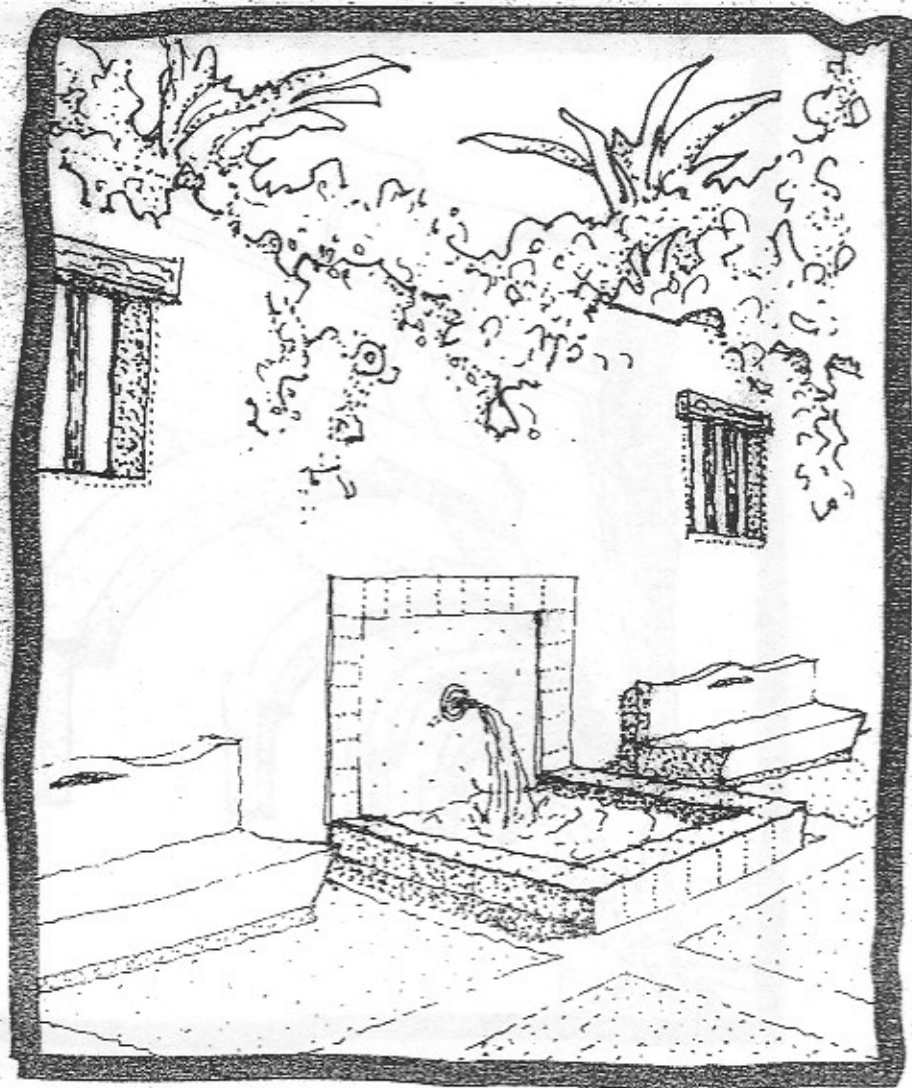


A Guide to Historic Preservation in Coral Gables



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I. INTRODUCTION: THE HISTORIC PRESERVATION PROGRAM IN THE CITY OF CORAL GABLES

The City of Coral Gables, Florida, has provided for the identification and protection of its unique heritage through the enactment of an Historic Preservation ordinance. The City's Historic Preservation Division, which administers the program, has as its primary goal the preservation of structures, sites, objects, and districts within the City of Coral Gables which reflect architectural, historical, and/or cultural significance. This goal is accomplished through the local Historic Landmark and Historic District designation program and through listing in the National Register of Historic Places.

CORAL GABLES HISTORIC PRESERVATION ORDINANCE

The City of Coral Gables adopted its first Historic Preservation ordinance in 1973 in response to the community's growing concern for safeguarding its irreplaceable historic resources. In 1984, a revised and expanded Historic Preservation ordinance was enacted by the City Commission and made a part of the City Code. This revised ordinance added further protective provisions and established the Historic Preservation Board. In 1990 certain sections were added which included the process for National Register Nomination review and a list of definitions. Further, the description of who may apply for local historic designation was broadened, and the requirements for the disposition of the site following demolition of an historic landmark was amended. (The entire text is contained in Chapter 11, Code of the City of Coral Gables.)

THE HISTORIC PRESERVATION DIVISION

The Historic Preservation Division is a branch of the City's Planning Department, and together with the Historic Preservation Board is responsible for identifying significant properties for listing in the local and national historic registers and for reviewing modifications, additions and alterations to locally-designated properties. Further, the Historic Preservation Division initiates grant proposals which compete for state and federal monies to help fund local preservation projects, and is active in preservation education within the community.

THE HISTORIC PRESERVATION BOARD

The Historic Preservation Board is a citizen body composed of nine members, with five members appointed by the City Commission and one member appointed by the City Manager. Those members select an additional three members, who are confirmed by the City Commission. Members of the Historic Preservation Board are required to be residents of Coral Gables for at least five years prior to their appointment. The members serve without compensation for a two-year term. The six appointments made by the City Commission and the City Manager must include a registered architect; an historian or architectural historian; a certified city planner or registered landscape architect; a professional in the field of real estate, development or licensed general contractor; a certified public accountant or an executive with a financial institution; and an attorney.

3. Local Tax Incentives

A property may be eligible for ad valorem tax incentives from both that portion of the taxes levied by Metropolitan Dade County, and the City of Coral Gables. The incentive provides for ad valorem taxes to be frozen at the rate paid prior to any improvements for ten years.

Owners of properties which are listed in the Coral Gables Register (or National Register) either individually, or that contribute to the significance of an historic district are eligible to apply.

Owners must accomplish the improvements in accordance with the "Secretary of the Interior's Standards for Rehabilitation" and enter into a covenant with the City and County stipulating that they will maintain those improvements for the duration of the exemption period.

(Further information and sample application form for the tax exemption described is contained elsewhere in this manual).

If the work is considered to have a "substantial" impact (e.g. an addition, a demolition, a major exterior remodeling), the matter will be referred to the Historic Preservation Board.

Doesn't historic designation complicate and delay the issuance of building permits for my property, and make the process more costly?

Building permit requests for designated properties are first sent to the Historic Preservation Division for review. The Staff is the liaison with the Building and Zoning Department and keeps in contact throughout the process so that matters are facilitated rather than made more complicated. There are no additional fees because of the historic status of the property.

Will historic designation prevent me from making repairs or changes to my home that I wish to make?

Changes to an historic property are allowed, and are judged for their compatibility with the existing architecture. For example, an addition may be approved if it is located on a secondary facade or does not appreciably change the character of the existing architecture.

Is the interior remodeling of a designated historic structure subject to this review?

