



The City of Coral Gables

Historical Resources Department

COA (SP) 2014-002  
May 8, 2014

**STAFF REPORT**

**SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR AN ALTERATIONS TO  
THE COUNTRY CLUB OF CORAL GABLES LOCATED AT  
997 NORTH GREENWAY DRIVE  
A LOCAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for alterations to the existing structure. Variances from the Coral Gables Zoning Code have been requested for setbacks and minimum landscape open space for a proposed outdoor dining area.

Architect: Manuel Anthony Vega

Owner: The City of Coral Gables

Legal Description: Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section B, PB 5-111

Site Characteristics: This property is located on the northeast corner of the intersection of Granada Blvd. and North Greenway Drive. Alhambra Blvd. is on the north side of the property. The primary elevation faces south on North Greenway Drive

Folio Number: 03-4108-001-5090

**BACKGROUND/EXISTING CONDITIONS**

The Country Club of Coral Gables was built in 1922 and designed by Hampton and Reimert. It served an important role in entertaining prospective buyers for the germinating development. The Granada Golf Course was the City's first golf course, and opened January 1, 1923. Originally called the "Coral Gables Golf Course," the nine-hole course was designed by the firm of Langford and Moreau of Chicago, then the leading golf course architects in America. The Country Club was the focus for the city's social activities in the 1920s. There were numerous additions and alterations to the club throughout its history

and much of the building was destroyed by fire in 1983. In 1996 a new south tower was built to replace the tower destroyed by the fire and the "Lady Tweed Room" was added in 1997 to replace the Living Room destroyed in the fire.

Extensive interior renovations and minor exterior alterations were done in 2010.

### **PROPOSAL**

The applicant is requesting design approval for keystone pavers on North Greenway for an outdoor dining area and a stairway entrance to the pool. Variances are requested from the Coral Gables "Zoning Code" for setbacks and minimum landscape open space.

### **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 proposal calls for exterior alterations. These alterations are located in the area between the entrance to the existing Liberty Café and North Greenway Drive. The proposed patio is approximately 348 square feet and is made of 24' x 24' keystone pavers. The proposed stairway is from this area to the elevated pool deck. It is made of a stuccoed concrete base with keystone tile steps and risers to match the existing walkway and pool deck, and metal handrails. The new metal gate will match the existing pool enclosure.

Please note that Ordinance 2009-47 (attached) passed and adopted on October 13, 2009 states that "No tables, chairs, umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive and Granada Boulevard. Therefore, the proposed outdoor dining requires site plan review by the Planning and Zoning Board and City Commission approval.

### VARIANCES

The following variances are requested:

*Grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches (13'-8") vs. a minimum setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the "Coral Gables Zoning Code."*

AND

*Grant a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches (46'-9") vs. a minimum setback of fifty feet (50'-0") facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the "Coral Gables Zoning Code."*

AND

*Grant a variance to allow to property to provide approximately nineteen point four percent (19.4%) landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent (35%) of the area of the building site as required by Section 4-204 (D)(3) of the "Coral Gables Zoning Code."*

### BOARD OF ARCHITECTS

The Board of Architects reviewed and approved this proposal on March 6, 2014.

### STAFF CONCLUSION

The application requests design approval for exterior alterations to the Coral Gables Country Club building that consist of keystone pavers and a stairway. These proposed alterations are minimal and are reversible. They are reasonable and provide the users (tenant and patrons) more flexibility in the use of the building.

The overall design of the alterations does not detract from the historic nature of the structure.

Variances from the Coral Gables Zoning Code have been requested. Granting the requested variances will not be detrimental to the historic nature of the property. The Historical Resources staff finds that the following criteria, necessary for authorization of a variance, apply:

Criteria	Yes/No
(a) 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
(b) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
(c) 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
(d) 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
(e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
(f) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
(g) 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

Although some of the variances requested are the result of the applicant (i.e. requesting encroachments into the existing setbacks), the placement of the building is not. The existing building abuts the existing setback lines on Granada Boulevard and North Greenway Drive and actually partially encroaches into the Granada Boulevard setback. Therefore, most enhancements of the southern façade to encourage use of this side of the building would require a variance. In this case, the encroachment is for pavers, not a permanent structure and the impact is minimal. The requested variances will give the tenant the opportunity to enhance this corner and engage the public in the building's use. Overall, the variances are not detrimental to the historic structure and will allow the Country Club of Coral Gables to remain a viable and occupied building. Therefore, to maintain the ongoing use and enjoyment of the site by the residents of the City, Staff recommends in favor of the requested variances.

**Therefore, Staff recommends the following:**

A motion to grant design approval for the alterations to the Coral Gables Country Club located at 997 North Greenway Drive, a local historic landmark, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

**AND**

A motion to grant the requested variances associated with this Certificate of Appropriateness application.

Specifically, those variances are:

Grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches (13'-8") vs. a minimum setback of thirty-five feet (35'-0") facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the “Coral Gables Zoning Code.”

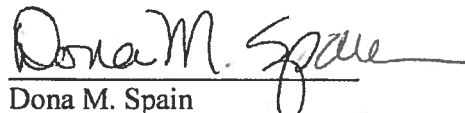
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Respectfully submitted,

  
Dona M. Spain  
Historic Preservation Officer