

BEST PRACTICES  
SINGLE-FAMILY RESIDENCES



FOR AESTHETIC REVIEW BY  
THE CITY OF CORAL GABLES  
BOARD OF ARCHITECTS

2021

CORAL  
GABLES  
THE CITY BEAUTIFUL

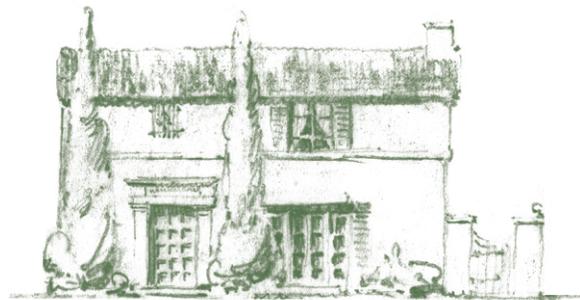




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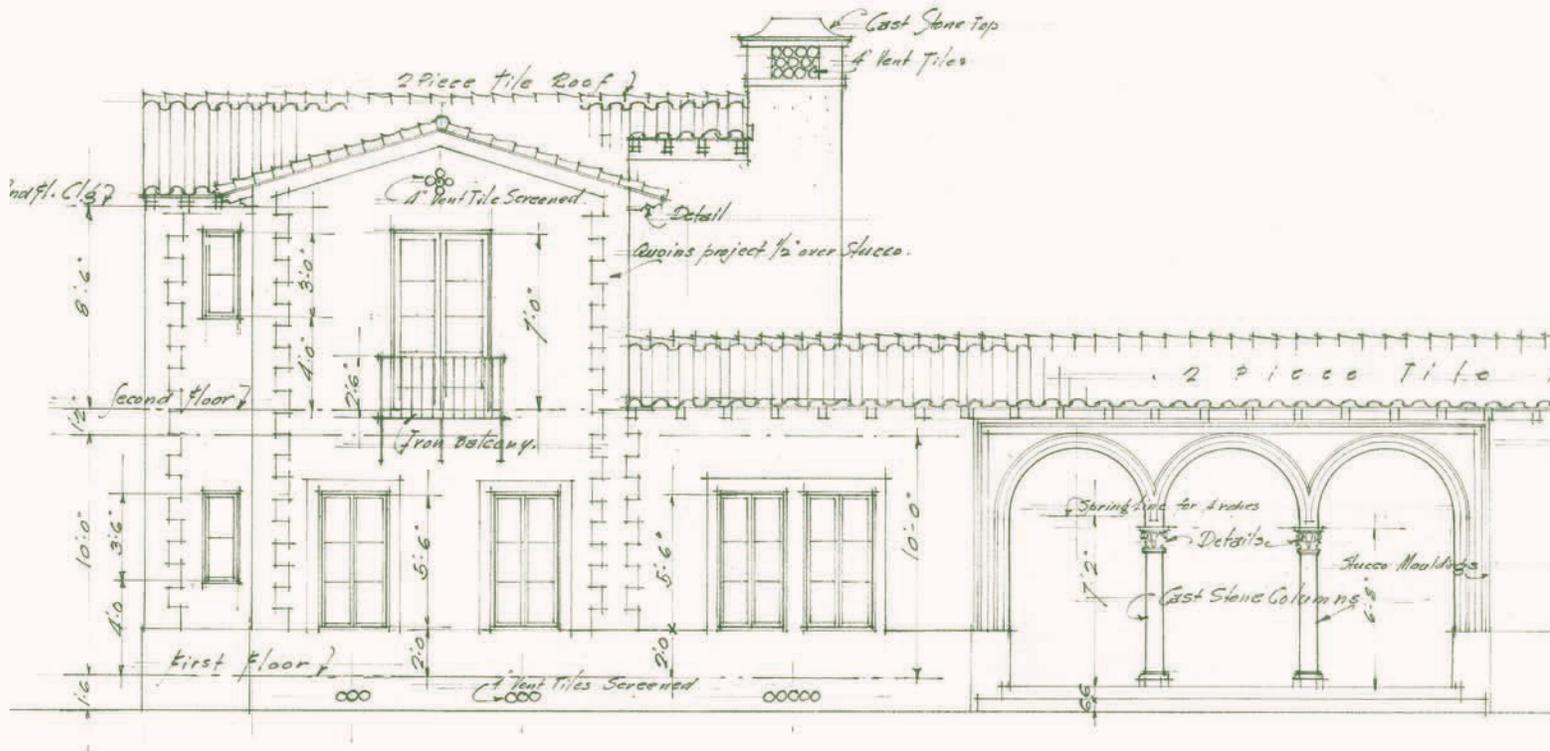


# PURPOSE & USES



The purpose of the City of Coral Gables, Florida Zoning Code is to implement the Comprehensive Plan (CP) of the City pursuant to Chapter 163, Florida Statutes for the protection and promotion of the safety, health, comfort, morals, convenience, peace, prosperity, appearance and general welfare of the City and its inhabitants.

- Zoning Code Section 1-103 Purpose of the City of Coral Gables Zoning Code



one Top  
/es



2 piece tile roof.

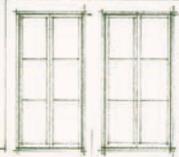
4' x 6" Shaw Rafters 24" o.c.

Spring hole for Arches

Details

Succa Mouldings

Cast Stone Columns



5'6"

1'6"

000

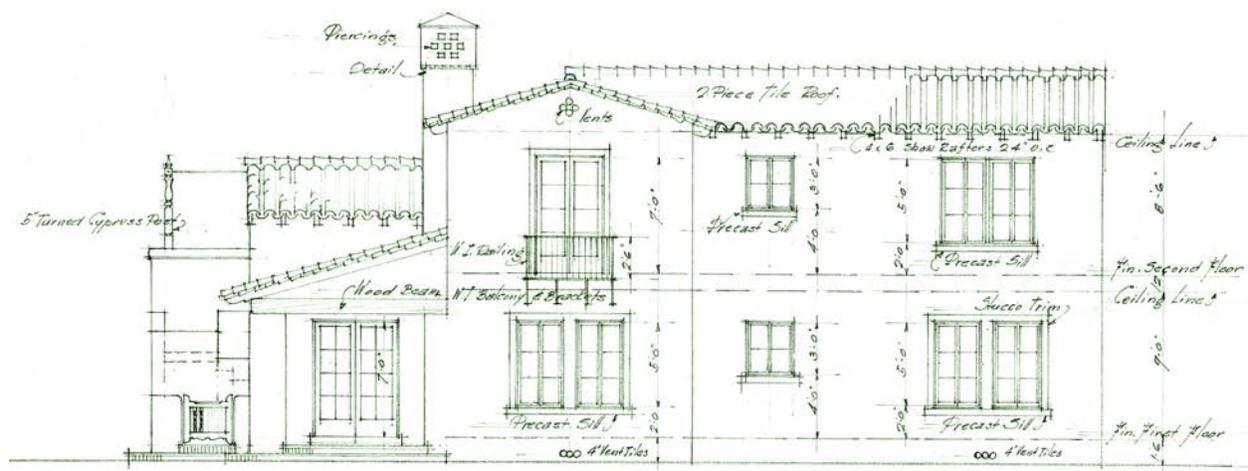
Continuation of Elevation  
Directly Below.

## PURPOSE & USE

### *Single-Family Residential (SFR) District*

The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the city. The city is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment.

The intent of the Single-Family Residential code is to protect the distinctive character of the city, while encouraging excellent architectural design that is responsible and responsive to the individual context of the city's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest.



## PURPOSE & USE

Permitted principal uses and structures. The following uses are permitted:

1. Accessory dwelling.
2. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
3. Family day care as required and defined pursuant to Florida Statutes.
4. Parks, City.
5. Single-family dwellings.
6. Utility infrastructure facilities.

Conditional uses. The following uses are permitted in the SFR District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Private yacht basins.

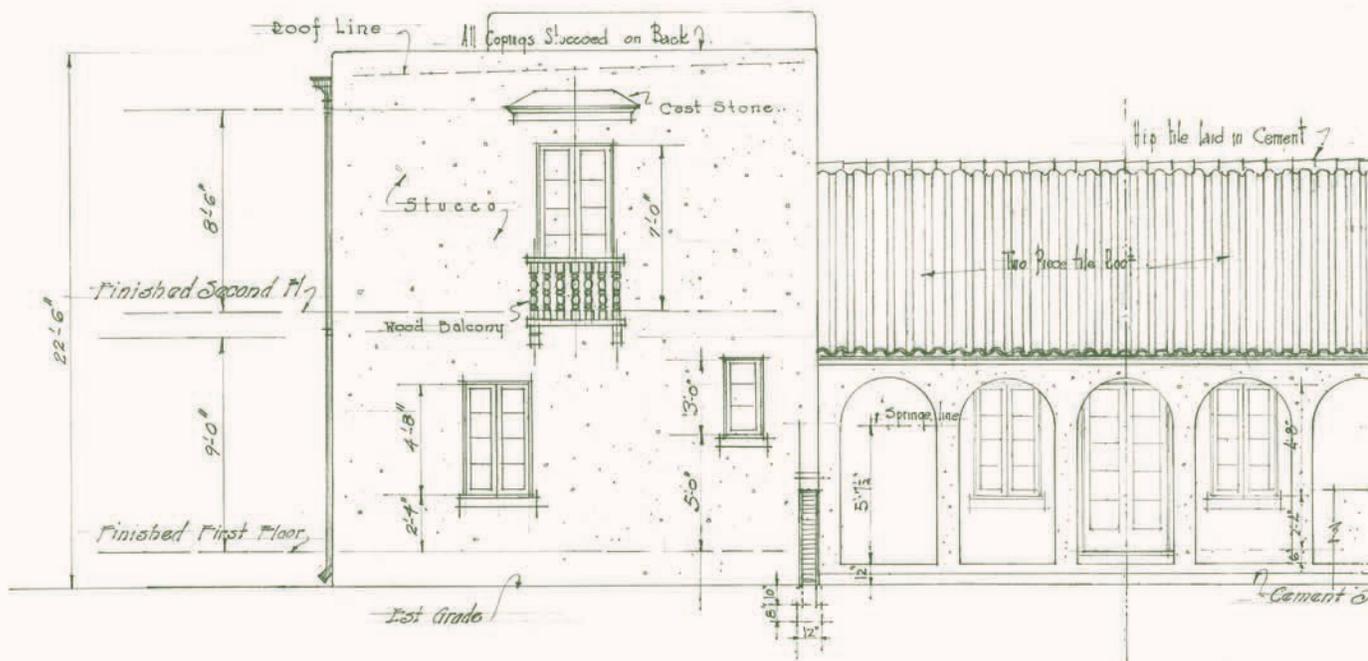


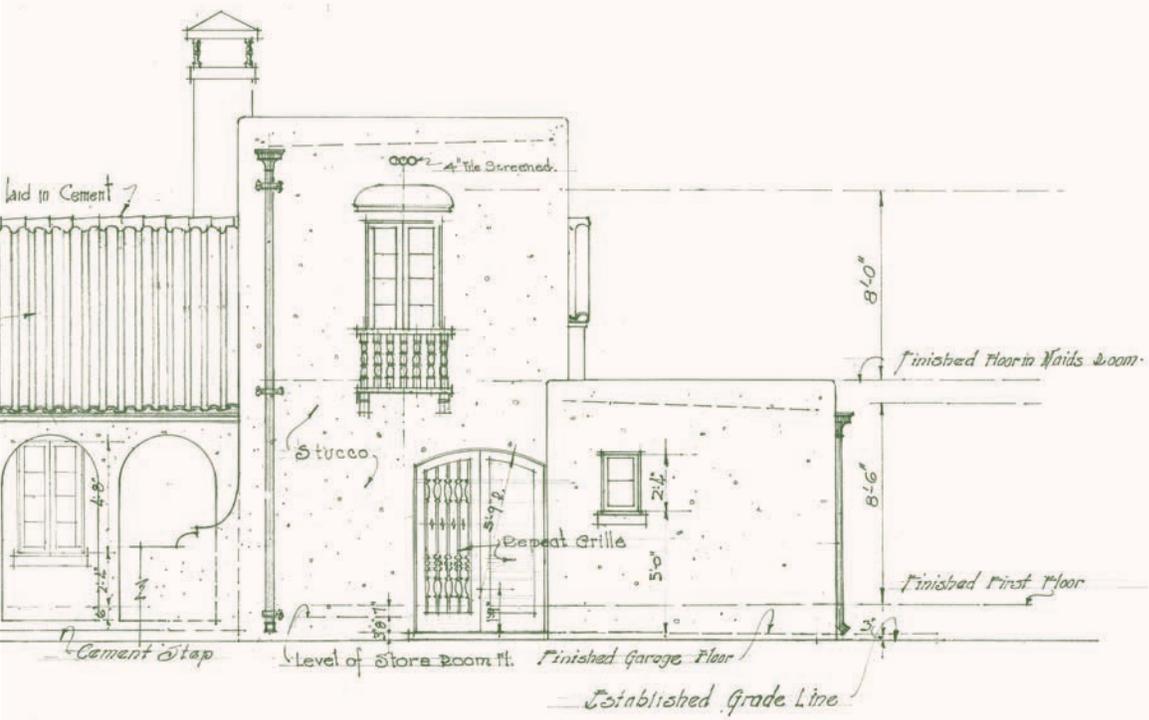
# SITE PLANNING



*The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest.*

- Zoning Code Section 2-101 Single-Family Residential





# SITE PLANNING

The Board of Architects is a unique element that is found in no other municipality. The original Coral Gables Building Code of 1925 mandated that all plans were to be approved by the supervising architect before a permit was approved. Over time, this Board of Architects has developed into a regulatory body, having the authority to make any adjustments as required by the neighborhood context, site characteristics, and design goals in the Comprehensive Plan. The Board of Architects may deny approval of any proposed design found inconsistent with the standards of aesthetic design.

As originally planned by George Merrick during the creation of the city, buildings are to be constructed on at least one platted lot with a minimum street frontage of fifty feet. Some streets and neighborhoods require additional street frontage, often a condition that traces back to the original planning of the city. These site specific requirements can be found in Appendix A of the Zoning Code.

Every lot should face the street to further create a cohesive public realm. If it is a corner lot, the home should face the street on the narrowest side of the lot with windows and doors. These windows and doors create a sense of security on any street with "eyes on the street."



Walter DeGarmo Ferdinand Street Residence  
Image Credit: HistoryMiami



# SITE PLANNING

## Setbacks

Auxiliary or accessory buildings are structures located on the same lot as the principal building or residence. Commonly called outbuildings, these structures typically contribute to the comfort, convenience or necessity of the resident.

Some original examples of accessory buildings locate the structure in the rear of the property. Accessory buildings are recommended to be within the backyard and follow the same minimum setback requirements as provided for the principal house.

Accessory structures should be accessed from the alley, when present, to not interrupt residential streets with unnecessary driveways and curb cuts. These accessory buildings should be compatible in design and style with the surrounding context and neighborhood.

When on a corner lot, the accessory building should be facing the side street. Designed correctly, the placement of the structure may contribute to additional private area in the rear yard of corner lots.

Since the accessory building's purpose is subordinate in area, extent, and purpose to the principal residence, it should not be located closer to the street than the main residential building. A small one-story detached garages located in the rear yard area, may have a lesser side and rear setback than the principal residence.



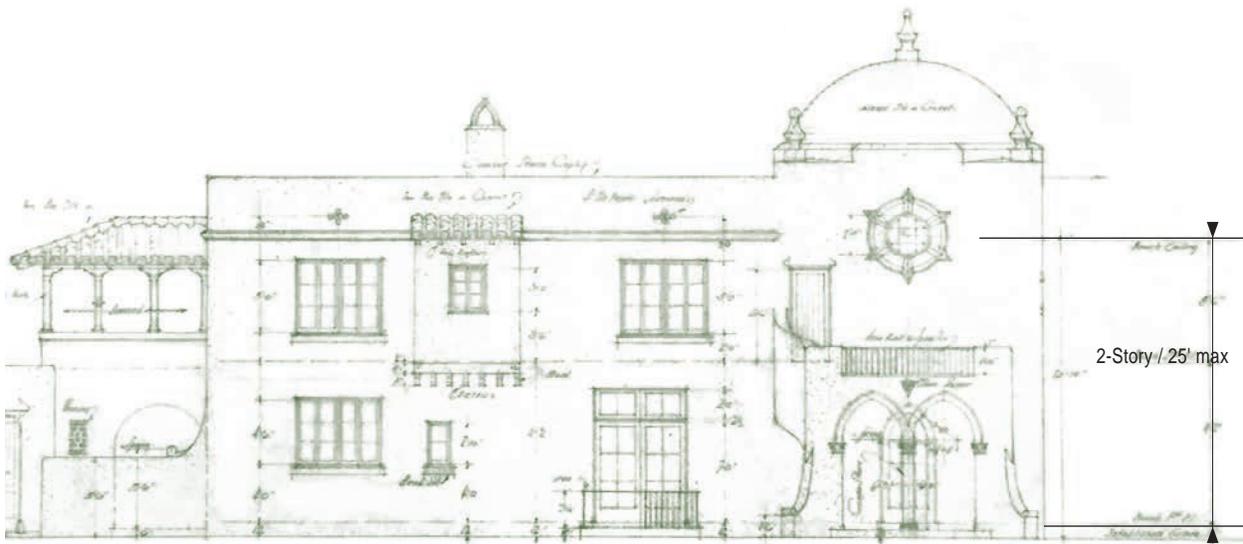
Walter DeGarmo Ferdinand Street Residence  
Image Credit: HistoryMiami

## SITE PLANNING

### *Building Height*

The height of a typical residence in Coral Gables is limited to two stories. Homes designed by 1920's architects typically built houses no more than twenty-five feet in height, measured from the finished floor to the tie-beam on the top floor. This allows the design of roofs to have flexibility in form and addition of design elements to be compatible with the style of the residence. Additionally, the foundation of the residence may be raised for flood prevention. The height will be reviewed by the Board of Architects with the design of structure to ensure compatibility with the neighborhood context.

In areas of Coral Gables vulnerable to rising water, such as the coastline, canal, bay, or generally low lying areas, residences may raise their finished floor by use of freeboard. In addition, the residence must meet the Federal Emergency Management Agency (FEMA) requirements.



