

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
751 NORTH GREENWAY DRIVE
A LOCAL HISTORIC LANDMARK AND
A CONTRIBUTING RESOURCE WITHIN
THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT**

- Proposal: The application requests design approval for a circular driveway.
- Architect: A. R. Poza Architect, Inc.
- Owner: Henry Parra and Adam Hlavaty
- Legal Description: Lots 31 and 32, Block 33, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida
- Site Characteristics: The property is located on North Greenway Drive between Casilla Street and Cortez Street. The primary façade faces south onto North Greenway Drive and overlooks the Granada Golf Course. The lot size is approximately 100 feet by 176 feet.



2019 Photo, Google Maps

BACKGROUND/EXISTING CONDITIONS

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 majority of the designs reflect the predominant Mediterranean Revival architectural character selected as the theme for the City of Coral Gables. On December 14, 1999, this residence was also individually designated as a local landmark.

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 proposes to install a circular driveway at the front of the property. As per the 1940's photo, there is no evidence of a driveway at the front yard. This is a common feature for many of the houses along the golf course within the Country Club of Coral Gables Historic District and the design does not adversely affect the historic character of the property. The applicant is proposing to relocate the mature date palms and install additional landscaping to maintain a balance of paved vs. greenspace. The proposed driveway will be paved in a Chicago brick to match the existing driveway.

On September 21, 2022 the Historic Preservation Board approved COA SP2022-021 for the design approval for two additions to the rear of the residence with a covered terrace spanning between, interior and exterior alterations to the residence, a second-floor addition to the detached auxiliary structure, and sitework.

VARIANCES

No variances are being requested at this time.

BOARD OF ARCHITECTS

The proposal for the new driveway not reviewed by the Board of Architects.

STAFF CONCLUSION

The application presented requests design approval for a circular driveway. The new driveway will be finished in the same Chicago brick used on the existing driveway. The proposal maintains a balance of paved and green area, and does not adversely affect the historic character of the contributing property within the Country Club of Coral Gables Historic District.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for a new driveway on the property located at **751 North Greenway Drive**, a Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 31 and 32, Block 33, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

COA (SP) 2024-011

April 17, 2024

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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