



**TDR 2022-006
SENDING SITE
October 19, 2022**

*Historical Resources &
Cultural Arts*

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STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FROM THE PROPERTY AT 286 MIRACLE MILE

SENDING SITE

<u>Proposal:</u>	The application requests approval of the maintenance/preservation plan.
<u>Owner:</u>	City of Coral Gables
<u>Legal Description:</u>	The North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.
<u>Date of Construction:</u>	1947
<u>Date of Designation:</u>	September 21, 2022.
<u>Siting:</u>	The subject property is a rectangularly shaped site. The primary elevation faces north onto Miracle Mile, Salzedo Street is to the west, and the Miracle Theater is to the south and east.
	<u>Unused Development</u>
<u>Rights Available for Transfer:</u>	10,368 square feet
<u>Amount requested to be transferred:</u>	10,368 square feet

BACKGROUND / EXISTING CONDITIONS

286 Miracle Mile, constructed in 1947, is located on the southeast corner of Miracle Mile and Salzedo Street. Originally housing five stores, the building now contains three stores with three addresses at 286 (formerly 276), 290 (formerly 286), and 292 Miracle Mile (formerly 292 & 294 Miracle Mile and 2403 Salzedo Street).

The building at 286 Miracle Mile is constructed of concrete and steel beams with plate glass store fronts and is a late example of a commercial building designed in the Modernistic Art Moderne style. This style was used most often in public and commercial buildings. It featured smooth and glass surfaces, curving forms, and long horizontal lines. Ornamentation was usually simple, sparse, and strategically placed to emphasize horizontality. Patterns were geometric, abstract, and/or stylized. Long horizontal window groupings, flat roofs, and curved corners were common. It was part of the streamline movement and building forms were arranged at times to impart the impression of a ship or locomotive. Nautical features often occurred.

In the Art Moderne fashion, the one-story building at 286 Miracle Mile wraps around the corner with a pronounced curve. It is comprised of three distinct horizontal features. At ground level, the full-height, plate-glass storefronts along Miracle Mile and the smooth stucco wall along Salzedo Street read as one band. At roof level is a concrete eyebrow that projects several feet over the sidewalk. It runs continuously from the northeast corner of the building, curves around the corner, and continues to the southwest corner of the building. Above the eyebrow is an ornamented cast concrete parapet. Along Coral Way and Salzedo Street, the parapet has three thick smooth horizontal bands which are separated by two narrow bands formed by incised lines. At the rounded corner the horizontal banding is interrupted by a series of slightly curved vertical elements that serve to further emphasize the rounded corner. Running continuously along the top of the parapet is a band of stylized waves which runs the full length of the parapet and is the definitive horizontal feature that stops the eye at the top of the building.

Alterations to the building are limited to the adjustment or enclosing of storefronts. These include the enclosing of the storefronts along Salzedo Street (2403 Salzedo Street), the squaring off of originally slanted openings (the original configuration is still visible in the sidewalk), and the combining of storefronts. Most recently, the corner tenant, Starbucks, eliminated the door to the original shop at 292 Miracle Mile and squared off that entry to install a take-out window.

The funds obtained from the sale of the TDRs will be placed in the new Historic Building Fund. This fund will be used to undertake repairs to City-owned historic sites including, but not limited to, 286 Miracle Mile.

The application was reviewed by the Historic Preservation Board at the meeting on September 21, 2022. The Board requested that the maintenance/preservation plan be revised to include procedures for the long-term maintenance and preservation of the site.

STAFF OBSERVATIONS

The City of Coral Gables Public Works Department has submitted a Maintenance/Preservation Plan which includes existing conditions, proposed corrective actions, a maintenance schedule, and estimated costs. The total estimated repair cost for work to be completed is \$346,466. Per the Board's request on September 21, 2022, the Maintenance/Preservation Plan has been revised to include procedures for the long-term maintenance of the site which include yearly building inspections, roof inspections twice a year, roof replacement, and annual visits by Historical Resources and Cultural Arts Department Staff for inspection of historically significant features.

CALCULATION OF AVAILABLE TDRS

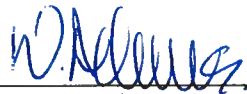
PROPERTY ADDRESS	286 Miracle Mile
LOT SIZE	4,200 SF
PERMISSIBLE FAR	4,200 SF X 3.5 = 14,700 SF
EXISTING FAR OF BUILDING	4,332 SF
TOTAL AIR RIGHTS	14,700 - 4,332 = 10,368 SF
AVAILABLE TDRs	10,368 SF

STAFF RECOMMENDATION

The Historic Preservation Staff recommends the following:

APPROVAL of the Maintenance/Preservation Plan for the property located at **286 Miracle Mile**, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

Respectfully submitted,



Warren Adams
Historic Preservation Officer