



The City of Coral Gables

Attachment **B**

Historical Resources Department

COA (SP) 2012-02
MAY 17, 2012

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS TO THE PROPERTY AT 1248 CORAL WAY A LOCAL HISTORIC LANDMARK

- Proposal: Applicant is requesting design approval for the construction of an addition and alterations to the residence.
- Architect: Pedro Bravo, Bravo Architecture
- Owner: 1248 Coral Way, LLC (Co-Managers: Karen Coppa and Gregory Lopez)
- Folio Number: 03-4118-002-0030
- Legal Description: Lots 5 & 6, Block 1, Coral Gables Section "D"
- Site Characteristics: The property is located on two interior lots on the south side of Coral Way, between Indian Mound Trail and Madrid Street. The primary elevation faces north onto Coral Way. Dimensions of the site are 100 feet wide by 175 feet deep.

BACKGROUND/EXISTING CONDITIONS

Constructed in 1929, the residence at 1248 Coral Way is one of several homes that were designed by architects Wade and Oemler (Lee L. Wade and C. H. Oemler) and constructed by Ambrose. F. Becker. Designed in the Mediterranean Revival style, this residence is an excellent example of the type architecture that predominated Coral Gables in the 1920s. The property was designated as a local historic landmark on November 17, 2011.

PROPOSAL

The applicant is requesting design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure. This application is in association with a building site determination to create two lots which shall be subject to and under the purview of the Planning and Zoning Board and the City Commission.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The application involves the restoration/renovation of the existing house and garage structures, the construction of additions and various site improvements.

Exterior Restoration/Renovation:

The applicant seeks to return the existing home to as close to its original appearance as possible. On the north elevation, the existing windows to the east of the front door will be returned to their original configuration as French doors. The small balcony to the west of the front door will receive a wrought iron railing to match the original that was removed. New awnings will be installed on this elevation as well. On the east elevation, a second floor addition will be removed and the open terrace restored to its original state. An existing first floor screened porch will be made into enclosed living space. The existing enclosed garden walls are to remain. On the west elevation, the existing wood balcony is to be restored. The new addition is placed to the south of the existing structure; therefore the bulk of the existing south elevation will be obscured/incorporated into the new construction. New aluminum impact-resistant casement windows will be installed throughout the existing residence and the new addition. The existing front door and screen door will be restored and are to remain. All of the decorative wrought iron and precast elements are to be restored throughout the existing structure.

New construction and alterations:

The interior of the existing house will be reconfigured almost entirely with the exception of the existing living and dining rooms on the first floor and the existing staircase. The first floor of the existing house will be reconfigured to house the existing living and dining rooms, a bedroom and full bath, a powder room, pantry, kitchen and breakfast room. The second floor of the existing house will be reconfigured to house three bedrooms and three full baths, a laundry room, gallery (hallway) and a loft space. Note that an existing, one-story flat-roofed area on the west side of the house will be enclosed to complete the second floor.

The construction of a two-story addition is proposed for the rear of the property and will connect the existing house with the currently free-standing garage structure. The addition includes a family room, and covered terrace with an outdoor summer kitchen on the first floor and a master bedroom suite on the second floor.

At the existing garage structure, the applicant proposes to change the orientation of the garage door openings. The existing garage door openings on the east side of the structure will be filled in and new openings made for two new garage doors on the north elevation. The existing stairs on the north elevation will be removed and new stairs constructed on the north side, at the rear of the new addition. These stairs will provide access to both the second floor of the garage structure (which will house two guestrooms, a full bath and closets) and the master suite in the new addition. A balcony is being added to the north façade of the garage, accessible from one of the guest rooms.

Site work includes:

- The removal of the portion of existing concrete driveway that extends beyond the existing carport. The existing driveway that remains in this location will be replaced with brick pavers.
- Installation of a new brick paver driveway and “motor court” to the west of the house to provide entry to the reconfigured garage.

- Alteration of the existing front masonry wall to accommodate and new vehicular gate for the new driveway.
- The installation of a new swimming pool and pool deck.
- A new 4'-0" high masonry wall and 4'-0" high chain link fence at the east property line.
- A new 4'-0" high masonry wall and gate perpendicular to the east façade of the carport, and another enclosing an area to the south of the carport.
- The restoration of the existing pedestrian and vehicular wrought iron gates at the front of the property.
- The existing front terrace and walkway are to be restored.
- The existing wishing well structure is to remain in its existing location and is to be restored.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The Board of Architects reviewed this project and preliminarily approved the design on March 15, 2012 with the following comments:

North elevation – “Study width of balcony [at garage].”

West elevation – “Study window location and relation to balcony.”

East elevation – “Study arch condition [at covered terrace].”

STAFF CONCLUSION

The application presented requests design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure. This application is in association with a building site determination to create two lots which shall be subject to and under the purview of the Planning and Zoning Board and the City Commission.

The overall design of the addition does not detract from the historic nature of the structure. The new addition occurs to the rear of the existing residence and is not visible when looking at the north façade of the house. The changes to the orientation of the garage structure allow for use of the rear of the property as a back yard. The details of the new addition take their cues from the existing structure without matching it exactly. Roof replacement or the new roof is to be true barrel tile to match the existing.

The City of Coral Gables Public Service and Public Works Departments have reviewed the proposal with the architect to determine if the existing oak trees on Coral Way (protected as a

State Historic Roadway) are impacted by this application. They have indicated that the proposal is in accordance with accepted guidelines to protect the trees.

The existing masonry wall at the front (north) of the property is located in the public right-of-way and a permit could not be located for its construction. Per the Public Works Department, any modifications to the existing wall will require City Commission approval.

