

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1210 SEVILLA AVENUE
CORAL GABLES, FLORIDA
AS A LOCAL HISTORIC LANDMARK AND
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ALTERATIONS AND ADDITIONS TO THE PROPERTY**



Historic Photograph, c.1940



LHD 2019-001
COA (SP) 2019-002
April 18, 2019

**LOCAL HISTORIC DESIGNATION
of the property at
1210 SEVILLA AVENUE
CORAL GABLES, FLORIDA**

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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Application: Board of Architects recommended Historic Significance Determination
Owner applied for determination December 18, 2018
Significance letter issued January 2, 2019

Folio Numbers: 03-4118-003-1090

Legal Description: Lot 12, Block 8, Coral Gables Country Club Section One, according to the Plat thereof, as recorded in Plat Book 8 at Page 108, of the Public Records of Miami-Dade County, Florida

Original Permit No/ Date: 1595 / 1925

Original Architect: Leo H. Weisfeld

Original Builder & Owner: H. J. Hoodwin

Present Owner: 1210 Sevilla Avenue LLC

Present Use: Single-family residence

Building Type: One-story Mediterranean Revival
Coral Gables Cottage

Site Characteristics: The property is located on an interior lot on the south side of Sevilla Avenue between Columbus Boulevard and Anastasia Avenue. The lot dimension is 50' x 120'.

SUMMARY STATEMENT OF SIGNIFICANCE

Built during the boom years, the single-family residence at 1210 Sevilla Avenue is an example of the Coral Gables Cottage and the Mediterranean Revival style architecture that defined George Merrick's vision for the City and supported his goal of providing opportunities for residents of various incomes. The cottages were modest in size but were built with the same quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s.

The home was amongst the first constructed in the Country Club Section One and corresponded with the opening of the Biltmore Golf Course in the same year and the Biltmore Country Club and Hotel in the following year. It was one of three adjacent homes along the southeast corner of the Columbus Boulevard and Sevilla Avenue (2802 & 2806 Columbus Boulevard) designed by Leo Weisfeld, a Chicago-based architect. This home, with its original detached garage, is a largely intact cottage and retains its historic integrity. Thus, the property at 1210 Sevilla Avenue significantly contributes to the historic fabric of the City of Coral Gables.

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 Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 3, Section 3-1103 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 1210 Sevilla Avenue 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, 1210 Sevilla Avenue meets the following **three (3)** 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*

This single-family residence at 1201 Sevilla Avenue was permitted in 1925 and exemplifies city founder George Merrick's vision and goal of a planned Mediterranean-themed community whose architecture was adapted to the southern Florida climate. The home was amongst the first constructed in the Country Club Section One and corresponded with the opening of the Biltmore Golf Course in the same year and the Biltmore Country Club and Hotel in the following year. It was one of three adjacent homes designed by Leo Weisfeld, a Chicago-based architect.

Built in the Mediterranean Revival style, this one-story residence was originally designed as two-bedroom home with an attached garage and servant's quarters. It sits on an interior lot with site dimensions of approximately 50' x 120'. The home includes many prominent and defining features of the Mediterranean Revival style such as: projecting and recessed planes; rectilinear massing and floor plan; arched openings; projecting front porch bay and a porte-cochere (both now enclosed); roofs of varying heights and types; barrel tile; deeply recessed windows of various shapes and sizes with projecting sills; textured stucco; wing walls; a prominent chimney; a decorative parapet; as well as cast ornaments, screens, and decoratively-grouped vents.



Figures 1: 1210 Sevilla Avenue, Front (North) Elevation -- c.1940 [top]; 2019 [bottom]

Coral Gables Cottage

The home at 1210 Sevilla Avenue is also significant as an example of a “Coral Gables Cottage.” The Coral Gables Cottage is defined as a detached, single-family dwelling which is distinguished by its movement in plan, projection and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment and at least *twelve* (from a list of nineteen) specific Mediterranean Revival Style features which are original to the cottage. A cottage property must be no more than one story in height, zoned SFR, constructed prior to 1940, and have frontage no greater than sixty-five feet.

The residence at 1210 Sevilla Avenue, with the implementation of the attached Special Certificate of Appropriateness [COA (SP) 2019-002], meets all of these criteria. It possesses the following eleven requisite cottage features:

- ✓ Stucco finish
- ✓ Combination roof type
- ✓ Projecting bay on front elevation
- ✓ Decorative and /or predominant chimney
- ✓ Masonry arches on front elevation
- ✓ Decorative wing walls
- ✓ Barrel tile roof
- ✓ Varied height between projecting and recessed portions of the front elevation
- ✓ Vents grouped as decorative accents
- ✓ Cast ornament applied to front elevation
- ✓ First floor above crawl space
- ✓ *Porte-cochere or carport – proposed restoration with attached COA application*

See the Review Guide at the end of this report for the location of these features.

HISTORIC CONTEXT

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

- Coral Gables’ Initial Planning and Development/Florida Land Boom (Prior to the Hurricane of 1926),
- Aftermath of the 1926 Hurricane/Great Depression and New Deal/Wartime Activity (1927-1944),
- and Post World War II and Modern periods (1945-1963).

The permitting and initial construction of the single-family home at 1210 Sevilla Avenue occurred during the City’s Boom years and is indicative of the type of architecture that was the founding premise of Coral Gables during this period.

George Merrick’s vision for Coral Gables was a cohesively-designed Mediterranean-inspired city. He felt that this type of architecture harmonized best with south Florida’s climate and lifestyle and in the early 1920s Merrick assembled a core design team that carefully planned buildings and streetscapes that conformed to his Mediterranean ideals. The use of Spanish prototypes was one of the featured selling points for his community. Advertisements for Coral Gables had headlines such as “You can have *your* Castle in Spain – *now*” and “Will you find the way to *your* Spanish Garden.” Towards this end, during the City’s initial period of development,

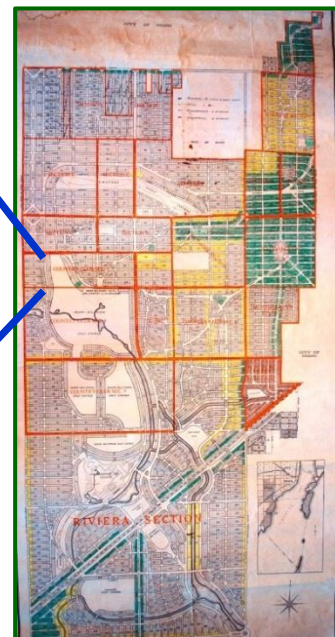
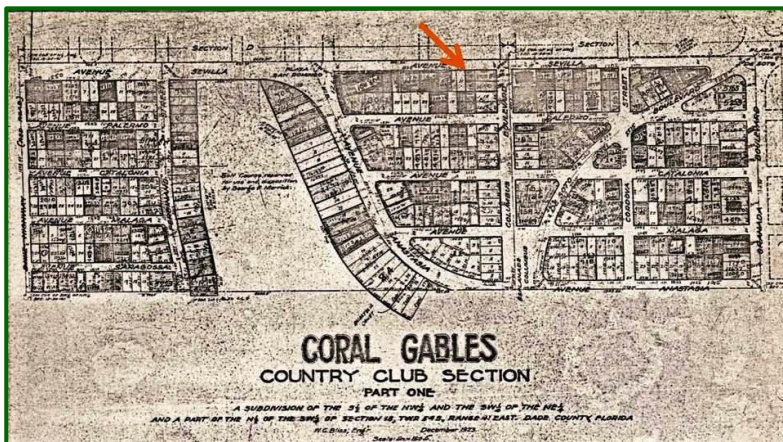
buildings often had a combination of elements commonly used in Spanish, Moorish, and Italian architecture. The style became known as the Mediterranean Revival.

Merrick dedicated numerous portions of Coral Gables to lots and homes that could be affordable by the middle class. He had his architects designed finely detailed Mediterranean Revival style homes on fifty and sixty-five foot wide lots to demonstrate that, though smaller, moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. These smaller homes would later be classified as Coral Gables Cottages.

