



COA (SP) 2024-034
December 19, 2024

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1203 NORTH GREENWAY DRIVE
A CONTRIBUTING RESOURCE WITHIN THE
“COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT”**

Proposal: The applicant is requesting design approval for the installation of tinted grey windows and doors on the main residence.

Architect: N/A

Owner: Christopher Clementi Trustee, Poppy Revocable Trust

Folio Number: 03-4107-016-0530

Legal Description: Lots 17 and 18, Block 4, 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 the northwest corner of the intersection of North Greenway Drive and Columbus Boulevard. The primary elevation faces south onto North Greenway Drive. The secondary elevation faces east onto Columbus Boulevard. The dimensions of the lot are approximately 107’ x 150’.

BACKGROUND/EXISTING CONDITIONS

The Country Club of Coral Gables Historic District possesses strong associations with the early development of Coral Gables. Designed by H. George Fink in 1923, the Mediterranean Revival residence at 1203 North Greenway Drive stands as a testament to the artistry and craftsmanship of the designers who worked in the City during its boom. The residences built overlooking the Granada Golf Course were some of the finest in the City and include designs by pioneering architects of Coral Gables such as H. George Fink, a cousin of George Merrick and who was responsible for much of the design of the City. The property was designated as a contributing resource in the “Country Club of Coral Gables Historic District” in 1989.



ca. 1940s photo of 1203 North Greenway Drive



2019 photo of 1203 North Greenway Drive (courtesy Realtor.com)

PROPOSAL

The applicant is requesting design approval for the installation of tinted grey windows and doors on the main residence. Note that the auxiliary structure is not included in this Board review.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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.*

STAFF OBSERVATIONS

In May 2024, a permit application was submitted to replace 33 windows and 9 doors on the main residence with impact-resistant windows with white frames and light gray tint. Historic Resources and Cultural Arts Department Staff has reviewed the permit submittal four times, noting that the glass is to be clear. The owner submitted a sample of the glass tint to Staff who rejected it noting that it was too dark. Note that drawings submitted for this COA application do not address comments Staff made regarding the muntins and various drafting errors. This submittal is only to address the tint of the proposed windows and doors on the main residence.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and disapproved administratively by Board of Architect staff on July 22, 2024 with the following comment:

WHITE FRAME/ LIGHT GREY GLASS THE FOLLOWING COMMENT REMAINS: 1. CLEAR GLASS IS RECOMMENDED BASED ON THE ARCHITECTURAL STYLE NOTE: DUE TO HISTORIC DESIGNATION, FINAL DIVIDED LITES PATTERN TO BE APPROVED BY HISTORIC.

The proposal was reviewed and disapproved administratively again by Board of Architect staff on September 17, 2024 with the following comment:

ONLY PAGE A-5 WAS UPLOADED. PLEASE PROVIDE A COMPLETED SET OF DRAWINGS WITH AN UPDATED SCHEDULE SHOWING CLEAR GLASS

STAFF CONCLUSION

The work proposed in this application detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The residence was constructed in the Mediterranean Revival Style. Windows and doors are typically reviewed by Staff administratively to ensure that the type and style are appropriate for the Historic Resource. In addition to the type of windows/doors and applied muntin patterns, this includes conditioning approval on the glass being clear / no tint / no reflectivity. Dark tinted glass is not an appropriate choice for a building of this age and style.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the installation of tinted grey windows and doors on the property located at 1203 North Greenway Drive, legally described as Lots 17 and 18, Block 4, 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 **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer