



Historical Resources &
Cultural Arts

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COA (SP) 2024-012 CONTINUED
June 20, 2024

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
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**

- Proposal:** The application requests approval of a variance from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback for the carport.
- Architect:** Esteban Design Studio (Jordi Esteban, AIA)
- Owner:** Ronald and Janet Smith
- Legal Description:** 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.
- Site Characteristics:** The property is located on interior lots on South Greenway Drive between Madrid Street and North Greenway Drive. The primary façade faces north onto Granada Golf Course. The lot size is 100' x 125'.

BACKGROUND/EXISTING CONDITIONS

The building located at 1318 South Greenway Drive is a contributing resource within both the "Country Club of Coral Gables Historic District" and the "Coral Rock Residences Thematic Group." The home was constructed in 1922 pre-dating the incorporation of the City of Coral Gables. It was later issued permit #336. The original drawings have not been located to date.

The "Country Club of Coral Gables Historic District" was listed in the Coral Gables Register of Historic Places in 1989. It is comprised of properties located along the Granada Golf Course on North Greenway Drive, South Greenway Drive, and Granada Boulevard. These residences were some of the finest in the City and include designs of some of the renown pioneering architects of Coral Gables. The "Coral Rock Residences Thematic Group" was listed in the Coral Gables Register of Historic Places in 2007 and comprises 27 single-family homes constructed between 1906 and 1938 utilizing local coral rock (oolite) as a building material.

On April 18, 2024, the Historic Preservation Board approved a Special Certificate of Appropriateness for an addition to the residence and auxiliary structure and an extension of the carport. A variance from the Coral Gables Zoning Code is necessary for the carport extension.



Figure 1: November 15, 1923 Fishbaugh photo, Under Construction



Figure 2: October 1, 1924 Fishbaugh photo



Figure 3: ca. 1940s photo



Figure 4: February 2022 photo
(image courtesy of Google)

PROPOSAL

The application requests approval of a variance from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback for the carport.

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 alteration to the existing original carport, as approved in COA (SP) 2024-012, were described as follows:

The application proposes to alter the existing carport by extending it approximately 11’-10” to the rear (south) of the property, doubling the current length. No alterations are proposed to the width or the front elevation. The extension is supported by two columns noted to match the existing in profile and finish and the gable end of the roof extension appears to match the original as well. Details were not provided as to how the extension will be constructed (E.g. – the continuation of wood ridge beam).

This extension was approved by the HPB and does not need to be considered again. The requested action of the Board is the approval of a variance from the Coral Gables Zoning Code to allow the carport to be extended as described.

VARIANCES

A variance has also been requested from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback for the carport. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the carport addition to have an interior side setback of two feet, ten inches (2'-10") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

The Coral Gables Zoning Code requires that all properties maintain a 5'-0" minimum side setback. The existing, original carport currently has a side setback of 2'-10" on the east side of the property. The proposal requests that the proposed expansion of the carport maintains this setback. The Historical Resources staff finds that the following criteria, necessary for authorization of the variance, apply:

Criteria	Yes/No
1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
2) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
6) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	Yes

The extension of the carport maintains the same setback as the existing original carport and is not encroaching any further into the setback than what currently exists.

STAFF CONCLUSION

The application requests approval of a variance from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback for the carport. The variance is necessary to allow the applicant to accomplish the design approval given with COA (SP) 2024-012. All conditions of approval required by that approval are still applicable.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** a variance to allow the carport addition to have an interior side setback of two feet, ten inches (2'-10") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

Respectfully submitted,



Anna C. Pernas
Historic Preservation Officer