



TDR 2022-002
SENDING SITE
August 17, 2022

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FROM THE PROPERTY AT 285 ARAGON AVENUE A LOCAL HISTORIC LANDMARK LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

SENDING SITE

Proposal:

The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer.

Owner:

City of Coral Gables

Legal Description:

Lots 1 thru 4 and 42 thru 48 inc. and 20 ft. alley lying between Block 34 Coral Gables Section K, Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Date of Construction:

1939

Date of Designation:

Local Register - February 26, 1985
National Register - January 6, 1994

Siting:

The property is located on the northeast corner of Aragon Avenue and Salzedo Street. The primary elevation faces south onto Aragon Avenue.

Unused Development

**Rights Available for
Transfer:**

71,136 square feet

**Amount requested to
be transferred:**

71,136 square feet

BACKGROUND / EXISTING CONDITIONS

As a municipal W.P.A. (Works Progress Administration) structure constructed in Coral Gables, the “Old Police and Fire Station” is noted for its craftsmanship, design, and detailing. Designed by Phineas Paist, the supervising architect for the City of Coral Gables, it is historically significant as an outstanding example of oolitic rock architecture built during the Depression years. The exterior sculptures on the south and west facades were carved by Theresa (Jon) Keller, a noted Depression Moderne sculptor. The property was designated as a Local Historic Landmark on February 26, 1985 and was listed in the National Register of Historic Places on January 6, 1994.

On January 19, 2006, the Historic Preservation Board reviewed an application for a Special Certificate of Appropriateness [COA (SP) 2005-21] for the “Old Police and Fire Station.” The Board approved the application requesting design approval for the construction of an addition, restoration, and alterations to the historic building. The addition was constructed on Lots 1-4, Block 32, of Coral Gables Section “K.”

By 2011, \$6,326,792 had been spent on restoring and adding to the structure.

The Coral Gables Museum is operated by Coral Gables Museum Corp. (CGM), under an agreement for its operation with the city. Under this agreement, CGM is responsible for maintaining the facility in a ‘neat and attractive manner, in good repair and condition...’. The Operator is responsible for painting, cleaning, as well as plumbing repairs for the restrooms. The city is responsible for exterior walls, doors, windows, structural elements, plumbing, electrical and HVAC systems, along with the courtyards, plazas, floors, alarm systems and the roof. The city is also responsible for the maintenance of the landscaping and fountains while the Operator is responsible for all costs associated with programming, exhibits, and displays.

Currently, the structure is being re-roofed at a cost of approximately \$488,000.

The funds obtained from the sale of the TDRs will be placed in a new Historic Building Fund. This fund will be used to undertake repairs to City-owned historic sites including, but not limited to, the Old Police and Fire Station.

STAFF OBSERVATIONS

The City of Coral Gables Public Works Department has submitted a Maintenance/Preservation Plan which includes existing conditions, proposed corrective actions, a maintenance schedule, and estimated costs.

CALCULATION OF AVAILABLE TDRs

PROPERTY ADDRESS	285 Aragon Avenue
LOT SIZE	27,500 SF
PERMISSIBLE FAR	27,500 SF X 3.5 = 96,250 SF
EXISTING FAR OF BUILDING	25,114 SF
TOTAL AIR RIGHTS	96,250 – 25,114 = 71,136 SF
AVAILABLE TDRs	71,136 SF

STAFF RECOMMENDATION

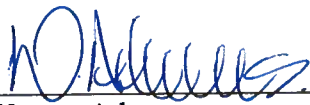
The Historic Preservation Staff recommends the following:

APPROVAL of the Maintenance/Preservation Plan.

AND

APPROVAL of the issuance of Certificates of Transfer of 71,136 square feet from **285 Aragon Avenue**, legally described as Lots 1 thru 4 and 42 thru 48 inc. and 20 ft. alley lying between Block 34 Coral Gables Section K, Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Respectfully submitted,



Warren Adams
Historic Preservation Officer