

City of Coral Gables

Gondola Building Reconstruction

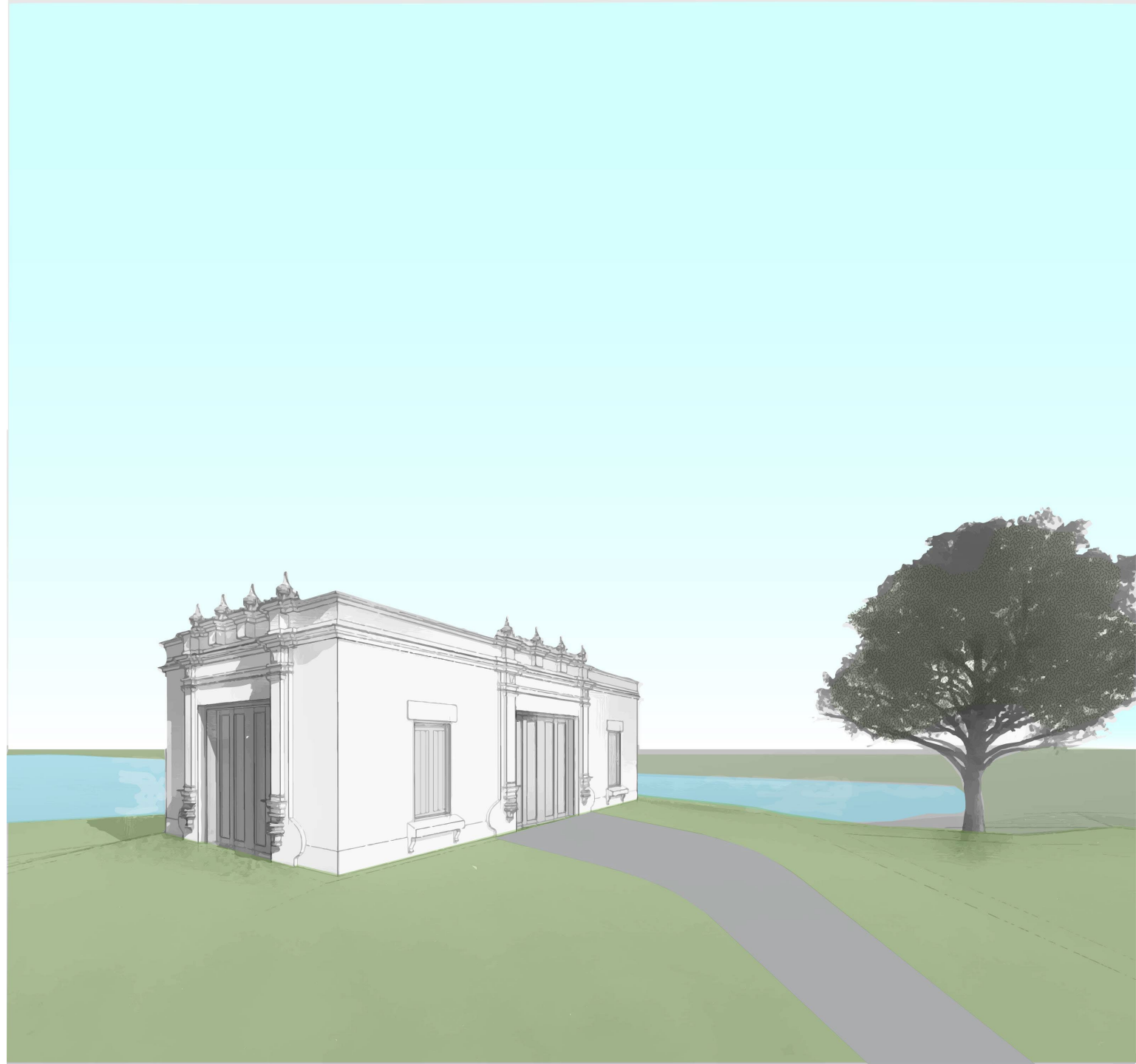
1200 ANASTASIA AVE.
CORAL GABLES, FL 33134

