



COA (SP) 2021-006

June 16, 2021

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2806 GRANADA BOULEVARD
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

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

A variance has also been requested from Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code for the minimum rear setback.

Architect: Callum Gibb

Owner: Mario & Tiffany Iraheta

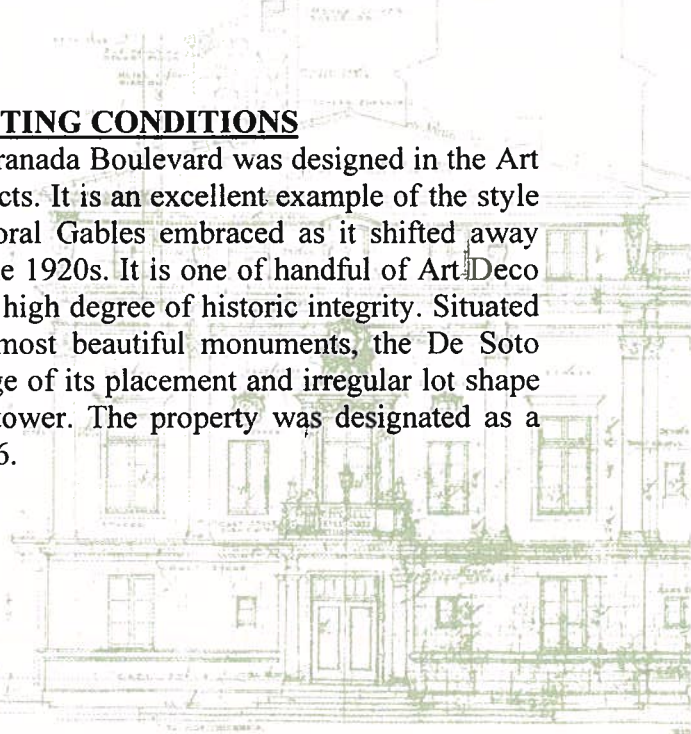
Folio Number: 03-4118-003-2190

Legal Description: Lot 2, Block 19, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida

Site Characteristics: The property is located on an irregularly-shaped single lot (11,500 SF) on the southwest "corner" of the De Soto Fountain roundabout at the intersection of Granada Boulevard, De Soto Boulevard, and Sevilla Avenue. The primary elevation faces east onto Granada Boulevard.

BACKGROUND/EXISTING CONDITIONS

Permitted in 1936, the residence at 2806 Granada Boulevard was designed in the Art Deco style by Kinports and Blohm, architects. It is an excellent example of the style and represents the type of architecture Coral Gables embraced as it shifted away from the Mediterranean Revival style of the 1920s. It is one of handful of Art Deco style residences in the City and it retains a high degree of historic integrity. Situated on the roundabout of one of the City's most beautiful monuments, the De Soto Fountain, this residence takes full advantage of its placement and irregular lot shape with its dramatic and dominant entrance tower. The property was designated as a Local Historic Landmark in December 2016.



PROPOSAL

The application requests design approval for additions and alterations to the residence and sitework. Three additions are proposed: a second-floor master bathroom replacing an existing covered terrace, a first-floor connector piece that sits in the "V" of the two wings of the residence, and a two-story addition and new one-story garage at the west end of the De Soto Boulevard wing. To accommodate the new garage and two-story addition, the existing garage will be demolished. The most significant alteration to the residence consists of enclosing the first-floor covered terrace.

A variance has been requested from Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code for the minimum rear setback.

COA (SP) 2017-008 was approved by the Historic Preservation Board in June 2017 for additions and alterations to the residence that included the first two additions listed above and the enclosure of the first-floor terrace. The COA expired in 2019 without the work being performed.

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 and alterations to the existing residence. The work proposed in the application consists of:

- demolition of the existing one-story garage
- three additions to the residence:
 - a second-floor master bathroom addition at an existing covered terrace at the south end of the Granada Boulevard wing

- a one-story first-floor connector piece that sits in the “V” of the two wings at the rear of the residence
- a two-story addition and new one-story garage at the west end of the De Soto Boulevard wing
- enclosure of a first-floor open-air terrace
- interior alterations
- new paver driveway and rolling gate
- a new pool and pavers

