



**City of Coral Gables
CITY COMMISSION MEETING
February 15, 2022.**

ITEM TITLE:

Historic Preservation Board Meeting of October 20, 2021.

SUMMARY OF MEETING:

APPROVAL OF MINUTES:

A motion was made by Mr. Garcia-Pons and seconded by Mr. Fullerton to approve the minutes of September 15, 2021, with amended changes.

The motion passed (Ayes: 6; Nays: 0). Mr. Durana was not yet present.

APPROVAL OF ABSENCES:

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the absences of Michael Maxwell and Peggy Rolando.

The motion passed (Ayes: 7; Nays: 0).

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD2021-004: Consideration of the local historic designation of the property at **1129 Sevilla Avenue**, legally described as Lot 19, Block 15, 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.

A motion was made by Ms. Bache-Wiig and seconded by Mr. Fullerton to approve the designation of the property at 1129 Sevilla Avenue.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE LHD2021-007: Consideration of the local historic designation of the property at **1230 Genoa Avenue**, legally described as Lot 9, Block 44, 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.

A motion was made by Mr. Fullerton and seconded by Mr. Ehrenhaft to approve the designation of the property at 1230 Genoa Avenue.

The motion passed (Ayes: 7; Nays: 0).

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA(SP)2021-005: An application for the issuance of a Special Certificate of Appropriateness, in accordance with Section 8-104 (D) 2 of the City of Coral Gables Zoning Code, for the public right-of-way adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue, legally described as Lots 8 through 20, Block 29,

Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida. The applicant is requesting a recommendation of approval for an amendment to the City Plan for the vacation of the alley and the abandonment and vacation of a segment of University Drive.

The proposed development is also a receiving site for Transfer of Development Rights. The following historically designated properties are within five hundred (500) feet of the proposed development:

- Historic “White Way” Street Lights, a Local Historic Landmark, located on Riviera Drive between Anastasia Avenue and University Drive and on University Drive between Bird Road and Ponce de Leon Boulevard.
- 2901 Ponce de Leon Boulevard, legally described as Tract E, Plaza Coral Gables, according to the Plat thereof, as recorded in Plat Book 173, Page 078 of the Public Record of Miami-Dade County, Florida.
- 247 Malaga Avenue, legally described as Lots 26 & 27, Block 29, 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 (A) (3) 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 properties.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Ehrenhaft the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the vacation of the alley on the property adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue and recommend denial of the issuance of a Special Certificate of Appropriateness.

The motion passed (Ayes: 4; Nays: 2). Ms. Spain recused herself.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Ehrenhaft the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the vacation of the alley on the property adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue and recommend denial of the issuance of a Special Certificate of Appropriateness.

The motion passed (Ayes: 5; Nays: 1). Ms. Spain recused herself.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Fullerton the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the abandonment and vacation of that segment of University Drive north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and recommend denial of the issuance of a Special Certificate of Appropriateness.

The motion failed (Ayes: 5; Nays: 1). Ms. Spain recused herself.

A motion was made by Mr. Garcia-Pons determining that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic properties locates within 500 feet of the site.

The motion was withdrawn

A motion was made by Mr. Garcia-Pons and seconded by Mr. Fullerton to determine that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic properties located within 500 feet of the site, namely the “White Way” Street Lights, a Local Historic Landmark, thereby approving the Transfer of Development Rights to the proposed project referred to as “Ponce Park Residences” with the understanding that it requires further review and approval by the City Commission

The motion passed (Ayes: 6; Nays: 0). Ms. Spain recused herself.

CASE FILE COA(SP)2021-016: An application for the issuance of a Special Certificate of Appropriateness for the property at **4615 Santa Maria Street**, a contributing resource within the “Santa Maria Street Historic District,” legally described as Lot 29 and the South 54.15 Feet of Lot 28, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for a two-story addition, a covered terrace addition, and alterations to the residence and sitework.