Frequently at night Mrs. Merrick and I drive through Coral Gables. We go into moderate-priced sections and we find something which gives me even more pride in the accomplishment of an ideal—people who formerly used stock plans can now have a well-appointed home... it is gratifying to see the difference in the attractiveness of one of our very moderately priced houses as compared to a house of similar cost in the unrestricted section of Miami.
--George Merrick, June 28, 1925, Florida Times Union

Built in 1925, prior to the incorporation of the City, the home at 1210 Sevilla Avenue is an example of one of these modest residences.

Located in Coral Gables Country Club Section One, the single-family home at 1210 Sevilla Avenue sits on a 50' x 120' interior lot of Block 8. Coral Gables' initial stage of development was concentrated in the area of the Merrick Family's Coral Gables Plantation. It entailed the area between Bird Road, Douglas Road, SW 8th Street, and Red Road. The majority of the initial construction was concentrated north of the plantation and in the direct vicinity of the Granada Golf Course. In December 1923 the Country Club Section One was platted (Figures 2) in the area bounded by Red Road, Sevilla Avenue, Granada Boulevard and Anastasia Avenue. In 1924 George Merrick announced his partnership with hotel magnate John McEntee Bowman for a \$10 million project would include a 400-room hotel, a country club, a service building, a championship golf course, polo fields, tennis courts and an enormous swimming pool. This complex was to be built along the southern section of Country Club Section One. (Figure 3)



Figures 2: Plat Map: Country Club Section One, 1923 [left]
City of Coral Gables, Northern Section Map, 1926 [right]

In order to implement this Mediterranean-inspired city Merrick's team recruited leading architects and builders from across the country. Once the plans for the Biltmore Hotel complex were solidified, Merrick encouraged the development of the area in its vicinity. The architect for 1210 Sevilla Avenue was Leon H. Weisfeld who, along with the builder Hyman J. Hoodwin, was based in Chicago. In October 1925 this pair was granted building permits for 1210 Sevilla Avenue and the adjacent homes at 2802 Columbus Boulevard (designated 2001) and 2806 Columbus Boulevard (Figures 23); hence, building out the southeast corner of Sevilla Avenue and Columbus Boulevard. And while it appears that Mr. Hoodwin and his wife lived in this home at 1210 Sevilla Avenue for a few years, Weisfeld's and Hoodwin's work in Coral Gables was short-lived. As was the case for many architects and builders whose main offices were not Florida-based, it is likely the 1926 Hurricane and state's economy of the late 1920s effectively curtailed their interest in aiding Merrick in further developing Coral Gables. It is clear from building records that both Weisfeld and Hoodwin continued their successful careers in Chicago.

As demonstrated in the 1948 aerial photograph (Figures 4, top left) there were a few homes built during the mid-1920s in Country Club Section One. For reasons mentioned above building was sparse throughout the late 1920s and into the 1940s. The Post-War prosperity that followed these lean years created an optimism which reigned throughout the 1950s and resulted in 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. By the late 1950s Country Club Section One was almost entirely built out. The area, originally platted as a single-family neighborhood, has retained that context. (Figures 4)



**Figure 3: 1925 Aerial Photograph, Fishbaugh Collection
Biltmore Hotel under construction with Country Club Section One in foreground**



Figures 4: Aerial Photographs

1948 [top left]; 1957 [top right]; Current Context [bottom left]; Property Aerial [bottom left]

Note: Biltmore Hotel and golf course at bottom of image

Courtesy of Aerial Photography: Florida Collection, University of Florida, George A. Smathers Libraries

Courtesy of Miami-Dade County Property Appraiser

SIGNIFICANCE ANALYSIS AND DESCRIPTION

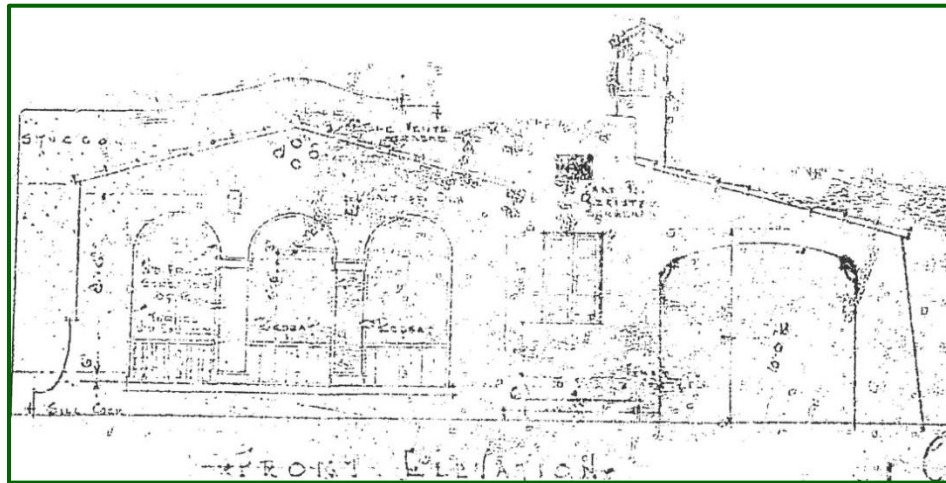


Figure 5: Permit #1595, Front Elevation, 1925

The residence at 1210 Sevilla Avenue is significant as an example of Mediterranean Revival style architecture and as a Coral Gables Cottage. Founder George Merrick and his original design team felt that Mediterranean-inspired architecture harmonized best with south Florida's climate and lifestyle. The original Permit #1595 drawings for the residence were filed in October 1925 for a one-story single-family home with a detached garage structure that included rear servant's quarters. These structures exemplify the building archetype upon which Coral Gables was founded in the 1920s.

This one-story, single-family residence is significant as an example of adapting residential design to the rigors of South Florida's climate while maintaining the integrity of the Mediterranean Revival style. With its thick masonry walls, which keep the home cool, the light-colored stuccoed exterior walls, which reflect the sun's heat, and the varied windows that provide much needed ventilation and light in this tropical environment, this home exemplifies Merrick's vision.

Additionally, the home is an example of a modest home classified as a Coral Gables Cottage. Merrick desired that Coral Gables would offer homes for various income levels. He had his architects design finely detailed Mediterranean Revival style homes on fifty and sixty-five foot wide lots to demonstrate that, though smaller, the moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. Mediterranean Revival style hallmark features of this home include its rectilinear massing and floor plan, roofs of varying heights and types, projecting front porch bay and a porte-cochere with arched openings (both now enclosed); roofs of varying heights and types; barrel tile; deeply recessed windows of various shapes and sizes with projecting sills; textured stucco; wing walls; a prominent chimney; a decorative parapet; as well as cast ornaments, screens, and decoratively-grouped vents.

In the subsequent decades few changes have occurred to the character-defining features of the home at 1210 Sevilla Avenue. Thus, this residence is considered to be part of the collection of quality residences planned during land boom period and it is a typical example of Mediterranean Revival Style that was the founding premise of Coral Gables' built environment.

Extant Exterior Description: Main House



Figure 6: 1210 Sevilla Avenue, Front (North) Facade, 2019

The single-family residence at 1210 Sevilla Avenue sits on an interior 50' x 120' lot on the south side of the street. The front façade faces north onto Sevilla Avenue. At the southwest corner of the lot is a north-facing detached garage which was originally designed with servant's quarters at the rear. (see description below) The one-story residence is built over a crawl-space and is rectilinear in plan. The home was originally permitted as a two bedroom, one bath home with a sleeping porch at its southeast corner, a screened porch at the northeast and a porte-cochere along its west façade.

The home is clad in textured stucco and is housed under gable, shed and flat roofs. All of the sloped-roof elements are moderately-pitched and clad in two-piece barrel tile and the flat roof is terminated with parapets. A dominant and picturesque chimney stack rises along the east façade of the home and through the roof of the porte-cochere. The majority of the windows in the home are currently are awning in type and are recessed with protruding sills. (Figures 6-14)

The home is approached by a cement driveway leading from the sidewalk to garage doors that currently enclose the original porte-cochere. The front door of the home faces east onto the driveway via a front stoop accessed by two steps. Flanking the north side of the front stoop is curved wing wall which aids in bringing visual dominance to this side-facing entry. The front entry leads into what was originally a screened front entry porch at the northeast corner of the home. The porch is now enclosed and used as living space.



