

**COA (SP) 2004-31
OCTOBER 21, 2004**

STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR AN ADDITION/ALTERATION TO
THE PROPERTY AT
1024 ASTURIA AVENUE
A LOCAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for the renovation of the existing residence, the interior remodeling, installation of new site improvements and the construction an addition.

Project Architect: Dalima Studio – Albert Rodriguez

Current Owner: Rand Smith and Alaine Greenberg

Legal Description: Lots 6 and 7, Block 8, Coral Gables Section “C”

Site Characteristics: This property is located on two interior lots. The main elevation of the building faces north onto Asturia Avenue

Designated: November 12, 1996

BACKGROUND/EXISTING CONDITIONS

This residence was designed by one of the preeminent designers of Coral Gables, Walter De Garmo. While De Garmo is established as creating prototypical forms for residential construction, he is also identified with commercial and public designs. This residence, which is located at 1024 Asturia Avenue, was designed in 1923 and constructed as cottage number 205 (permit #175)

PROPOSAL

The applicant is requesting design approval for the renovation of the existing residence, the interior remodeling, installation of new site improvements and the construction a single car garage addition.

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

Existing Main House

The existing historic home will be renovated. The scope of work includes the remodeling of the kitchen, and bathroom on the south and the installation of new transom, casement windows and French doors throughout the structure. The alterations involve the replacement and reconfiguration of the arched window on the south elevation, which will be replaced with three casement windows, and the reconfiguration of the kitchen doors and windows on the west, which will be in keeping with the format that is more commonly found in a building of this style.

Guest House

Windows and doors will also be changed in the guest house. New windows and doors will also be installed and several of the openings will be reconfigured. The interior partitions will also be altered to accommodate new uses. The new spaces in this section will be a large room, new bath, wet bar, and utility/storage room.

New Garage

To the west of the guest house, a new one-story garage is proposed to be constructed. The new garage will be connected to the guest house by means of a covered walkway. The new walkway has a flat roof and is simple in its design. A new trellis will also be erected over the new court that is created between the existing main house and the new garage. Similar to the main structure, the one-story structure has simple wing walls, rectangular vents, and clay barrel tile over a gabled roof.

Site Improvements

In addition to the construction on the structures there will be minor site work on the property. The existing asphalt driveway will be replaced with new Chicago brick and new exterior flooring will be installed between the garage and the guest house.

BOARD OF ARCHITECTS

The Board of Architects reviewed this proposal on August 26, 2004 and recommended approval as submitted. Subsequent to the Board of Architects review, a low connector was designed to be constructed between the new one story garage and the existing guest house in response to the preliminary analysis for zoning.

STAFF CONCLUSION

The application presented requests design approval for alterations, changes and the construction of an addition to the property at 1024 Asturia Avenue.

The overall design of the addition does not detract from the historic nature of the structure.

Staff recommends the following:

A motion to grant design approval for the changes, alterations, and addition to the property at 1024 Asturia Avenue, a local historic landmark and APPROVE the issuance of a Special Certificate of Appropriateness

Respectfully submitted,

Dona M. Lubin
Historical Resources Director

Written by: Simone C. Chin