



COA (SP) 2024-010 RENEWAL
June 18, 2026

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1256 SOUTH GREENWAY DRIVE
A NON-CONTRIBUTING RESOURCE WITHIN
THE "COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT"**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hist@coralgables.com

Proposal: The applicant is requesting design approval for the demolition of the existing residence and the construction of a new single-family residence.

Architect: Bellin, Pratt & Fuentes Architects

Owner: Aylin Fraxedas Ellenburg

Legal Description: Lots 3 and 4, Block 5, of Coral Gables Section "E", according to the Plat thereof, recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

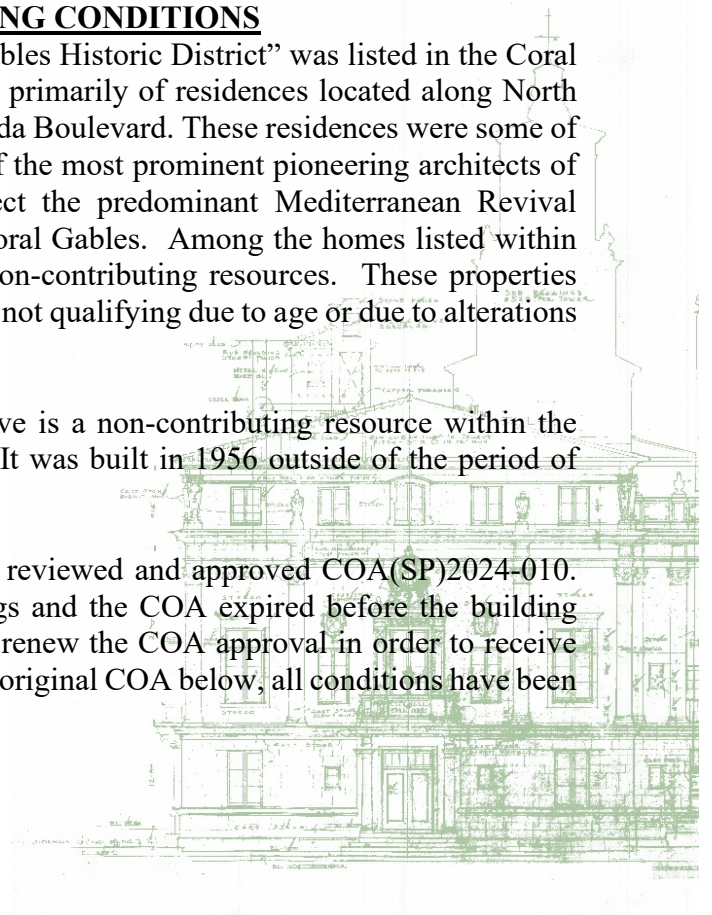
Site Characteristics: This property is located on two interior lots on the south side of South Greenway Drive between Madrid Street and Columbus Street. The primary façade faces North onto South Greenway Drive.

BACKGROUND/EXISTING CONDITIONS

In February of 1989, the "Country Club of Coral Gables Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised primarily of residences located along North Greenway Drive, South Greenway Drive, and Granada Boulevard. These residences were some of the finest in the City and include designs of some of the most prominent pioneering architects of Coral Gables. The majority of the designs reflect the predominant Mediterranean Revival architecture that was the standard for the City of Coral Gables. Among the homes listed within the district were residences that were considered non-contributing resources. These properties were deemed as such for a variety of reasons such as not qualifying due to age or due to alterations that had occurred to the original buildings.

The building located at 1256 South Greenway Drive is a non-contributing resource within the "Country Club of Coral Gables Historic District." It was built in 1956 outside of the period of significance for the district (1922-1939).

On April 17, 2024 the Historic Preservation Board reviewed and approved COA(SP)2024-010. The applicant has been working on permit drawings and the COA expired before the building permit could be issued. The applicant is seeking to renew the COA approval in order to receive the permit and begin construction. Please refer to the original COA below, all conditions have been addressed in the permit drawings.



PROPOSAL

The applicant is requesting design approval for the demolition of the existing residence and the construction of a new single-family residence.

DESIGN CONSIDERATIONS

ARCHITECTURAL TYPE

The majority of homes built in the Country Club Historic District were constructed in the 1920s-1930s; thus, the Mediterranean Revival architectural style is clearly predominant. However, other architectural styles are evident among contributing properties within the district. These include Mission, Moderne, Colonial Revival, Ranch, and Mediterranean Transitional. The Modernistic Style of Art Moderne represents the type of architecture Coral Gables embraced as it shifted away from the Mediterranean Revival style of the 1920s.

