

## Legislation Text

---

**File #: 14-2960, Version: 1**

---

Historic Preservation Board Meeting of February 20, 2014.

**LOCAL HISTORIC DESIGNATIONS:**

CASE FILE LHD 2013-002 CONTINUED: Consideration of the local historic designation of the property at 235 Majorca Avenue, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

A motion was made and seconded to ask the Director of the Historical Resources Department to recommend to the Planning and Zoning Division that the Planning and Zoning Division develop a database, with the assistance of the Historical Resources Department, to determine the scope of properties that could be deemed historic and the amount of TDRs that could be transferred from those properties in the North Ponce de Leon Boulevard area\* if the donor base for TDRs were expanded to include the North Ponce de Leon Boulevard area; and to ask the Planning and Zoning Division to develop proposed text for amending the Zoning Code to allow the transfer of TDRs from these donor sites in the expanded area to include multi-family properties in the North Ponce de Leon Boulevard area, and to bring the proposed amendment back to the Board within three months for its consideration of a recommendation to adopt the proposed amendment to the City Commission. (\*The North Ponce de Leon Boulevard area referenced above is north of the Central Business District [Navarre Avenue] and east of LeJeune Road. The sending properties would be the multifamily properties in that location that are designated as historic.)  
(Ayes: 7, Nays: 1)

A motion was made and seconded to approve local historic designation of the property located at 235 Majorca Avenue. (Ayes: 7, Nays: 1)

CASE FILE LHD 2013-005: Consideration of the local historic designation of a local historic district entitled the "Coral Way Historic District." The district includes properties, plazas, the roadway, and the associated landscaping and lighting within the right-of-way on the north and south sides of Coral Way between Anderson Road and Alhambra Circle. A list of addresses and legal descriptions are on file in the Historic Preservation Office.

A motion was made and seconded to approve local historic designation of a local historic district entitled the "Coral Way Historic District." (Ayes: 8, Nays: 0)

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

CASE FILE COA (SP) 2012-20 REVISED: An application for the issuance of a Special Certificate of Appropriateness for the property at 6312 Riviera Drive, a Local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Section Riviera Section Part 11, according to the plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for a revision to the previously approved Certificate of Appropriateness for the addition of a garage structure.

A motion was made and seconded to approve the design revisions to the previously-approved Certificate of Appropriateness for the addition of a garage structure. (Ayes: 8, Nays: 0)

CASE FILE COA (SP) 2013-022: An application for the issuance of a Special Certificate of Appropriateness for the property at 135 Grand Avenue, a vacant parcel within the "MacFarlane Homestead Subdivision Historic District," legally described as Lot 10, less portion lying in R/W, Block 1A, MacFarlane Homestead Subdivision, according to the

Plat thereof, as recorded in Plat Book 5, Page 81 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the construction of a new commercial building.

A motion was made and seconded to approve the design for the construction of a new commercial building at 135 Grand Avenue. (*Ayes: 8, Nays: 0*)

CASE FILE COA (SP) 2013-023: An application for the issuance of a Special Certificate of Appropriateness for the property at 4220 Santa Maria Street, a contributing property within the “Santa Maria Street Historic District,” legally described as Lot 17 & S 38 feet of Lot 16, Block 93, Coral Gables Country Club Section 5, 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 an addition and alterations to the residence.

A motion was made and seconded to approve the design subject to the application of brick veneer to the barbecue wall, aligning the barbecue structure with the central axis of the pool and to making the barbecue wall U-shaped. (*Ayes: 8, Nays: 0*)

CASE FILE COA (SP) 2014-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 716 Alhambra Circle, a contributing property within the “Alhambra Circle Historic District,” legally described as the East 20 feet of Lot 13 and all of Lots 14 & 15, Block 23, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Record 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 two-story addition at 716 Alhambra Circle and to approve issuance of a Special Certificate of Appropriateness. (*Ayes: 8, Nays: 0*)

#### DISCUSSION ITEMS:

Window replacement for 508 Caligula Avenue, a contributing property within the “French Country Village Historic District,” legally described as Lots 9 & 10, Block 124, Coral Gables Riviera Section 10, according to the Plat thereof, as recorded in Plat Book 31, Page 1 of the Public Record of Miami-Dade County, Florida.

Ms. Kautz relayed that the matter was brought to the Board for input regarding window issues she discovered during an inspection. She reviewed the property’s 2010 Certificate of Appropriateness, displaying the architect’s original proposal and submittal drawings with windows depicted as single-hung window types. The 2010 Board specified that the windows be casement. The drawings appeared to specify double casement windows. However, single casements were installed. All other windows on the house are existing aluminum awning windows. She asked the Board to determine whether or not the owner needs to change new windows to double casements, and introduced property owner Andrea Askowitz. After discussion, Board members consented to allow the owner to keep the new windows as installed.

Douglas Entrance Windows: Mr. Torre raised the issue of the windows on the Douglas Entrance building and asked if there was a protective covenant that specified the replacement of the windows. He suggested that staff, through Code Enforcement, pressure the owners to protect the windows.

Art in Public Places: Ms. Spain advised that staff will report the amount of the fund for historic preservation within the Art in Public Places fund.

City Hall: In response to Ms. Thomson’s question about a survey of the condition of City Hall, Ms. Spain said the Public Works Department could advise.

MacFarlane Homestead Subdivision Historic District: Ms. Spain pointed out the district report submitted to Miami-Dade County. She said there is money available for these residences, mentioned how helpful Commissioners had been, and advised that the properties should eventually come before the Board for historic restoration. The importance of

ongoing maintenance was discussed.

House on Lisbon: In response to Ms. Thomson's question about a Lisbon residence being demolished today, Ms. Spain relayed that it was not historically designated. An application to demolish the structure was submitted. Staff visited the property with Peter Iglesias. The property had been altered, was not historically significant or structurally sound, and it was allowed to be demolished.

Board Vacancy: Ms. Spain said the City Manager was seeking a candidate, who needs to be either a certified planner or a registered landscape architect.

Segovia Circle: Since this is a Public Works Department project, Ms. Spain said she was unaware of the current status.

NEW BUSINESS:

Miami Center for Architecture: Mr. Silva announced that the Center's opening exhibition will be held March 7<sup>th</sup> and encouraged attendance.