



The City of Coral Gables

Historical Resources Department

November 22, 2011

Robert Strauss and Camilla Cochrane
2627 South Bayshore Drive # 3202
Miami, Florida 33133

Dear Mr. Strauss and Ms. Cochrane:

On Thursday, November 17, 2011 the Historic Preservation Board met to review your application for a Special Certificate of Appropriateness for the property at 814 Coral Way, a contributing structure within the "Coral Rock Residences Thematic Group Local Historic District" legally described as Lots 7 and 8, Block 1, Coral Gables Section "A." The application requested design approval for installation of windows.

The Historic Preservation Board found that the proposed work does not destroy or detract from the integrity of the historic structure, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. This is considered a continuation of the original Special Certificate of Appropriateness COA(SP) 2010-22 which received design approval on February 17, 2011.

Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Article 3, Sections 3-118 through 3-1124 of the Coral Gables "Zoning Code" describe the method created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. Requests for Ad Valorem Tax Relief must be submitted prior to construction. Please note that not all projects qualify to apply for the tax relief and an inquiry should be made to the Historical Resources Department to verify eligibility.

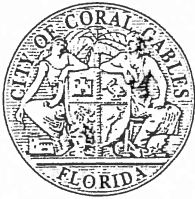
Should you have any questions please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Dona M. Spain". The signature is fluid and cursive.

Dona M. Spain
Historic Preservation Officer

cc: File COA (SP) 2010-22
Jennifer Briley and Associates, 1829 Tiger Tail Avenue, Miami, Florida 33133
Walter Foeman, City Clerk
Carmen Olazabal, Building and Zoning Director
Martha Salazar-Blanco, Zoning Official



The City of Coral Gables

Historical Resources Department

COA (SP) 2010-22 CONTINUED
NOVEMBER 17, 2011

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ADDITIONS/ALTERATION TO
THE PROPERTY AT
814 CORAL WAY
A CONTRIBUTING STRUCTURE WITHIN THE
CORAL ROCK RESIDENCES THEMATIC GROUP
LOCAL HISTORIC DISTRICT**

- Proposal:** The applicant is requesting design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure. This portion of the application is for window replacement only.
- Architect:** Jennifer Briley and Associates
- Current Owner:** Robert Strauss and Camilla Cochrane
- Legal Description:** Lots 7 and 8, 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
- Site Characteristics:** This property is located on two interior lots. The main elevation of the building faces north onto Coral Way. Dimensions of the site are approximately 100 feet by 175 feet.

SUMMARY OF APPLICATION

In February 2011, the Historic Preservation Board granted design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure at 814 Coral Way. At that meeting, the Board expressed concern about the windows to be installed in the historic structure and requested that the new impact-resistant windows and doors for the project be brought back for review when the type / style were chosen.

At the Historic Preservation Board meeting of September 15, 2011, the applicant presented a proposal to install casement windows throughout most the existing structure. After a lengthy discussion, the Board voted to defer the item to allow the applicant to further study the windows. At issue was the utilization of a casement window whose muntin pattern and divided lites mimicked the look of a single-hung or double-hung window.

The current submittal before the Board requests design approval for a variety of window types that accurately reflect the original windows throughout the property. The proposal includes: the installation of a true single-hung window in those locations that originally held double-hung windows, the replacement of original casement windows with impact-resistant casements and the installation of fixed and casement windows in those areas that were originally screened porches.

CASE FILE COA (SP) 2010-22 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at **814 Coral Way**, a contributing structure within the “Coral Rock Residences Thematic Group Local Historic District” legally described as Lots 7 and 8, Block 1, Coral Gables Section “A.” The applicant requested design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure.

Explaining that the Board asked the applicant to return for window design review, Ms. Spain relayed a meeting she and Ms. Kautz had with Peter Iglesias and the project architect at the property regarding window issues. She discussed the window types the applicant wanted to install, displayed photographs of the original double hung windows and reviewed options for replacement.

Architect Jenifer Briley described the current windows, noting that many changes had been made through the years. She detailed proposed window replacement plans, and displayed a sample wood window proposed for the addition and original structure, explaining her reasoning for the recommendation.

At the conclusion of her presentation, Mr. Heisenbottle invited Board comment. There followed a lengthy discussion between the Board, Ms. Briley, Lazlo Wagner (window manufacturer) and staff on issues regarding window styles, design and manufacturer options, compliance with Secretary of Interior standards and the importance of Board consistency on issues of replacing original windows in historic structures. When discussion ended, Mr. Heisenbottle invited additional audience comment. Hearing no requests to speak, he closed the public hearing. Several Board members indicated they were unlikely to approve the window proposal. Ms. Briley stated a preference for application deferral to further study the issues. Mr. Heisenbottle volunteered to assist with generating a re-design solution.

Ms. Thomson made a motion to defer the application for further study. Ms. Turner seconded the motion, which passed unanimously by voice vote.

Mr. Lopez, project landscape architect, reviewed original landscaping and proposed changes, including a driveway alteration. After Mr. Lopez responded to Board questions, Ms. Spain advised that the landscaping project was reviewed and approved by Public Service. Mr. Lopez and Ms. Briley described proposed driveway and walkway materials, which generated additional debate. Mr. Torre praised the designers, yet expressed concern about changing the appearance of old coral rock homes on Coral Way.

Ms. Spain advised that the applicant could return with a separate inclusive application (window and landscaping design).

CASE FILE COA (SP) 2011-08:

An application for the issuance of a Special Certificate of Appropriateness for the Coral Gables Museum housed within the “Old Police and Fire Station” located at **285 Aragon Avenue**, a local historic landmark and listed on the National Register of Historic Places, legally described as Lots 1-4 and 42-48, Block 34, Coral Gables Section "K" as recorded in Plat Book 85, at Page 33 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the installation of signage. Variances were also requested from Article 5, Division 19, Section 5-1904, the sign table of the Coral Gables “Zoning Code,” to allow the placement and size of the sign.

Ms. Spain described the applicant’s design approval for one wall sign (Robert and Marian Fewell Gallery) on the Giralda Avenue façade of the new addition to the historic building, adding that variances were required to allow placement and size (length) of the sign. She noted the meeting presence of Tom Graboski, TGA Designs, and Arva Parks, Acting Director and Chief Curator of the Coral Gables Museum. Ms. Spain reviewed variances, and said the sign was a stipulation of the Fewell family’s donation to the project. She stated staff’s approval of the application with the variances.

Mr. Graboski addressed the Board and described appropriateness of the signage. There being no further requests for audience comment, Mr. Heisenbottle closed the public hearing.

Oct 18, 2011

City of Coral Gables Historic Board
405 Biltmore Way
Coral Gables, Florida 33134

Re: 814 Coral Way Window Submittal

Dear Board Members:

Please see revised window and door design, for the historic property located at 814 Coral Way. Note per the Historic Board's request, we are matching the double hung and casement windows originally designed for the house with the new single hung and casement wood windows with the same mullion divisions. Windows that replace screen porches (previously enclosed) will be replaced, at historic board and staff request, by simple wood casements that follow the lines of the screened framing.

The existing openings in the coral rock home will not be altered. Please refer to the drawings at the back of the window package for detailed drawings at head, jamb and sill.

