



COA (SP) 2024-037
December 19, 2024

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
809 CORAL WAY
A CONTRIBUTING RESOURCE WITHIN
THE CORAL WAY HISTORIC DISTRICT**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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

Architect: Dalima Studio Architecture (Albert Rodriguez, Architect)

Owner: Leopoldo and Susan Guzman

Folio Number: 03-4108-001-5370 & 03-4108-001-5361

Legal Description: Lots 12, 13 and 14, Block 34, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on a multiple on the north side of Coral Way, just west of Balboa Plaza. The primary elevation faces south onto Coral Way. The property is approximately 150' wide by 175' deep.

BACKGROUND/EXISTING CONDITIONS

On February 20, 2014, the "Coral Way Historic District" was listed in the Coral Gables Register of Historic Places. 809 Coral Way is considered a contributing structure within the "Coral Way Historic District." The residence, permitted in 1925 (permit #1418), was designed by architect J. H. Sculthorpe. The home was designed for E. H. Pierson, owner of Pierson Construction Company (also the builder of the residence). This property, designed in a very refined Mediterranean Revival style, maintains its architectural integrity and contributes to the historic architectural fabric of the City. Please note that the existing impact-resistant windows and doors were installed just prior to the designation of the Coral Way Historic District.

PROPOSAL

The applicant is requesting design approval for an approximately 300 SF addition to the northwest corner of the residence and alterations to the west façade of the existing home. The addition houses a new elevator and ancillary space on both floors. The interior layout of the first and second floors will be reconfigured to accommodate access to the elevator.

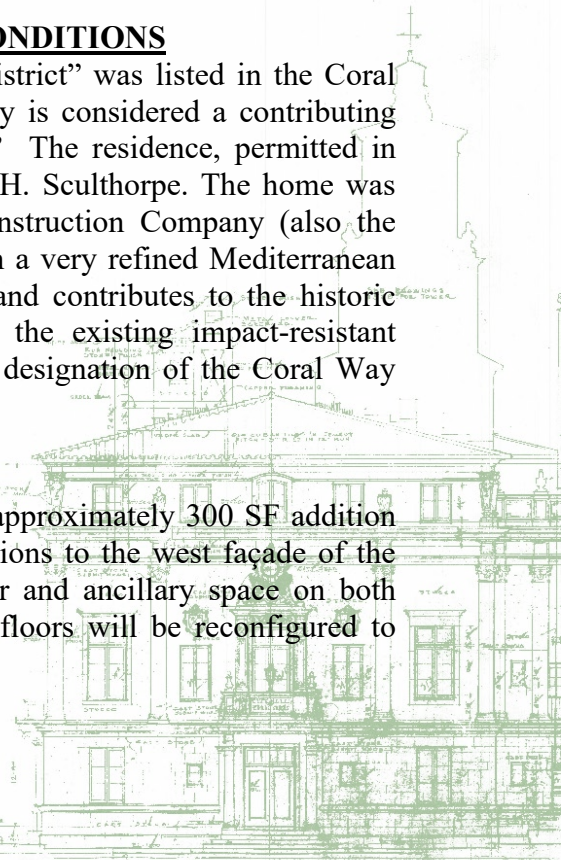




Figure 1: ca. 1940s photo



Figure 2: Current Photo 2023 (courtesy Google)

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 applicant is requesting design approval for a two-story addition to rear (southwest corner) of the residence. The existing hipped roofline of the adjacent covered terrace will be extended to meet the east wall of the addition. To accommodate the addition, an exterior spiral staircase is being removed and the interior spaces on the first and second floors will be reconfigured to provide access to the elevator. The west elevation of the home will be altered with the addition and subtraction of new window openings. The details of the new addition (i.e. stucco finish, wood outriggers) are proposed to match the existing. The roof of the addition will tie into the existing second floor roof and will not be visible from the front façade (Coral Way).

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

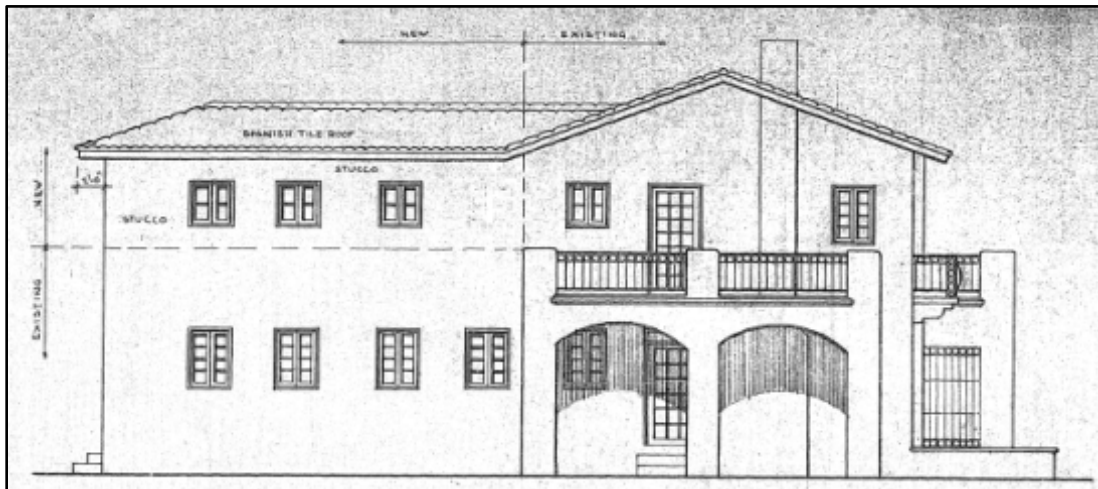
The proposal was reviewed and approved by the Board of Architects on December 5, 2024, with no comments.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence at 809 Coral Way. Staff has no issue with the location and placement of the addition as it will not be visible from the front façade (Coral Way).

The alterations to the existing residence include removing a non-original spiral staircase leading to a second-floor terrace, modifying the roof of a non-original one-story terrace, and eliminating the rear (north) wall of the house to reconfigure the interior and provide access to the elevator. Windows on the west façade will also be altered with two windows being introduced and one window being eliminated. This façade has been altered from the original design intent as seen in Figures 3, below. As permitted in 1925, this wing of the home was one story in height with a symmetrical placement of two large windows flanked by two smaller windows, all with protruding sills. In 1985, the home was enlarged through a series of permits that included adding a second floor atop the original flat-roofed wing. By that time, or during that building campaign – the 1985 plans don't clarify – the windows were all the same size, and the sills were gone. The windows at the second-floor addition were aligned with the windows below. The house maintains this configuration today.

There is currently no distinction provided between the existing home and the proposed addition. Because the addition is connected to a 1985 roofline (and repeating the outriggers of same) and the west elevation has already been altered, Staff is not requiring a score line at the connection or differentiation of the outriggers.



Figures 3: West Elevation [Top: Permit #1418, 1925; Bottom: Permit 30245B, 1985]

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the addition and alterations to the residence at 809 Coral Way, a Contributing Resource within the Coral Way Historic District, legally described as Lots 12, 13 and 14, Block 34, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

Handwritten signature of Anna Pernas in black ink.

Anna Pernas

Historic Preservation Officer