



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

ITEM TITLE:

Historic Preservation Board Meeting of January 19, 2022.

SUMMARY OF MEETING:

CHAIRPERSONS OPENING ADDRESS:

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 4:13 pm by Chair Menendez and attendance was stated for the record. Mr. Durana and Ms. Rolando were not yet present.

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to approve the minutes from the December 15, 2022, Historic Preservation Board Meeting with one correction of an incorrectly spelled name.

The motion passed (Ayes: 9; 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 737 Minorca Avenue.

SWEARING IN OF THE PUBLIC:

Mr. Gus Ceballos administered the oath.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2021-023: An application for the issuance of a Special Certificate of Appropriateness for the property at **1024 Asturia Avenue**, a Local Historic Landmark, legally described as a Lots 6 and 7, Block 8, 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 the construction of a freestanding gazebo and sitework.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the application for design approval for the construction of a freestanding gazebo and sitework on the property at 1024 Asturia Avenue with the conditions stated by staff.

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

CASE FILE COA (SP) 2021-024: An application for the issuance of a Special Certificate of Appropriateness for the property at **837 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 20, Block 28, 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. The application requests design approval for an addition and alterations to the residence and auxiliary structure and sitework. Variances have also been requested from Article 2, Section 2-101 (D) (4.b.i), (4.b.ii), (4.c), and (5.b) and Article 3, Section 3-308 D (1) of the Coral Gables Zoning Code for the minimum rear and side setbacks and the location of the swimming pool, pool deck, and equipment.

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the application for addition and alterations to the residence and auxiliary structure and sitework on the property at 837 Obispo Avenue with the conditions stated by staff and amended on the floor.

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

Conditions are as follows:

1. *Window/door muntins are to be high-profile / dimensional.*
2. *Window/door glass to be clear.*
3. *Windows are to be casement type.*
4. *Material of the pool deck/pavers was not indicated. Materials must be presented to Staff prior to installation.*
5. *Work with Staff for the appropriate muntin patterns on the windows and doors.*
6. *Stucco texture at the addition is not noted. It should be differentiated from the existing rough texture on the home.*
7. *To distinguish the corner of the existing house and detached structure, the addition should be recessed slightly off the corner of the house and garage or a recess between the two provided.*
8. *Provide a section/partial elevation looking towards the rear of the existing residence.*
9. *Reintroduce the dining room doors on the west façade.*
10. *Work with Staff on the design of the parapet at the addition.*
11. *The height of the proposed wall is to be limited to 4'-0" in height overall (no pickets).*

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the application for variance to the rear setback of approximately 5' on the property at 837 Obispo Avenue.

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

Grant a variance to allow the proposed addition to have a rear setback of approximately five (5) feet vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Ten (10) feet. If

compatible with the neighborhood character, the Board of Adjustment, or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as required by Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code.

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the application for a variance to allow the addition to maintain the existing interior side setback of 3' 1' as the existing residence on the property at 837 Obispo Avenue.

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

Grant a variance to allow the addition to maintain the existing interior side setback of three feet, one inch (3'-1") as the existing residence vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the application for a variance to allow the proposed pool deck, swimming pool, pool equipment and the mechanical equipment to have a street side setback of approximately 6' 5" on the property at 837 Obispo Avenue.

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

Grant a variance to allow the proposed pool deck, swimming pool, pool equipment, and mechanical equipment to have a street side setback of approximately six feet, five inches (6'-5") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Side street: fifteen (15) feet as required by Article 2, Section 2-101 D (4) (b.ii) of the Coral Gables Zoning Code.

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to approve the application for a variance to allow the proposed pool deck, swimming pool, pool equipment and the mechanical equipment to be located closer to the front or side street of the lot or the building of the main or principal building on the property at 837 Obispo Avenue.

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

Grant a variance to allow the proposed pool deck, swimming pool, pool equipment, and mechanical equipment to be located closer to the front or side street of a lot or building site than the main or principal building vs. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building, unless approved by the Board of Architects as required by Article 2, Section 2-101 (5.b) and Article 3, Section 3-308 D (1) of the Coral Gables Zoning Code.

