



COA (SP) 2016-024  
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*Historical Resources &  
Cultural Arts*

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**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
1223 LISBON STREET  
A LOCAL HISTORIC LANDMARK**

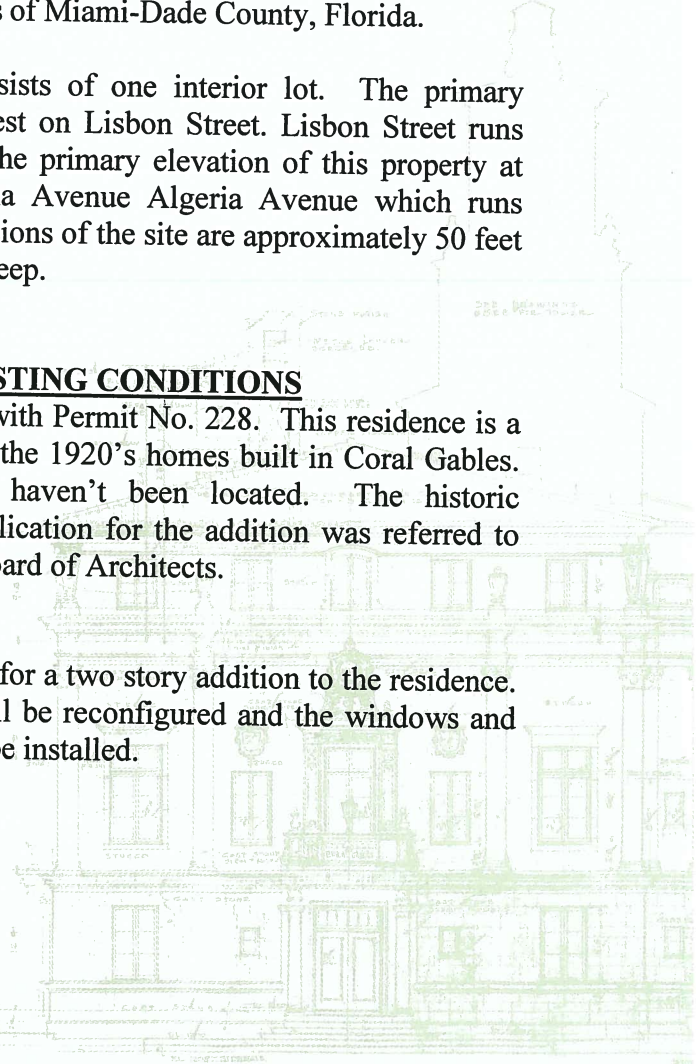
- Proposal:** The application requests design approval for an addition to the residence and sitework.
- Architect:** Castellanos Design Studio
- Owner:** Miguel Martinez Noguero
- Folio Number:** 03-4107-018-6380
- Legal Description:** Lot 29, Block 59, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property consists of one interior lot. The primary elevation faces west on Lisbon Street. Lisbon Street runs north-south with the primary elevation of this property at the end of Algeria Avenue which runs east-west. Dimensions of the site are approximately 50 feet wide by 105 feet deep.

**BACKGROUND/EXISTING CONDITIONS**

1223 Lisbon Avenue was built in 1924 with Permit No. 228. This residence is a Mediterranean style residence typical of the 1920's homes built in Coral Gables. The original plans for the residence haven't been located. The historic designation of this property and the application for the addition was referred to the Historic Preservation Board by the Board of Architects.

**PROPOSAL**

The application requests design approval for a two story addition to the residence. The interior of the existing residence will be reconfigured and the windows and doors will be replaced. A new pool will be installed.



**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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.*

**BOARD OF ARCHITECTS**

This proposal was reviewed by the Board of Architects seven times. It was first reviewed on May 5, 2016. The Board of Architects finally approved the plans on November 17, 2016. The Board of Architects voiced concern with this design since a septic tank will be required to be installed in the front yard. In addition to the number of bedrooms, a property's size dictates the size of the septic tank. With this proposal a standard septic system may not be possible. This issue should be resolved prior to Historic Preservation approval in the permit process.

**STAFF OBSERVATIONS**

The applicant is requesting design approval for a two-story addition to the existing historic residence, interior alterations to the residence, and installation of a pool. The existing residence consists of two buildings – a main residence and a separate building that was the original garage structure. The existing residence has three bedrooms and one bathroom. The proposal is for three bedrooms and three bathrooms in the final design. The bathroom and closet built in the original garage structure will be removed, restoring the interior of that space.

