

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO.

RESOLUTION OF THE CITY COMMISSION GRANTING FINAL APPROVAL FOR THE ARCHITECTURAL PLANS OF A NEW RESIDENCE TO BE LOCATED AT 1044 CORAL WAY, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 1 AND THE WEST 32 FEET OF LOT 2 BLOCK 11 CORAL GABLES SECTION "A," AND GRANTING FINAL APPROVAL FOR A HISTORIC MARKER TO BE PLACED ON THE RIGHT OF WAY ALONG CORAL WAY ADJACENT TO THE RESIDENCE

WHEREAS, the applicants appeared before the City Commission on October 30, 2012, regarding their appeal of the decision of the Historic Preservation Board denying their application to de-designate the property located at 1044 Coral Way, Coral Gables, Florida;

WHEREAS, the City Commission upheld the applicants' appeal of the Historic Preservation Board's decision, and overrode such decision by granting with conditions the de-designation of the property located at 1044 Coral Way, Coral Gables, Florida, and further required a historic marker relating to said property, and the applicants agreed, as a condition of approval of the de-designation, to bring their final plans before the Historic Preservation Board and the Board of Architects as advisory boards to the City Commission before this matter is brought ultimately before the City Commission for its consideration, review, and final approval, and

WHEREAS, the Board of Architects reviewed the architectural plans for the proposed residence on January 10, 2013 and recommended to the City Commission approval with conditions, and

WHEREAS, the Historic Preservation Board reviewed the architectural plans for the proposed residence on January 17, 2013 and recommended to the City Commission approval with adoption of the conditions recommended by the Board of Architects along with additional conditions, and

WHEREAS, the Historic Preservation Board also recommended wording for a plaque to be placed at the subject property

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing title and whereas clauses are hereby ratified and confirmed as being true and correct, and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. That the City Commission does hereby approve the architectural plans of a new residence attached as **Exhibit A** to be located at 1044 Coral Way, Coral Gables, Florida, legally described as Lot 1 and the West 32 feet of Lot 2 Block 11 Coral Gables Section "A" with the following conditions:

- a. Co-ordinate the size and proportions of all window openings (Board of Architects and Historic Preservation Board recommendation)

- b. Review the balcony brackets relative to size, proportion, spacing, and scale. Consider also adding columns at the balconies to reduce the scale of the spans (Board of Architects and Historic Preservation Board recommendation)
- c. Study the entry porch columns to minimize the grout joints; consider stacking the masonry units using a butt joint (also known as a butter joint). (Board of Architects and Historic Preservation Board recommendation)
- d. Show the roof pitches graphically on the elevation pages. (Board of Architects and Historic Preservation Board recommendation)
- e. Add muntin grids consistent with historical documentation of the time period to the windows on the front elevation. (Historic Preservation Board recommendation)
- f. Make the sizes and proportions of the windows on the south, east, and rear elevations more closely match the size and proportions of the windows on the front elevation and also contain muntin grids (Historic Preservation Board recommendation)
- g. Use textured stucco throughout the exterior of the house (Historic Preservation Board recommendation)
- h. Use true clay barrel tile for the roofing material (Historic Preservation Board recommendation)

SECTION 3. That the appropriate City staff, in consultation with the City Attorney, will have the authority to determine when the conditions have been met.

SECTION 4. That the City Commission does hereby approve the wording of the plaque attached as **Exhibit B** to be placed at the subject property.

SECTION 5. That this resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS FIFTH DAY OF FEBRUARY, A.D., 2013

APPROVED:

