



May 22, 2024

Ronald and Janet Smith
11011 Marin Street
Coral Gables, FL 33156

*Historical Resources of
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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✉ hist@coralgables.com

Re: Special Certificate of Appropriateness application for the property at **1318 South Greenway Drive**, a Contributing Resource within the Country Club of Coral Gables Historic District and the Coral Rock Residences Thematic Group, legally described as Lots 7 & 8, Block 12, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

Dear Mr. and Mrs. Smith:

On April 17, 2024, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 1318 South Greenway Drive. The application requested design approval for addition to the residence and auxiliary structure and an extension of the existing carport.

The Historic Preservation Board found that the overall design of the proposed additions, alterations and sitework does not detract or destroy the integrity of the local historic district and landmark and is consistent with the Secretary of Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. The details of the carport extension are to be differentiated from the original elements.
2. The roof structure of the carport may be repaired, but is not to be replaced in its entirety.
3. Window/door muntins are to be high-profile / dimensional.
4. Window/door glass to be clear/non-reflective/non-tint.
5. Roof tile is to be true two-piece barrel tile.
6. Provide a detail how the connector beam attaches to the existing garage wall. Not engaging with the wall is preferred.
7. Existing window and door openings at the auxiliary structure are to be maintained.
8. Provide a recess at the infilled window at the east side of the auxiliary structure. The existing sill is to be retained.
9. The windows and door at the auxiliary structure are not consistent with what was originally there. Windows are to be single-hung in type. Muntin pattern on the windows and door is to be consistent with the residence. Work with staff to finalize window and door selections.
10. Provide elevations of the new fence(s) and gates.

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting to the Board of Architects for final approval please attach this letter and request administrative approval.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna C. Pernas', written in a cursive style.

Anna C. Pernas
Historic Preservation Officer

cc: File COA (SP) 2024-012
Jordi Esteban, Esteban Design Studio, Inc., 7740 SW 104th Street,
Suite 102, Pinecrest, FL 33156