

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
3701 DURANGO STREET
CORAL GABLES, FLORIDA
AS A LOCAL HISTORIC LANDMARK AND
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ALTERATIONS AND ADDITIONS TO THE PROPERTY**



Historic Photograph, c.1940

**LOCAL HISTORIC DESIGNATION and
SPECIAL CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
to the property at
3701 DURANGO STREET
CORAL GABLES, FLORIDA**

LOCAL HISTORIC DESIGNATION REPORT – LHD 2018-005

Application: Designation requested by owner

Folio Number: 03-4118-005-1280

Legal Description: Lots 1, 2, & 3, Block 43, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida

Original Permit No. / Date: 1749 / November 7, 1925

Original Architect / Builder: H. George Fink / Hemmings Construction Company

Original Owner: Frank C. Headley

Present Owner: H. Michel & Jennifer A. Boussuge

Present Use / Type / Style: SFR / 2-story / Mediterranean Revival

Site Characteristics: Located on three lots at the southeast corner of Durango Street and Roderigo Avenue. Primary facade faces west onto Durango Street. Site dimensions are approximately 110 feet wide by 105 feet deep.

SUMMARY STATEMENT OF SIGNIFICANCE

Permitted in 1925, the home at 3701 Durango Street is significant as a classic example of an early single-family residence in Coral Gables built in the Mediterranean Revival style. It exhibits numerous character-defining features of the style--most notably its round tower entry. The home was designed by architect, H. George Fink who was one of the City's well-known and prolific architects. Fink was a prominent member of George Merrick's original design team and his designs aided Merrick in his quest for a Mediterranean-themed community whose architecture was adapted to the southern Florida climate. This early home, built prior to the City's incorporation, characterizes both Merrick's vision and Fink's contribution to shaping Coral Gables. This single-family residence retains its historic integrity and thus, it is part of the collection of quality structures that is historically significant to 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. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) and a local community works through a certification process 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 Treatment Historic Properties with Guidelines 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. 3701 Durango Street is eligible as a local historic landmark based on its architectural significance. For designation, a property must meet one (1) of the criteria outlined in the Code. As discussed below, 3701 Durango Street meets the following **four (4)** criteria:

- a. *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*
 3. *Is an outstanding work of a prominent designer or builder*
 4. *Contain elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

This single-family home at 3701 Durango Street was designed by H. George Fink in 1925. Fink was one of the architects who was instrumental in creating the fabric of 1920s Mediterranean Revival architecture which characterizes the City of Coral Gables. His designs aided in the fulfillment of George Merrick's vision and goal of a planned Mediterranean-themed community whose architecture was adapted to the southern Florida climate. This home, built prior to the incorporation of the City was one of the early structures that characterized both Merrick's vision and Fink's contribution to shaping the City of Coral Gables.

This two-story, single-family residence was originally designed as three-bedroom home with an attached two-story, two-car garage and apartment. It sits on an approximately 110' x 105' corner lot and is surrounded by a low perimeter wall. The home includes many prominent and defining features of the Mediterranean Revival style such as projecting and recessed planes, rectilinear massing and floor plan, a distinctive round tower entry feature, a projecting screened porch (now enclosed), a series of arched openings, roofs of varying heights and types, two-piece barrel tile, textured stucco, a prominent chimney, decorative masonry screens and vents, as well as deeply recessed casements of various shapes and sizes.



Figure 1: 3701 Durango Street, Front Facades, looking southeast, c. 1940

HISTORIC CONTEXT: Coral Gables Country Club Section

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 construction of the single family residence at 3701 Durango Street occurred in 1925 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. When George Merrick began the planning and developing of Coral Gables, he envisioned it as a cohesively-designed Mediterranean-inspired city. During the 1920s, careful attention was paid by his development team to ensure that the buildings and streetscape elements conformed to Mediterranean ideals. Merrick felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The use of Mediterranean designs, and specifically Spanish prototypes, was one of the featured selling points for the community in early promotional materials. 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." 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.



**Figure 2: Plat Map: Country Club Section 3
3701 Durango Street: Lots 1, 2, & 3, Block 43**

Coral Gables' initial stage of development was concentrated within and surrounding the land which formed the Merrick Family's Coral Gables Plantation—generally, the area between Bird Road, Douglas Road, SW 8th Street, and Red Road. 3701 Durango Street is in the southwestern portion of this area, specifically in Coral Gables Country Club Section 3 (Figure 2). Development in the City continued rapidly until South Florida was struck by a devastating hurricane in 1926. This turned the land boom to bust, and ushered in the Depression-era years. Coral Gables fared better than many of the surrounding communities during these lean times. Monumental civic projects, such as completion of the Country Club Prado Entrance, continued during the late 1920s and early 1930s, and residential construction slowly proceeded.

Located on three lots at the southeast corner of Durango Street and Roderigo Avenue (Lots 1, 2, & 3, Block 43), the structure at 3701 Durango Street was permitted 1925 and was in an area where there was sporadic development in the 1920s and into the 1930s (Figures 3). The Biltmore Golf Course opened in 1925 and it is likely that this area along the southern tip of the golf course would have seen increased development had the hurricane not hit a year later.

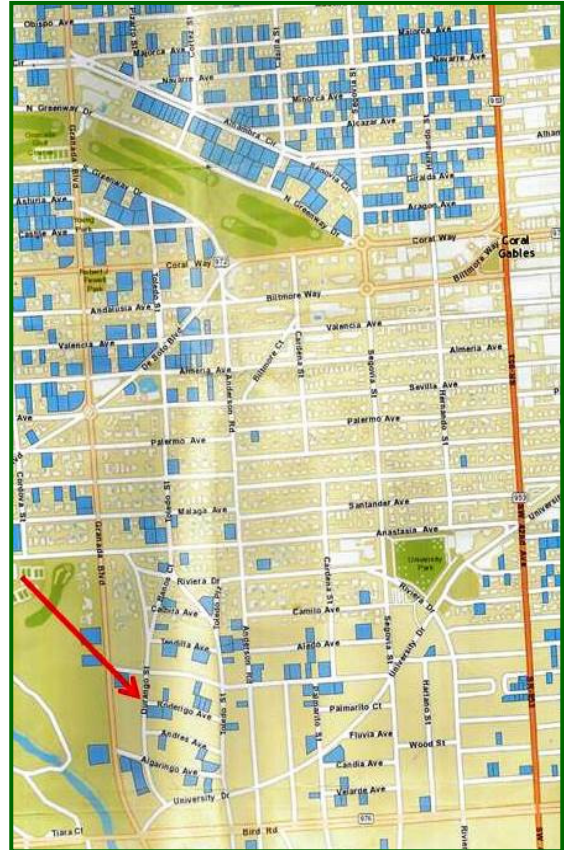


Figure 3: Map of Pre-1935 SFR homes in the vicinity of 3701 Durango Street
Blue blocks mark locations of pre-1935 homes