Project Number:
22119

Date:
November 20, 2024

**Historic Preservation Division
Presentation**

GURRIMATUTE



PROJECT LOCATION

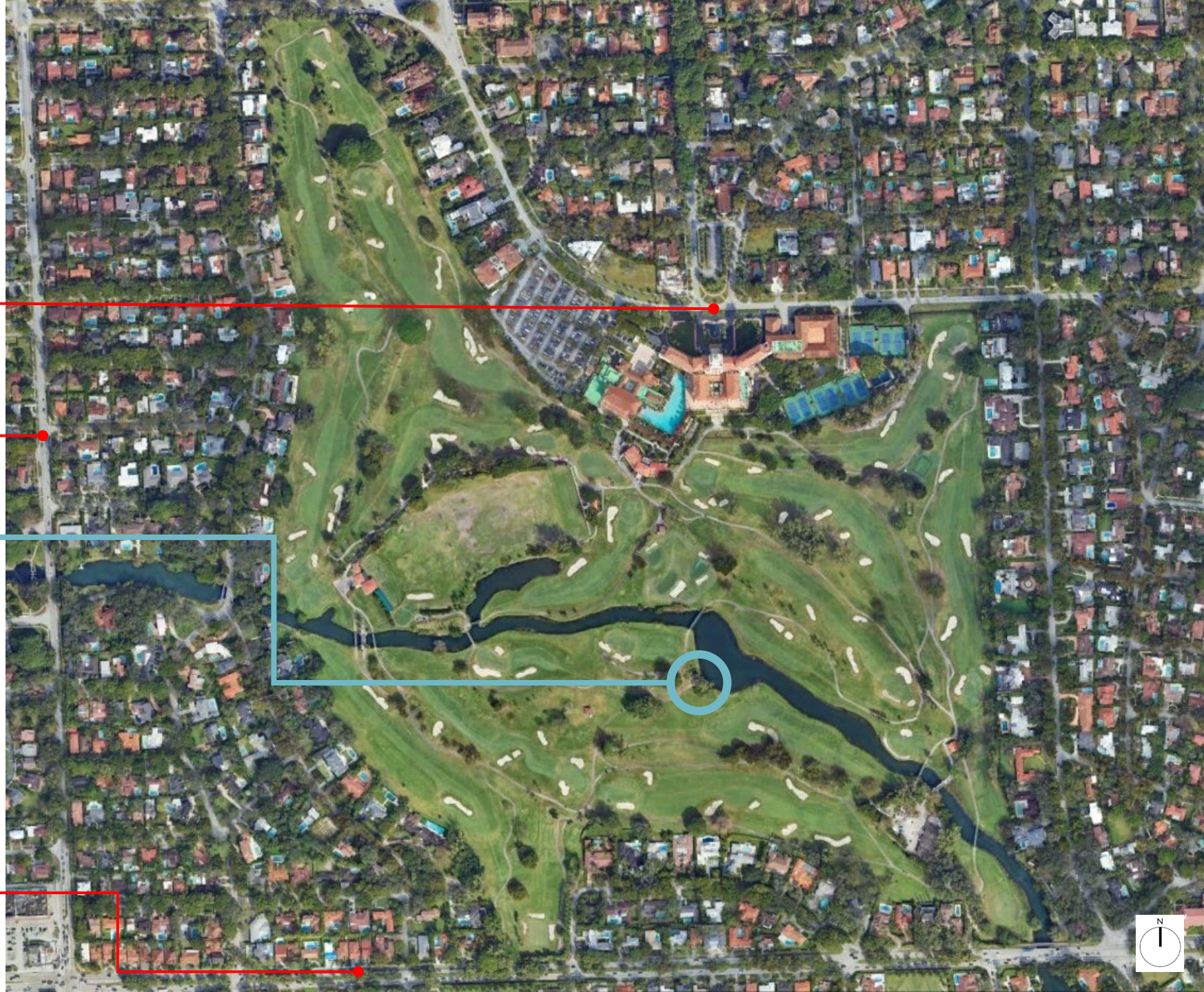
1200 ANASTASIA AVE.
CORAL GABLES, FL 33134

ANASTASIA AVE.

S.W. 57th AVE.

SITE

S.W. 40th ST.

