

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2013-22 (AS AMENDED)**

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".

**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; and

**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 City Commission approved the proposed design with conditions as listed in Section 2 herein; and

**WHEREAS**, the City Commission eliminated the requirement of a plaque on the right of way on Coral Way in front of the residence;

**NOW, THEREFORE, 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, as amended 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. Use textured stucco throughout the exterior of the house (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 this resolution shall become effective upon its passage and adoption herein.

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

(Moved: Quesada / Seconded: Anderson)

(Yeas: Anderson, Cabrera, Kerdyk, Quesada, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: H-1)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



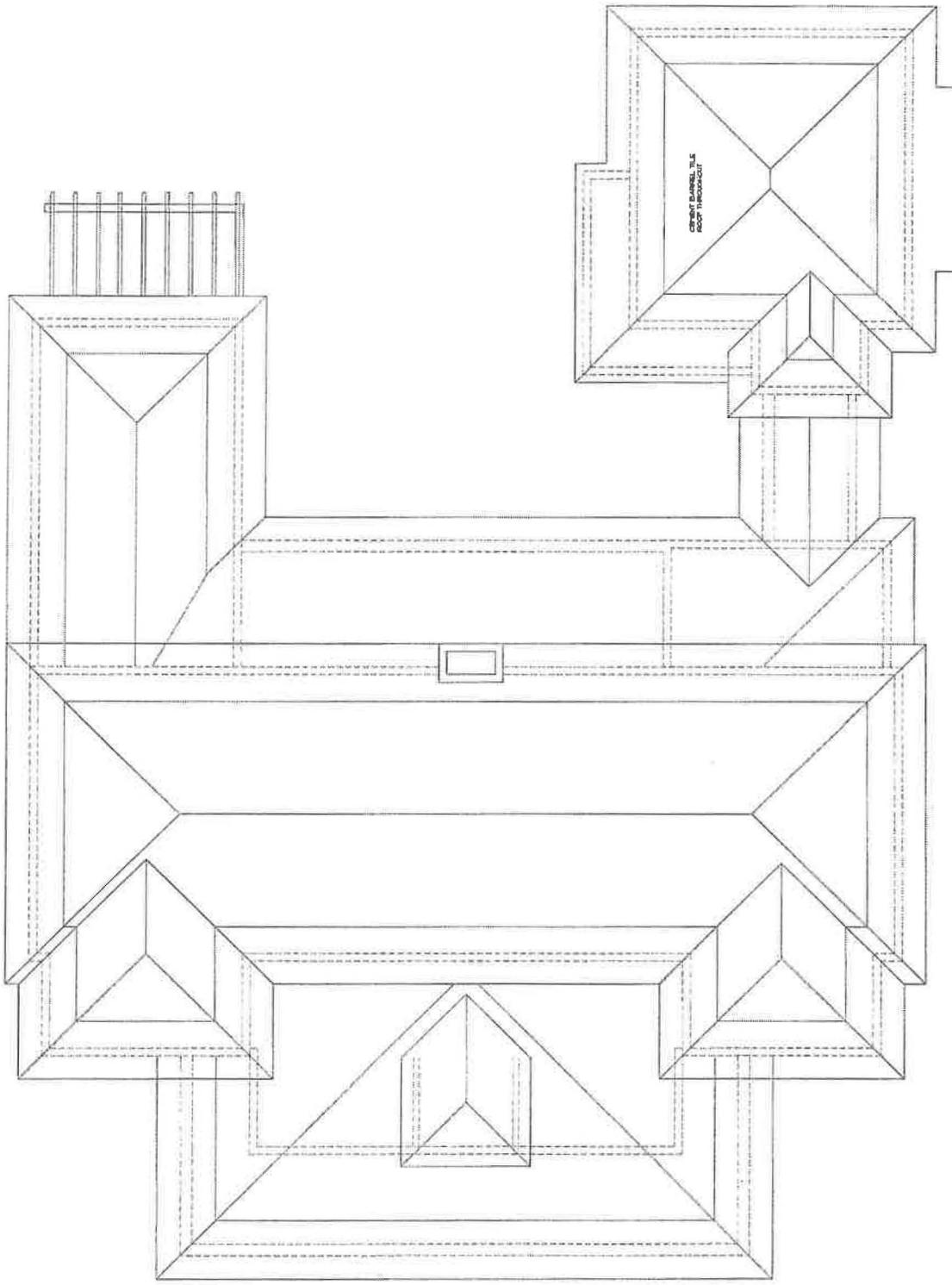
CRAIG E. LEEN  
CITY ATTORNEY







