



**City of Coral Gables
CITY COMMISSION MEETING
November 18, 2008**

ITEM TITLE:

Kara Kautz, Historic Preservation Officer, applicant, has filed an appeal to the Coral Gables City Commission from a decision of the Board of Architects at its regular meeting of October 16, 2008, wherein the Board approved application AB 08-07—1473, in connection with the installation of a standing seam copper roof painted white on the residence located at 1045 Castile Avenue, Coral Gables, Florida.

SUMMARY OF APPEAL:

The Board of Architects approved a request for installation of a standing seam copper roof painted white on the residence located at 1045 Castile Avenue. The property is legally described as Lot 22 less east 7 ft. and all Lot 23, Block 8, Coral Gables Section "C", PB 8-26, Miami-Dade County, Florida.

The applicant is appealing the approval of the above mentioned application to allow the installation of a standing seam copper roof painted white on the property at 1045 Castile Avenue. The property falls within the Castile Avenue Historic District.

BACKGROUND:

The Board of Architects reviewed the request of homeowner Luis Revuelta during a regular meeting of the Board on October 16, 2008. The application represented a revision to a previously approved request for a new roof to be a white flat cement tile roof to match the existing roof on the existing property. The Board of Architects, against the recommendation of the City Architect, Carlos Mindreau, approved the installation of the copper roof painted white.

The property is undergoing an extensive renovation that was begun prior to the local historic designation of the "Castile Avenue / Plaza Historic District." The majority of the renovations were subsequently approved as "permitted prior to historic designation" and signed off by the Historical Resources Department. In this case, the change from white, flat cement tile to standing seam copper painted white as a roofing material was deemed by Historical Resources Staff to be a substantial change to the character of both the residence and the historic district.

This neighborhood and historic district is one that has maintained its historic character and integrity over the years. The architecture and integrity of the street was recognized by the Historic Preservation Board as significant to the history of the City of Coral Gables and designated as a local historic district. In order to maintain the historic integrity of the district, City Staff has consistently recommended that standing seam metal roofs not be allowed in either the North Gables area and/or in local historic districts, or areas with a high concentration of historic structures.

In essence, a standing seam copper roof painted white becomes indistinguishable from a white galvanized standing seam metal roof. The copper material loses its natural characteristics and patina. This issue has come before the Commission before; the difference with this case is that it occurs in a historic district. City Staff is of the opinion that this application is inappropriate for the integrity of the historic district and would establish a precedent for the introduction of this type of roofing material in other historic districts or areas that contain a concentration of historically significant structures.

PUBLIC NOTIFICATION(S):

Date	
11/07/2008	Miami Daily Business Review

APPROVED BY:

Department Director	City Architect	City Manager
Walter J. Foeman	Carlos A. Mindreau	Maria Alberro-Jimenez Interim City Manager

ATTACHMENT(S):

1. Notice of Public Hearing
2. Appeal application
3. Drawings from original Permit set with flat cement tile roof to match existing (white).
4. Drawings from revised Permit set with standing seam copper roof to be painted white.
5. Draft resolution