Walter DeGarmo Residence No. 216  
Image Credit: HistoryMiami

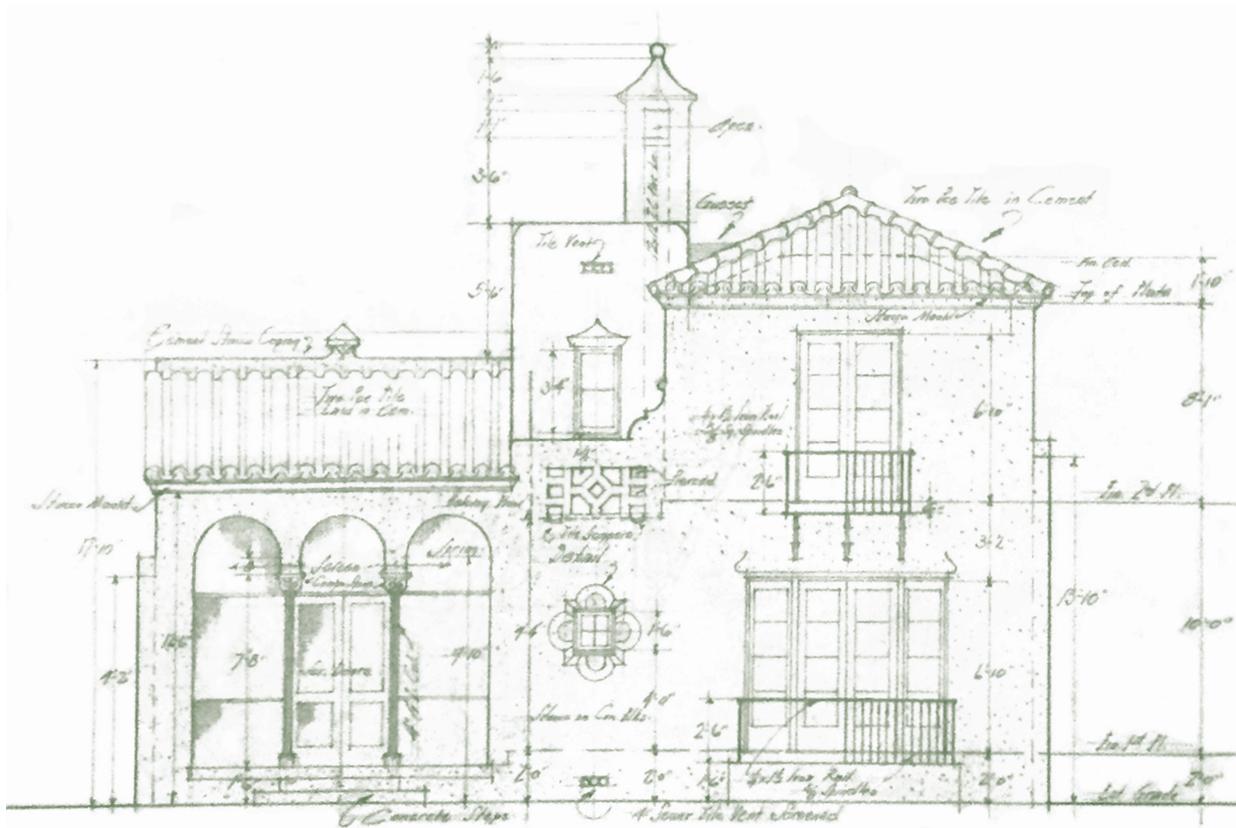
## SITE PLANNING

### Ground Area Coverage

George Merrick's vision of a City Beautiful included lush landscape and large areas of open space. The construction of the residential neighborhoods was planned according to a simple set of building regulations, designed to protect and build the public realm, and create the vision of a city of homes in the garden. The original building code required all homes to be constructed of coral rock, poured concrete, concrete blocks, or brick with all exterior masonry surfaces stuccoed, except those of coral rock or brick.

Residential lots should not have less than half the property for open space to protect the original intent of the garden city vision. Specific percentages that a home and accessory buildings may occupy are found in the Zoning Code, which include roof overhangs greater than five feet and any cantilevered portion of the building.

The Board of Architects may recommend granting an increase of ground area coverage to encourage historic design.



Walter DeGarmo Residence No. 205  
Image Credit: HistoryMiami



# SITE PLANNING

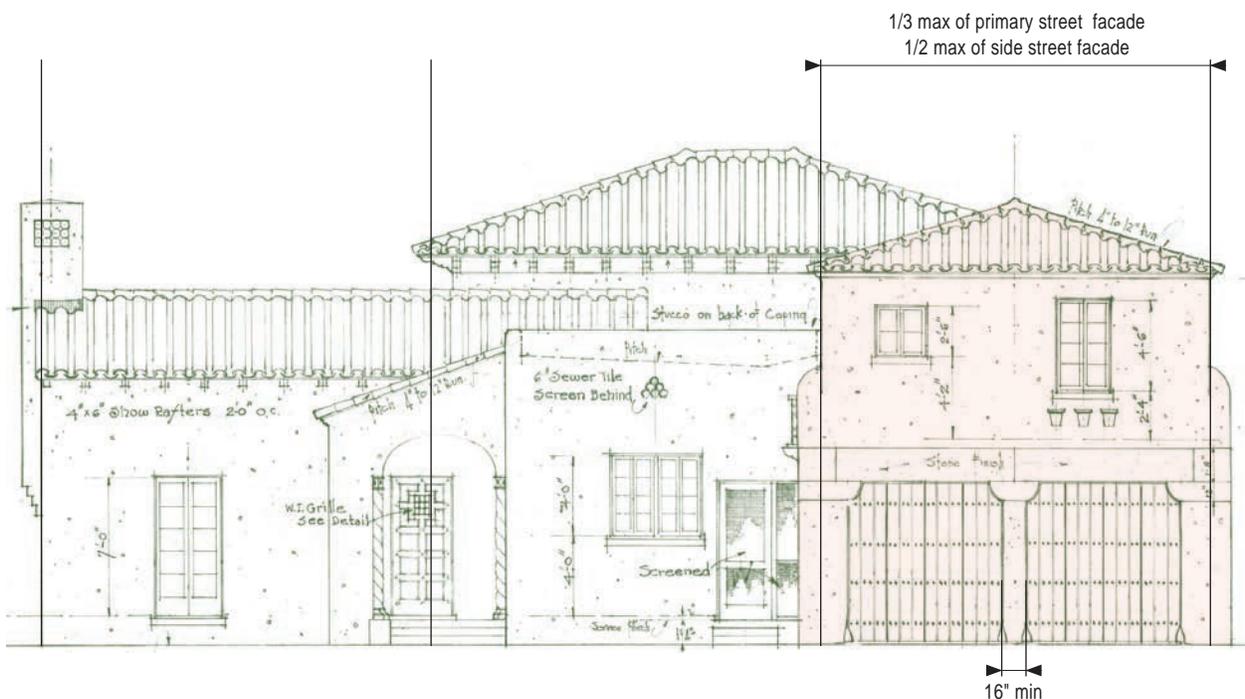
## Garage Design

Residential streets should be faced with windows and doors, and not dominated by automobiles and garages. A garage facade should not be the principal design from the street, and not comprise more than  $1/3$  of the width of the front facade. For minimal-width and narrow interior lots, a one-car garage may face the front street if an alley is not present.

On corner lots, garages should be accessed from the side street to limit the amount of driveways and disruption for regular-space street trees and landscape on the primary street. Garages on corner lots should not exceed half the width of the side facade to not dominate the neighborhood street.

Garage doors should be designed to complement the overall design and style of the house. Automobile storage and accesses should not have a negative visual impact on a residential street. In multiple-car garages that face any street, each single garage door should have a column or separation to visually subdivide and organize the garage door element of the facade.

Attached and detached garages are best placed in the rear or side of the lot, as to not detract from the public realm of the residential street. Neighborhood streets are more valuable when dominated by people, porches, pedestrian sidewalks, and landscaping, rather than garages and driveways.



Walter DeGarmo Residence No. 709  
Image Credit: HistoryMiami

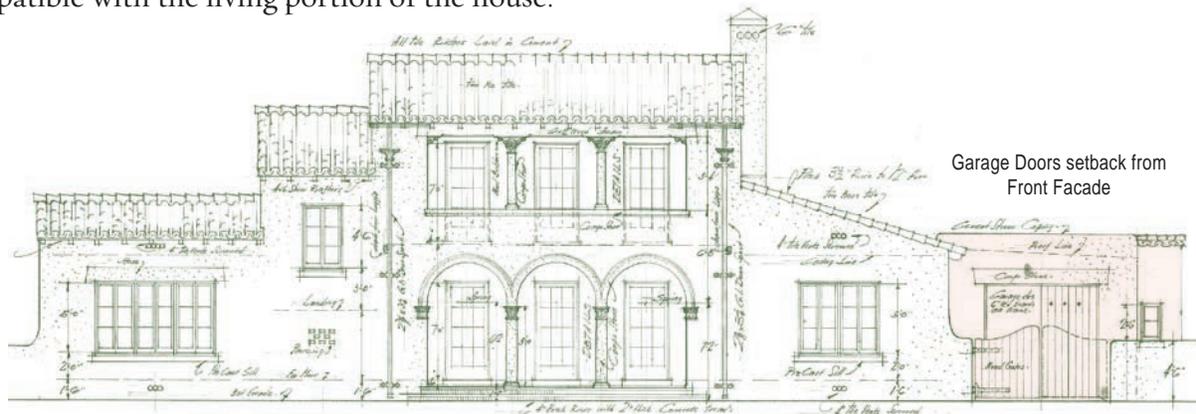
# SITE PLANNING

## Garage Design

New construction of single-family homes should be compatible with the original neighborhood character of the planned community. Garages should be setback from the front facade to contribute more quality and active architectural elements toward the street space. The setback garage entry should be parallel with the face of the building to directly relate to the street.

When located on a corner lot, the garage and carport should face and be accessed from an alley, if present, or a side street. The original vision of George Merrick was to emphasize the garden-like features of a city that make it more enjoyable for pedestrians.

If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that are compatible with the living portion of the house.



Walter DeGarmo Residence No. 615  
Image Credit: HistoryMiami



Garage Doors setback from  
Front Facade

Walter DeGarmo Residence No. 206  
Image Credit: HistoryMiami

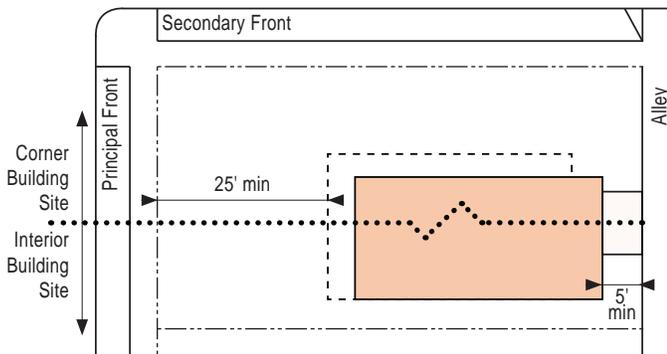
# SITE PLANNING

## Garage Design

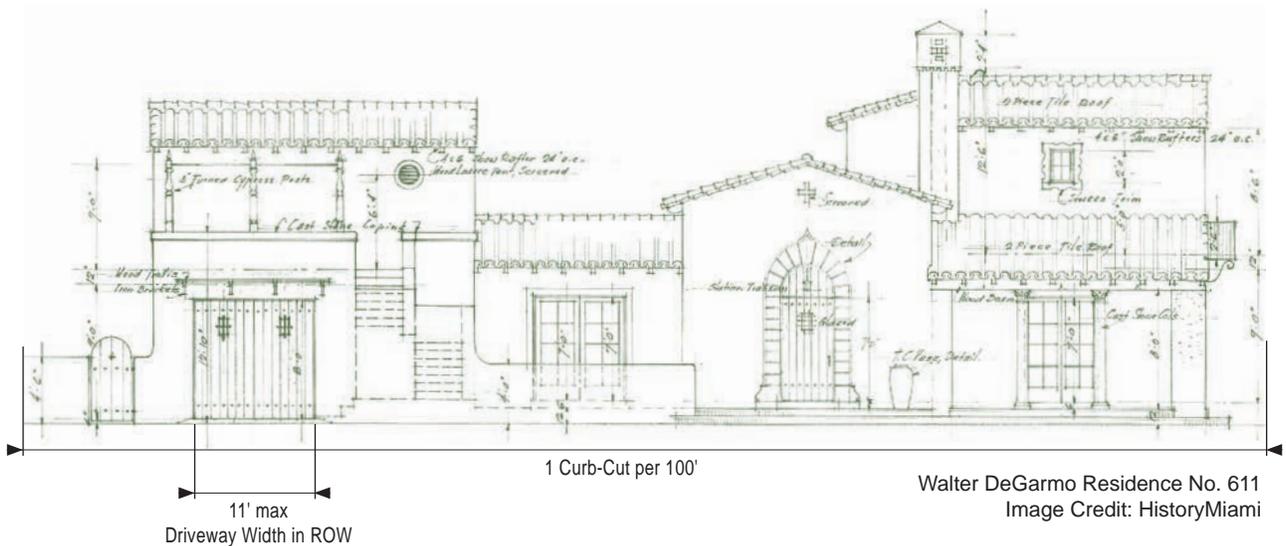
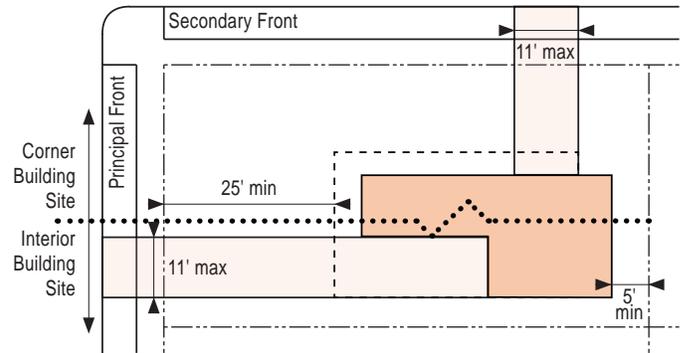
Driveways and associated curb-cuts should only be permitted when providing access to a garage, carport or porte-cochere. Where an alley or side street are present, curb-cuts or driveways with access provided from the front property line should be prohibited.

Smaller lots should have one driveway to allow more landscape and front yard as originally envisioned by George Merrick. Small cottages on small lots less than 100 feet in width were designed to be simple households, a distinct difference from large estates with circular driveways. Driveways and curb-cuts should have a minimal width in the public right-of-way and parkway to accommodate street trees and minimize sidewalk disruption. Curb-cuts or driveways should be located on from an alley or side street when present. Carport canopies are prohibited.

Garage & Driveway Placement

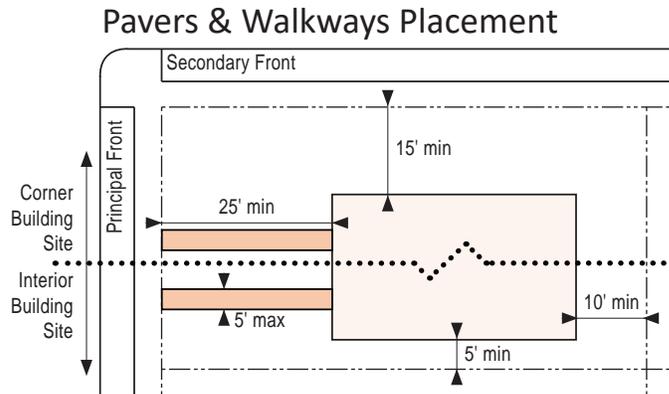


Garage & Driveway Placement



# SITE PLANNING

## *Pavers & Walkways*



Pavers and walkways are permitted in the required setback area, but only to be used for the function of a walkway. A walkway is a narrow aggregated width of pavers or hardscape in a setback area.

Surfacing of all access aisles, driveways and off-street parking areas may be composed of one or more of the following:

1. Asphalt.
2. Chattahoochee gravel laid in asphalt with all loose gravel removed.
3. Clay or cement brick.
4. Concrete.
5. Decorative concrete pavers.
6. Loose gravel, provided that areas of loose gravel are set back five (5) feet from all property lines and bordered by another permitted driveway material.
7. Rock laid in asphalt with all loose gravel removed.
8. Wood block.

# SITE PLANNING

## Summary

Lot Occupation*	
Building Site Street Frontage	50' min
Ground Area Coverage	35% max Principal Building 45% max all structures
Floor Area Ratio (FAR)	Building Site < 5,000sf = 0.48 max Building Site 5,000 - 10,000sf = 0.35 max Building Site > 10,000sf = 0.3 max
Open Space	40% min
Building Configuration	1 Principal Building / Building Site

Building Setback*	
Principal Front Setback	25'
Secondary Front	15' min
Side	5' min Combined total: 20% of Bldg Site Width
Rear	10' min; 5' min if recommended

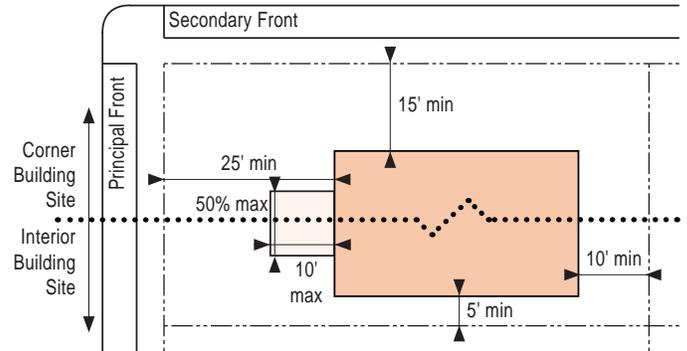
Accessory Building Setback*	
Principal Front	Setback from Principal Front
Secondary Front	> Principal Building Location
Side	5' min Combined total: 20% of Bldg Site Width min
Rear	5' min

Parking Placement	
Principal Front Facade Width	30% max
Secondary Front Facade Width	50% max

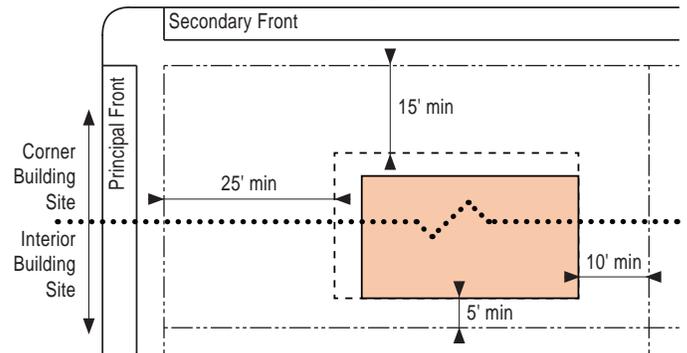
Building Height*	
Principal Building	2 Floors or 25'
Accessory Building	may not exceed Principal Bldg Height

\* Additional regulations may apply. Always consult **Zoning Code Appendix A: Site Specifics** before designing your project.

