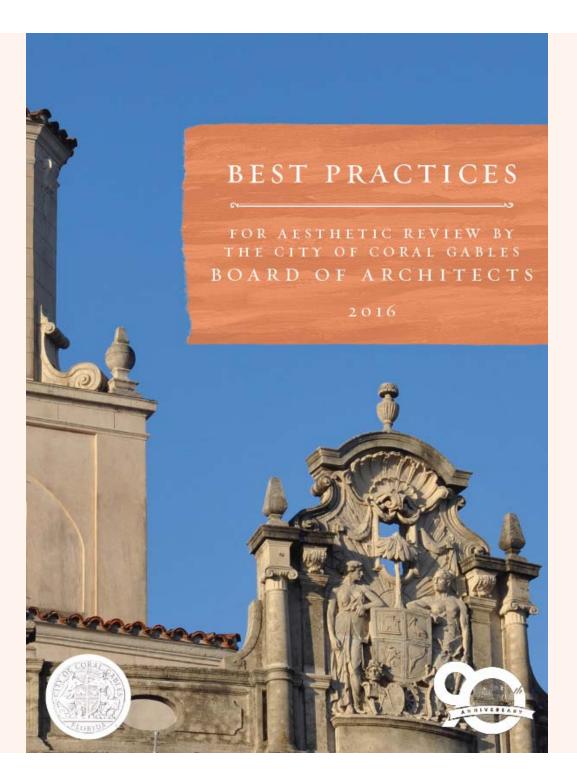
Exhibit B

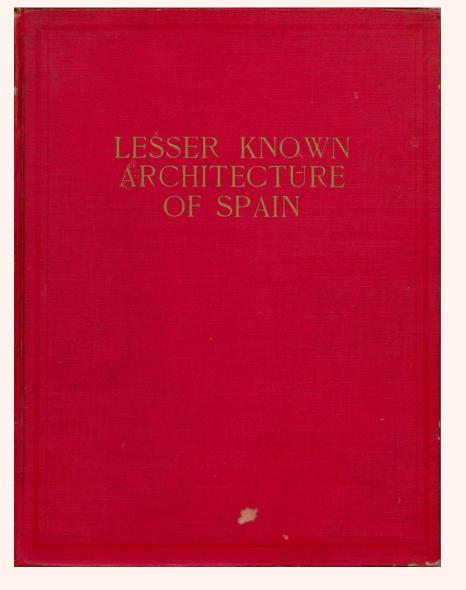


CORAL GABLES FOUNDING ARCHITECTS AND DESIGNERS

W.C. BLISS – CIVIL ENGINEER FRANK BUTTON – LANDSCAPE ARCHITECT PHINEAS PAIST – SUPERVISING ARCHITECT **DENMAN FINK – ARTISTIC DIRECTOR** WALTER DEGARMO – ARCHITECT HAROLD STEWARD – ARCHITECT PAUL CHALFIN – ARCHITECT **RICHARD KIEHNEL – ARCHITECT** M. L. HAMPTON – ARCHITECT H. GEORGE FINK – ARCHITECT HAROLD HASTINGS MUNDY – ARCHITECT L. D. BRUMM - ARCHITECT

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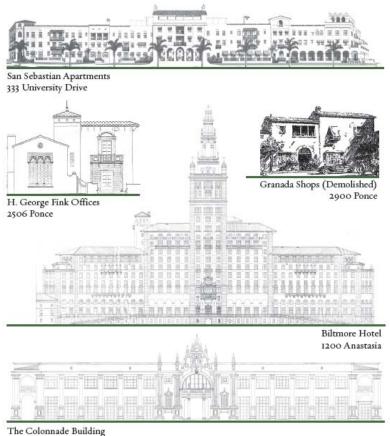
ZONING CODE TOWN PLANNING URBAN DESIGN ARCHITECTURE LANDSCAPE SUSTAINABILITY BIBLIOGRAPHY - NO



