



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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STAFF REPORT

**CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FROM THE PROPERTY AT
111 SALAMANCA AVENUE
A LOCAL HISTORIC LANDMARK**

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer

Owner: C. Michael Saenz

Legal Description: Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida

Date of Construction: 1924

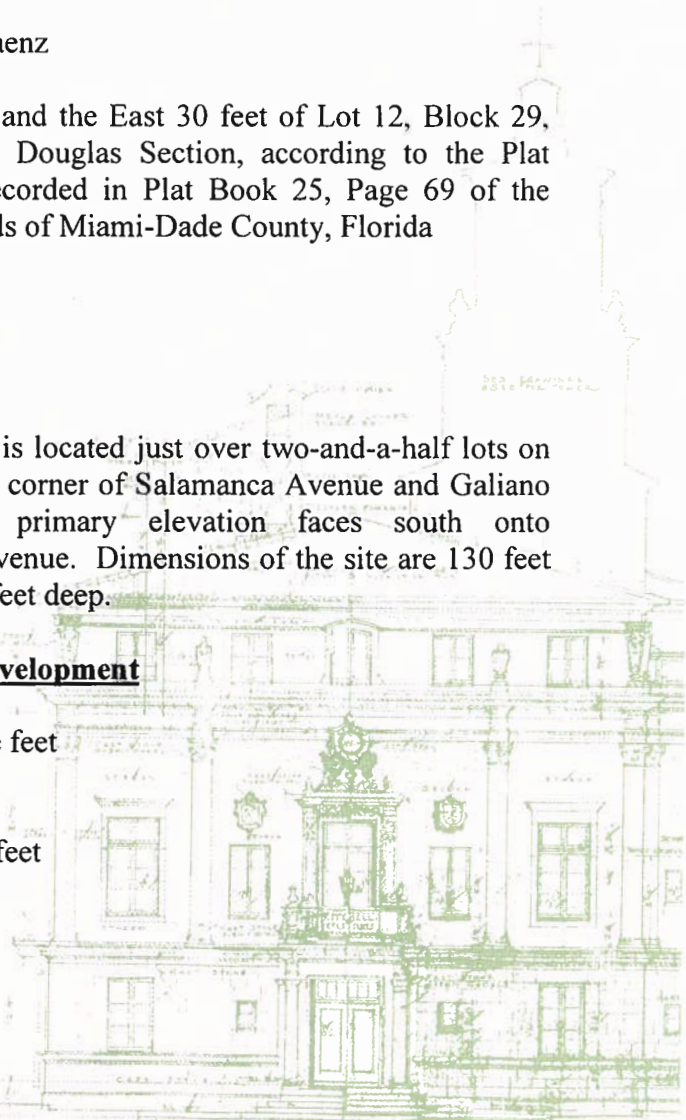
Date of Designation: May 22, 2008

Siting: The property is located just over two-and-a-half lots on the northwest corner of Salamanca Avenue and Galiano Street. The primary elevation faces south onto Salamanca Avenue. Dimensions of the site are 130 feet wide by 110 feet deep.

Unused Development

Rights Available for Transfer: 17,151 square feet

Amount requested to be transferred: 6,588 square feet



BACKGROUND / EXISTING CONDITIONS

Permitted in 1924 (permit #826 issued by the City of Coral Gables), the structure at 111 Salamanca Avenue was designed by H. George Fink, one of the most prominent architects in Coral Gables and cousin to City founder George Merrick. Designed in the Mediterranean Revival style of architecture, the building is an excellent example of the type of apartment buildings constructed in the City of Coral Gables during the height of its development. The building has undergone minor alterations and has maintained its character and integrity, contributing to the historic fabric of the City. Due to progress and development in this area of the City, this structure is one of a few that remain intact. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

Standing at two stories tall, the apartment building exhibits features that are characteristic of the Mediterranean Revival style. Features including: barrel tiles, cast sills, rough textured stucco, two predominant chimneys, exposed rafter ends, twisted columns, arched openings and shaped wing walls, add detail and charm to the structure.