Built in 1924 on a 50' by 105' lot, the existing historic residence could qualify as a Coral Gables Cottage. However, in order to receive the zoning incentives for an addition, a Coral Gables cottage can be no more than one story in height. Since this application is for a two-story addition, the Coral Gables Cottage ordinance does not apply.

**Ground Floor:**

The proposed ground floor will have a living room, dining room, one guest bedroom, one full bathroom, a laundry room, and a kitchen.

Second Floor:

The proposed second floor will have one guest bedroom with a guest bathroom and a master bedroom with a master bathroom.

Addition:

The two-story addition is set back 46'-1½" from the front (west) property line with the majority of the addition 61'-3 ½" from the front property line. The main volume of the addition is 28'-8" from the main volume of the one-story existing residence.

There is a note on the drawings that the existing smooth stucco is to be restored. The Mediterranean style homes built in Coral Gables in the 1920's did not have smooth stucco, and the submitted photos on pages GN-3.2 through GN-3.5 clearly show textured stucco on the historic residence. Therefore, the original textured stucco should be retained. The second floor addition could have smooth stucco that would differentiate it from the historic portion of the residence. The proposed Spanish roof tile should be a true barrel tile and not a "Spanish S" on both the new carport and two story addition and on the existing tiled roof on the front elevation.

The original windows shown on the 1940s photo are casement windows (one open window can clearly be seen adjacent to the driveway). The drawings also show what appears to be the retention of the tracks for storm shutters on the proposed elevations. If impact windows are installed, these can be removed. The windows on the ground floor of the proposed north elevation drawings seem to be single hung, but the windows on the second floor are shown as full casements. All windows installed in existing historic residence and the two story addition should be true casements with the egress windows in the bedrooms being full casements with a wider center mullion to mimic a true casement.

Front (West) Elevation:

The proposed front elevation retains the front portion of the existing one story historic residence. The existing wing wall remains. The existing gates within that wing wall are going to be removed and replaced with gates that apparently will function as part of the required pool enclosure. As seen in the 1940s photograph of this residence, the original design did not have gates in this location. Staff would prefer that the gates be removed. The required pool enclosure can be located between the garage and the main house with a self-closing and latching gate.

The original front façade had a column between the two arches. The proposed front elevation shows that this column will be reintroduced to match the original design. If one looks closely at the 1940s photograph, the shadows seem to indicate that this was an engaged column, not a pilaster. If this detail is returned, it should be as an engaged column, recessed from the plane of the front façade and supporting a portion of the front wall as was the condition in the original. A detail drawing of this should be included in the final permit set of drawings. The column should not be stone. These types of columns were concrete with a smooth stucco finish. Secretary of the Interior's Standards for Rehabilitation No. 3 would apply.

The proposed front elevation also proposes the removal of the existing roof over the front door. This is preferred since it was not there in the original design, but an awning such as is shown in

the 1940s photograph or one over the front door would be acceptable and would provide needed protection.

The proposed in-swinging doors with the steel decorative railing on a “faux balcony” in the front bedroom on the second floor that overlook the flat asphalt roof of the historic residence should be eliminated. It should be a casement window without the railing. All windows should be true casements with the egress windows in the bedrooms having a wider center mullion to mimic a true casement.

Left (North) Elevation:

1. The two story addition is clearly visible on this elevation. The proposed carport is slightly narrower than the existing garage which differentiates the old from the new. This elevation shows the roof above the front door removed. This roof was not part of the original design and its removal is appropriate. However, the proposal calls for an addition of an arched transom window above the front door. If not original, this is not appropriate. Secretary of the Interior’s Standards for Rehabilitation No. 6 would apply. The photographs submitted of the north elevation shows what appear to be new windows in the openings. A window permit couldn’t be located. Staff recommends a separate permit for windows. All windows should be true casements with the egress windows in the bedrooms being full casements with a wider center mullion to mimic a true casement.

Rear (East) Elevation:

The proposed in-swinging doors with the steel decorative railing on a “faux balcony” in the master bedroom on the second floor should be eliminated. It should be a casement window without the railing. All windows should be true casements with the egress windows in the bedrooms being full casements with a wider center mullion to mimic a true casement.