Figure 7: Front Entry, 2019



Figures 8: Front (North) Façade, 2019
Elevation looking south [left]; Detail of masonry 'coat of arms' feature [right]

The front porch bay projects approximately 8'-8" to the north and comprises two-thirds of the front façade. This bay has a shallow front-facing gable roof and a series of arched openings—three on the front (north) façade and one on the east (side) façade—enclosed by fixed windows. The two-piece barrel tile roof has square-cut rafter tails in the eaves. Under the gable apex is a group of four round vents in a diamond pattern and between the arched openings, above the spring point, are two applied cast ornaments that resemble a coat of arms. (Figures 8) A pair of asymmetrical wing walls extends the front plane and frames this projecting porch bay.

The remainder of the living space is housed under a rectangular flat roof (approx. 27'-0" x 39'-2") to the south of the front porch bay. The front (north) façade parapet rises approximately a half story above the projecting front porch bay in a gable and stepped configuration with barrel tile coping. The apex of the parapet gable aligns with the front-facing gable end of the porch bay. Under the last elongated step at the western end of the parapet is a rectangular vent opening covered by a metal grate. It is centered above a window below.



Figure 9: Projecting Porch Bay, East Façade, Square-cut rafter tails, 2019

At the western end of the front (north) façade a shed-roof garage bay, along the same plane as the main living space, completes the street-facing façade. Rising between the main home and this vehicle bay is a slender stylized chimney stack. The corbelled chimney 'cap' is comprised of a front-facing gable barrel-tiled 'roof' over four arched openings—one on each face—reminiscent of a bell tower. (Figures 6 and 8)

The western bay was originally a porte-cochere that has been enclosed and now serves as a garage. On the north façade a pair of wooden carriage doors fills the arched vehicular opening. (Figures 8 & 11) The corresponding arched opening on the south façade has been infilled and currently contains a back door. (Figures 10 & 19) The flared walls of the north and south facades

at the northwest and southwest corners are extant. (Figures 6 & 12 [right]) On the west (side) exterior façade the large porte-cochere openings have been infilled with cement block and a large awning window. The location of the original openings is easily discernable on the interior walls. (Figures 12) The east wall on the interior of the garage was originally the west exterior side wall of the home within the porte-cochere. The original exterior stairs and the shouldered chimney are extant within the interior of the current garage. (Figures 11)



Figure 10: Enclosed Porte-Cochere, South Façade, 2019



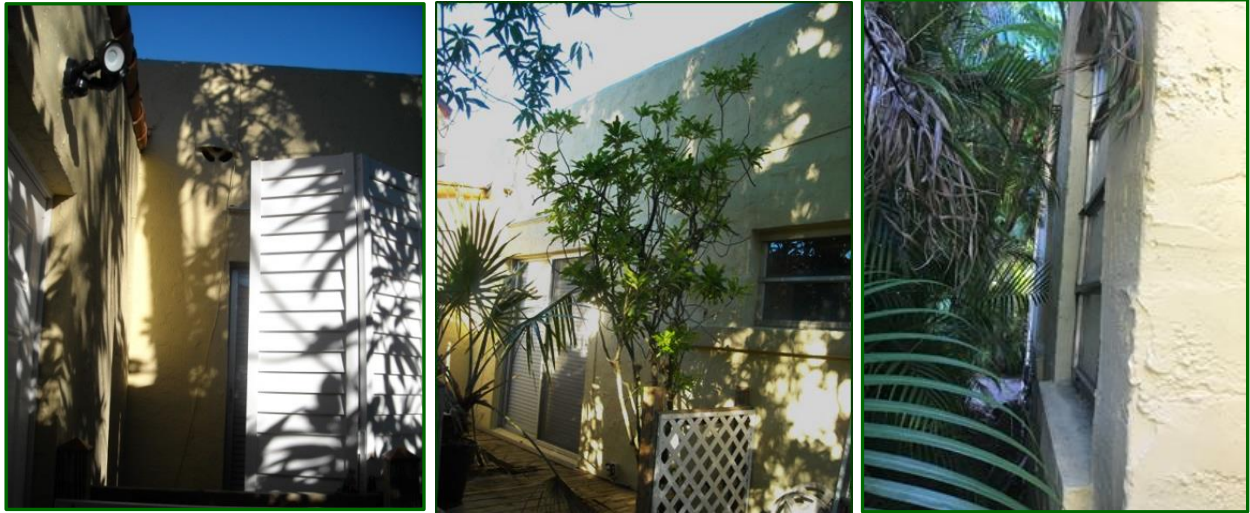
Figures 11: Enclosed Porte-Cochere, Interior, 2019
North façade [left];

East Wall (previously exterior): looking northeast, original steps [center]; chimney stack [right]



Figures 12: Enclosed Porte-Cochere, West Façade, 2019 – exterior [right]; interior [center]; southwest corner, note extant protruding sill and curved wall [right]

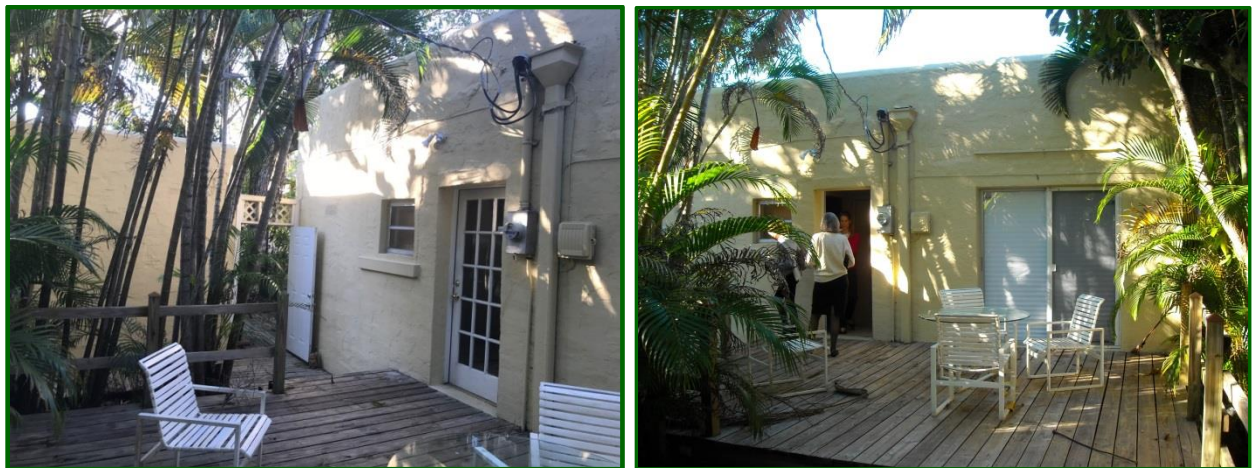
The west (side) façade of the home faces out onto a wood patio area. Its fenestration includes a sliding glass door and a small awning window. A protruding sill under the awning window marks the location of an original window. Above the northeast corner of the sliding door a round masonry screen vent is present. The east (side) façade of the home is five feet from the property line and is obscured by vegetation. The northern end of the façade contains two single windows that align with their protruding sills. The remainder of the façade has no fenestration—the original window openings have been enclosed (Figure 20).



Figures 13: Side Façades, 2019

West Façade: looking east with south façade of garage in foreground; note round masonry vent [left]; West Façade: looking northeast [center]; East Façade: northern end [right]

The south (rear) façade leads out to a large wood deck area. The fenestration of this façade, moving from west to east, is comprised a small awning window beneath which is a protruding sill that does not align with the opening, the back door, and a sliding glass door.



Figures 14: South (Rear) Façade, 2019

Western portion with detached garage in background [left]; Eastern portion [right]

Extant Exterior Description: Auxiliary Building (original detached garage)

An auxiliary building sits on the southwest corner of the lot. It was originally a detached garage with a servant's quarters. It was accessed by a driveway that ran along the west side of the home via a porte-cochere. The porte-cochere has been enclosed and is now a garage and this auxiliary building was converted to living space. It is built of masonry block and covered in textured stucco. The roof is flat with a simple rounded-corner parapet. Centered on the north (front) façade is a sliding glass door. The outline of the larger previous garage door is discernable in the stucco. The east (side) façade (south to north) is comprised of a door, a single awning window and a thru-wall air-conditioning unit. A wooden walkway runs along this façade. The west (side) façade has one window and the south (rear) façade has no fenestration.