JIM CASON
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

WALTER J. FOEMAN
CITY CLERK

CRAIG E. LEEN
CITY ATTORNEY

EXHIBIT A

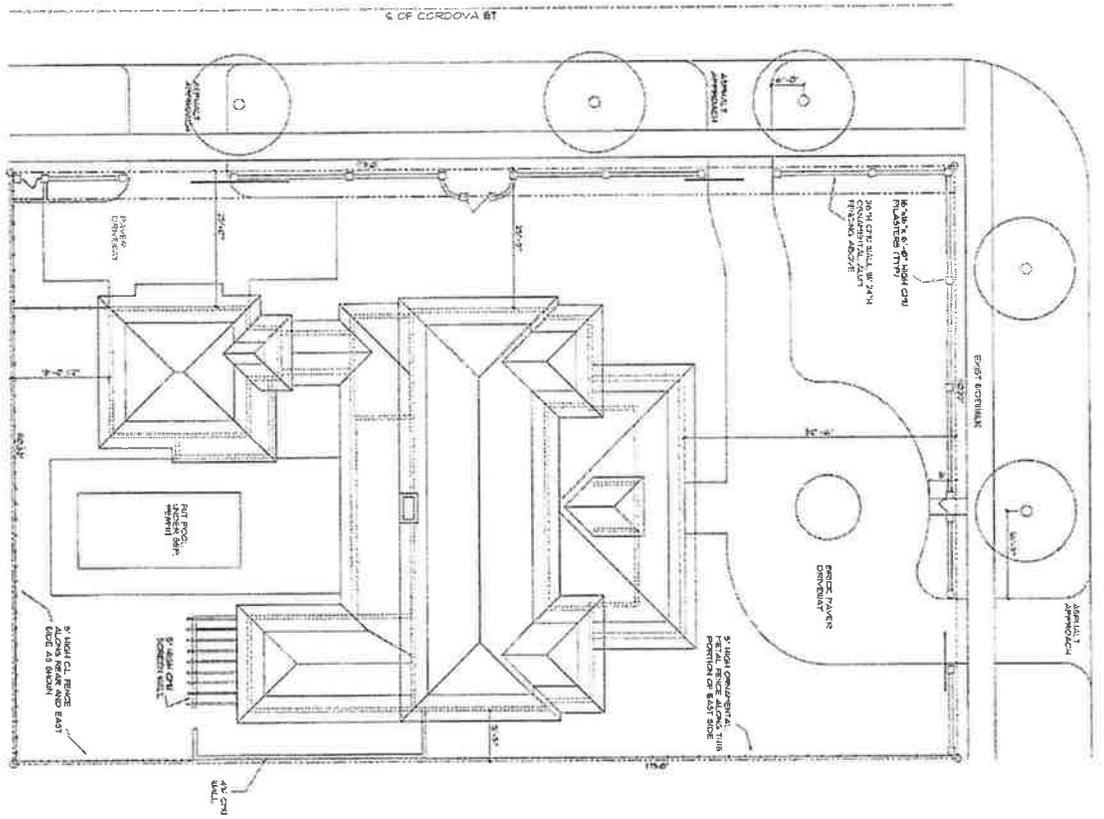
2013 JAN 11 PM 5:06
 CITY OF CORAL GABLES
 DISTRICT OF HISTORIC RESOURCES

ZONING DESIGN			
1. ZONING	SR	SR	SR
2. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
3. LOT COVERAGE	30%	30%	30%
4. SETBACKS	FRONT: 10' SIDE: 5' REAR: 10'	FRONT: 10' SIDE: 5' REAR: 10'	FRONT: 10' SIDE: 5' REAR: 10'
5. HEIGHT	35'	35'	35'
6. SIGNAGE	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS
7. ACCESSORY BUILDINGS	PERMITTED	PERMITTED	PERMITTED
8. UTILITIES	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS
9. FLOOD ZONE	NO FLOOD ZONE	NO FLOOD ZONE	NO FLOOD ZONE
10. OTHER NOTES	SEE SPECIFICATIONS	SEE SPECIFICATIONS	SEE SPECIFICATIONS

PROPOSED LOT AREA: 10,000 SQ. FT.
 PROPOSED LOT COVERAGE: 30%
 PROPOSED SETBACKS: FRONT: 10' SIDE: 5' REAR: 10'
 PROPOSED HEIGHT: 35'
 PROPOSED SIGNAGE: SEE SPECIFICATIONS
 PROPOSED ACCESSORY BUILDINGS: PERMITTED
 PROPOSED UTILITIES: SEE SPECIFICATIONS
 PROPOSED FLOOD ZONE: NO FLOOD ZONE
 PROPOSED OTHER NOTES: SEE SPECIFICATIONS

BUILDING AREA COMPARISON	
EXISTING BUILDING AREA	2,000 SQ. FT.
PROPOSED BUILDING AREA	10,000 SQ. FT.
ADDITIONAL BUILDING AREA	8,000 SQ. FT.
ADDITIONAL FLOOR AREA	8,000 SQ. FT.
ADDITIONAL VOLUME	280,000 CU. FT.
ADDITIONAL LOT COVERAGE	27%
ADDITIONAL SETBACKS	FRONT: 10' SIDE: 5' REAR: 10'
ADDITIONAL HEIGHT	35'
ADDITIONAL SIGNAGE	SEE SPECIFICATIONS
ADDITIONAL ACCESSORY BUILDINGS	PERMITTED
ADDITIONAL UTILITIES	SEE SPECIFICATIONS
ADDITIONAL FLOOD ZONE	NO FLOOD ZONE
ADDITIONAL OTHER NOTES	SEE SPECIFICATIONS