The type of arches in the proposed terrace is not appropriate. They should either be square openings or columns.

Right (South) Elevation:

The proposed south elevation also shows the two story addition. The arched foyer door is drawn as if the entire unit swings open. This needs to be clarified. The arched opening into the terrace should be modified if the type of arch on the rear (east) elevation is changed.

All windows should be true casements with the egress windows in the bedrooms being full casements with a wider center muntin to mimic a true casement.

Sitework:

A deck at the rear of the property has been removed. A pool is proposed for the back yard. This can be done as a Standard COA and administratively approved by staff. Landscape plans should be submitted to staff for administrative approval.

**VARIANCES**

The following variance is requested:

*Grant a variance to allow the minimum width of the proposed carport to be approximately 9'-2" vs. the minimum width of a carport shall be 12'-0" feet as required by Section 5-1402(A)(5) of the "Coral Gables Zoning Code"*

In order to comply with the required 5'-0" side setback, a reduced carport width is necessary. Also, since the existing historic garage is to remain and its interior width is 10'-9," in order to differentiate it from the new proposed carport a narrower width for the carport is desired. Requiring a 12'-0" width would not only require a variance for a reduced side setback, but it would be out of scale with the residence.

The Historical Resources staff finds that the following criteria, necessary for authorization of variances, apply:

Criteria	Yes/No
1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
2) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
6) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	Yes

#### **STAFF CONCLUSION**

The applicant is requesting design approval for a two-story addition to the existing historic residence, interior alterations to the residence, and installation of a pool. The existing residence consists of two buildings – a main residence and a separate building that was the original garage structure. The existing residence has three bedrooms and one bathroom. The proposal is for

three bedrooms and three bathrooms in the final design. The bathroom and closet built in the original garage structure will be removed, restoring the interior of that space.

Built in 1924 on a 50' by 105' lot, the existing historic residence could qualify as a Coral Gables Cottage. However, in order to receive the zoning incentives for an addition, a Coral Gables cottage can be no more than one story in height. Since this application is for a two-story addition, the Coral Gables Cottage ordinance does not apply.

The Board of Architects and the Historical Resources and Cultural Arts Department have worked with the owners and architect to lessen the impact of the addition on the existing historic residence.

**Therefore, Historical Resources and Cultural Arts Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for the alterations and additions to the building at 1223 Lisbon Street, legally described as Lot 29, Block 59, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the following conditions:

2. Resolve the possible issue with the septic tank and obtain approval from DERM and the Plumbing Official prior to Historic Preservation approval in the permit process.
3. Retain the existing textured stucco on the historic residence and garage.
4. Install true barrel tile on the new addition and the existing garage and residence. (roof tile to be approved by staff prior to installation)
5. All windows installed in existing historic residence and the two story addition should be true casements with the egress windows in the bedrooms being full casements with a wider center mullion to mimic a true casement.
6. The proposed gates in the front wing wall should be eliminated.
7. The column that was on the front façade should be recreated as a recessed engaged column supporting a portion of the front wall as it did in the original. A detail drawing of this should be included in the final permit set of drawings.
8. The column should not be stone. It should be concrete with a smooth stucco finish. The capital should match the original.
9. The proposed in-swinging doors with the steel decorative railing on a “faux balcony” in the front bedroom on the second floor that overlook the flat asphalt roof of the historic residence should be eliminated. It should be a casement window without the railing.
10. The proposed arched transom over the front door should be eliminated unless documentation is provided that this was an original condition.
11. The proposed in-swinging doors with the steel decorative railing on a “faux balcony” in the master bedroom on the second floor should be eliminated.
12. The type of arches in the proposed terrace should be changed to either square openings or columns.

13. The arched foyer door is drawn as if the entire unit swings open. This needs to be clarified.
14. The arched opening into the terrace on the south elevation should be modified if the arches on the rear (east) elevation are changed.
15. Differentiate the historic residence from the new addition.
16. Landscape plans should be submitted to staff for administrative approval.

And

A motion to grant a variance to allow the minimum width of the proposed carport to be approximately 9'-2" vs. the minimum width of a carport shall be 12'-0" feet as required by Section 5-1402(A)(5) of the "Coral Gables Zoning Code."

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer