

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR168-LHD2011-04

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 2 CASUARINA CONCOURSE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 32, BLOCK A, GABLES ESTATES NO. 2; AND REPEALING ALL RESOLUTIONS INCONSISTENT HERewith.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 3, Section 3-1104 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 2 Casuarina Concourse, built in 1966, was designed by internationally renowned architect Alfred Browning Parker; and

WHEREAS, 2 Casuarina Concourse is an excellent example of the mature work of Alfred Browning Parker and the design philosophy for which he is noted; and

WHEREAS, Alfred Browning Parker, credited by his peers as being Florida's most famous architect, has designed in the modern architectural style utilizing the philosophies of the movement, achieving a balance of functionality and form in his buildings in which he relies heavily on materials, structure, and response to the environment and local climate; and

WHEREAS, 2 Casuarina Concourse was constructed for R. Kirk and B. Landon, prominent and important local philanthropists who have made significant contributions to the quality of life in South Florida; and

WHEREAS, 2 Casuarina Concourse is only one of a few remaining extant and completely intact Parker-designed properties in the City of Coral Gables; and

WHEREAS, 2 Casuarina Concourse has undergone few substantive changes and retains its architectural integrity; and

WHEREAS, 2 Casuarina Concourse achieves exceptional importance in multiple areas of significance, is a one-of-a-kind architectural design by a renowned architect, and is directly associated with a major architectural movement in the South Florida community; and

WHEREAS, 2 Casuarina Concourse satisfies the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it is associated in a significant way with the life or activities of a major historic person important in the past; and it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, 2 Casuarina Concourse satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; it is an outstanding work of a prominent designer or builder; and it contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment; and

WHEREAS, 2 Casuarina Concourse satisfies the "criteria consideration" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it is a property that has achieved significance within the past fifty (50) years and is of exceptional importance; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the "Zoning Code of the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark"; and

WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: Lot 32, Block A, Gables Estates No. 2; and

WHEREAS, a Designation Report, Case File LHD 2011-04, prepared by the Historic Landmark Officer containing information on the historical, cultural and architectural significance and criteria consideration of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Dolly MacIntyre and seconded by Kendell Turner and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Dolly MacIntyre	Aye
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Aye
Deborah Tackett	Aye
Venny Torre	Aye
Dorothy Thomson	Aye
Kendell Turner	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on February 16, 2012, has designated 2 Casuarina Concourse, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of the "Coral Gables Zoning Code" and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF FEBRUARY, A.D., 2012.



**DEBORAH TACKETT
ACTING CHAIRMAN,
HISTORIC PRESERVATION BOARD**

ATTEST:



**DONA M. SPAIN
HISTORIC LANDMARK OFFICER**

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN, CITY ATTORNEY