Sincerely,



Jenifer Briley AIA, NCARD, LEED AP.BD + C

2011 OCT 25 PM 1:27
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES



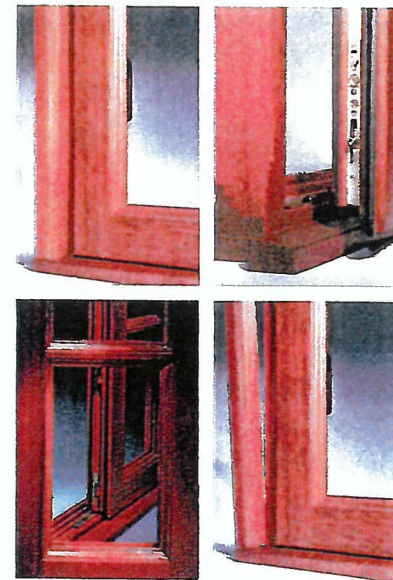
Photo of Front Façade circa 1940



Rear of Home



Original Double Hungs and Casements



LUXBAUM

Quality of Proposed Windows and Doors



Single Hung Window



Casement



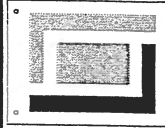
Exterior Door

814 CORAL WAY - WINDOW AND DOOR, Submittal - HISTORIC PRESERVATION BOARD

814 Coral Way

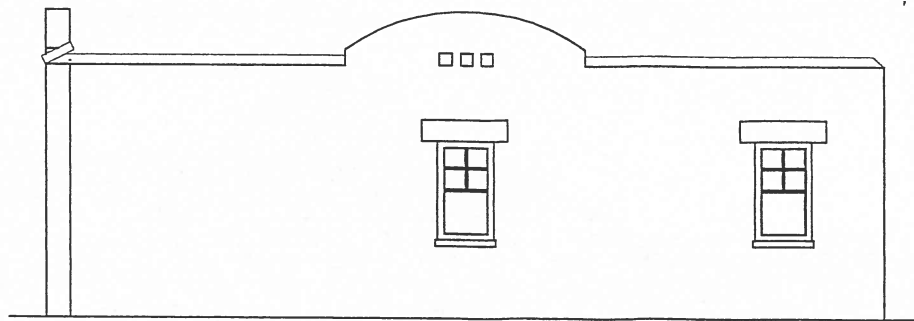
Submittal to the Historic Preservation – Proposal Window and Doors

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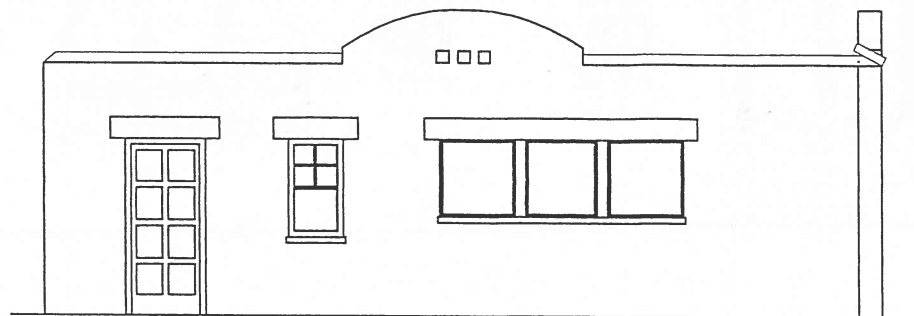


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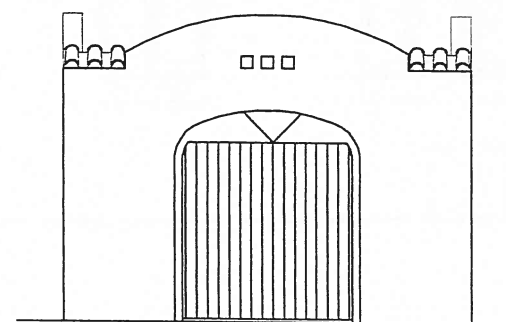
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10/18/2011
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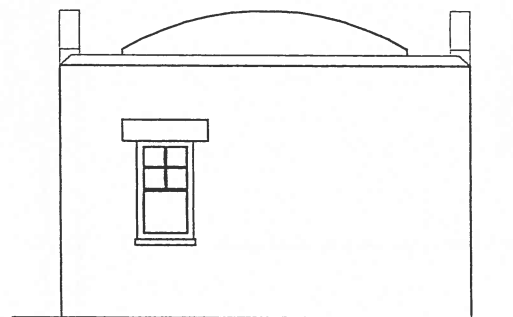
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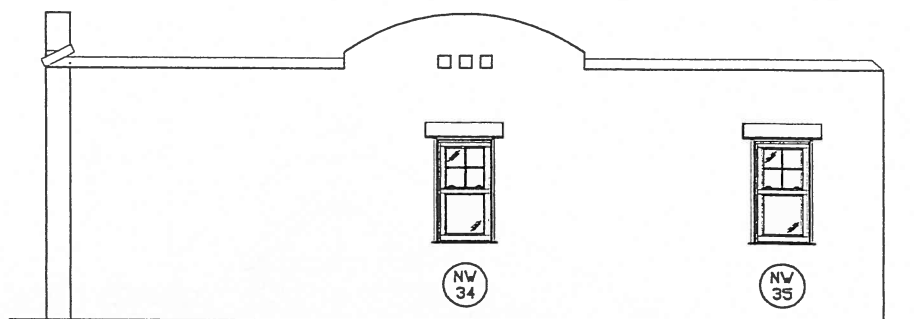
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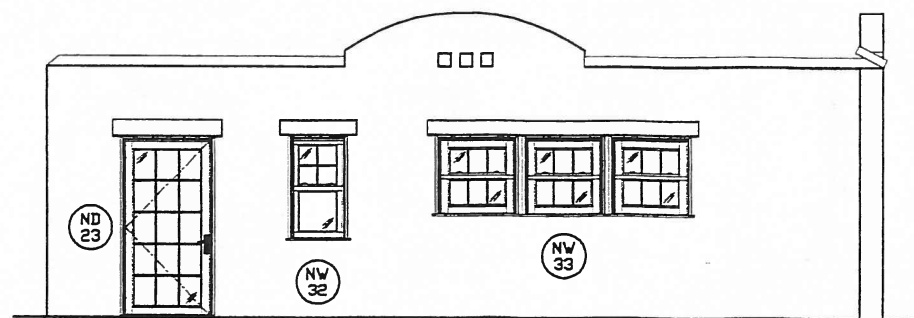
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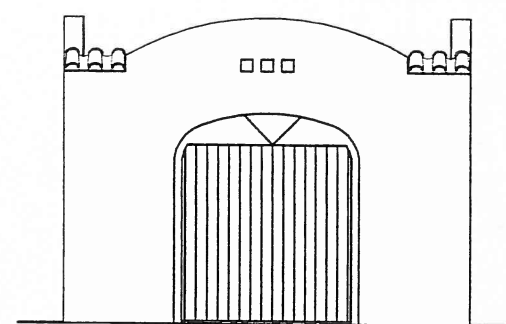
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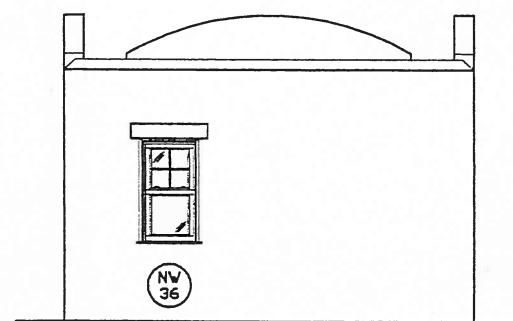
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3 PROPOSED GARAGE EAST ELEVATION