A motion was made by Ms. Spain and seconded by Mr. Garcia-Pons to approve the request for design approval for a two-story addition, a covered terrace addition, and alterations to the residence and sitework on the property at 4615 Santa Maria Street with the following conditions:

1. Study the use of shutters as a means to differentiate the old from the new.
2. Grey roof tile type is acceptable.
3. Window glass is to be clear.
4. Turn the triple front-facing window grouping into a quadruple window grouping, eliminate the shutters, and work to align the windows with those on the first floor.
5. The existing house is not to be re-stuccoed. Patch as needed.
6. The planter wall at the front façade is not to be altered to screen the proposed a/c unit.
7. A score line is to be added on the south elevation between the existing residence and new covered terrace addition.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2021-017: An application for the issuance of a Special Certificate of Appropriateness for the property at **840 Coral Way**, a Local Historic Landmark and contributing resource within the “Coral Way Historic District,” legally described as Lots 1 & 2, Block 1, 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 requests design approval for a two-story addition and alterations to the residence and sitework.

A motion was made by Ms. Spain and seconded by Ms. Bache Wiig to approve the request for design approval for a two-story addition, and alterations to the residence and sitework on the property at 840 Coral Way with the following conditions and to work with staff on those issues:

1. Lintels are not to be added where they do not exist on the existing residence and should not be added to the addition in order to provide differentiation.
2. Work with Staff on the infill of the south garage opening to create a second garage door to match the operable door to the north with an inset window.
3. Window glass is to be clear.
4. Window muntins are to be high-profile.

5. The second-floor window on the west elevation is not to be resized.
6. The windows on the east elevation are not to be resized and no stucco banding is to be added to existing openings.
7. Existing doors into second floor screened porch are not shown in elevation or photographs and can't be evaluated. Staff to work with architect to confirm muntin pattern.
8. Restudy the perimeter wall, columns, and gates.
9. New roof tile is to be two-piece barrel tile.
10. The existing house is not to be re-stuccoed. Patch as needed.
11. Clarify if the existing east garden gate is to be altered.
12. Oolite street marker will not be permitted.
13. A separate Standard Certificate of Appropriateness will be required for the swimming pool and deck.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2021-018: An application for the issuance of a Special Certificate of Appropriateness for the property at **1203 Asturia Avenue**, a Local Historic Landmark, legally described as Lots 17 & 18, Block 5, 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 requests design approval for a covered terrace addition and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 (D) (4c) of the Coral Gables Zoning Code for the minimum rear setback.

A motion was made by Mr. Fullerton and seconded by Mr. Garcia-Pons to approve the request for design approval for a covered terrace addition, and alterations to the residence and sitework on the property at 1203 Asturia Avenue with the following conditions:

1. Roof tile is to be two-piece true barrel tile.
2. An elevation of the proposed gate on the west side of the residence shall be provided on the permit drawings.
3. For the open terrace with surrounding low wall at the rear northeast corner of the residence, work with staff on a solution to retain portions of the existing wall.
4. Provide a score line on the west and east façades between the existing residence and the new covered terrace.

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Ms. Spain and seconded by Mr. Durana to approve the request for a variance from Article 2, Section 2-101 (D) (4c) of the Coral Gables Zoning Code for the minimum rear setback, to allow the new covered terrace to have a rear setback of approximately five (5) feet

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2017-025 REVISED: An application for the issuance of a Special Certificate of Appropriateness for the property at **4200 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 10 & 11, Block 99, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requesting design approval for an addition and alterations to the residence was granted approval with conditions on February 15, 2018. This application requests after-the-fact

design approval for a revision to the approved Certificate of Appropriateness due to a deviation from the previously approved plans.

A motion was made by Ms. Spain and seconded by Mr. Garcia-Pons to have the project architect work with the Historical Resources and Cultural Arts Department staff and return to the Board with an appropriate solution for the items outlined as deviations from the approved plan.

The motion passed (Ayes: 7; Nays: 0).

OLD BUSINESS:

None.

NEW BUSINESS:

1. Mr. Fullerton made a request for something to be done to allow the applicants to point to items on the screen and for the applicants only to be allowed to speak for two minutes.
2. Mr. Adams let the board know that Doc Dammers Day was on Sunday, October 24, 2021.

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

1. No update on the golf course shelters.

The meeting was adjourned at 8:37 pm.