



Legislation Details (With Text)

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**Enactment date:**      **Enactment #:**  
**Title:** Historic Preservation Board Meeting of February 16, 2017.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. HPB.02.16.17MinutesforCC05.09.17, 2. HPB Minutes for Feb. 16 2017-SIGNED

Date	Ver.	Action By	Action	Result
5/9/2017	1	City Commission	approved	Pass

Historic Preservation Board Meeting of February 16, 2017.

DEFERRALS: None

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2017-001:

An application for the issuance of a Special Certificate of Appropriateness for the property at 4125 Santa Maria Street, a contributing resource within the “Santa Maria Street Historic District,” legally described as Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 4, Section 4-101 (D) (4) and (5), Article 5, Section 5-108 (D) and Article 4, Section 4-101 (D) (9) of the Coral Gables Zoning Code for minimum side setbacks and maximum floor area ratio.

A motion was made and seconded to approve the design proposal for the addition and alteration to the residence at 4125 Santa Maria Street, to approve issuance of a Special Certificate of Appropriateness with staff conditions as noted in the Staff report. *(Ayes: 8, Nays: 0)*

A motion was made and seconded to grant a variance to allow the proposed pool, barbecue, and terrace to encroach into the required fifteen feet (15’-0”) setback on the south side vs. Inside lots shall have minimum side setbacks which total twenty (20%) percent of the width of the lot, calculated to be fifteen feet (15’-0”) on the south side, as required by Section 4-101 (D) (4) and (5) and Section 5-108 (D) of the Coral Gables Zoning Code. Specifically from the South property line, the pool setback will be five feet (5’-0”), the terrace setback will be 4’-1” and the built in barbecue with no setback will be at zero feet, zero inches. *(Ayes: 8, Nays: 0)*

A motion was made and seconded to grant a variance to allow the residence to have a maximum floor area ratio of approximately seven thousand two hundred eighty-seven (7,287) square feet vs. seven thousand one hundred twenty-four (7,124) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code. *(Ayes: 8, Nays: 0)*

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-020: Consideration of the local historic designation of LaSalle Dry Cleaners located at 2341 LeJeune Road, legally described as the N 75 FT of Lots 1 thru 4 and All of Lot 5, Block 36, and 2345 LeJeune Road, legally described as the S 25 FT of Lots 1 thru 4, Block 36, Coral Gables Section "K," According to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida.

A motion was made and seconded to deny Local Historic Designation for the property at 2341 LeJeune Road and 2345 LeJeune Road. (*Ayes: 7, Nays: 1*)

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-032:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1407 Ferdinand Street, a Local Historic Landmark, legally described as Lot 1, Block 67, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence.

A motion was made and seconded to approve the design proposal for the addition and alteration to the residence at 1407 Ferdinand Street, and to approve issuance of a Special Certificate of Appropriateness with Staff conditions. (*Ayes: 7, Nays: 1*)

ITEMS FROM THE SECRETARY:

Board and Committees Books: Ms. Spain presented the Board with favors from the Boards and Committees reception and distributed them to those Board members that did not attend.

Nancy Morgan Note: Ms. Spain read a note received from Nancy Morgan, the Historic Preservation Board's longtime recording secretary, expressing her gratitude and admiration for the Board and City Staff.

Plazas and Entrances Restoration: Ms. Spain informed the Board that she had e-mailed the project architect, Nati Soto, the photos from the 1920s and 1930s and also requested that Ms. Soto send her photographs of the tapered ends of the trellises. She informed everyone that the wood members were in question as to whether or not the pointed ends were appropriate. Mr. Torre asked if the Board had previously approved the plans and Ms. Spain confirmed that the plans had been approved with the tapered ends. Ms. Spain informed the Board that Staff was looking into the issue.

Ms. Kautz added that some of the wood members have blunt edges and some show a chiseled edge, not a pencil point and perhaps that could be rectified. Mr. Silva asked about the squared trellises that were there before. Ms. Kautz informed that the plaza at Alhambra Circle and Granada has squared-off trellis members. Ms. Spain explained that many of the wood members were originally round instead of square.

MacFarlane Project Appliances: Mr. Torre informed that he had reached out to companies in regard to obtaining donated appliances but the companies were requesting further information as to the benefits of making the donations. Ms. Spain informed that it

would be possible to include promotional signage on the sites, a blast in the E-News as well an invitation to a grand unveiling ceremony. Mr. Torre requested that more information be sent to him and Ms. Spain stated that she would comply with his request.