



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**November 15, 2016**

**ITEM TITLE:**

Historic Preservation Board Meeting of September 6, 2016.

**SUMMARY OF MEETING:**

DEFERRALS: None

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-07 AND COA (SP) 2016-022:

Consideration of the local historic designation of the property at 1211 Pizarro Street, legally described as Lot 22, Block 4, 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 applicant also requested issuance of an Accelerated Special Certificate of Appropriateness and design approval for an addition and alterations to the residence and sitework. Variances were requested from Article 4, Section 4-101 (D) (4b) for allowable side setbacks, from Article 5, Section 5-1402 (A) 5a for the allowable minimum dimension of a carport, and from Article 5, Section 5-503 (A) 1a to waive the side yard area requirement for a Coral Gables Cottage.

A motion was made and seconded to approve local historic designation of the property at 1211 Pizarro Street. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to approve issuance of a Special Certificate of Appropriateness for the property at 1211 Pizarro Street with staff conditions as stated above and printed in the staff report. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to grant a variance to allow the proposed addition to have a side setback of approximately two feet six inches on the north side vs. inside lots shall have minimum side setbacks, which total twenty percent of the width of the lot, calculated to be five feet on the north side, as required by Section 4-101(D)(4b) of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to grant a variance to allow the single-family residential property to provide a minimum total side setback of approximately seven feet six inches, which totals fifteen percent of the lot width vs. inside lots shall have minimum side setbacks, which total twenty percent of the width of the lot as required by Section 4-101(D)(4b) of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to grant a variance to allow the proposed carport addition to have an interior dimension of nine feet one and a half inches by nineteen feet four inches vs. the minimum dimensions of garages, carports and porte-cochere are twelve feet by twenty-two feet as required by Section 5-1402(A)(5a) of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

A motion was made and seconded to grant a variance to allow the proposed additions to have a side yard on the north of approximately one-hundred forty-eight square feet and a side yard on the south of approximately two-hundred forty-eight square feet vs. additions/alterations to a Coral Gables Cottage may not result in a side yard no less than two-hundred-and-fifty square feet as required by Section 5-503(A)(1a) of the Coral Gables Zoning Code. (*Ayes: 6, Nays: 0*)

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2016-014 Continued:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1136 Alhambra Circle, a contributing resource within the “Alhambra Circle Historic District,” legally described as Lot 3 and the west 35 FT of Lot 4, Block 15, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

A motion was made and seconded to accept the design proposal for the plans for 1136 Alhambra Circle as shown with the following conditions: 1) For the proposed garage: add two feet to the garage width (towards the north) to allow for two 9'-0" garage doors with an 18" wide center column; 2) Eliminate the protruding garbage enclosure. Instead, make it flush with the front (north) façade of the new garage.  
*(Ayes: 5, Nays: 1)*

**CASE FILE COA (SP) 2016-015:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 1404 Obispo Avenue, a contributing resource within the “Obispo Avenue Historic District,” legally described as Lot 8, Block 17, 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 application requested design approval for additions and alterations to the residence and sitework.

A motion was made and seconded to accept the design proposal for the additions to the residence at 1404 Obispo Avenue, and to approve issuance of a Special Certificate of Appropriateness with the following conditions: 1) The arched windows on front façade are to be fixed glass; 2) The new front door should be a solid in-swinging door approved by staff prior to installation; 3) Railings are to be installed that match the original porch railings. Prior approval of a sample railing by staff required; 4) An outline of the window on the west façade shall be retained; 5) The proposed circular driveway is to be eliminated. Resurface the existing driveway and walkway with material approved by staff; 6) High-profile raised muntins required on all windows; 7) Paint color should be by a separate permit; 8) Remove the new stucco and corner beads installed without a permit and apply new stucco to the residence without corner beads after a sample has been approved by staff; 9) Reintroduce two-piece barrel tile coping at parapets.  
*(Ayes: 6, Nays: 0)*

**CASE FILE COA (SP) 2016-017:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 920 Coral Way, a Local Historic Landmark, legally described as Lots 6 to 8 Inclusive, Block 10, Coral Gables Section “A,” according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

A motion was made and seconded to accept the design proposal for the additions and alterations to the residence at 920 Coral Way and to approve issuance of a Special Certificate of Appropriateness, conditioned upon incorporating staff recommendations and working with staff to resolve the following issues: the exact shape of the gable end windows; a pull back of the dormer on the left side of the drawings from the edge of the roof by one additional bay, justifying it to the right to be farther from the west gable end and less intrusive; and to eliminate the front dormer. *(Ayes: 5, Nays: 1)*

**CASE FILE COA (SP) 2016-019:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 1125 Alhambra Circle, a contributing resource within the “Alhambra Circle Historic District,” legally described as Lots 18 & 19 and the east 25 FT of Lot 20, Block 16, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

A motion was made and seconded to approve, with staff conditions as presented, the design proposal for a two-story addition, a swimming pool and pool deck on the property at 1125 Alhambra Circle, and to

approve issuance of a Special Certificate of Appropriateness. (*Ayes: 6, Nays: 0*)

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:**

Commission Chambers Chairs: Ms. Spain pointed out the restored leather chairs in Chambers, commenting that the process had taken years to complete.

**ITEMS FROM THE SECRETARY:**

Landmark Plaques: Ms. Spain advised that the completed plaques for historically-designated properties were in hand and available to owners of qualifying properties at no charge.

National Trust Conference: The Conference will be held November 15th to 18th, 2016 in Houston, Texas.

Zoning Code Text Amendments: Ms. Spain advised that the text amendments, approved by the Planning and Zoning Board, will be presented for approval at the September 13th City Commission meeting.

229 Ridgewood Avenue: The historic designation appeal by the owners of 229 Ridgewood was heard by the City Commission, which upheld the appeal. The property was not historically designated.

**DISCUSSION ITEMS:** Standardization of Application Drawings: Mr. Torre advocated for standardizing application drawings brought to the Board for review. Ms. Spain relayed efforts to resolve the frustrating issue, including a meeting with the BOA and its staff. She explained that the first step in the permit process is the applicant's presentation of drawings to the BOA. If the BOA approves plans, they are next reviewed by Historical Resources staff as they were presented to the BOA, and are often unacceptable for Historic Preservation Board application purposes. Mr. Torre asked staff to coordinate with the BOA to develop an agreement and form for joint standardization. Ms. Spain advised that, as a result of the discussion with BOA, they are advising applicants that existing and proposed drawings need to be shown on the same sheets. Mr. Silva commented that showing existing and proposed drawings side-by-side is not difficult. After discussion, Ms. Spain said staff would work on resolving the issues and a format would be devised. Mr. Torre added that procedures and requirements should be in writing.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of September 6, 2016.