



**City of Coral Gables
CITY COMMISSION MEETING
April 12, 2022.**

ITEM TITLE:

Historic Preservation Board Meeting of February 16, 2022.

SUMMARY OF MEETING:

OPENING STATEMENT

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

CALL TO ORDER:

The meeting was called to order at 4:09 pm by Chair Menendez and attendance was stated for the record. Mr. Durana was not yet present.

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the minutes from the January 19, 2022, Historic Preservation Board Meeting.
The motion passed (Ayes: 8; Nays: 0).

NOTICE REGARDING EX-PARTE COMMUNICATIONS:

Chair Menendez read a statement regarding Notice of Ex-Partee Communications. Board members who had ex-partee communication of contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

DEFERRALS:

The Historic Designation of 122 Menores Avenue.

SWEARING IN OF THE PUBLIC:

Mr. Gus Ceballos administered the oath.

Mr. Durana joined the meeting.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2021-012: Consideration of the local historic designation of the property at 737 Minorca Avenue, legally described as Lots 24 & 25, Block 25, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

A motion was made by Ms. Spain and seconded by Ms. Rolando to approve the local historic designation of the property at 737 Minorca Avenue, legally described as Lots 24 & 25, Block 25, Coral Gables Section “B” based on the **three (3) significance criteria:**

Historical, Cultural significance

4. Exemplifies the historical, cultural, political, economic, or social trends of the community

Architectural significance

1. Portrays the environment in an era of history characterized by one or more distinctive architectural style

2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction as evidenced by staff’s presentation and the staff report (this amendment was added by Mr. Garcia Pons).

The motion passed (Ayes: 9; Nays: 0).

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2022-002: An application for the issuance of a Special Certificate of Appropriateness for the property at **2802 Columbus Boulevard**, a Local Historic Landmark, legally described as Lot 13, Block 8, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of an S-tile roof.

A motion was made by Ms. Rolando and seconded by Mr. Ehrenhaft to deny the design approval for the installation of an “S”-tile roof on the property at 2802 Columbus Boulevard.

The motion passed (Ayes: 9; Nays: 0).

CASE FILE COA (SP) 2022-003: An application for the issuance of a Special Certificate of Appropriateness for the property at 1043 North Greenway Drive, a Non-contributing Resource within the Country Club of Coral Gables Historic District, legally described as Lots 20 and 21, Block 4, 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 requests design approval for an addition and alterations to the residence and sitework.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Maxwell to approve the Special Certificate of Appropriateness with conditions for design approval for an addition and alterations to the residence and sitework on the property at 1043 North Greenway Drive with the following conditions:

1. *Window/door muntins are to be high-profile / dimensional.*

2. *Window/door glass to be clear.*

3. *Staff requests clarification on the proposed paint color.*

4. *The new pool will be handled administratively with a Standard Certificate of Appropriateness at the time of permitting.*

The motion passed (Ayes: 9; Nays: 0).

TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

The proposed development (receiving site) is located at 290 Valencia Avenue (also known as 2601 Salzedo Street), legally described as Lots 1 through 12 and Lots 35 through 46, Block 10, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat book 10, Page 40 of the Public Records of Miami-Dade County, Florida and Lots 1 through 4, inclusive, Block 15, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

The following Local Historic Landmark properties are within five hundred (500) feet of the proposed development located at 100 Miracle Mile:

- 280 Miracle Mile (Miracle Theater), a lengthy legal description is on file with the Historical Resources and Cultural Arts Department.
- 2506 Ponce de Leon Boulevard (H. George Fink Studio), legally described as Lots 22 & 23, Block 7, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Record of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

A motion was made by Mr. Fullerton and seconded by Mr. Rolando to approve Transfer of Development Rights (Receiving Site) that the proposed development does not adversely affect the historic, architectural, or aesthetic character of the historic properties within five hundred (500) feet of the proposed development located at 100 Miracle Mile.

The motion passed (Ayes: 8; Nays: 1).

ITEMS FROM THE SECRETARY: None

DISCUSSION ITEMS:

1. Landmark Advisory Board duties and responsibilities.

OLD BUSINESS:

1. Gondola Building.
2. 1209 Asturia Avenue.
3. 4200 Granada Boulevard.
4. Dates of Landmark Advisory Board.
5. Applications.

NEW BUSINESS: None.

ADJOURNMENT: There being no further business, the meeting adjourned at 6:41 pm.