ARCHITECTURE AND APPLIED ARTS IN OLD SPAIN

CORAL GABLES ZONING CODE

Mediterranean Architecture

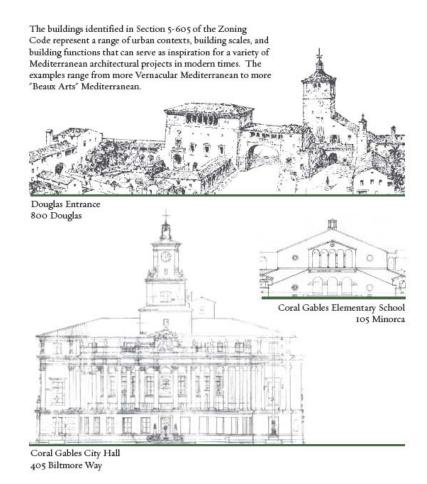


169 Miracle Mile

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CORAL GABLES ZONING CODE

Mediterranean Architecture





TOWN PLANNING

Street Frontage

The original deeds to the lots in Coral Gables included numerous restrictions, including architectural style, building setbacks, fence types, and street frontage. Many of these restrictions were incorporated into the Zoning Code, and today they are located in Appendix A, Site Specific Regulations. (Other regulations have also been incorporated into Appendix A over the years.) The map below shows how George Merrick controlled the street frontage of buildings along major streets in order to create a consistant character for pedestrians and motorists passing by.

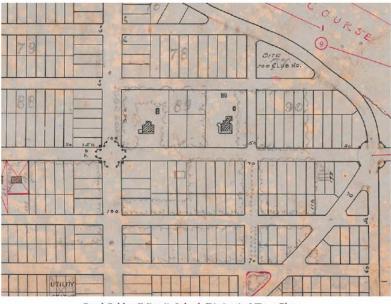


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TOWN PLANNING Street Design and Landscape

The character of public space in Coral Gables was carefully considered, from the width of streets to the creation of unique plazas, parks, and civic buildings. The drawing below shows the original design for Ponce de Leon Plaza on Coral Way, just a block west of the Merrick House. Note the concept of simple curved walls anchored by piers. The design was further refined in the October 1921 plan, which includes a wider right-of-way around Ponce de Leon Plaza to create a greater feeling of openness.

The drawing below also shows the careful consideration of street widths, creating a hierarchy of grand 100' wide boulevards for circulation and for displaying big house on large lots, to smaller 60' wide streets fronted by lots with more modest homes.



Coral Gables, "Miami's Suburb Distinctive" Town Plan July 1921. Image Credit: HistoryMiami



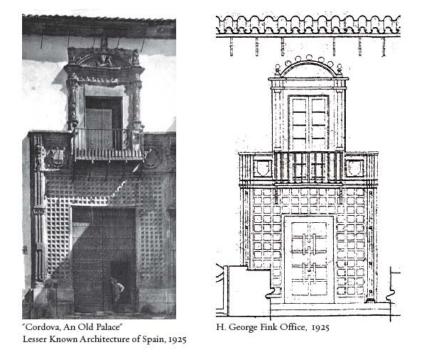


TOWN PLANNING

A Spanish Village

-

The architects of the 1920s drew their inspiration from travel and from books. George Merrick and his team of architects decided that Spanish, and later Mediterranean architecture, adapted to the South Florida climate, was the ideal character for the new town of Coral Gables. In order to develop a new architecture that evoked the character of Spain, architects relied on books of photos and drawings of Spain and the Mediterranean. These books were a standard part of an architect's library during this time. A bibliography of common books on Spanish and Mediterranean architecture is included in this Best Practices manual.



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TOWN PLANNING

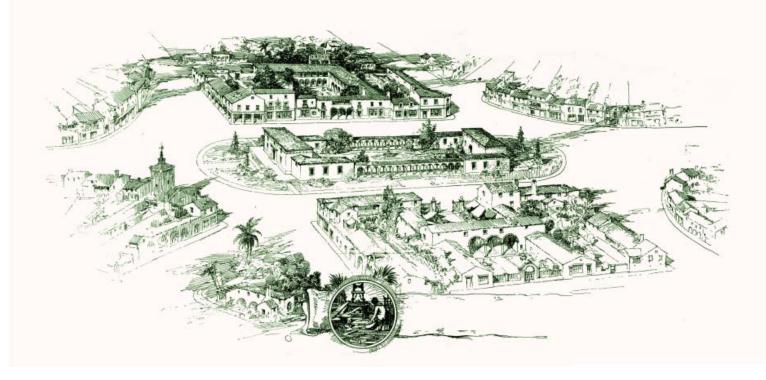
A Spanish Village



URBAN DESIGN

In beautiful and simple construction, in arches and in masses, in design which makes everything harmonious, the architects of Coral Gables have followed the great masters, have rooted their work in with the roots of the greatest.

