



COA (SP) 2016-006
MARCH 17, 2015

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
800 CORAL WAY
A CONTRIBUTING RESOURCE WITHIN
THE "CORAL WAY HISTORIC DISTRICT"**

*Historical Resources &
Cultural Arts*

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Proposal: The applicant is requesting design approval for a one-story addition and alterations to the residence.

Architect: HF Architect

Owner: Gregory I. Guiteras

Folio Number: 03-4118-001-0060

Legal Description: Lots 9 and 10, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida.

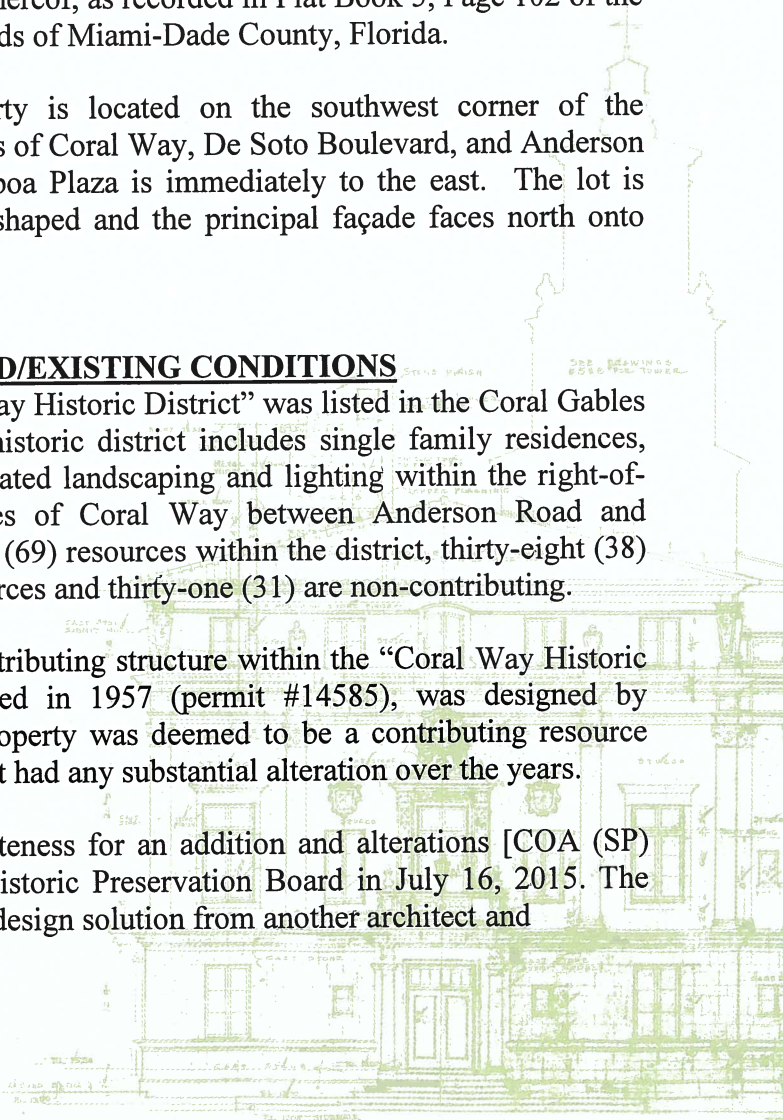
Site Characteristics: This property is located on the southwest corner of the intersections of Coral Way, De Soto Boulevard, and Anderson Road. Balboa Plaza is immediately to the east. The lot is irregularly shaped and the principal façade faces north onto Coral Way.

BACKGROUND/EXISTING CONDITIONS

On February 20, 2014 the "Coral Way Historic District" was listed in the Coral Gables Register of Historic Places. The historic district includes single family residences, plazas, the roadway, and the associated landscaping and lighting within the right-of-way on the north and south sides of Coral Way between Anderson Road and Alhambra Circle. Of the sixty-nine (69) resources within the district, thirty-eight (38) are designated as contributing resources and thirty-one (31) are non-contributing.

800 Coral Way is considered a contributing structure within the "Coral Way Historic District." The residence, permitted in 1957 (permit #14585), was designed by architect Curtis E. Haley. This property was deemed to be a contributing resource because its primary façades have not had any substantial alteration over the years.

A Special Certificate of Appropriateness for an addition and alterations [COA (SP) 2015-010] was approved by the Historic Preservation Board in July 16, 2015. The homeowners requested an alternate design solution from another architect and abandoned the previous application.



PROPOSAL

The applicant is requesting design approval for additions, exterior and interior renovations, a new driveway, and the installation of impact-resistant windows and doors.

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 property currently consists of a one-story residence with a two-car garage accessible from Coral Way.