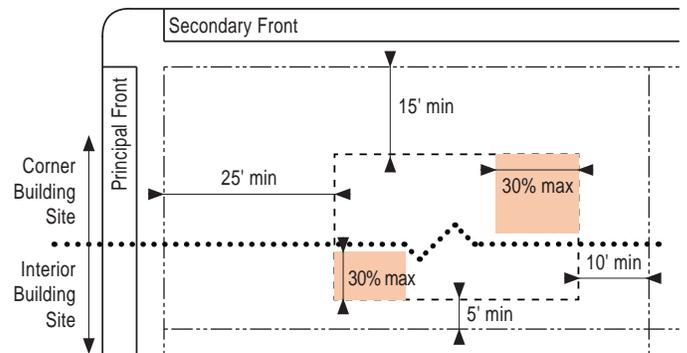
### Building Placement



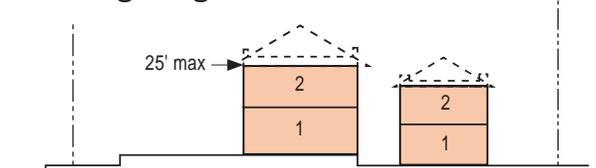
### Accessory Building Placement



### Parking Placement

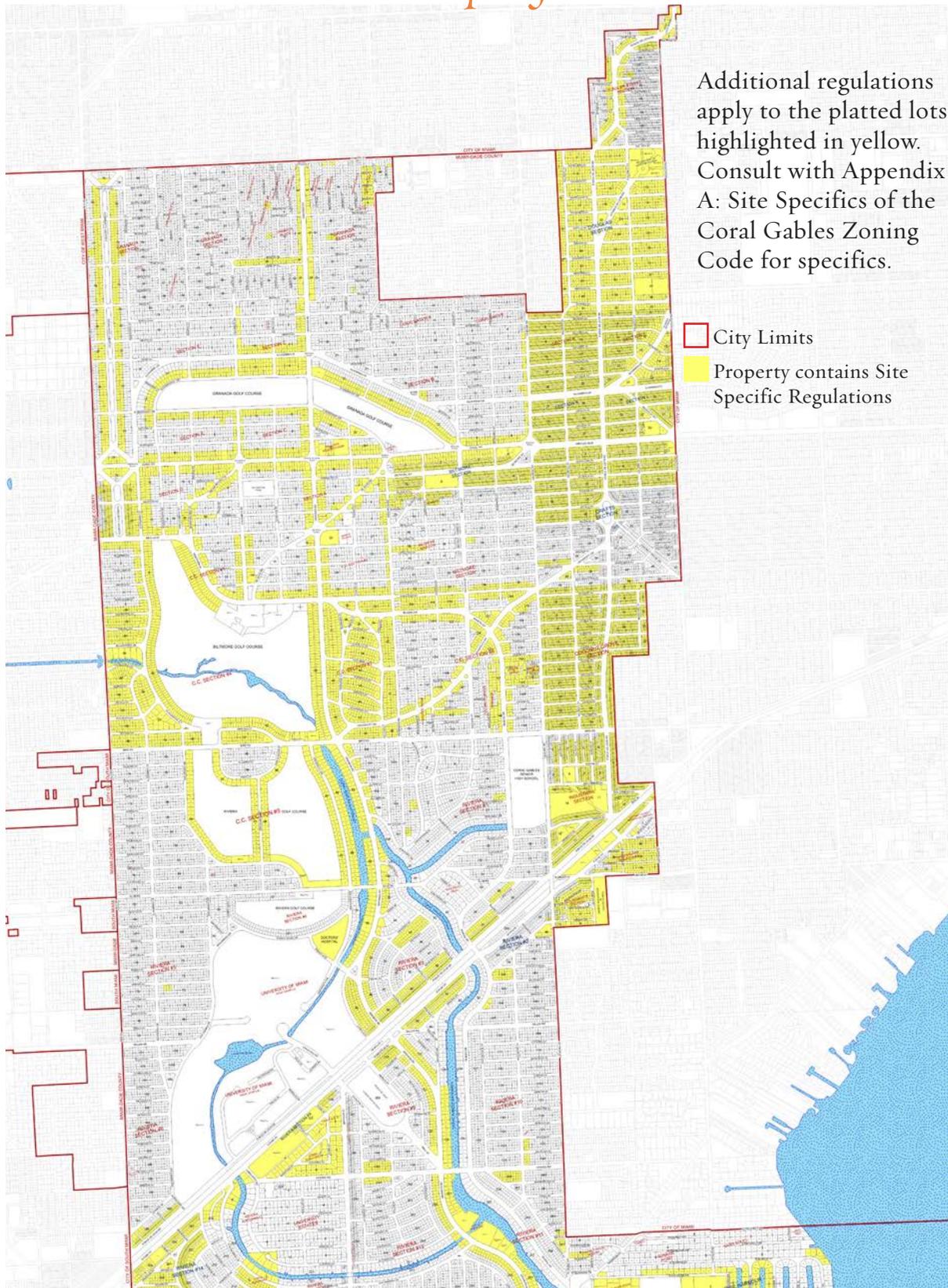


### Building Height



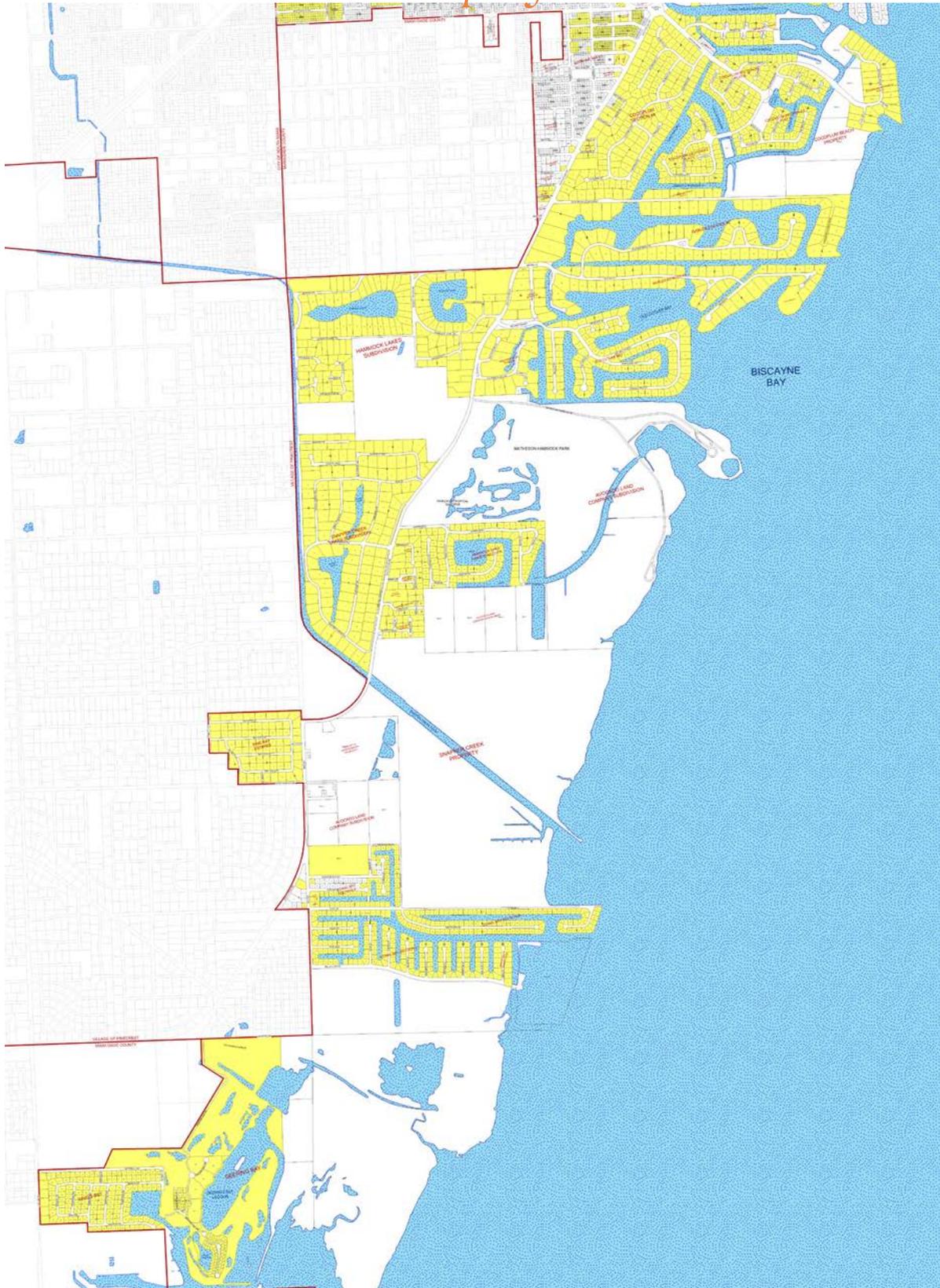
# SITE PLANNING

## Site Specifics



# SITE PLANNING

## Site Specifics









# DESIGN ELEMENTS

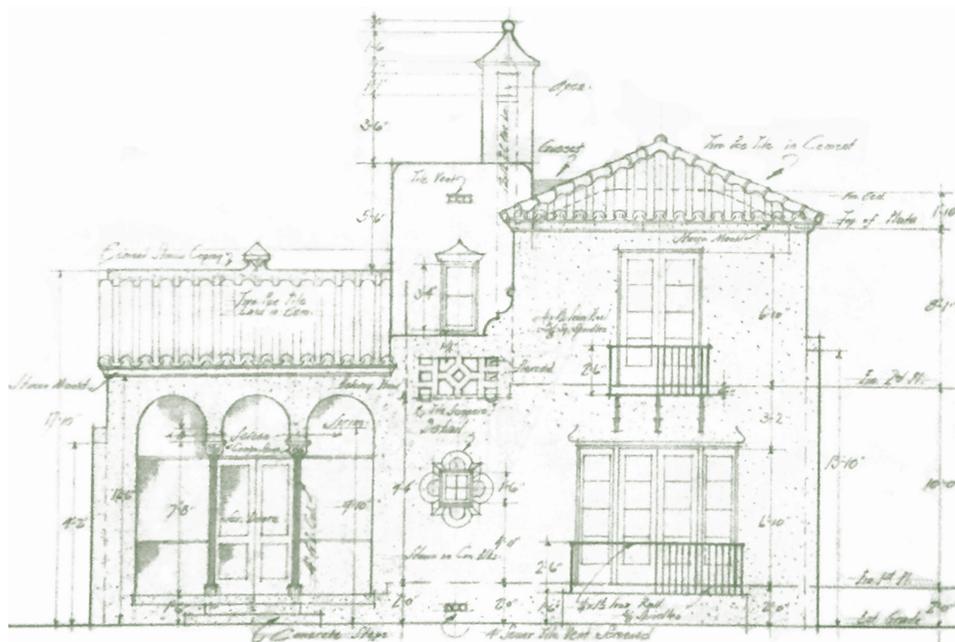
## Board of Architects

The City of Coral Gables is unique throughout South Florida for its high standards for architectural design. George Merrick's original vision for the City included high-quality architecture and attention to design. In the early 1920s, Merrick implemented this vision by hiring Coral Gables' first "Supervising Architect," the visionary designer Phineas Paist. Paist established the review process for all buildings constructed in the City. Today this process is known as the Board of Architects.

Pursuant to the City Charter, and subject to those provisions, a Board of Architects is created to ensure that the City's architecture is consistent with the City's regulations and to preserve the traditional aesthetic character of the community. In addition to any power or duty delegated by the City Commission or the City Manager, the Board of Architects shall act as a recommending and a decision making Board for the following:

- Appeals from decisions of the City Architect
- Building Permit Review/Architectural Design Standards Compliance
- Conditional Use Review
- Recommend Historic Designations to Historic Preservation Board

~ Zoning Code Section I4-103, Board of Architects



Walter DeGarmo Residence No. 205  
Image Credit: HistoryMiami

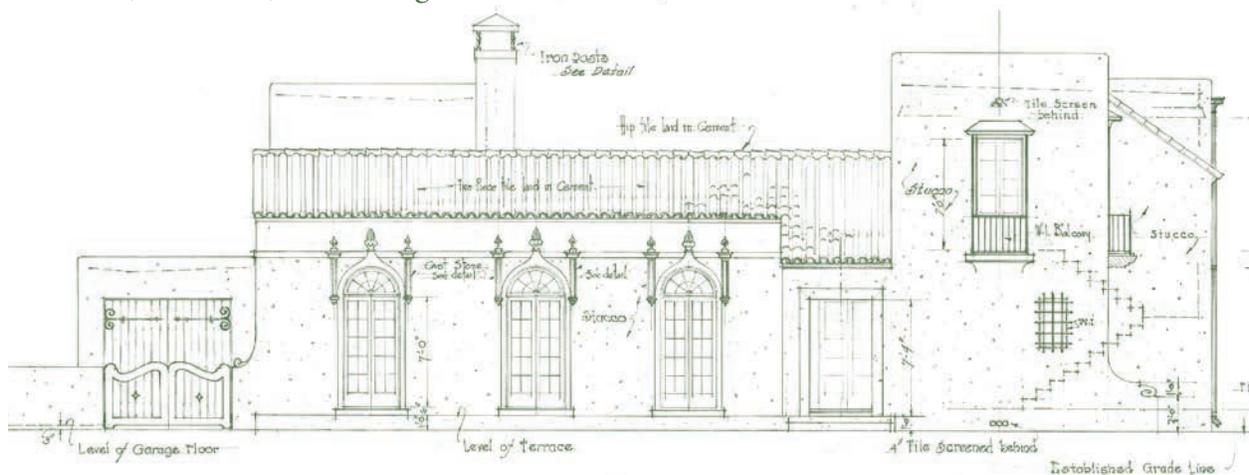
# DESIGN ELEMENTS

## Design Review Standards

The Board of Architects shall determine if an application satisfies the following design review standards:

1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.
2. Whether the planning and siting of the various function and structures on-site provides the following:
  - Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.
  - Provides a desirable environment for occupants, visitors and the general community.
3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.
4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.
5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.
6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.
7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.
8. Whether waste disposal facilities adversely affect adjacent properties.
9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.
10. Whether the proposed application is in conformity with provisions of this Division.

~ Article 5, Section 5-102 Design Review Standards



# DESIGN ELEMENTS

## Context

The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood. The Board of Architects shall review a new building or structure or a substantial addition to an existing building or structure that is to be constructed in context within an area that includes both sides of the street, on the block where it is located and surrounding properties. The Board of Architects shall require that photographs of both sides of the street, on the block where a new building or structure or a substantial addition to an existing building or structure is to be constructed and surrounding properties, is submitted for their review.

The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between building and style, when such differences contribute to the overall harmony and character of the area....

~ Zoning Code Section 5-103 Architectural style



Mediterranean Style Houses in Context  
Image Credit: Coral Gables Historical Resources Department



Colonial Style Houses in Context  
Image Credit: [Get Your House Right](#)

“Every structure in the city has had its plans approved by Mr. Paist, who has studied the building not only as an entity, but as a unit in the group which surrounds it.” - “Phineas E. Paist, National Figure” Newspaper article, November 12, 1926

# DESIGN ELEMENTS

## Style

"Just how I came to utilize the Spanish type in Coral Gables, I can hardly say, except that it always seemed to me to be the only way houses should be built down there in those tropical surroundings. I made a trip to Mexico and Central America and was more convinced than ever of the possibilities offered by the adaptation of the Spanish and Moorish type of architecture. The gleaming white coral rock, the palm trees, tropical flowers and verdure seemed to me to provide a natural setting with which Spanish architecture alone would harmonize."

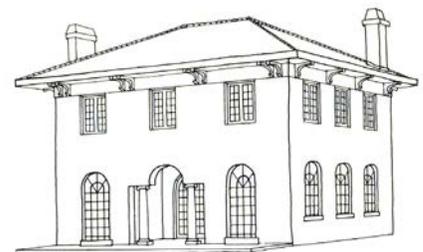
~ George Merrick, New York Times, 1924.



Mediterranean Style House  
Image Credit: A Field Guide to American Houses



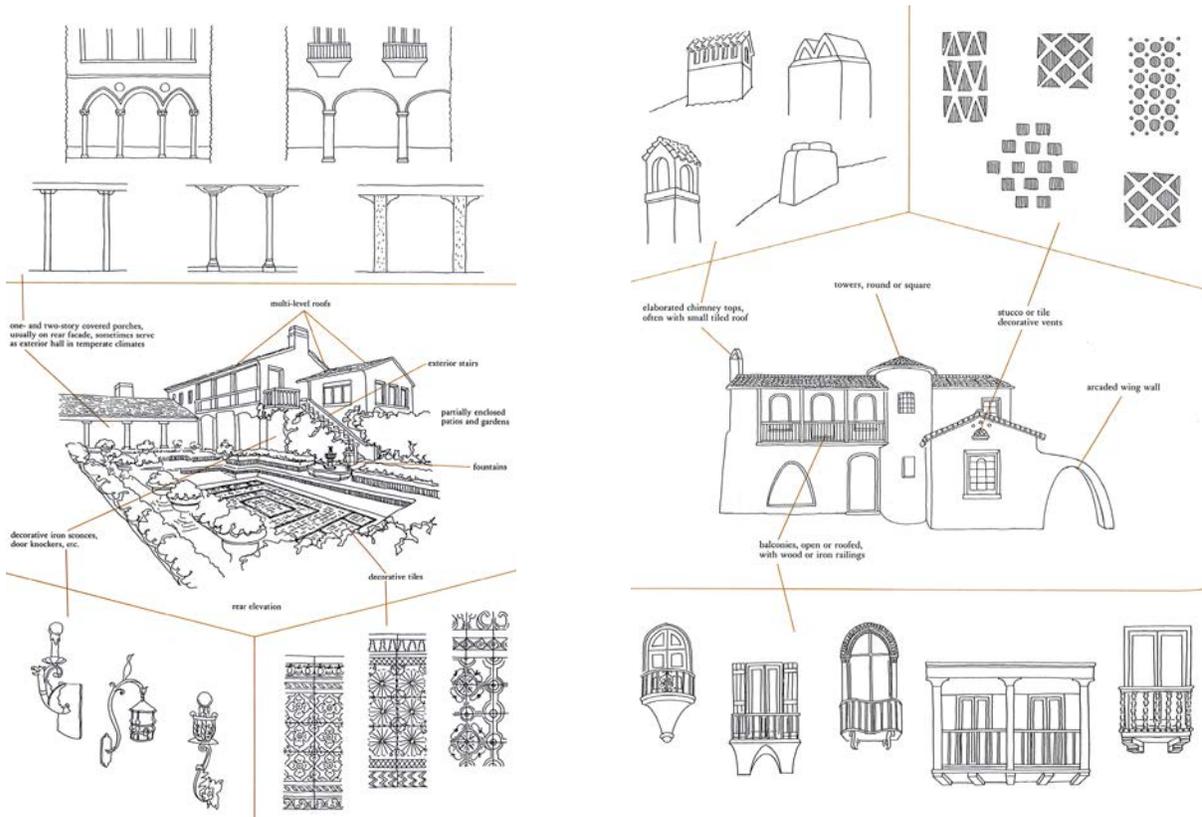
French Country Style House  
Image Credit: A Field Guide to American Houses