**Figure 15: “Gate”
between house and
detached garage**



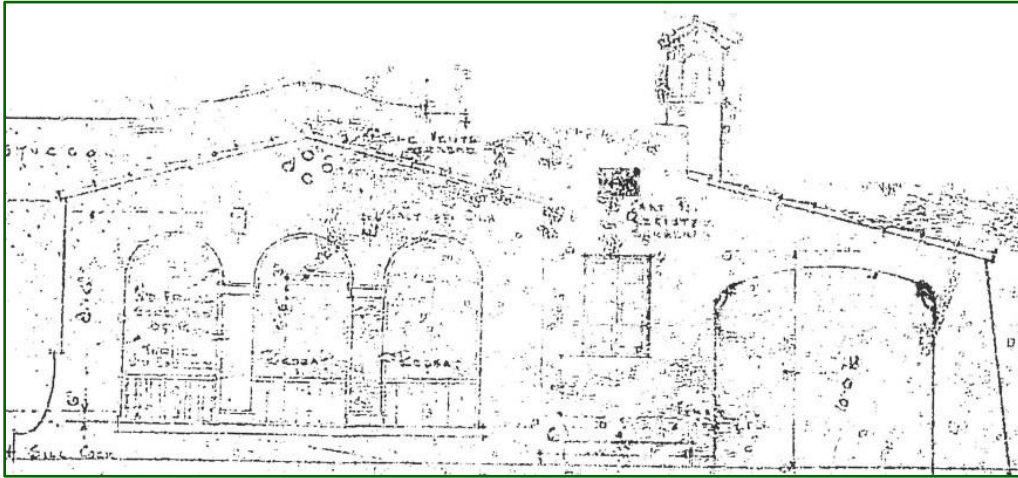
**Figures 16: Auxiliary Building, 2019
Front (North) Façade [left]; Side (East) Façade, looking north [center];
Rear (South) Façade [right]**

Additions / Alterations

Comparison of historic photographs and the original architectural plans with the extant home demonstrates the historic integrity this home as maintained over the years. (Figures 17) The home has retained its massing and the majority of its character-defining features. There have been no additions to the home. Alterations of note include: the enclosing of the front screened porch area; the enclosing of the porte-cochere for a garage; the conversion of the detached garage to living space; the reduction and infilling of windows; the addition of sliding glass doors on the west (side) and south (rear) facades, modification of the front stoop; elimination of the rear stoop, as well as interior alterations.

One of the earliest alterations was to the front porch fenestration. The original plans show full-height screened arched openings with a railing along the lower quarter. A historic photo dated to the 1940s shows that by the time of the photo the bottom of the openings had been infilled to approximately the height of the previous railings. This occurred on the front (north) and side (east) facades. A line and a change in the stucco pattern below the current openings clearly

indicate where the infills occurred. The original protruding sills for these openings are still extant. (Figures 18)



Figures 17: Front (North) Elevation:
Permit #1595, 1925 [top]; Historic Photo c.1940 [bottom left]; Current Photo, 2019 [bottom right]

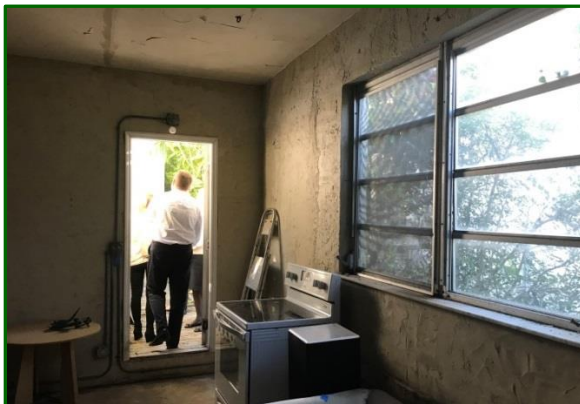
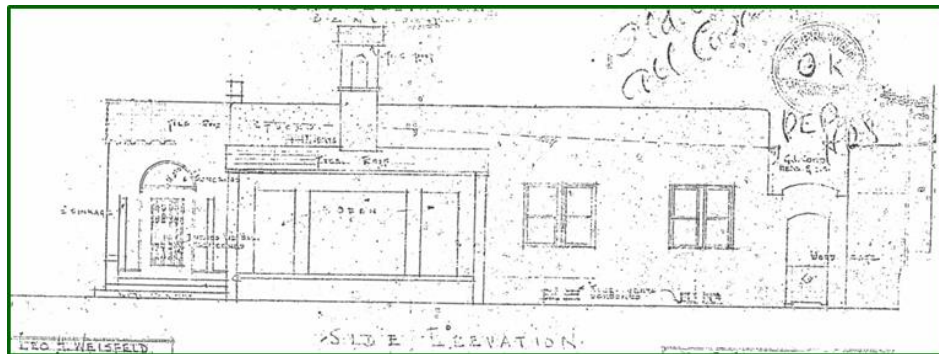


Figures 18: Front Porch Bay Fenestration, North Elevation
Historic Photo c.1940 [left];
Infill Detail – line and change in stucco; extant protruding sill [right], 2019

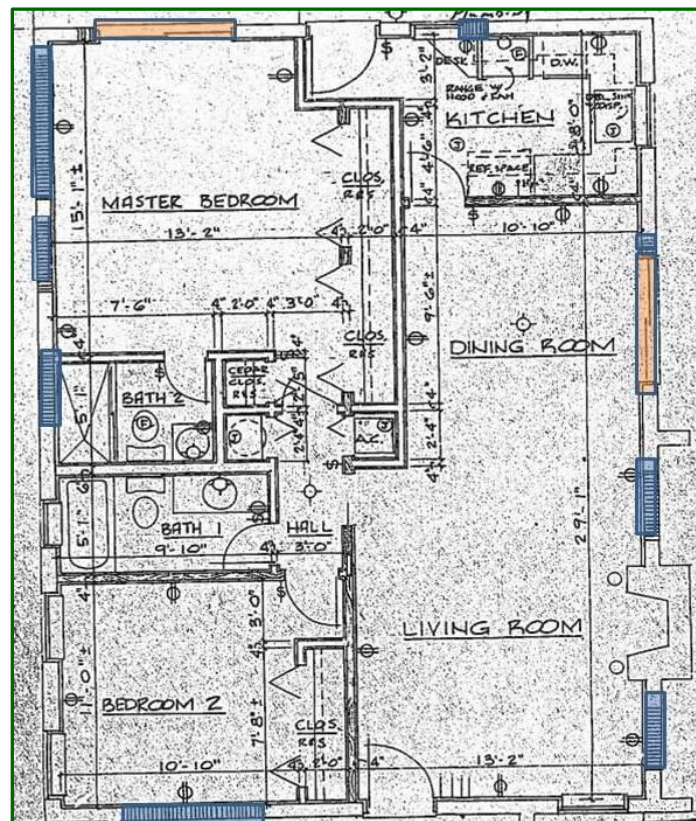
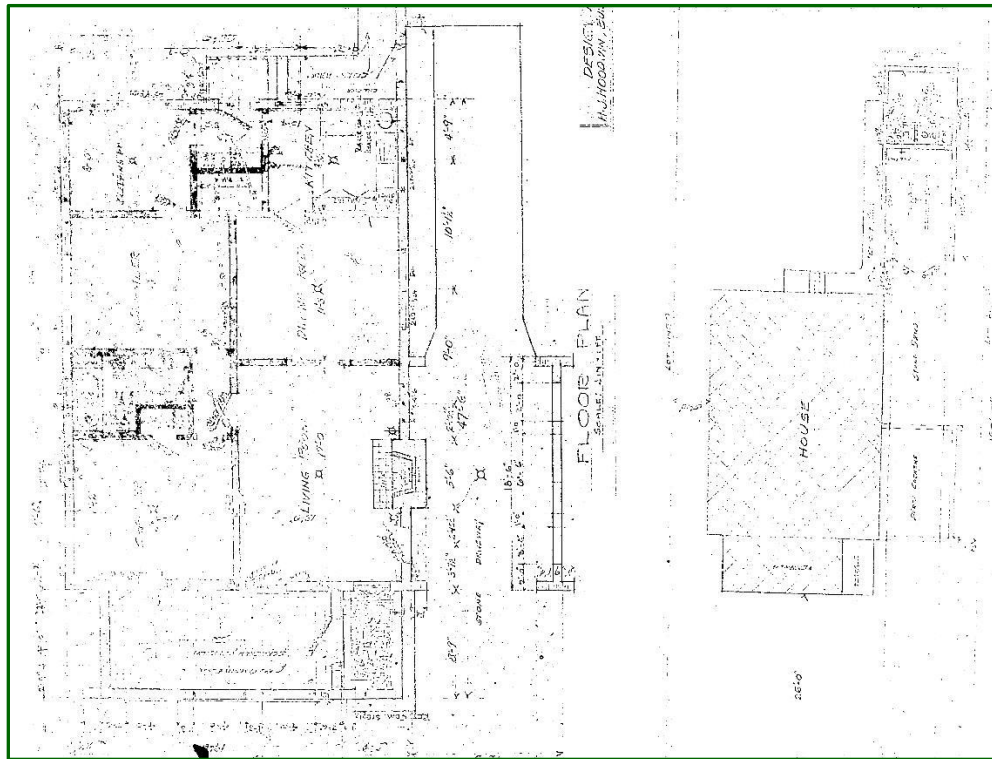
In the late 1960s the property was cited by Code Enforcement as abandoned/nuisance. During the mid-1970s numerous permits were issued for work on the home. These included: updating the electrical and plumbing (1974); HVAC installation (1974); removing lathe and plaster (1974); rearranging non-bearing walls (1975); and re-roof (1977). In 1978 the property was listed for sale as 'completely redone.' Based on subsequent permit drawings it is clear that the majority of alterations to the home occurred during this campaign. This included:

