



The City of Coral Gables

Historical Resources Department

2327 SALZEDO STREET

CORAL GABLES, FLORIDA 33134

COA (SP) 2005-04

APRIL 21, 2005

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION/ALTERATION TO THE PROPERTY AT 3012 GRANADA BOULEVARD A LOCAL HISTORIC LANDMARK

Proposal: The applicant is requesting design approval for the alteration of the residence and the construction of an addition.

Architect: Alfredo Pou

Owner: Peter Dolaro

Legal Description: Lots 12 and 13, Block 21, Coral Gables country Club Section Part One

Site Characteristics: The residence is located on interior lots. The primary elevation faces east onto Granada Boulevard. Dimensions of the site are approximately 100 feet wide by 150 feet deep.

BACKGROUND/EXISTING CONDITIONS

The residence at 3012 Granada Boulevard was permitted in 1924 and was designed by Architects Kiehnel and Elliott. Commissioned by George E. Merrick, founder of the City of Coral Gables, it is significant as an example of Mediterranean Revival style architecture and exemplifies the type of grand residences that were constructed along one of the most prominent streets in Coral Gables, Granada Boulevard, during the height of its development in the 1920's.

In 1927, Permit number 3080 was issued to construct an addition to the southwest and the expansion of the porch to the southeast. The south bedroom on the second floor above the original porch was also expanded. In 1928, another addition was constructed on the structure. In 1976 and 1977, permits were issued to install custom made "grills", install security bars, and replace the wrought iron door and wood door.

PROPOSAL

The applicant is requesting design approval for the construction of cabana suite, covered terrace, installation of a pool, decking, wall, gates, at-grade improvements, and the expansion of the dining room, kitchen and maid's room.

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

The applicant is requesting design approval for the installation of at-grade improvements (a new wall, pool, decking, "fountain", parking court; the construction of a new entry porch, cabana suite, rear patios and terraces; and the expansion of the dining room, kitchen and maid's room. Interior alteration

Constructed circa 1924, the residence at 3012 Granada Boulevard has several permits on file in the Building Department for alterations and additions from as early as 1927 and as late as the 1980s.

- The balcony will be renovated to closely resemble the original composition. The 1970s alteration will be removed a metal railing with straight pickets will be installed.
- The front entry was altered after 1949. The applicant is proposing to extend and simplify the front porch
- The finished floor level inside of the sun porch was raised in the past. The applicant is proposing as part of the renovations to return the condition to its original level and to lower the floor. This will then allow for the connection between the family room and the sun room (which will be the new media room) to be at the same level.
- On the second floor, the block "tapestry" window was removed and a regular window put in its place. This detail will be restored back to its original condition.
- The air condition units currently are located on the exterior front façade, immediately to the right of the entry porch. A new area on the north side of the structure has been identified as the location of the new a/c units. A rectangular water feature/fountain will be installed in its place.
- The north and south entry gates to the side yards will be removed and new wall sections and gates will be erected in their place.
- The original approach and stair from within the home to the garage was altered from the original plan. The applicant will remove the steps from within the garage enable the transition to occur within the hall.

- Several interior spaces will be reconfigured: The sun room will become a media room as well as a portion of the original kitchen. The original dining room will be the new living room and the original living room will be the new foyer space. The guest quarters on the ground floor will be transformed into the new dining room and powder room. The rear exterior wall will shift towards the rear, enlarging the space allotted for the dining area. The breakfast nook will be the location of the kitchen expansion and informal dining area. The maid's quarters will be expanded and reconfigured for sleeping quarters, a full bath and laundry facilities. A portion of the rear patio by the stair will be enclosed. This will provide an interior transition space from the stair hall to the family room.
- Second floor alterations and additions include: the construction of a walk-in closet and full bathroom for what is now the master bedroom; the alteration of the original bathroom for the sole use of the secondary bedroom; the assumption of roof top space to create a walk-in closet for the secondary bedroom, a hall closet, the relocation of the air handler unit, and a new master bedroom suite.

The only portion of the addition that is visible from the street is the master bedroom addition that will affect the front elevation. The addition is set back from the front plane of the structure and is designed simply in its massing and proportioning. Its roof line is "tucked" within the gable of the original structure's creating another a visual break in the elevation.

A new cabana suite, covered patios and terraces are proposed for construction towards the rear of the property. They are simple in their execution and the massing is broken into smaller sections, allowing for the impact to be minimized. At one-story in height, they incorporate arches, barrel tile roofs, and textured stucco into the architecture. Chamfered window jams, fancifully shaped garden walls and vents grouped in a decorative manner add the finishing touches to these sections.

Several at-grade improvements have also been designed as part of this submittal. Tiled decking will surround the new rectangular shaped pools in the rear yard. In the front yard, a new parking court adjacent to the existing two-car garage will be installed. The existing metal fencing that surrounds the front of the property will be removed. A low masonry wall with straight pickets above will be installed in their place.

VARIANCES

There are no variances requested as part of this application

BOARD OF ARCHITECTS

The Board of Architects reviewed this proposal and recommended approval without comments on February 17, 2005

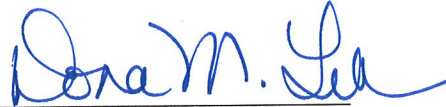
STAFF CONCLUSION

The application presented requests design approval for the construction of cabana suite, covered terrace, installation of a pool, decking, wall, gates, at-grade improvements, alteration of the existing residence and the expansion of the dining room, kitchen and maid's room. 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 addition and alterations to the property at 3012 Granada Boulevard, a local historic landmark and APPROVE the issuance of a Special Certificate of Appropriateness

Respectfully submitted,



Dona M. Lubin

Historical Resources Director