North (facing De Soto Boulevard) Elevation- Sheet A.3.1

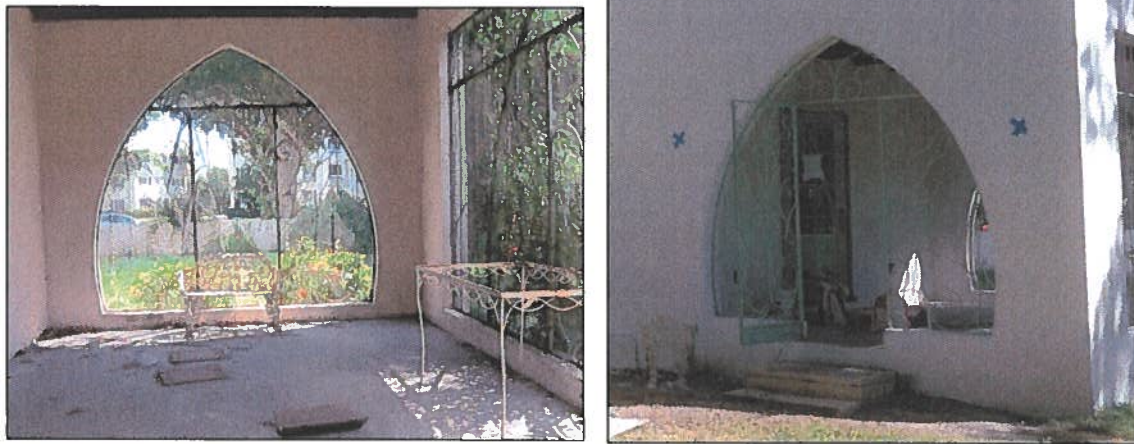
The proposal includes the demolition of the extant one-story attached two-car garage at the west end of the residence. It is to be replaced by a new one- and two-story addition consisting of an attached one-story two-car garage that is slightly expanded from the existing with a two-story portion further to the west. The two-story portion consists of a bedroom and full bathroom on each floor connected with an internal staircase. The proposed garage is taller than the existing and will tie into the roof ridge of the existing one-story family room. A single garage door framed with a stucco surround provides vehicular access to the garage. Further to the west, the two-story addition is slightly lower than the massing of the existing two-story residence. On the first floor, a single French door is flanked by single casement windows of the same proportion as those found on the existing residence. Centered above is a bay window with triple casement windows and stucco brackets below.

Please note that the windows on the existing residence do not currently have sills. The proposed north elevation includes windowsills on both the existing residence and the addition. (Other elevations show the same.) It is not clear if sills are being proposed for the existing windows or if this was a drafting error.

East (facing Granada Boulevard) Elevation- Sheet A.3.2

At the south end of the existing residence are two open terraces. On the second floor, the terrace is currently covered with a non-original metal canopy, which will be removed to accommodate the addition. The existing enclosing wall with decorative brick and pre-cast concrete inserts will remain with the new wall sitting atop. The new wall area will be offset approximately 3” from the existing corners of the residence so that one can distinguish the outline of the existing building. A new rounded sill/cap is also proposed to further outline the existing low wall. The new roofline at the addition is slightly lowered and the roof will be clad in flat tile to match the existing. A single arched window is centered within the addition.

Directly below, a covered open-air terrace is currently open on three sides (east, south, and west) with decorative metal work in an Art Deco floral motif. The east and west elevations feature pointed arches while on the south elevation the opening is squared. On the west side, a single metalwork door leads to the rear yard (see Figures 1). The detail provided on Sheet A.4.1 indicates that the metal work will be removed and then reinstalled once the new fixed window system installed.



Figures 1: First Floor Covered Terrace - 2011 (left), 2016 (right).

South Elevation - Sheet A.3.3

At the east wing (facing Granada Boulevard) of the house, the south elevation of the second-floor terrace addition and first-floor enclosure are visible. At the second floor, a single octagonal window is centered above the decoration found within the wall below. The window mimics the octagonal windows found in the existing tower except it will have a raised stucco surround in lieu of the brick at the existing windows.

At the west end of the south elevation (of the wing facing De Soto Boulevard), the rear of the proposed new garage and two-story addition is visible. The two-story addition features a pair of French doors flanked by small casement windows on the first floor and a pair of casements flanked by small casements directly above. A decorative stucco moulding surrounds the door. To the east is the rear of the new garage. In order to accommodate the required depth of the garage and maintain the existing roof ridge, the roof is being truncated at the rear. (See section on Sheet A.3.4) This solution creates a roof terrace to the rear that links the two-story addition with an existing small, enclosed terrace on the existing house. A new decorative metal railing that takes its cues from the existing precast panels is proposed to be set within the south wall of the new terrace.

The third proposed addition consists of a small wedge placed within the “V” of the two wings of the residence. One-story in height, it provides a connection between the living room in the south wing and the dining room in the west wing. A pair of French doors in the dining room and a window in the living room will be removed to accommodate the addition (see Figure 2). In plan, the addition is reminiscent of the octagon-shaped entry tower. A pair of French doors without muntins lead out to the rear yard. This addition is topped with a pitched roof and moulded stucco cornice. A series of cascading steps (concrete with a stone finish) lead to the rear yard. Not noted on the submitted drawings is an existing sloped feature at the chimney. From the photograph in Figure 2, it appears that the stucco cornice will intersect at the chimney at this point. Staff would like clarification about how this feature will be addressed.