LEAD, RESERVATION
 LOT 11, DISTRICT OF HISTORIC RESOURCES
 ACCORDING TO THE RECORDS OF THE DISTRICT OF HISTORIC RESOURCES
 HIGHLAND COUNTY



SITE PLAN
 SCALE: 1" = 20'-0"

<p>REVISION BY</p> <p>DATE</p> <p>BY</p> <p>DATE</p> <p>BY</p> <p>DATE</p> <p>BY</p> <p>DATE</p>	<p>NEW HOUSE FOR: MR & MRS TOYOS 1044 CORAL WAY CORAL GABLES, FL</p>	<p>MARK REARDON R.A. architect LICENSED ARCHITECT sixandstones@bellsouth.net phone: 786.576.0702</p>	<p>15790 SW 85TH AVE SUITE 100 MIAMI, FL 33187</p>
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REVISION BY: _____

MARK REARDON ARCHITECT
 Phone: 786/573-0702
 srxandstones@bellsouth.net

15790 SW 88TH AVE
 MIAMI, FL 33157

NEW HOUSE FOR:
 MR & MRS TOYOS
 1044 CORAL WAY
 CORAL GABLES, FL

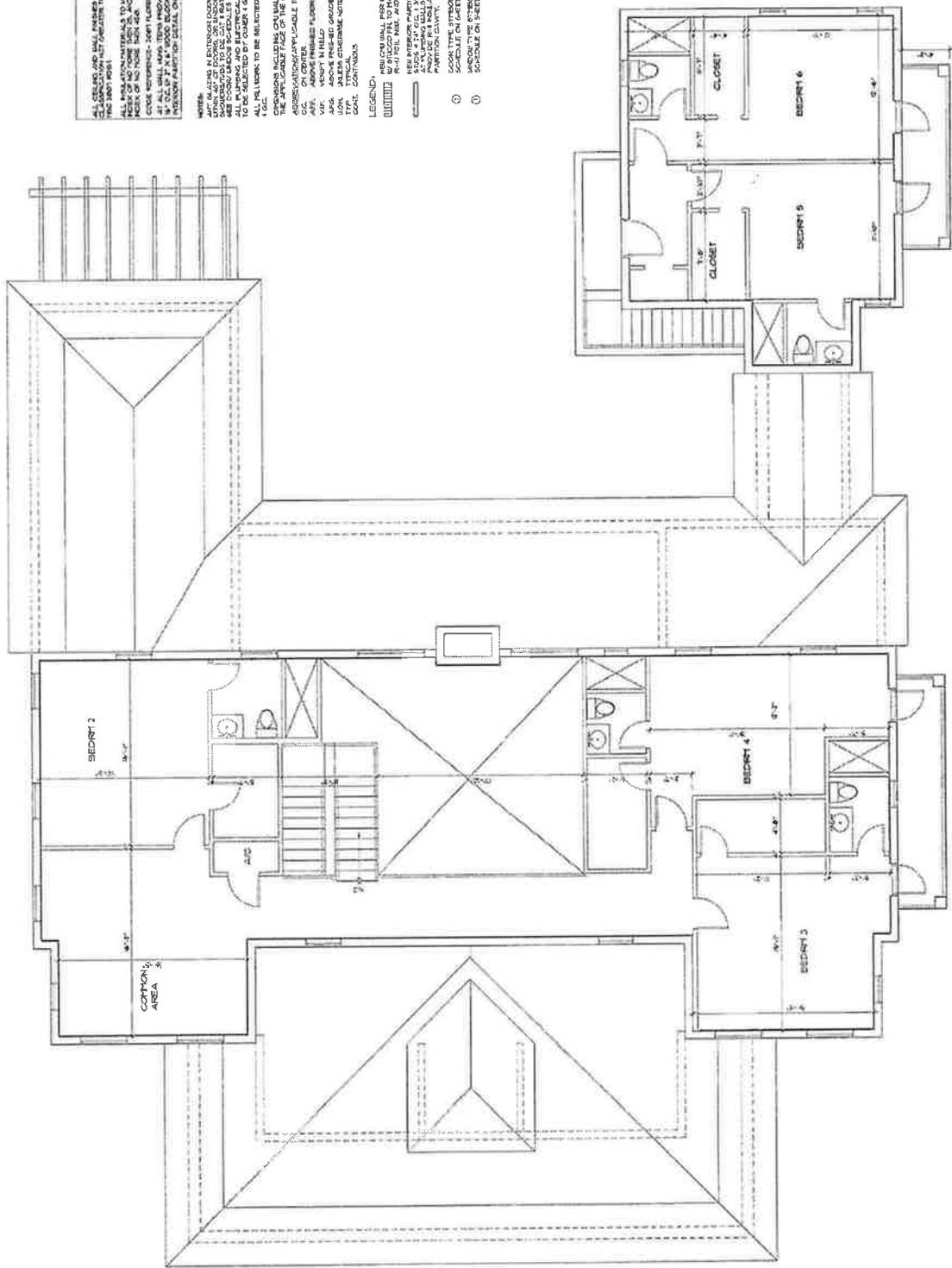
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A-3