The two-story structure is designed with a U-shaped floor plan, symmetrical around a central receiving courtyard with a decorative stucco fountain, from which the main access into the units was provided. To the rear (north) of the courtyard is a loggia demarcated by a grouping of three decorative arches with twisted Corinthian columns. The courtyard is flanked with a pair of tiled staircases that provide access to a second floor open walkway. While the plan of the building is symmetrical in nature, the projecting bays of the front façade have slightly different first floor features. The bay to the west has a grouping of three casement windows inset between wooden columns and scored stucco. The east bay has a pair of decorative wood French doors that open onto a screened balcony.

STAFF OBSERVATIONS

The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan with Schedule (see pages 37-38 of Report) done by Martinez Alvarez Architecture that is dated November 26, 2019. This report evaluates the general condition of the building and site, identifies those areas that require remedial work, proposes corrective actions, proposes a maintenance schedule and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in good condition overall. The report recommends certain remedial work to be performed within six months. Thereafter the condition of the building will be reviewed annually by staff. Staff recommends that no building permit for the receiving site proposed at 100 Miracle Mile be issued until the remedial work is completed.

Please note that the Local Historic Designation Report for the property is included as an attachment to the Historic Building Conditions Report and Stabilization & Maintenance Plan for reference.

CALCULATION OF AVAILABLE TDRS

PROPERTY ADDRESS	111 Salamanca Avenue
LOT SIZE	14,300 SF
PERMISSIBLE FAR	14,300 SF X 1.5 = 21,450 SF
EXISTING FAR OF BUILDING	4,299 SF
TOTAL AIR RIGHTS	21,450 – 4,299 = 17,151 SF
AVAILABLE TDRs	17,171 SF
AVAILABLE TDRs AFTER TRANSFER	17,171 – 6,588 = 10,563 SF

STAFF RECOMMENDATION

The Historic Preservation Staff recommends the following:

APPROVAL of the Conditions Assessment Report and Maintenance Plan and Schedule

AND

APPROVAL of the issuance of Certificates of Transfer of 6,588 square feet from **111 Salamanca Avenue**, legally described as Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida

AND

RECOMMEND TO THE CITY COMMISSION that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

Respectfully submitted,



Kara N. Kautz
Interim Historic Preservation Officer



TDR 2019-003
SENDING SITE
March 4, 2020

Historical Resources &
Cultural Arts

STAFF REPORT

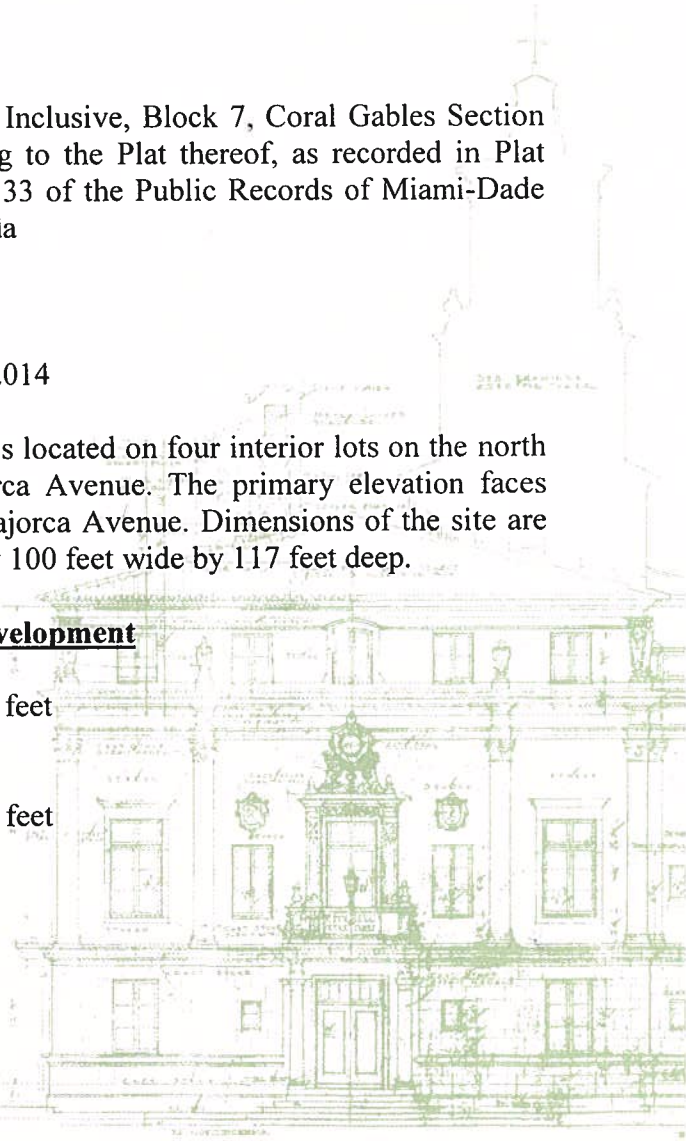
2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FROM THE PROPERTY AT 235 MAJORCA AVENUE A LOCAL HISTORIC LANDMARK