No. There are a few examples of public spaces which are specifically identified as having extraordinary character (e.g. the Biltmore Hotel lobby and tower suites), where the review requirement does apply.

Does local historic landmark designation increase the amount of assessed property taxes?

No. Properties listed in the Coral Gables Register of Historic Places are not subject to increased property taxes solely because of their designation.

Are there any local "tax breaks" given when a property is locally designated?

Yes. If improvements to an historic property are made, the owner may apply for local tax incentives. Both Dade County and the City of Coral Gables have enacted legislation which allows the ad valorem portion of taxes to be frozen for ten years at the assessed rate prior to those improvements being made.

Does local historic landmark designation enhance the value of the property?

National trends have shown that property values have increased because of historic designation programs. The reasons for that effect are difficult to isolate. For residential areas in particular, buyers have appreciated the unique and special character of the properties, and have perceived the protective measures afforded by local historic designation as a means to ensure the stability of that community.

How long does designation last?

The designation remains in effect as long as the property exists, or until such time as the property is so irreversibly altered that it no longer possesses those qualities which originally contributed to its significance.

NOMINATION PROCESS

Nomination of a property or district to the National Register of Historic Places may be made by an individual or group who completes an official National Register nomination form. The nomination is first reviewed by the Historic Preservation Board of the City of Coral Gables for properties within its jurisdiction. The National Register nomination is then forwarded to the Division of Historical Resources, Bureau of Historic Preservation in Tallahassee, Florida for review by the Florida National Register Review Board. Following that review, the nomination is sent to the National Register Division office in Washington, D.C. where the final decision regarding listings is made.

EFFECTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Listing in the National Register recognizes the unique qualities of a property, and can immeasurably assist in promotional efforts. Further, National Register listing offers some economic incentives and limited protection to the property:

1. Depreciable properties (i.e. income-producing, commercial or residential rental properties) listed in the National Register may be eligible for Federal tax incentives originally established in 1981. A 20% Investment Tax Credit is available for the "substantial rehabilitation" of a property. Rehabilitation work must be accomplished using the "Secretary of the Interior's Standards for Rehabilitation."
2. "Section 106" of the National Historic Preservation Act of 1966 requires that agencies allow the Advisory Council on Historic Preservation to comment on all federally-funded projects which would affect properties listed in, or eligible for listing in, the National Register.
3. Many Florida statutes require that consideration of project impacts be made for "historically significant properties" (i.e. listed, or meeting the criteria of eligibility for listing in the National Register), in order to mitigate any adverse impact to those properties. The Division of Historical Resources, Bureau of Historic Preservation in Tallahassee makes such evaluations for other State agencies and local governments.

IV. LAS NORMAS DE REHABILITACION DEL SECRETARIO DEL INTERIOR

El Secretario del Interior es responsable para el establecimiento de todo programa de preservación bajo la autoridad del Departamento del Interior y para el aconsejo a agencias Federales que se relacionan con la preservación de propiedades históricas que están nombradas o son elegibles para estar nombradas en el Registro Nacional de Sitios Históricos.

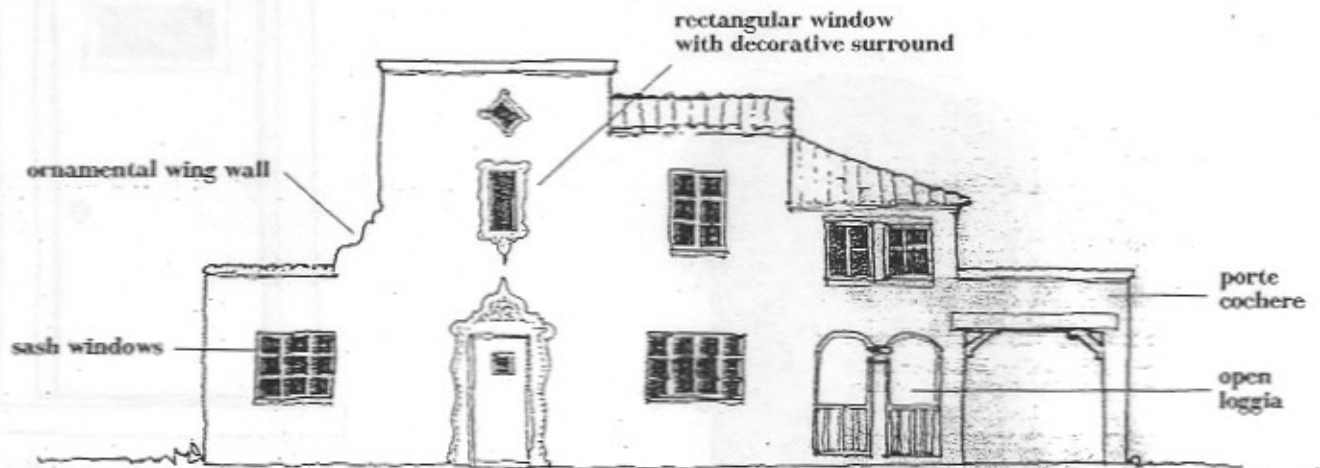
Las Normas de Rehabilitación, una sección de Las Normas para Proyectos de Preservación Histórica del Secretario del Interior, se dirigen a los tratamientos más prevalentes en preservación hoy en día: la rehabilitación. La rehabilitación se define como el proceso de restaurar una propiedad a su estado de utilidad; a través de reparación o alteración; que hace posible un uso eficiente y contemporáneo mientras que se preserva aquellas porciones o elementos de la propiedad que tienen valor histórico, arquitectónico, y cultural.

Las Normas siguientes fueron publicadas originalmente en 1977 y modificadas en 1990 como parte de las regulaciones del Departamento del Interior (36 CFR Sección 67, Certificaciones de Preservación Histórica). Las Normas se aplican a edificios históricos de todo tipo de material, construcción, tamaño y uso, considerando tanto el exterior como el interior de edificios históricos. Las Normas también consideran elementos de paisaje y el sitio y entorno del edificio, así como toda construcción nueva, contigua o añadida. Las Normas se aplicarán a rehabilitaciones específicas en una manera razonable, teniendo en cuenta consideraciones económicas y habilidad técnica.