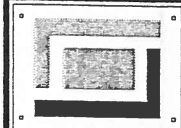


4 PROPOSED GARAGE NORTH ELEVATION



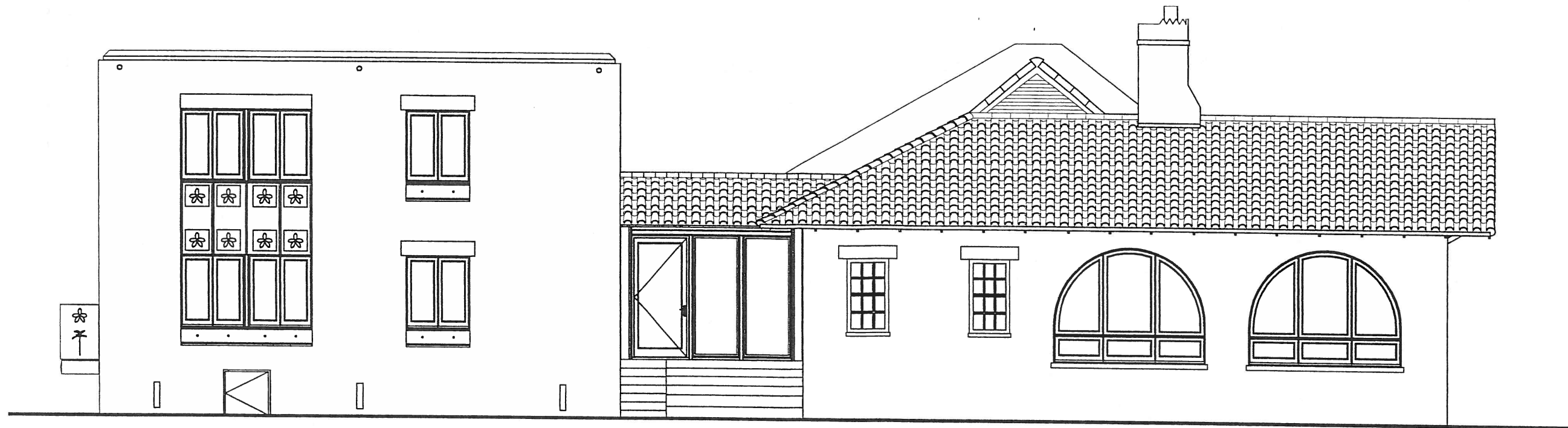
2 PROPOSED GARAGE SOUTH ELEVATION

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PROJECT NAME:
 814 CORAL WAY
 JOB ORDER: JO-320 3.6
 JOB DESCRIPTION: SHOP DRAWINGS-ELEVATIONS

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 CHECKED BY:
 L.W.
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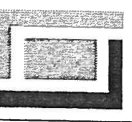


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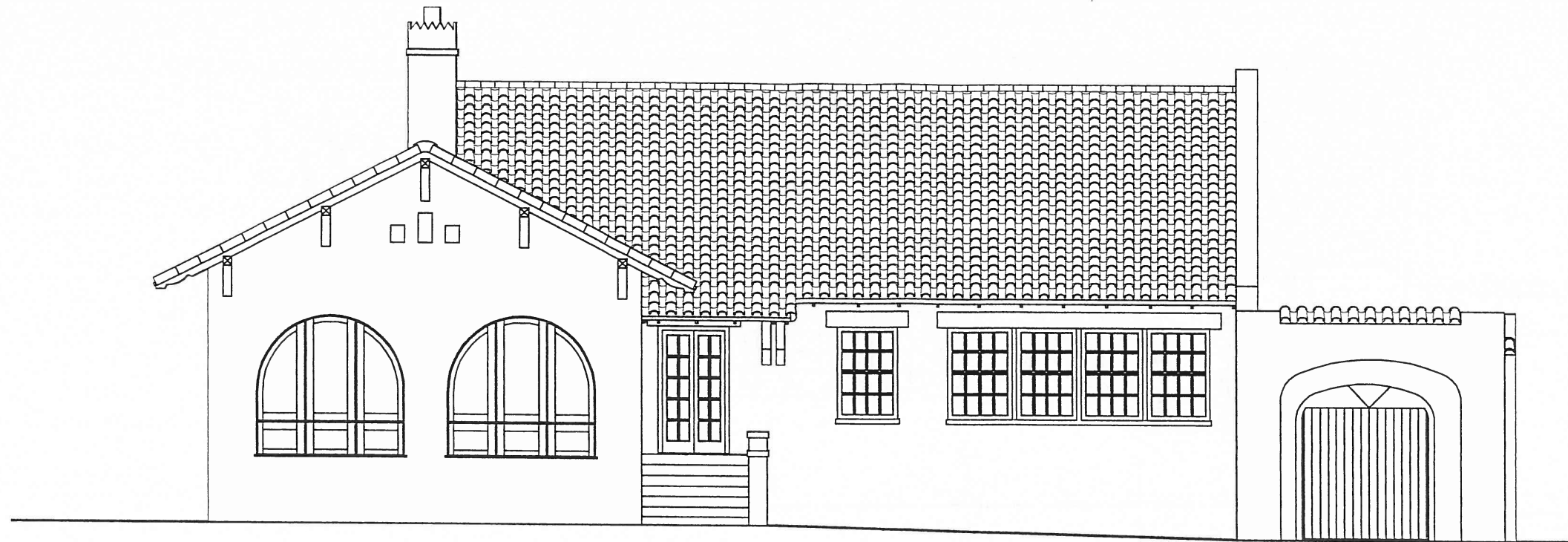
5 PROPOSED EAST ELEVATION
A2

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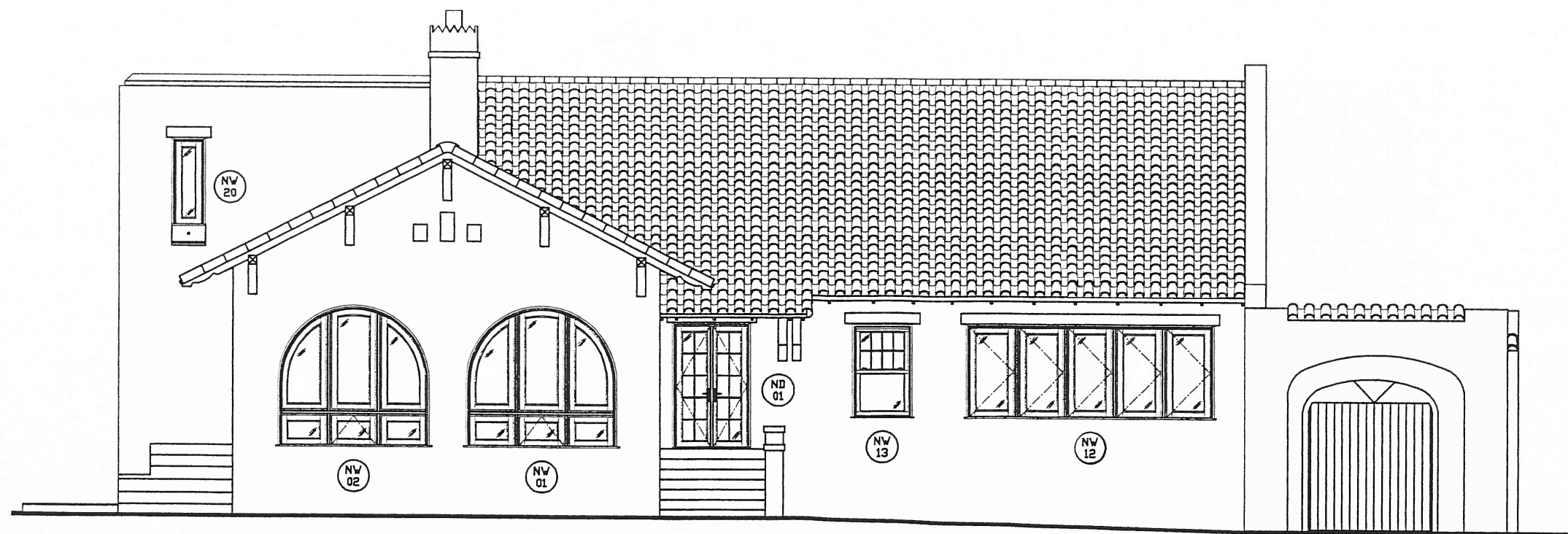


