



*Historical Resources &
Cultural Arts*

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**COA (SP) 2025-023
November 20, 2025**

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2001 GRANADA BOULEVARD – THE GRANADA GOLF COURSE
A CONTRIBUTING RESOURCE WITH THE
THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT**

Proposal: The application requests design approval for the construction of nine new golf course rain shelters.

Architect: Gurri Matute P.A

Owner: City of Coral Gables

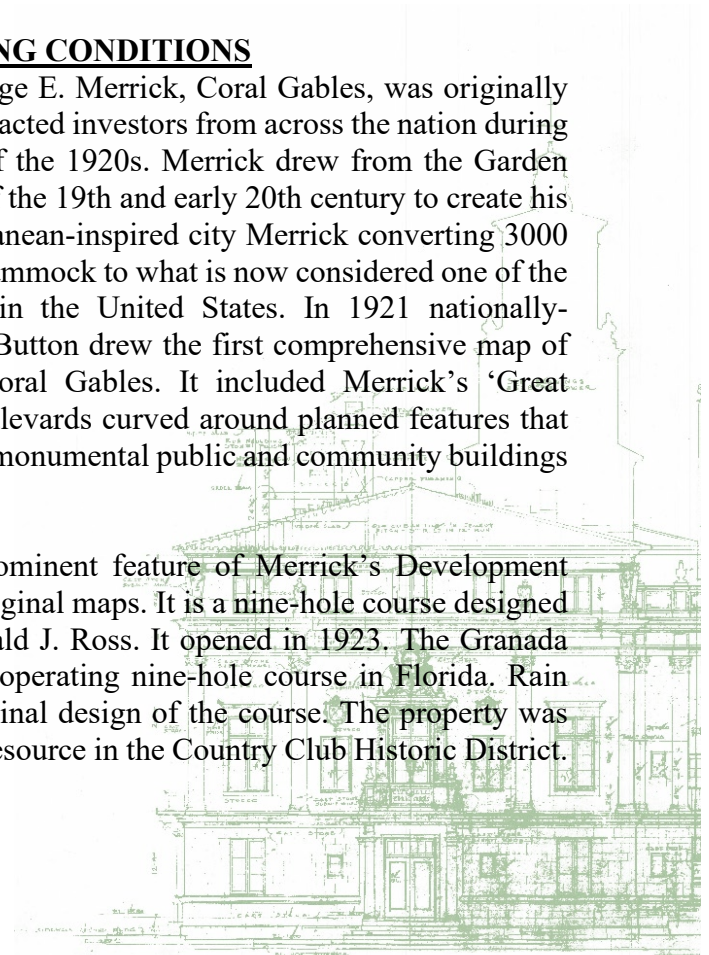
Legal Description: A lengthy legal description is on file with the City of Coral Gables Historical Resources and Cultural Arts Department

Site Characteristics: The narrow golf course has 3,001 yards of golf from the longest tees and its shape follows the curve of its bounding streets, North Greenway Drive, South Greenway Drive and Coral Way. Granada Boulevard runs through the center of the course.

BACKGROUND/EXISTING CONDITIONS

Launched in 1920 by developer George E. Merrick, Coral Gables, was originally conceived as suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived Mediterranean-inspired city Merrick converting 3000 acres of citrus plantation and native hammock to what is now considered one of the first modern planned communities in the United States. In 1921 nationally-acclaimed landscape architect Frank Button drew the first comprehensive map of what would become the City of Coral Gables. It included Merrick's 'Great Development Program,' of broad boulevards curved around planned features that included vast park land, golf courses, monumental public and community buildings as well as other amenities.

The Granada Golf Course was a prominent feature of Merrick's Development Program and appeared on Button's original maps. It is a nine-hole course designed by the legendary golf architect, Donald J. Ross. It opened in 1923. The Granada Golf Course is reportedly the oldest operating nine-hole course in Florida. Rain shelters were not included in the original design of the course. The property was designated in 1989 as a contributing resource in the Country Club Historic District.



PROPOSAL

The application requests design approval for the construction of nine new golf course rain shelters.

On October 19, 2020, the Historic Preservation Board reviewed COA(SP)2020-009, an application for design approval for the construction of six new golf course shelters. The Board made the following motion regarding the application:

A motion to approve the design approval for the construction of the six new golf rain shelters and direct staff to work with the applicant to study the possibility of incorporating solar-based LED lights and trash receptacle into the design of the shelters.

Approved (9-0)

At the same meeting, the Historic Preservation Board expressed an interest in retaining one of the existing shelters and approved a second motion related to the application:

A motion to recommended that the City consider preserving one of the existing c.1940 wooden rain shelters and to renovate, rehabilitate, or reconstruct as necessary in order to move it to an appropriate location on the Granada Golf Course.

Approved (9-0)

The existing shelters are in poor condition and require replacement. In February 2025, the City Commission directed staff to revisit the shelters and organize a community meeting. Through this process, it was determined that the new shelters would mirror the existing shelter design while providing accessibility. The proposal includes two prototypes; the standard prototype design replicated the original footprint and appearance and the golf cart accessible prototype is slightly larger to allow for golf cart access.

The primary function of the rain shelter is to provide protection from lightning before or during a storm. Since the existing shelters are in significant disrepair or have already been demolished, the City is replacing the shelters with a new prototypical designs that are compliant with the Americans with Disability Act (ADA).

In the new proposed designs, seven standard prototypes and two golf cart accessible prototypes, with only the orientation of each shelter rotating at the specific site as needed. All rain shelters are being proposed in the same location of the existing or nearby to the existing location. Since not all six shelters had electric power and water, only the four shelters with existing power and water will receive a new water fountain.

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.*

November 20, 2025

STAFF OBSERVATIONS

The existing rain shelters (not original to the golf course) have already been approved for demolition. The proposal is to introduce nine new shelters on the golf course. Two prototypes have been developed for the shelters, which will be rotated at each location to fit the location as needed. The designs closely mimic the existing shelter design, slightly altered for accessibility. The standard prototype will be used at shelters: 1, 2, 3, 5, 6, 7 and 8. The golf cart accessible prototype will be used at shelters: 4 and 9.

The proposed shelters will be constructed on a concrete slab with cypress wood framing and an asphalt shingle roof. A polyurethane composite material with a wood grain finish is being proposed for the railings and benches, specifications of the composite material should be submitted to staff for review and approval.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was administratively reviewed by the City Architect.

STAFF CONCLUSION

The proposed shelters have been an ongoing project for the City for a number of years as the previous wood shelters were failing and falling into disrepair. In February 2025, the City Commission directed staff to revisit the shelters and organize a community meeting. Through this process, it was determined that the new shelters would mirror the existing shelter design while providing accessibility. The proposal includes two prototypes; the standard prototype design replicated the original footprint and appearance and the golf cart accessible prototype is slightly larger to allow for golf cart access.

The shelters represent new construction within the Country Club of Coral Gables Historic District and should be evaluated for their impact on the district as a whole. The shelters do not negatively impact the historic integrity of the district and comply with Secretary of the Interior's Standards #9 and #10.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the construction of six new rain shelters on the Granada Golf Course, a contributing resource in the Country Club of Coral Gables Historic District, on the property located at **2001 Granada Boulevard** (a lengthy legal description is on file with the City of Coral Gables Historical Resources and Cultural Arts Department), and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna Pernas

Historic Preservation Officer