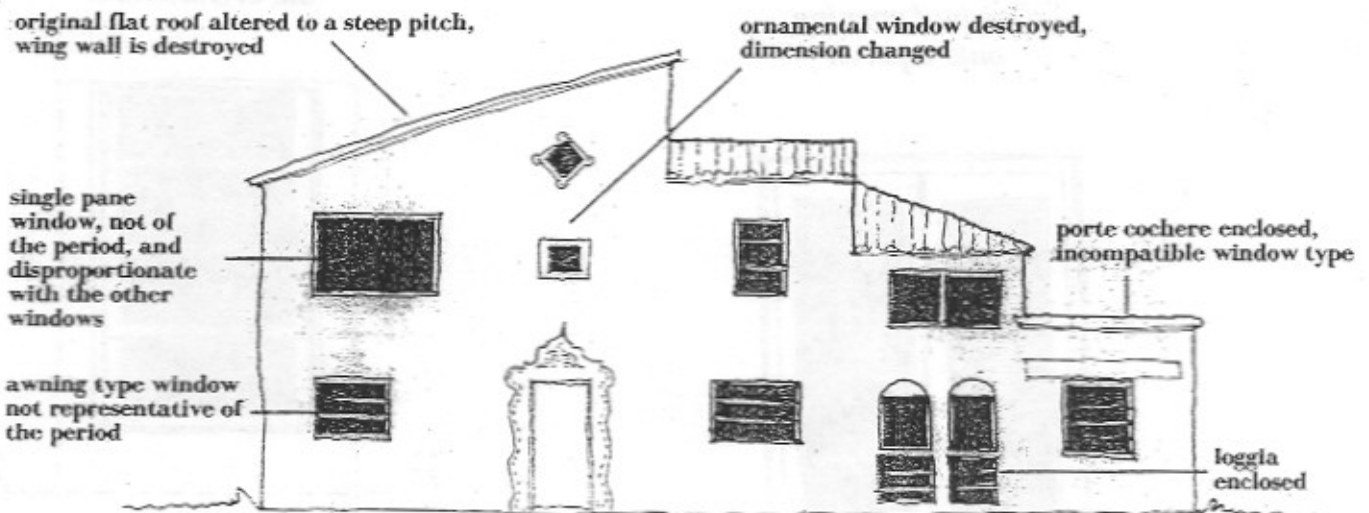
1. Toda propiedad deberá usarse de acuerdo con su propósito histórico o deberá adquirir un nuevo uso que requiera alteraciones mínimas de las características que definen el edificio, así como su sitio y entorno.
2. El carácter histórico de toda propiedad deberá mantenerse y preservarse. No deberán extraerse materiales históricos ni alterarse elementos o espacios que caracterizan la propiedad.
3. Toda propiedad deberá reconocerse como documento material de su tiempo, lugar, y uso. Cualquier cambio que cree un falso sentido de desarrollo histórico, tal como añadir elementos basados en conjeturas, o bien elementos arquitectónicos provenientes de otros edificios, deberá evitarse.
4. La mayoría de las propiedades se alteran con el paso del tiempo; aquellas alteraciones que hayan adquirido un valor histórico deberán mantenerse y preservarse.
5. Se conservarán los elementos característicos, acabados y técnicas de construcción o ejemplos de artesanía que den carácter a un edificio histórico.
6. Todo elemento histórico en estado de deterioro deberá repararse en vez de sustituirse. Cuando la severidad de la deterioración requiera la sustitución de un elemento característico, el nuevo elemento deberá parecerse al anterior en diseño, color, textura, así como otras cualidades visuales y, cuando sea posible, materiales. La sustitución de elementos ausentes deberá basarse en pruebas documentales, materiales, o gráficas.
7. Se evitarán tratamientos químicos o físicos tales como el uso de arena a presión, que dañan los materiales históricos. La limpieza de superficies de edificios históricos deberá llevarse a cabo con las medidas más suaves posibles.
8. Se protegerán y preservarán los sitios arqueológicos que sean afectados por un proyecto. Si tales sitios se deben afectar, deberán tomarse medidas mitigantes.
9. Todo añadido, alteración del exterior o nueva construcción no deberá destruir materiales históricos que den valor a la propiedad. La nueva construcción se deberá distinguir de la existente y será compatible con el volumen, tamaño, escala, y elementos arquitectónicos para proteger la integridad histórica de la propiedad y su entorno.
10. Todo añadido y construcción nueva o contigua serán ejecutados en tal manera que si se extrajese en el futuro, la forma esencial y la integridad de la propiedad histórica y su entorno no se verán afectados.

STANDARD #2

The historic character of a property shall be preserved.
The removal of historic materials or alterations of features
and spaces that characterize a property shall be avoided.



Historic building before alterations



Historic building after alterations illustrating non-compliance

The complexity of the roof slopes and the one and two story elements create the character of this residence. The addition of another story over the one-story bay, and the alteration of the original roof pitch does irreparable damage. Further, windows are of critical importance in defining the period's character, and should be maintained.

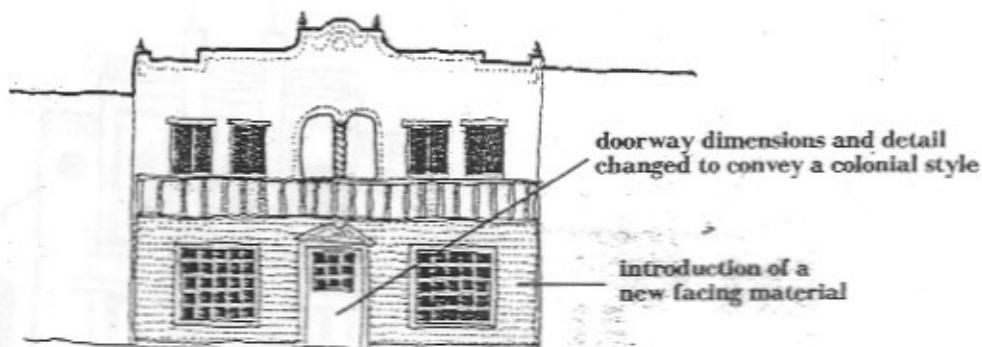
STANDARD #3

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.



