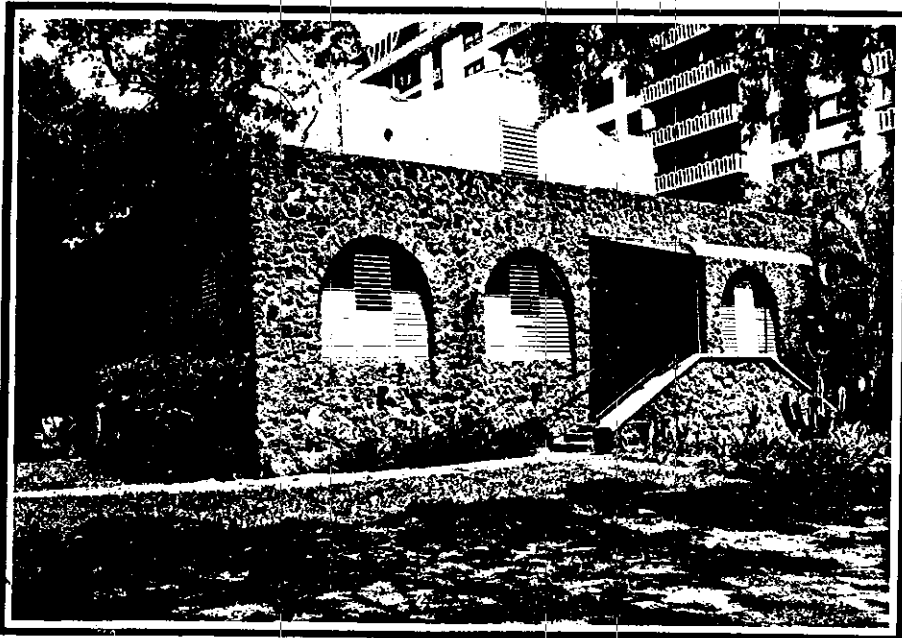


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**HOUSEKEEPERS CLUB OF COCONUT GROVE**  
**2985 S. BAYSHORE DRIVE**

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**Designation Report**



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT  
TO THE HERITAGE CONSERVATION BOARD  
ON THE POTENTIAL DESIGNATION OF  
THE HOUSEKEEPERS CLUB OF COCONUT GROVE  
2985 S. BAYSHORE DRIVE  
AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah Eaton 10-15-82  
Historic Preservation Consultant Date

Accepted by Charles Edwin Chase 10/20/82  
Chairman Date

Designated by the Miami City Commission

Ordinance No. \_\_\_\_\_

Date \_\_\_\_\_

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I. GENERAL INFORMATION

Historic Name:

The Housekeepers Club of Coconut Grove

Current Name:

Woman's Club of Coconut Grove

Location:

2985 S. Bayshore Drive  
Miami, Florida

Present Owner:

Woman's Club of Coconut Grove  
2985 S. Bayshore Drive  
Miami, Florida 33133

Present Occupant:

Woman's Club of Coconut Grove  
2985 S. Bayshore Drive  
Miami, Florida 33133

Present Use:

Woman's Club

Present Zoning District:

R-C

HC Zoning Overlay District:

HC-1

Boundary Description of HC Zoning District:

Lots 2 through 6 inclusive, and the southwesterly 13.33 feet of lot 1, and the southwesterly 80 feet of lots 10 through 12 inclusive, and the southwesterly 180 feet of the alley lying northwesterly and adjacent to lots 1 through 6, of Block 1 of the plat of MUNROE PLAT LOT FOUR,

as recorded in Plat Book A at Page 51, of the Public Records of Dade County, Florida.