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

LEGEND:
 [Symbol] 10' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 12' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 14' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 16' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 18' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
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 [Symbol] 22' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 24' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 26' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
 [Symbol] 28' WALL, 1/2" WOOD ROUGHING, SEE TYPICAL
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NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
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2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISION BY:

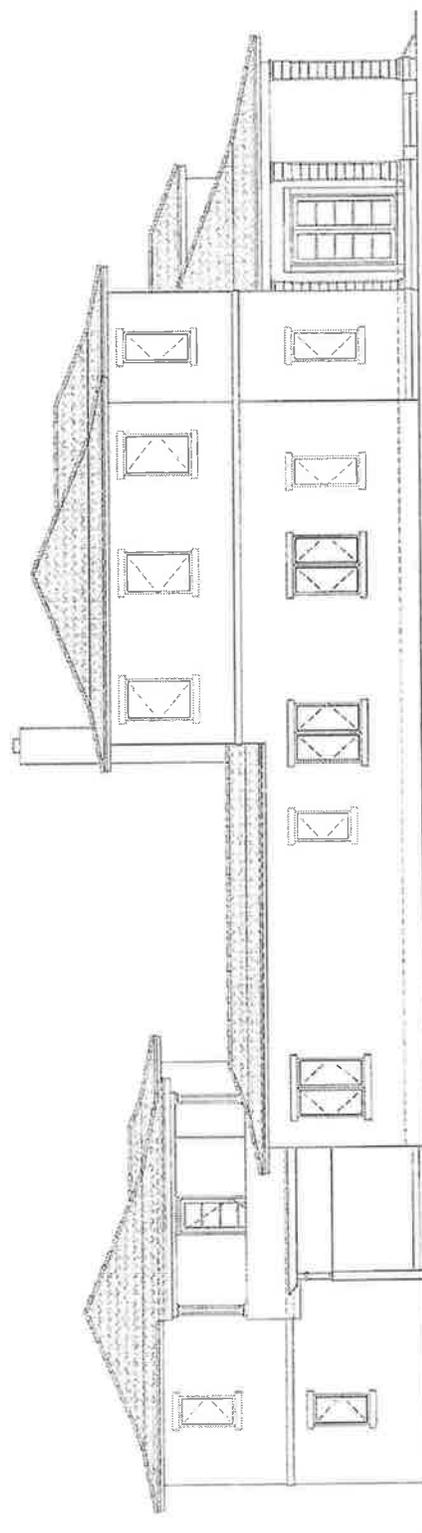
MARK REARDON, P.A.
 ARCHITECT
 15790 SW 88TH AVE
 SUITE 101, 33157
 MIAMI, FL 33157
 Phone: 786.573.0702
 email: markandstones@bellsouth.net

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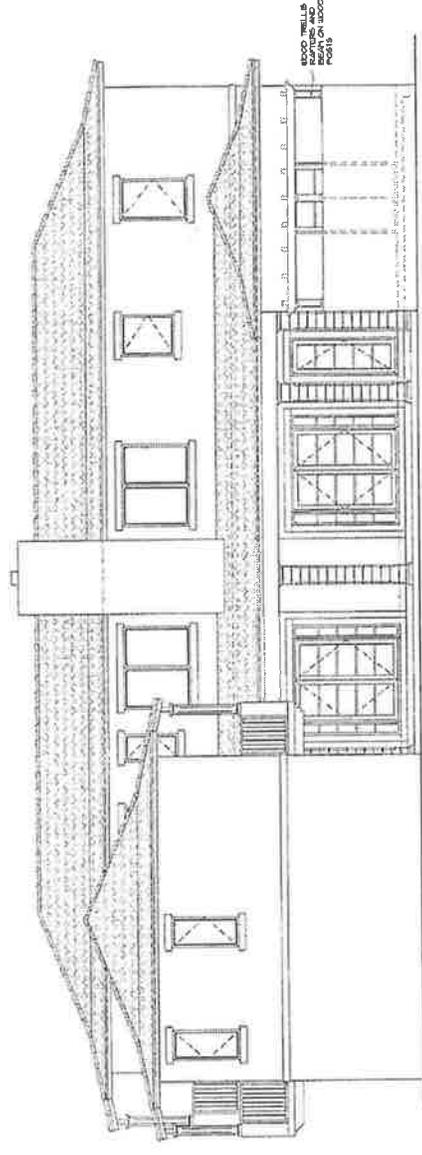
NEW HOUSE FOR:
 MR & MRS TOYOS
 1044 CORAL WAY
 CORAL GABLES, FL