☎ 305.460.5093
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SENDING SITE

<u>Proposal:</u>	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
<u>Owner:</u>	RGBS LLC
<u>Legal Description:</u>	Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
<u>Date of Construction:</u>	1925
<u>Date of Designation:</u>	February 20, 2014
<u>Siting:</u>	The property is located on four interior lots on the north side of Majorca Avenue. The primary elevation faces south onto Majorca Avenue. Dimensions of the site are approximately 100 feet wide by 117 feet deep.
	<u>Unused Development</u>
<u>Rights Available for Transfer:</u>	17,009 square feet
<u>Amount requested to be transferred:</u>	17,009 square feet



BACKGROUND / EXISTING CONDITIONS

In 1925, permit number 1272 was issued for the construction of the apartment building at 235 Majorca Avenue. The two-story apartment building is a good example of a Mediterranean Revival apartment building designed by architect Frank Wyatt Woods. Woods had a prolific architectural career, practicing within Miami-Dade County from the 1920s through the early 1960s. His early work in Coral Gables helped to create the fabric of Mediterranean Revival architecture which characterized the City during the 1920s. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

The apartment building is basically rectangular in plan and two stories in height. The main mass of the building has a flat roof. A shed roof portion is central to the main (south) elevation, connecting hip roof towers at the building's southeast and southwest corners. The shed and hip roof portions have a decorative cornice line. The flat roof has a smooth finish at the roofline, and simple parapets are located on the east and west elevations.

The main entrance is central to the south elevation, accessed from within a full width front porch. The porch entrance is raised, and defined by a tripartite arched opening supported by decorative columns. The other first floor porch openings are rectangular, and each has a small column central to the opening, resting on a cast masonry sill. Beams are exposed in the ceiling of the front porch. A stringcourse runs below the second floor windows on the hip and shed roof portions of the building.

STAFF OBSERVATIONS

The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan with Schedule (see pages 41-42 of Report) done by Martinez Alvarez Architecture that is dated November 26, 2019. This report evaluates the general condition of the building and site, identifies those areas that require remedial work, proposes corrective actions, proposes a maintenance schedule and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in good condition overall. The report recommends certain remedial work to be performed within six months, some of which will require an architectural conservator. Thereafter the condition of the building will be reviewed annually by staff. Staff recommends that no building permit for the receiving site proposed at 100 Miracle Mile be issued until the remedial work is completed.

Please note that the Local Historic Designation Report for the property is included as an attachment to the Historic Building Conditions Report and Stabilization & Maintenance Plan for reference.

CALCULATION OF AVAILABLE TDRS

PROPERTY ADDRESS	235 Majorca Avenue
LOT SIZE	11,800 SF
PERMISSIBLE FAR	11,800 SF X 1.9 = 22,420 SF
EXISTING FAR OF BUILDING	5,411 SF
TOTAL AIR RIGHTS	22,420 – 5,411 = 17,009 SF
AVAILABLE TDRs	17,009 SF

STAFF RECOMMENDATION

The Historic Preservation Staff recommends the following:

APPROVAL of the Conditions Assessment Report and Maintenance Plan and Schedule

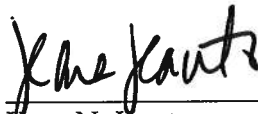
AND

APPROVAL of the issuance of Certificates of Transfer of 17,009 square feet from **235 Majorca Avenue**, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida

AND

RECOMMEND TO THE CITY COMMISSION that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

Respectfully submitted,



Kara N. Kautz

Interim Historic Preservation Officer