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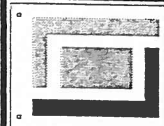


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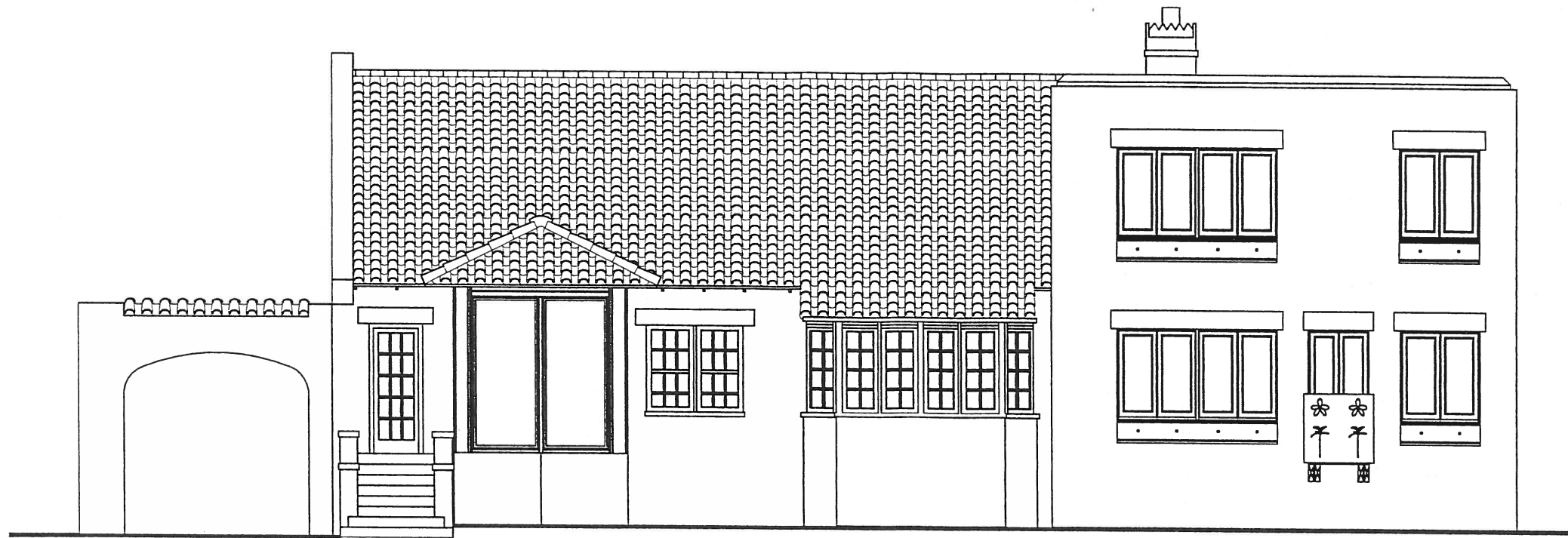
6 PROPOSED NORTH ELEVATION
A3

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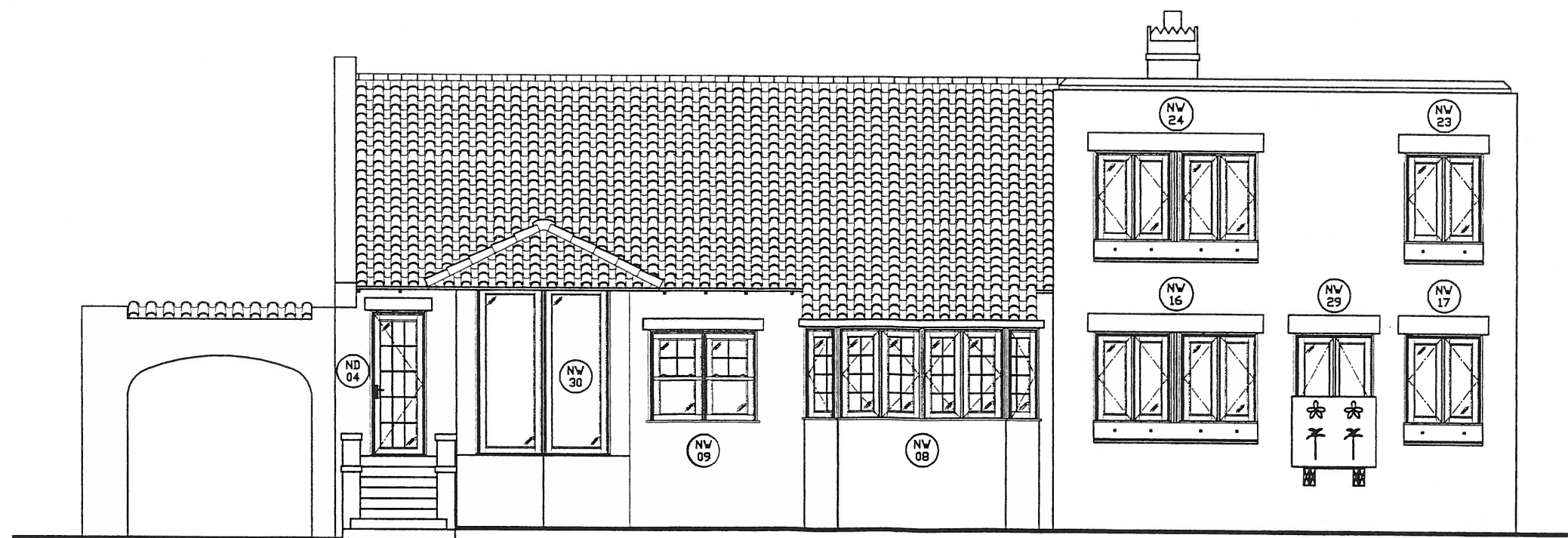


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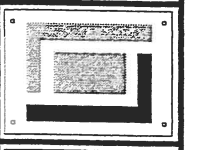