Historic building before alteration

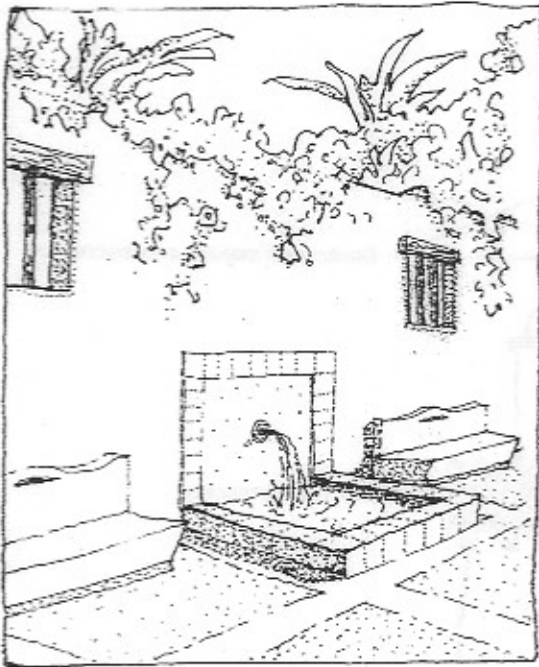


*Historic building after alteration
(illustrating non-compliance)*

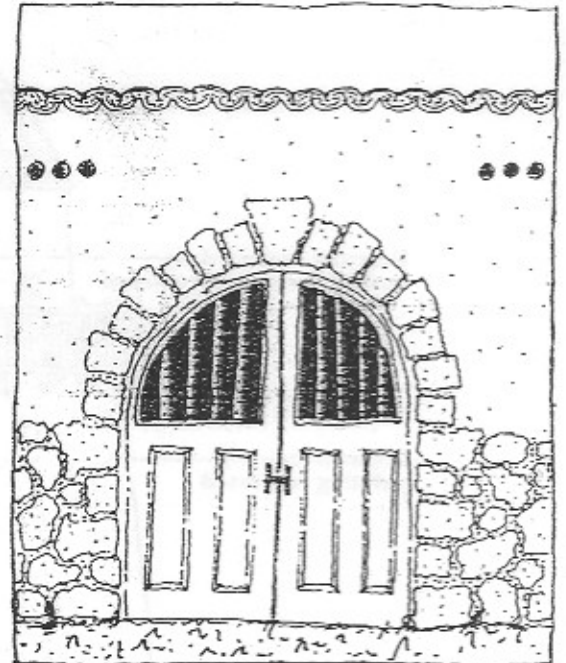
Over the course of time, some "character-defining" features of the original architecture may have been lost. In rehabilitation, the most desirable approach is to recreate the lost elements if adequate historical, pictorial, or physical documentation exists. Elements from another period or style that create a false historical impression; or elements that are added to make the architecture "better" are not acceptable approaches.

STANDARD #5

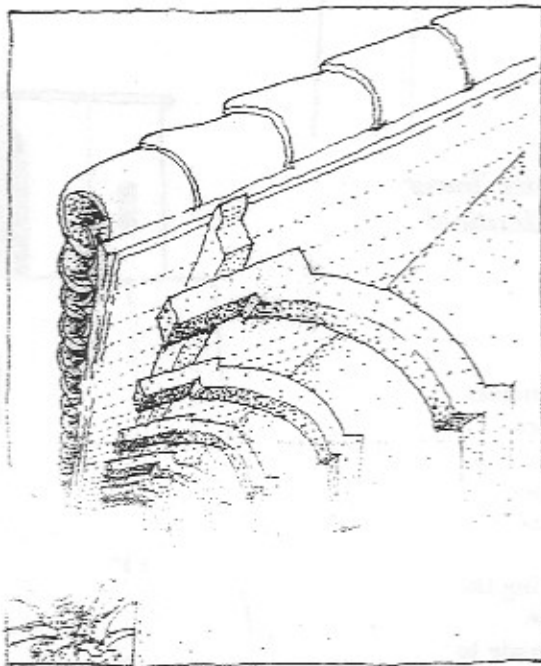
Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



Example 1.
Wall fountain with ceramic tile border;
masonry benches.

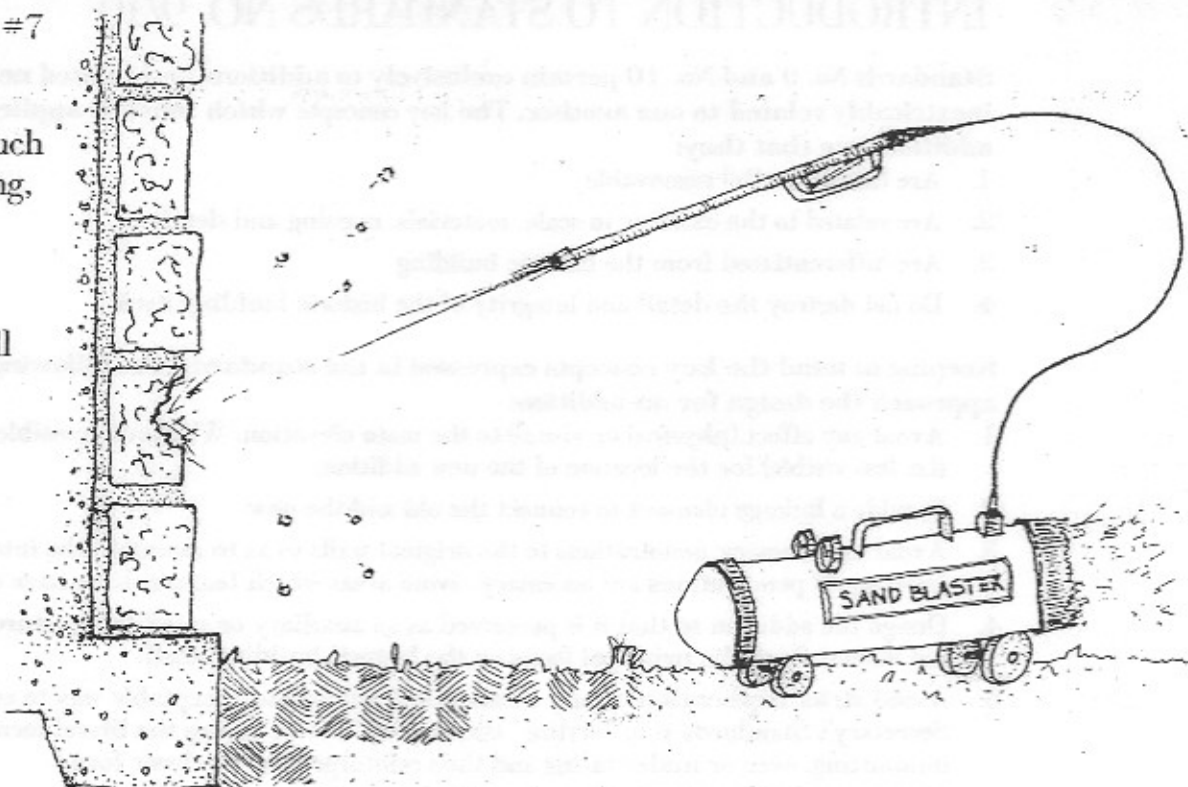


Example 2.
Basic wall construction coral rock
and stucco;
(a) coral rock voussoirs/keystone,
(b) barrel tile roof;
(c) clay vents
(d) double -leafed wooden doors with
turned wooden spindles



Example 3.
Carved wooden brackets
supporting a tiled roof eave

STANDARD #7
Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate, shall be undertaken using the gentlest means possible.



Illustrating non-compliance

The antique "patina" achieved through age is a desirable visual quality of an historic building, and cleaning should only be undertaken when necessary to halt deterioration or remove heavy soiling.

For masonry, the "gentlest means possible" include low pressure water and detergents using natural brushes. Note that even water cleaning methods, if the pressure is high enough, can damage historic masonry and the mortar joints, making them susceptible to water penetration and erosion.

STANDARD #8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.