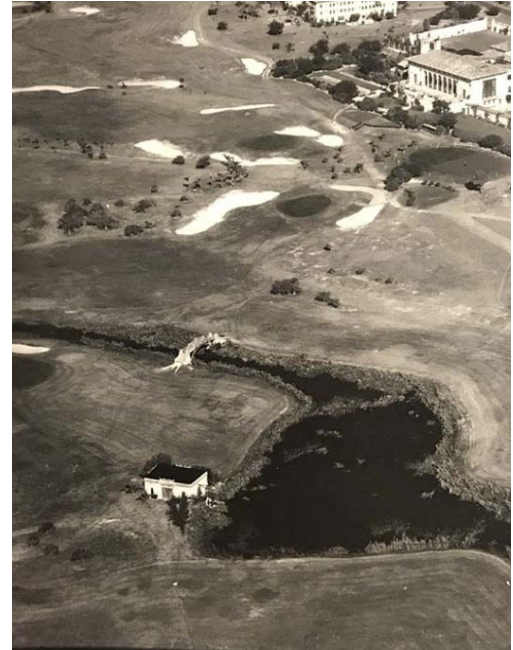


HISTORICAL PHOTOS

Ca.1930s



YEAR: 2017



CURRENT CONDITIONS

In 2021, the building collapsed almost entirely and needs a full reconstruction. Therefore, this project seeks to rebuild a replica of the Gondola Building in the same location and with the same design and materials as closely as possible while still meeting the Florida Building Code.



