



City of Coral Gables
CITY COMMISSION MEETING
July 26, 2016

ITEM TITLE:

Historic Preservation Board Meeting of May 19, 2016.

SUMMARY OF MEETING:

DEFERRALS: None

STANDARD CERTIFICATES OF APPROPRIATENESS: CASE FILE COA (ST) 2016-068:

An application for the issuance of a Standard Certificate of Appropriateness for the property at 1215 Castile Avenue, legally described as Lot 21, Block 6, 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 requests approval for the demolition of a wall and the removal of shutters. This work was done without a permit.

A motion was made and seconded to approve the demolition of a wall and the removal of shutters for the property at 1215 Castile Avenue, and to issue a Standard Certificate of Appropriateness. (*Ayes: 8, Nays: 1*)

LOCAL HISTORIC DESIGNATIONS:

CASE FILES LHD 2016-03 AND COA (SP) 2016-007:

Consideration of the local historic designation of the property at 1202 Asturia Avenue, legally described as Lots 15 and 16, Block 6, 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. The applicant also requested issuance of an Accelerated Special Certificate of Appropriateness and design approval for an addition and alterations to the residence and sitework. A variance was also requested from Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code for maximum floor area ratio.

A motion was made and seconded to approve local historic designation for the property at 1202 Asturia Avenue. (*Ayes: 9, Nays: 0*)

A motion was made and seconded to approve the Special Certificate of Appropriateness for 1202 Asturia Avenue, with direction regarding nine written staff comments included in the report: Items 1 and 2 regarding height will be stricken; Item 3: the applicant will work with staff to determine an appropriate differentiation between the historic building and the additions; Item 4: the applicant will work with staff to determine how the sills and cornices will differentiate the historic building from the additions; Items 5 through 9: staff comments are accepted by the applicant. In addition, the front elevation balcony space will be reduced in size to mimic the original structure so there will be a bit more solid on the edges and a balcony in the middle; three scuppers will drain the porch area; the west elevation should either have awnings or not have awnings, but the design decision needs to be consistent and worked out with staff; and the applicant should work with staff to consider the large blank space on the rear elevation around the door between the first and second floors. (*Ayes: 9, Nays: 0*)

A motion was made and seconded to approve the variance as requested and as detailed in the staff report. (*Ayes: 9, Nays: 0*)

Announcement regarding Case File COA (SP) 2015-021, 611 North Greenway Drive:

Ms. Spain stated that Board information packets about this property were not submitted by the applicant as required five days in advance of the meeting. Under such circumstances, a provision in the Code permits staff to approve a continuance. Attorney Dennis Campbell, who represents the property owner, concurred with the

decision.

CASE FILE LHD 2016-06:

Consideration of the local historic designation of the property at 315 Romano Avenue, legally described as Lots 15 and 16, Block 1, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

A motion was made and seconded to approve Local Historic Designation for the property at 315 Romano Avenue. (*Ayes: 9, Nays: 0*)

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-009 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1401 Pizarro Street, a Local Historic Landmark, legally described as Lot 2 and N 50 FT of Lot 3, Block 7, Coral Gables Granada Section Revised, according to the Plat thereof as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence.

A motion was made and seconded to defer the application to another meeting with instructions to bring back original and proposed drawings that accurately match the house. (*Ayes: 9, Nays: 0*)

CASE FILE COA (SP) 2016-012 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 6819 Granada Boulevard, a vacant parcel of land (previously designated with 6801 Granada Boulevard) legally described as Lot 2, Block 1, Cartee Homestead II, according to the Plat thereof as recorded in Plat Book 170, at Page 088, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

A motion was made and seconded to defer approval of the application for the construction of a new two-story residence at 6819 Granada Boulevard. (*Ayes: 8, Nays: 0*)

CASE FILE COA (SP) 2016-013:

An application for the issuance of a Special Certificate of Appropriateness for the property at 2614 Alhambra Circle, a vacant parcel within the "Alhambra Circle Historic District," legally described as Lot 4, Block 13, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

A motion was made and seconded to approve the design for the construction of a new two-story residence with the following conditions: to revisit the front walkway to create a connection either from the street or the driveway; and to heed staff recommendations regarding the pool, pool deck and aluminum gates; and to approve issuance of a Special Certificate of Appropriateness for the property at 2614 Alhambra Circle. (*Ayes: 8, Nays: 1*)

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

City-required Board member financial statements: Ms. Spain advised that financial statements had to be completed by Board members and submitted to the City Clerk's office.

ITEMS FROM THE SECRETARY:

Ms. Spain expressed gratitude to Mr. Fullerton and Mr. Silva, who served on the selection committee to determine the contractor for Merrick House.

Survey of single-family homes built between 1935 and 1966: The City has an agreement with the University of Miami to conduct the survey. Staff displayed a map illustrating the numerous homes that qualify within the category.