The work proposed in this application includes:

- A one-story addition to the rear of the residence consisting of a master bedroom suite, a two-car garage that is freestanding but under the same roof as the house. A small covered passageway runs between the master bedroom suite addition and the new garage.
- Alteration to the west "wing" of the house. The west (pool-facing) wall and existing terrace columns will be demolished and the west wall relocated approximately 5'-0" to the west (to the line of the existing terrace columns). New terrace columns to match the existing will be installed to connect the existing covered terrace to the new covered terrace.
- The interior of the residence will be reconfigured and the existing two-car garage will be converted to a kitchen. The existing garage door is to be removed. The opening is to remain and windows will be installed within the existing opening.
- The installation of new impact-resistant doors and single-hung windows will be installed throughout. Some existing window openings will be altered.
- The installation of a new paver driveway and vehicular gate off of De Soto Boulevard.

Front (north) Elevation - Sheet 07

On the front elevation, the most substantive change is the removal of the existing garage door to be replaced with a stuccoed wall and three pairs of impact-resistant casement windows within the original opening. The existing front door and windows and windows will be replaced. The submitted drawings indicate that the windows and door will replicate what currently exists. However, the existing conditions are not accurately reflected on the existing elevation drawings and the muntin pattern of the bay windows to the east of the front door is not drawn correctly

(they should be six-over-six). The front door proposed to change to an outswing door, but no information has been provided about the replacement door.

Side (west) Elevation - Sheet 08

This elevation shows the existing residence and the master bedroom suite addition. In the existing garage, one window (not original) will be removed and another added. As the floor of the garage is being raised to match the rest of the existing residence, the door will be raised and an exterior concrete stoop will be added. Two windows on this elevation are proposed to be enlarged, both widened and lengthened. The master bedroom suite addition is located to the south, rising above the existing residence.

Rear (south) Elevation – Sheet 09

This elevation shows the new addition (master bedroom suite to the west, garage to the east with the separating passageway between) with the existing house beyond. A section looking north (shown as “Section C” on Sheet 11) gives a clearer view of the existing residence. Although the middle and easternmost existing columns (not original) of the terrace are indicated on plan to remain, they are clearly relocated to accommodate spacing of the French doors. Two new columns will be added to provide symmetry. It is not clear if the new columns will match the existing columns or be replaced with something more appropriate. The section also provides information about the roof ridge of the existing west “wing” which will be raised to accommodate the extra width of the expansion. The south window of the breakfast nook is not shown in section, but it is assumed to match the one on the east side of the breakfast nook as denoted in “Section B” on Sheet 11. A note on the proposed south elevation reading “Cedar wood trellis stained” is an error and should be omitted. Information was not provided on the two gates shown on this elevation.

Side (east) Elevation

The only proposed change for the east “wing” of the residence is the replacement of the windows. The existing house is U-shaped in plan with the new addition being proposed for the western “wing” of the house. The new addition and expanded west “wing” is visible from this side of property as it extends past the shorter east “wing.” The east façade of the west wing is entirely new, as is the covered terrace that connects to the existing terrace that is to remain at the central portion of the house. As with the rear elevation, the material/design of the columns is not known. The new portions of roof will be clad in the same white, flat cement tile that is found on the existing house and the stucco will be smooth to match the existing stucco.

Sitework

The proposed site plan shows an “existing driveway and parking area” that is hatched as brick or pavers at the north of the site. When compared to the survey of the property, the size and shape of the parking area are not consistent and it is labelled as “concrete driveway” on the survey. A walkway to a gate set within the northeast historic wall is shown to be removed as well. This needs to be clarified and no information was provided for any paving materials.

The proposed site plan also depicts a new driveway and gate at the south of the property to access the new garage. This portion of the wall surrounding the property is not part of the

historic Balboa Plaza wall and was added when the house was completed (ca. 1957). Staff does not have an issue with the location of the new column and gate depicted on the site plan, but is not satisfied with its appearance shown on the revised Sheet 03. The wall elevation and gate were not reviewed by the Board of Architects. It should be noted that the existing wall is outside of the property line, so it is unclear as to how Zoning will respond to alterations/construction on the public right-of-way.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on January 7, 2016 with a note to restudy window size and spacing of the new windows within the existing garage door opening. The plans presented with this application have addressed the BOA comment.

STAFF CONCLUSION

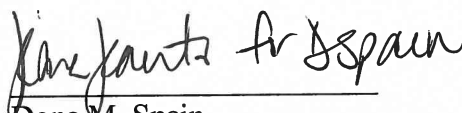
The applicant is requesting design approval for additions, exterior and interior renovations, a new driveway, and the installation of impact-resistant windows and doors.

The additions are located to the rear of the property and one-story in height, reducing the impact on the historic residence, however Staff would like for the roof height of the master bedroom suite to be reduced to be more in scale with the historic structure. Staff would also recommend that the proposed driveway gate to the south of the property be restudied. Staff would like additional information regarding: the proposed terrace columns, the proposed front door, the gates shown on the rear (south) elevation, and the paving materials proposed for the new driveway(s).

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE, with Staff's conditions addressed**, the design proposal for the alterations and one-story addition to the building at 800 Coral Way, a contributing resource within the "Coral Way Historic District, legally described as Lots 9 and 10, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, Page 102 of the public records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Spain

Historic Preservation Officer