



The City of Coral Gables

Historical Resources Department

November 19, 2013

Marsha Botkin
Executive Director, Temple Judea
5500 Granada Boulevard
Coral Gables, FL 33146

Re: Certificate of Appropriateness

Dear Ms. Botkin:

On November 14, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 5500 Granada Boulevard, a Local Historic Landmark, legally described as All of Block 135 including alley, Revised Plat of Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, Page 29 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the property.

The Historic Preservation Board found that the overall design of the proposed addition does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation.

A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

A handwritten signature in blue ink that reads "Kara Kautz".

Kara Kautz
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-017
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134
Trigram GC, 6358 Manor Lane, Miami, FL 33143
Rodriguez and Quiroga, 2110 Ponce de Leon Boulevard, Coral Gables, FL 33134

CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: Temple Judea, 5500 Granada Boulevard

LEGAL DESCRIPTION: All of Block 135 including alley, Revised Plat of Coral
Gables Riviera Section Part Nine, PB 28-29

CASE FILE NUMBER: COA (SP) 2013-017

CERTIFICATE TYPE: STANDARD SPECIAL

DECISION BY: STAFF
 HISTORIC PRESERVATION BOARD

ACTION DATE: November 14, 2013

ACTION: APPROVE DENY
 APPROVE W/CONDITIONS

Conditions: _____

EXPIRATION DATE: November 14, 2015

<u>Kara Kautz</u> PRINT NAME	<u>Asst. Historic Preservation Officer</u> TITLE
<u></u> SIGNATURE	<u>November 19, 2013</u> DATE



Historical Resources Department

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
TEMPLE JUDEA/5500 GRANADA BOULEVARD
A LOCAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for the construction of a two-story addition, window replacement, partial site wall, and interior renovations.

Architect: Rodriguez and Quiroga

Owner: Temple Judea

Folio Number: 03-4129-026-0901

Legal Description: Block 135, Coral Gables Riviera Section, including alley shown therein, according to the Plat thereof, recorded in Plat Book 28, Page 29, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located at the southwest corner of the intersection of Granada Boulevard and University Concourse. The primary elevation faces onto University Concourse.

BACKGROUND/EXISTING CONDITIONS

In September of 2013, Temple Judea was designated a Local Historic Landmark by the City of Coral Gables. Temple Judea has historically been the only Reform Jewish congregation in the City. It was the first Jewish congregation to construct a temple within Coral Gables (the original building at 320 Palermo Avenue), and the campus constructed in 1965 at 5500 Granada Boulevard currently serves as the City's only temple. Temple Judea embodies the distinguishing characteristics of the Miami Modern (MiMo) style, and was designed by prominent architect Morris Lapidus. It meets the standard of "exceptional importance" for properties achieving significance within the past fifty years, as a rare excellent example of the MiMo style and the work of Morris Lapidus within Coral Gables. The property has maintained its historic integrity and continues to contribute to the historic architectural fabric of the City.

Since its construction, Temple Judea has undergone a series of minor additions, schematically shown in Figure 1.