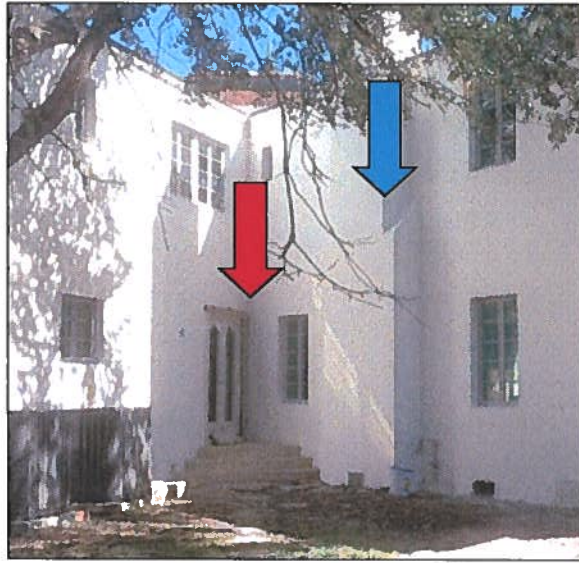


Figure 2: Rear Elevation, 2016.

**Red arrow indicates location of addition and window/door to be removed;
Blue arrow indicates chimney detail to remain.**

West Elevation - Sheet A.3.4

At the west elevation, the existing wing facing De Soto Boulevard will be obscured by the two-story addition. Just to the south, a portion of the one-story wedge addition is visible as well. At the south end of the wing facing Granada Boulevard, the rear (west) elevation of the addition and enclosure of the terraces mirrors the front (east) elevation described above. The only difference is that the terrace on the first floor has a metalwork door leading to the rear yard.

Site improvements include a new paver driveway, new rolling gate at the driveway, new swimming pool and pool deck/pavers, walkways, and new fence with gate at the northeast corner of the residence (at the enclosed terrace).

VARIANCES

A variance has also been requested from Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code for the minimum rear setback.

The following variance is requested in conjunction with this proposal:

Grant a variance to allow a portion of the proposed addition to have a rear setback of approximately seven feet eight inches (7'-8") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Rear setback: ten (10) feet as required by Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code.

The Coral Gables Zoning Code stipulates that all properties are to maintain a 10'-0" rear setback. The southwest (rear) corner of the west addition is 10'0" from the property line. The "rear" of the property is interpreted by Zoning to be the west property line of the lot and is not parallel to

the residence. Because of this geometry, the northwest (front) corner of the addition encroaches approximately 2'-4" into the rear setback.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on February 11, 2021 with the following comments: consider replacing the single garage door for two doors and study the style of the rolling gate.

STAFF CONCLUSION

The application presented requests design approval for additions 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.

The two-story addition is separated from the existing residence and clearly reads as a new element. Its features take cues from the existing residence. The second-floor addition is simple and allows the original terrace to be "read" by stepping it back slightly. The east and west arched window is not appropriate to the architecture of the home. Staff recommends that those windows be restudied and suggests simple casement windows. Staff also recommends that the muntins of the new octagonal window be removed to further differentiate it from those on the residence.

The first-floor terrace enclosure below retains the original openings and metal work. Staff is not clear how the metalwork door on the west façade is to be retained with the glass system proposed and requests details for review prior to submittal for a building permit. The rear addition is not visible from either of the street facades and opens up a rather awkward, pinched space where the two wings join the tower.

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

1. Clarify if sills are being proposed for the existing windows or if this was a drafting error.
2. Window/door muntins are to be high-profile / dimensional.
3. Window/door glass to be clear.
4. Material of the paver driveway and pool deck/pavers was not indicated. Materials must be presented to Staff prior to installation.
5. East and west facing windows on the second-floor addition are to be restudied.
6. Remove the muntins from the new octagonal window at the south elevation.
7. Provide clarification about how the chimney feature will be addressed or affected by the first-floor addition.
8. The French doors at the new rear addition are to receive muntins to match those shown at the two-story addition.
9. Stucco texture of the new additions should be differentiated from the existing residence.
10. The framing for the window system behind the metal work should line up exactly with the metal work frame.
11. Prior to submitting for a building permit, details for metal work door on the west façade are to be reviewed by Staff.
12. Provide details/elevation of proposed gate at NE corner of residence (at enclosed terrace).

13. As noted in the 2017 COA report, the sculpture located in the southeast corner of the front yard is to be relocated as its location is not allowed according to the Zoning Code.

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.	Yes
2) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
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.	Yes
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.	Yes
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
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

Staff supports the granting of the requested variance due to the geometry of the lot and the unusual plan layout of the existing residence.


Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for additions to the residence and sitework on the property located at **2806 Granada Boulevard**, a Local Historic Landmark, legally described as Lot 2, Block 19, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 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 **APPROVE** 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,



Warren Adams

Historic Preservation Officer