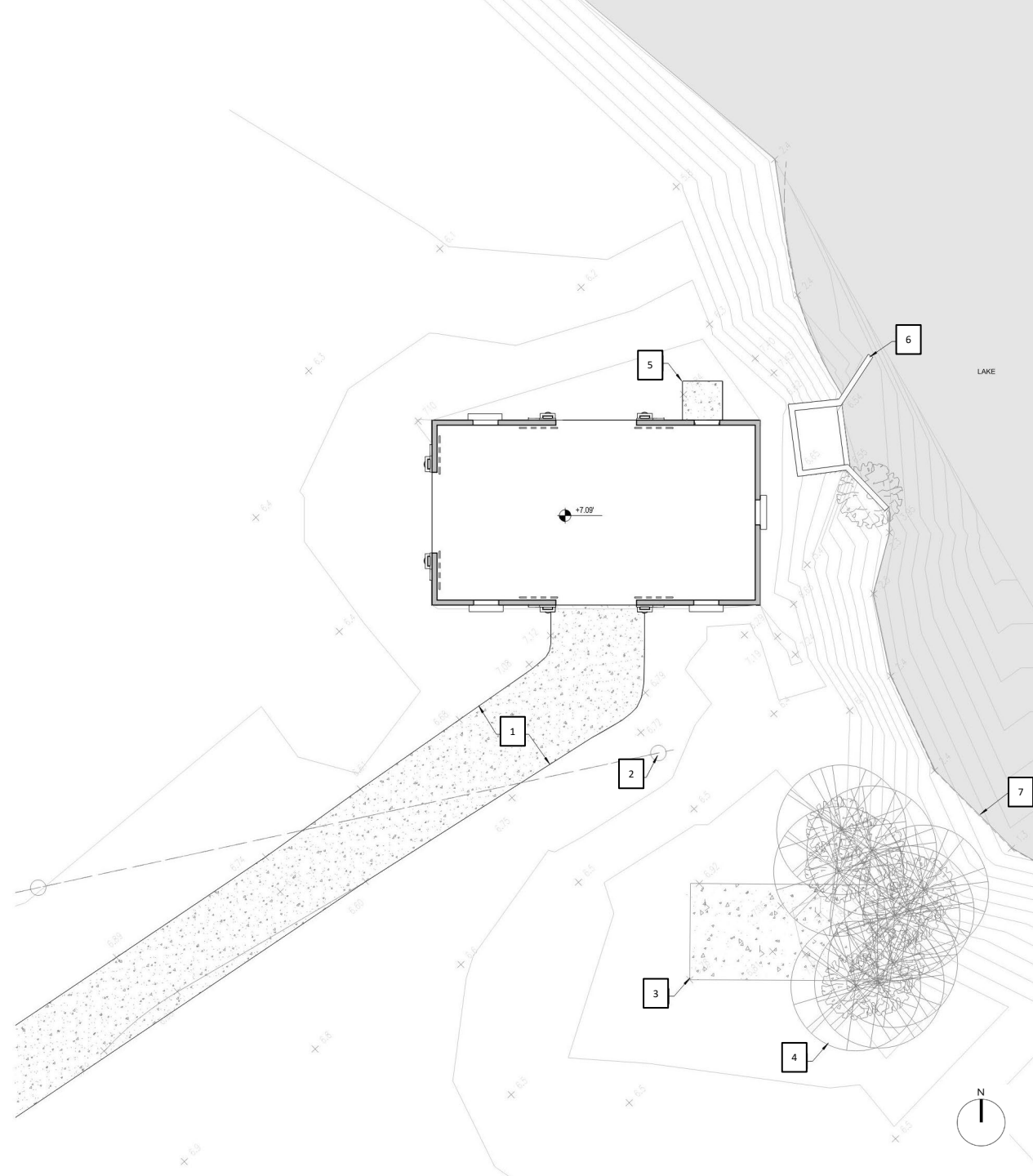
GONDOLA BUILDING RECONSTRUCTION

SCOPE OF WORK

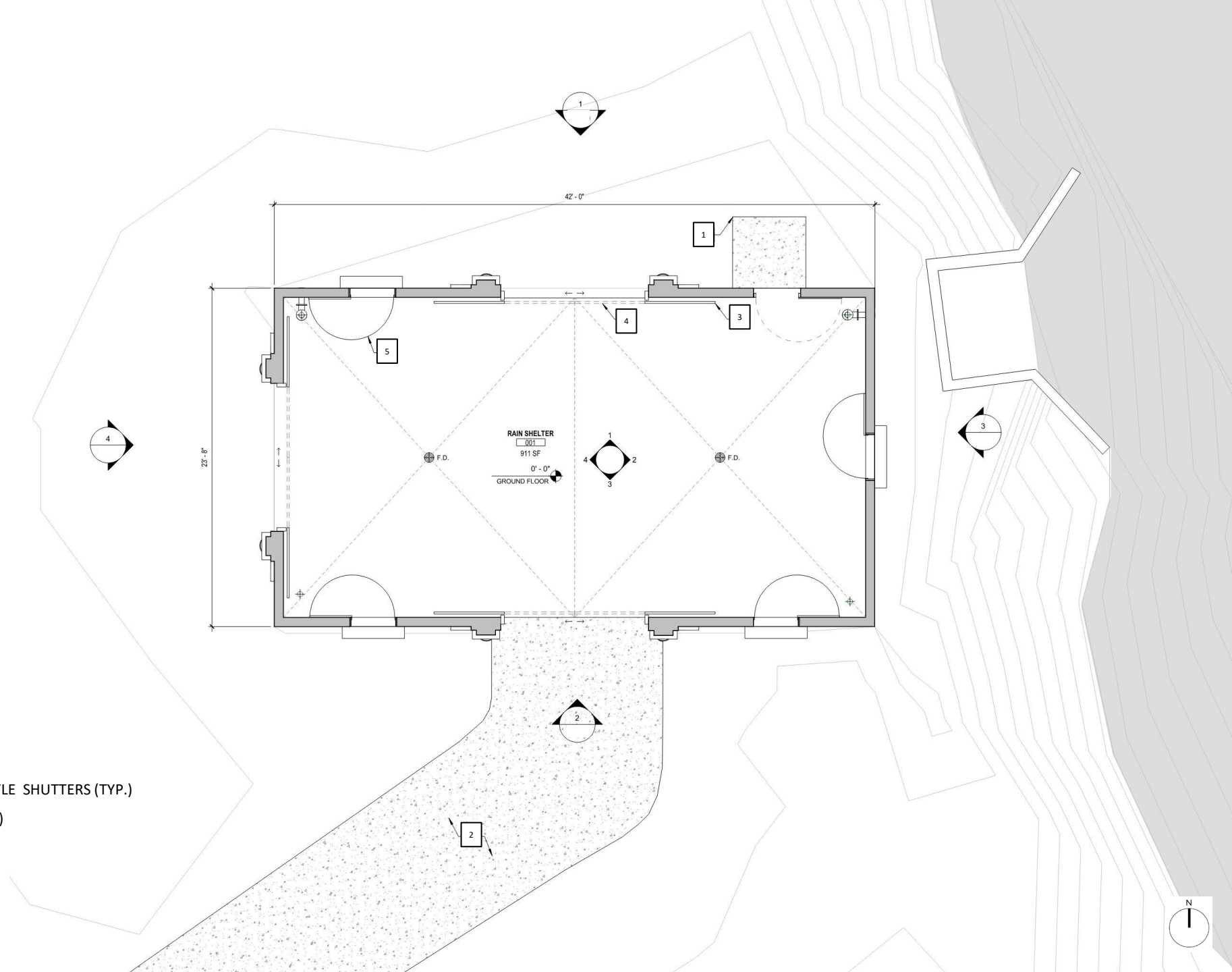
The scope of the work is to reconstruct the historic building as a replica of the original structure which has partially collapsed. The building will follow the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Portions of the original building that were salvaged will be reconstructed or reinstalled if possible. The building will be used as a rain shelter and is intended to remain open.