- enclosing of the porte-cochere to a garage;
- infilling and size reduction of windows on the east (side) façade and south (rear) facades;
- addition of sliding glass doors on the west (side) and south (rear) facades;
- converting detached garage to living space with garage door replaced by sliding glass door;
- and the alteration of the front stoop (slightly enlarged; change of material).

As discussed above the conversion of the porte-cochere to a garage involved alterations to all of the porte-cochere's facades. On the front (north) façade the arched vehicular opening was enclosed with a pair of wooden carriage-style garage doors. (Figures 11 & 17) On the side (west) façade the large rectangular openings were infilled. The outline of original openings is easily discernable in overlaying stucco and the original protruding sill is extant. A large awning window was also added in the center of this side (west) façade. On the rear (south) façade the arched vehicular opening was infilled and the outline of the original opening likewise remains visible. A door was also added to this façade. (Figures 10 & 19) With the garage enclosure the west façade became an interior wall. The openings flanking the chimney stack (door (north); window (south)) were enclosed. The chimney stack and the exterior steps are extant. (Figures 11)



Figures 19: Porte-Cochere / Garage
Side (West) Elevation: Permit #1595, 1925 [top] – note rectilinear openings of porte-cochere;
Interior looking southwest, 2019 [bottom]: side (west) façade in foreground and rear (south) façade
in background [right] – note outline of previous openings



Figures 20: Floor Plan
Permit #1595, 1925 [top]
Main house, living space [bottom]
Blue: enclosed windows; Orange: sliding glass doors

As illustrated in Figure 20, in addition to the windows of the porte-cochere and the front porch, several windows were also infilled or reduced in size on the east (side) and the south (rear) facades during this campaign. Also, on the rear (south) facade the large, previously screened, opening of the original sleeping porch was extended to the floor to incorporate a sliding glass door. Another sliding glass door was added to the west (side) façade. (Figures 13, 14 & 20) A sliding glass door also replaced the original garage door when the detached garage and servant's quarters were converted to living space. (Figures 16) The remaining original windows were replaced with awning type windows. Other alterations that appeared to have occurred during the 1970s include the removal of the masonry 'gate' between the house and the detached garage structure (Figures 15 & 19) as well as the enlarging and retiling of the front entry stoop.

Permits for maintenance include: resurfacing of the flat roofs (1966, 1977, 1984, 2000); retiling sloped roofs with barrel tile (1981); installation of the chain link fence (1980); reintroducing awnings (1989); and exterior painting (1964, 1982, 1986, 1995, 2000, 2018).

The single-family home at 1210 Sevilla Avenue retains its original historic form, massing, and character-defining features. The alterations do not detract from the overall historic character of the home; hence it still retains its historic integrity.

Ownership History

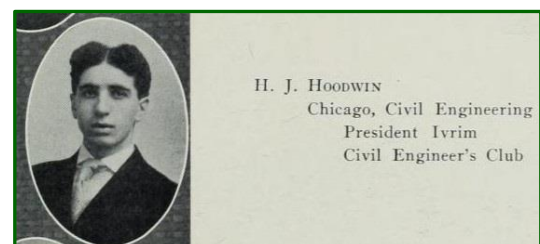
Note: Records regarding ownership prior to 1970 have not been located. The ownership history for this time period is based on numerous sources including R. L. Polk City Directories (available from 1926-65), building permits, realtor notes, other records on file within the Coral Gables Historical Resources Department and the Miami-Dade County Clerk.



Figure 21: Miami Daily News, April 1937

The home at 1210 Sevilla Avenue was alternatively owner-occupied and used as rental unit throughout its history. See below for a full listing of owners and tenants from 1925 to the present.

The single-family residence was built by Hyman J. Hoodwin (1886-1961) and records indicate that Hyman and his wife Elsie occupied the home until 1927. Hoodwin was born in Lithuania and immigrated with his parents to the United States in 1888. He earned his civil engineering degree in 1908 from the University of Illinois and practiced in the Chicago area throughout his career. In 1925 Hoodwin partnered with Chicago-



**Figure 22: Hyman Jacob Hoodwin
University of Illinois yearbook, 1908**

based architect Leo Weisfeld to build this home and the two adjoining homes. As discussed above, it is likely the 1926 hurricane and state's economy of the late 1920s effectively curtailed their interest in aiding Merrick in further developing Coral Gables and the Hoodwins moved back to Chicago. Records indicate that they did not sell the property at that time but rather rented it until 1937 when they sold it to Dr. T. Douglas Sandberg and his wife Cleopha.

There have been several long-term owners of the property. These included Frank Marzonie who lived in Michigan and rented the home to tenants from the mid-1950s until he sold the property to Jean and Gisela Bourdon in 1978. Jean and Gisela lived in the home until their deaths in 2010 and 1989 respectively. The property remained in Bourdon family for forty years. The current owners purchased the house in 2018 as an investment property

Owners & Occupants

1925-37(?) Hyman J. Hoodwin, builder
1925-27 Occupied with wife Elsie Hoodwin
Tenants:
1928 Edward Brigham, lawyer
Miriam Weis Brigham – newly weds
1929 *no listing*
1930 Albert B. Hill, salesman
Mary Hill
1932 Fred L. Haines, salesman, The L. C. Cook Prtg Company
Olive Haines
1933-34 William B. Fenwick, student
1935-37 Ernest C. Mullikin, Superintendent of Service
Marie M. Mullikin
1938-47 T. Douglas Sandberg, physician, University Clinic Inc.
Cleopha Sandberg
1949-55 Louis Basso (of Coral Gables and Westhampton, L.I.)
Angeline Basso
1956?-78 Francis Marzonie (living in Michigan)
Tenants:
1957 *vacant*
1958 Harlow F. Newton, The Magic Carpet
Concha Newton
1959 *vacant*
1963-65 Thomas W. Burr, Jr., agent, All State Insurance
1966-69 *vacant (cited by City as an abandoned/nuisance)*
1970-74 Mary E. Lopez, student
1977 Kenneth & Elena Letchford
1978-89 Jean & Gisela Bourdon [Gisela died 1989]
1989-2010 Jean Andre Bourdon
2010-18 Fabien Bourdon, Trustee of Jean A. Bourdon Irrevocable Trust
2018-Present 1210 Sevilla Trust

Architect

Leo H. Weisfeld (1889-1940) was the architect of 1210 Sevilla Avenue. He was a native and resident of Chicago and graduated with a degree in architecture from University of Illinois in 1913. He taught in North Dakota before joining the architectural office of renowned Chicago architect Alfred Alschuler (1876-1940). After leaving Alschuler's office, he worked with Henry L. Newhouse's office before establishing a partnership with Norman Koenigsberg in 1922.