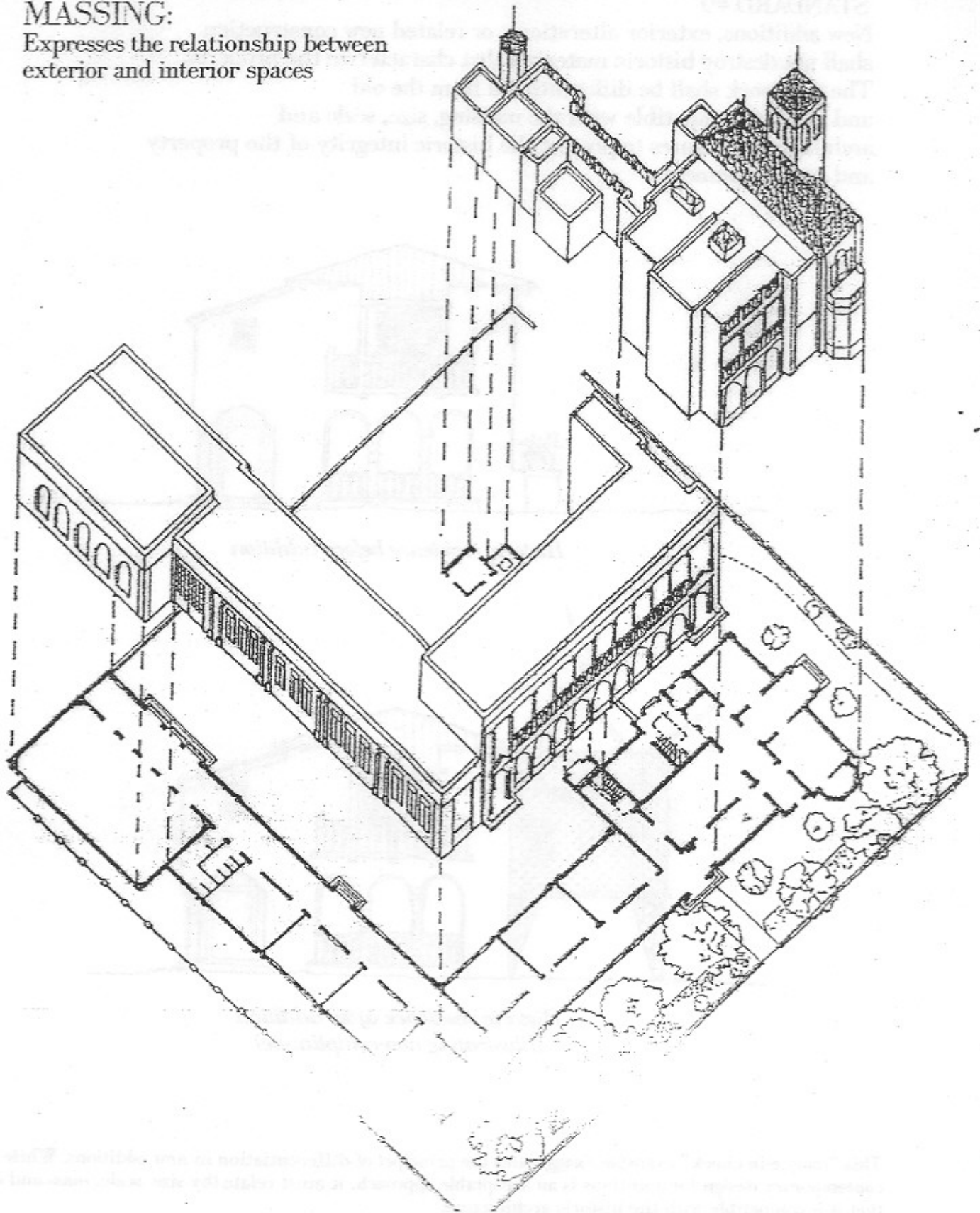
Illustrating non-compliance!

Significant subsurface resources may exist which should if possible, be preserved in place. If infeasible, mitigative measures would be evaluated and might include: excavation; relocation; and data recovery by means of notes, records, photographs, and drawings.

Note: If unknown archeological resources are suspected in the project area, the site should be surveyed by professional archeologists prior to the commencement of the project.

MASSING:

Expresses the relationship between exterior and interior spaces



When referring to design for new construction, the term "massing" is frequently used. Its meaning is illustrated above.

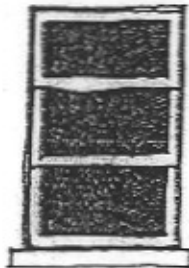
Illustration courtesy of Silvia Ovide, architect

STANDARD #9

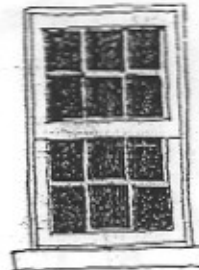
CHARACTER-DEFINING FEATURES

The type of windows used in "historic" architecture is especially important in defining character.

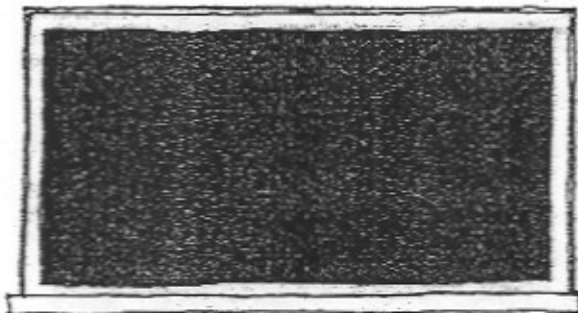
Even though in some replacements the size of the aperture remains the same, the character is radically altered.



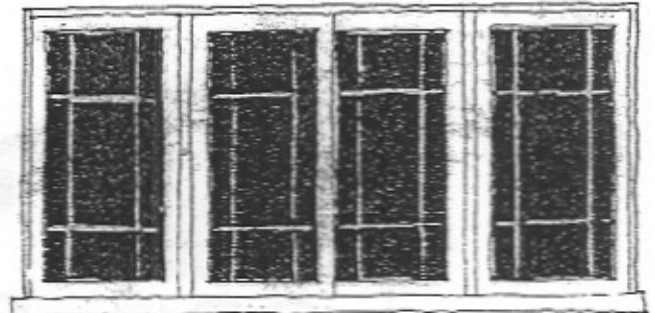
Awning window



*Original window type
(double-hung sash)*



Single pane replacement



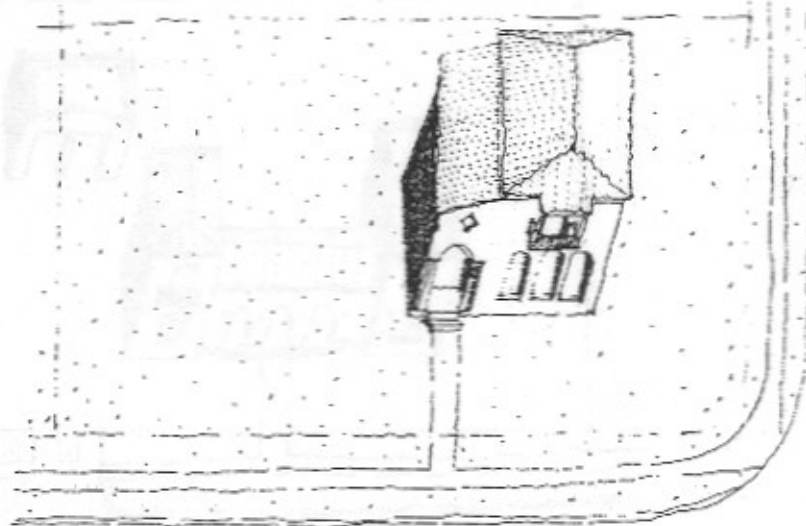
Original casement windows

In rehabilitation, the best solution is always the return to the original window configuration.