SITE PLAN KEY

1. RE-PAVED ASPHALT PATH
2. EXISTING POWER POLE TO REMAIN
3. EXISTING CONCRETE PAD TO REMAIN
4. EXISTING TREES TO REMAIN
5. NEW CONCRETE PAD
6. EXISTING WALL TO BE REPAIRED
7. APPROXIMATE EDGE OF WATER



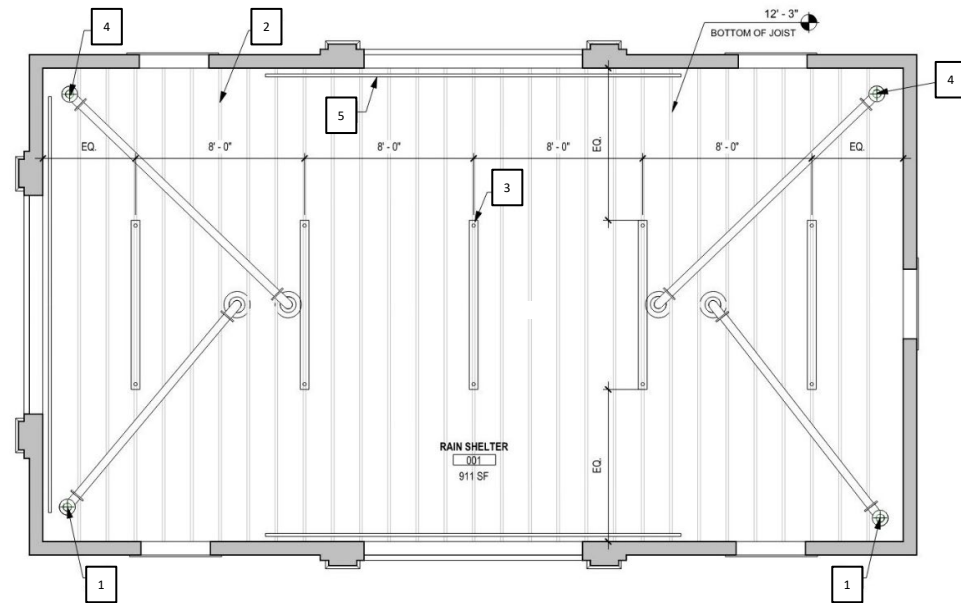
PROPOSED FLOOR PLAN



FLOOR PLAN KEY

1. NEW CONCRETE PAD
2. RE-PAVED ASPHALT PATH
3. DECORATIVE BARN DOOR STYLE SHUTTERS (TYP.)
4. SHUTTER TRACK ABOVE (TYP.)
5. INSWING WOOD SHUTTER