REVISION BY	 <b>MARK REARDON</b> ARCHITECT 1475-10-0000 stixandstones@bellsouth.net phone: 786-573-0702	15780 SW 88TH AVE MIAMI, FL 33157 305-573-2821	THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MARK REARDON ARCHITECT, P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF MARK REARDON ARCHITECT, P.A. IS STRICTLY PROHIBITED. MARK REARDON ARCHITECT, P.A. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.	NEW HOUSE FOR: MR & MRS TOYOS 1044 CORAL WAY CORAL GABLES, FL	DRAWN BY:	DATE:	SHEETS:	A-4
					SCALE:	AS NOTED	SHEET NO.	



CEMENT CHANNEL TILE  
ROOF THROUGHOUT

ROOF PLAN  
SCALE: 1/4" = 1'-0"

REVISION BY

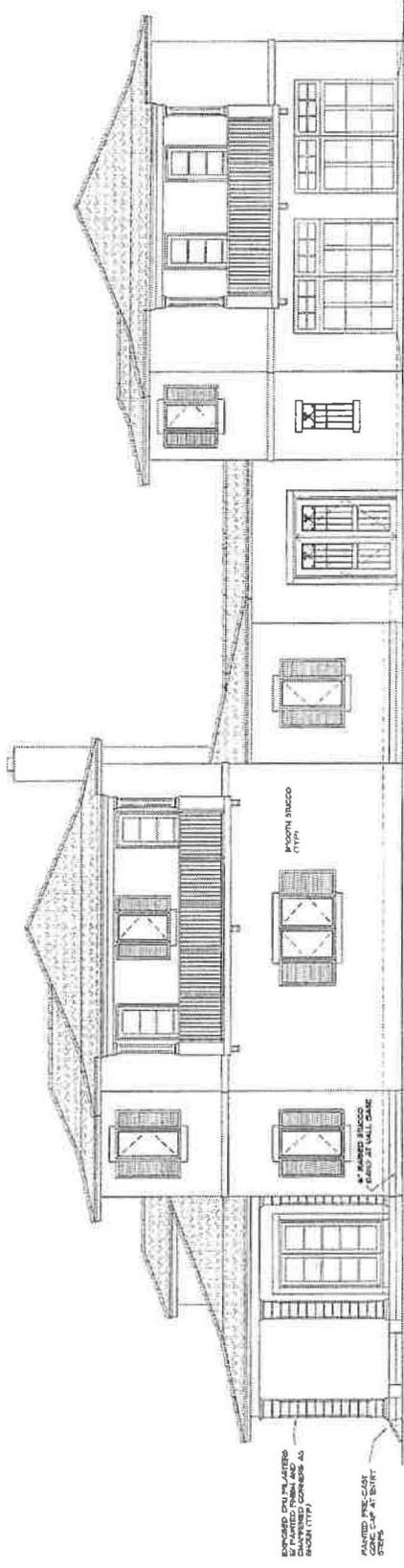
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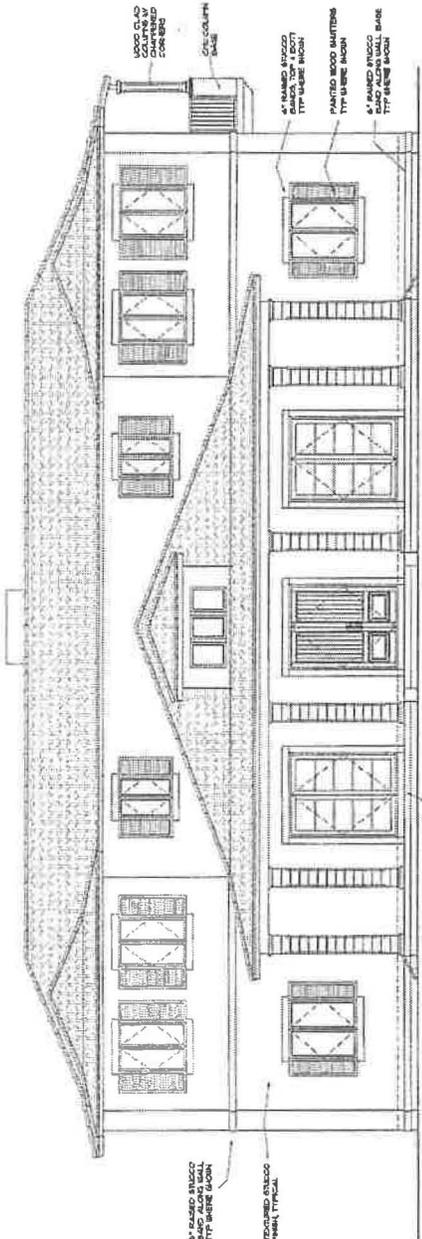
**NOTE:**  
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF BUILDING, AND THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF ELECTRICAL, AND THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF MECHANICAL, PLUMBING, AND AIR CONDITIONING.  
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF BUILDING, AND THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF ELECTRICAL, AND THE CITY OF MIAMI, FLORIDA, DEPARTMENT OF PERMITS, DIVISION OF MECHANICAL, PLUMBING, AND AIR CONDITIONING.  
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NEW HOUSE FOR:  
MR & MRS TOYOS  
1044 CORAL WAY  
CORAL GABLES, FL

