



City of Coral Gables
CITY COMMISSION MEETING
July 22, 2014

ITEM TITLE:

Historic Preservation Board Meeting of May 8, 2014.

SUMMARY OF MEETING:

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-002: An application for the issuance of a Special Certificate of Appropriateness for the Country Club of Coral Gables, located at 997 North Greenway, a Local Historic Landmark, legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables, Section "B," according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. Variances from the Coral Gables Zoning Code have been requested for a proposed outside dining area.

A motion was made and seconded to deny issuance of a Certificate of Appropriateness for the stairway entrance to the pool deck as depicted on the plans. (*Ayes: 6, Nays: 1*)

A motion was made and seconded to grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches vs. a minimum setback of thirty-five feet facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the "Coral Gables Zoning Code." (*Ayes: 6, Nays: 1*)

A motion was made and seconded to grant a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches vs. a minimum setback of fifty feet facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the "Coral Gables Zoning Code." (*Ayes: 5, Nays: 2*)

A motion was made and seconded to grant a variance to allow the property to provide approximately nineteen point four percent landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent of the area of the building site as required by Section 4-204 (D) (3) of the "Coral Gables Zoning Code." (*Ayes: 5, Nays: 2*)

A motion was made and seconded to approve issuance of a Special Certificate of Appropriateness for the keystone pavers as depicted on the plans. (*Ayes: 6, Nays: 1*)

CASE FILE COA (SP) 2014-003 – An application for the issuance of a Special Certificate of Appropriateness for the property at 745 Minorca Avenue, a Local Historic Landmark, legally described as Lots 26, 27 and the East ½ of Lot 28, Block 25, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the residence.

A motion was made and seconded to approve the design proposal for the restoration and alterations to the existing residence, on condition that the wooden spindled railings remain on the exterior of the east elevation of the existing porch after it is enclosed (if possible) including the one and two-story additions, a new carport and driveway, a new pool, and site improvements including a pool, summer kitchen, and terrace to the building at 745 Minorca Avenue, a local historic landmark. (*Ayes: 7, Nays: 0*)

A motion was made and seconded to approve issuance of a Special Certificate of Appropriateness for the property at 745 Minorca Avenue, subject to the conditions that the original wooden doors on the south elevation remain and the wooden spindled railings remain on the exterior of the east elevation of the existing porch after it is enclosed. (*Ayes: 7, Nays: 0*)

CASE FILE COA (SP) 2014-004 – An application for the issuance of a Special Certificate of Appropriateness for the property at 748 Alhambra Circle, a Coral Gables Cottage and a contributing resource within the “Alhambra Circle Historic District,” legally described as Lot 6, Block 23, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition to the residence.

A motion was made and seconded to approve the design proposal set forth in the plans and for approval for issuance of a Special Certificate of Appropriateness with the following conditions: : if alterations are proposed for any of the other facades or the garage structure, issuance of a separate Certificate of Appropriateness will be necessary for approval; the design of the vent on the rear elevation of the covered terrace needs to be altered slightly so as to not copy the original detail above the front door on the main elevation of the residence. (*Ayes: 7, Nays: 0*)

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Analysis for proposed City of Coral Gables Zoning Code Amendment – Expansion of the Transfer of Development Rights Program to include historically designated multi-family resources in the North Ponce area (defined as north of Navarre Avenue, east of LeJeune Road, and south of S.W. 8th Street within the Coral Gables city limits) as sending sites.

A motion was made and seconded that the Historic Preservation Board recommend adoption of this amendment to the Zoning Code, and recommend that the amendment be placed on the meeting agenda of the Planning and Zoning Board as soon as possible. (*Ayes: 7, Nays: 0*)

ITEMS FROM THE SECRETARY:

Ms. Spain advised that the Florida Trust Conference will be held next week.

DISCUSSION ITEMS:

Ms. MacIntyre distributed copies of the Alliance Review from the National Association of Historic Preservation Boards, and recommended that they submit an application for membership (included in the Review) and support the association’s work and efforts.