EXAMPLE: ADDITION ON A CORNER LOT

Applicable standards #9 and #10 illustrating compliance with:

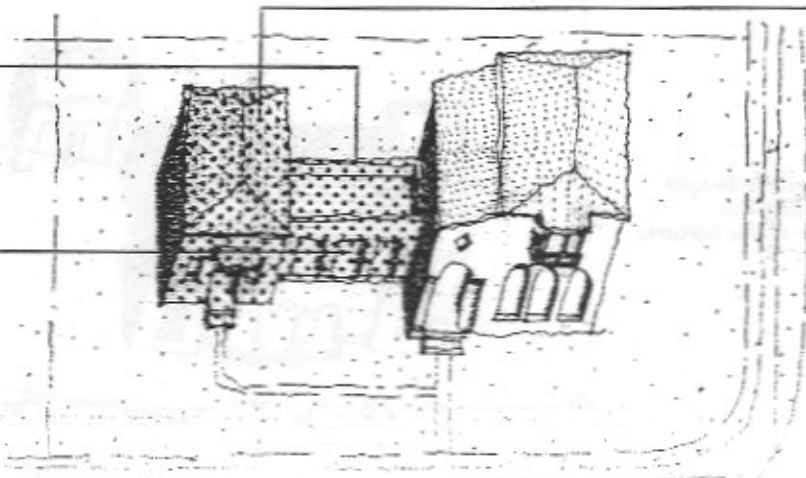
- (A) Differentiation
- (B) "Removability"
- (C) Compatibility with scale and massing



Historic building before addition

flat roofed "link"
recessed from plane of
historic building

square-headed arches
provide a subtle
distinction that a
transition is being made



Hipped roof of the
addition mirrors that
of the historic
building, but the
addition is made
smaller in scale so as
to "read" as a
secondary element

Historic building after addition

Corner lots pose special design problems: as the addition will most likely be visible from any perspective. In these instances, the use of a connecting "link" is especially important as it clearly makes the transition between the old and new. By recessing the linkage element, the historic integrity of the architecture is better maintained.

ILLUSTRATION: ALTERATION OF CHARACTER-DEFINING FEATURES



Original "model" architecture

Center loggia filled in, windows replaced



Center loggia filled in, windows replaced, proportions radically altered

Loggia partially infilled, window dimensions and configurations changed

Note the dramatic differences achieved when window proportions and shape are changed, and the center loggia infilled.

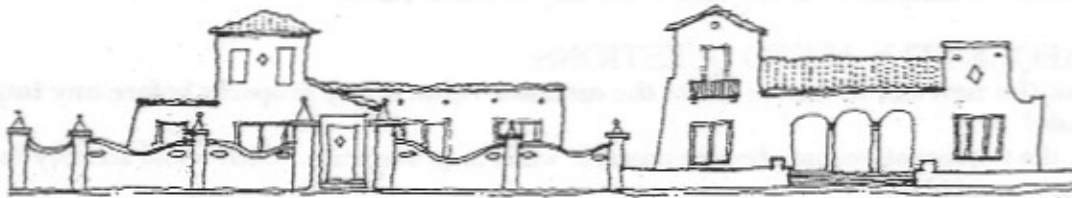
THE SITE AND ITS ENVIRONMENT

Illustration: Related New Construction, walls and fences

The relationship between an historic building and the features of the site and its environment are an integral part of creating the character of the property. In an urban environment site characteristics can include: setbacks, driveways, walls, fountains, courtyards, plants and trees, and open green spaces.

When designing new site features, care should be taken that:

- They do not disturb important pre-existing features.
- They do not detract from the main focus of the property itself



Undulating design and the height of this wall detracts from the historic architecture

Simple low wall provides unobtrusive, functional solution



Chain link does not convey permanence, and detracts from the attractive qualities of the home

Simple vertical pickets on top of the masonry raises height, but does not visually distract the emphasis from the home

Landscape hedge serves as a buffer and creates a "softer" alternative to masonry

How do I apply for the property tax exemption?

Application for relief from both the City and County portions of the property tax will be initially processed by the City of Coral Gables Historic Preservation Division, on forms provided. Following review by the City of Coral Gables, the application will be forwarded to the County's Historic Preservation Division, for its approval by the Metro-Dade County Historic Preservation Board, and the County Commission.

Does the property tax exemption application take the place of the Certificate of Appropriateness process?

No, the Certificate of Appropriateness is still required for any improvements to an historic property, and must be processed **whether or not** the owner is applying for the tax incentives.

On what basis are the improvements judged to be qualifying?

Both the City and County use the Secretary of the Interior's Standards for Rehabilitation as a means for judging the appropriateness of the alterations or additions proposed.

Are improvements to the interior of the historic property reviewed upon application for the historic property tax exemption?

Yes, although the City's own preservation ordinance requires only the review of exterior changes to the property, for tax exemption purposes the **entire** project is reviewed for its compliance with the Secretary of the Interior's Standards for Historic Preservation projects.

What does the review of the interior entail?

The staff looks for any impact to interior detail that expresses craftsmanship or character, which might include moldings, original flooring materials, fireplaces, niches, open beamed ceilings, window treatments, staircase details such as turned balusters, etc. Details such as these should be retained or reused whenever possible.

For further information and application forms, contact:

Historic Preservation Division, City Hall
405 Biltmore Way
Coral Gables, Florida 33134
(305) 460-5216/5217

B. Interior

Distinguishing features (e.g. decorative molding - dining room, limestone fireplace - living room; etc.)

C. Auxiliary Structures

Describe the present appearance of any auxiliary structures on the property (e.g. out buildings; garage; walls; etc.)

V. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the current Secretary of the Interior's Standards for Rehabilitation which are appended to this application. Applications must contain sufficient information to enable those judgements and will be returned for insufficient documentation.

Use of building before improvements:

Use of building after improvements:

Estimated project start date:

Estimated project completion date:

Type of work proposed:

Addition () Alteration () Upgrade () Restoration () Rehabilitation ()

The following represents an itemization of work to be accomplished. List each principal elevation affected and describe the impact to the existing features. Use additional pages if necessary. Include a numbered photograph of each elevation or detail and plans or drawings.