Convex mirrors are required by the Zoning Code at both the existing and the proposed vehicular entrances due to the triangle of visibility.

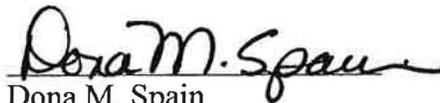
Because sufficient information was not provided, additional Standard Certificates of Appropriateness will be required for the pavers, the landscaping, the pool and pool deck, and paint color.

Please note that this application is associated with a building site determination to create two lots which shall be subject to and under the purview of the Planning and Zoning Board and the City Commission. An application to create a separate building site on the two adjacent lots to the east of the property will be heard by the Planning and Zoning Board on June 13, 2012. The two adjacent lots are historically designated and the applicant has been advised that any new construction on that parcel will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

Therefore, Historical Resources Department Staff recommends the following:

A motion to grant design approval for at-grade improvements, the construction of an addition, and alterations to the property at 1248 Coral Way, a local historic landmark and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

1248 Coral Way, LLC
A Florida Limited Liability Company
5600 Riviera Drive
Coral Gables, Florida 33146

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March 23, 2012

**LETTER OF INTENT
CERTIFICATE OF APPROPRIATENESS**

Ms. Dona M. Spain
Historic Preservation Officer
Ms. Kara Kautz
Assistant Historic Preservation Officer
Historical Resources Department
City of Coral Gables
2327 Salzedo Street
Second Floor
Coral Gables, FL 33134

Re: Property: 1248 Coral Way, Coral Gables, Florida 33134
Applicant: 1248 Coral Way, LLC

Dear Ms. Spain and Ms. Kautz:

As of Friday, January 20, 2012, 1248 Coral Way, LLC ("Applicant") is the fee owner of 1248 Coral Way (the "Property"). This letter, along with the proposed architectural plans that were approved by the Board of Architects on March 15, 2012, will provide the Applicant's intent for the Property.

Currently, the Property has a single address, but is comprised of two 17,500 square foot lots, each with a separate folio number. The Applicant obtained each lot by separate Warranty Deed, and currently has a Building Site Separation application on file with the Planning Department since March 6, 2012. The lot on which the existing home is located is described as follows:

Folio Number 03-4118-002-0030, having a legal description of lots 5 & 6, Block 1, Coral Gables Section D Revised Plat, as recorded in Plat Book 25, at page 74 of the Public Records of Miami-Dade County, Florida. Said property is 100' x 175' and includes a 7 bedroom, 6 bath Historic Home; and,

The home was constructed in 1929 and purchased by the Davidson family in 1939. The Davidson family acquired the unimproved lot in about 1940 and, at an unknown date, a wall was built at the front of the Property along Coral Way but is not continuous or attached. There is a space of about ½" to 1" separating the walls at the property line of the Property. Also, the wall on the east side of the unimproved lot belongs to the neighbor at 1232 Coral Way and, thus, is not a part of, or connected to, the front wall of the unimproved lot. Various photographs of the walls reflecting the foregoing have been included in our submission for your easy reference.

As of November 17, 2011, the Property as a whole has been designated a Local Historic Landmark by the Historical Resources Department and is listed on the Coral Gables Register of Historic Places. As you know, even before closing on the Property, the Applicant has been working closely with the Historical Resources Department in an effort to confirm our commitment to fully renovate and preserve the existing historic home.

The Applicant intends to return the exterior home, as much as possible, to its original state including re-opening the second floor east-side balcony, installing awnings, and removing the first floor front east side windows and replacing them with doors. The Applicant also intends to restore, or rebuild if necessary, the decorative wishing well located at the rear of the property. The home now has 4,782 square feet of which 3,887 square feet are air-conditioned living space. The Applicant seeks to add 2,623 square feet including 1,706 square feet of air-conditioned living space. The purpose of the additional square footage is to provide the amenities of similar sized homes in modern day Coral Gables, such as a Master Suite, Family Room, Outdoor Covered Terrace, and a pool. However, in addition to following the lines and style of the home, the proposed addition affects only the rear of the home. There are no structural changes or additions proposed to the front of the home other than to restore many of the original features previously mentioned.

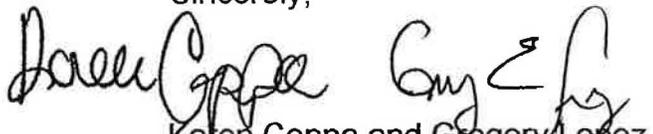
The Applicant also seeks to re-direct the access to the existing detached garage. Currently, the only driveway is on the east side of the home that leads through the carport and into the backyard to the 2-car detached garage. This existing layout impedes any practical use and enjoyment of the backyard. Redirecting the access to the front of the 2-car detached garage allows the driveway to be built along the west side of the home which, not only permits the use and enjoyment of the entire backyard, but also provides the homeowner with the ability to better secrete the motor court and parked vehicles from the view of the street. In addition, by relocating the pedestrian stairwell access to the second floor of the detached garage from the front to northeast of the garage, permits the Applicant to build a balcony on the front of the second floor of the garage that will enhance the aesthetic beauty of the detached structure and complement the home's other balconies.

As more specifically detailed above and on the architectural plans approved by the Board of Architects and submitted for your review, it is the Applicant's intent to restore the historical home and enhance its beauty and value to the Property, the surrounding neighborhood, and the City of Coral Gables. Based upon the foregoing,

Applicant respectfully requests the Historic Preservation Board approve the subject Certificate of Appropriateness.

Thank you for your consideration. Please let us know if you have any questions or if you require any additional materials regarding these criteria.

Sincerely,


Karen Coppa and Gregory Lopez
Co-Managers