



**City of Coral Gables
CITY COMMISSION MEETING
December 6, 2016**

ITEM TITLE:

Historic Preservation Board Meeting of October 20, 2016.

SUMMARY OF MEETING:

DEFERRALS: Ms. Spain announced the deferral of Case File LHD 2016-012, 2806 Granada Boulevard.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-014 AND COA (SP) 2016-028: Consideration of the local historic designation of the property at 1224 Granada Boulevard, legally described as Lot 14, Block 4-F, Coral Gables Riviera Section Revised, according to the Plat thereof, as recorded in Plat Book 8, Page 113 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 to the residence. Variances were also requested from Article 4, Section 4-101 (D) (8) and Article 4, Section 4-101 (D) (9) of the Coral Gables Zoning Code for allowable lot coverage and maximum floor area ratio.

A motion was made and seconded to approve local historic designation of the property at 1224 Granada Boulevard based on its historical significance. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to approve granting a variance to allow the residence at 1224 Granada Boulevard to have a maximum ground area coverage for a principal building of approximately 2,395 square feet (37.7% of the lot) vs. 2,222 square feet (35% of the lot) as required by Article 4, Section 4-101 (D) 8 of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to approve granting a variance to allow the residence at 1224 Granada Boulevard to have a maximum floor area ratio of approximately 2,880 square feet vs. 2,872 square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to approve the design proposal for additions and alterations to the existing residence at 1224 Granada Boulevard with the modification recommended by Mr. Silva regarding a score line or other differentiation between the new construction and the historic residence as acceptable to staff; and to approve issuance of a Special Certificate of Appropriateness. (*Ayes: 6, Nays: 0*)

CASE FILE LHD 2016-016 AND COA (SP) 2016-023: Consideration of a revision to the Local Historic Designation Report of the property at 900 El Rado Street, a Local Historic Landmark, legally described as Lots 55 through 57, Tamiami Place Plan 2, according to the Plat thereof as recorded in Plat Book 6, at Page 89, of the Public Records of Miami-Dade County, Florida. The revision is to correct the legal / boundary description of the property. 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 motion was made and seconded to approve a modification to the 1990 Local Historic Designation of 900 El Rado Street to modify the original local historic designation to include Lot 57 along with Lots 55 and 56. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to approve the design as presented for 900 El Rado Street with minor modifications as discussed to the barbecue area front façade, disguising the impact of the double doors on

the addition as discussed, and leaving the height of the ceiling as proposed; and to also approve issuance of a Special Certificate of Appropriateness. (*Ayes: 5, Nays: 1*)

SPECIAL CERTIFICATE OF APPROPRIATENESS: CASE FILE COA (SP) 2016-026: An application for the issuance of a Special Certificate of Appropriateness for the property at 1402 Pizarro Street, a Local Historic Landmark, legally described as Lots 7 & 8, Block 12, 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 additions and alterations to the residence and sitework.

A motion was made and seconded to approve the design for additions and alterations to the residence and sitework for 1402 Pizarro Street, including staff comments as discussed and to study the wall and “man gate” with staff and to make the windows more vertical than square as discussed; and to approve issuance of a Special Certificate of Appropriateness. (*Ayes: 6, Nays: 0*)

DISCUSSION ITEM: Discussion regarding the auxiliary structure at 1264 Coral Way, legally described as Lots 1 and 2, Block 1, Revised Plat of Coral Gables Section “D,” according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.

NEW BUSINESS: Ms. Spain welcomed Ms. Bache-Wiig to the Board and described her background. Board members had previously been received a copy of Ms. Bache-Wiig’s CV.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of October 20, 2016.