CASE FILE COA (SP) 2021-025: An application for the issuance of a Special Certificate of Appropriateness for the property at **1100 Coral Way**, a Contributing Resource within the “Coral Way Historic District,” legally described as Lots 10 and 11, Block 18, 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 the construction of a new driveway, wall/fence, and gates.

This item was deferred.

CASE FILE COA (SP) 2021-026: An application for the issuance of a Special Certificate of Appropriateness for the property at **1212 Sorolla Avenue**, a Local Historic Landmark, legally described as Lots 12 thru 14, Block 2, 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 the construction of additions and alterations to the residence and auxiliary structure and sitework.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to approve the application for design approval for the construction of additions and alterations to the residence and auxiliary structure and sitework on the property at 121 Sorolla Avenue with the conditions stated by staff and amended on the floor
The motion passed (Ayes: 9; Nays: 0).

Conditions are as follows:

- 1. Maintain the roof heights on the additions as shown in the drawing set submitted to the Historic Preservation Board.*
- 2. Eliminate the wing walls at the northwest and northeast corners of the additions.*
- 3. The windows, garage door opening, and terrace openings of the additions shall not mimic the curved-corner windows of the historic home. The proposed curved corners (“scallops”) on the new window and garage door openings are to be eliminated or recessed to differentiate them from the original feature of the historic house.*
- 4. On the guest house, only original sills should be retained. Sills should not be installed in the new openings.*
- 5. The new tile roof is to be true, two-piece barrel tile.*
- 6. Window and door glass is to be clear/non-reflective and muntins are to be high-profile.*
- 7. New pedestrian and driveway gate and perimeter wall adjustments are to be handled under a separate Standard Certificate of Appropriateness.*
- 8. The pool, pool deck, and associated security wall and gates are to be handled under a separate Standard Certificate of Appropriateness.*
- 9. The landscaping plan is to be handled under a separate Standard Certificate of Appropriateness.*
- 10. Corner beads are not to be used on the addition.*

CASE FILE COA (SP) 2021-027: An application for the issuance of a Special Certificate of Appropriateness for the property at **1203 N. Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 17 and 18, Block 4, 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 the construction of a two-story garage addition and sitework.

A motion was made by Mr. Fullerton and seconded by Mr. Ehrenhaft to approve the application for design approval for the construction of a two-story garage addition and sitework on the property at 1203 North Greenway Drive with the conditions stated by staff and amended on the floor including that #6 in the staff report should be rephrased to say “the solid concrete walls of the staircase shall be redesigned to lower the height of the wall facing Columbus Avenue. The motion passed (Ayes: 9; Nays: 0).

Conditions are as follows:

- 1. Specifications and details of the proposed motorized sliding vehicular gate shall be submitted to Staff for review.*
- 2. Details and specifications for all proposed new doors and windows shall be submitted to Staff for review.*
- 3. All muntins shall be high profile.*
- 4. All glass shall be clear.*
- 5. Details and specifications of the proposed awnings shall be submitted to Staff for review.*
- 6. The solid concrete walls of the staircase shall be redesigned to lower the height of the wall facing Columbus Boulevard.*
- 7. Details and specifications of the proposed garage doors shall be submitted to Staff for review.*
- 8. Details and specifications for the proposed balcony rail shall be submitted to Staff for review.*

BOARD ITEMS / CITY COMMISSION ITEMS / CITY PROJECT UPDATE:

1. Landmark Advisory Board
2. Gondola Building
3. Water Tower
4. City Hall
5. Coral Rock Feature – 1224 Country Club Prado
6. Elevator Tower – 4200 Granada Boulevard

ITEMS FROM THE SECRETARY: None

ITEMS FROM THE SECRETARY: None.

DISCUSSION ITEMS: None

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: There being no further business, the meeting adjourned at 6:10 pm.

ATTACHMENT(S): Verbatim Minutes of Historic Preservation Board Meeting of January 19, 2022.