DRAWN BY: [ ]  
SCALE: AS SHOWN  
SHEET NO: [ ]  
A-5



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



FRONT (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"



BOARD OF ARCHITECTS RECOMMENDS  
APPROVAL BASED ON THE FOLLOWING  
COMMENTS:

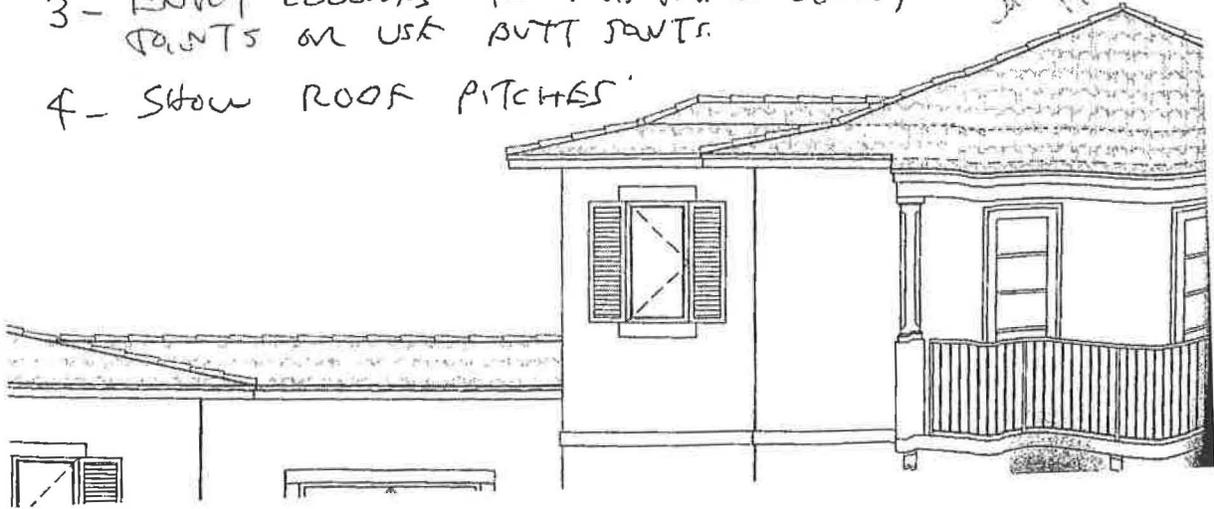
- 1 - COORDINATE WINDOW OPENINGS & PROPORTIONS
- 2 - REVISION BALCONY BARKETS, SIZE PROPORTION, SPACING, SCALE & CONSIDER ADA COMPLIANCE
- 3 - ENTRY COLUMNS TO MINIMIZE GROUT JOINTS OR USE BUTT JOINTS.
- 4 - SHOW ROOF PITCHES

THIS DRAWING IS FOR ARCHITECTURAL USE ONLY and is approved subject to submittal of 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.