Figures 4: 1948 Aerial Photograph Vicinity of 3701 Durango Street

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

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 the residential area of the Coral Gables Country Club Section 3 was almost entirely built out (Figures 4 & 5). The area was originally platted as a single-family neighborhood and it has retained that context into the present. (Figure 6)



**Figure 5: 1957 Aerial Photograph
Vicinity of 3701 Durango Street**

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



Figures 6: Aerial Photo

Current Context for 3701 Durango Street

Courtesy of Miami-Dade County Property Appraiser

SIGNIFICANCE ANALYSIS AND DESCRIPTION



Figures 7: 3701 Durango Street, Street-facing Facades
Historic Photo, looking southeast, c.1940 [top]
North Façade along Roderigo Avenue, 2018 [bottom left]
West Façade along Durango Street, 2018 [bottom right]

Permitted in 1925, the single-family residence at 3701 Durango Street is significant as a classic example of an early single family home in Coral Gables built in the Mediterranean Revival style. It was designed by architect, H. George Fink. He was one of the most well-known and prolific architects in Coral Gables and a prominent member of George Merrick's original design team. Fink was instrumental in creating the fabric of 1920s Mediterranean Revival architecture and his designs aided in the fulfillment of George Merrick's vision for a community designed in the Mediterranean theme. This home retains its integrity and is significant as an example of Fink's work during the City's initial building campaign.

The original plans (permit #7949; See Attachment A) for the property at 3701 Durango Street show that the two-story single-family home was designed as a three-bedroom home with an

attached two-car garage that housed second story service apartment. The first floor of the home comprised of one bedroom, a large living room with a fireplace, a dining room with a balcony facing Roderigo Avenue, a bathroom, and a breakfast room adjacent to the kitchen. The first floor also has three porches—a screened loggia front porch facing Durango Street and two service porches from the garage. The L-shaped second story of the home comprised of two bedrooms, a bathroom, and a sleeping porch. Subsequently a terrace (1977) and a master bedroom suite (1982) have been added to the home. (Figure 19) The location, size, and detailing of these additions do not adversely impact the historic integrity of the original home.

Overall, the single-family residence and auxiliary building, with its thick masonry walls, which keep the structures 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, exemplifies Merrick's vision and goal of a Mediterranean-themed community whose architecture is adapted to the southern Florida climate. Additional character-defining Mediterranean Revival style features of home include:

- ✓ projecting bays which include a one-story round entry tower
- ✓ roofs of varying heights and types
- ✓ rectilinear massing and floor plan
- ✓ distinctive round tower entry feature
- ✓ a projecting screened porch (now enclosed)
- ✓ a small shelf balcony and a second story loggia
- ✓ a series of arched openings
- ✓ two-piece barrel tile
- ✓ textured stucco
- ✓ a prominent chimney
- ✓ decorative masonry screens and vents
- ✓ curved front door
- ✓ applied decorative detailing such as face boards and moldings, grouped round vents, ornamental metalwork
- ✓ deeply recessed casement windows of various shapes and sizes



Figure 8: Front Entry Tower, 2018

Visual assessment of the property as well as examination of permit documents and historic photographs indicates that few changes have occurred to the character-defining features of the single-family residence at 3701 Durango Street. Thus, it is considered to be part of the collection of quality structures constructed during land boom period that retains its historic integrity and is historically significant to the City of Coral Gables.

Extant Exterior Description



Figures 9: 3701 Durango Street, Durango Street and Roderigo Avenue, Looking Southeast, Front (west) and Side (north) Facades, 2018



**Figures 10: Front (west) Facade, 2018:
Northern section (1925) [left]; Southern section (1982) [right]**

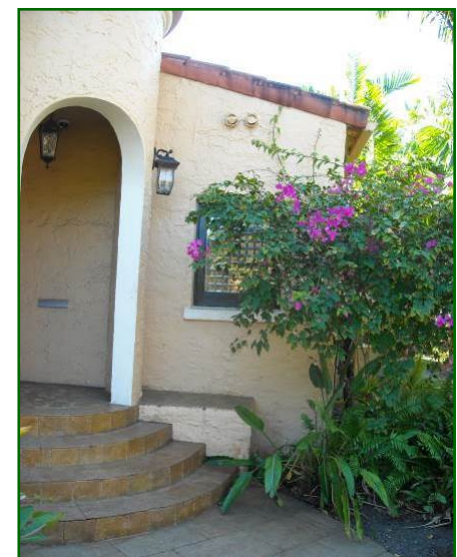
The two-story rough-textured stuccoed single-family home sits on the southeast corner of Durango Street and Rodrigo Avenue on an approximately 100' x 105' lot. The front of the home faces onto Durango Street. A low masonry perimeter wall runs along the sidewalk of these two roads. The home and its attached two-car garage and apartment is, in plan, roughly 'C-shaped' with an open terrace feature at the center of the 'C'. (Figure 19) The portion of the home along Rodrigo Street is comprised of one and two story sections that were all constructed in 1925. Along Durango Street, the northern two-story portion dates to 1925 while southern one-story portions that wrap east along the south perimeter of the property are later additions. A rectangular pool with stone deck and walkway lies to the east of the residence.

The home is comprised of gable, shed, conical and flat roofs. All of the sloped-roof elements are clad in two-piece barrel tile. The flat roof portion of the building has smooth-topped parapet walls. The windows are predominantly casements with high-profile Colonial muntins. The arched openings of the original front porch on the front (west) façade, the arched openings along the side (north) façade and the openings along the former second story loggia of the garage

apartment are fixed windows with appropriate raised muntin configurations. The 1925 portion of the home is built over a crawl-space.

The home is approached by a diagonal stone walkway leading from corner of Durango Street and Rodrigo Avenue. One passes through an original metal gate at the sidewalk with the walkway leading to a one-story, rounded entry tower. The tower anchors the northwest corner of an L-shaped two-story section of the home. The entry tower has a low-pitched conical roof with a flat fascia board below. Several inches below the fascia a decorative molding curves around tower bringing additional visual dominance to the entry. The tower is accessed by a series of curved cascading steps that are flanked by block pedestals. The semi-circular arched entry and steps are on axis with the street corner. The distinctive front door also has a semi-circular arch and faces Durango Street. This wood-panel front door is original and has a circular window. Currently a metal security screen protects the front door. The flooring of the covered entryway is brightly-colored randomly-cracked tile. This flooring is original; the same flooring is also extant in the now-enclosed front porch area.

The front (west) façade is comprised of three distinct sections. The northern 1925 portion is two stories with a side-facing gable and includes a two projecting one-story elements: a round entry tower (described above) and a shed-roofed bay. The entry tower abuts the projecting bay at its northeast corner. Three semi-circular arched full-height openings, matching the arched opening on the entry tower, are centered on the front (west) façade of what was originally a screened porch. Decorative rafter tails are extant but presently obscured by a gutter. On the north (side) façade of the bay is square window with one of the few extant original sills. Above the window is a pair of decorative round vents.



