



Historical Resources &
Cultural Arts

June 20, 2017

2327 SALZEDO STREET Rebecca Byam
CORAL GABLES 3350 SW 27 Avenue
FLORIDA 33134 Apartment 1804
Miami, FL 33133

☎ 305.460.5093

✉ hist@coralgables.com

Re: Special Certificate of Appropriateness application for **711 University Drive**, a Local Historic Landmark, legally described as Lot 11 & S ½ of Lot 10, Block 137, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida.

Dear Ms. Byam:

On June 15, 2017 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 711 University Drive. The application requested design approval for additions and alterations to the residence and sitework.

The Historic Preservation Board found that the overall design of the proposed additions and alterations does not destroy or detract from the integrity of the home or the historic district, and is minimal in impact, which is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. None of the original protruding sills are depicted in either the demolition or proposed elevations. The existing sills are to remain in place. Any new window openings should not have sills or they should be differentiated from the existing.
2. The two iron railings at the balconettes on the south elevation (facing University Drive) should remain and be restored.
3. The stained glass window in the tower is to remain and can be mounted behind a fixed impact-resistant unit.
4. Because the existing window openings of the residence are boarded up, Staff cannot verify that each of the windows shown on the existing and proposed elevations is correct. Discrepancies were noted between the listing photographs and the drawings. The existing window openings are to remain unchanged throughout (unless noted) and Staff wants the opportunity to verify that the existing windows are being matched.
5. Additionally, the windows and doors are not depicted as they would actually look (i.e. no muntin depth, no true frame thickness, etc.). Staff requires that the windows depicted in the permit set of drawings be rendered accurately according to the manufacturer's details.
6. The details of the new additions (stucco mouldings, corner details) are to be differentiated from the existing and not match exactly. A detail of the moulding profile is required.

7. The historic house is not to be restuccoed and stucco on the proposed additions it to have a different texture.
8. The new French door at the south façade of the media room addition is noted to match existing. If the intention is to match the existing wood windows of the living room, the new impact doors will never look correct next to them. Staff would like this studied.
9. The new wood pergola at the second floor terrace should be shortened in length to achieve a proportion more consistent with the original permit drawings.
10. All overflow scuppers are to be copper per the BOA recommendation.
11. If Staff determines that the side door facing Palmarito Street is original, it is to remain.
12. On Sheet A3.3, the existing casement windows into the kitchen are to remain in the current location and not shifted to align with a window on the second floor and the existing door location into the proposed kitchen is to remain as it is intended to align with the arched window on the east façade.
13. Staff cannot require that the non-original balconette at the second floor of the northwest façade be replaced with simple straight pickets as depicted in the original drawings, but would encourage the owner to consider the change.
14. On Sheet A3.4 – the proposed niche within loggia should be an indentation that indicates the location and size of the existing door.
15. The terracotta tiles found within the existing one-story loggia (northeast elevation with pointed arches) are original and are to remain in place.
16. The muntins of the new arched transom on the southwest elevation of the media room addition should match the original configuration found within.
17. The majority of the residence is clad in true, two-piece barrel tile, any new roofs and/or replacement of the existing roof (noted as an add/alternate) are to utilize handmade two-piece barrel tile.
18. While the pool and deck are shown on the site plan, a separate Standard Certificate of Appropriateness will be required for them as they are not detailed enough for complete review and should be done with a separate permit.
19. No elevations were provided of the existing or proposed perimeter wall and gates that exist at the south and east property lines. Partial demolition and new gates are proposed that cannot be reviewed at this time. Unless the Board wants to review these items at a later date, a separate Standard Certificate of Appropriateness will be required for the alterations to the perimeter wall along University Drive and Palmarito Street.

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.

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. You may now proceed with the permitting process. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting to the Board of Architects for Final approval please attach this letter and request administrative approval. Should you have any questions please do not hesitate to contact the office.

Sincerely,



Kara Kautz
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2017-006
Robert Brown, BR3 Architecture P.A., 325 Meridian Avenue, #14, Miami
Beach, FL 33139

CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 711 University Drive

LEGAL DESCRIPTION: Lot 11 & S ½ of Lot 10, Block 137, Coral Gables Country Club Section Part Six, PB 20-1

CASE FILE NUMBER: COA (SP) 2017-006

CERTIFICATE TYPE: STANDARD SPECIAL


DECISION BY: STAFF
 HISTORIC PRESERVATION BOARD

ACTION DATE: June 15, 2017

ACTION: APPROVE DENY
 APPROVE W/CONDITIONS

Conditions: See attached page.

EXPIRATION DATE: June 15, 2019

<u>Kara Kautz</u> PRINT NAME	<u>Asst. Historic Preservation Officer</u> TITLE
<u></u> SIGNATURE	<u>June 20, 2017</u> DATE

Conditions of Approval

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