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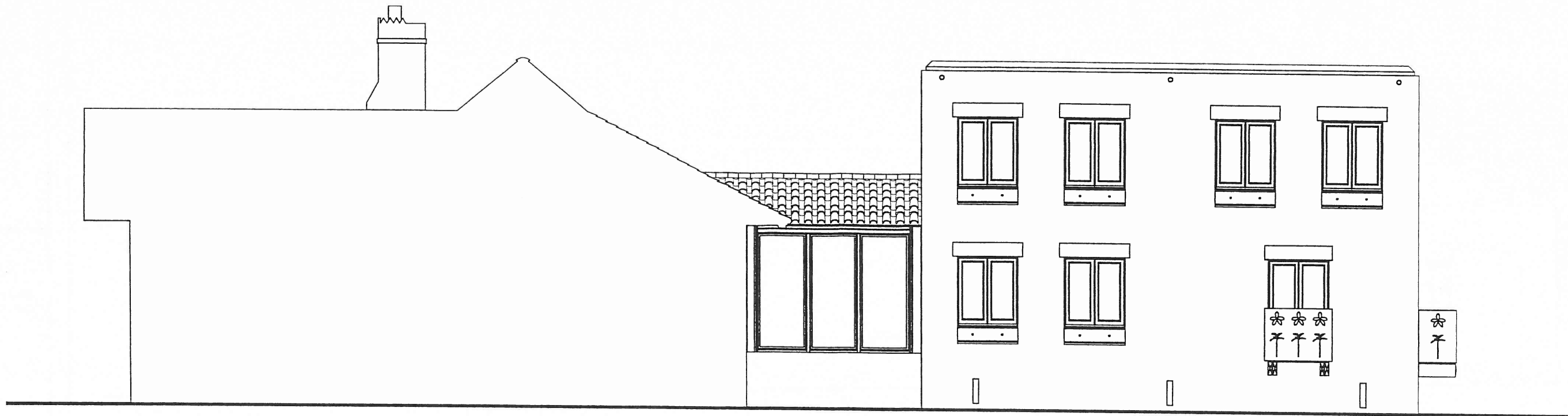
7 PROPOSED SOUTH ELEVATION
A4

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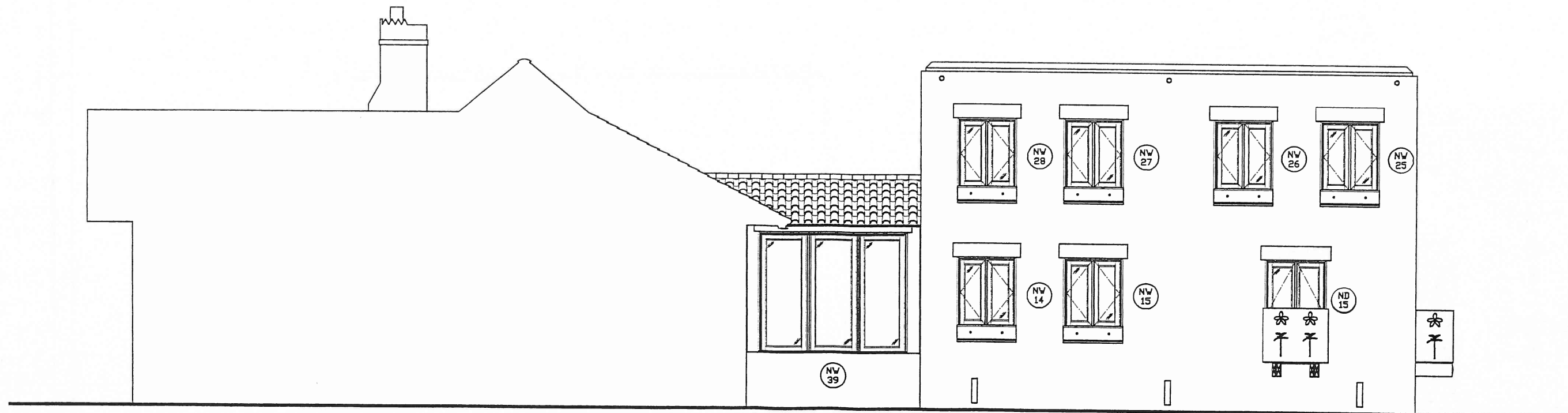


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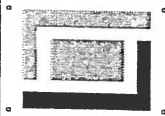


8 ORIGINAL PROPOSAL WEST ELEVATION
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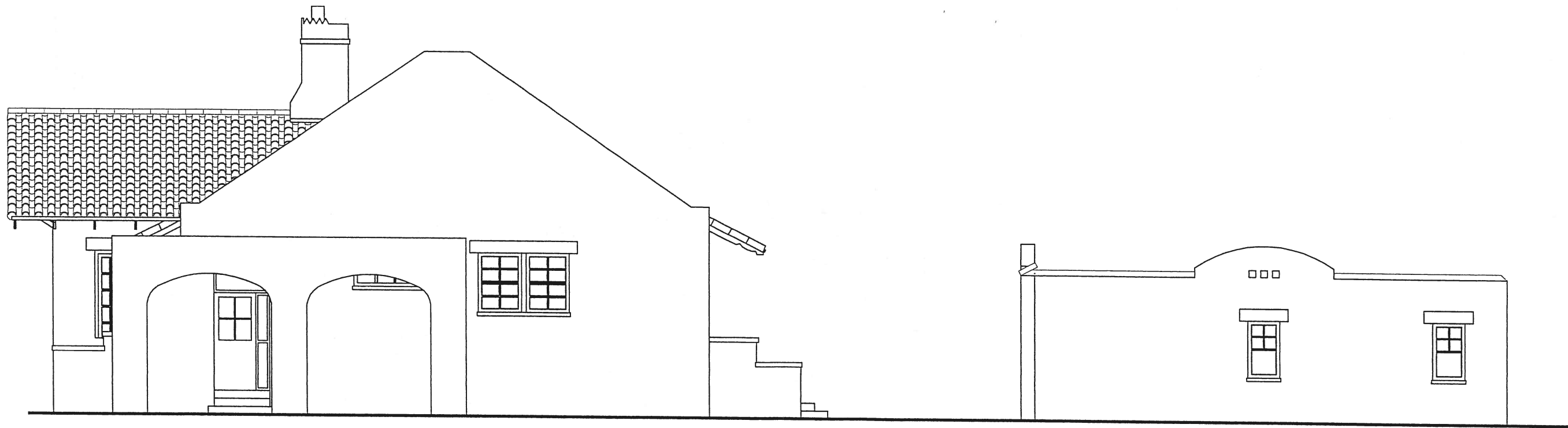
8 PROPOSED WEST ELEVATION
A5

