



City of Coral Gables
CITY COMMISSION MEETING
August 24, 2010

ITEM TITLE:

Historic Preservation Board meeting of June 17, 2010.

SUMMARY OF MEETING:

1. CASE FILES LHD 2010-03 and COA (SP) 2010-09:

Consideration of the local historic designation of the building currently on the University of Miami Main Campus (5202 University Drive) referred to as “the Art Building” located at **1300 Campo Sano Avenue**, legally described as a portion of Tract 2 of Amended Plat Portion of Main Campus University of Miami, according to the Plat thereof as recorded in Plat Book 46, Page 81. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the restoration of the buildings. Variances have been requested for the use of wood as an exterior wall material, wall siding and railings and the use of asphalt shingles as a pitched roof material.

First Motion: A motion was made and seconded to approve the local historic designation of **1300 Campo Sano**. (Ayes: 7, Nays: 0. *One board member recused himself.*)

Second Motion: A motion was made and seconded to approve the design for restoration of the University building currently referred to as the “Art Building” at **1300 Campo Sano Avenue** and the issuance of an Accelerated Special Certificate of Appropriateness. (Ayes: 7, Nays: 0. *One board member recused himself.*)

Third Motion: A motion was made and seconded to grant a variance to all wood frame construction. (Ayes: 7, Nays: 0. *One board member recused himself.*)

Fourth Motion: A motion was made and seconded to grant a variance to allow the structure to utilize wood siding as an exterior wall facing. (Ayes: 7, Nays: 0. *One board member recused himself.*)

Fifth Motion: A motion was made and seconded to grant a variance to allow the structure to utilize wood railings on exterior balconies. (Ayes: 7, Nays: 0. *One board member recused himself.*)

Sixth Motion: A motion was made and seconded to grant a variance to allow the structure to utilize asphalt shingles as a pitched roof material. (Ayes: 7, Nays: 0. *One board member recused himself.*)

2. CASE FILE COA (SP) 2010-05:

An application for the issuance of a Special Certificate of Appropriateness for the property at **113 Grand Avenue**, an empty parcel of land within the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 4, Block 1-A, MacFarlane Homestead Subdivision, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of a new office building.

First Motion: A motion was made and seconded to approve the COA for the design of the building at **113 Grand Avenue** with conditions that the two side walls be reviewed and re-presented for height, construction methods and design, and that the gate be restudied for architectural design.

Amendment to First Motion: A motion was made and seconded to approve the COA for the design of the building at 113 Grand Avenue except for the perimeter walls, incorporating staff comments, including the gate. The applicant will return for Board reconsideration of the walls and variances affected by shrubbery and trees. (*Unanimously approved*).

3. CASE FILE COA (SP) 2010-08:

An application for the issuance of a Special Certificate of Appropriateness for the properties at **501 Alhambra Circle**, a local historic landmark and **511 Alhambra Circle**, a non-contributing property within the “Alhambra Circle Historic District,” legally described as Lots 13 and 14; and Lots 15 and 16, respectfully, Block 12, Coral Gables Section “B,” as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the demolition of the house at 511 Alhambra Circle and the construction of an addition to 501 Alhambra Circle.

A motion was made and seconded to approve COA (SP) 2010-08 subject to conditions noted in the staff report with the exception of the roof comments: 1) The paint color, decorative columns and mouldings of “annex” should not be the same as the existing house, but similar and compatible. 2) The new gates at the “annex” driveway are not drawn or detailed. 3) The secondary garage door at the rear of the “annex” garage is out of place. The same utility can be achieved through a pair of pedestrian doors. 4) The pool, terrace, landscaping and water feature will require separate COA applications. (*Ayes: 6, Nays: 0. One board member recused herself*).

4. CASE FILE COA (SP) 2010-10:

An application for the issuance of a Special Certificate of Appropriateness for the property at **438 Alcazar Avenue**, a local historic landmark and contributing property within the “Alcazar Avenue Historic District,” legally described as Lot 3 and East 40 feet of Lot 2, Block 5, Coral Gables Section “B,” as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an addition.

A motion was made and seconded to approve the COA subject to changing doors 01, 02 and 03 to a pair of 3'0" French doors and subject to removal of all coral rock visible from the outside of the residence and revising the surfaces to stucco, and subject to removal of the thin wall used at the rear of the outdoor courtyard now being used to terminate the coral rock, no longer necessary, and to include muntins as recommended by staff, and to incorporate staff's recommendation about the suggestion of the original openings in the living room through scoring or recess where the door to the garage is being removed and filled in.

Amendment to motion: An amendment was made and seconded specifying that the score line detail suggested by staff pertaining to the recess where the garage door will be removed could be resolved by moving the wall back four inches to create an offset and complete break in the corner. (*Unanimously approved*).

ATTACHMENT(S):

1. Historic Preservation Board Meeting minutes of June 17, 2010