Italian Style House  
Image Credit: A Field Guide to American Houses

# DESIGN ELEMENTS

## Style



Sample Diagrams Demonstrating Architectural Style  
(Mediterranean Architecture shown as an example)  
Image Credit: A Field Guide to American Houses

## DESIGN ELEMENTS

### Wall Materials

*"The characteristics of the architecture of Coral Gables, then, are these. Walls of tinted stucco, where also the native rock, warmed to cream and soft brown and old amber in the sun, is used as occasional window trim or ledge or wall finish, are raised to enclose rooms open at every side to the air. The rough surface of the walls catches the changing light, the shadows of decoration or leaf, until they seem a very part of the earth on which they were built."*

- Coral Gables, Miami Riviera, 1923

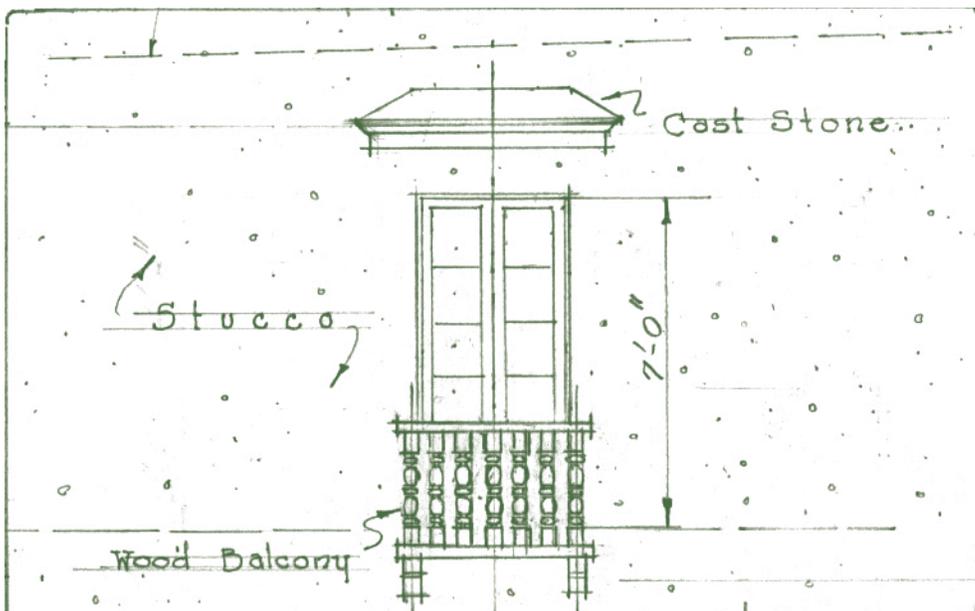
All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick.

All exterior masonry surfaces shall be stuccoed and painted except those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, pre-cast panels, and architectural concrete.

Wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, subject to certain conditions.

New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects.

~ Zoning Code Section 5-300: Exterior Walls - material and color.

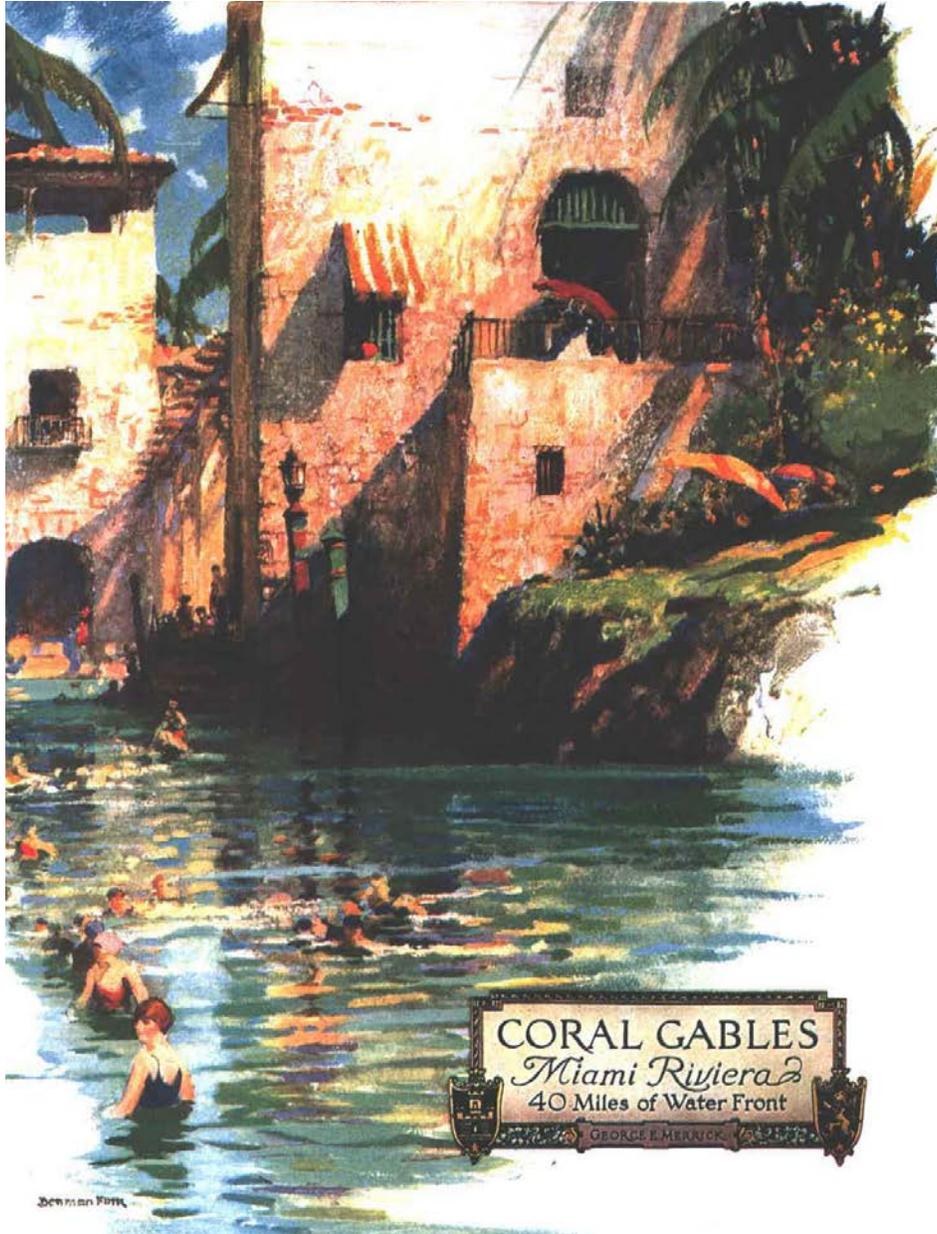


Walter DeGarmo Residence No. 722  
North Elevation Scale: 1/4" = 1'  
Image Credit: HistoryMiami



DESIGN ELEMENTS

*Color*



Venetian Pool Promotional Painting by Denman Fink

# DESIGN ELEMENTS

## *Color*

A controlled color palette is an essential ingredient of the Coral Gables brand.

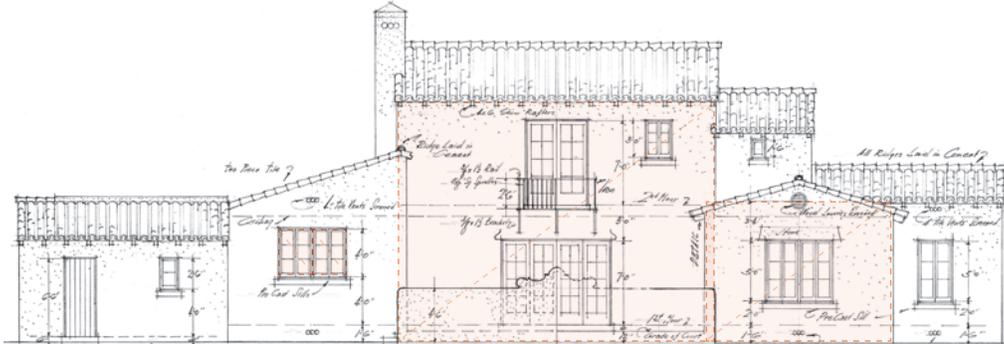
In the 1920s, before Coral Gables had a Board of Architects, it had a “Supervisor of Color.” The early promotional images of the City were full color paintings with a palette that evoked weathered Mediterranean villages. The early homes were built with walls of tinted stucco, frequently rough textured so that they caught changing light and shadow.

Today, the Coral Gables Mediterranean brand is carried forward by the Board of Architects through their pre-approved color palette and their review of any colors outside of that palette. The official list of pre-approved colors is available on the Board of Architects website.

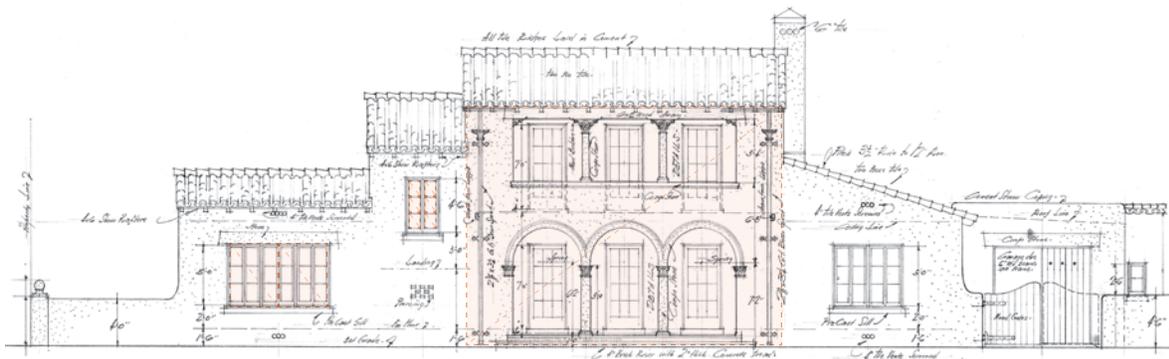
1. A pre-approved color palette is available on the Board of Architects website.
2. Special color requests outside of the pre-approved color palette shall be approved by the Board of Architects.
3. Colors should reflect the warm Mediterranean palette reflected in the original paintings of Coral Gables.
4. White should be used sparingly; if used, it should be softened with various techniques such as the use of textured stucco, accent awnings, accent roof tiles, and/or varied building massing that creates a play of shadow and light.
5. Bright hues and primary colors shall not be permitted on structures.
6. Colors should be harmonious with their surroundings.
7. No one color may be applied to the entire structure; there should be at a minimum one main body color and one trim color.
8. The color palette should be restrained; no more than four different colors should be applied to a structure.
9. Dark hues shall only be permitted sparingly as trimwork.
10. At no time should stone or brick be painted.
11. Trim should contrast with the main color of the structure; lighter or darker trim is permitted.

# DESIGN ELEMENTS

## Proportion



Walter DeGarmo Residence No. 615  
West Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 615  
East Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami

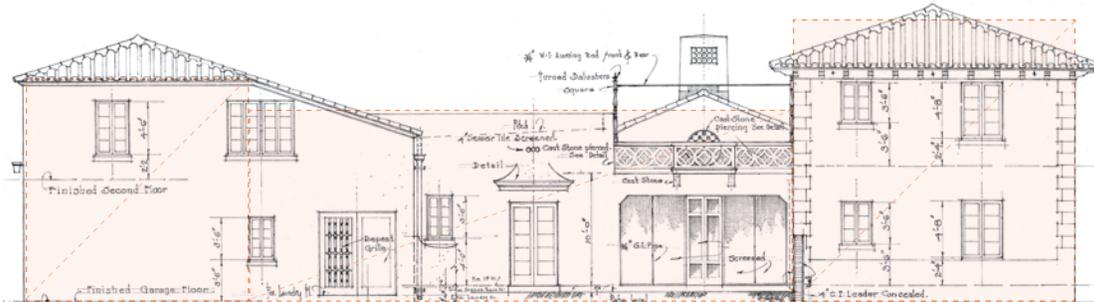
Facades are comprised of varying planes and heights, as well as windows and other openings. The facade should be designed with use of similar-sized rectangles.

Similarly, windows and doors should be vertically proportioned or subdivided to appear vertical. Typically, the large rectangular shape created by the main facade is replicated vertically by the windows, doors, and other openings.

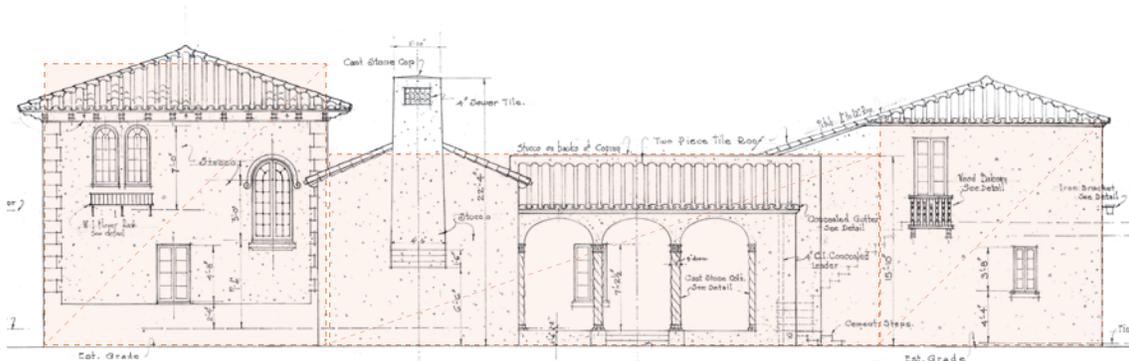
The proportion of structural elements such as columns or posts should be appropriate to the weight they appear to be carrying.

# DESIGN ELEMENTS

## Massing



Walter DeGarmo Residence No. 615  
West Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami



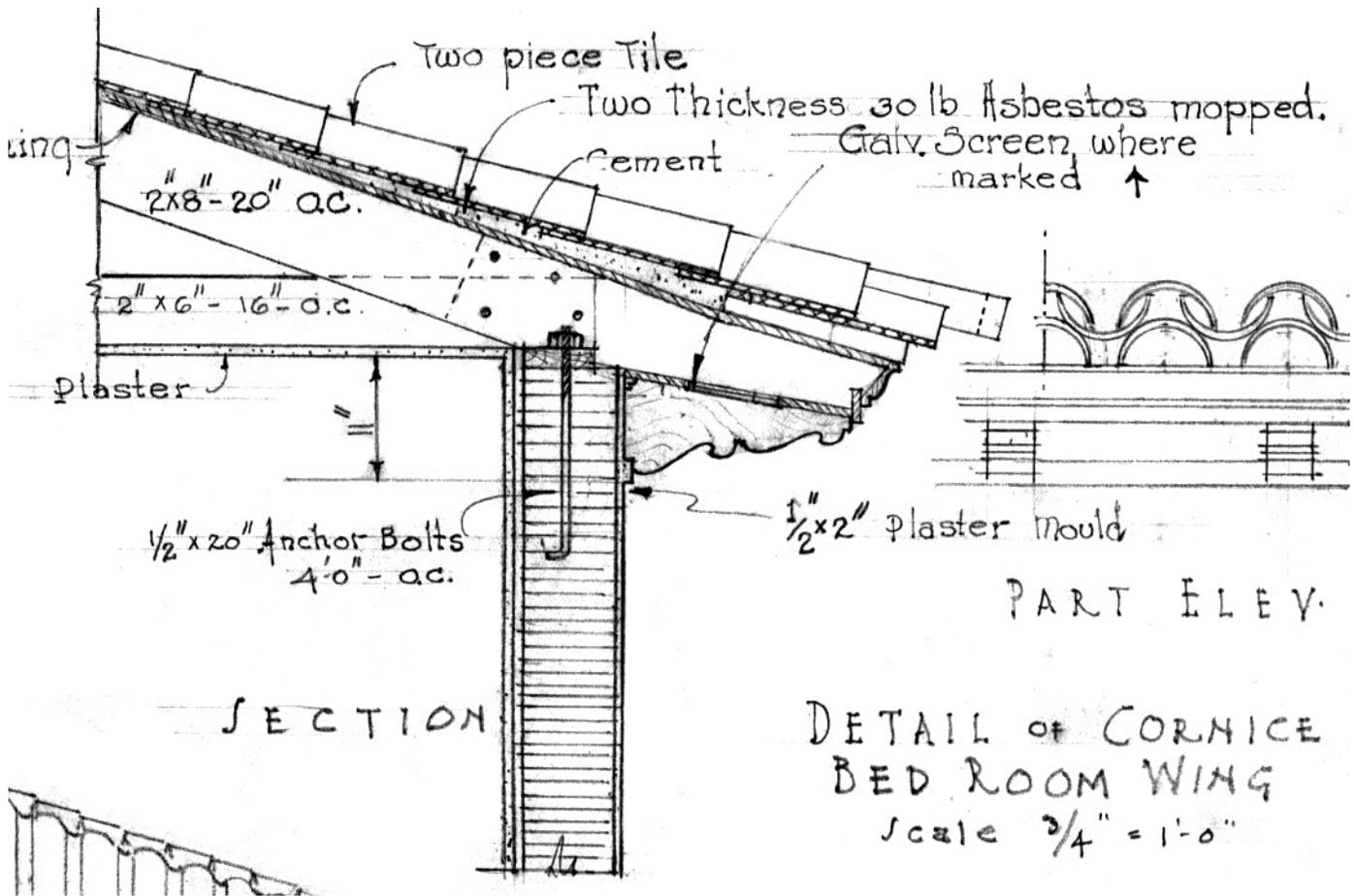
Walter DeGarmo Residence No. 615  
East Elevation Scale: 1/16" = 1'  
Image Credit: HistoryMiami

Buildings should have single, double, or triple primary massing variations. Single-family homes typically have single or double primary masses, such as the principle house and accessory building, with appendages or bridges that connect the masses.

