



COA (SP) 2019-018
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Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1258 OBISPO AVENUE
A CONTRIBUTING RESOURCE WITHIN
THE "OBISPO AVENUE HISTORIC DISTRICT"**

Proposal: The application requests design approval for an addition and alterations to the residence and sitework.

Architect: Olanz Architecture and Design

Owner: Igor Nunez

Legal Description: Lots 1 and 2, Block 3, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the public records of Miami-Dade County, Florida.

Site Characteristics: This property is located on the southeast corner of the intersection of Obispo Avenue and Madrid Street. The main elevation of the residence faces north onto Obispo Avenue. The property is approximately 100' wide by 150' deep.

BACKGROUND/EXISTING CONDITIONS

In May of 2008, the "Obispo Avenue Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised of residences abutting Obispo Avenue. The district boundaries are Cortez Street on the east and Ferdinand Street on the west.

1258 Obispo Avenue is considered a contributing structure within the "Obispo Avenue Historic District." The residence, permitted in 1950 (permit #9020), was designed by architect Earl V. Wolfe.

In 2014, a Special Certificate of Appropriateness was approved for a large one-story addition to the residence. It was never built and COA expired. The property has since changed ownership.

PROPOSAL

The applicant is requesting design approval for alterations to the existing home and a two-story addition at the rear of the residence. The proposed addition includes a family room, formal living room, dining room, kitchen, laundry room, bedroom suite, two-car garage, and storage room on the first floor. The second floor consists solely of a master bedroom suite. According to the architect's submitted drawings, the existing residence is approximately 1,546 square feet, and the proposed addition is approximately 3,859 square feet.



Figure 1: Photo ca. 1950s

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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 property currently consists of a one-story residence with no garage. The proposed addition will retain the majority of the existing residence and the alterations occur mostly inside the existing residence with the exception of the alteration of an existing window opening on the rear (south) elevation. It proposes to add substantial square footage at the rear (south) spanning approximately 2/3 of the rear elevation. Set at the west end of the existing residence, the addition creates a roughly "L" shaped building footprint. A covered terrace is proposed on the east side of the addition. The roof on the residence will be changed from the terracotta "S" tile that currently exists to a grey, flat cement tile (the house originally had white flat tile). The existing wood shutters will be retained and restored.

Front (North) Elevation – Sheet A-200:

At the primary (north) elevation facing Obispo Avenue, the alterations proposed for the existing residence are the installation of new impact resistant windows and doors and replacing the s-tile roof with flat tile. The existing steps will be resurfaced with "natural stone." The new addition will be visible from this elevation as it rises approximately 10' above the existing house over the center portion. The one-story garage addition is visible protruding on the west side of the residence with a pair of casement windows flanked by shutters. The two-story portion of the addition is placed off-center to the west and is topped with hip roofs of varying heights. A single window opening is centered on the wall under the lower front-facing hip roof. Under the higher

side-facing hip roof, a pair of casement windows flanked with shutters is to the west, while to the east the side of the second-floor covered terrace is visible.

West Elevation – Sheet A-201:

The proposed west elevation of the building facing Madrid Street will consist of the existing, historic building to the north and new construction to the south. The roof of the rear of the existing residence will be modified to accommodate the one-story portion of the addition immediately to the south. Further to the south, the addition rises to two stories. On the existing residence, a wood lattice grill will be removed and replaced with an iron grill. The façade of the addition is set back approximately 16” from the façade of the existing residence providing a visual break between the two. The addition features windows that mimic those found in the existing residence but are distinguished by an “absolute black granite” window sill. The windows vary in size and are flanked by wood shutters. Towards the center of the addition is a new entry door flanked by a single sidelite. The second story is under roofs of varying heights. At the southernmost end, the two-car garage protrudes from the façade and is topped with a hip roof.

Rear (South) Elevation – Sheet A-202:

The proposed rear (south) elevation of the building will consist almost entirely of the addition with the exception of a small portion to the east. The rear elevation will consist of the two-story addition with the one-story garage protrusion to the west. At the existing residence, an existing window will be relocated. Note the discrepancy in the placement of the new window when compared to the east elevation. The lintel height of the new window is to be the same as the existing windows on the east elevation.

East Elevation – Sheet A-203:

At the proposed east elevation, the addition is to the south with the historic building to the north. The first floor of the addition features a series of full-height windows and pairs of French doors with single sidelites – all without muntins. A single casement window is found on the south end of the addition. On the second floor a series of regularly-spaced casement windows is found on the portion under a lower roof. To the south, a covered terrace extends off the master bedroom. It is accessed by a pair of French doors. A larger pair of casement windows is centered between the columns of the covered terrace to the south of the French doors. Note that the center window on the existing residence is drawn incorrectly on the existing elevation. It is a shorter window and should not be altered.

Proposed site work (see Sheet A-100) includes: a new “natural stone” front walkway, a new walkway leading from the front (north) entry to the west side entry, a circular driveway on the west side, new pool and pool deck (note that the pool deck is raised +/- 2’ from grade), barbecue area at the south end of the deck (no elevations provided), aluminum fencing to the east of the existing residence and south of the proposed addition to act as the pool enclosure.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

After being reviewed multiple times, the proposal was approved by the Board of Architects on September 19, 2019.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence at 1258 Obispo Avenue. The location of the addition is at the rear (south) of the residence although it is visible from both the front façade facing Obispo Avenue and the west façade facing Madrid Street.

Because the existing residence is modest in size and sits on a large parcel of land, the Zoning Code allows for a high F.A.R. (floor area ratio) to be built on the property. The proposed addition and alterations attempt to maintain the historic integrity of the existing residence and take design cues from it, although the addition is more modern stylistically. The two-story portion of the addition is set back substantially from the one-story existing house.

Staff requests that the following conditions be incorporated into the approval of the proposed application:

1. The slump brick at the front façade is not depicted on the existing elevations. It is to remain.
2. The proposed front (north) entry door is to match the original.
3. The shutter condition at the front entry is to remain:

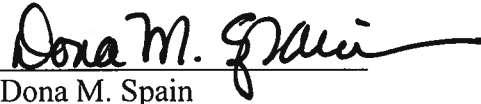


4. Window glass is to be clear.
5. Window muntins to be high-profile.
6. The existing window opening on the center of the east façade of the historic residence is to be maintained.
7. The lintel height of the new window on the rear (south) façade of the existing residence is to be the same as the existing windows on the east elevation.
8. Staff needs clarification on the proposed impact-resistant windows. Proposed windows are depicted as matching the existing steel casement windows, which have a very thin frame and profile. What type of windows are being proposed? Can the same proportions be accomplished in aluminum?
9. Shutters on the addition are to wood and operable.
10. The existing shutter tie-backs are to remain.
11. The existing house is not to be restuccoed. Patch as needed.
12. The pool is to be submitted under a separate Standard Certificate of Appropriateness for Staff review.
13. Staff has concerns about the raised pool deck and water retention on the property that will need to be resolved before permitting.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH CONDITIONS** the design proposal for the addition and alterations to the residence at 1258 Obispo Avenue, a contributing resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the public records of Miami-Dade County, Florida, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in black ink, reading "Dona M. Spain", with a long horizontal flourish extending to the right.

Dona M. Spain
Historic Preservation Officer