Norman Koenigsberg was the son a Russian immigrant. He started his career as a realtor; by 1917 his profession is listed as architect. They remained partners until Weisfeld's death in 1940. The architectural firm of Koenigsberg and Weisfeld focused on residential and commercial properties -- particularly remodeling nationally known chain stores -- in their early career. Their later projects were predominantly commercial in nature with an emphasis on mixed use apartment buildings, hotels, and commercial structures. Weisfeld's obituary cites that amongst his list of accomplishments was the role he took with the glass manufacturing companies. At a time when commercial storefronts and the expanse of glass were introduced to the industry's, the manufacturing companies attempted to replace the architect by having non-architects (in- house draftsmen) design these elevations. His active involvement with this concern convinced the companies that an architect was essential in these storefront designs. Leon Weisfeld was a member of the Illinois Society of Architects from 1920 and remained active in the building industry until his death on October 4, 1940.

As discussed previously, in 1925 Leon H. Weisfeld joined forces with Chicago-based builder Hyman J. Hoodwin for three single-family homes on the lots at the southeast corner of Sevilla Avenue and Columbus Boulevard. In October 1925 building permits were issued for this home at 1210 Sevilla Avenue and the homes adjacent homes at 2802 Columbus Boulevard (Permit #1738) and 2806 Columbus Boulevard (Permit #1610). The home at 2802 was designated as a historic landmark in 2001. As was the case for many architects and builders whose main offices were not Florida-based it is likely the 1926 Hurricane and state's economy of the late 1920s effectively curtailed their interest in aiding Merrick in further developing Coral Gables. It is clear from building records that both Weisfeld and Hoodwin continued their successful careers in Chicago.



**Figures 23: Neighboring homes by Weisfeld and Hoodwin, 2019
2802 Columbus Boulevard [left]; 2806 Columbus Boulevard [right]**

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 3, Section 3-1101 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 3, Section 3-1103). 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 3, Section 3-1103.

Constructed in 1925, the property at 1210 Sevilla Avenue (legally described as Lot 12, Block 8, Country Club Section One) is significant to the City of Coral Gables' history based on the following **three (3)** criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

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 styles
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Staff finds the following:

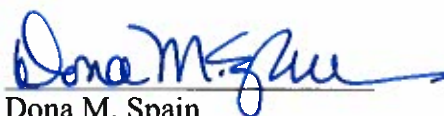
The property located at **1210 Sevilla Avenue** is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1210 Sevilla Avenue** (legally described as Lot 12, Block 8, Country Club Section One) based on its historical, cultural, and architectural significance.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

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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.

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:	1210 Sevilla Avenue
Lot Description:	interior lot
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered with stucco, and barrel roof tile
Stories:	one-story
Roof Types and Materials:	flat, gable and shed; cap-and pan barrel tile
Photographs Year:	2019
Other:	Coral Gables Cottage

CHARACTER-DEFINING FEATURES

Character-defining Coral Gables Cottage Features:



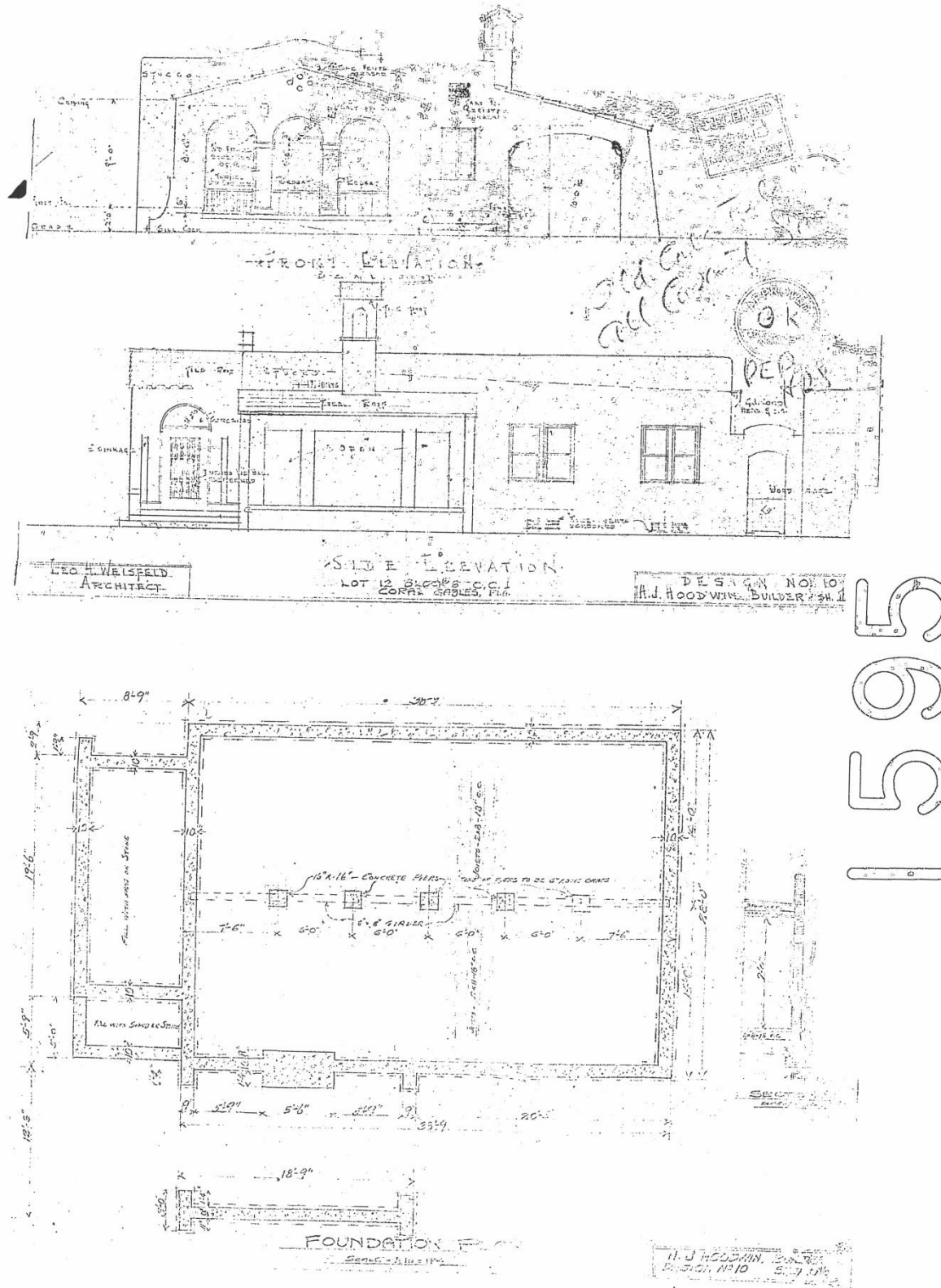
- ✓ Stucco finish -- *textured*
- ✓ Combination roof type – *gable, flat, shed*
- ✓ Projecting bay on front elevation – *screened porch bay (now enclosed)*
- ✓ Decorative and /or predominant chimney – *between house and porte-cochere*
- ✓ Masonry arches on front elevation – *porch fenestration; porte-cochere*
- ✓ Barrel tile roof – *porch and porte-cochere [Note: parapet coping not original]*
- ✓ Varied height between projecting and recessed portions of the front elevation
- ✓ Decorative wing walls – *two: extending from front porch façade; also 'flare' of northwest and southwest porte-cochere corners*
- ✓ Vents grouped as decorative accents – *round vents arranged in diamond pattern beneath front porch gable*
- ✓ Cast ornament applied to front elevation – *“coat of arms” front façade of porch bay*
- ✓ First floor above crawl space
- ✓ ***Porte-cochere -- proposed restoration with attached COA application***