# DESIGN ELEMENTS

## Roofs

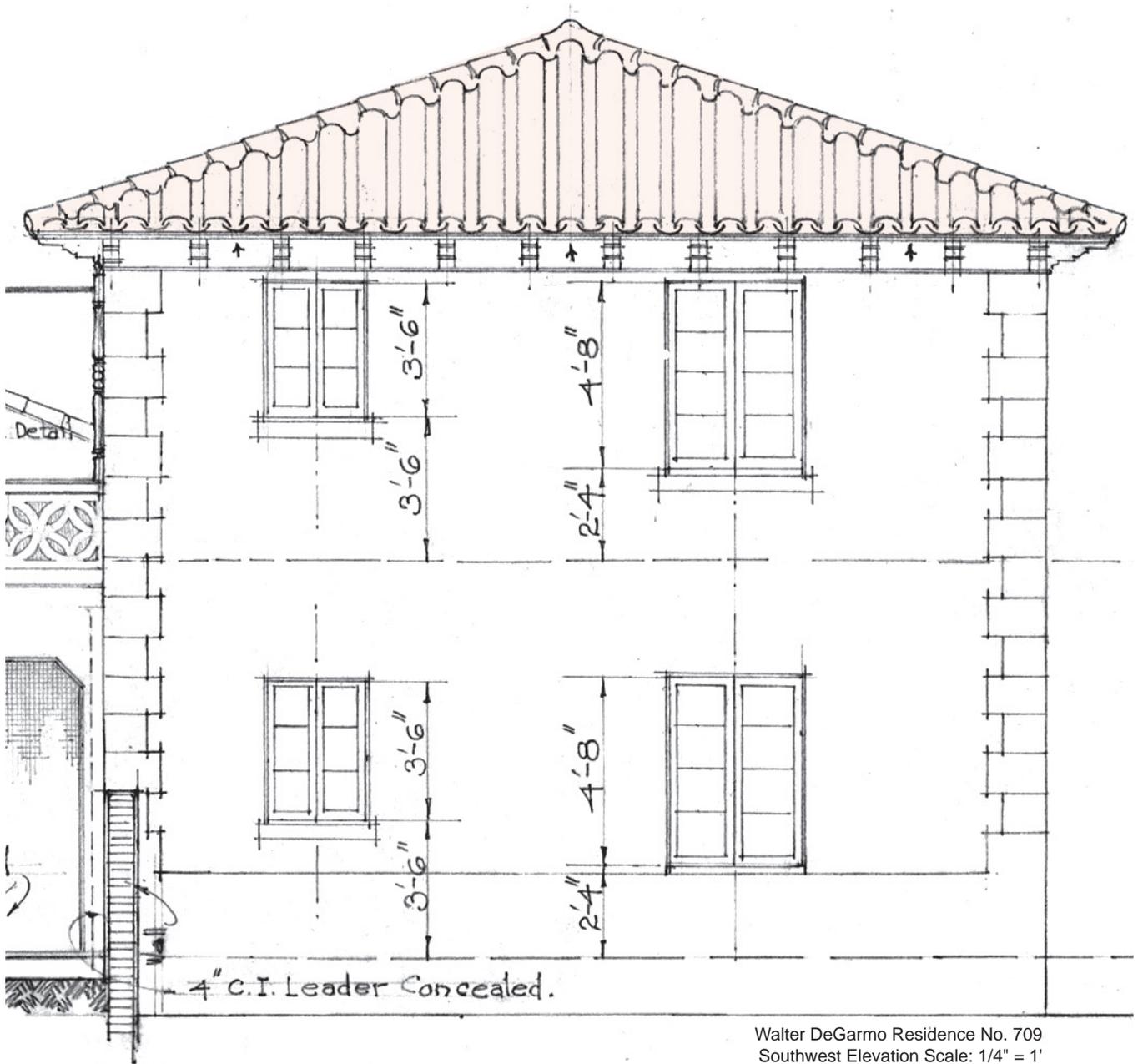
"Highly glazed, cheap commercial tiles, slate or shingles are here highly impossible. Old hand-made Spanish tiles, soft glazed, blended in the loveliest browns and dull reds and ochres and siennas in the world, top the mellow walls with exactly the right emphasis. The sun is not harsh upon them, only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



Walter DeGarmo Residence No. 709  
Detail of Cornice, Scale: 3/4" = 1'  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Roofs



Walter DeGarmo Residence No. 709  
Southwest Elevation Scale: 1/4" = 1'  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Roofs

Pitched roofs shall be constructed of:

- a. Vitrified clay tile
- b. White concrete tile. The finished surface for white concrete tile shall be a mixture of one (1) part Portland white cement to three (3) parts white silica sand, together with a waterproofing and plasticizer ad-mix. These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile at the time of manufacture.
- c. Colored cement tile, provided the tile is color saturated with the same color intensity throughout and the color is not surface applied, and provided the color meets with approval of the Board of Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which have been installed according to approved plans may be painted or repainted a different color from the original color of the installed tile subject to approval of the application and the paint specifications by the Board of Architects.
- d. Coral rock slabs laid shingle fashion.
- e. Thick butt variegated colored slate as approved by the Board of Architects.
- f. White Bermuda roof, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
- g. Where there exists a pitched roof of other material that was permitted at the time of the original construction, additions to or replacements to said building may use the same material.
- h. Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that the maximum height of such shall not exceed four (4) feet above grade.
- i. Roof tiles with surfaces applied glaze under the manufacturer's process, provided, that the color meets with the approval of the Board of Architects taken in conjunction with the surrounding area and provided further that the tile shall not be painted or repainted.
- j. Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for residential uses subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects. An approved copper roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state.
- k. Barrel Tile, provided that the tile is three (3) inches in depth and fire clay material.

~ Zoning Code Section 5-505 Pitched Roofs, material

# DESIGN ELEMENTS

## Roofs

Although metal is not a traditional roof material in the history of Coral Gables, it can be an acceptable option in certain areas of the City, upon Board of Architects review, for reasons of sustainability, durability, and economy. Metal roofs may be permitted for the new construction of single-family homes in the areas southeast of US1, with certain conditions. Special care should be taken for aesthetic compatibility with the neighborhood character. The following design best practices should be observed when selecting a metal roof for a home :

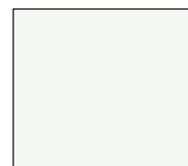
1. The architectural style of the home should be High Modern, Post-War Modern, Ranch, or Key West / Florida Vernacular.
2. The design of the roof, including pitch, form (gable, hip, etc), style, etc shall be harmonious with the architectural style of the structure, and with the context and character of the surrounding area.
3. Metal roofs shall be 24-gauge standing seam.
4. Metal roofs may not replicate traditionally non-metal roofing, such as barrel tile or cedar shakes.
5. Allowable colors are limited as follows:



Copper



White 1



White 2



Gray 1

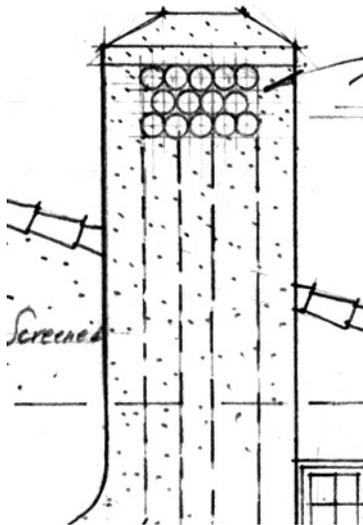


Gray 2

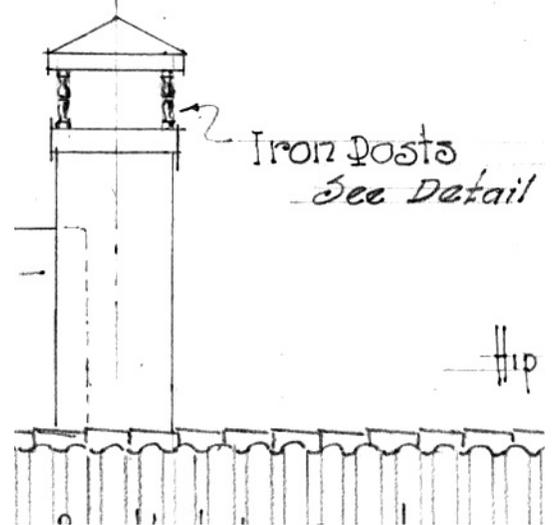
6. Metal roofs shall not be painted once installed.
7. Historically significant homes built in the Mediterranean / Mission style are prohibited from having metal roofs.

# DESIGN ELEMENTS

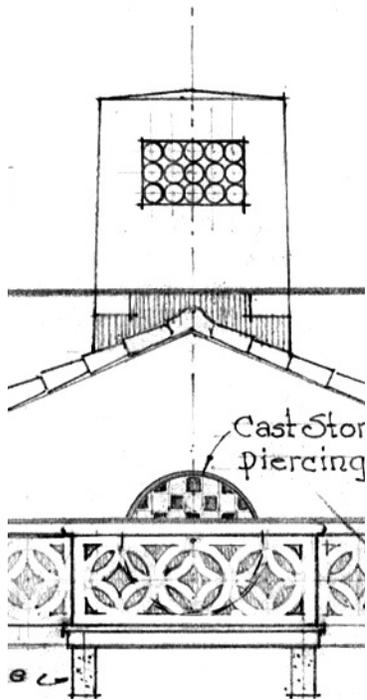
## Chimneys



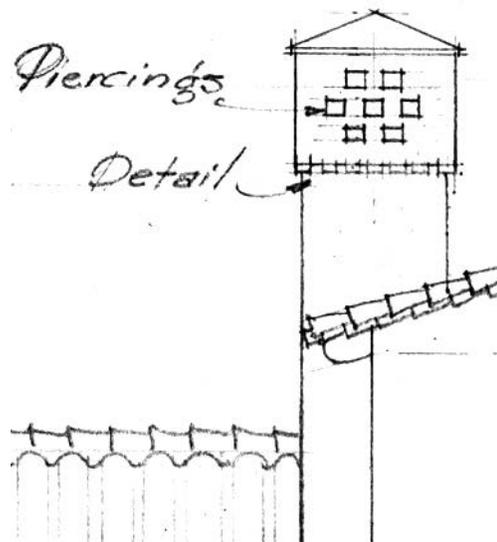
Walter DeGarmo Residence No. 615  
North Elevation Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
South Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

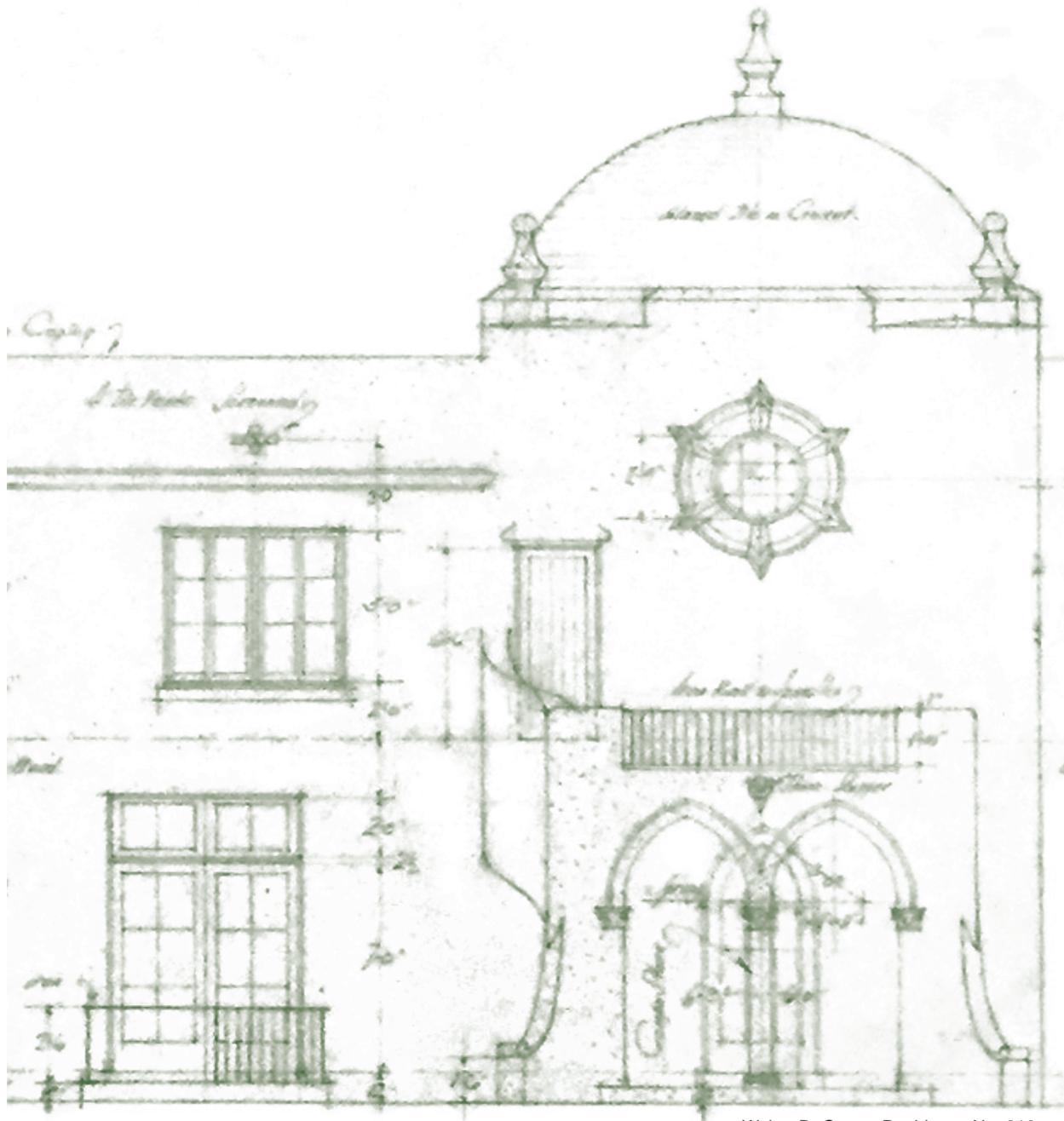


Walter DeGarmo Residence No. 709  
Southwest Elevation Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 611  
South Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

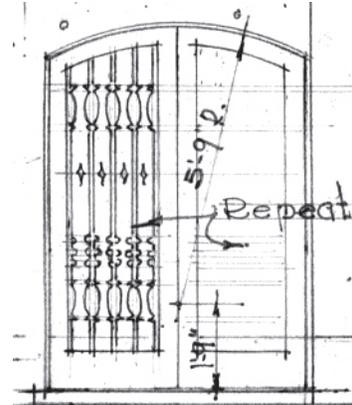
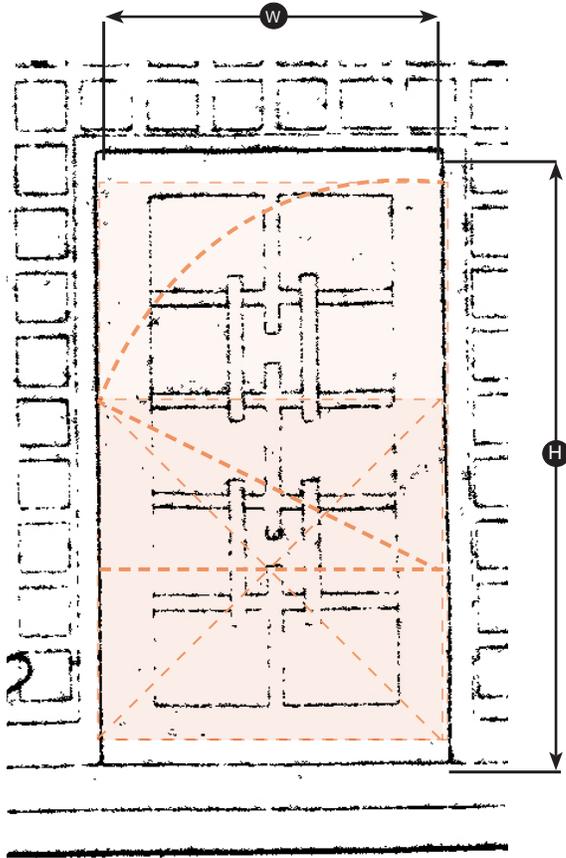
DESIGN ELEMENTS  
*Rooftop Architectural Elements*



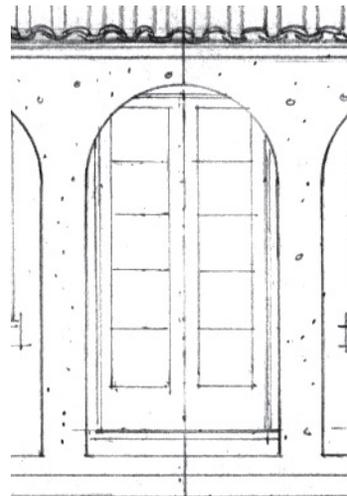
Walter DeGarmo Residence No. 216  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Entryways & Doors



Walter DeGarmo Residence No. 722  
North Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
North Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

Doors	
Height:Width Ratio	Classical Proportion Height > Width <span style="float: right;">(H) (W)</span>
Material	Solid Wood, Wood Veneer, Painted, Stained Anodized Metal
Door Color	varies
Glass Color	Clear, non-reflective
Permitted Door Types	Solid, French Doors



# DESIGN ELEMENTS

## Windows

Windows should be designed appropriately to the style of the house, including the orientation and proportion.

Typically windows use the vertical proportion of the principle facade or mass, composed of individual elements which are also vertically proportioned. In masonry facades, the windows should express a structural lintel above to express the conveyance of building weight. A similar method using wood trim can be used on wood-clad facades.

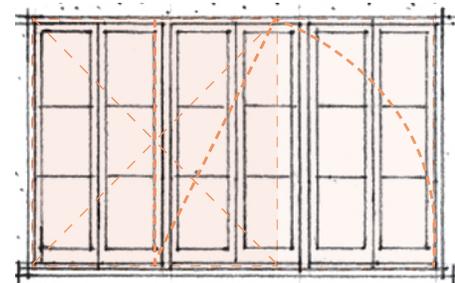
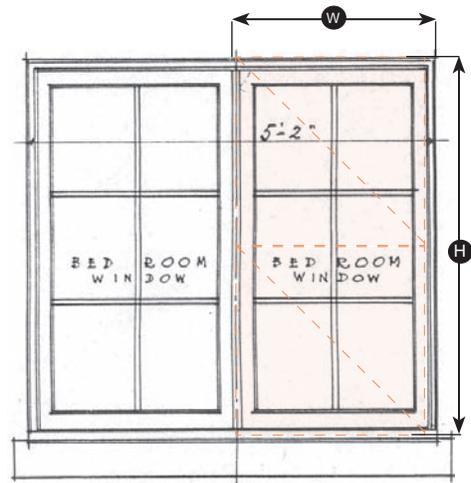
The window casing should be setback from the façade of the house to cast deep shadow over the glass. Windows act as the eyes of a house in the facade composition.

The color of the window should be clear or lightly-tinted, and low-reflective. Casement windows are preferred on the front façade of single-family residences.

