

COA (SP) 2005-13
JUNE 21, 2005

STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ADDITIONS/ALTERATION TO
THE PROPERTY AT
1101 NORTH GREENWAY DRIVE
A CONTRIBUTING STRUCTURE WITHIN THE
“COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT”**

Proposal: The applicant is requesting design approval for the construction of additions and for alterations to the existing residence

Architect: Richard C. Watson, Architect

Owner: Sean and Jennifer Murphy

Legal Description: Lots 13, 14, and 15, Block 15, Coral Gables Section “C”

Site Characteristics: This property is located on several lots at the northwest corner of the intersection of Cordova Avenue and North Greenway Drive. The main elevation of the building faces south onto North Greenway Drive

BACKGROUND/EXISTING CONDITIONS

In February of 1989, the “Country Club of Coral Gables Historic District” was listed in the Coral Gables Register of Historic Places. It is comprised primarily of residences located along 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 finest 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 building located at 1101 North Greenway Drive is a contributing residence within the “Country Club of Coral Gables Historic District.” Permitted in 1937, the home was originally designed by architectural firm of Phineas E. Paist and Harold D. Steward for Mrs. Jennie Jonas. In 1957-1958, architect Charles S. Broward was commissioned by Mr. and Mrs. Connell to design an addition to the rear of the property.

PROPOSAL

The application requests design approval for the construction of additions to the main structure and garage and the alteration of the existing residence. The 1958 addition to the rear of the property will be removed and a new two story section will be constructed on the existing footprint. At grade improvements will include the construction of wall sections, installation of a new driveway, installation of new walkways

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

As part of this application, the 1958 addition to the north side of the main structure will be removed. The scope of work also include the removal of the roll-down shutters, the restoration of the second floor porch, the reconfiguring of the garage, partial demolition of the west section of the existing residence (removal of the one-story section), and the construction of an addition.

Constructed in 1958, the north side addition does not contribute to the historic nature of the residence. Its removal and replacement will not harm the integrity of the building or the site. The new addition will be composed of a new Florida room, kitchen, and terrace on the ground floor and a new master bedroom suite on the second floor. The roof over the kitchen will be utilized as a "star deck".

The addition is simple in its design, using modified architectural details in the same style that exists on the original structure. Concrete roof slabs similar to the "eyebrows" found on the historic building are used in the terrace design on the northeast corner of the addition. On the ground floor the addition is recessed on the west by approximately eight (8) inches and on the east by several feet. The second floor is recessed approximately sixteen feet eleven inches on the west and approximately twenty-two feet (22'-0") on the second floor, which is the location of the 1958 addition. The tapering of the massing allows the new construction to continue the movement that is found in the existing structure while differentiating itself through its details, like the banding that is applied to the second floor.

On the ground floor, the only existing spaces that will be modified are in the western half. The kitchen will be moved to the new one story section and the introduction of a new laundry room and butler's pantry into the remaining space. A portion of the area vacated by the breakfast room will be utilized as storage under the stair. The window in the existing powder room will be enclosed.

The second floor will undergo a more extensive renovation of its spaces. The linen room will be eliminated and become the hall to the new master suite in the addition. The once screened in patio, which had been enclosed will be re-opened as a second floor terrace accessible from the existing bedroom 1 and the new bedroom 3. Bedroom 3 is the result of the reconfiguration of the spaces once occupied by a dressing room, office, and part of bedroom 1. Bathroom 1 will be reduced in size to allow for a connecting hallway. Bathroom 2 will be reoriented to be accessible to bedroom 1. Bedroom 2 will be made smaller to accommodate a new bath and closet.

The garage/apartment will also undergo minor changes. The garage doors on the North Greenway Drive elevation (south) will be removed. The opening will be enclosed, leaving a recess. The depth of the recess is not specified on the drawings, but should not be less than one inch. New openings will be cut into the Segovia Street elevation, removing the exiting windows and installing two garage doors. The storage closets inside of the garage will also be removed to accommodate for the vehicles.

At grade improvements include the installation of driveways, pool, pool decking, fountain, and other landscape features. Because the specific materials have not been identified, the review is of the placement of the material and not of the selection of the material or the design of the fountain. This review is only for the placement and location of these design features. The location chosen for the installation of the fountain, pool, decking, and driveway do not negatively impact the historic integrity of the property. A separate review is therefore needed once the specific material/design is selected for these applications.

New wall sections standing at two feet six inches (2'-6") tall and masonry piers that are four feet (4'-0") tall will connect to the existing wall that is four feet (4'-0") tall. A portion of the wall on Segovia Street will be removed to accommodate the new vehicular gates. A simple gate with a rounded top will be installed in between two new piers. The wall and the columns are designed with a stone or stucco cap. The existing wall will also be capped in this material.

BOARD OF ARCHITECTS

The Board of Architects reviewed this project on June 16, 2005 and recommended approval

STAFF CONCLUSION

The applicant has requested design approval for an addition, changes and alterations to the existing property. Staff finds that the overall design is not detrimental to the historic nature of the structure. The alterations and additions are compatible with the massing, size, scale, and architectural features of the existing structures on the property. It is recommended that the addition to the existing wall utilize the configuration of the original shape and design. The addition of the cap on top of the original sections should be eliminated or simplified. The curved section at the North Greenway Drive entrances should be retained rather than removed.

Staff recommends the following:

A motion to grant design approval for the addition and alterations to the property at 1101 North Greenway Drive, a contributing structure within the “Country Club of Coral Gables Historic District” with staff comments and APPROVE the issuance of a Special Certificate of Appropriateness with conditions

Respectfully submitted,

Dona M. Lubin
Historical Resources Director and
Assistant City Manager

Written by: Simone C. Chin