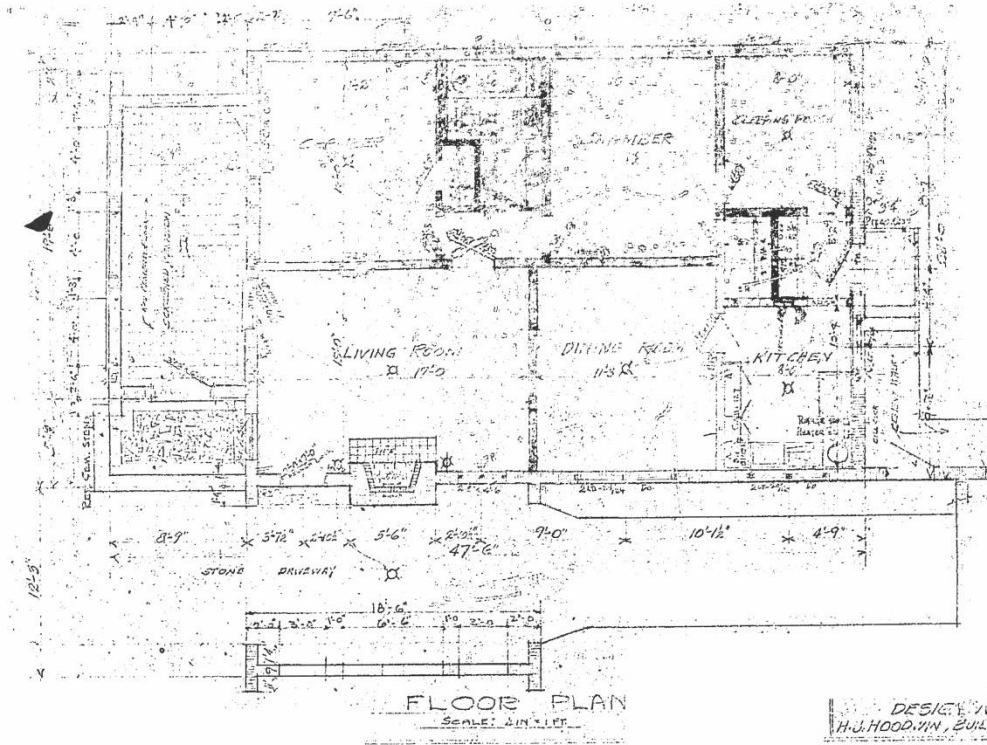
Other Character-defining Features



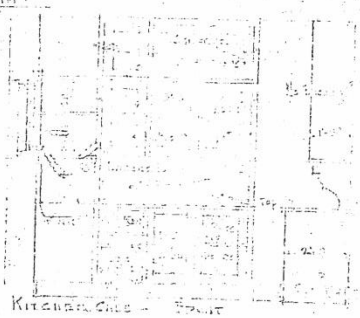
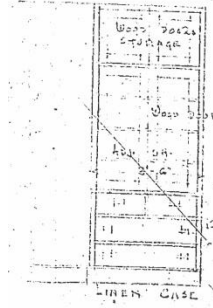
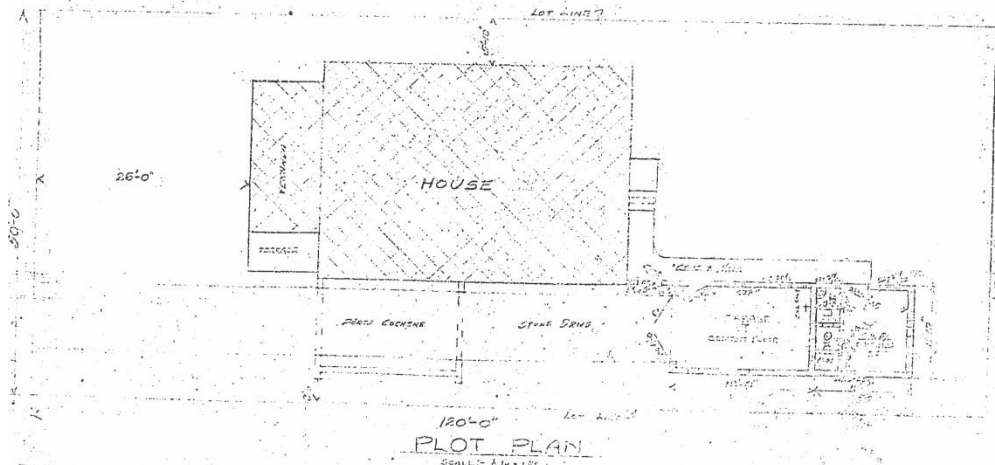
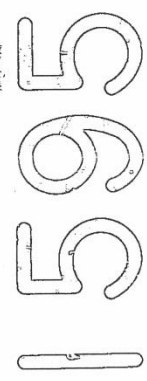
- *Rafter tails; *Projecting sills marking locations of original window openings;
- *Round-edge parapets; *Original steps and chimney stack in porte-cochere

ATTACHMENT A: Permit #1595, 1925





DESIGN NO. 10
H.J. HOODWIN, BUILDER, CH.



SPECIAL CERTIFICATE OF APPROPRIATENESS REPORT: COA (SP) 2019-002

Proposal: The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence and detached auxiliary structure and sitework.

The Coral Gables Cottage designation is contingent upon returning the porte-cochere to its original configuration.

Architect: Ruben Juan Pujol Architect

Legal Description: Lot 12, Block 8, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida.

BACKGROUND/EXISTING CONDITIONS

See attached Local Historic Designation report.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings. The Standards for Rehabilitation (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. The Standards have guided Federal agencies in carrying out their historic preservation, responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country including the City of Coral Gables.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The applicant is requesting design approval for alterations to the single-family residence, the detached garage structure and an addition as well as sitework. The proposal entails:

- restoration of the porte-cochere to its original configuration;
- addition of a 12'-1" x 13'-7" family room at the southwest corner of the residence that will connect the home to the detached garage;
- alterations to detached garage structure to become attached living space for the residence;
- installation of new windows and doors;
- enclosing windows and doors as well as installing new openings for windows and doors;
- new driveway and patio;
- interior alterations;
- demolition of existing wood deck along south (rear) and west (side) facades;
- and a new wood deck and pergola with associated paver walkways as well as a new swimming pool under a separate permits by others

Porte-Cochere Restoration:

The cottage designation is contingent on the restoration of the porte-cochere. As described above it was enclosed in the 1970s to function as a garage. This proposal will remove the garage door on the front (north) elevation as well as re-open the corresponding arched opening on the rear (south) elevation. The outline of the original arched opening is clearly visible in the extant stucco. Similarly the rectangular openings on the side (west) façade will also be reopened to their original configuration. Likewise the outline of these openings is clearly visible in the stucco and the original protruding sills are extant. Care is to be taken in reopening these sections to preserve the extant stucco. Patching of stucco should be kept to a minimum and should match the texture of the original stucco as closely possible. Along the side (east) façade the chimney stack and the original steps are to remain. The steps are not included in the plans of this proposal and this needs to be rectified as this proposal moves into permitting. The current plan does not include reopening the door and window flanking the chimney stack although Staff would encourage this undertaking in the future.

New Addition:

A new 12'-1" x 13'-7" family room is proposed along the side (west) façade at the southwest corner of the residence. It commences approximately 10'-4" behind (to the south) of the rear of the porte-cochere and extends south to connect to the extant detached garage; hence converting the garage to living space for the home. The addition is proposed as a cement block unit structure with a flat roof and parapet. The surface will be a smooth stucco which, in accordance with the Secretary of Interior Standards cited above, will differentiate it from the historic structures. The

height of the addition is not specified on the proposed plans however it is drawn as lower than the approximately 12'-0" parapet height of the adjacent main house and taller than the approximately 8'-4" parapet height of the adjacent garage. The addition has two exterior walls, north and west) each of which has a square fixed 3'-8" window centered on its façade. On the east façade, on the 3'-6" 'hypo' portion of exterior façade a 2'-0" x 4'-0" rectangular window is proposed.