Figures 11: West Façade, 2018
Front entry tower and original door [top]
Entry tower and north wall of projecting porch bay
Note extant sill and decorative rafter tails below
gutter [center]
Porch bay, west wall, arched openings now enclosed
[bottom]



The central and southern sections of the front (west) façade were added in 1982. Both are rough-stuccoed with two-piece barrel tile roofs. The central section is a one-story gallery that connects the original home to the master bedroom (southern section). It is side-gabled whose roofline seamlessly extends along the same pitch as the shed roof of the adjacent projecting bay described above. This façade, which is flush with the adjacent bay, has no openings. The southern master bedroom section has a broad, front-facing gable roof. Two pairs of French doors are placed between three twisted columns. Two raised-stucco arches spring from the Ionic column capitals.

**Figure 12: Front (West) Façade, 2018
Southern Section (1982)**

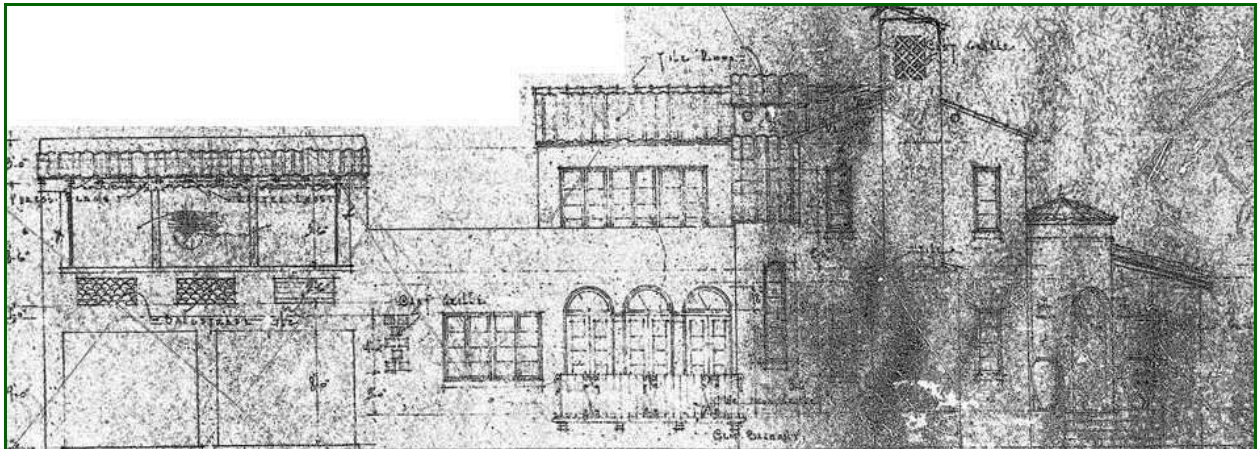


Figure 13: Side (North) Façade: Permit #1749 Drawing, 1925

The side (north) façade which runs along Rodrigo Avenue is comprised solely of portions of the home permitted in 1925 and is divided visually into three distinct sections. The western section of the north façade encompasses the front-facing two-story gabled portion of the home. The central section of this façade which houses the eastern portion of the home is one-story under a flat roof with a parapet and is set back approximately 1'-0" from the adjacent two-story section. The eastern section of the north façade consists of a two-car garage with a second story loggia and apartment. This section also has a flat roof with a parapet.

The western section of the north facade is dominated by a centrally-located two-and-a-half story decorative protruding chimney stack. The base of the stack is approximately 6'-0" wide. At the first story ceiling height the stack shoulders in to an approximately 4'-0" wide stack. The shoulders are adorned with barrel tile. At the second story level the stack is adorned with an S-shaped metal feature. On north and south faces of the half-story portion of the stack above the roofline of the home is a diamond-hatched cast masonry grille. The top of the stack is finished at a diagonal and covered by two-piece barrel tile hence mimicking a shed roof. Single casement windows flank the chimney on the first and second story of the home. In the gable eave a pair of

single round vents flank also flank the chimney stack. To the east and flush with the two story portion of the home is a narrow one-story portion of the façade with a long shed roof that covers the interior staircase. A tall arched window provides light to the stairway.



Figures 14: Side (North) Façade, 2018
Western portion [top left]; Looking southwest [top right]
Narrow cantilevered balcony [bottom left]; Filled in masonry grille [bottom right]

The central section of the north façade has a three arched openings each housing a pair of French doors with a fanlight above that lead onto a narrow cantilevered concrete balcony. Centered above each arch is a round vent. Adjacent to this ensemble is a large window formed by two pairs of double casements with a pair of round vents above. The original plans indicate this ensemble looked out from the breakfast room. Between the breakfast room and the attached garage the original plans indicate there was formerly a back porch area. This area has since been enclosed. On the façade the filled-in remnants of a masonry grille opening to the former porch is visible in the stucco. The original plans show a cast masonry grille in a block pattern however the remnant pattern matches the diamond-hatch pattern chimney stack. (Figures 13 & 14)

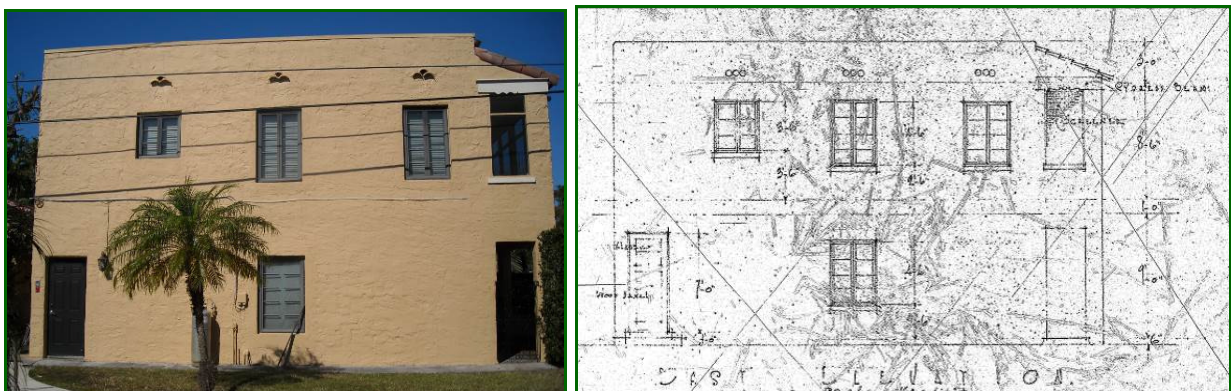


Figure 15: Side (North) Façade, Eastern section, 2018
Two-story Garage and Apartment Loggia
Loggia northeast corner detail

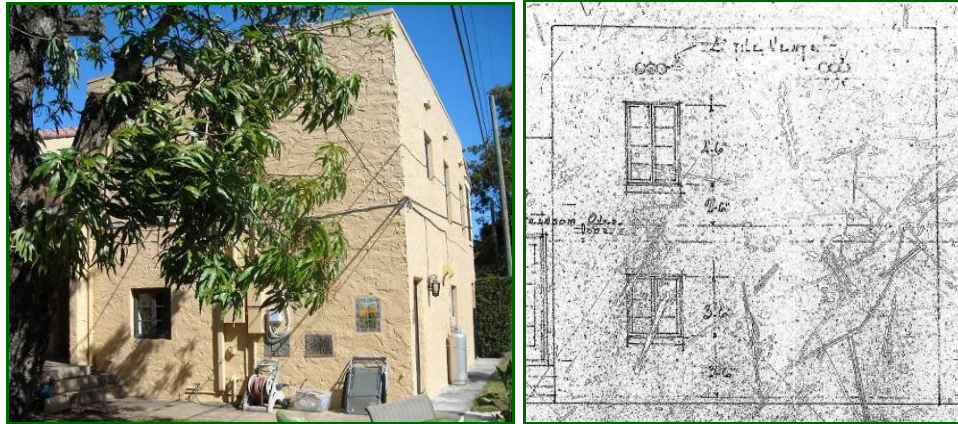
Note: carved rafter tails, decorative face board

The eastern section of the side (north) façade along Rodrigo Avenue is comprised of a two-car garage and a second story apartment under a flat roof. The garage doors have a carriage door appearance and are set back under a projecting loggia on the second story. The loggia is covered by a two-piece barrel tile shed roof. The ends of the loggia's rafters are decoratively carved. Under the rafters is a cypress face board whose bottom edge has repeating carved motif. The face board wraps around the loggia's corner of the east façade. (Figures 15 & 16) The north façade of the loggia encompasses three large square openings (approximately 5'-6"); the three openings read as one unit as they are joined by one long protruding sill. Each square opening is divided into four rectangular sections (2 small on top; 2 large on bottom) by thin flat muntins. Originally screened, they are now enclosed by fixed full-view glass windows. Centered below each of these large square openings is a smaller rectangular opening, now enclosed by Plexiglas, which as per the original permit once held cast masonry screens. (Figures 13 & 15)

The east and south facades of the garage / apartment portion of the home remain unchanged. Their sole decorative feature is groups of round vents. (Figures 16 & 17)



Figures 16: East Façade: Garage and Apartment
Current photo, 2018 [left]; Permit #1749 Drawing, 1925 [right]



Figures 17: South Façade: Garage and Apartment
Current photo, 2018 [left]; Permit #1749 Drawing, 1925 [right]

The home is roughly C-shaped in plan with an open terrace feature at the interior of the “C”. The terrace feature is bounded on the north side by the two-story section of the original home and on the west and south by the one-story gallery and master bedroom additions respectively. A free-standing one-story wall with arched openings spans a portion of the east end and gives this terrace feature a courtyard-like feel. Large beaded-edged wooden members form an oversized ‘trellis-like’ feature in this space. The wooden beams run north-south and connecting the two-story original structure to the one-story master bedroom addition. A circular pool feature with three twisted columns supporting arches is at the southwest corner of the terrace feature.



Figures 18: Central Open Terrace, 2018
Looking northwest [left]; Looking southwest [top right]; Looking east [top left]

Additions / Alterations

The original 1925 plans (permit #1749) for the property at 3701 Durango Street indicate that the two-story single-family residence was designed as a three-bedroom home with an attached two-story two-car garage and apartment. (Attachment A)

Additions to the property include:

- 1956: pool -- Permit #13887
- 1977: terrace with water feature -- Permit #24983B (see Attachment B)
- 1982: one-story gallery and master bedroom suite addition -- Permit #27736 (see Attachment C)
- 1989: rebuilding roof ridge and portion second story wall on south façade -- Permit #33127 (see Figure 20)

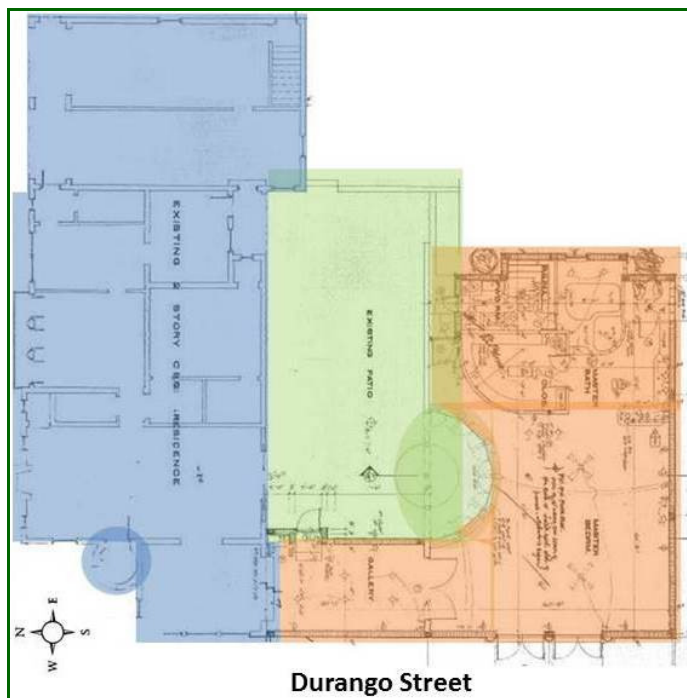
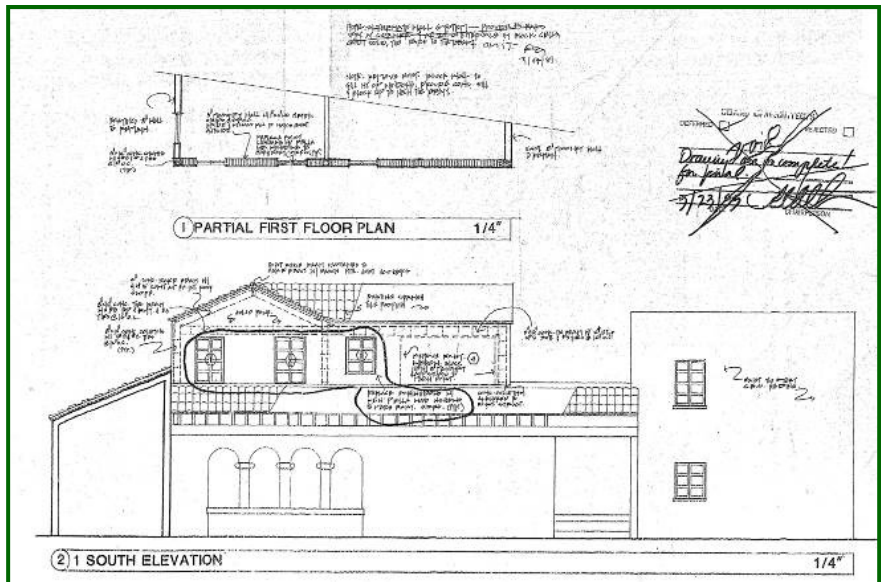