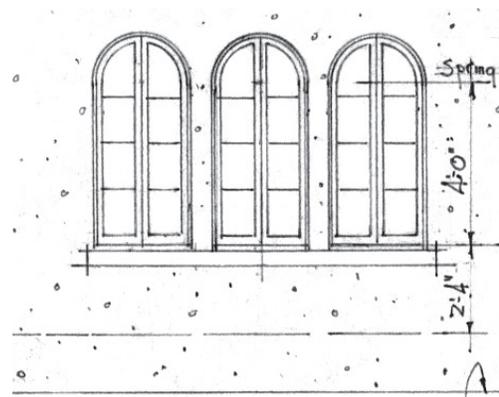
*“Everywhere, breaking the plain practicalities of walls and roofs, windows and doors in Coral Gables are made not only important in the practical living plan, but parts of the whole decoration. A group of arched windows finely breaks the plain square of a wall.”*

- Coral Gables Miami Riviera, 1923

Windows	
Height:Width Ratio	Classical Proportion Height > Width <span style="float: right;">(H) (W)</span>
Material	Solid Wood, Painted, or Stained, or Metal Clad or Metal
Window Frame Color	Black, Bronze, White
Glass Color	Clear or lightly-tinted, non-reflective
Window Types	Sash, Casement, Fixed, Transom
Window Grouping	Paired Windows, Horizontal bands of vertically-proportioned Windows
Lights	Divided Lights with Vertical Proportion



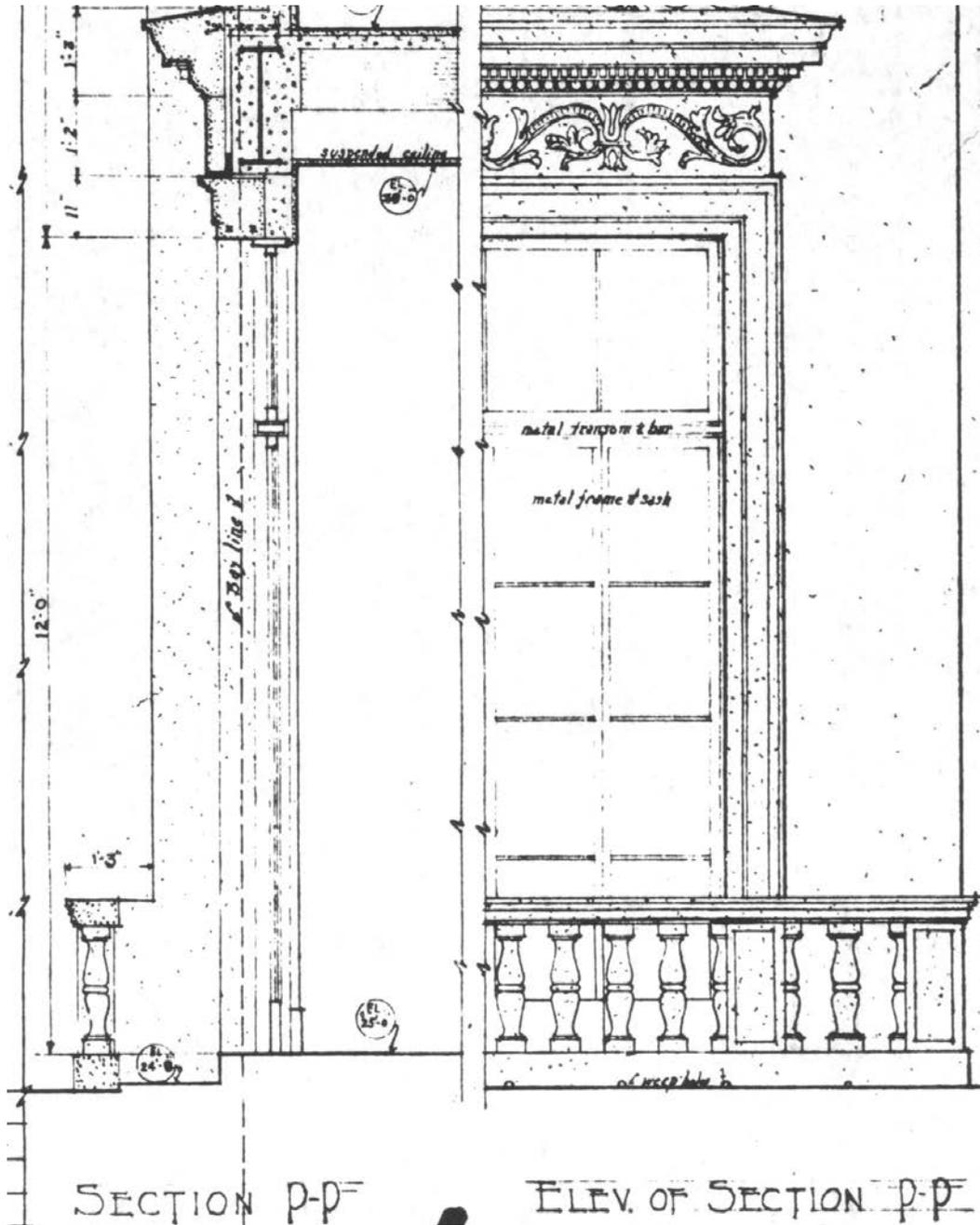
Walter DeGarmo Residence No. 615  
East Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
North Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

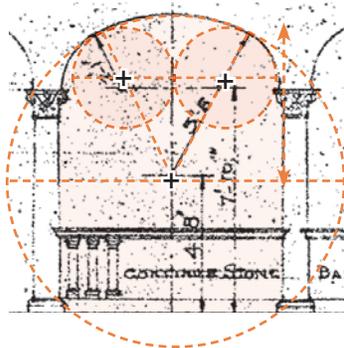
## Windows



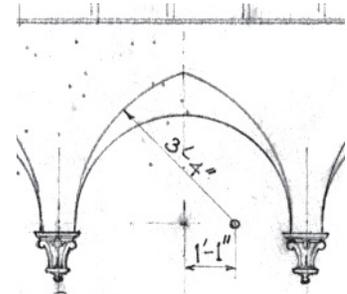
# DESIGN ELEMENTS

## Arches

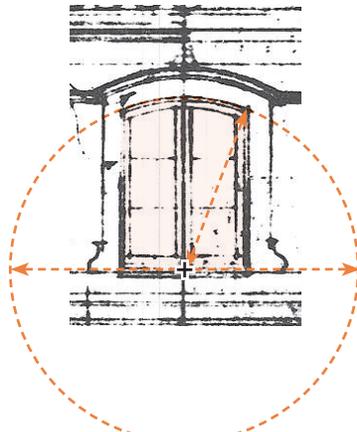
Arches shall be used sparingly to emphasize important elements on a building. Arches shall be designed with Classical Proportion and according to the common sense rules of tectonics. All elements of the Arch shall align to a center point and the springing of the Arch shall align with its means of support, as shown in the illustrations on this page.



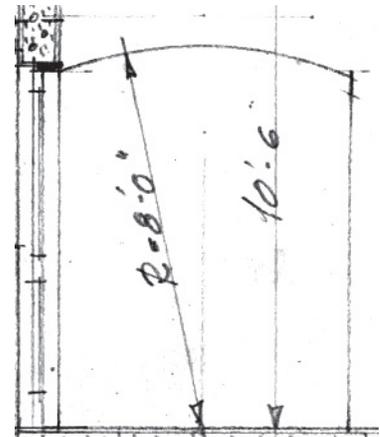
Elliptical Arch



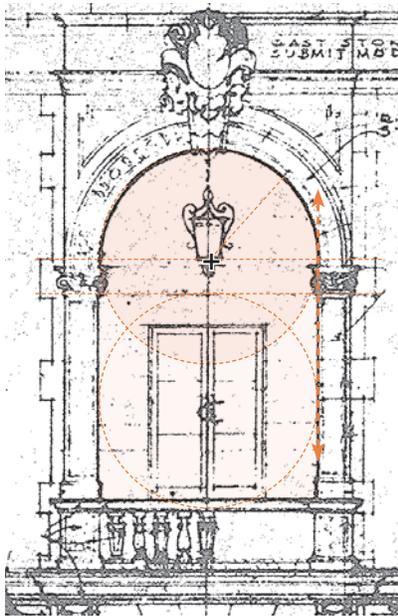
Walter DeGarmo Residence No. 709  
Section BB Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



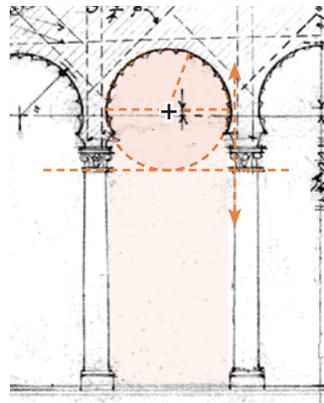
Segmental Arch



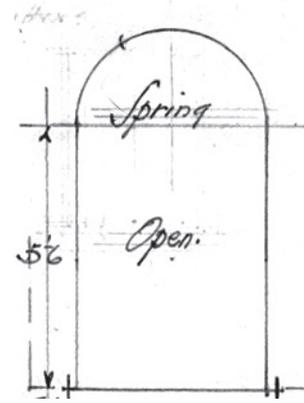
Walter DeGarmo Residence No. 613  
Section Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Semi-Circular Arch



Horseshoe Arch



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

### Arches

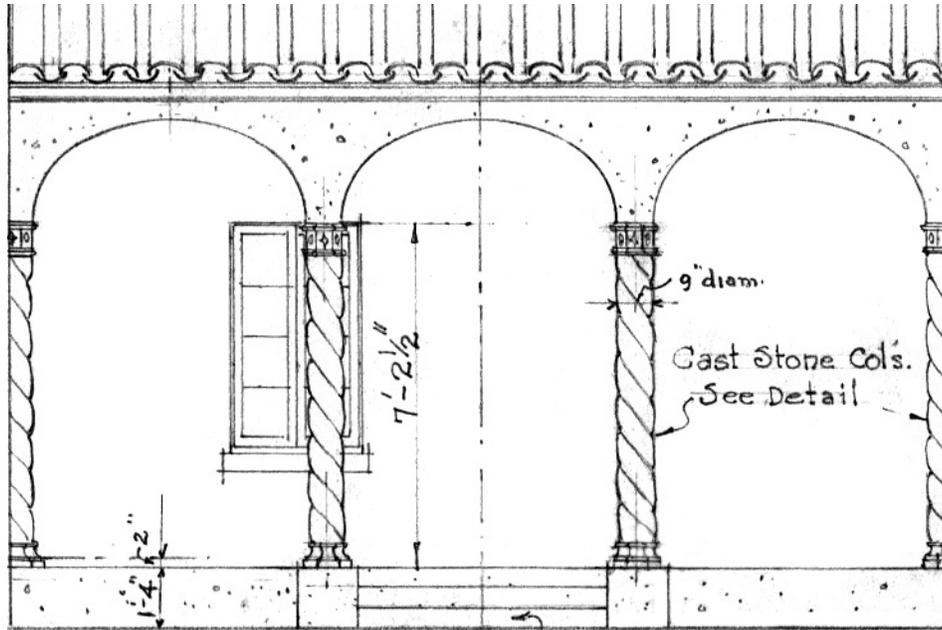
Arch Center point      Elements of Arch point towards Center      +

Arch Springing      Aligns with Support Column or Pier      <-->

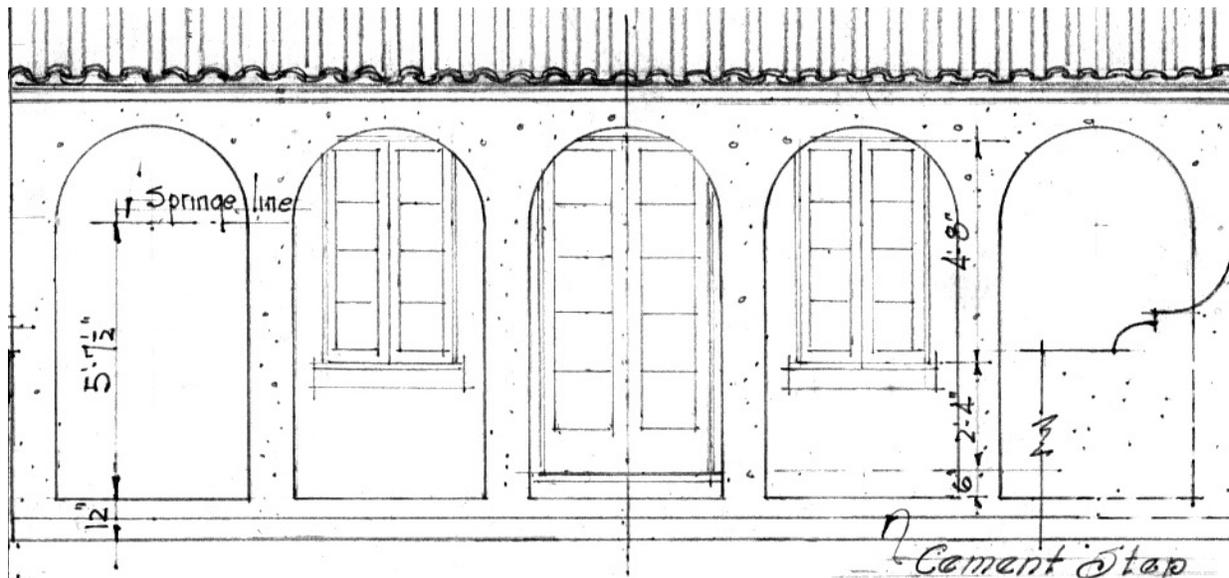
A still, no shorter than the width of the window casement, shall be added to the Arch to insure true half circle transom windows

# DESIGN ELEMENTS

## Arches



Walter DeGarmo Residence No. 709  
Northeast Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
North Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

## DESIGN ELEMENTS

### Columns

*"The whole front of one house, with exquisitely simple roof lines and wall mass, is opened by a tripled arched verandah topped by a loggia whose delicate columns repeat the decoration of the capital of the arches below."*

*"A small house, in which every detail is a joy, is made beautiful with a cloistered entrance whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, and as beautiful in its setting."*

*"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

Coral Gables Zoning Code provisions:

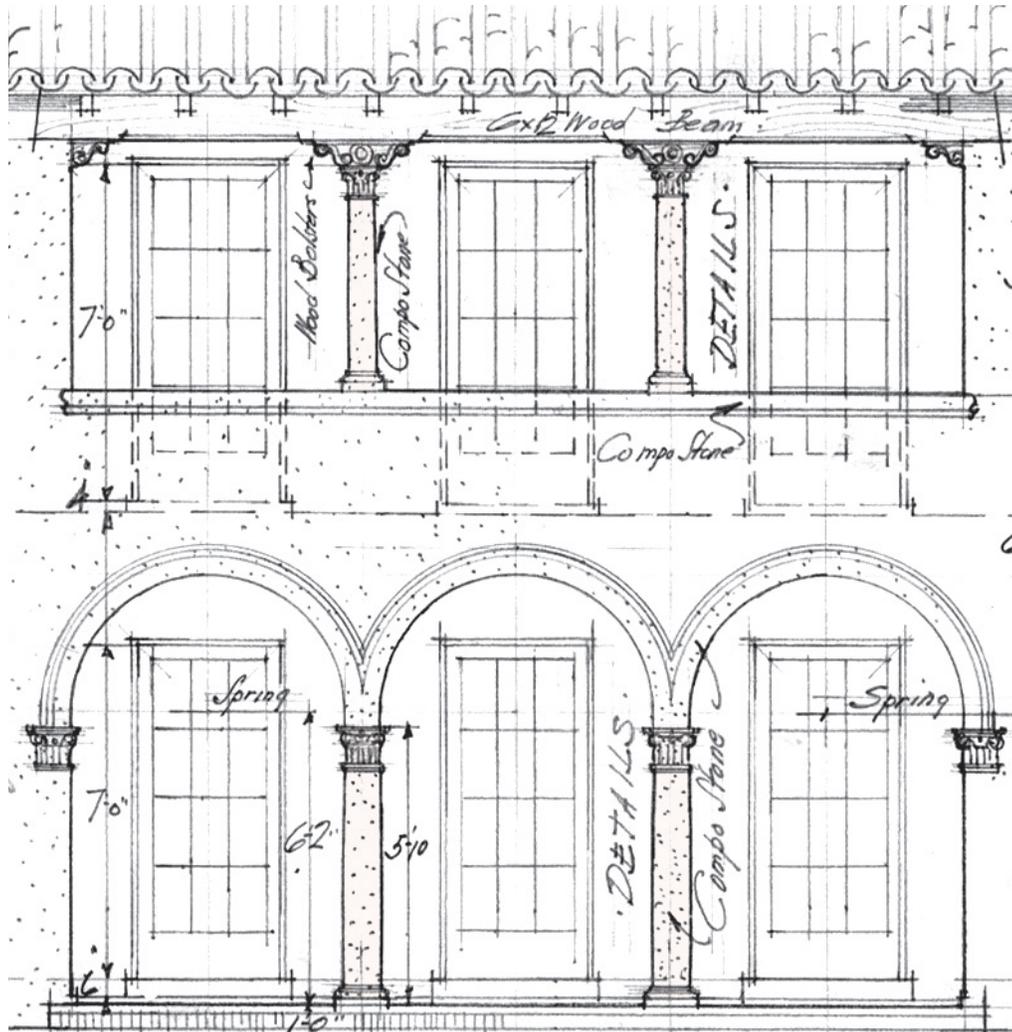
*"Where wood or metal columns are used, the same shall be well proportioned."*



Walter DeGarmo Residence No. 216  
Columns of First Floor Porch  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Columns



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

# DESIGN ELEMENTS

## Structure

1925 Charter: "Wooden buildings shall not be constructed, removed, added to or enlarged, and to direct that any or all future buildings within such limits shall be constructed of stone, natural or artificial, concrete, brick, iron or other fireproof material."

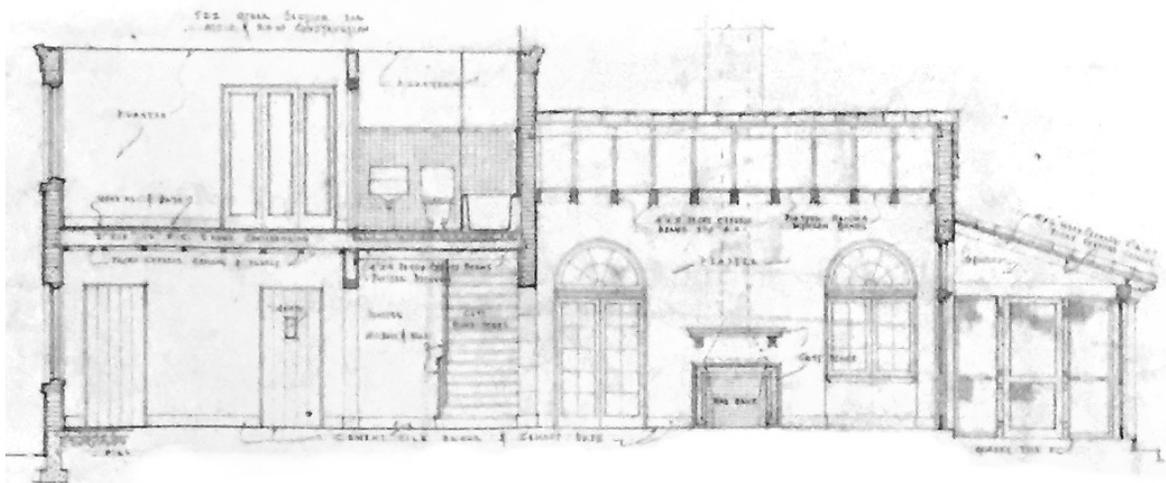
1925 Building Code: "Height of Load Bearing Walls. No part of an eight inch wall shall be of greater height than fourteen feet between horizontal supports."