A. Architectural Feature - Exterior

Elevation (e.g., north; south; east; west. Please specify principal facade):

Photo and/or plan number: #

Describe work:

B. Architectural Feature - Interior

(Architectural features, finishes, details)

Room:

Photo and/or plan number: #

Describe work:

C. Site Plan - Landscape features:

(Landscape plan e.g., trees and shrubbery, paths, walls, fountains, etc.)

Site sketch and/or landscape plan number: #

Describe work:

OWNER ATTESTATION:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property.

Signature:

Typed or printed name:

Title of duly authorized representative if signing for organization or multiple owners:

Date:

Historic Preservation Board means a nine member board consisting of residents of the city appointed by the City Commission (5), the City Manager (1), and the Board (3). Members have expertise in areas which may factor into the Board's decision which include architecture, law, real estate, finance and landscape architecture.

Historic survey means the results of a systematic process of identifying significant buildings, sites and structures through visual reconnaissance and research for compilation in the Florida Master Site File maintained by the Division of Historical Resources, Tallahassee, Florida.

Infill is descriptive of buildings that have been designed and built to replace missing structures or otherwise fill gaps in the streetscape. Infilling can mean replacing a house destroyed by fire, for example. Infill architecture should be compatible in such elements as height, proportion, and materials.

Improvement means any building, structure, fence, gate, wall, walkway, parking, facility, light fixture, bench, fountain, sign, work of art, earthworks, or other man-made objects constituting a physical betterment of real property, or any part of such betterment.

Landscape feature means any improvements or vegetation including, but not limited to, outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture and exterior lighting.

National Register of Historic Places means a federal listing maintained by the Department of the Interior of buildings, sites, structures, objects and districts that have attained a quality of significance as determined by the National Historic Preservation Act of 1966, as amended.

Non-contributing building means a building which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

Ordinary maintenance or repair means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.

Preservation means the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include

initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.

Reconstruction means the process of reproducing by new construction the exact form and detail of a demolished building, structure, or object as it appeared at a certain point in time.

Rehabilitation means the process of repairing or altering an historic building so that an efficient contemporary use is achieved, while preserving those significant, historical, architectural or cultural features which establish the character of the property.

Relocation means the act of preserving an historic structure which cannot remain on its existing site by physically moving it to a new location.

Restoration means the act of accurately recovering the form and details of a property as it appeared at a particular period of time, which may involve the removal of later additions or alterations, or the replacement of missing features.

Review guide means the component of the designation report prepared by the historic preservation office which lists some of the more prominent features which contribute to the overall character of a structure and/or district. The review guide may be used to address the impact of new construction, additions, modifications, alterations and/or renovations which may become the subject of some future certificate of appropriateness or to address the existing physical characteristics, and may be used to determine whether or not elements which create the character of the structure and/or district are present, or whether subsequent changes to the property have rendered it ineligible for listing.

Secretary of the Interior's Standards for Rehabilitation (Revised March, 1990) means measures which provide guidance on the sensitive rehabilitation of an historic property. The ten (10) standards generally address design issues which include: character defining elements; changes which have occurred over the course of the property's history; desirable approaches to the repair of damaged features; appropriate cleaning methods; archeological resources; and new construction in connection with an historic property.

Stabilization means the act or process of applying measures necessary to reestablish the stability of unsafe, damaged, or deteriorated property while retaining the essential form as it exists at present.

Structure means a combination of material to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below the surface of land or water.

STATE ORGANIZATIONS

State Historic Preservation Office

Department of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250
904-487-2333

Florida Trust for Historic Preservation

P.O. Box 11206
Tallahassee, Florida 32302
904-224-8128

LOCAL HISTORIC PRESERVATION OFFICES/ORGANIZATIONS

City of Coral Gables

Historic Preservation Division
405 Biltmore Way
Coral Gables, Florida 33134
305-460-5216

Dade Heritage Trust

190 Southeast 12 Terrace
Miami, Florida 33131
305-358-9572

Metro-Dade Historic Preservation Division

111 Southwest 5 Avenue
Suite 101
Miami, Florida 33130
305-545-4228

SOURCES ON ARCHITECTURAL HISTORY

Identifying American Architecture.

John J.G. Blumenson. Nashville: American
Association for State and Local History, 7th printing,
1986.

American Architecture Since 1780:

A Guide to the Styles.

Marcus Whiffen. Cambridge, MA: M.I.T. Press, 2nd
printing, 1981.

What Style is It?

A Guide to American Architecture.

A. Allen Chambers, Jr., John E. Poppeliers, Nancy B.
Schwartz. Washington, D.C.: The Preservation Press,
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Name	Address/location	Date of Construction	Architect/builder
19. Lang/Adams Residence	6810 Maynada Street	c. 1899	
20. Coral Gables Woman's Club*	1001 Ponce de Leon Blvd.	1936	Work Projects Admin. (W.P.A.)
21. Old Police and Fire Station*	285 Aragon Ave. (n.e. corner of Aragon Ave. and Salzedo St.)	1938	Phineas Paist, Architect (W.P.A.)
22. Cocoplum Woman's Club	1375 Sunset Rd.	1926	R.G. Howard, E.A. Early Architects
23. Coral Gables Congregational Church*	3010 DeSoto Blvd.	1923	Kiehnel and Elliot, Architects
24. Telfair Knight/Norman House	4419 University Dr.	1926	J. Skinner and J. Pierson, Architects
25. Dammers/Emkjer House	1141 Coral Way	1924	H. George Fink, Architect
26. Briggs/Haddock House	920 Coral Way	1915-16	H. George Fink, Architect
27. Dutch South African Village	6612 LeJeune Rd. 6700 LeJeune Rd. 6710 LeJeune Rd. 6704 LeJeune Rd. 6705 San Vicente St.	1925	Marion Sims Wyeth, Architect
28. Warr/Hoffman House	1104 Malaga Ave.	1925	H. George Fink, Architect
29. Merrick/Cleys House	937 Coral Way	1916	
30. French Normandy Village Historic District (a/k/a "French Provincial Village")	400, 408 and 412 Alesio Ave. 3622 LeJeune Rd., 400, 401, 404, 405, 408, 409, 412, 413 and 416 Viscaya Ave. 3615 and 3621 Viscaya Court	1926-27	John and Coulton Skinner, Architects
31. Coral Gables Elementary School*	105 Minorca Avenue	1924-26	Kiehnel and Elliott, Architects
32. "White Way" Street Lights	University Dr., Anastasia Ave. and Riviera Dr.	Installed 1926-27	Phineas Paist/Denman Fink, Designers
33. Freeland/Beckham House	4209 Santa Maria St.	1925-26	Robert Law Weed, Architect
34. Residence	1246 Asturia Avenue	1923-24	Lewis Brumm, Architect
35. Taylor/Parks House	1006 South Greenway Drive	1923	Walter DeGarmo, Architect
36. Granada Shops/Charade Restaurant	2900 Ponce de Leon Boulevard	1925	Phineas Paist, Architect
37. Merrick/Maidique House	832 South Greenway Drive	1924	H. George Fink, Architect
38. Bennett Building	713 Biltmore Way	1925	H. George Fink, Architect
39. Douglas/Trager House	36 Phonetia Avenue	1927	H. George Fink, Architect
40. John M. Stabile Building "Books and Books"	296 Aragon Ave.	1924	John Davis, Architect (add.)
41. Peacock/Tyson House	1498 Sevilla Ave.	1926	

