



City of Coral Gables
CITY COMMISSION MEETING
November 18, 2008

ITEM TITLE:

Case File LHD 2007-04

F. W. Zeke Guilford, applicant, has filed an appeal to the Coral Gables City Commission from a decision of the Historic Preservation Board at its regular meeting of May 22, 2008.

SUMMARY OF APPEAL:

The Historic Preservation Board at its regular hearing on May 22, 2008 made a motion to approve the historic designation of the property at 111 Salamanca Avenue, legally described as Lots 10 and 11, and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, PB 8-26. (*Passed unanimously 8-0*). The applicant is appealing the decision of the Historic Preservation Board to bifurcate the historic designation from the undue economic hardship determination.

BACKGROUND:

On February 24, 2005 the Historical Resources Department issued a letter advising Maria Fernandez that the property at 111 Salamanca Avenue meets the minimum eligibility criteria for designation as a local historic landmark. The small apartment building, built in 1924 as City permit number 826, was designed by H. George Fink and has undergone very minimal alterations over the years.

On March 15, 2007, a request for further determination of Historic Significance was heard by the Historic Preservation Board. At this meeting, the Board upheld Staff's determination that there was significance to the property and directed Historical Resources Department Staff to prepare a designation report.

On September 20, 2007, the local historic designation of the property was presented to the Historic Preservation Board for consideration. At this meeting, Mr. Guilford, representing the owner, recognized that the property met the criteria for historic designation, but that the designation would pose an undue economic hardship on the owner. After much discussion, the Board moved to defer the application so that Mr. Guilford could provide additional information to support his claim of undue economic hardship.

On May 22, 2008 Staff again presented the designation report for the property to the Historic Preservation Board with the recommendation that the designation be approved based on its architectural significance. The Historic Preservation Board made a motion to designate the Property as a Local Historic Landmark. At this meeting, the issue of undue economic hardship was raised and the Board made another motion to not to hear the issue of economic hardship until such time as the request is before them for a Certificate of Appropriateness.

The Coral Gables Zoning Code does not specify the time at which economic hardship considerations can be raised. Nor does it specify what items of evidence need to be brought forth for the Board to consider the claim. In this case, the Historic Preservation Board determined that the act of only designating the property as a local historic landmark would not result in an economic hardship. Therefore, the Board designated the property as a local historic landmark. The Historic Preservation Board then decided that the economic hardship issue would only become a factor at the time that a request for a Certificate of Appropriateness was presented to the Board and made a motion to not consider the economic hardship claim until that time.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
03/15/2007	Historic Preservation Board	Upheld Historic Significance Determination made by Staff. Directed Staff to prepare Historic Designation Report.
09/20/2007	Historic Preservation Board	Deferred the item to allow the applicant to provide additional information.
05/22/2008	Historic Preservation Board	Made a motion to designate the property as a local historic landmark.

PUBLIC NOTIFICATION(S):

Date	
05/12/2008	Notice of Public Hearing mailed to 1,000 foot radius of property.
11/07/2008	Daily Business Review

APPROVED BY:

Department Director	City Attorney (If applicable)	City Manager
Kara Kautz Historic Preservation Officer	N/A	Maria Alberro-Jimenez Interim City Manager

ATTACHMENT(S):

1. Verbatim Transcript of May 22, 2008 minutes of Historic Preservation Board Meeting
2. May 22, 2008 Minutes of Historic Preservation Board Meeting
3. HPB May 22, 2008 Power Point Presentation
4. Historic Designation Report for 111 Salamanca Avenue
5. March 15, 2007 Minutes of Historic Preservation Board Meeting
6. September 20, 2007 Minutes of Historic Preservation Board Meeting