Per the Letter of Intent, *“the proposed new residence is designed in a Contemporary Art Deco Style. The front elevation is composed on a central axis of the main front entry with balanced symmetrical elements containing the two-story tower with chamfered corners on the west and covered Evening Terrace on the east.”*

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

Demolition of the existing structure

A non-contributing resource is defined as “a building or property which does not add to a historic district’s sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.”

The existing residence at 1256 South Greenway Drive is classified as a non-contributing resource in the Country Club of Coral Gables Historic District because it was constructed outside the period of significance. The property currently consists of a one-story residence with a screened in porch designed by Harry E. Peney, issued permit #14164 in 1956. The property has undergone minor alterations over the years including partial window and door replacement, reroof with flat white tile, and new shutters. Staff finds that the building is neither so architecturally nor historically significant that its demolition would be detrimental to the public interest or to the overall historic character of the neighborhood.

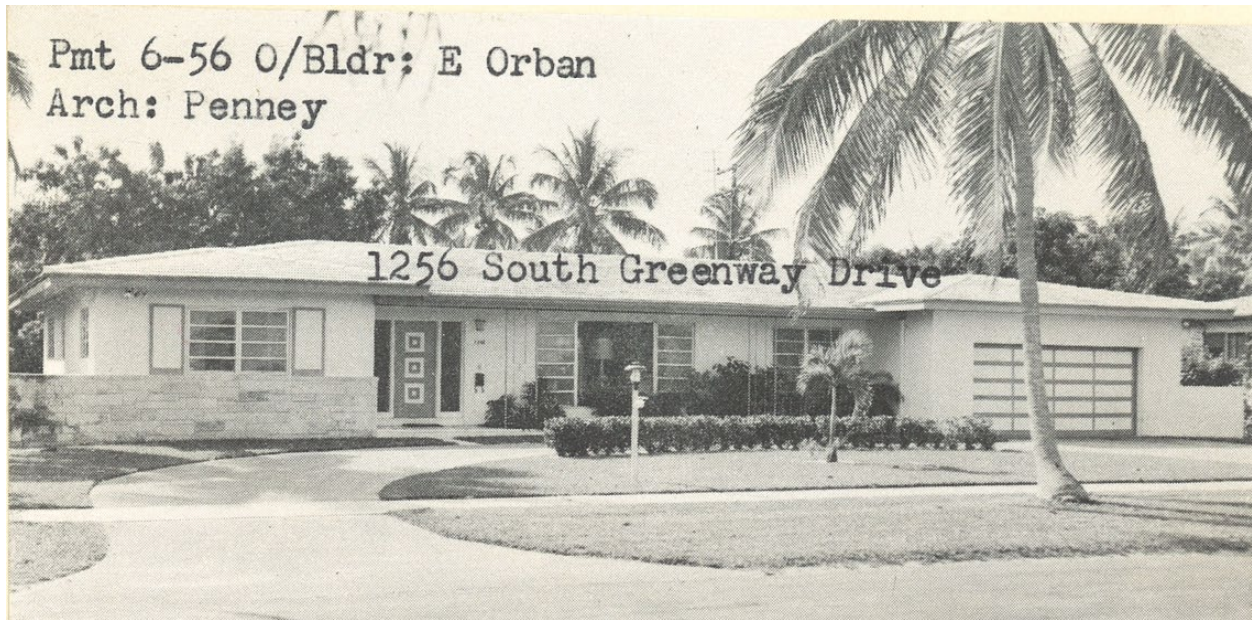


Figure 1: Survey Photo, 1959



Figure 2: Current photo provided by applicant, April 2024

New Construction

The application proposes to demolish the existing non-contributing, residential building and construct a new 4,500 square foot, one- and two-story, single-family residential building with a two car garage. The new construction is designed in a Contemporary Art Deco style composed on a central entry axis and finished with smooth stucco. The ground floor consists of covered terrace and entry, a great room, dining room, kitchen, primary bedroom suite and walk-in closet and a guest bedroom, bathroom and den. The second floor includes two bedrooms and two bathrooms with terraces overlooking the golf course. There is flat roof on the one-story southwest side of the building that will house solar panels, this will not be visible from the public right of way. The roof will be finished with a flat, cement tile in a slate grey.