- Coral Gables Miami Riviera, 1923



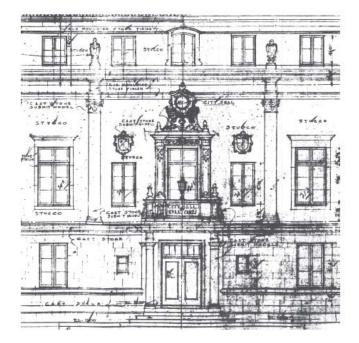
COLUMBUS ESPLANADE

One of the notable features of the Country Club Section, Coral Gables. The Esplanade will be 1,000 feet long and 300 feet wide, with the \$1,250,000 Hotel fronting on it at the southern end and the new Congregational Church at the north. The fine Country Chibhouse of the new golf course stands near the Hotel and the fairways and greens extend on either side of both structures.

ARCHITECTURE

CY-

Wall Materials



"And in the final consideration of what makes architectural style, the architects of Coral Gables found the unique local material called "coral rock, the very bony structure of South Florida itself, easily workable, faschinating and mellow in use. They did not try to import alien materials. They knew that houses are most harmonious when built with the materials of their locality. Native rock, then, and stucco on cement tile blocks made in Coral Gables, are the fundamentals of its construction."

- Coral Gables, Miami Riviera, 1923

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ARCHITECTURE

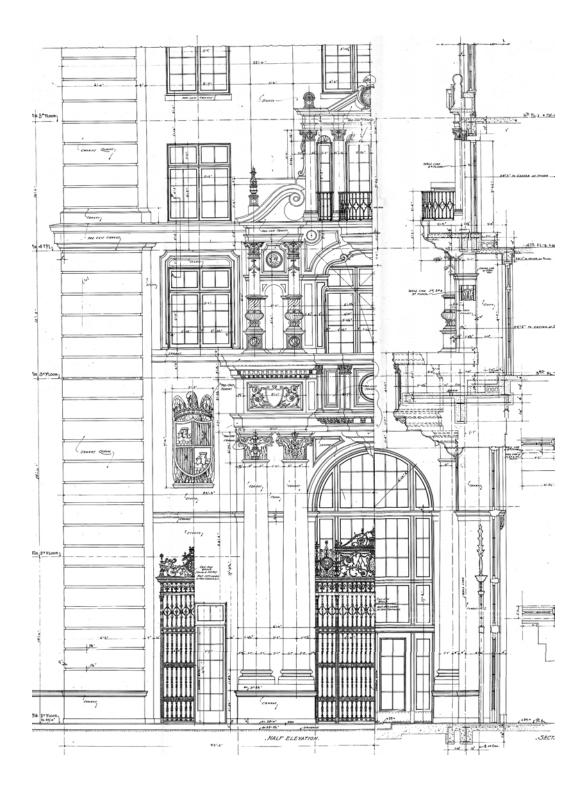
Proportion

CN:



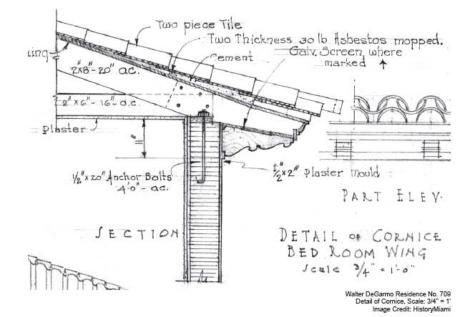


East Elevation Scale: 1/16" = 1 Image Credit: HistoryMiami



ARCHITECTURE Roofs

"Highly glazed, cheap commercial tiles, slate or shingles are here highly impossible. Old hand-made Spanish tiles, soft glazed, blended in the loveliest browns and dull reds and ochres and siennas in the world, top the mellow walls with exactly the right emphasis. The sun is not harsh upon them, only infinitely at home."