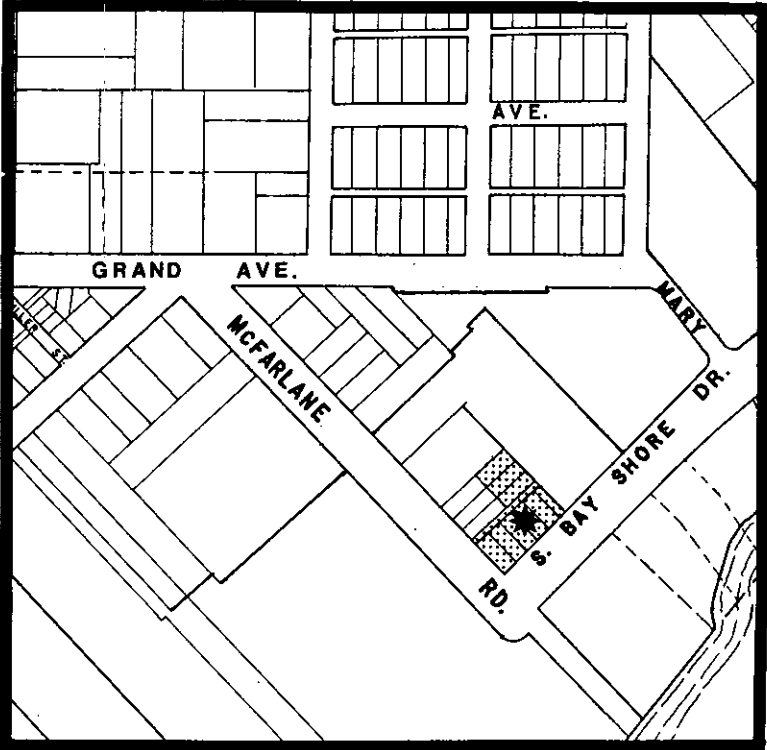
HC Zoning Classification:

Historic Site

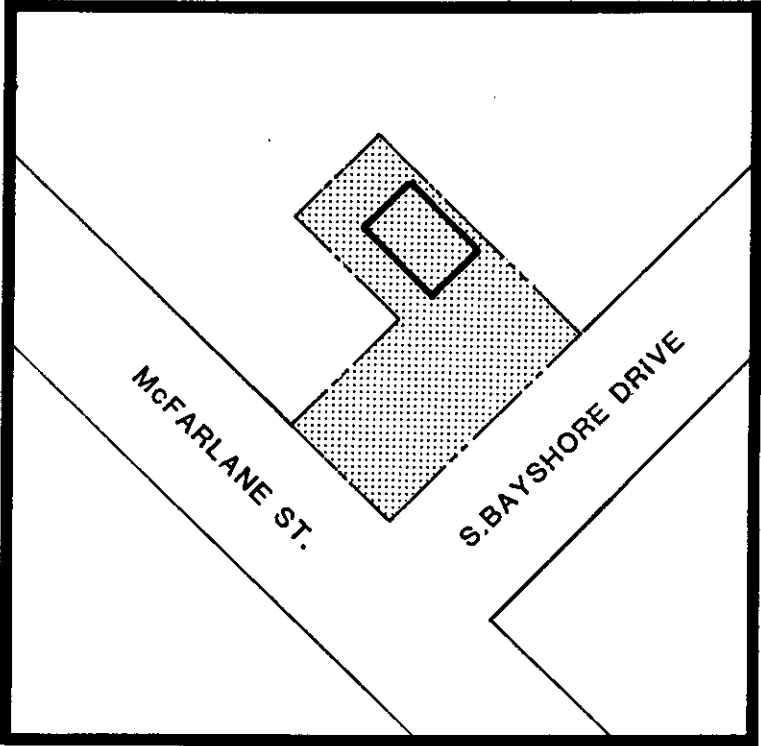
Dade County Historic Survey Rating:

Architectural Significance	- 2
Historical Significance	- 2
Contextural Significance	- 1

# HOUSEKEEPERS CLUB OF COCONUT GROVE 2985 S. BAYSHORE DRIVE



location



site plan

## II. SIGNIFICANCE

### Statement of Significance:

The Housekeepers Club of Coconut Grove is significant for its association with Coconut Grove's early development and for its role as a social and cultural center of the community. The building is also significant for its adaptation to the South Florida environment.