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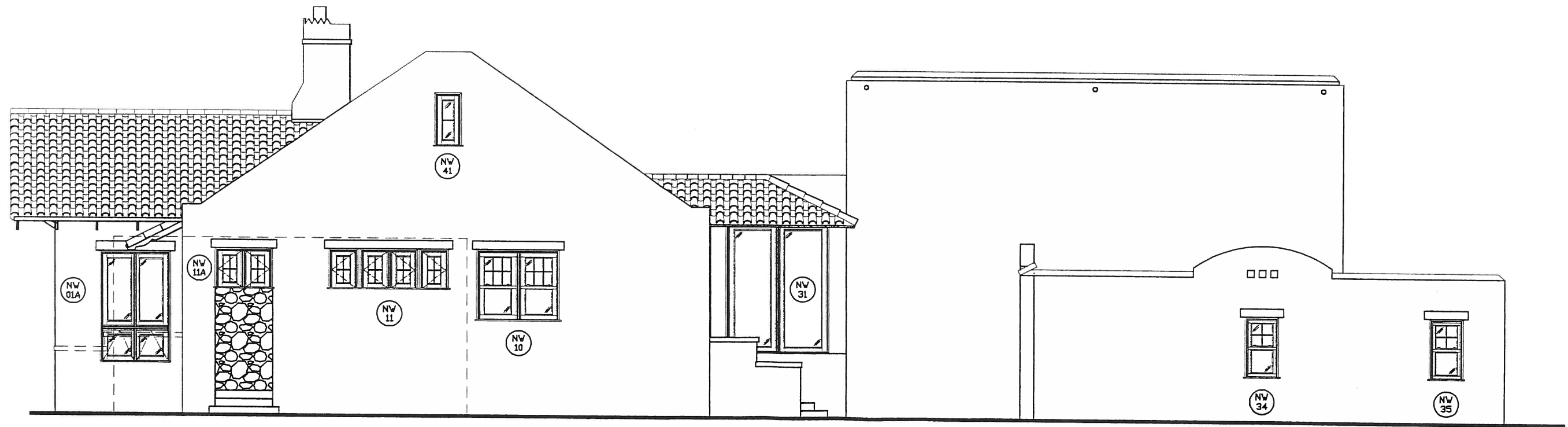


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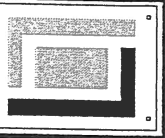


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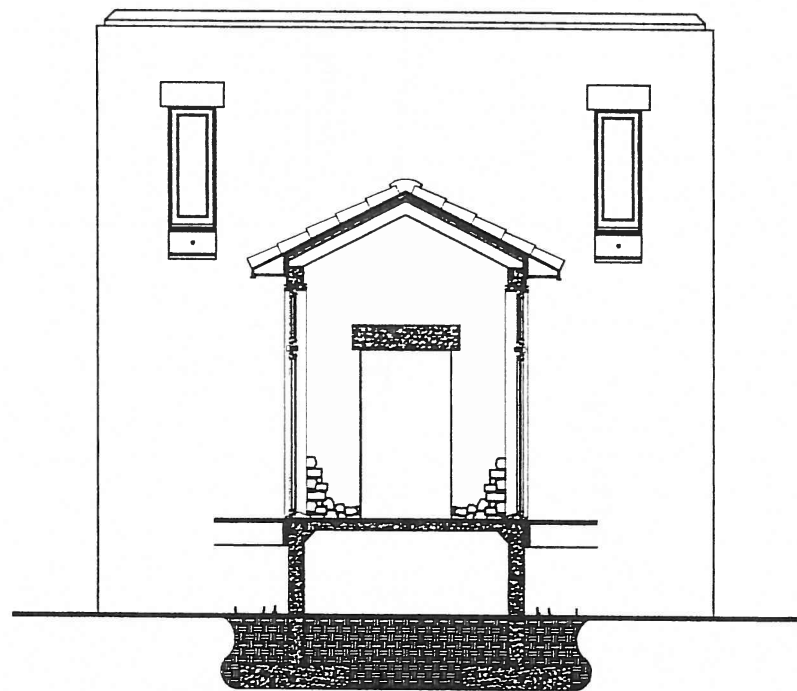
9 PROPOSED WEST ELEVATION
A6

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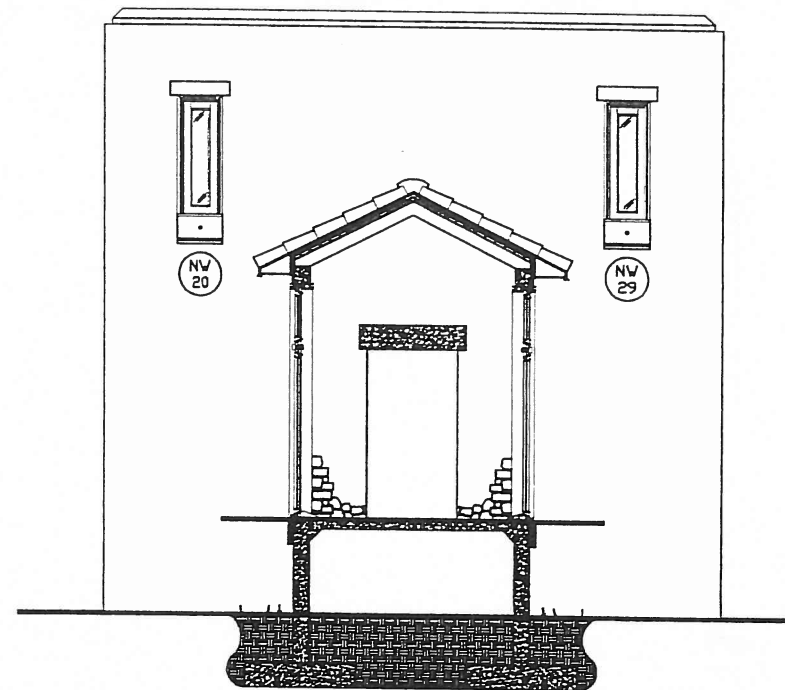


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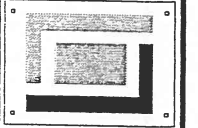