Figure 19: Annotated Floor Plan
Blue: original single-family home – Permit #1749, 1925
Green: terrace with water feature addition -- Permit #24983B, 1977
Orange: one-story gallery and master bedroom suite addition -- Permit #27736, 1982
Plan Courtesy of Arden-Green Architects, Inc., Permit #27736

In 1977 Permit #24983B was issued to architect Tom Spain for a large terrace (approximately 45'-8" x 20'-0") with a circular pool feature (approximately 10'-0" diameter) to the south of the two-story home. A series of 4' x 8" timbers spaced 2'-0" on center spanned north-south above the 20' width of the terrace. A new 'shed' one-story roof feature was built on the south façade of the original home that tied into the new timbers. A free-standing cement wall provided timber support on the southern side of the terrace. This wall bisected the circular pool opening up to a series of arched openings springing from columns that stood in the pool. At the east end of the terrace a free-standing wall with arched openings defined the terrace space. (Figures 18) On the south façade, three double casement windows were replaced with a sliding glass doors with fixed window sidelights to provide additional access to the new terrace. The permit drawings indicate the floor of the terrace was tiled.

In 1982, Permit #27736 was issued to Arden-Green Architects, Inc. for a one-story gallery and master bedroom addition. The one-story addition was L-shaped and wrapped around the west and south sides of the 1977 terrace. The one story crossed-gabled gallery (approximately 20' x 8') extended south from the 1925 porch to the master bedroom portion of the addition. This front-facing gable addition extended approximately 48'-8" to the east. The 1977 free-standing terrace wall became the west wall of the master bedroom addition. On the west front-facing gable façade along Durango Street two pairs of French doors were installed between two applied-molding arches and between pairs of twisted columns.

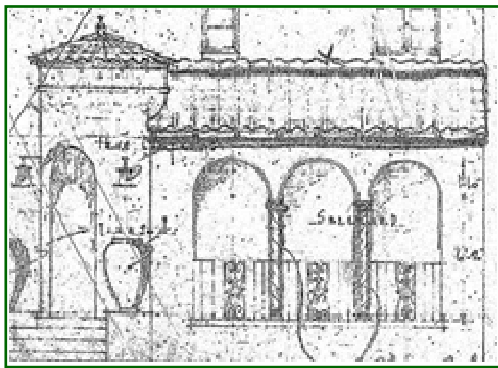
In 1989 it was determined that the roof ridge needed to be replaced. (Permit #33127) During the repair the permit was revised to include the reconstruction of portions of the second story wall on the south façade. When rebuilt the three individual windows on the west end of the façade were replaced in-kind and the opening for the three windows on the east end of this façade were blocked up. It is clear from the change in stucco texture where the original wall remains and where the wall was rebuilt. A single casement window on the front (west) façade was also removed. It is not clear if that was also part of this permit or undertaken at another time. This window is present on the 1982 drawings by Arden Green Architect.



**Figure 20: South Façade,
Roof Ridge and Second Story
Wall Repair
Permit #33127, 1989 [top]
Current Photo, 2018 [bottom]**

**Note: differences in stucco texture – first story, original,
second story, repair
Note: 1977 ‘shed roof’ and terrace timbers in foreground**

In 2004 thirty-one casement windows were replaced in-kind with impact-resistant windows. All of the original window sills are drawn on the plans. With the exception of one window on the original screened porch no sills are extant. The one window where the sill still remains was one of the few windows listed as existing to remain on this permit. It is likely that the sills were removed with the installation of these windows. It is also notable that the north elevation, the balcony railing, which is no longer extant, is drawn in the 1982 permit plans but is not depicted on these window plans. It is also likely that the front porch was first enclosed at this time and the twisted columns removed and/or encapsulated. Although the columns are no longer visible on the exterior of the home they still remain on the interior. (Figures 21) Ten doors, all French doors or sidelights, were also replaced at this time. In the 1982 addition plans it appears that the remaining first story windows on the south façade facing the terrace were still present. In 2004 with this door permit, no first story windows remain on this façade. At the center of this façade is a pair of French doors. It is not clear if this is a new installation with this permit or an existing door. Another pair of French doors is drawn on this permit in the previous location of the back door and its adjacent casement window. This pair of French doors is denoted as existing.



Figures 21: Twisted Columns, Enclosed Porch, Front Façade
Top: Permit #1749 Drawing, 1925 [left]; Current Condition, Exterior, 2018 [right]
Bottom: Current Condition, Interior, 2018: looking west [left]; looking south [left]
Note: Original porch random tile flooring; same flooring as entry tower

A few other notable alterations to the original exterior historic fabric have occurred over the years. These include: the replacing the garage doors with doors visually similar to the originals (2007); the retiling the front steps, laying a new front asphalt walkway, and installing a paver driveway (date unknown); the removal of the metal window grate from the original porch (date unknown; post-2004); the removal of garage apartment loggia ‘balustrade’ material (date unknown); the infilling cement grille on north façade adjacent to garage (pre-1980); and the removal of the face board on the west elevation of the garage apartment loggia.

The single-family home at 3701 Durango Street retains its original historic form and massing. The alterations do not detract from the overall historic character of the home. And despite the loss of some original material and features it still retains a high degree of historic integrity.

Architect



H. George Fink was cousin of City founder George Merrick and was responsible for much of the early design and planning of Coral Gables. He designed at least 120 buildings which are currently designated as Local Historic Landmarks within the City of Coral Gables (either individually or as part of a historic district).

Fink’s family moved to the area from Springdale, Pennsylvania in 1904. He graduated from Miami High School in 1907 and went on to study architecture at the Drexel Institute in Philadelphia and supplemented his education with special classes at the University of Pennsylvania. From 1915 to 1921 Fink designed numerous buildings for Miami Beach Developer Carl Fisher and Associates. In 1921 he began working with George Merrick. That same year, Fink became a member of the American Institute of Architects (AIA) and was the youngest member of the organization at the time of his appointment.

Fink designed numerous Mediterranean Revival residential and commercial structures in Coral Gables in the early 1920s. He was a prolific architect, reportedly designing at an average rate of forty homes per month. Fink’s residential designs ranged from small cottages to more elaborate residences for the City’s leaders including George Merrick and Edward E. “Doc” Dammers. A 1923 article in the Miami News described residential plans Fink was working on as, “even more distinctly Spanish” than his previous works stating that, “every possible method which will cause these homes to be artistic in a languorous sense typifying semi-tropics and Spain will be made use of” (Miami News April 30, 1923). Fink’s architectural practice was so busy during the early 1920s, that by the end of 1923 he outgrew his office and built a larger one at 2506 Ponce De Leon that served as a showcase for the Mediterranean Revival style. (Miami News November 26, 1923). He was regularly featured in newspaper articles discussing the progress of development in Coral Gables, and in advertisements for the community during the 1920s. In 1924, Fink travelled to Spain to study the architecture, and was honored by King Alfonso XIII of Spain for his “interesting, outstanding, and extremely artistic interpretation and reproduction of the Spanish

Arts in America” (Miami Herald April 12, 1975). During his visit to Spain, Fink was also made a “Don,” the Spanish equivalent of English knighthood.