Organized in 1891, the Housekeepers Club is the oldest federated woman's club in Florida. The Club is one of the most important civic organizations in the history of Coconut Grove and is directly linked with the early settlement of the community. The Club reflects the dedication of a group of pioneer women who sought to enrich the educational, social and cultural development of Coconut Grove's early residents.

The present Housekeepers Club building, constructed in 1921, represents a significant adaptation to the South Florida environment. The building's wide porch, with its spacious, arched openings and high ceiling, extends around three sides of the structure. This porch, a focal point of the building, helps to circulate the cooling breezes. The building is also noteworthy for its use of oolitic limestone, a native South Florida building material.

### Relationship to Criteria for Designation:

The Housekeepers Club of Coconut Grove is eligible for designation under the following criteria:

1. Exemplifies the historical, cultural, political, economic, or social trends of the community.

The Housekeepers Club of Coconut Grove is one of the most important social and cultural organizations in the history of Coconut Grove and is a reflection of the development of the community from its pioneer days.

2. Contains elements of design, detail, materials, or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Housekeepers Club of Coconut Grove is especially well adapted to South Florida's climate through its use of a wide, wraparound porch with spacious, arched openings and high ceilings.

### III. HISTORICAL INFORMATION

Date of Erection:

1921

Architect:

The architect for the Housekeepers Club of Coconut Grove was Walter de Garmo, a well-known local architect. De Garmo also designed the First Miami City Hall, the Coral Gables Bank and Post Office, and the McAllister Hotel.

Historical Context:

The Housekeepers Club of Coconut Grove was organized with six members in 1891 by Flora McFarlane, a pioneer settler and school teacher in Coconut Grove. Membership in the Club was comprised of the pioneer women of the community.

The first clubhouse was erected in 1917 on land donated by Ralph Munroe, and the present structure was built in 1921.

As the Club membership grew, the scope of activities extended into cultural projects, community improvement projects, and improved public schools. In 1957, the name of the Club was changed to the Woman's Club of Coconut Grove.



#### IV. ARCHITECTURAL INFORMATION

##### Description of Building:

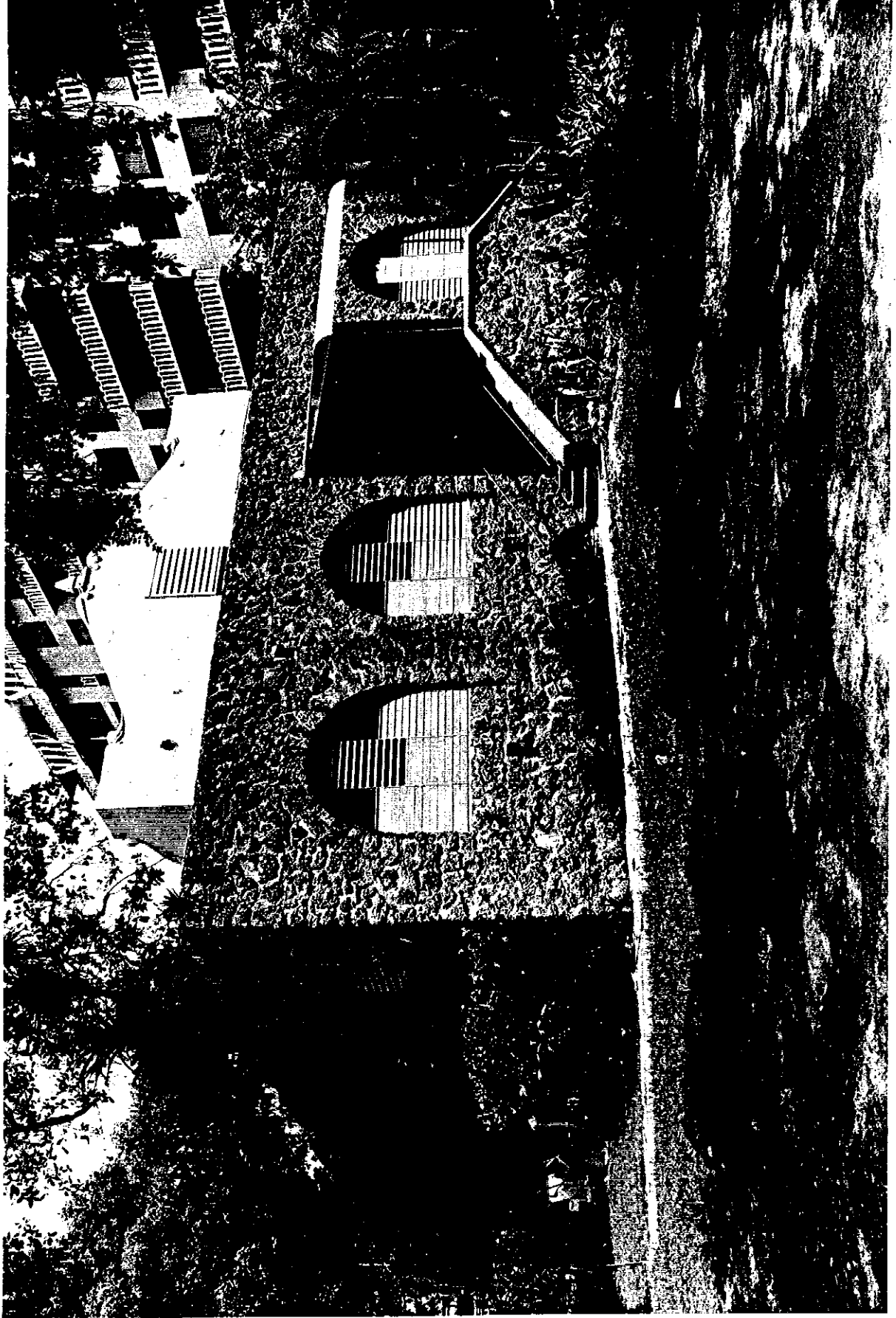
The Housekeepers Club building is a one story rectangular structure with five bays across the southeast (front) facade. The building is topped with a curvilinear gable roof decorated with scrolls and a finial. The building is of stone and concrete construction and its central portion is covered with smooth stucco.

