

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1318 SOUTH GREENWAY DRIVE
A CONTRIBUTING RESOURCE WITHIN
THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT
AND THE CORAL ROCK RESIDENCES THEMATIC GROUP**

- Proposal: The application requests design approval for an addition to the residence and auxiliary structure and an extension of the existing carport.
- Architect: Esteban Design Studio (Jordi Esteban, AIA)
- Owner: Ronald and Janet Smith
- Legal Description: Lots 7 & 8, Block 12, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics: The property is located on interior lots on South Greenway Drive between Madrid Street and North Greenway Drive. The primary façade faces north onto Granada Golf Course. The lot size is 100’ x 125.’

BACKGROUND/EXISTING CONDITIONS

The building located at 1318 South Greenway Drive is a contributing resource within both the "Country Club of Coral Gables Historic District" and the “Coral Rock Residences Thematic Group.” The home was constructed in 1922 pre-dating the incorporation of the City of Coral Gables. It was later issued permit #336. The original drawings have not been located to date.

The “Country Club of Coral Gables Historic District” was listed in the Coral Gables Register of Historic Places in 1989. It is comprised of properties located along the Granada Golf Course on 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 renown pioneering architects of Coral Gables. The “Coral Rock Residences Thematic Group” was listed in the Coral Gables Register of Historic Places in 2007 and comprises 27 single-family homes constructed between 1906 and 1938 utilizing local coral rock (oolite) as a building material.



Figure 1: November 15, 1923 Fishbaugh photo, Under Construction



Figure 2: October 1, 1924 Fishbaugh photo



Figure 3: ca. 1940s photo



Figure 4: February 2022 photo
(image courtesy of Google)

PROPOSAL

The applicant is requesting design approval for additions to the residence and auxiliary structure and an extension of the existing carport. The second consists of a covered walkway leading from the rear covered terrace of the residence to the existing original auxiliary structure (see Figure 2) located at the southeast corner of the property. The alteration to the carport consists of lengthening the existing original carport approximately 11'-10" to the rear (south).

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.*

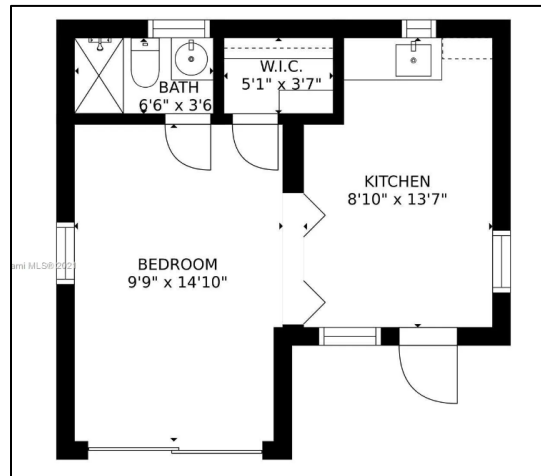
STAFF OBSERVATIONS

On August 16, 2023, Special Certificate of Appropriateness COA (SP) 2023-016 was reviewed by the Historic Preservation Board for additions and alterations to the existing residence. Although interior and exterior alterations to the auxiliary structure were included within those proposed plans, a preliminary Zoning review revealed that no permit exists to convert the original detached garage into living space. Therefore, the improvements noted to the structure were not included in the Certificate of Appropriateness application.

The application proposes to alter the existing carport by extending it approximately 11'-10" to the rear (south) of the property, doubling the current length. No alterations are proposed to the width or the front elevation. The extension is supported by two columns noted to match the existing in profile and finish and the gable end of the roof extension appears to match the original as well. Details were not provided as to how the extension will be constructed (E.g. – the continuation of wood ridge beam).

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The addition of a roofed connector between the existing garage and the new rear covered terrace allows the auxiliary structure to be legally converted into living space. Called out as a trellis on the submitted plans and elevations, the structure is a flat-roof covered walkway. 6" x 6" steel columns clad with wood columns support a typical trellis construction that is topped with tongue and groove decking and roof membrane with copper drip edge. The interior of the existing auxiliary structure will be reconfigured and new impact-resistant windows and doors will be installed. One window on the east side is proposed to be infilled. The existing floor plan as shown online with the real estate listing is below for reference.



Sitework consists of a new walkway from the carport to the new covered walkway and a new 4'-0" fence and gate between the carport and auxiliary structure. Drawings were not provided for this fence.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

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

STAFF CONCLUSION

The applicant is requesting design approval for additions to the residence and auxiliary structure and an extension of the existing carport. The covered connector does not attach to the existing residence and only minimally to the auxiliary structure. Staff requested that it not be in front of the auxiliary structure so that the garage can still be "read" as separate structure when viewed from the right-of-way. The windows and door proposed for the auxiliary structure are not consistent with what was originally there. Windows are to be single-hung in type with the muntin pattern to be consistent with the residence. The windows and doors of the auxiliary structure can be addressed with staff.

Staff requests that the following condition be incorporated into any motion for approval:

1. The details of the carport extension are to be differentiated from the original elements.
2. The roof structure of the carport may be repaired, but is not to be replaced in its entirety.
3. Window/door muntins are to be high-profile / dimensional.

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4. Window/door glass to be clear/non-reflective/non-tint.
5. Roof tile is to be true two-piece barrel tile.
6. Provide a detail how the connector beam attaches to the existing garage wall. Not engaging with the wall is preferred.
7. Existing window and door openings at the auxiliary structure are to be maintained.
8. Provide a recess at the infilled window at the east side of the auxiliary structure. The existing sill is to be retained.
9. The windows and door at the auxiliary structure are not consistent with what was originally there. Windows are to be single-hung in type. Muntin pattern on the windows and door is to be consistent with the residence. Work with staff to finalize window and door selections.
10. Provide elevations of the new fence(s) and gates.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for additions to the residence and auxiliary structure and the alteration of the existing carport on the property located at **1318 South Greenway Drive**, a contributing resource within both the "Country Club of Coral Gables Historic District" and the "Coral Rock Residences Thematic Group," legally described as Lots 7 & 8, Block 12, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at 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", written over a horizontal line.

Anna C. Pernas
Historic Preservation Officer