



COA (SP) 2022-018
August 17, 2022

Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
6312 RIVIERA DRIVE
A LOCAL HISTORIC LANDMARK**

Proposal: The application requests design approval for an addition to the existing boathouse.

Architect: Studio Anda (Ana Guaracao Serrano)

Owner: Registered Corporate Services, LLC as trustee of the 6312 Land Trust (Jorge Mas)

Legal Description: Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida

Site Characteristics: The property is located on the south side of Riviera Drive. The primary façade faces northeast onto Riviera Drive. The rear of the property fronts the Coral Gables Waterway at its intersection with the Mahi Waterway. The lot size is approximately 68,860 square feet.

BACKGROUND/EXISTING CONDITIONS

Constructed in 1938, the residence at 6312 Riviera Drive - known as "Coral Cove" - was designed by the architectural firm of Paist & Steward (Phineas Paist and Harold Steward) in the Mediterranean Revival style. The property exhibits exemplary architectural style, was designed by prominent architects, and has important associations with the history of the City of Coral Gables. It has undergone two additions, both designed by Coral Gables architect William E. Tschumy Sr. In 1953, an extension on the south side of the house (Lot 11) contained a swimming pool and culminated in a boathouse at the far end that opened onto the waterway (Permit #11542). In 1954, Tschumy designed the \$40,000 "west wing addition" on Lot 8 (Permit #12910). This is a one-story L-shaped structure that extends to the south and west of the house and wraps around a tennis court. Both additions were of historic age at the time of the building's historic designation and are compatible with the earlier Mediterranean Revival residence. The building retains a high level of historic integrity and was designated as a Local Historic Landmark in January of 2013. A Special Certificate of Appropriateness [COA (SP) 2012-020] was initially approved in 2013 and approved as revised in 2014 by the Historic Preservation Board for additions and alterations to the residence and west boathouse and sitework.



ca. 1940s photo, 6312 Riviera Drive



Early photo from Coral Gables Waterway, Date Unknown

PROPOSAL

The application requests design approval for an addition to the freestanding one-story boathouse located to the east (truly southeast) of the residence. Please note that for clarity and consistency with the submitted drawings, directions will be given assuming that Riviera Drive is to the north of the parcel.

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 application requests design approval for an addition to one of two existing boathouses on the property. This one, freestanding to the east of the existing residence, was constructed in 1953. Please note that the Site Plan (Sheet A100) indicates an area of proposed work at the existing residence, but no reference to the scope of that work has been included. No alterations to the existing residence are included with this Certificate of Appropriateness and only the addition to the boathouse will be addressed and considered by the Historic Preservation Board. Also note that the Site Plan indicates “landscape by others” throughout the property. No application or landscape plan has been submitted for review.

Although it is not clear from the submitted plans, it appears that the tiled-roof portion of the boathouse is to be demolished and rebuilt and then extended to the north. The proposed addition consists of two floor levels – one of which is below ground, so that the addition presents as a one-story structure (see building section on Sheet A300). The upper level consists of a full bathroom and two half-baths, stair hall, open “boathouse” space and “fish cleaning station” with storage closet. The south end of the stair hall has a large window that looks over the boat slip. The lower level consists of the stair hall, a “boathouse bar” and two cellar areas, presumably for wine, and a storage area.

West Elevation (Sheets A201 and AR202)

The west elevation of the addition consists of three bays discernible by the change in roof height. The taller, center bay is flanked by two lower section and features a series of nano doors that open fully to allow access to the interior space. To the south (right) is a lower roofed section that features a pair of French doors with steps and flanked by light fixtures. This door provides access to the full bath within that is not accessible from inside the boathouse. The northernmost section is also under a lower gable-end roof and features a pair of larger casement windows and two single, smaller casement window units. The addition is topped with a barrel tile roof with a stucco moulding at the roof eave that is noted to “match existing.” Please note that the pair of French doors within the existing flat-roofed boathouse that are shown as existing, do not exist. That opening contains a pair of decorative ironwork gates (see photos attached).

North Elevation (Sheets A201 and AR201)

The north façade of the addition, under a gable-end roof, features a pair of casement windows. As seen on Sheet AR200, it is meant to mimic the north façade of the one-story west wing of the residence. It is unclear why the higher and lower roof sections of the roof have different pitches.

East Elevation (Sheets A202 and A203)

The east façade features the same nano door system as the west façade under the higher roof section. The only fenestration consists of a pair of casement windows to the north. Further to the north, a single French door provides access to another half bath that is not accessible from inside the boathouse.

No site improvements are indicated.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on June 30, 2022 with no comments.

STAFF CONCLUSION

The application presented requests design approval for an addition to boathouse. Although not clear on the plans, it appears that a portion of the existing boathouse is intended to be demolished. If the footprint remains the same and roofline, Staff requests that the existing boathouse walls remain and the addition placed to the north of the existing. The small bump-out on the west façade may be removed. Staff also requests further differentiation be made to distinguish between the old and the new, such as recessing the addition off the corner of the existing structure or introducing a stucco score line between the old and the new. The stucco moulding at the eave should also be differentiated.

Staff would like clarification as to why the roof pitches are different on the higher and lower roof sections of the addition.

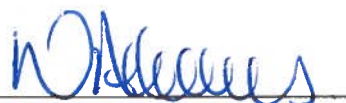
Staff requests the following conditions to be incorporated into any motion for approval:

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear.
3. Roof tile is to be true two-piece barrel tile.
4. Maintain the existing boathouse walls.
5. Recess the addition off the corners of the existing boathouse or provide a discernible stucco score line to differentiate the old from the new.
6. Differentiate the stucco moulding at the roof eave from the existing.
7. Material to be specified for new steps.

Therefore, the Historical Resources and Cultural Arts Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition to the existing boathouse on the property located at **6312 Riviera Drive**, a Local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,



Warren Adams
Historic Preservation Officer