



## Legislation Text

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**File #: 22-4406, Version: 1**

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Historic Preservation Board Meeting of May 18, 2022

### **SUMMARY OF MEETING:**

#### **OPENING STATEMENT**

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 4:12 pm by Acting Chair Mr. Garcia-Pons and attendance was stated for the record.

#### **APPROVAL OF MINUTES:**

A motion was made by Mr. Maxwell and seconded by Mr. Garcia-Pons to approve the minutes of the meeting of April 20, 2022.

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

#### **DEFERRALS:** None.

#### **NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Chair Menendez read a statement regarding Notice of Ex-Parte Communications. Board members who had ex-parte 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.

#### **SWEARING IN OF THE PUBLIC:**

Mr. Gus Ceballos administered the oath.

#### **APPROVAL OF ABSENCES:** None

#### **AD VALOREM TAX RELIEF:**

**CASE FILE AV 2019-005:** An application requesting ad valorem tax relief for the property at 3701 Durango Street, a Local Historic Landmark, legally described as Lots 1 to 3 inclusive, Block 43, Coral Gables Country Club Section Part 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2018-005, was granted design approval by the Historic Preservation Board on April 19, 2018.

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve ad valorem tax relief for the property at 3701 Durango Street.

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

**CASE FILE AV 2018-002:** An application requesting ad valorem tax relief for the property at 2907

Columbus Boulevard, a Local Historic Landmark, legally described as Lots 13 and 14, Block 15, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2016-029, was granted design approval by the Historic Preservation Board on December 16, 2016.

A motion was made by Mr. Maxell and seconded by Ms. Rolando to approve ad valorem tax relief for the property at 2907 Columbus Boulevard.

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

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2022-010:** An application for the issuance of a Special Certificate of Appropriateness for the property at 4100 Monserrate Street, a Local Historic Landmark, legally described as Lot 4 & S15 Feet of Lot 3, Block 1, Coral Gables Riviera Section Part One Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for additions 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) of the Coral Gables Zoning Code for the minimum side setback, total side setback, and Article 16 for the definition of a gazebo.

A motion was made by Mr. Fullerton and seconded by Ms. Spain to approve the request for an issuance of a Special Certificate of Appropriateness for the property at 4100 Monserrate Street for design approval for additions and alterations to the residence and auxiliary structure and sitework with staff conditions.

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

The conditions were as follows:

1. *The proposed barrel roof tile shall be submitted to staff for review.*
2. *The arched porch windows shall not change in size.*
3. *The type of window proposed for the second floor of the north elevation of the historic structure shall be clarified.*
4. *The proposed design of the main entrance door and sidelights shall be submitted to Staff for review.*
5. *The proposed pavers shall be submitted to Staff for review.*

A motion was made by Mr. Fullerton and seconded by Ms. Spain to approve the request for variances from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback, total side setback, and Article 16 for the definition of a gazebo.

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

The variances were as follows:

1. *Variance a variance to allow the gazebo addition to have an interior side setback of three feet, three inches (3'-3") 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.*

2. *A variance to allow the single-family residential property to provide a minimum total side setback of approximately 11 feet, seven inches (11'-7") which totals eighteen (18%) percent of the lot width 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 as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.*
3. *A variance to allow the gazebo addition to be attached to the auxiliary garage structure, not be free-standing, be only partially open-air, and include a bathroom and BBQ vs. Article 16 of the Coral Gables Zoning Code defines a Gazebo as an accessory building consisting of a detached, covered, freestanding open-air structure not exceeding three hundred (300) square feet.*

**CASE FILE COA (SP) 2022-011:** An application for the issuance of a Special Certificate of Appropriateness for the property at 930 Castile Avenue, a Contributing Resource within the "Castile Avenue / Plaza Historic District," legally described as Lot 1 & the West ½ of Lot 2, Peacock Resubdivision of Block 35, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 35, at Page 60 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for a one-story addition to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback.

A motion was made by Ms. Rolando and seconded by Mr. Garcia Pons to approve the request for an issuance of a Special Certificate of Appropriateness for the property at 930 Castile Avenue for design approval for a one-story addition to the residence and sitework with staff conditions.

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

The conditions were as follows:

1. *Window/door muntins are to be high-profile / dimensional.*
2. *Window/door glass to be clear.*
3. *Staff requests clarification on the proposed paint color.*
4. *The new pool will be handled administratively with a Standard Certificate of Appropriateness at the time of permitting.*

A motion was made by Ms. Rolando and seconded by Mr. Garcia Pons to approve the request for a variance from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback.

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

The variance is as follows:

*Grant a variance to allow the new addition to have an interior side setback of four feet, three inches (4'-3") 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.*

**CASE FILE COA (SP) 2022-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **803 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 1 Less a Portion Thereof (a lengthy legal description is on file), and Lots 2 & 3, Block 31, 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 applicant is requesting design approval for the installation of a hybrid roofing system.

A motion was made by Ms. Fullerton and seconded by Ms. Bache-Wiig to approve this specific application for an issuance of a Special Certificate of Appropriateness for the property at 803 Alhambra Circle for design approval for the installation of a hybrid roofing system.

The motion passed (Ayes: 5; Nays: 4).

The conditions are as follows:

- 1. A solar thermal option comprising of rubber pipes placed below the roof tile to heat domestic water shall be incorporated into the proposal.*
- 2. The proposed barrel tile cap and aluminum pan system shall be clarified.*
- 3. The proposed color and specifications of the barrel tile shall be submitted to Staff for review.*
- 4. The first layer of tiles along the roof edges shall be true two-piece barrel tile.*
- 5. All aluminum shall be painted or coated in mortar of an appropriate color and shall not be visible.*
- 6. The proposed tile and solar thermal option are reviewed and approved by the Board of Architects and all Board of Architects comments are addressed.*

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:**

1. Application Requirements.
2. Coral Gables Congregational Church.
3. Coral Gables Country Club.
4. Merrick House Coral Rock Wall.
5. City Purchase of Vacant Land in Campina Court Historic District.
6. Wall Vents.
7. Shade Pavilions on Granada Golf Course.
8. Gondola Building on Biltmore Golf Course.

**ITEMS FROM THE SECRETARY:** None

**DISCUSSION ITEMS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

A motion was made by Mr. Maxwell and seconded by Mr. Garcia-Pons to adjourn the meeting.  
The motion was unanimously approved.

There being no further business, the meeting adjourned at 6:40 pm.