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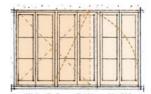
ARCHITECTURE

Windows

"Everywhere, breaking the plain practicalities of walls and roofs, windows and doors in Coral Gables are made not only important in the practical living plan, but parts of the whole decoration. A group of arched windows finely breaks the plain square of a wall." - Coral Gables Miami Riviera, 1923

Coral Gables Biscayne Bay Section Promotional Brochure: "All buildings shall have all casement windows."





Walter DeGarmo Residence No. 615 East Elevation Detail, Scale: 1/4" = 1' Image Credit: HistoryMiami

Windows		
Height:Width Ratio	Classical Proportion Height > Width	80
Material	Solid Wood, Wood Veneer, Painted, Stained Anodized Metal	
Window Frame Color	Black, Bronze, White	
Glass Color	Clear, non-reflective	
Window Types	Sash, Casement, Fixed, Transom	
Window Grouping	Paired Windows, Horizontal bands of vertically-proportioned Windows	
Lights	Divided Lights with Vertical Proportion	
Frame Setback from Facade	4" min	8



ARCHITECTURE

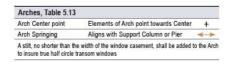
Arches

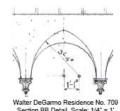
"The Roman arch, the greatest achievement of the Romans, with it noble relation of thrust to supporting mass, which is repeated constantly in later Italian and Spanish building, the architects of Coral Gables use over and over again with a most stisfying sweep and breadth and effectiveness. It was the Romans who first developed the use of concrete, too, making the arch one solid unit, which foreshadowed the Coral Gables use of stucco over cement tile blocks, by which arches could be lifted without too great a bulk of masonry or without the supporting peirs and buttresses of the Gothic. The pointed arches of the Gothic, or rather as developed in the Saracenic, are used often in Coral Gables for their grace and lightness, but not so much as a structural necessity. In all the larger colonnades, the breadth and bigness, the mass and simplicity of the Romans, whether derived through Italian or Spanish, are marvelously adapted to the fine far spaces, the great vistas, of Coral Gables."

in.

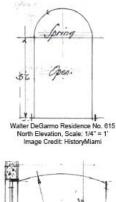
"Another small house whose wall spaces are unusually simple, has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary."

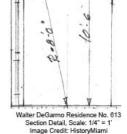
- Coral Gables Miami Riviera, 1923





Section BB Detail, Scale: 1/4" = 1' Image Credit: HistoryMiami

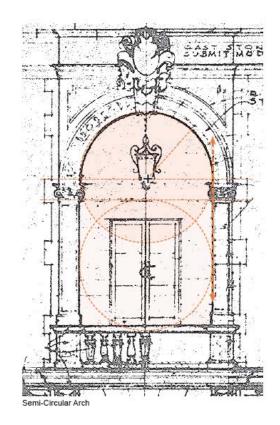




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ARCHITECTURE

Arches

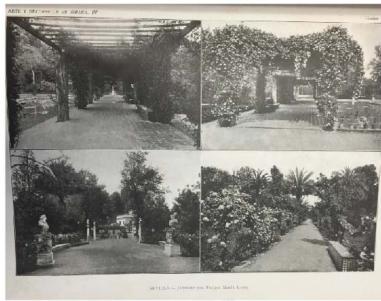


LANDSCAPE

Historical Precedent

The pictures on this page are taken from the book Artey Decoracion en Espana, Tomo IV, published in 1920. The book was part of a popular series that was found in the library of most notable architects and landscape designers of the 1920s, including Harold Steward and Walter De Garmo... Coral Gables' gateways and entrances, such as the Country Club Prado Entrance and Granada Plaza were inspired by these photographs and other similar books published at the time.





