



COA (SP) 2020-012
December 16, 2020

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1200 SOUTH GREENWAY DRIVE
A NON-CONTRIBUTING RESOURCE WITHIN
THE "COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT"**

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093

✉ hist@coralgables.com

Proposal: The application requests design approval for additions and alterations to the residence and sitework.

A variance has also been requested from Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code for the minimum front setback.

Architect: Locus Architecture, Inc.

Owner: Melissa & Mathew Brooks

Legal Description: Lots 15 and 16, Block 5, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida

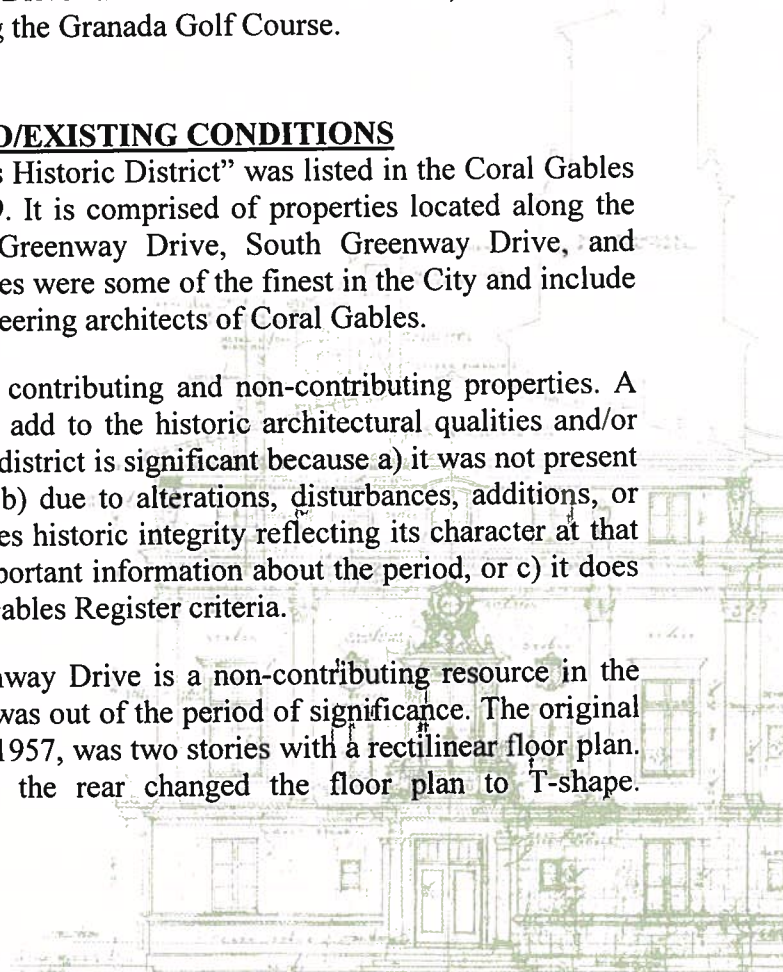
Site Characteristics: The property, located at the southwest corner of South Greenway Drive and Columbus Boulevard, faces north overlooking the Granada Golf Course.

BACKGROUND/EXISTING CONDITIONS

The "Country Club of Coral Gables Historic District" was listed in the Coral Gables Register of Historic Places in 1989. It is comprised of properties located along the Granada Golf Course on 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 renown pioneering architects of Coral Gables.

A historic district is comprised of contributing and non-contributing properties. A non-contributing building does not add to the historic architectural qualities and/or historic associations, for which the district is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the Coral Gables Register criteria.

The property at 1200 South Greenway Drive is a non-contributing resource in the district as the date of construction was out of the period of significance. The original home, designed by Tyrus Tripp in 1957, was two stories with a rectilinear floor plan. In 1994 a two-story addition to the rear changed the floor plan to T-shape.



PROPOSAL

The application requests design approval for additions and alterations to the residence and sitework. The application includes the demolition of the extant one-story attached garage to be replaced with a two-story addition at the northwest corner of the residence. Two additions are proposed to the west and south side of the extant one-story family room at the rear (south) of the residence that was added in 1994. Interior and exterior alterations and sitework are also proposed.

A variance has been requested from Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code for the minimum front setback.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
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 applicant is requesting design approval for several additions to the existing residence. The proposal includes the demolition of the extant one-story attached two-car garage at the northwest corner of the residence. It is to be replaced by a new two-story addition comprising of an attached two-car garage with two bedroom suites and laundry room above. A new Florida room is proposed to the west of the existing one-story family room to the south of the existing residence. An existing trellis in that location will be removed. To the south of the existing family room, a small cabana bath addition, accessible only from the exterior, is also proposed.

Additional exterior work includes new impact-resistant windows and doors, resizing of some of the existing door and window openings, new decorative shutters, new balcony railings, a new

outdoor shower, remodeled front porch area, and a new BBQ area bumped out from under the existing loggia. The scope also includes interior remodeling.

Site improvements include a paver driveway and motor court, new walkways, a 4'-0" high site fence with concrete piers matching the existing site wall, landscaping, and undergrounding of utilities.

VARIANCES

A variance has also been requested from Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code for the minimum front setback.

The following variance is requested in conjunction with this proposal:

Grant a variance to allow the proposed addition to have a front setback of approximately thirty feet eleven inches (30'-11") vs. The minimum front setback facing upon South Greenway in Blocks 5 and 12 shall be Thirty-five (35) feet as required by Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code.

The Coral Gables Zoning Code stipulates that all properties facing onto North and South Greenway Drive maintain a 35'-0" front setback. There is nothing unusual about this lot that would prevent the setback from being maintained.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on September 17, 2020 with no comments.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence and sitework. The proposed alterations to the property are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic district is unimpaired.

A variance from the Coral Gables Zoning Code has been requested. The Historical Resources staff finds that not all of the following criteria, necessary for authorization of the variance apply:

Criteria	Yes/No
1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	No
2) That the special conditions and circumstances do not result from the actions of the applicant.	No
3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	No

4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	No
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	No
6) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes*
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	Yes*

*The potential granting of the variance does not affect the historic district as-a-whole only the immediate neighbor to the northeast.

Staff does not support the granting of the requested variance. Although a nice feature of the elevation, the criteria above are not met. The variance is not due to any peculiarity of the property but as the result of the proposed design.

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. Material of the paver driveway/motor court and walkways was not indicated. Materials must be presented to Staff prior to installation.
4. Staff requests clarification on the color of the existing and proposed roof tile.
5. Staff requests clarification on the color of the proposed windows and doors, walls, shutters, trim, etc.
6. Proposed shutters are to be wood and operable.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for additions and alterations to the residence and sitework, with the exception of the balcony encroaching on the front setback, on the property located at **1200 South Greenway Drive**, a non-contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 15 and 16, Block 5, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

AND

A motion to **DENY** a variance to allow the proposed addition to have a front setback of approximately thirty feet eleven inches (30'-11") vs. The minimum front setback facing upon

South Greenway in Blocks 5 and 12 shall be Thirty-five (35) feet as required by Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code.

Respectfully submitted,



Kara N. Kautz
Interim Historic Preservation Officer