Figure 3: Proposed Rendering

North (Front) Elevation, Sheet A2.1

The north elevation of the house is a one- and two-story volume divided by a central, two-story tower. Per the letter of intent, “the front elevation contains multiple planes to enrich the north (Front) façade as well as accommodate the existing adjacent residences and maintain the primary front first and second level clean volume.” The push and pull of the front façade helps to break up the massing by creating a hierarchy of the spaces and responds to the adjacent properties. The applicant states, “the eastern portion of the front elevation is maintained as a single story to match the one story historically designated coral stone adjacent residence.” The covered, front entry is highlighted by a parapet with a decorative frieze adjacent to a one-story, covered terrace flanked by a set of three French doors. The two-story tower with chamfered corners is detailed with decorative mouldings indicative of the art-deco style. The same moulding style is used at the columns of the terrace, in between the garage doors, between windows and around the top of the building. The two-car garage to the west will have a flat roof that will be used as a terrace for the second-floor bedrooms. Windows and doors are proposed to be impact resistant aluminum to mimic the look of steel windows. The building will be finished in smooth stucco.

East (Side) Elevation, Sheet A2.2

The east side elevation is a one-story mass with a series of 3- and 4-lite casement windows. Staff would recommend that the windows are operable, rather than fixed. The stucco banding from the front elevation, continues to the side and is repeated on the tapered chimney.

West (Side) Elevation, Sheet A2.3

The west side elevation consists of a two-story mass to the north (front) and a one-story mass to the south (rear). The window and door openings are evenly spaced in a 3- and 4-lite casement configuration. Staff would recommend that the windows are operable, rather than fixed. The decorative banding from the front elevation continues to the side. The one-story portion has a partial flat roof that will house solar panels, this will not be visible from the public right of way.

South (Rear) Elevation, Sheet A2.4

The rear of the building is a one- and two- story massing, with less detail than the front elevation. The openings are proposed to be a series of 4-lite, casement windows and French doors. There are decorative banding element from the front elevation that extend into the details of the trellis at the rear of the yard. The rear of the house will likely not be visible from Asturia Avenue.

Sitework

Site improvements include new concrete driveway, new aluminum gates at the side yard, new pool deck and covered trellis at the rear (south).

Staff is evaluating this proposal primarily based on its potential impact to the overall character of the historic district. New construction in a historic district should be compatible in scale, materials, massing and detail to its surrounding context. Compatible new construction can preserve the neighborhood by enhancing the historic, architectural and cultural features of a historic district. Staff believes that the proposed one- and two-story, residential building designed in a contemporary art deco style does respond to the context of historic district and the design principles listed above.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on February 15, 2024.

STAFF CONCLUSION

The application presented requests design approval for the demolition of the existing non-contributing resource and the construction of a new, single-family residence at 1256 South Greenway Drive. As the existing residence is non-contributing to the “Country Club of Coral Gables Historic District,” staff is evaluating this proposal primarily based on its potential impact to the overall character of the historic district. The historic district is a blend of one- and two-story residences. The proposed new construction consists of a 4,500 square foot, one- and two-story residence in keeping with the surrounding context. The new construction is compatible with the historic character of the district in terms of design, material, architectural features, and texture. The residence takes several design influences from existing Moderne style structures; however, the massing and use of modern materials identifies this as a new structure.

Staff finds that the proposed new construction does not detract from the overall historic integrity of the “Country Club of Coral Gables Historic District.” Staff requests that the following conditions be incorporated into the approval of the proposed application:

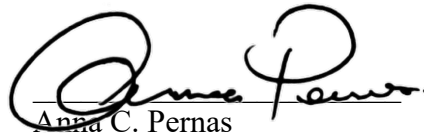
1. Window and door glass shall be clear/non-reflective.
2. Details and specifications of all architectural features and lighting shall be submitted to Staff for review.
3. Details and specifications of all windows, doors, and garage doors shall be submitted to Staff for review.
4. Details and specifications of proposed roof tiles shall be submitted to Staff for review.
5. Details and specifications of proposed pool, deck, walkways, driveway, and new walls shall be submitted to Staff for review.
6. The chamfered corners of the two-story tower, should be less geometric.

7. The proportions of the engaged column detail on the tower and on the garage need to be further studied, final detail to be worked out with staff.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH CONDITIONS** the design proposal for additions and alterations to the residence and sitework on the property located at **1256 South Greenway Drive**, non-contributing resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 3 and 4, Block 5, of Coral Gables Section “E”, according to the Plat thereof, recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida 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 C. Pernas". The signature is written in a cursive style with a large initial "A" and "P".

Anna C. Pernas
Historic Preservation Officer