DATE:	07/12/79
SCALE:	AS SHOWN
SHEET NO.:	

A-6



EAST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
 SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWING AND
 DIMENSIONS FROM THIS DRAWING

BOARD OF ARCHITECTS RECOMMENDS
APPROVAL BASED ON THE FOLLOWING
COMMENTS:

- 1 - COORDINATE WINDOW OPENINGS &
PROPORTIONS
- 2 - REVISION BALCONY BULKHEADS, SIZE
PROPORTION, SPACING, SCALE & CONSIDER ADA
COMPLIANCE.
- 3 - ENTRY COLUMNS TO MINIMIZE GROUT
JOINTS OR USE BUTT JOINTS.
- 4 - SHOW ROOF PITCHES

THIS PRELIMINARY IS FOR ARCHITECT
ONLY and is approved subject to sub
full size details on final plans Zoning
Code, Building Code, Plumbing Code;
other regulations must be complied with
SUBMIT THIS DRAWING WITH FINAL

Chairman, Board of Architects

Can
1.10.13

1-10-13

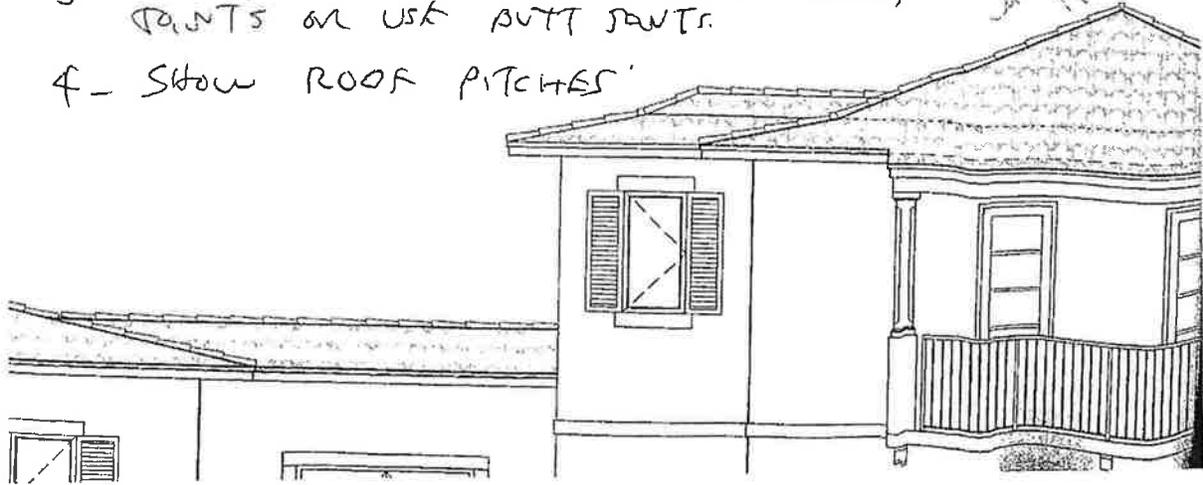


EXHIBIT B

1044 CORAL WAY

On this site prior to 1924, one of the first residences on Coral Way was constructed. The one and a half story vernacular building was similar in design to the Coral Gables Merrick house located at 907 Coral Way. The design was based on the Bungalow typology with a long porch that wrapped around the building on the front and sides. The home was built for Worth St. Clair and his wife Emma Merrick, sister to Reverend Solomon G. Merrick, the father of City Founder George Merrick. It remained in the Merrick family until 1956. The property was designated as a Local Historic Landmark on April 15, 2004. In May of 2006 the home collapsed. As a result the City of Coral Gables Historic Preservation Ordinance was strengthened.