The devastating hurricane in 1926 abruptly halted much of the construction in Coral Gables. In 1928, Fink left the City accepting a position as the Designing Architect for the J. C. Penney Company of New York. He remained with them until 1932 when he became a Supervising Architect for the Works Progress Administration (WPA). He was assigned to the State of Maine and remained with the WPA until 1937.

Fink returned to Coral Gables in 1937 and resumed his private architectural practice. During World War II, he was Architectural Designer for Robert & Company, of Atlanta, assisting with the Richmond Naval Air Station, the Glynn County Base, in Brunswick, Georgia, and the Chamblee Naval Base in Chamblee, Georgia. In 1943, Fink became Architect in Charge, Architectural Division, Bell Bomber Plant, Marietta, Georgia, where the famous B-29’s were built and assembled. Fink returned to Coral Gables in 1945 and continued to design there until the middle of the 1960s. He served on the Coral Gables Board of Architects from 1945 through 1956, acting as its chairman for seven years within this period. Fink also served as the Secretary of the Florida South Chapter of the AIA from 1952-1955.

Ownership History

Note: primary records regarding ownership prior to 1975 have not been located and the following ownership history is based on numerous sources including R. L. Polk City Directories which were available from 1923-65, building permits, realtor notes, other records on file within the City of Coral Gables real estate records as well as Miami-Dade County Clerk files.

Owners:

| | |
|--------------|--------------------------------------|
| 1925-1944 | Frank O. & Romie Culberson Headley |
| 1944 -1947 | Philip M. Wilcox |
| 1947-1975 | Dr. Marvin G. & Virginia S. Flannery |
| 1975 | R. Rob & Marjorie W. Smith |
| 1975-2003 | Theodore L. & Kaye C. Schull |
| 2003-2005 | Silvia B. Santana |
| 2005-Present | H. Michel & Jennifer A. Boussuge |



The single-family home at 3701 Durango Street was built as a retirement home for Frank and Romie Culberson Headley. City directories indicate that they were joined in the house by Romie’s sister Annie Brantley as well as Timothy Williford who is listed as the butler and chauffeur. City directories also indicate that the garage apartment was often rented.

Figure 22: Frank O. Headley, 1914

Courtesy Distinguished Men of Baltimore and of Maryland

Frank O. Headley (1872-1951) was the originator and president of Headley's Chocolates. The Headley Chocolate Company was founded in 1900 and operated until the early 1930s. The building of the Baltimore-based company (15-17 S. Frederick Street) was listed on National Register of Historic Places in 1979. Headley's Chocolates was often referred to in newspaper accounts as the up-scale alternative to Hershey. Its specialty was assorted boxes candies particularly the "Headley Coconut Cream Bar." Mr. Headley retired 1920.



In 1944 the Headley's sold the property to Philip Wilcox who rented the property to a military family that was based in Coral Gables during WWII. When Mr. Wilcox offered the property for sale it was purchased by another family, the Flannery's, who had also moved to Coral Gables during the war. In 1945 Dr. Marvin G. Flannery was promoted to the rank of Colonel and was named as the chief of surgical services at the AAF Regional Convalescent Hospital based at the Biltmore Hotel. After the war ended Dr. Flannery accepted a position as Chief of Surgery at Mercy Hospital. They purchased this home in 1947 where they lived for twenty-eight years and raised their three daughters.

In 1975 they sold the house to Theodore L. and Kaye C. Schull who also lived in the home for twenty-eight years. The current owners purchased the property in 2005.



Figure 23: Dr. & Mrs. Flannery, November 1950
Photo Courtesy of The Miami News

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 not the intent of the Coral Gables Zoning Code to recognize only the City’s most monumental historic landmarks through historic designation, but 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.

Permitted for construction in 1925, the property at 3701 Durango Street (legally described as Lots 1, 2, & 3, Block 43, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida) is significant to the City of Coral Gables’ history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

b. 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;
3. Is an outstanding work of a prominent designer or builder;
4. Contain elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

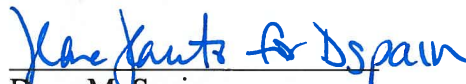
Staff finds the following:

The property located at 3701 Durango Street is significant to the City of Coral Gables history based on: **ARCHITECTURAL SIGNIFICANCE**

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **3701 Durango Street** (legally described as Lots 1, 2, & 3, Block 43, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida) based on its architectural significance.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

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"Baltimore Enterprise Expands: Combined Buildings of the Headley Chocolate Company", December 22, 1909

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"Dr. & Mrs. Marvin G. Flannery Purchase New Home" Sunday, February, 15, 1948

"Marvin G. Flannery Promoted" Sunday, November 4, 1945

Miami News

“3701 Durango Spanish Style” Saturday, October 18, 1975

“Flannery Joins Biltmore Staff” Sunday, January 14, 1945

“H. George Fink Designs Many Fine Buildings” Sunday, January 4, 1925.

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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.

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: | 3701 Durango Street |
| Date of Construction Permit: | 1925 |
| Use: | single-family residence |
| Construction Material: | concrete block covered with stucco |
| Roof: | flat, gable, hip |
| Photographs Year: | 2018 |

CHARACTER-DEFINING FEATURES

Style: Mediterranean Revival



- ✓ projecting bays
- ✓ roofs of varying heights and types
- ✓ rectilinear massing and floor plan
- ✓ distinctive round tower entry feature
- ✓ a projecting screened porch (now enclosed)
- ✓ a series of arched openings
- ✓ two-piece barrel tile
- ✓ textured stucco
- ✓ a prominent chimney
- ✓ applied decorative detailing such as face boards and moldings, grouped round vents, ornamental metalwork
- ✓ deeply recessed casement windows of various shapes and sizes





- ✓ series of arched openings
- ✓ a small shelf balcony and a second story loggia
- ✓ decorative round vents



- ✓ decorative masonry screens and vents
- ✓ applied decorative detailing such as moldings, grouped round, vents, and ornamental metalwork
- ✓ deeply recessed casement windows of various shapes and sizes
- ✓ projecting bays
- ✓ roofs of varying heights and types



- ✓ rough-textured stucco
- ✓ applied decorative detailing moldings, grouped round vents, ornamental metalwork
- ✓ curved front door
- ✓ random tile entry floor



- ✓ second story loggia
- ✓ applied decorative detailing moldings and grouped round vents
- ✓ original openings



- ✓ extant original projecting sills

ATTACHMENT A:
3701 Durango Street
Permit #1749, 1925
(see attached)

ATTACHMENT B:
3701 Durango Street
Permit #24938, 1977
(see attached)

ATTACHMENT C:
3701 Durango Street
Permit #27736, 1982
(see attached)

**SPECIAL CERTIFICATE OF APPROPRIATENESS REPORT
COA (SP) 2018-005**

Proposal: The applicant is requesting design approval for an addition and alterations to the residence as well as sitework. Two variances are also requested.

Architect: John R. Forbes, Architect – Forbes Architects

Legal Description: Lots 1, 2, & 3, Block 43, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida.

BACKGROUND/EXISTING CONDITIONS

See attached Local Historic Designation report.

PROPOSAL

The applicant is seeking approval for additions and alterations to the existing home. The scope of work consists of remodeling the existing residence, adding a new Family/Great Room addition (749 SF) at the southeast of the existing home, adding a Cabana (100 SF) to the south of the pool, as well as sitework.

The proposed addition (Family/Great Room) and cabana are planned along the south edge of the property. In 1982, Permit #27736 was issued for an addition at the southeast corner of the property. The setback along the south property line was 8'-6". The proposed addition and cabana will continue along the same setback. The Family/Great Room addition is proposed as the fourth side of an open courtyard.

The scope also includes removal of the existing gable roof of a previous addition to create new hip roofs eaves in keeping with the original house and to adjoin to the proposed addition. The roof slope and the new fascia are coordinated with the existing roof.

Alterations to the existing original portion of the residence include re-instating sills to the original window openings, re-instating the iron balcony railing on the north façade, a new barrel tile roof, and new clay tile screens to be installed along garage apartment loggia.

Two variances have also been requested: a setback variance from Article 4, Section 4-101 (D) (4c) and a maximum floor area variance from Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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.*

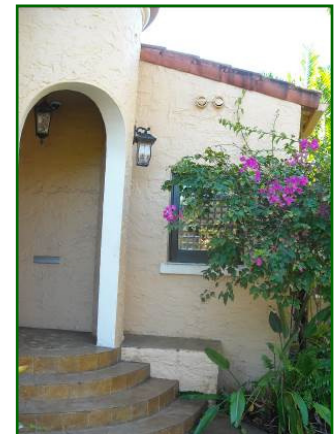
STAFF OBSERVATIONS

The stucco of the 1925 original historic home is to remain and is noted on the plans as 'rough' texture stucco. The stucco of the new additions is to be a different texture than the historic home and is noted on the plans as 'medium' textured stucco. All sloped roof materials, new and extant, is to be two-piece barrel tile. The roofs of the proposed additions will have exposed rafter tails. The size and scale of the proposed fenestration openings as well as the muntins patterns take their cues from the existing casement windows.

Many of the original sills were removed from the 1925 portion of the home. This proposal seeks to re-instate these sills. The extant original sill on the west façade (north façade of original screened porch – See Figure 1) will be the model for the re-instated wills. All re-instated sills on the 1925 original facades are to match the size, shape and texture of this sill. Their locations are noted on the plans.

**Figure1: Extant historic sill, 1925
West Façade, North Elevation of Original Porch**

*Note: All re-instated historic sills are to
match this sill in size, shape and
texture*



All new windows will have sills whose size and shape is different from these re-instated sills. Their locations are noted on the plans.

West Facade – facing Durango Street:

The northern two-story portion of this façade is the original 1925 portion of the home. The southern one-story portions were added in 1982. The only alteration to the original portion of the home is the re-instatement of window sills.

The façade of the 1982 addition is to be significantly reworked. The central cross-gable roofed section is to become the grand hall connecting the two-story 1925 portion of the historic home

with the later one-story addition spaces (1982, 2018). This portion of the west façade is currently a blank. A group of three double casement windows is proposed. The east façade leads out to the proposed open courtyard through a pair of French doors. These will remain.

The southern section of the 1982 addition is under a large front-facing gable roof. It houses the master bedroom suite. This portion of the 1982 addition is slated to receive significant exterior and interior alterations. The west façade is currently flush with the central section and contains two pairs of French doors under an applied decorative double arch feature. Under the proposed large front-facing gable a portion of west façade will be rebuilt. It will be recessed approximately 1'-6" between great hall addition to its north and the southern half under this gable end to its south. There is to be two double-casement windows on this section. On the southern portion under the gable end, a full-length casement window with a transom is proposed. A smaller gable roof feature, with the same slope as the larger gable, is to be centered over this full-length window. The southern gable of this roof feature will adjoin the larger gable roof. A round vent in this smaller gable end is proposed.

South Façade:

The south façade is comprised solely of the 1982 addition and the new proposed addition. The hip roof is higher over the 1982 master bedroom/bath addition and slopes down to the lower height over the proposed Family/Great Room addition. The façade juts back approximately 1' under the sloping roof providing an added visual break between the extant and proposed additions. Currently this façade of the 1982 addition is blank. With this proposal a fixed picture window flanked by single casements will be added near the western end. On the proposed addition the plans call for a small casement window, corresponding to a powder room in the façade's recess under the sloping roof and full-length double casement windows with a transom along the façade of the proposed addition.

Garage: the south façade of the original two-story garage/apartment remains unchanged with the exception of re-instating the appropriate sills on the extant historic window openings.

East Façade:

The façade is comprised of the proposed one-story Family/Great Room and the hallway additions at the south and center as well as the side elevation of the original two-story garage/apartment at the north end.

The proposed Family/Great Room addition is under a gable end. Centered under the gable is a pair of full-view French doors with a clear-view transom. Three new concrete steps will lead to the proposed door. Flanking the door are a pair full-length double casement windows with a transom. In the gable end is circular window.

The proposed hallway portion of the addition connects proposed Family/Great Room addition and the original home. The west wall of this hallway addition also serves as the fourth wall enclosing the open courtyard terrace to its west. This proposed portion of the addition replaces a free-standing full-height wall and series of stairs down to the pool terrace. The proposed hallway addition has two pairs of full-view French doors leading down a series of steps to a proposed 400

SF terrace. The flooring of proposed terrace will be concrete pavers. To the south of the doors a barbeque area is proposed.

North Façade – facing Roderigo Street:

This façade is comprised solely of the 1925 original structure. The proposal includes re-instating sills to the original window openings, re-introducing the iron balcony railing, and installing new clay tile screens along garage apartment loggia. The pattern of the loggia tile screens are proposed to be in the same spirit as depicted in the original permit drawings.

