



TDR 2022-009
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 36 PHOENETIA AVENUE A LOCAL HISTORIC LANDMARK

SENDING SITE

<u>Proposal:</u>	The application requests approval of the maintenance/preservation plan.
<u>Owner:</u>	Casa Coral, LLC
<u>Legal Description:</u>	Lot 4 and the west 23 feet of Lot 5, Block 22, Coral Gables Douglas Section, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.
<u>Date of Construction:</u>	1927
<u>Date of Designation:</u>	1983
<u>Siting:</u>	The property is located on the south side of Phoenetia Avenue just east of Galiano Street.
	<u>Unused Development</u>
<u>Rights Available for Transfer:</u>	16,774 square feet
<u>Amount requested to be transferred:</u>	16,774 square feet

BACKGROUND / EXISTING CONDITIONS

36 Phoenetia Avenue, known as the Douglas-Trager House, is significant for its association with John Douglas, a pioneering citizen of Coral Gables. In 1894 John Douglas, listed in the 1900 Census as a fruit grower, left Live Oak, Florida to head south with his family and homestead in the wilderness west of Miami. The family first settled on Douglas Road and proceeded to develop their citrus farm. In 1927, Rosell Douglas (Mrs. John Douglas) built this house in an area which John Douglas had landscaped with imported lush tropical trees and plants. The garden was greatly admired by the citizens of Coral Gables and considered a botanical wonder among local horticulturalists. The garden existed until the subdivision of the original Douglas property in 1959.

The Douglas-Trager House, standing today on a very small portion of the original Douglas land holdings is an excellent example of Mediterranean Revival style architecture. Designed by H. George Fink, the house is noteworthy for its craftsmanship and detailing embodied in such features as its arcaded porch, twisted columns, turned and incised wood columns and balusters, and articulated exposed rafters.

The house was constructed in January of 1927 at a cost of \$18,800. In November of that same year, the garage/apartment was built behind the house. In 1959, all but Lot 4 and the west 23' of Lot 5 of the original Douglas property was sold for development.

The house is a stuccoed concrete block structure of one- and two-story massing. This irregular shaped house is topped with combinations of flat, shed, and low-pitched gable roofs with overhanging eaves and exposed, articulated rafters.

The east (side) façade is the most attractive and highly detailed face of the structure. When the house was constructed in 1927, a clear vista existed all the way to Douglas Road and a walkway lead from the east porch entrance out to Douglas Road. The arcaded porch is detailed with twisted columns, tile porch floor, and a barrel tile shed roof above, with exposed articulated rafters. Attached on the northeast corner of the house above this porch is a small wraparound corner porch which is supported on the east side by the first-floor porch roof below and on the north side by projecting scroll sawn brackets. This second-floor porch (one bay by one bay) is detailed with turned and incised wooden columns and balusters which, at one time, were painted in various colors.

The north (front) façade of the house features a simple entrance which is defined by a small barrel tile projecting gable roof supported on large scroll sawn brackets. The gable end is detailed with turned and incised wooden upright members which, at one time, featured a polychromatic color scheme similar to the wooden detailing of the second-floor porch.

A stuccoed chimney with barrel tile chimney cap is located on the west side of the two-story portion of the house.

At the Historic Preservation Board meeting of June 15, 2022, the Board approved, with conditions, a request for a Certificate of Use application for a Bed and Breakfast at the property.

STAFF OBSERVATIONS

The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan prepared by Martinez Alvarez Architecture. The report evaluates the general condition of the building and site, identifies those areas that require immediate repairs, proposes corrective actions, proposes a maintenance schedule, and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the main building has had few substantive changes, has had routine maintenance, and remains in very good condition. The rear building appears to have none of the original windows and doors but overall has had few substantive changes, has had routine maintenance, and remains in good condition.

Please note that the Local Historic Designation Report for the property is included as an attachment to the Historic Building Conditions Report and Stabilization & Maintenance Plan for reference.

1,424 square feet of the requested development rights will be transferred to a Receiving Site at 1505 Ponce de Leon Boulevard. The Receiving Site is scheduled for review by the Historic Preservation Board on October 19, 2022 to determine if the proposed new development adversely affects the historic, architectural, or aesthetic character of historically designated properties within five hundred (500) feet of the proposed development.

CALCULATION OF AVAILABLE TDRS


PROPERTY ADDRESS	36 Phoenetia Avenue
LOT SIZE	8,030 SF
PERMISSIBLE FAR	8,030 SF X 2.5 = 20,075 SF
EXISTING FAR OF BUILDING	3,301 SF
TOTAL AIR RIGHTS	20,075 – 3,301 = 16,774 SF
AVAILABLE TDRs	16,774 SF

STAFF RECOMMENDATION

The Historic Preservation Staff recommends the following:

APPROVAL of the Maintenance/Preservation Plan for the property located at **36 Phoenetia Avenue**, legally described as Lot 4 and the west 23 feet of Lot 5, Block 22, Coral Gables Douglas Section, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Respectfully submitted,


Warren Adams
Historic Preservation Officer