



March 28, 2016

*Historical Resources &  
Cultural Arts*

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ [hist@coralgables.com](mailto:hist@coralgables.com)

Gregory Guiteras  
800 Coral Way  
Coral Gables, FL 33134

Re: Certificate of Appropriateness Application for **800 Coral Way**, a contributing resource within the “Coral Way Historic District,” legally described as Lots 9 and 10, Block 1, Coral Gables Section “A,” according to the Plat thereof as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

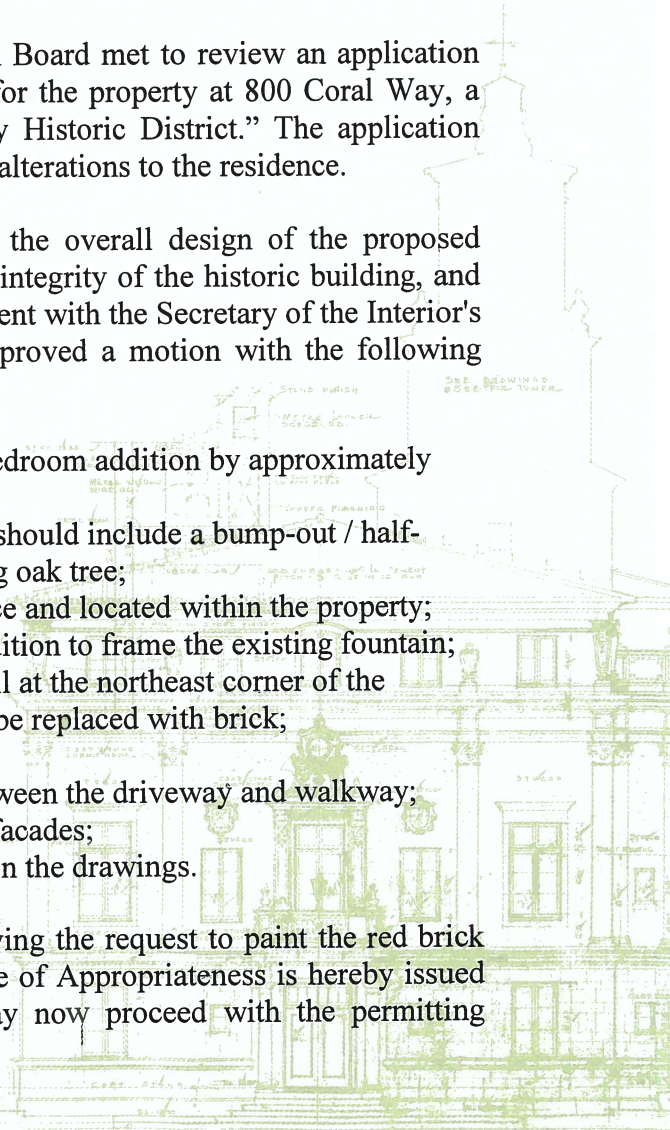
Dear Mr. Guiteras:

On March 17, 2016 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 800 Coral Way, a contributing resource within the “Coral Way Historic District.” The application requested design approval for an addition and alterations to the residence.

The Historic Preservation Board found that the overall design of the proposed addition does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Lower the height of the proposed master bedroom addition by approximately one foot;
2. The new brick driveway off of Coral Way should include a bump-out / half-circle notch to avoid damaging the existing oak tree;
3. The south wall/gate should be a picket fence and located within the property;
4. Introduce a wing wall off of the garage addition to frame the existing fountain;
5. The walkway to the gate of the historic wall at the northeast corner of the property should not be eliminated, but can be replaced with brick;
6. Study the use of returns at the eaves;
7. The brick pattern should be articulated between the driveway and walkway;
8. Reintroduce the shutters back to the brick facades;
9. Show the existing vent at the west façade on the drawings.

The Board also passed a second motion denying the request to paint the red brick found on the residence. A Special Certificate of Appropriateness is hereby issued with the conditions noted above. You may now proceed with the permitting



process. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara N. Kautz". The signature is fluid and cursive, with the first name "Kara" being the most prominent.

Kara N. Kautz  
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2016-006  
Hector Flores, HF Architect, 8950 SW 74 Court, Suite 2201, Miami, FL  
33156  
Rafael Tapanes, 7296 SW 48 Street, Miami, FL 33155

**CITY OF CORAL GABLES  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

SITE ADDRESS/LOCATION: 800 Coral Way

LEGAL DESCRIPTION: Lots 9 and 10, Block 1, Coral Gables Section "A," PB 5-102

CASE FILE NUMBER: COA (SP) 2016-006

CERTIFICATE TYPE:  STANDARD  SPECIAL

DECISION BY:  STAFF

HISTORIC PRESERVATION BOARD

ACTION DATE: March 17, 2016

ACTION:  APPROVE  DENY

APPROVE W/CONDITIONS

- CONDITIONS: 1. Lower the height of the proposed master bedroom addition by approximately one foot;  
2. The new brick driveway off of Coral Way should include a bump-out / half-circle notch to avoid damaging the existing oak tree;  
3. The south wall/gate should be a picket fence and located within the property;  
4. Introduce a wing wall off of the garage addition to frame the existing fountain;  
5. The walkway to the gate of the historic wall at the northeast corner of the property should not be eliminated, but can be replaced with brick;  
6. Study the use of returns at the eaves;  
7. The brick pattern should be articulated between the driveway and walkway;  
8. Reintroduce the shutters back to the brick facades;  
9. Show the existing vent at the west façade on the drawings.

EXPIRATION DATE: March 17, 2018

Kara Noelle Kautz

PRINT NAME

Assistant Historic Preservation Officer

TITLE

  
SIGNATURE

March 28, 2016

DATE