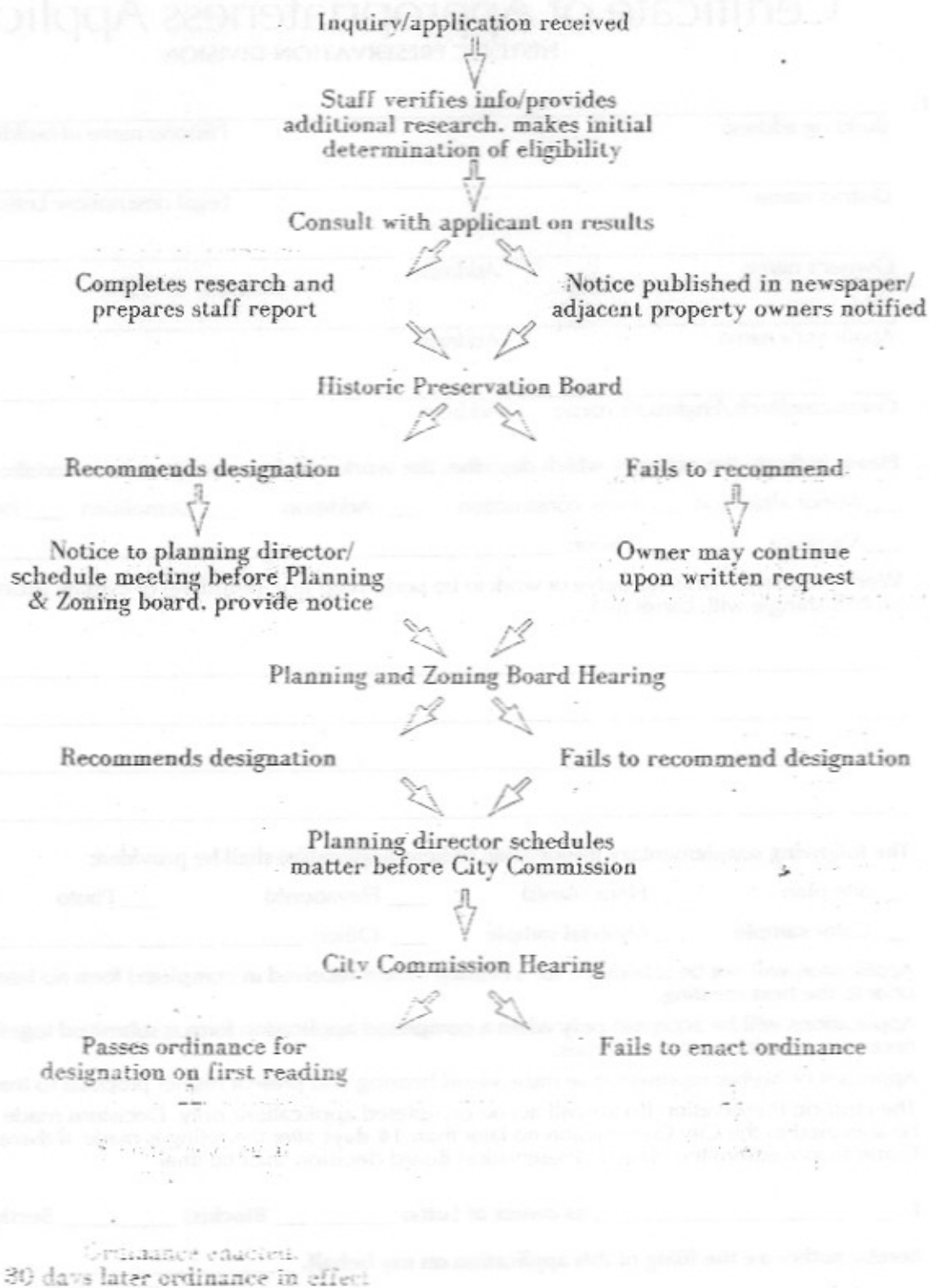
* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

Name	Address/location	Date of Construction	Architect/builder
62. Residence	4501 Granada Blvd.	1925-26	Phineas Paist, Architect
63. The French Country Village Historic District	The area generally bounded by Caligula Ave., Barbarossa Ave., Maggiore St. and San Vicente St.	1925-26	Edgar Albright, Philip Goodwin, Frank Forster, Architects
64. Residence	900 El Rado St.	1926-27	H.B. Copeland, Architect
65. Residence	2114 Granada Blvd., listed individually and within the "Country Club of Coral Gables Historic District"	1922	H. George Fink, Architect
66. Residence	4855 Ponce de Leon Blvd.	c. 1935	D.L. Clarke, Architect
67. Dr. McShane Residence	1253 Anastasia Ave.	1940	Carl Apuzzo, Architect
68. George Washington Carver School	238 Grand Avenue	1925	Walter DeGarmo, Phineas Paist, Architects
69. Residence	2715 Alhambra Circle	1924-25	F. McM. Sawyer, Architect
70. The Italian Village Historic District	The area generally bounded by San Antonio Ave., San Esteban Ave., Monserrate St. and Segovia St.	1925-27	A.L. Klingbeil; John and Coulton Skinner, R.F. Ware; and Robert Law Weed, Architects
71. Matheson Hammock Park Historic District	Generally bounded by Journey's End Sub. and a portion of the Coral Gables deep waterway to the north; the Snapper Creek property to the south; Old Cutler Bay Sub. and Avocado Land Co. to the west; and Biscayne Bay to the east	1935-40	Civilian Conservation Corps under direction of R.C. Ward, William Lyman Phillips and A.D. Barnes
72. The Church of the Little Flower Historic District	Generally bounded by Valencia Ave., Palermo Ave., Palos St. and Indian Mound Trail	1927-51	Gerald A. Barry; H. George Fink and Steward and Skinner, Architects
73. Residence	1227 Columbus Blvd.	1926	H. George Fink, Architect
74. Residence	2109 Country Club Prado	1925-26	Skinner and Pearson, Architect
75. Residence	1141 N. Greenway Dr., listed individually and within the "Country Club of Coral Gables Historic District"	c. 1945; 1986; 1993	P.E. Robinson, Architect
76. Girl Scout "Little House"	3940 Granada Blvd.	1941	Upton C. Ewing, Architect
77. Coral rock chimney and fireplace, remaining from the original Boy Scout Troop 7 log cabin	southside of Granada Golf Course	1926	Phineas Paist, Architect

* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

FIGURE 1

LOCAL HISTORIC DESIGNATION PROCESS



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