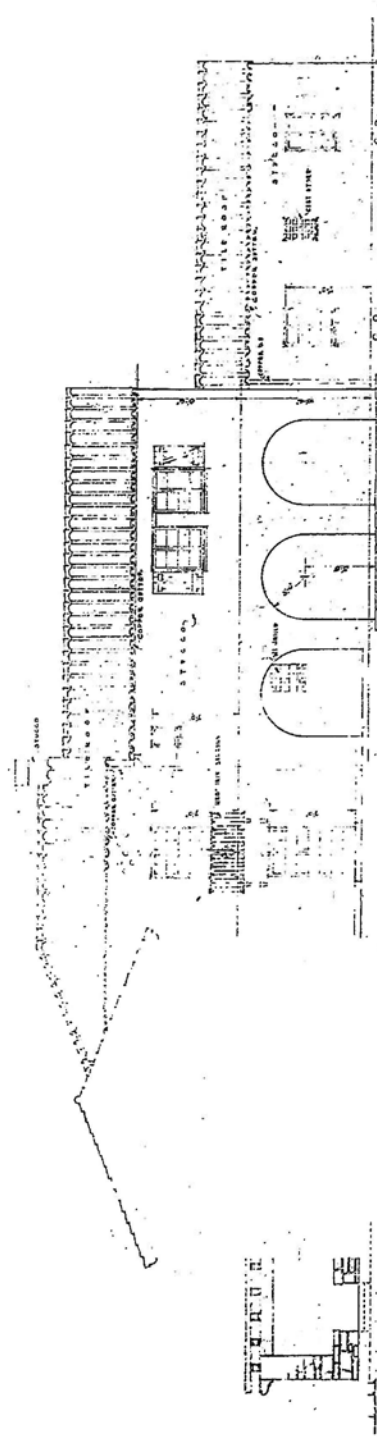
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• NORTH ELEVATION - IN PATIO •



• SOUTH ELEVATION - IN PATIO •



• INTERIOR ELEVATIONS OF LOGGIA NO. 3 •

1490	PREP'D BY	...
1491	DATE	...
1492	BY	...
1493	SCALE	...
1494	NO.	...
1495

1341