1925 Building Code: "Reinforced Concrete. Reinforced concrete will be approved for all types of building construction, provided the design conforms with good engineering practices, and the working stresses do not exceed those herein specified."

1925 Building Code: "Arches. Opening for all doors, windows or vents shall have arches of masonry or lintels of reinforced concrete or metal, which shall have a bearing at end of not less than eight inches on the wall. Tie-rods shall be used in all arches where necessary to resist the thrust."

1925 Building Code: "Length of Columns. The length of columns shall be taken as the maximum unsupported length. The unsupported length of columns shall not exceed fifteen times the least side or diameter, and in no case shall the least side or diameter be less than 12 inches. The length shall include any corbel or knee brace attached to the column."

1925 Building Code: "Facing. Stone or architectural terra cotta ashlar, or other approved material used for the facing of any building or structure, shall be not less than 4 inches thick... No wall faced with ashlar shall be less than 12 inches thick."

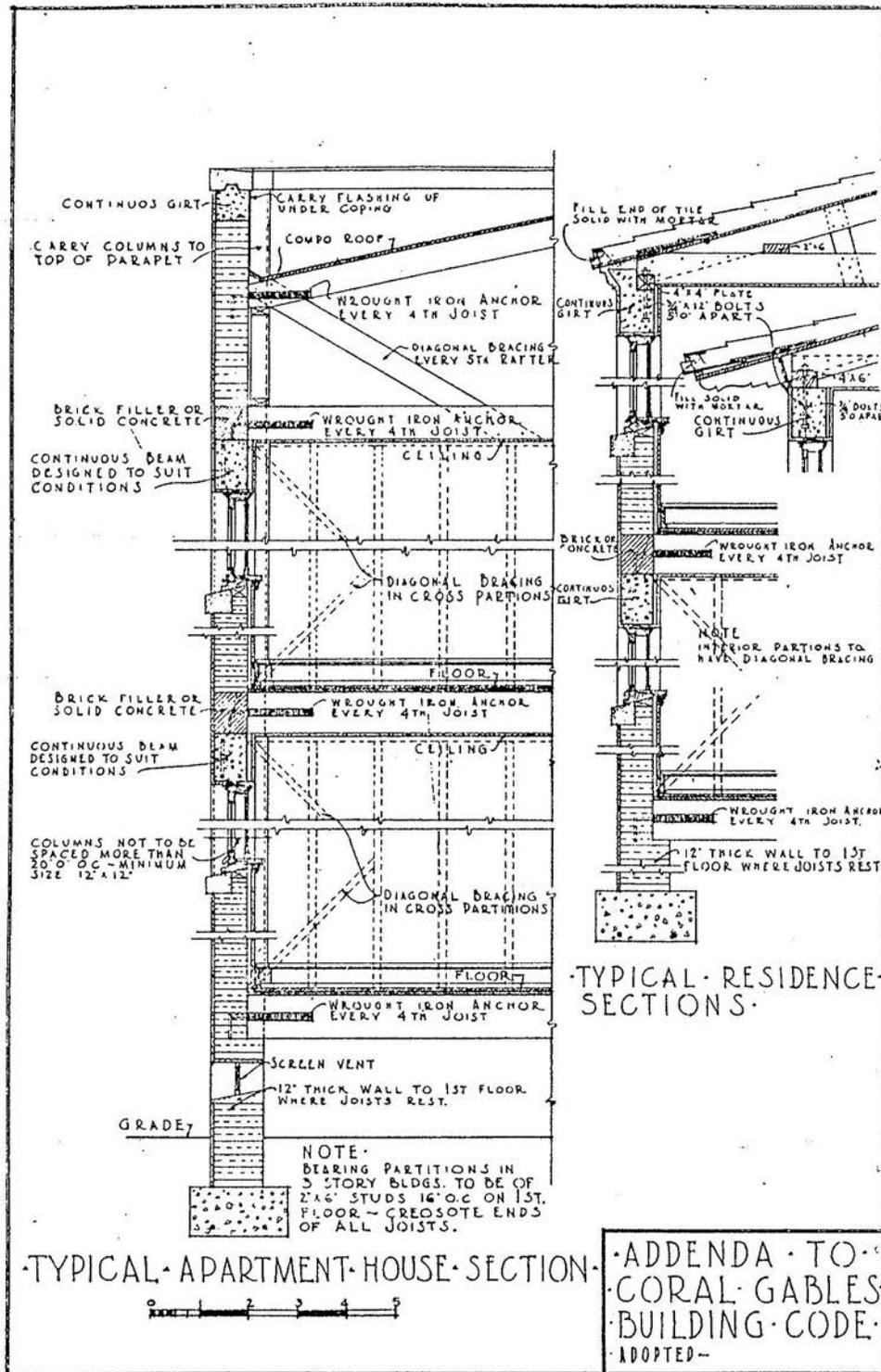


Walter DeGarmo Ferdinand Street Residence  
Columns of First Floor Porch  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Structure

### CORAL GABLES BUILDING CODE



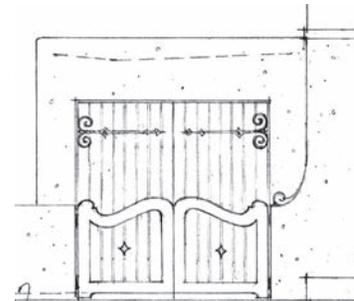
1925 Coral Gables Building Code Illustration

# DESIGN ELEMENTS

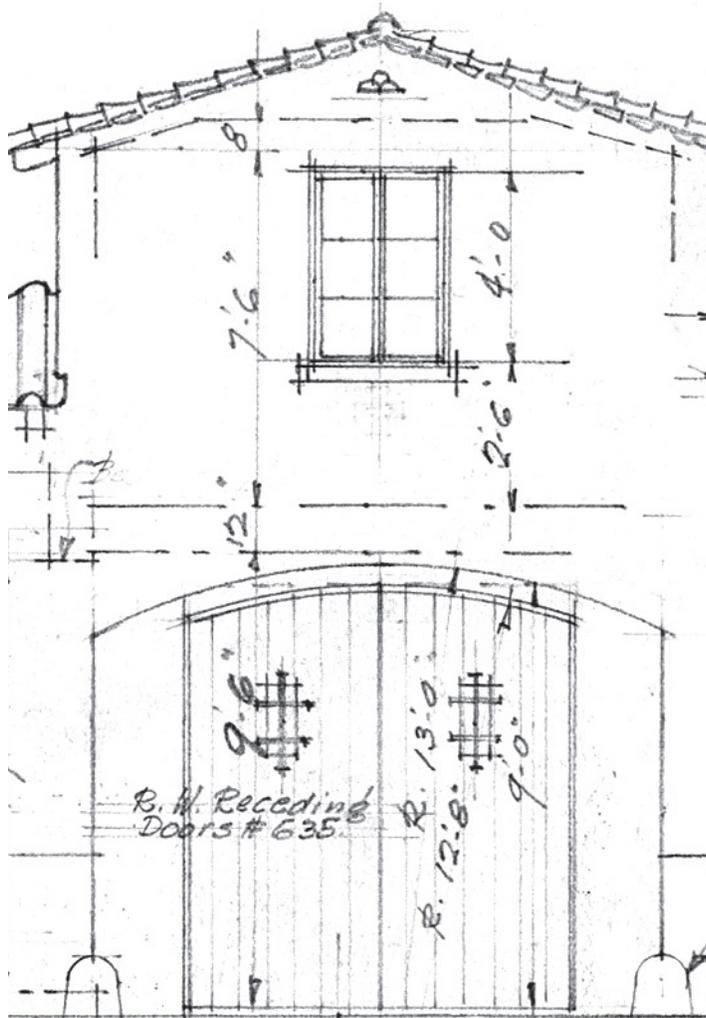
## Garage Doors

A garage shall not exceed one-third ( $1/3$ ) of the width of the front facade of the residence that faces upon a primary street. In the event a building site has less than fifty (50) feet of street frontage, then a one (1) car garage with a maximum interior dimension of ten (10) feet by twenty-two (22) feet deep shall be permitted to face upon the front street. On corner lots garage facades shall face the side street and may not exceed one-half ( $1/2$ ) of the width of the facade. In multiple car garages facing upon any street each single garage door shall be separated by at least an sixteen (16) inch column.

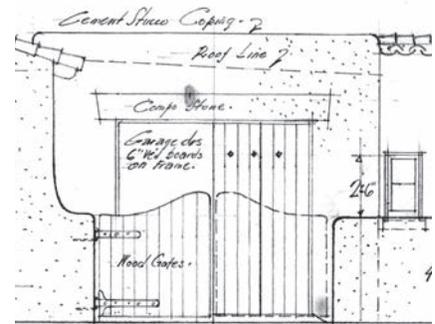
~ Zoning Code Section 2-101 Garage Facades



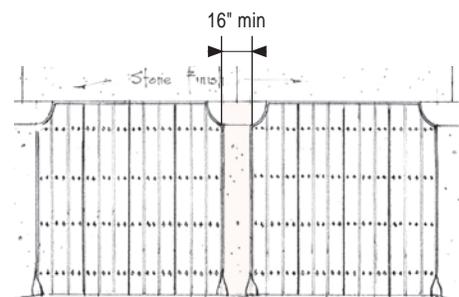
Walter DeGarmo Residence No. 722  
South Elevation Detail, Scale:  $1/8" = 1'$   
Image Credit: HistoryMiami



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



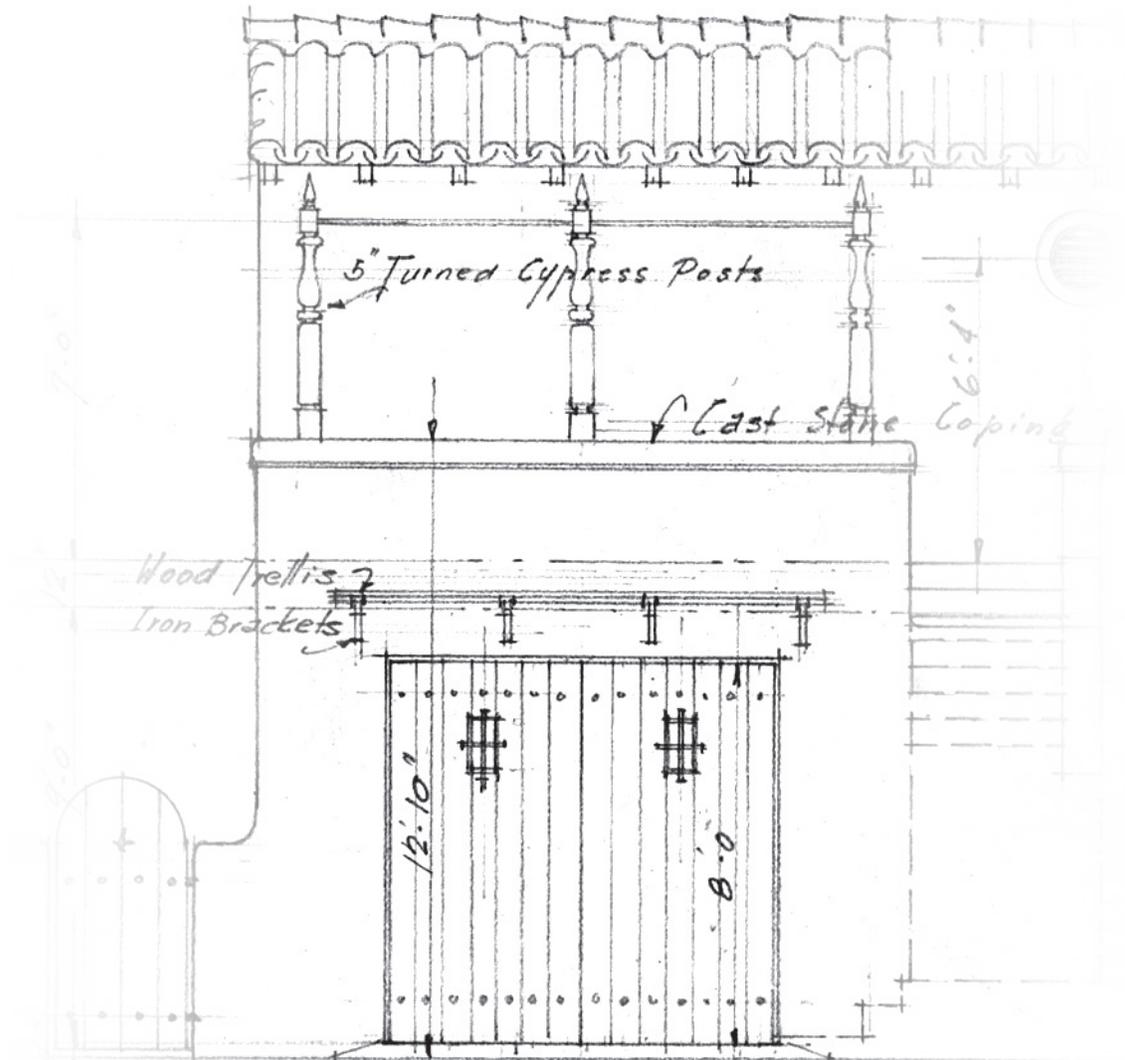
Walter DeGarmo Residence No. 615  
East Elevation Detail, Scale:  $1/8" = 1'$   
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 709  
Northwest Elevation Detail, Scale:  $1/8" = 1'$   
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Garage Doors



Walter DeGarmo Residence No. 611  
West Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

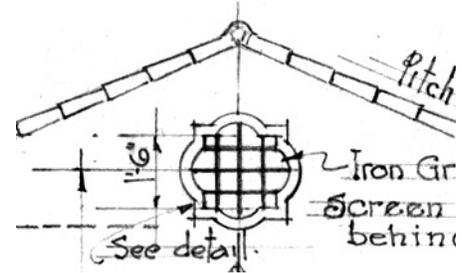
## Railings & Ironwork

*"Such inconspicuous details as the ironwork of a window... are harmonious, stylized, architecturally right."*

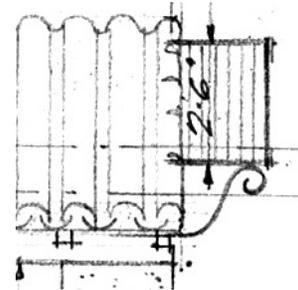
- Coral Gables, Miami Riviera, 1923

The use of redwood, cedar or cypress wood on single-family and duplex-residence buildings fastened to a continuous metal support shall be permitted as the top handrail only of railings on exterior balconies. Except as provided above, the use of wood for railings or any part of railings on exterior balconies is hereby prohibited.

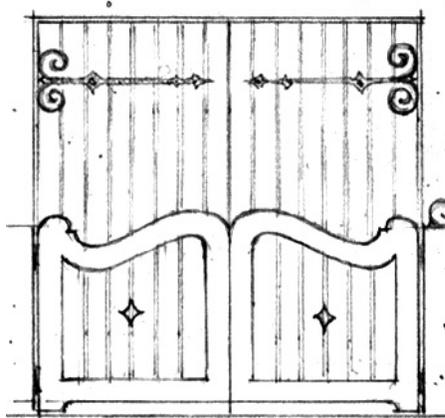
~ Zoning Code Section 5-304. Railings on exterior balconies.



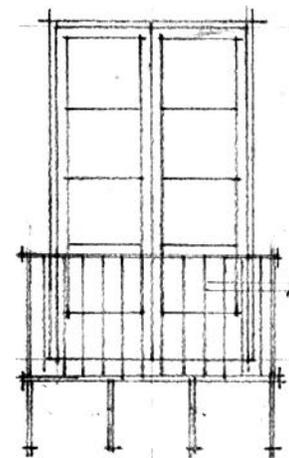
Walter DeGarmo Residence No. 722  
South Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 611  
West Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 722  
South Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 611  
West Elevation Detail, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

## DESIGN ELEMENTS

### *Shutters*

Shutters shall be architecturally designed to enhance the structure and all tracks and housings shall be concealed from view to the maximum extent practicable when not in use.

a. Plans for all new construction shall incorporate or make provisions for hurricane shutters.

b. Storm panels with removable horizontal tracks shall be permitted on all structures without Board of Architects review and approval.

c. The Board of Architects may approve a hurricane shutter type or system for multi-unit buildings (residential and commercial) as a whole, thereby allowing individual owners or tenants to install pre-approved hurricane shutters without additional Board of Architects review and approval.

d. No shutter shall be placed on a structure so that it will alter or conceal architectural features or details of a structure.

e. Shutters shall not be installed in such a way as to prevent the intended or normal operation of any window or door.

f. In every area of a structure required by the Florida Building Code to have egress, there shall be at least one (1) manually operable (non-electric) method of egress when completely enclosed by hurricane shutters.

~ Zoning Code Section 5-103 Architectural Style

## DESIGN ELEMENTS

### *Fences & Walls*

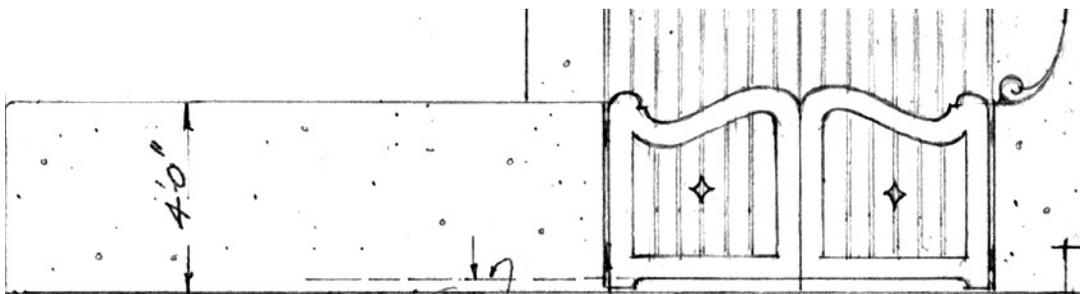
To encourage open and landscaped front yards in residential districts, walls or fences should be setback a minimum of two (2) feet from the front property line and shall not exceed four (4) feet in height from the actual ground level, except in the following cases:

A. Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4) feet in height in residential districts. Gates may be incorporated into the wing wall.