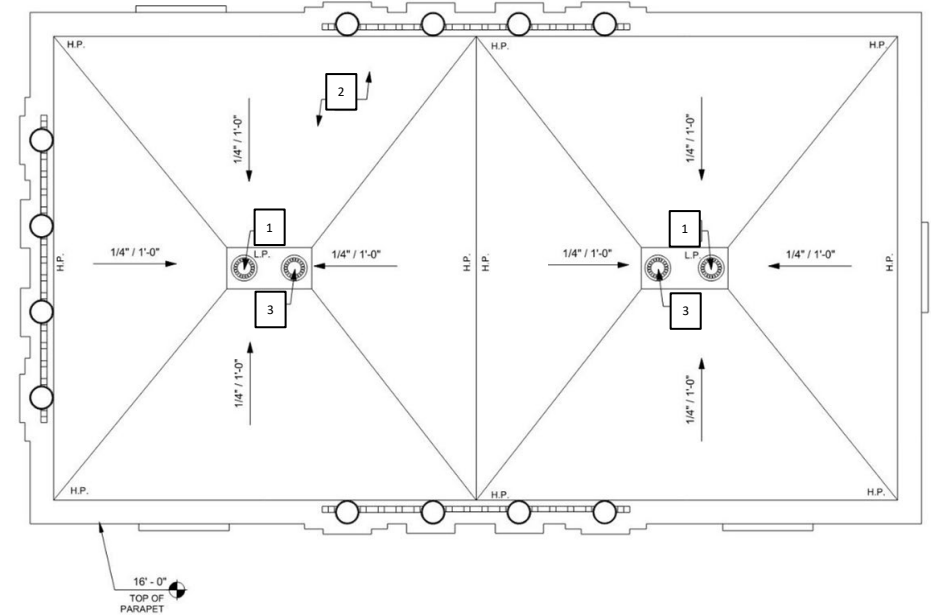
PROPOSED REFLECTED CEILING PLAN



REFLECTED CEILING PLAN KEY

1. RAIN LEADER
2. EXPOSED 2X14 WOOD JOISTS
3. STRIP LIGHTS
4. OVERFLOW PIPE
5. BARN DOOR SLIDING DOOR RAIL TRACK SYSTEM

PROPOSED ROOF PLAN



ROOF PLAN KEY

1. ROOF DRAIN
2. 2-PLY SBS MEMBRANE ROOFING
3. OVERFLOW ROOF DRAIN

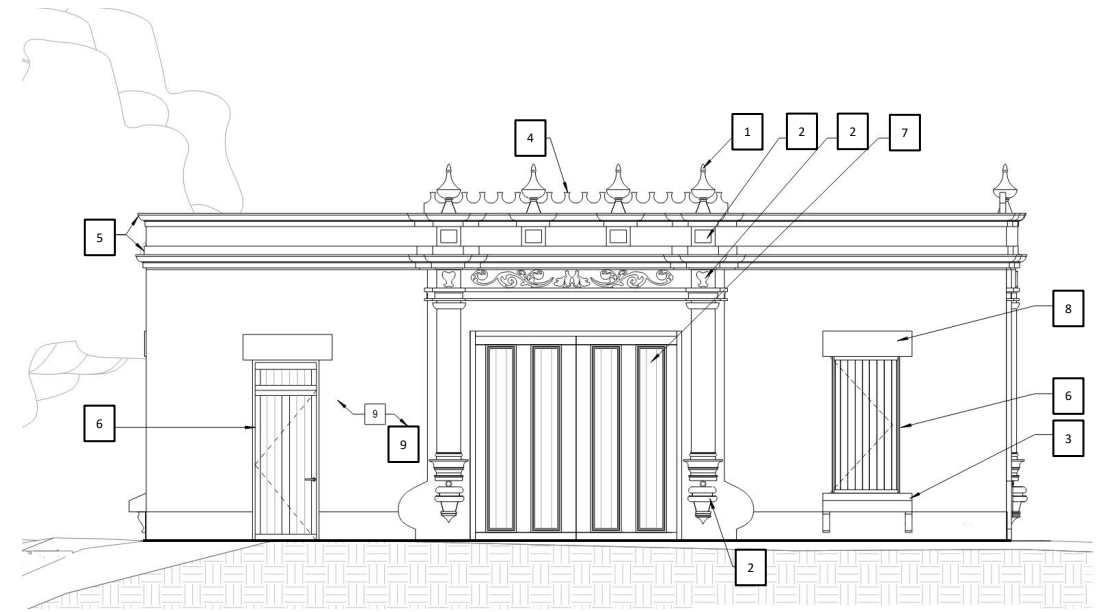
FAÇADE COMPONENTS (SALVAGE & MOLDING)

On the exterior facade of the Gondola building, the character defining masonry features of the original facades (i.e. decorative parapet, urns, engaged columns, etc.), will be replicated to match the original structure as closely as possible.

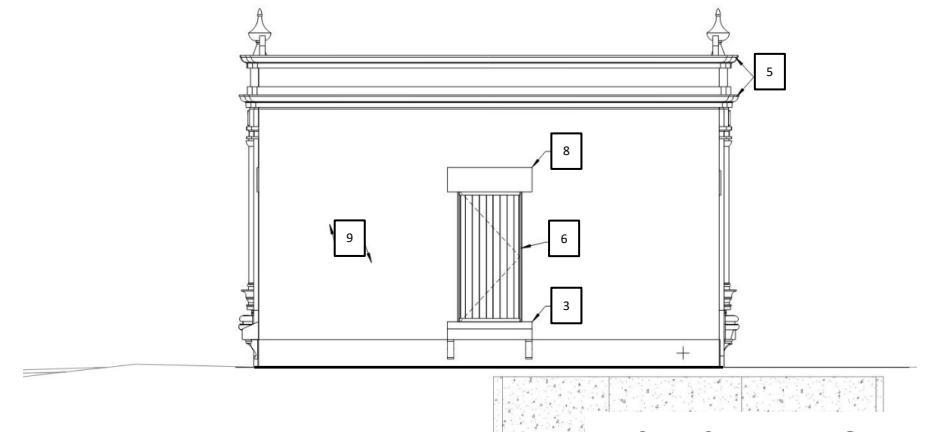


ELEVATION KEY

1. CAST STONE URN
2. CEMENT PLASTER ORNAMENTAL RELIEFS
3. CAST STONE WINDOWSILL & CORBELS
4. CAST STONE CROWN ORNAMENT
5. CROWN MOLDING
6. WOOD SHUTTER
7. DECORATIVE BARN DOOR SHUTTER
8. CAST STONE WINDOW HEAD
9. STUCCO SKIP-HAND TROWEL TEXTURED FINISH



1. NORTH ELEVATION



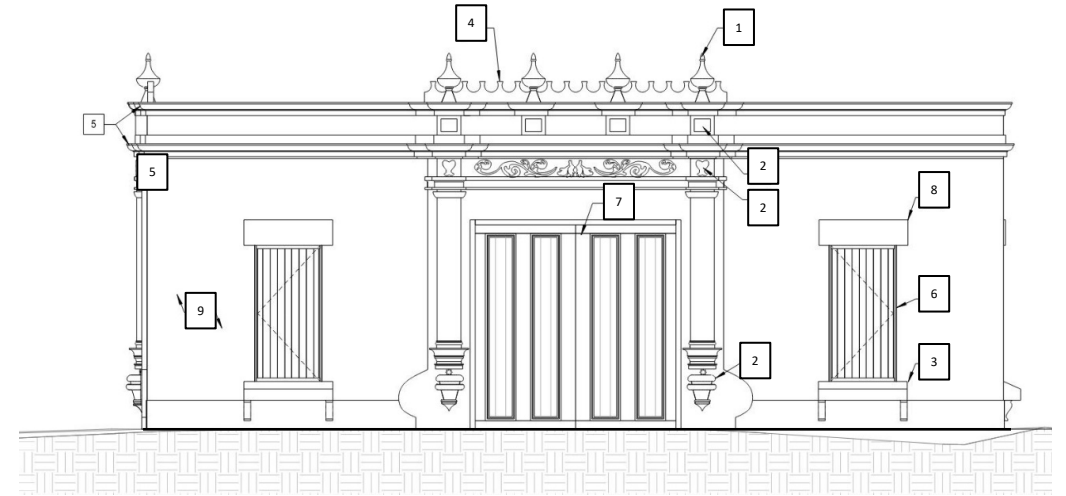
3. EAST ELEVATION

FAÇADE COMPONENTS (SALVAGE & MOLDING)