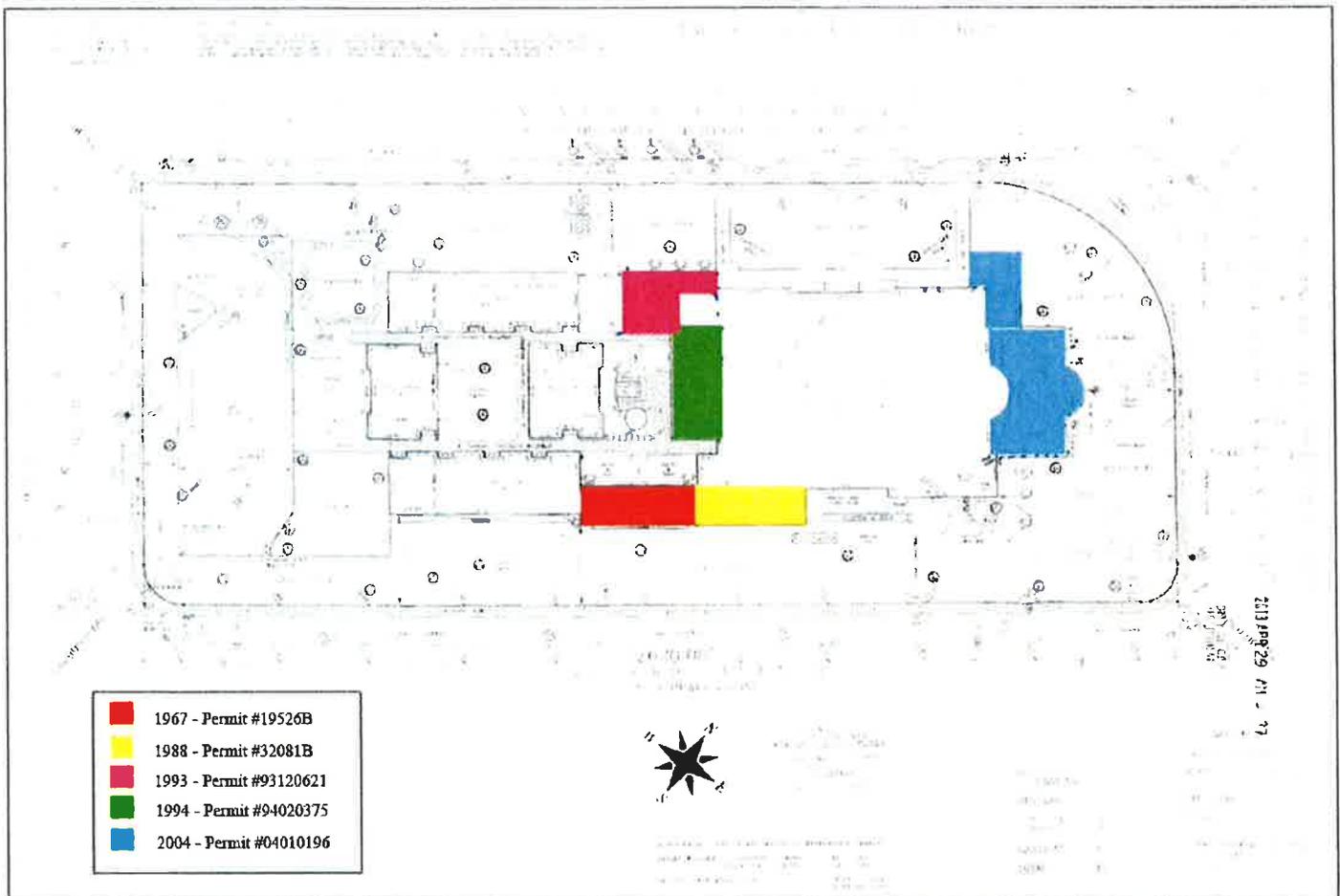


Figure 1: Schematic Depiction of Additions to Temple Judea on Current Site Plan

The first addition was permitted in 1967 (permit#19526B), designed by Morris Lapidus and Associates, and constructed by Miller and Solomon. It was a small, one-story, library addition at the south (Aguero Avenue) side of the building between the existing temple and school buildings. The next addition occurred in 1988 (permit #32081B) and was designed by Joe Greenberg. It was a small, one-story, store room addition at the south of the building, east of the library addition. From 1993 to 1994 two other additions occurred. The first (permit #93120621) was designed by Joe Greenberg. It was a small, one-story, music room/meeting room addition to the north, just west of the main entrance to the temple. The next addition was designed by Gerald F. DeMarco (permit #94020375). It was also a small, one-story addition which served as a social hall and pre-function room. Each of these additions incorporated design elements present in Morris Lapidus' original design, and was complementary to the original design of Temple Judea.

In 2004, multiple other small additions were constructed, and interior renovation and restoration work was undertaken. A walled courtyard meditation garden was added at the east end of the building, one-story rabbi's offices were added at the east end of the north elevation, and windows were added along the building's main (north) elevation. Access ramps were also added at the main (north) entrance to the temple. These alterations and additions were designed by Jorge Hernandez (permit #04010196), and are compatible with Temple Judea's original design.

Temple Judea was designated as a Local Historic Landmark following these alterations and additions, and the Historic Preservation Board determined that they do not detract from the historic significance of the property, or significantly diminish its historic integrity.

PROPOSAL

The applicant is requesting design approval for the construction of a two-story addition at the west end of the building, window replacement, partial site wall construction, and interior renovations. The intention of the addition is to increase the number of classrooms. Currently, classrooms are shared by preschool classes, youth groups, and adult groups. The addition will create independent classrooms for each segment of the congregation, and is not intended to increase the preschool's enrollment. The existing classrooms will be remodeled to meet current code requirements.

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 property currently consists of the MiMo building which has undergone multiple small additions, as previously described. The existing building has multiple different roof heights. Other than the construction of a fence/wall on the south side, no work is proposed to the eastern portion of the building which currently serves as the temple. The proposed work within the existing school portion of the building, consists primarily of interior reconfiguration and window replacement. The replacement of the northern gates/breezeway connecting the temple and school buildings is also proposed. The existing building is approximately 30,978 square feet, and the proposed addition totals approximately 9,000 square feet.

No alterations will occur to the north (main) elevation of the temple portion of the building (the east end of the north elevation). Alterations to the north (main) elevation of the school portion of the building include window replacement, and the construction of a new gate between the school and temple buildings. The proposed window replacement will retain the existing, historic configuration, and will not alter the building's appearance. The new gate will result in the removal of the northern portion of the historic arched breezeway (Figures 2 and 3). Previous additions and the installation of gates at this location have retained the arched openings, one of

the character defining features of Morris Lapidus' original design (Figure 4). The loss of the north elevation of this breezeway would result in a significant loss of the buildings' historic fabric.



Figure 2: Archways and Gates at Breezeway Connection between Temple and School Buildings, North Elevation



Figure 3: Interior View within North Breezeway between Temple and School Buildings, Facing West



Figure 4: South Elevation of North Breezeway Connecting Temple and School (Showing 1993 Addition to the North of the Breezeway which Retained the Arched Openings)

The proposed addition will be located at the west end of the north (main) elevation. The proposed connection of the addition to the school building is a metal gate on the north elevation. The proposed stair tower will be visible behind the gate, and a two-story wall detailed with stucco banding forms the north elevation of the proposed addition.

