



COA (SP) 2023-031 CONTINUED
August 21, 2024

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1260 SOUTH GREENWAY DRIVE
A CONTRIBUTING RESOURCE WITHIN
THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT**

*Historical Resources &
Cultural Arts*

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Proposal: The application requests design approval for a new driveway. A variance has also been requested from Article 2, Section 2-101 (D) #10c for the proposed new driveway on South Greenway.

Architect: Eduardo Llano, AIA, LEED AP

Owner: Orlando J. Casariego

Legal Description: Lots 1 & 2, Block 5, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida

Site Characteristics: The property is located on South Greenway Drive between Madrid Street and Columbus Boulevard. The primary façade faces north onto South Greenway Drive and overlooks the Granada Golf Course. The lot size is approximately 100 feet by 125 feet.

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.

The residence at 1260 South Greenway Drive was designed by architect William Merriam and constructed in 1938. The house has undergone minor modifications to include: enclosing an open air breezeway, new windows and doors and roofing.

On May 15, 2024, the Historic Preservation Board approved a Special Certificate of Appropriateness for additions and alterations to the residence and sitework. At the request of the Applicant, the request for a variance was continued.

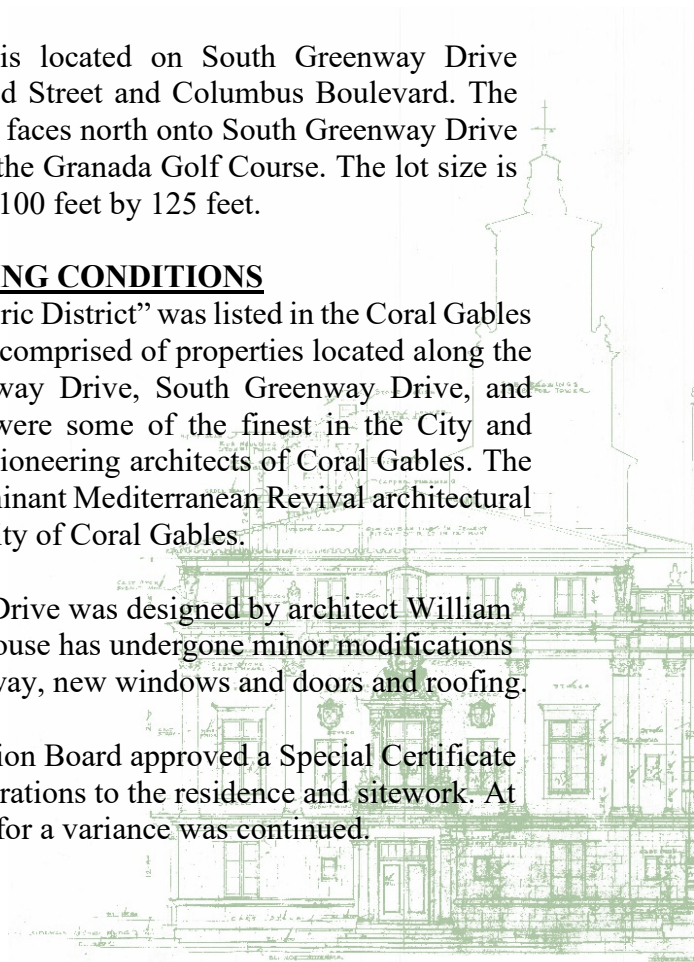




Figure 1: ca.1940s photo

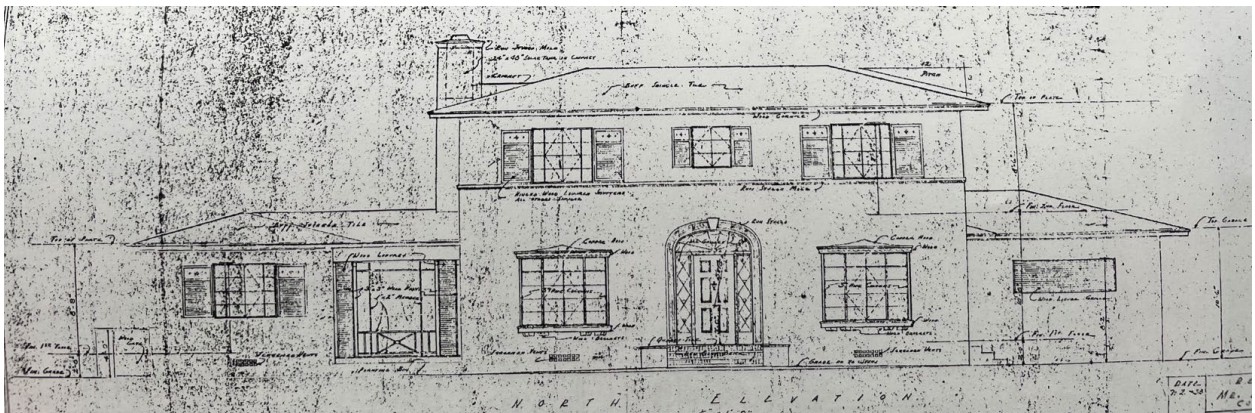


Figure 2: Front Elevation, 1938 Permit Drawings #5701



Figure 3: 1260 S. Greenway Drive, photo provided by Applicant

The applicant is requesting design approval for sitework to include the installation of a new driveway. A variance has also been requested from Article 2, Section 2-101 (D) #10c for the proposed new driveway on South Greenway Drive.



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.*

The proposed sitework consists of a new keystone motor court at the front of the property along South Greenway Drive. Although it is a common condition of properties in the Coral Gables Country Club Historic District to have a driveway at the front yard, this property was designed to have vehicular access along Madrid Street. The new driveway does not meet the current Zoning Code requirements for driveways and a variance is being requested.

VARIANCES

A variance has been requested from Article 2, Section 2-101 (D) #10c for the proposed new driveway on South Greenway Drive. The following variances are requested in conjunction with this proposal:

Grant a variance to allow a new driveway on South Greenway Drive with no access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere as required by Article 2, Section 2-101.D.10(c) of the Coral Gables Zoning Code.

The home, as constructed, was designed to have vehicular access to the garage facing Madrid Street. The existing layout of the house would not allow for a driveway on South Greenway Drive to connect to the garage because of the side street setbacks and mature landscaping. Rather than add a garage or carport to the front elevation, the request for the variance would allow for a driveway that would not impact the existing historic structure.

The Historical Resources staff finds that the following criteria, necessary for authorization of the 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 supports the granting of the requested variance.

STAFF CONCLUSION

The residence is a contributing resource within the “Country Club of Coral Gables Historic District.” The work proposed in this application does not impact the integrity of the historic district in which the property is located. Staff does support the granting of a special certificate of appropriates for the new driveway, and requests that the following conditions be incorporated into any motion for approval:

1. Paver materials to be submitted for approval at the time of permitting.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for a new driveway on the property located at **1260 South Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 1 & 2, Block 5, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, 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.

AND

A motion to **APPROVE** a variance to allow a new driveway on South Greenway Drive with no access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere as required by Article 2, Section 2-101.D.10(c) of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna C. Pernas

Historic Preservation Officer