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The Suburb Beautiful By Mr. Frank M. Button, F. A. S. L. A .-

Note-Mr. Button is a landscape architect of national repute, a graduate of the University of Vermont with the degree of Civil Engineer, and a Fellow of the American Society of Landscape Archiests. His work has been country-wide in scope, having been in charge of landscope development at Glenciew, Indian Hill and Audothian Golf Clubs, the most famous of golf links near Chicago: the beautiful grounds of Lincoln Park and of the Municipal Tuberculasis Haspital, Chicago; the magnificent 4,000acre estate of ex-Governor Lowden, Oregon, Ill.; the estate of ex-Governor Smith of St. Albans, Vt.; the Charles Desrine estate, Miami, and numerous parks, estates and subditisions of note throughout the country-

ORAL GABLES, with its immense acreage of gently rolling and undulating land, offers rareintages for the best that the landscape can produce. Its broad vistas invite the greatest freedom in planning spacious boulevards, delightful parks, charming recreational centers and many other features which are possible under exceptional conditions. With splendid natural advantages it combines the most appropriate settings of tropical and sub-tropical foliage, and permits the lover of ious landscape a field for work and an opportunity for achievement that is not often enjoyed in the most ambitious projects of this country.

It has been my privilege for the past year to work all of these deligitful elements into a harmonious sit-

ting. In planning the extensive system of avenues and streets all favorable conditions were utilized to the utmost. The imposing entrance to the property at Southweit Eighth Street (Tamiami Trail) has been beautifully developed, with careful preservation of trees and full advantage taken of hills and hollows. This splendid boulevard, one hundred feet wide, which has been named Granada Boulevard, extends in one unbroken line for two miles through Coral Gables. with delightful plazas at Coral Way and Avenue Sevilla, terminating in another imposing gateway to be built at the Coconut Grove entrance on Bird Road.

The first half mile of Granada Boulevard forms an unbroken parkway 240 feet wide, planted with a great variety of rubber, acacia, pithecolobium, royal ciana and eucalyptus trees, making an informal botanical collection of unrivalled beauty along the parkway, and setting off the broad boulevard most attractively. The entrance at Southwest Eighth Street and Granada Boulevard is of the most imposing Spanish type, 240 feet in width, offering a most cordial welsome to the visitor

Another of these most excellent ooulevards which add to the crowning beauty of Coral Gables is Alhambra Circle. One hundred feet wide, with a Coral Gables parked area in center for the electric trolley to be built on the property, this fine boulevard circles practically the entire length of Coral Gables. Perhaps no better idea of the size of this development can be given than the mere statement of fact that Alhamor Cisele is three and one-half miles in length.

On all of the principal boulevards at Coral Gables have been laid out delightful parks, plazas and rest spots, one-half to five acres in ares, that break the vista of the avenues and provide the most charming possibilities for landscape work of the most effective kind

A large portion of Coral Gables is now covered with bearing avocado, grapefruit, mango and other tropical fruit trees, presenting a delightful background for the extensive improvements carried out in parkways and boulevards. Whenever possible fruit trees in parkways between sidewalks and streets have been preserved, and for miles the visitor to Coral Gables walks through veritable bowers laden with deloctable fruit.

The two golf courses offer advantages of other kinds that will appeal strongly to future residents of Coral Gables. These are bordered with native palms, pines, live oaks, wild figs, ferns and other tropical shrubbery that delight the nature lover and make ideal surroundings for golf. The nine-hole course is well under way now, and is 2,900 yards in length, with a 500-yard hole which will be a test for even the par golfer. The 18-hole course will have three holes of over 500 yards, and the entire course will be 5.574 yards, with good fairways, grass greens and trans and hazards of the most modern kind. Imposing club

This is the second of a most interesting series of articles prepared and written especially by the famous men who are molding CORAL GABLES'into MIAMFS MASTER SUBURB. The next of the series will be by Mr. Denman Fink, an artist of international fame and a recognized authority on Spanish art and architecture. Mr. Fink's designs are a notable feature of Coral Gables. The Grand Opening Sale at Coral Gables will soon be announced. It will be the event extraordinary of the year Watch-wait-for the date of the first offering.

DAMMERS & GILLETTE and MARRY A. SELLING AGENTS -TTO TO THE . n.

The Golf Club house at Greenway Drive and Boulevard Granada will also be a recreation center for all of the residents of Coral Gables, with tennis courts and other amusement features inseparably kinked with the happiness and enjoyment of all well-ordered commun

of the work planned for the delightful social life at

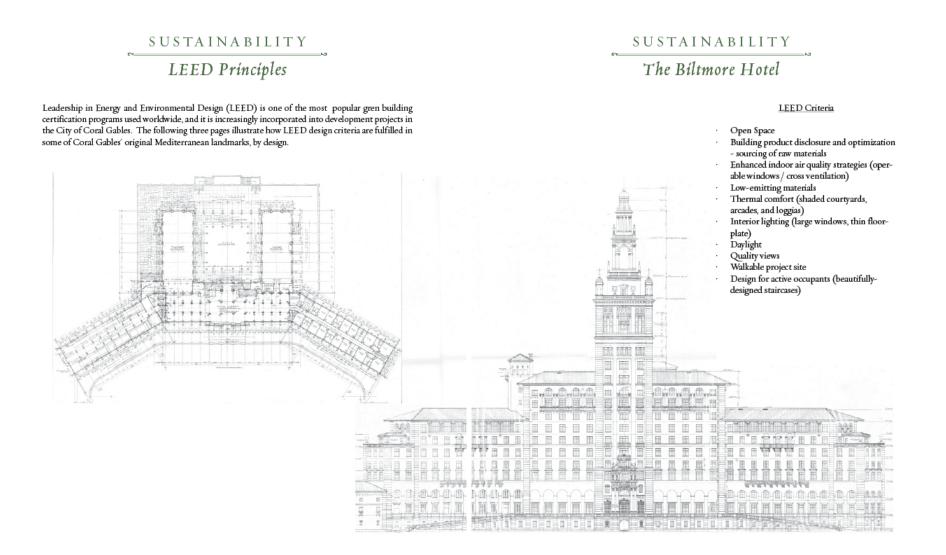
bouses with every cons

nities today.

Large plots have been set aside in prominent lo eations for churches, schools, library and other community centers. And even the business section or the Plaza Augustine has been made attractive by parked boulevard and inviting rest spots

The splendid soil conditions at Coral Gables regmit of the most varied gardening operations. The famous plantations operated so successfully here for years are a sufficient guarantee of the possibilities of the land, while the flora of Southern Florida, moru varied than that of any other part of the United States, will be utilized to the utmost to add to the attractive ness of plazas and boulevards and make most pleasing rest-spots amid delightful surroundings.

From even the most conservative viewpoint, Coral Gables offers possibilities for beauty that make it distinctive among developments of this kind. Wind ing boulevards encircle the eatire tract; diagonal streets make every part accessible; broad vistas and charming hammocks of pine, oak and palm delight the eye on every side, and with the extensive planting of cocoanut, rubber, royal poinciana, grevilla, pithecolobium and bamboo trees, and shrubbery such as acalypha, hibiscus, oleander and jaamine, with alamands, houseinvilles and many other varieties of vines, Coral Gables will present a homesite develop ment unsurpassed for ideal living conditions



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- University of Miami Richter Library, 5th Floor Oversize: NA1301.Y4 1925 v.I
- www.worldcat.org additional library availability
- www.amazon.com for purchase
- www.abebooks.com for purchase

Lesser Known Architecture of Spain, Second Edition

Francis Rowland Yerbury, Ernest Benn Ltd., London, William Helburn, Inc., New York, 1926 (Library of Harold D. Steward, Architect, and R. A. Taylor) Availability:

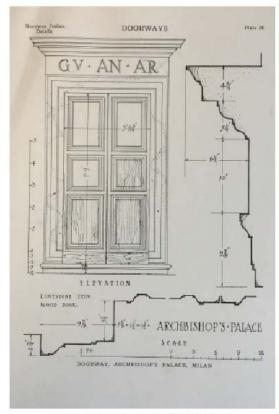
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