Open Courtyard:

The current courtyard is defined by three elevations of the home (south: two-story original facade; east: 1982 one-story addition; north: one-story 1982 master bedroom/bath) and a free-standing full-height wall. The proposed hallway addition will take the place of the free-standing wall and fully define the open courtyard. The north-south wood overhead wood members and the circular pool feature at the southwest corner are to be removed. On the north elevation the arched openings are to be removed and the proposed façade will be flush along its full length. Five double casement windows are placed along this façade. With the exception of re-instating the sills of the second story windows on the south façade, the east and south facades remain the same. The west façade of the proposed addition will house a pair for French doors flanked by a pair of full-height double casement windows.

The courtyard will be surfaced by concrete pavers. Planned features for the courtyard include a fountain, a fire pit and two benches. The planting of six Mexican Palms is also planned.

Cabana:

A 100 square foot (15'-9" x 6'-4") cabana is proposed south of the pool. It will contain storage at one end and a full bath other end. The cabana will have an east-west gable roof with exposed rafters. The roofing material will be two-piece barrel tile. The stucco finish will match the proposed Family/Great room addition. A raised stucco molding will wrap around the cabana at approximately three feet from ground level. The proposed north elevation will have two doors, one at each end. The doors will have a tile surround. One concrete step will span between the doors. Between the doors a fountain is planned. Two double casement windows, whose bottom edge will sit along the raised molding are proposed for the south elevation. A round vent in the gable is proposed for the east and west elevations.

VARIANCES

There are two variances requested in conjunction with this proposal:

VARIANCE 1: Rear Setback Variance

Grant a variance to allow the proposed additions to have a rear setback of approximately eight feet two inches (8'-2") vs. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings as required by Article 4, Section 4-101 (D) (4c) of the Coral Gables Zoning Code.

Rear Setback Variance:

This property is comprised of three lots. Lots 1 and 2 run east-west and lot 3 runs north-south. The narrow end of a lot is considered to be its front. Hence, this property is considered to have two frontages, one along Durango Street corresponding to Lots 1 and 2 and the other along Roderigo Avenue corresponding to Lot 3. Therefore, the property technically has two rears. The standard minimum rear setback of 10' along the south and east property lines is required. The applicant is requesting an 8'-6" setback along the south property line. Since the setback along the south property line would be 5' if it were to be considered a side of the property Staff supports this variance request.

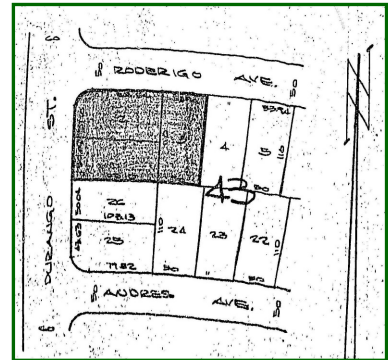


Figure 2: Lots 1-3, Block 43, Coral Gables Country Club Section 3

VARIANCE 2: Maximum Floor Area Variance

Grant a variance to allow the residence to have a maximum floor area ratio of approximately seven thousand seven hundred forty four (7,744) square feet vs. six thousand three hundred forty-nine (6,349) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

Maximum Floor Area Variances:

Article 8 of the Coral Gables Zoning Code defines a courtyard interior as “a court that is enclosed on at least two (2) sides with building walls and enclosed on all of the other sides with walls that exceed four (4) feet in height, a trellis or covered terrace or any combination thereof.” Furthermore, Article 4, Section 4-101 (10) a (viii) of the Coral Gables Zoning Code states that “In particular, gross floor area shall include the following: The floor space in interior courtyards, and if a portion of the interior courtyard is created in whole or in part with a two (2) story portion of the residence then the interior courtyard shall count twice.” The latter provision was added to the Zoning Code when it was revised in 2005-6.

The dimensions of the proposed courtyard are approximately 20'-0" x 36'-7" which counts for 732 square feet of floor area at the ground level. When doubled, as required by Code since one enclosing wall is two-stories, the courtyard accounts for 1,464 square feet. The difference between the allowable floor area, 6,350 square feet and the proposed 7,744 square feet is 1,394 square feet. The applicant is requesting that the square footage of the existing courtyard that causes the proposal to be over the maximum allowable floor area not count towards the calculations of the project. Staff supports the proposal for an open-air courtyard and supports this variance request.

BOARD OF ARCHITECTS

The proposal was approved by the Board of Architects on January 18, 2018. The BOA had no comments.

STAFF CONCLUSIONS

The siting, massing, size, scale, and architectural features of the proposed one-story addition and fence are in keeping with the Secretary of the Interior Standards for the Treatment of Historic Properties. The addition will have a minimal impact on the historic fabric of residence. The new addition is set back significantly from the street and the historic home is clearly prominent on the property. The addition is modest in scale and takes its cues from the Mediterranean Revival style while maintaining a modern expression. The Secretary of Interior Standards for Rehabilitation also requires that “the new work shall be differentiated from the old.” In addition to its positioning on the site, the proposed addition is further differentiated from the historic home with its ‘medium-textured’ stucco and new window sills that are a different size and shape from the original sills. The full introduction of an open courtyard is appropriate to the Mediterranean Revival style and is in keeping with Merrick’s vision for homes built in the early 1920s. The reworking of the facades street-facing portion of the 1982 addition thoughtfully maintains the rhythm and scale of the historic home.

Furthermore, the applicant will restore original features on the 1925 portion of the home. This includes the re-introduction of window sills (matching extant), iron balcony railing, a masonry tile screen on the second story apartment loggia, and two-piece barrel tile roofs throughout.

Staff recommends the following conditions:

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

Variance 1: Rear Setback

A variance from the Coral Gables Zoning Code for rear setback has been requested. Due to the orientation of the three lots this property is considered to have two fronts and two rears, hence imposing greater setbacks.

Variance 2: Maximum Floor Area

A variance from the Coral Gables Zoning Code for maximum floor area has been requested. The proposal to fully enclose an open courtyard has created the circumstances requiring the variance. This is a feature appropriate to the original style and configuration of the structure.

The Historical Resources staff finds that the following criteria, necessary for authorization of the variances apply:

| Criteria | Yes/No |
|---|--------|
| 1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. | Yes |
| 2) That the special conditions and circumstances do not result from the actions of the applicant. | Yes |
| 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district. | Yes |
| 4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant. | Yes |
| 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. | Yes |
| 6) That granting the variance will not change the use to one that is different from other land in the same district. | Yes |
| 7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. | Yes |
| 8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district. | Yes |

Therefore Staff recommends the following:

A motion to **APPROVE** the design proposal for additions and alterations to the existing residence at 3701 Durango Street, a Local Historic Landmark legally described as Lots 1, 2, & 3, Block 43, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, 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.

AND

Grant a variance to allow the proposed additions to have a rear setback of approximately eight feet two inches (8'-2") vs. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings as required by Article 4, Section 4-101 (D) (4c) of the Coral Gables Zoning Code.

AND

Grant a variance to allow the residence to have a maximum floor area ratio of approximately seven thousand seven hundred forty four (7,744) square feet vs. six thousand three hundred forty-nine (6,349) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer