



**City of Coral Gables  
CITY COMMISSION MEETING  
December 14, 2010**

**ITEM TITLE:**

Historic Preservation Board meeting of November 18, 2010.

**SUMMARY OF MEETING:**

**CASE FILE LHD 2010-05:**

Consideration of the local historic designation of the buildings currently on the University of Miami Main Campus (5665 Ponce de Leon Boulevard) referred to as "**Pentland Building #34B**," located at **1238 Dickinson Drive**, legally described as all of the "Apartment Building 34B (Pentland)" as now existing, laid out and in use, the same being a portion of Tract 5 of Amended Plat Portion of Main Campus University of Miami, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida and "**La Gorce Building #35**," located at **1228 Dickinson Drive**, legally described as all of the "La Gorce – Building 35" as now existing, laid out and in use, the same being a portion of Tract 1 of Amended Plat Portion of Main Campus University of Miami, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

**A motion was made and seconded to approve local historic designation for the Pentland Building #34B, 1238 Dickinson Drive, and the La Gorce Building #35, 1228 Dickinson Drive. (*Unanimously approved*).**

**CASE FILE COA (SP) 2010-13 CONTINUED:**

An application for the issuance of a Special Certificate of Appropriateness for the property at **700 Alhambra Circle**, a contributing property within the "Alhambra Circle Historic District," legally described as Lots 16, 17, and 18, Block 23, Coral Gables Section "B," as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an addition and alterations to the existing structure.

**A motion was made and seconded to accept the design of the addition with the following conditions: 1) the addition be pushed further back from the front property line a minimum of two (2) feet; 2) the "jog" connection located to the right of the tower entrance be extended to a minimum of four (4) feet – eight (8) inches; 3) the addition may be pushed over to the right by two (2) feet if needed; 4) the windows on the second floor of the addition to match the sizes of those found on the second floor of the existing structure; and 5) that the final version of the design return to the Historic Preservation Board. (*Ayes: 6, Nays: 2*).**

**CASE FILE COA (SP) 2010-20** An application for the issuance of a Special Certificate of Appropriateness for the property at **528 Alcazar Avenue**, a local historic landmark, legally described as Lot 5, Block 12, Coral Gables Section "B," as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the installation of windows. This application is a result of a violation.

**A motion was made and seconded to approve the windows with the following conditions: the front two second floor windows shall be replaced with single-leaf casement windows with applied muntins to match the historic configuration; on the ground floor elevation, apply muntins to the casement windows on either side**

of the clear fixed panes of glass, according to historic documentation; on side and rear elevation single hung windows, with the exception of the enclosed screened porch and the small bathroom windows, apply vertical muntins; the door and windows of the screened porch may remain; muntins shall be applied to the side door according to historical configuration; the installed horizontal slider windows on the garage may remain, but must comply and return to the Board for approval of any future replacements. *(Unanimously approved).*

**CASE FILE COA (SP) 2008-20 Revised** An application for the issuance of a Special Certificate of Appropriateness for the property located at **10XX Cotorro Avenue**, a vacant parcel within the “French City Village Historic District”, legally described as Lot 3, Block 145, Revised Plat of Coral Gables Riviera Section Part Nine as recorded in Plat Book 28, at Page 29, of the Public Records of Miami-Dade County, Florida. The applicant received design approval for in-fill construction within the historic district and for variances from the Coral Gables “Zoning Code” for the front door facing, maximum allowable building height, maximum allowable floor area, and maximum allowable ground area coverage from the Historic Preservation Board on December 18, 2008. The applicant is requesting a revision to the previously-approved variance from the Coral Gables “Zoning Code” to exceed the allowable maximum allowable ground area coverage.

**A motion was made and seconded to approve the variance as requested. *(Unanimously approved).***

**ATTACHMENT(S):**

1. Historic Preservation Board Meeting minutes of November 18, 2010.