C. The courtyard or patio of a residence, duplex or multi-family dwellings may exceed four (4) feet in height in residential districts.

D. Walls used for screened enclosures in residential districts may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided that the enclosed ground area, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.

G. Columns in connection with a fence and wall may include a cap or architectural feature as a vertical extension of the column up to a maximum of four (4) inches above the maximum permitted fence or wall height.



Walter DeGarmo Residence No. 722  
South Elevation, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

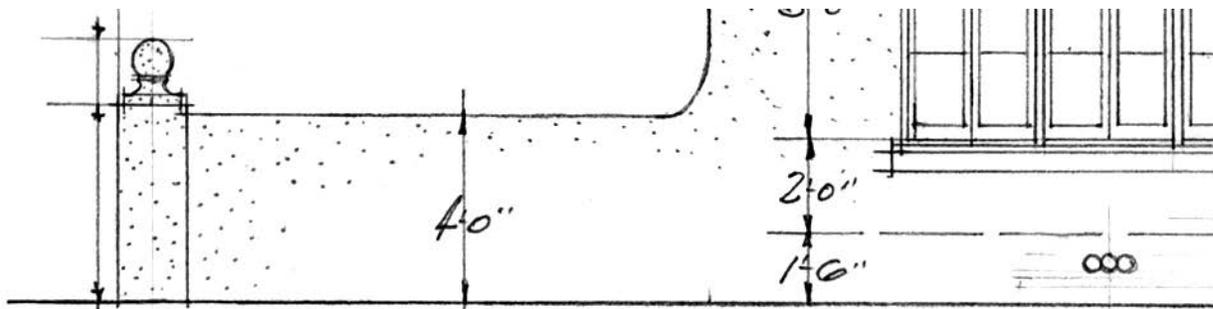
## DESIGN ELEMENTS

### *Fences & Walls*

H. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner; however, the abutting residential property owner may construct and maintain the wall.

J. On buildings sites with less than seventy-five (75) feet of street frontage, solid walls located in the rear yard may exceed four (4) feet in height to a maximum of six (6) feet for increased privacy.

K. Subject to the approval of the Board of Architects or Development Review Official, wall motifs and other architectural details may exceed the wall height.



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

# DESIGN ELEMENTS

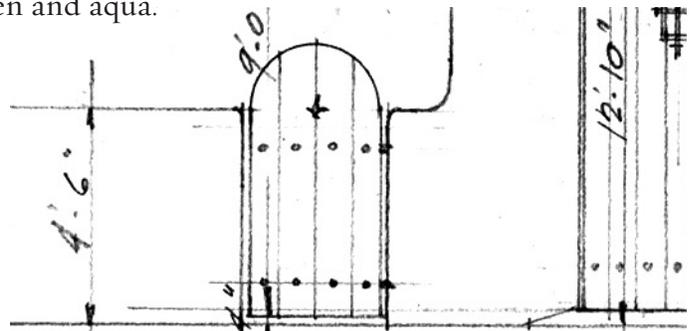
## Fences & Walls

A. Walls may be constructed of the following materials:

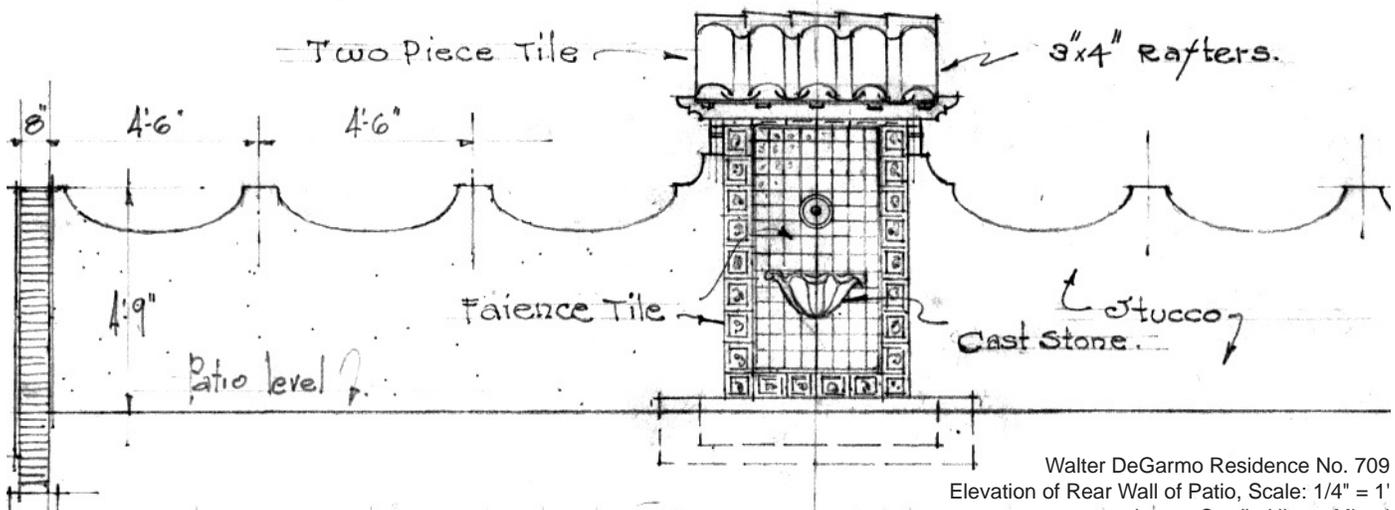
1. Coral rock.
2. Concrete block stuccoed on both sides with concrete cap.
3. Slump or adobe brick.
4. Precast concrete.
5. Used red brick, limed red brick or cement brick painted white.

B. Wire fences may be constructed of the following materials:

1. Aluminum chain link.
2. Galvanized steel chain link.
3. Vinyl coated galvanized steel chain link in the following colors only: black, dark green, forest green, turf green and aqua.



Walter DeGarmo Residence No. 611  
West Elevation, Scale: 1/4" = 1'  
Image Credit: HistoryMiami



Walter DeGarmo Residence No. 709  
Elevation of Rear Wall of Patio, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

## DESIGN ELEMENTS

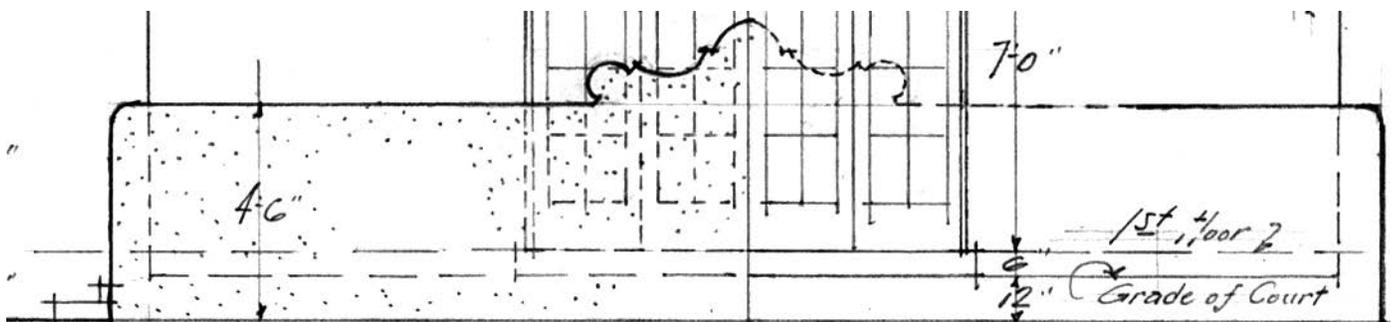
### Fences & Walls

4. Aluminum or galvanized steel single or double looped ornamental type fence. The construction of such wire fences shall meet the following specifications:

- a. The wire used in construction of such fences shall be of not less than eleven (11) gauge or equal, except that one (1) inch chain link fences may be twelve and one-half (12½) gauge.
- b. Terminal posts shall be aluminum or galvanized steel pipe of not less than two (2) inches outside diameter or reinforced masonry columns of not less than four (4) inches square.
- c. Aluminum or galvanized steel angles may be used as intermediate supports.
- d. All terminal posts and intermediate supports shall be set in concrete, and all terminal posts shall be properly braced when installing any ornamental type fence.
- e. Top rail, if used, shall be aluminum or galvanized steel pipe not less than one and three-eighths inches outside diameter and where a top rail is not used, terminal posts shall be properly braced with aluminum or galvanized steel pipe.

C. Ornamental wrought iron, ornamental aluminum cast iron or cast aluminum fences shall be permitted, provided that masonry pilasters are located at the corners of the lot and periodically along the fence.

~ Zoning Code Section 5-401 Walls and fences, Materials and specifications

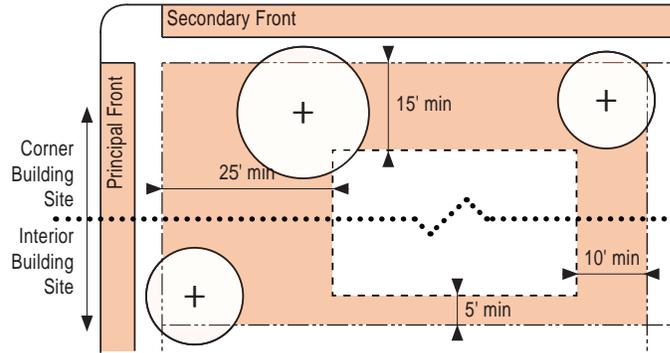


Walter DeGarmo Residence No. 615  
West Elevation, Scale: 1/4" = 1'  
Image Credit: HistoryMiami

# DESIGN ELEMENTS

## Landscape

### Landscape Placement



#### Landscaped Open Space

Open Space	40% min Building Site
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#### Plants

Large Shade Tree	1 / 5,000 sf Building Site	+
Medium Tree / Palm (pick one)		
Medium Shade Tree	2 / 5,000 sf Building Site	-
Palm Tree	2 / 5,000 sf Building Site	
Shrub	15 / 5,000 sf Building Site	
Grass	60% max Building Site	

#### Front Yard

Open Space	20% min of required Open Space
Trees	2 trees min of required Trees (+)
Shrubs	66% min of required Shrubs

#### Right-of-Way

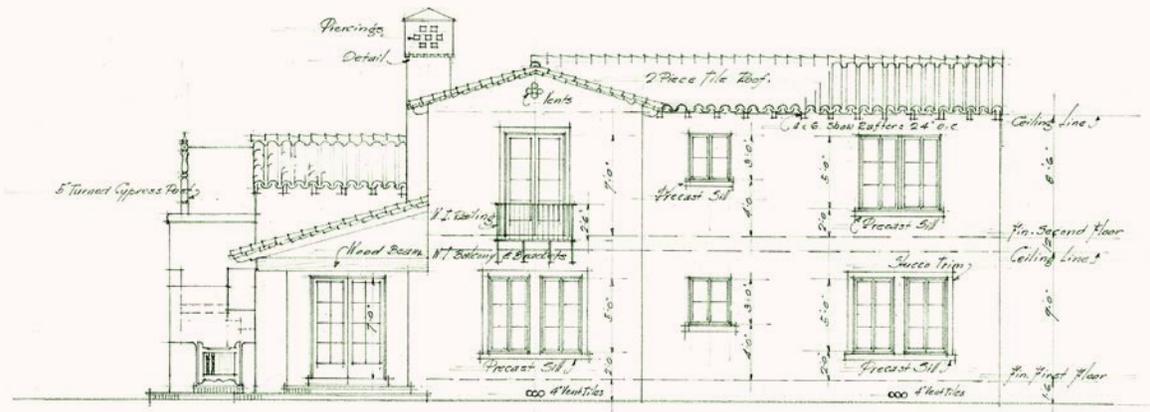
Planting	Grass	
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~ Zoning Code Article 6. Landscape

# CHECKLIST



These checklists should be included into the Board of Architects application package. The applicant's signature for all checklists is required.



# CHECKLIST

## Compliance

The checklist is designed so that 100% compliance can be determined quickly if there are checks in all of the boxes under the YES column. Strike a horizontal line thru both Yes & No boxes if a question does not apply. Use a Question Mark “?” if the answer is unclear and needs more information.

To be completed by the applicant. If the proposed project is not on a single contiguous lot or parcel of land, please complete a separate Board of Architects Best Practices Checklist for each contiguous property.

Name of applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-mail (optional) \_\_\_\_\_

Parcel or Lot Size \_\_\_\_\_ Acres

Dimensions  
(approximate) \_\_\_\_\_

Address of  
Property \_\_\_\_\_

Are there any existing buildings to be demolished? If so, write height & dimensions:

\_\_\_\_\_

Are there any existing buildings to remain? If so, write height & dimensions:

\_\_\_\_\_

Are there any additions to existing building(s)? If so, explain:

\_\_\_\_\_

Signature of applicant \_\_\_\_\_

# CHECKLIST

## *Submittal Requirements*

Yes	No	(Please complete with "yes" or "no")
		One (1) set of drawings which include at a minimum:
		Site plan, showing lot lines, building footprint(s), driveway & walkways, and all of the following:
		<ul style="list-style-type: none"> <li>• Existing &amp; new trees identified</li> <li>• Dimensions of street frontage and lot depth</li> <li>• Dimensions of setbacks for principal building and accessory building (if proposed)</li> <li>• Dimensions of setbacks for proposed garage doors (if facing street)</li> <li>• Dimensions of proposed driveway</li> <li>• Diagram with dimensions of proposed ground coverage and open space</li> </ul>
		Floor Plan and Elevation drawings
		<ul style="list-style-type: none"> <li>• Dimensions of height(s) for principal building and accessory building (if proposed)</li> <li>• Diagram with dimensions of proposed parking placement on facades</li> <li>• Diagram of conceptual design to include but not limited to proportion, massing, roof forms, and visual structure</li> </ul>
		Complete title block on each page with name of property owner, the job location or address, the name, address, and phone number of the designing architect, page numbers, and type of construction
		A current signed and sealed survey of the property, which is less than five (5) years old, accurately reflecting the existing conditions of the property, including: all improvements, site elevations, square footage, structures, sidewalks, crown of road, and existing trees with three inch or greater caliper trunks within the property and adjacent right-of-way or statement by the land surveyor that there are no trees on the property. Properties abutting a waterway, lake, canal, or bay must show mangroves, or there are no trees on the property. An older survey may be accepted with a signed affidavit attesting there have not been any material changes made to the property.
		A tree disposition plan, including a tree protection plan for all specimen trees on the site and in the public right of way
		4" x 6" colored photographs of the building site, any existing structures, and the neighboring structures which show the character of the surrounding neighborhood
		Neighborhood architecture contextual design study with drawings and photographs demonstrating compatibility with/and character of the surrounding area and neighborhood
		Written statement and photographs of architectural precedents with supporting language that explains the architectural style of the proposed building or alteration
		Architects must submit an affidavit, on new buildings, certifying that the building is an original design and not a duplicate design of an existing building.
		Board of Architects fee(s).
		<b>Depending on the scope of work, the following may be required:</b>
		Two (2) sets of final working drawings which include complete architectural, foundation, a site, grading, and landscaping plan, and other disciplines where applicable. Final working drawing must be signed, date and sealed by the designing registered architect when seeking Final Approval from the Board of Architects.
		Demolition of existing structures requires a letter of historical significance by the Historical Resources Department
		Historical Resources Department approval is required for historical properties prior to Board of Architects review
		If governed under Homeowners Covenants, those approvals are required prior to submittal.
		Preliminary approval (stamped on the plans) from the Department of Environmental Resources Management must be obtained when there are mangroves on the property, prior to the submittal to the Board of Architects

# CHECKLIST

## Site Planning

Yes	No	(Please complete with "yes" or "no")
		Building Site Street Frontage 50' min
		Density 1 Principal Building / Building Site
		Facing of lots and buildings Lot faces street
<b>Principal Building Setback*</b>		
		Front Setback 25'
		Secondary Front Setback 15' min
		Side Setbacks 5' min Combined total: 20% of Bldg Site Width
		Rear Setback 10' min, 5' min, if recommended by Board of Architects
<b>Accessory Building Setback*</b>		
		Principal Front Setback from Principal Front
		Secondary Front > Principal Building Location
		Side 5' min Combined total: 20% of Bldg Site Width min
		Rear 10' min
<b>Building Height*</b>		
		Principal Building 2 Floors or 25'
		Accessory Building may not exceed Principal Bldg Height
		Principal Building Height in flood hazard districts 2 Floors
		Ground Area Coverage 35% max Principal Building; 45% max all structures
		Floor Area Ratio (FAR) Building Site < 5,000sf = 0.48 max Building Site 5,000 - 10,000sf = 0.35 max Building Site > 10,000sf = 0.3 max
		Open Space 40% min
<b>Parking Placement</b>		
		Principal Front Facade Width 30% max
		Secondary Front Facade Width 50% max
		Garage doors & carports Setback from Principal Front
		Driveways 1 curb-cut/100 feet of lot 11' max driveway

\* Additional regulations may apply. Always consult **Zoning Code Appendix A: Site Specifics** before designing your project.

# CHECKLIST

## Architecture

Architectural Style (circle one)	Colonial Venetian Mediterranean Italian	French Bahamian Other: _____
Wall Materials (circle one)	Concrete Glass Block Poured Concrete Stone	Hollow Tile Coral Rock Clay Brick Other: _____
Columns (circle one)	Tuscan Doric Ionic	Corinthian Composite Other: _____
Yes	No	(Please complete with "yes" or "no")
		Context Building designed within Neighborhood Context
		Architectural Precedents Photographs, text, & statement on proposed style
<b>Conceptual Design</b>		
		Proportion Designed with rules of Classical Proportion
		Structure Structure visually holds building's weight
		Massing Building mass comprised of basic forms & shapes
		Roof Roof form and design in keeping with Neighborhood Context
<b>Details</b>		
		Color Pre-approved color by the Board of Architects
		Shutters Architecturally designed
		Windows & Doors Vertical proportions based on classical rules
		Windows 4" frame setback
		Arches Designed with Classical Proportion
<b>Garage Design</b>		
		Garage Doors Setback Setback from Principal Front
		Garage Facade Width 30% max on Principal Front 50% max on Secondary Front
		Garage Location Alley, Side Street
<b>Site</b>		
		Fences & Walls 4' max
		Open Space 40% Open Space, 20% min. of required in Front Yard
		Large Shade Tree 1 / 5,000 sf Building Site
		Medium Tree / Palm 2 / 5,000 sf Building Site
		Shrub 15 / 5,000 sf Building Site, 66% min. of required in Front Yard
		Front Yard 2 trees min of required Trees