10 ORIGINAL PROPOSAL NORTH ELEVATION
A7



10 PROPOSED NORTH ELEVATION
A7

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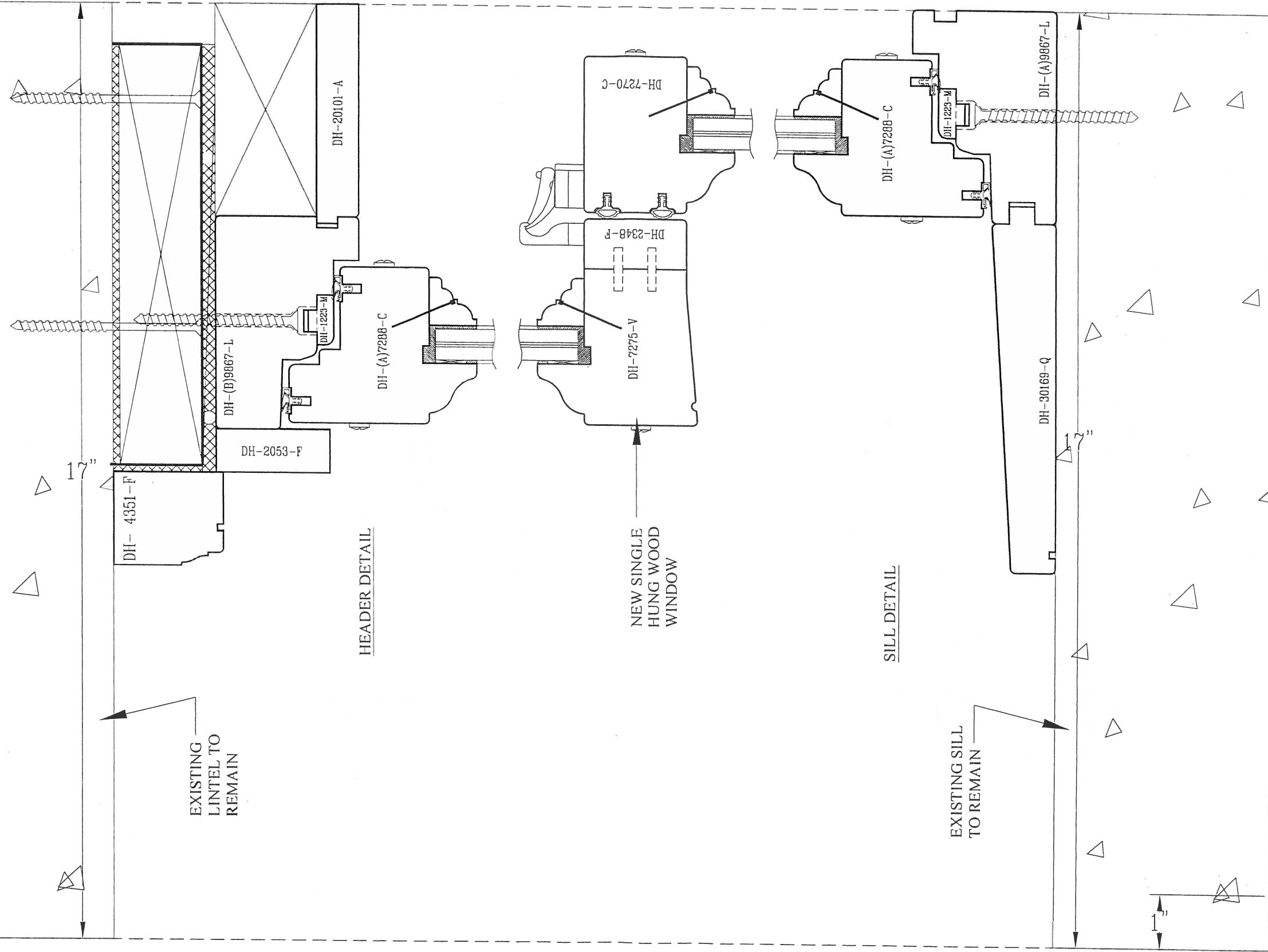


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 CHECKED BY:
 L.W.
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 10/18/2011
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INTERIOR

EXTERIOR



HEADER DETAIL

SILL DETAIL

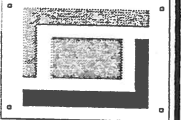
NEW SINGLE HUNG WOOD WINDOW

EXISTING LINTEL TO REMAIN

EXISTING SILL TO REMAIN

SINGLE HUNG HEAD & SILL @ EXISTING OPENINGS

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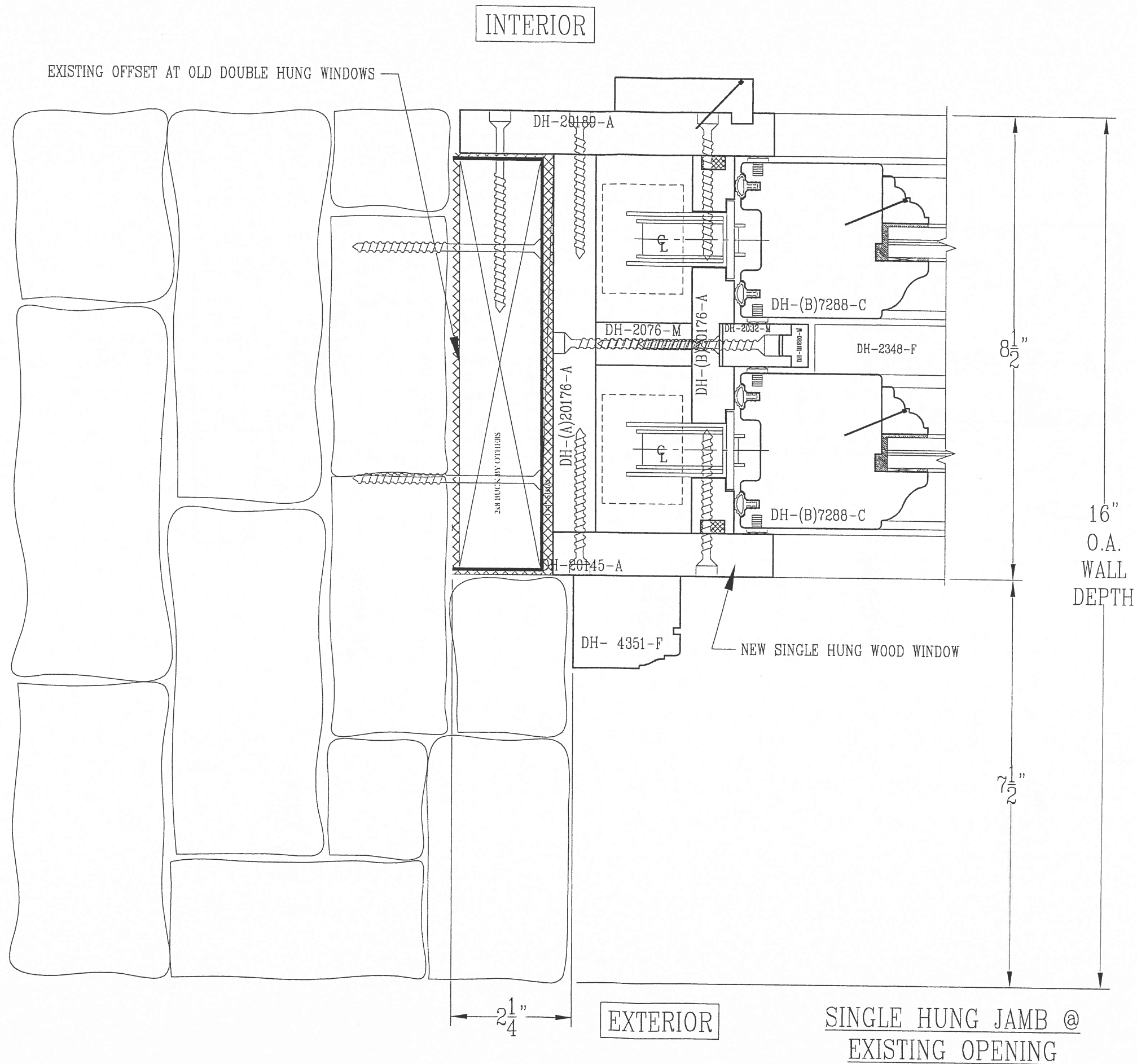


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814 CORAL WAY

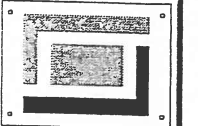
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CHECKED BY:	L.W.
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SHEET NO.	S1
TYPE:	N/A