The west elevation will consist of the new two-story addition. It will function as the main entrance to the school building. The existing western elevation of the building is not one of its prominent elevations. It is primarily obscured from view from the street by the wall and playground equipment. Roughly two-thirds of the existing western elevation will still remain intact, as the addition is connected to the historic building solely through central stair towers, with gates and walls at the north and south ends enclosing the breezeways. Eyebrows running the length of the first and second floors, and a central concrete covered entry canopy are the prominent features of the proposed elevation. While no reflected ceiling plan was included within this application, at the Board of Architects presentation the architect confirmed that the underside of the eyebrow will be smooth, differentiating it from the exposed beam ceiling detail within the roof overhangs in the original building (Figures 5 and 6).



Figure 5: Typical Exposed Beam Ceiling Detail within Walkways Surrounding School Courtyard



Figure 6: Typical Windows, West Portion, South Elevation, Showing Exposed Structure on the Roof Overhang

No alterations will occur to the south (rear) elevation of the temple portion of the building (the east end of the south elevation). Alterations to the south (rear) elevation of the school portion of the building consist of window replacement. The proposed window replacement will retain the existing, historic window configuration, and will not alter the building's historic physical appearance. The proposed addition will be located at the west end of the south (rear) elevation. The proposed connection of the addition to the school building is a metal gate on the south elevation. The proposed stair tower will be visible behind the gate, and a two-story wall detailed with stucco banding forms the south elevation of the proposed addition. A new site wall is proposed along the majority of the southern portion of the property. However, no elevations or detail views of the wall were provided with the application.

No alterations will occur to the east elevation of the building.

VARIANCES

No variances have been requested with this application. However, a preliminary zoning review noted that the parking lot aisle width needs to be adjusted to a minimum of 22 feet. Current plans show the aisle at 20.416 feet. The applicant must show compliance with this zoning requirement.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on October 3, 2013.

STAFF CONCLUSION

The application presented requests design approval for the construction of a two-story addition, window replacement, a partial site wall, and interior renovations. The windows proposed for replacement match the existing/historic configuration, and will not alter the historic physical appearance of the building. No elevations or details showing the wall were included within this application, and staff requests that the wall be reviewed under a separate Standard Certificate of Appropriateness, which can be approved administratively. The interior of the building is not designated, and the interior renovations will not diminish the historic integrity of the building.

The existing archways on the north elevation at the breezeway, connecting the temple and school buildings, are characteristic of Morris Lapidus' design. They are low, Modern arches with portions clad in mosaic tile. When previous alterations (the installation of gates and an addition) have occurred in this area, the arched openings have been retained preserving Lapidus' original design feature. These arched openings should be retained as part of the proposed improvements. The retention of the arched openings with their inset gates will also serve to further differentiate the new from the old, rather than the proposed alternative of installing a new gate at the location which matches those proposed in the western addition.

The two-story addition is at the west side of the building, and does not significantly alter its main (north) elevation. It is removed from the historic building, and connected by small stair towers, minimizing its impact on the historic building. Its design at the end of the building, with minimal connections, allows that it could theoretically be removed in the future without impairing the form and integrity of the historic structure.

The proposed addition takes its architectural cues from the existing building, but its two-story massing, physical separation, and the design of the new elements differentiate the new from the old. While the stucco banding on the north and south elevations of the addition mimics that on the historic building, its two-story scale differentiates this from the historic portion of the building. The only other area where the stucco banding is continued over one-story in height is in the 2004 addition at the northeast corner. It does not occur on the historic portion of the building. The eyebrows on the western elevation will also further differentiate the new and old as they will have a smooth underside, as opposed to the exposed t-beam structure visible on much of the historic portion of the building's roof overhangs.

Overall, the proposed two-story addition to the building does not detract from the overall historic integrity of the property. However, the applicant needs to resolve the issue of inadequate parking aisle width.

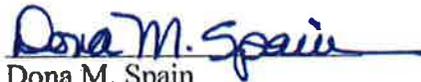
Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the two-story addition, window replacement, and interior renovations to Temple Judea at 5500 Granada Boulevard, a local historic landmark, legally described as Block 135, Coral Gables Riviera Section, including alley shown therein, according to the Plat thereof, recorded in Plat Book 28, Page 29, of the Public Records of Miami-Dade County, Florida, conditional on the retention of the existing archways on the north

elevation at the breezeway connecting the temple and school buildings, and the provision of the zoning code required minimum 22 foot parking aisle width, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Following its review by the Historic Preservation Board, the proposal will undergo conditional use site plan review for a proposed project on Special Use (S) zoned property by the Planning and Zoning Board and then the City Commission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Dona M. Spain". The signature is written in a cursive style with a horizontal line extending to the right.

Dona M. Spain
Historic Preservation Officer

Report written by Emily Sheckels Ahouse