Windows and Doors:

The proposal includes: replacing existing windows and doors with impact resistant windows; blocking up of extant fenestration; and the introduction of new windows and doors. With the exception of two proposed single-hung windows on the east façade and an awning window on the rear façade of current detached garage all proposed windows are fixed. The plans note that the windows are to be sized to fit into the original openings and that dimensions will be verified in the field.

In accordance with the Secretary of the Interior's Standards alterations to fenestration on secondary facades is evaluated on a case by case basis. The Standards embrace the concept that alterations should be theoretically reversible. In the case of fenestration infill, the history of the structure should be maintained and the locations of original openings remain discernable. Thus, for this proposal where original openings on secondary facades are to be infilled a 'memory' of that opening must be maintained. It may take the form of a slightly recessed infill or an inscribed outline of the former opening.

Note: most of the original protruding sills are extant. Some of these sills mark the location of original openings which have been altered (most notably on the original front porch). Only a few of the sills are drawn on the plans; moving forward all sills should appear on the plans and be marked as existing to remain.

Front (north) Façade: (Sheet A3)

The proposed windows for the three arched opening on the original front porch are to be a fixed single glass pane with muntins in a 2/4 lite configuration. The muntin type is not identified on the plans but is required by Staff to be high-profile.

The single awning window looking out onto the front entry stoop is to be replaced by a fixed window. The proposed muntin configuration is 2/3 lite pattern. The original window in this opening was a double casement with four lites per casement. This window should be a fixed double casement with an overall lite configuration of 2/4.

The side-facing front door is arched (see Sheet A4). The proposed door will retain this configuration and be sized to fit the original opening. The details of the door assembly are not included in this proposal. Staff requests shop drawings for this door.

Rear (south) Façade: (Sheet A3)

On the east end of this façade a large screened opening on the original sleeping porch was enlarged to accept a sliding door in the 1970s. This proposal will replace the sliding glass doors with a pair of French doors which are more appropriate to the historic character of this home.

In this proposal the original back door opening in is to be infilled; as discussed above a 'memory' of this door is required.

To the west of the original back door a new large triple-sized opening is proposed. It is to house a pair of French doors along with an equally-sized fixed door. The configuration and size of this assembly is not in keeping with the nature of a Coral Gables Cottage. Staff recommends this assembly be reduced in size perhaps to a pair of French doors matching the pair proposed on the east end of this façade and proposed on the east façade of the original garage building (see Sheet A5).

A new opening is proposed on the rear (south) façade of the original garage building for a 3'-0" x 2'-0" awning window.

Side (east) Façade: (Sheet A5)

The window in the arched opening of the original front porch bay will match those on the front façade and the same comments apply.

The two awning windows on this façade are to be replaced with single-hung windows. The proposal includes muntins on these windows. The original plans (see attached above) indicate that these windows did not have muntins; hence the muntins should be removed.

On the east façade of the current detached garage (which will become attached living space under this approval) several changes to the fenestration are proposed. The door leading to the former servant's quarters will be replaced with a French door. The proposal includes the infill of a small window on this façade; as discussed above a 'memory' of this window is required. A new double opening for a pair of French doors is also proposed on this façade.

Side (west) Façade: (Sheet A4)

In the 1970s two original single-hung windows were removed from the west façade and a sliding glass door installed. In this proposal the sliding glass doors are to be removed and replaced with 6'-0" x 6'-8" fixed windows with a muntin configuration depicting a double window. While a fixed window is more appropriate on this home than a sliding glass door Staff recommends that the owner take this opportunity to reinstate a pair of single-hung windows in this space.

On the west side of the original garage building a new opening for a 3'-0" x 2'-0" awning window is proposed. This matches the window proposed on the rear façade. Also proposed is the infill of a small window on this façade; as discussed above a 'memory' of this window is required.

Sitework:

Sitework includes new driveway and patio laid with brick pavers in a herringbone pattern that has a soldier course edge and center strip in of a different color paver. The proposal re-aligns the driveway with the extant street approach and seamlessly extends through the carport and forms the patio between the carport and the proposed addition. At the sidewalk the proposed driveway matches the 10'-0" width of the adjacent approach. The driveway then flares out to a width not indicated on the plans with the western edge 2'-0" from property line and the eastern edge aligning with the west façade of the home. The driveway has a forty-five degree 5'-7" leg that

juts out in front of the front stoop (note: the front door is a side entry with a wing wall). At the porte-cochere the driveway narrows to the width of its opening. The proposed patio adjacent and to the south of the Porte-cochere is square in configuration with dimensions approximately 8'-10". As required by code, two fixed concrete planters demark the end of the driveway and serve as vehicle barriers to the patio (see proposed Floor Plan).

An existing tree table and new plants list is also provided on the site plan. The proposed planting are along the western property line.

The proposal also includes the removal of wood decks along the side (west) and rear (south) facades of the main home and the east façade of the detached garage. A new wood deck and pergola with associated paver walkways as well as a pool and pool deck are proposed and will be handled as separate permits. The wood deck permit must be concurrent as it is necessary for egress.

BOARD OF ARCHITECTS

The proposal was approved on February 28, 2019.

VARIANCES

No variances are requested.

STAFF CONCLUSIONS

The proposed alterations do not impact the overall historic integrity of the property.

The proposed addition is minimally visible from the street. Its massing, size, scale, and architectural features are in keeping with the historic nature of the home and it does not detract from the historic integrity of the property. The smooth stucco differentiates the addition from the historic structures and the new addition, could theoretically be removed in the future with minimal impact on the historic fabric of the historic property.

New addition will be easily distinguishable from the historic structures by its smooth stucco. The proposed windows also are distinctly different from the fenestration module of the historic home. Since the smooth stucco is proposed, Staff is not opposed to the windows on the new addition being of the same module of the historic home and would be open to this change.

Several modifications to the proposed fenestrations are noted above. These modifications will aid in retaining or restoring the historic nature of these features and are cited below as suggestions or conditions.

The driveway extends beyond the width of the carport and includes a 'leg' extension in front of the entry stoop. The width and the extension of the driveway are not in keeping with the nature of this Coral Gables Cottage residence.

Staff suggests:

1. Removal of the coping tile along the parapet as this is not an original feature.
2. Since the former front porch will be utilized as a foyer that the owner consider reinstating the arched openings to their original height. The protruding sills are extant so the former height of these openings is clearly defined.

Staff recommends the following conditions:

1. To remain in keeping with the nature of a Coral Gables Cottage, the width of the driveway should not exceed the approach width of 10'-0".
2. With the removal of the sliding glass door on the west façade the pair of single-hung windows originally in this space should be reinstated.
3. To remain in keeping with the nature of the Coral Gables Cottage, the door configuration on the rear façade leading out from the kitchen should be reduced -- perhaps to a pair of French doors.
4. The window overlooking front stoop should be a fixed double casement with an overall lite configuration of 2/4.
5. Remove the muntins from single-hung windows on the east façade.
6. Where fenestration is being infilled a "memory" of that opening is required. It may take the form of a slightly recessed infill or an inscribe outline of the former opening. This applies to the back door on the rear (south) façade, the opening on the east and west sides of the detached garage.
7. New window openings should be distinguished from original openings. This may take the form of having no sills or a different sill configuration.
8. All window and door muntins must be high-profile.
9. Staff will review shop drawings for the front door.
10. All extant protruding sills should be drawn on the plans and marked as existing to remain.
11. Original chimney stack and exterior steps in porte-cochere are to remain. The exterior steps should be drawn on the plans.
12. Both wing walls should be clearly depicted on all floor plans and relevant elevations and marked as existing to remain.
13. A separate Certificate of Appropriateness will be required for the wood deck and pergola with the associated paver walkways and will be handled as a separate concurrent permit.
14. A separate Certificate of Appropriateness will be required for the pool and pool deck and will be handled as a separate permit.

Therefore Staff recommends the following:

A motion to **APPROVE with conditions** the design approval for additions and alterations to the residence and detached auxiliary structure and sitework at 1210 Sevilla Avenue, a Local Historic Landmark legally described as Lot 12, Block 8, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida, with the recommendations included in this report, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Spain, Historic Preservation Officer