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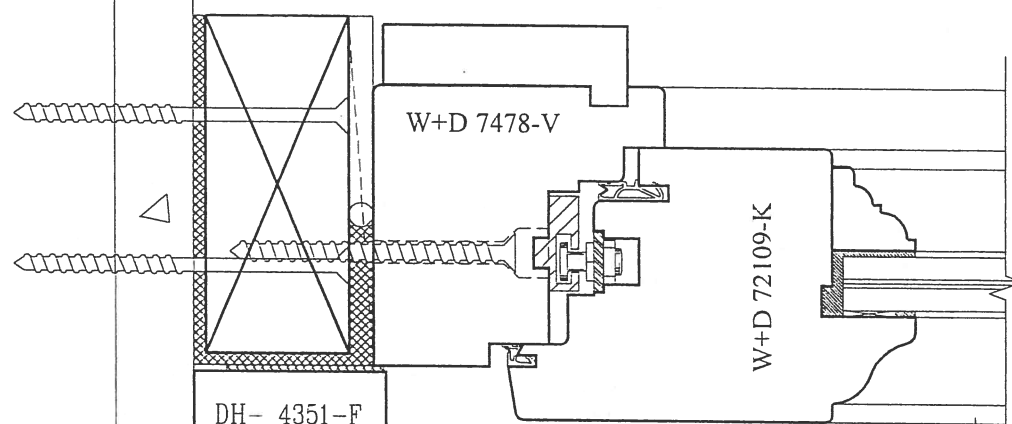


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 814 CORAL WAY
 JOB ORDER: JO-320 3.6
 JOB DESCRIPTION: SHOP DRAWINGS-SECTIONS

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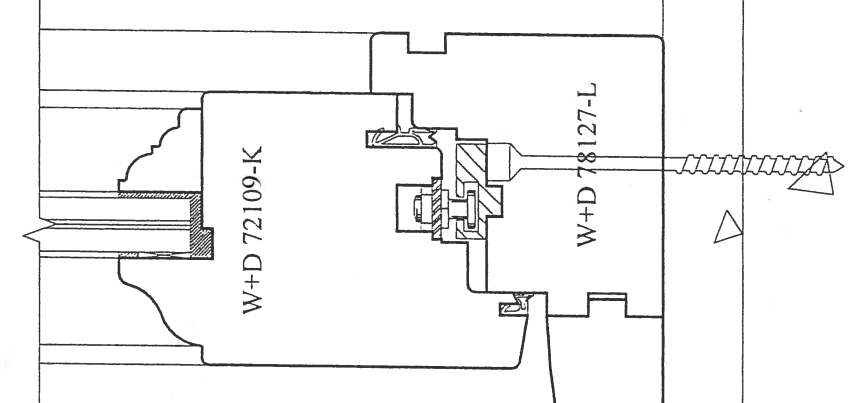
INTERIOR

EXTERIOR



HEADER DETAIL

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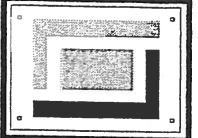


SILL DETAIL

EXISTING SILL TO REMAIN

CASEMENT HEAD & SILL @ EXISTING OPENINGS

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 Tel: (561) 954-1500 Fax: (561) 950-1506
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PROJECT NAME:
 814 CORAL WAY

JOB ORDER: JO-320 3.6

JOB DESCRIPTION: SIOP DRAWINGS-SECTIONS

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DRAWN BY:
 C.L.J.

CHECKED BY:
 L.W.

DATE:
 10/14/2011

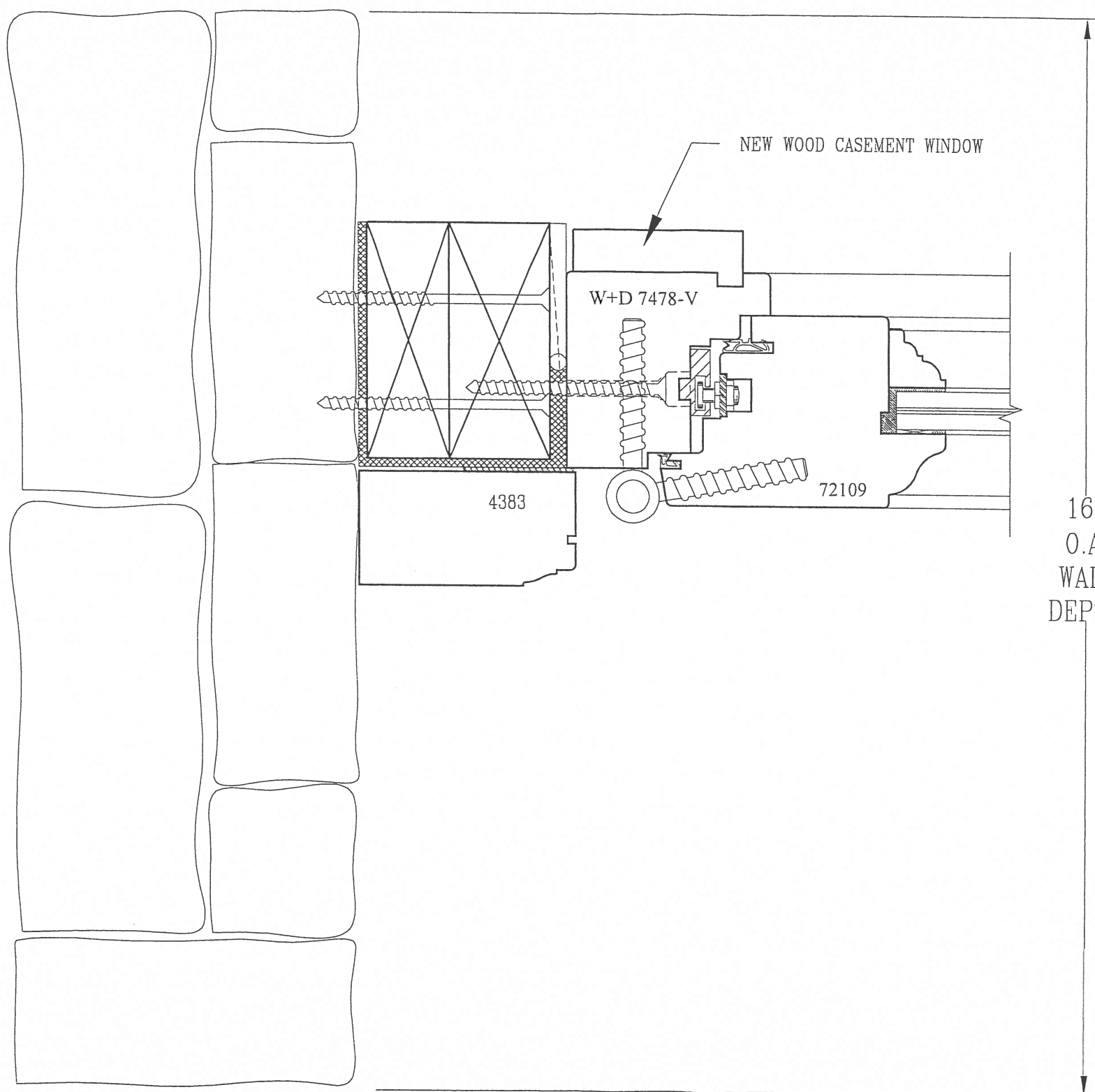
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SHEET NO.
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TYPE:
 N/A

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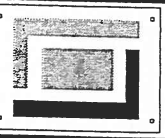
INTERIOR



EXTERIOR

CASEMENT WINDOW @
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PROJECT NAME:
 814 CORAL WAY
 JOB ORDER: JO-320 3.6
 JOB DESCRIPTION: SHOP DRAWINGS-SECTIONS

QUANTITY:
 N/A
 SCALE:
 6"=1'-0"
 DRAWN BY:
 C.L.J.
 CHECKED BY:
 L.W.
 DATE:
 10/14/2011
 DRAWING NO.
 320-3.6
 SHEET NO.
 S4
 TYPE:
 N/A