The main distinguishing feature of the building, however, is a one story porch of oolitic limestone construction. This porch, which surrounds the building on three sides, is topped with a flat roof with a low parapet. The porch is twelve feet wide and features a series of recessed, semi-circular arches extending around the building. These openings were originally screened but were replaced by jalousie windows in 1957. This alteration could be reversed and does not compromise the basic integrity of the building.

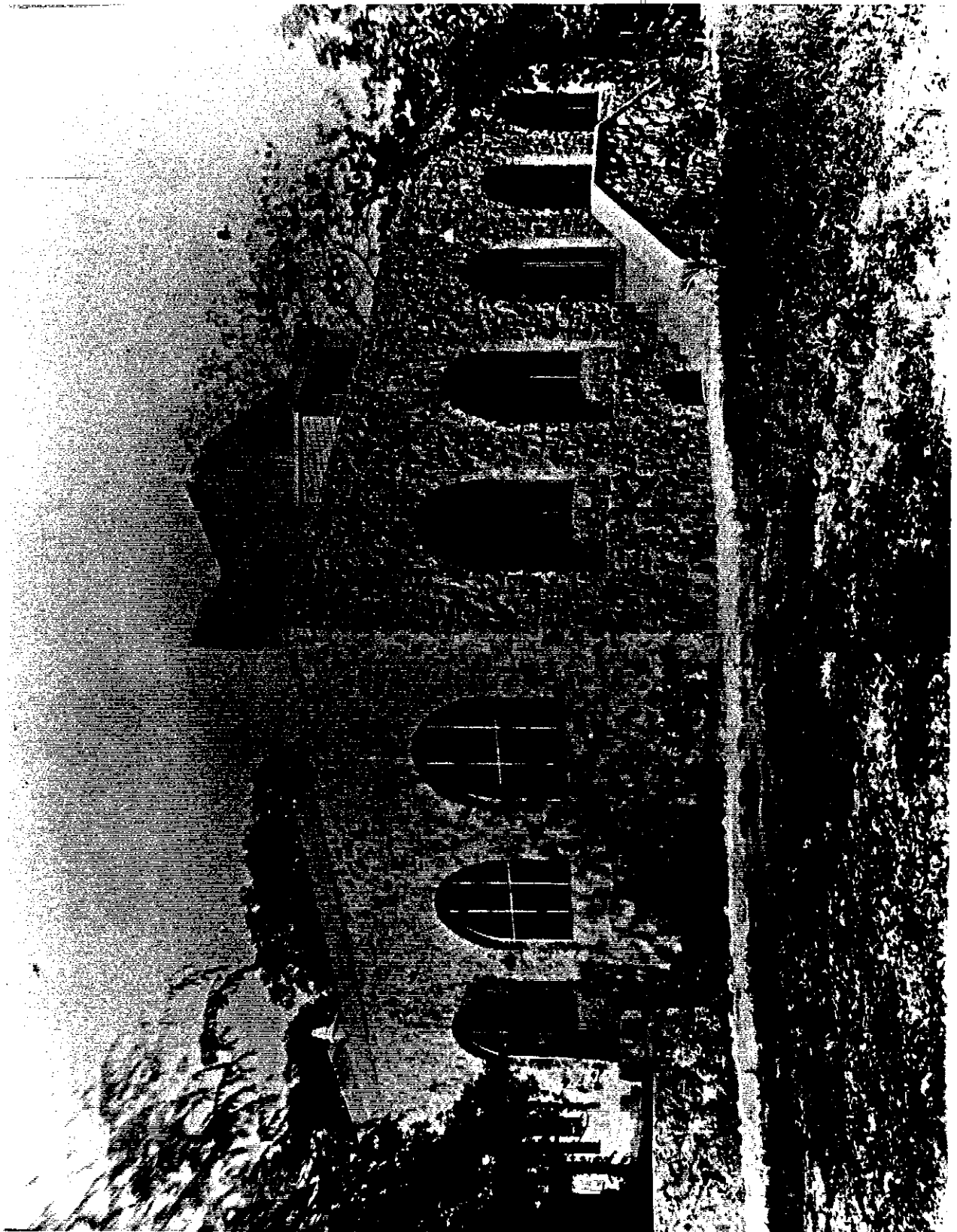
The main entrance of the building is located in the center bay of the southeast facade and is approached by a set of double stairs. The entrance is presently covered by an aluminum awning.

##### Description of Site:

The Housekeepers Club building faces southeast and is located on the corner of S. Bayshore Drive and McFarlane Road. The building is set back 100 feet from S. Bayshore Drive and is nearly obscured from view by dense growth of trees and plants. The Coconut Grove Library is located immediately to the southwest of the building, and a highrise apartment building is located to the northeast.



Housekeepers Club of Coconut Grove  
2985 S. Bayshore Drive  
Southeast (front) facade  
1982



Housekeepers Club of Coconut Grove  
2985 S. Bayshore Drive  
Southeast (front) facade  
c. 1921  
(Historical Association of Southern Florida)

## V. PLANNING CONTEXT

### Present Trends and Conditions:

The clubhouse is in good condition, having been carefully maintained through membership dues. It is used only for activities of the Woman's Club of Coconut Grove, private parties by members, and, occasionally, annual meetings of neighboring organizations. The Club has chosen not to rent the building for community activities.

The property fronting on S. Bayshore Drive is chronically used as an illegal parking area for neighboring properties. In an effort to prevent this, the Club has proposed a major landscaping program that would prevent vehicles from illegally entering the property.

### Conservation Objectives:

Although the building is presently protected by the membership of the Woman's Club of Coconut Grove, it may be threatened in the future by redevelopment pressure and high land values. The result will be determined by the Club's success in recruiting new membership and maintaining an active program. Wherever possible, the City of Miami and the Heritage Conservation Board should lend their assistance in promoting Club activities.

Conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the current zoning, requiring only the review of physical changes to the property.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by the Woman's Club.

Major Exterior Surfaces Subject to Review:

Only the southeast (front) and southwest facades of the Housekeepers Club of Coconut Grove shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

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