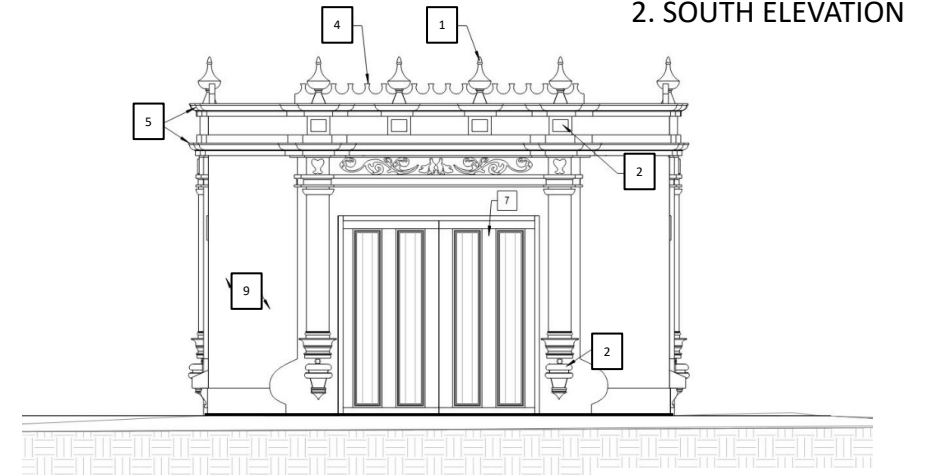


ELEVATION KEY

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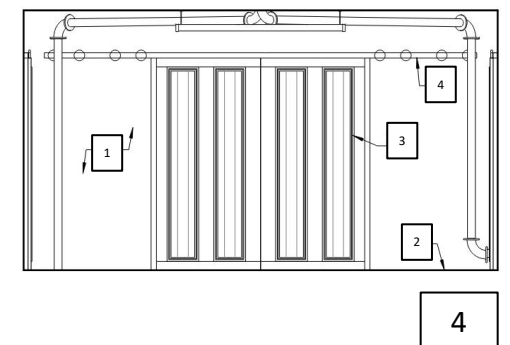
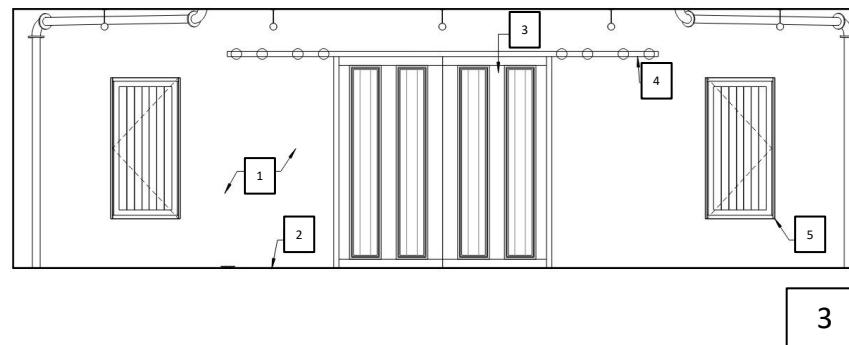
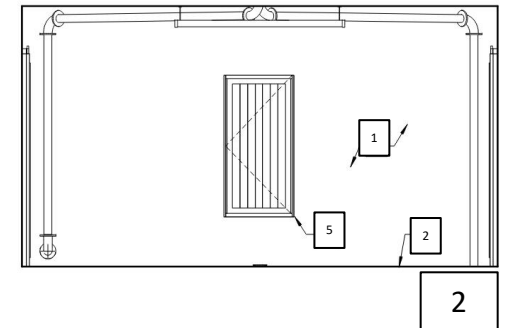
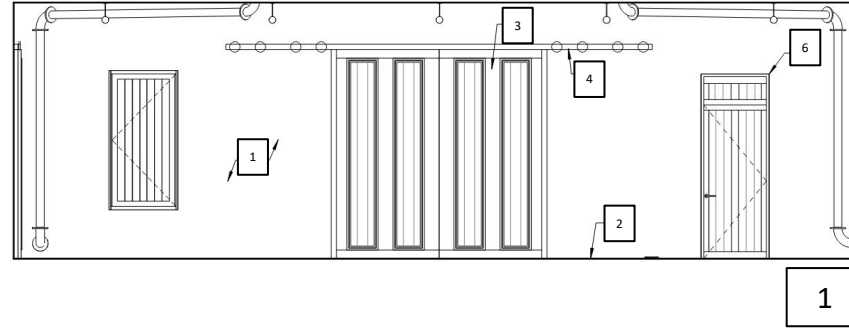


2. SOUTH ELEVATION



4. WEST ELEVATION

INTERIOR ELEVATIONS



INTERIOR ELEVATION KEY

1. PAINTED EXPOSED CMU BLOCK
2. SEALED CONCRETE FLOOR
3. DECORATIVE BARN SHUTTERS
4. BARN DOOR SLIDING DOOR RAIL TRACK SYSTEM
5. WOOD SHUTTERS
6. INSWING WOOD SHUTTER



FINISHES

On the exterior of the Gondola building, the wall finish and color will be replicated to match the original structure as closely as possible. The interior of the Gondola building will also replicate its original interior finish with painted exposed CMU block structure, exterior-graded wood beams, and sealed concrete flooring. All exterior and interior paint colors will be matched to the existing colors after the paint analysis has been completed by the retained conservator.

EXISTING



PROPOSED



EXTERIOR GRADE
LVL BEAM

PAINTED EXPOSED
CMU

PLANK T & G V
GROOVE BOTH SIDES

STUCCO
SKIP-HAND TROWEL
TEXTURED FINISH

PAINTED WOOD
PLANK

STEEL TROWEL
CONCRETE FLOOR
FINISH

City of Coral Gables

Gondola Building Reconstruction

Historic Preservation
Presentation

THANK YOU.

GURRIMATUTE

