



TDR 2022-005
SENDING SITE
October 19, 2022

Historical Resources &
Cultural Arts

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STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FROM THE PROPERTY AT 280 MIRACLE MILE "THE MIRACLE THEATER" A LOCAL HISTORIC LANDMARK

SENDING SITE

<u>Proposal:</u>	The application requests approval of the maintenance/preservation plan.
<u>Owner:</u>	City of Coral Gables
<u>Legal Description:</u>	A lengthy legal description is on file with the Historical Resources Department.
<u>Date of Construction:</u>	1947-48
<u>Date of Designation:</u>	June 1995
<u>Siting:</u>	The subject property is comprised of several lots on an irregularly shaped site. It is bounded by Miracle Mile to the north (front), Salzedo Street and a commercial unit to the west, Andalusia Avenue to the south, and an alleyway, parking garage, and commercial units to the east.
	<u>Unused Development</u>
<u>Rights Available for Transfer:</u>	48,235 square feet
<u>Amount requested to be transferred:</u>	48,235 square feet

BACKGROUND / EXISTING CONDITIONS

The Miracle Theater was built between 1947 and 1948 and is the last remaining movie theater in downtown Coral Gables. In 1995, the Actor's Playhouse entered a partnership with the City of Coral Gables to renovate the theater which has since been used as a performing arts complex. The property is located on the southeast corner of Miracle Mile and Salzedo Street.

The Miracle Theater was designed in the streamlined, "Art Moderne", style, which was popular in this country from 1930 to around 1945. While the design is common in the cities of Miami and Miami Beach, Art Moderne was an architectural style seldom employed in the design of Coral Gables' buildings. The Miracle Theater is unquestionably the finest example of the Art Moderne style in Coral Gables, as expressed in a commercial design.

The building features stainless steel coping and string courses near its cornice, a circular "porthole" window, ribbon windows with narrow metal frames, smooth textured stucco, a semi-circular marquee, an entry that features a radiating pattern of terrazzo, and a stylized, elliptical shaped, stainless steel-clad ticket booth. A asymmetrically placed, vertical porcelain and stainless-steel sign soars 22 feet above the roof of the building and spells "MIRACLE" in neon letters.

The Miracle Theater is a premier example of exterior walls defining an interior space that has exceptional artistic importance. Interior features include curved walls clad in dark wooden panels, display cases, stair rails, etched glass, moldings, an elongated, narrow window panel which separates the lobby from the theater, and a porthole window on the telephone booth.

The original details are highly significant as they are prized examples of the Art Deco/Moderne style. That style reflects the technological influence occurring world-wide during the 30's and 40's, and the impact that industrial design had in architecture. In particular, these streamlined industrial designs are evidenced in ships, airplanes, and automobiles. Their identifying hallmarks include the smooth surfaces, curved corners, and horizontal emphasis which promoted successful aerodynamics.

Like most movie theaters of that time, the Miracle Theater was originally designed as a one-screen theater with a central auditorium. In 1978, the interior of the theater was divided to create two auditoriums, and in 1983, the mezzanine level was enclosed and divided to create two additional auditoriums, thus converting the Miracle into a four-screen theater.

In 1995, the Historic Preservation Board approved a Certificate of Appropriateness application for a series of improvements for the rehabilitation of the four-plex theater into a six hundred seat theater and performing arts center.

The exterior of the theater has undergone virtually no alteration.

The funds obtained from the sale of the TDRs will be placed in the new Historic Building Fund. This fund will be used to undertake repairs to City-owned historic sites including, but not limited to, the Miracle Theater.

The application was reviewed by the Historic Preservation Board at the meeting on September 21, 2022. The Board requested that the maintenance/preservation plan be revised to include procedures for the long-term maintenance and preservation of the site.

STAFF OBSERVATIONS

The City of Coral Gables Public Works Department has submitted a Maintenance/Preservation Plan which includes existing conditions, proposed corrective actions, a maintenance schedule, and estimated costs. The total estimated repair cost for work to be completed is \$2,933,966. The total excludes the cost of required structural repairs where costs are to be determined. Per the Board's request on September 21, 2022, the Maintenance/Preservation Plan has been revised to include procedures for the long-term maintenance of the site which include yearly building inspections, roof inspections twice a year, roof replacement, HVAC maintenance and replacement, and annual visits by Historical Resources and Cultural Arts Department Staff for inspection of historically significant features.

CALCULATION OF AVAILABLE TDRS

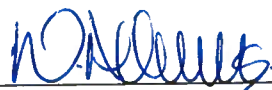
PROPERTY ADDRESS	280 Miracle Mile
LOT SIZE	22,800 SF
PERMISSIBLE FAR	22,800 SF X 3.5 = 79,800 SF
EXISTING FAR OF BUILDING	31,565 SF
TOTAL AIR RIGHTS	79,800 – 31,565 = 48,235 SF
AVAILABLE TDRs	48,235 SF

STAFF RECOMMENDATION

The Historic Preservation Staff recommends the following:

APPROVAL of the Maintenance/Preservation Plan for the property located at **280 Miracle Mile**, a Local Historic Landmark.

Respectfully submitted,



Warren Adams
Historic Preservation Officer