



**City of Coral Gables
CITY COMMISSION MEETING
February 19, 2013**

ITEM TITLE:

Historic Preservation Board meeting of January 17, 2013.

SUMMARY OF MEETING:

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2012-09 and COA (SP) 2012-20: Consideration of the local historic designation of and an accelerated Certificate of Appropriateness for the property at 6312 Riviera Drive, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the restoration of and alterations to the residence.

A motion was made and seconded to approve the local historic designation of the property at 6312 Riviera Drive. (Ayes: 7, Nays: 0)

A motion was made and seconded to approve the accelerated Certificate of Appropriateness for the property located at 6312 Riviera Drive. (Ayes: 7, Nays: 0)

ARCHITECTURAL REVIEW – 1044 CORAL WAY: The City Commission had de-designated the property at 1044 Coral Way with conditions, one of which was that the application be reviewed by the Board and for its recommendations to the Commission. The Board of Architects recommended approval of the application with conditions and comments. The Board was advised by the City Attorney to review the application and make recommendations regarding design.

A motion was made (summarized by Ms. Tackett) and seconded to recommend approval of the plans as submitted, and to adopt the comments of the Board of Architects with the following recommendations for additional revisions: 1) that windows on the front elevation contain muntin grids consistent with historical documentation of the time period; 2) that the sizes and proportions of the windows on the south, east and rear elevations more closely match the size and proportions of the windows on the front elevation and also contain muntin grids; that the roof material be a true clay barrel tile; and to incorporate a textured stucco throughout the exterior of the house.

A motion was made to amend the original motion, to separate roofing material from the original motion. It was agreed to amend the motion provided the use of true clay barrel tile roofing material was voted on separately. (Ayes: 7, Nays: 0)

A motion was made and seconded to recommend that the applicant use true clay barrel tile as the roofing material. (Ayes: 5, Nays: 2)

Review of text and design for historic marker:

A motion was made and seconded to recommend text for the marker to be located at 1044 Coral Way as stated by Ms. Spain as follows: *On this site prior to 1924, one of the first residences on Coral Way was constructed. The one and a half story vernacular building was similar in design to Coral Gables Merrick*

House located at 907 Coral Way. The design was based on the Bungalow typology with a long porch that wrapped around the building on the front and sides. The home was built for Worth St. Clair and his wife, Emma Merrick, sister to Reverend Solomon G. Merrick, the father of City Founder George Merrick. It remained in the Merrick family until 1956. The property was designated a Local Historic Landmark on April 15, 2004. In May of 2006 the home collapsed. As a result the City of Coral Gables Historic Preservation Ordinance was strengthened. (Ayes: 7, Nays: 0)

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2012-07: Consideration of the local historic designation of the property at 745 Minorca Avenue, legally described as Lots 26, 27 and the east ½ of Lot 28, Block 25, Coral Gables Section “B”, according to the Plat thereof, as recorded in Plat book 5, Page 111 of the Public Records of Miami-Dade County, Florida.

A motion was made and seconded to hear the evidence to be presented by the experts present at the meeting, and to make a decision after reviewing the material.

The property owner’s attorney requested continuance of the application, and with the Board Chair advising that the Board would lose quorum shortly, the Board moved to continue to the next month’s meeting.

A motion was made and seconded to continue the application to the next meeting. (Ayes: 5, Nays: 2)

Regarding presentation time parameters for the next meeting, the Board Chair limited the presentation time limit to one hour to present and a half hour to cross examine.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2012-019: An application for the issuance of a Special Certificate of Appropriateness for the property at 439-449 Anastasia Avenue, a local historic landmark, legally described as Lots 22, 23 and 24, Block 35, Coral Gables Biltmore Section, according to the Plat thereof, as Recorded in Plat Book 20, Page 28 of the Public Records of Miami-Dade County, Florida. The applicant requested approval for an addition of a laundry room and fountain to the apartment building.

A motion was made and seconded to approve the application as presented for 439-449 Anastasia Avenue. (Ayes: 6, Nays: 0)

CASE FILE COA (SP) 2012-021: An application for the issuance of a Special Certificate of Appropriateness for the property at 1253 Obispo Avenue, a contributing property within the “Obispo Avenue Historic District,” legally described as Lot 30 and the west one half of Lot 29, Block 2, Coral Gables Section “E”, according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The applicant requested approval for an addition and alterations to the residence.

A motion was made and seconded to approve the application for an addition and alterations to the residence at 1253 Obispo Avenue with windows as presented in the application. (Ayes: 5, Nays: 1)

DISCUSSION ITEMS:

- a. Proactive Designation of Historic Homes**
- b. 745 Minorca Avenue**

ATTACHMENT(S):

1. Minutes of Historic Preservation Board meeting of January 17, 2013