



City of Coral Gables
CITY COMMISSION MEETING
August 25, 2009

ITEM TITLE:

Historic Preservation Board meeting of July 16, 2009.

SUMMARY OF MEETING:

1. **CASE FILE LHD 2009-04** Consideration of the local historic designation of the First United Methodist Church of South Miami located at **6500 Red Road**, also known as 6565 Red Road (SW 57 Avenue) and 5999 Ponce de Leon Boulevard, generally described as Lots 1 through 8 inclusive and 34 through 40 inclusive, and a portion of the adjacent alley, less a portion of Lot 8, Block 196, Coral Gables Riviera Section Part Fourteen – 2nd Revision, according to the Plat thereof, recorded in Plat Book 28, Page 32, of the Public Records of Miami-Dade County, Florida (lengthy legal description is on file).

A motion was made and seconded to approve the local historic designation of the First United Methodist Church of South Miami as presented. (*Unanimously approved*).

2. **CASE FILE AV 2006-06** An application requesting ad valorem tax relief for the Hotel Place St. Michel located at **162 Alcazar Avenue**, a local historic landmark, legally described as Lots 3 and 4, Block 24, Coral Gables Section “L”, according to the Plat thereof, as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida. The related Certificate of Appropriateness – Case File COA (ST) 2006-38, was granted design approval on June 23, 2006, by the Historical Resources Staff.

A motion was made and seconded to approve the application for ad valorem tax relief for the Hotel Place St. Michel as presented. (*Unanimously approved*).

3. **CASE FILE COA (SP) 2009-11** An application for the issuance of a Special Certificate of Appropriateness for the property at **126 Oak Avenue**, a contributing structure within the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 18, Block 3-A, MacFarlane Homestead, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The applicant requested demolition of the existing structure.

A motion was made and seconded to postpone making a decision on the application until the August Board meeting and, during the interim, learn the status of National Trust grant funding for rehabilitation, and simultaneously have a building evaluation conducted by the City Building Official and City staff for safety and status for practical restoration.

The motion was amended to include that a structural evaluation be performed by a City building official with expertise in unsafe structures to determine if the house is unsafe. (*Unanimously approved*).

4. **CASE FILE COA (SP) 2009-12** An application for the issuance of a Special Certificate of Appropriateness for the property at **813 Obispo Avenue**, a contributing structure within the “Obispo Avenue Historic District,” legally described as Lot 14 and the west one-half of Lot 13, Block 28, Coral Gables Section “B”, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an auxiliary structure on the property. A variance from Section 5-1603 was requested to allow the auxiliary structure to have a flat roof with a parapet.

A motion was made and seconded to approve the application with staff recommendations.
(Unanimously approved)

5. **CASE FILE COA (SP) 2009-13** An application for the issuance of a Special Certificate of Appropriateness for the property at **1136 Alhambra Circle**, a contributing structure within the “Alhambra Circle Historic District,” legally described as Lot 3 and the west 35 feet of Lot 4, Block 15, Coral Gables Section “C”, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an addition and alterations.

A motion was made and seconded to continue the item until the next meeting at which time the architect and owner could present alternatives to diminish the size and scale of the addition.

Additional alternatives were discussed, including Mr. Santos’ suggestion of removing the roof portion to create the alignment at a lower scale, likely being able to use the same walls. Mr. Santos offered to meet with the project architect and staff to help with design revisions. (Ayes: 7, Nays: 0. Ms. Meyers was no longer present at the meeting).

6. CITY UPDATE:

Alley vacation for the Coral Gables Museum, Zoning Code text amendment that will require that applications that come before the Board and fail to achieve a quorum vote come back at the following Board meeting for full Board consideration, roundabout landscaping.

7. DISCUSSION ITEMS

Policy regarding demolition requests for historically-designated houses would be addressed at another meeting.

ATTACHMENT(S):

1. Historic Preservation Board Meeting minutes of July 16, 2009