



Legislation Text

File #: 16-5272, Version: 1

Case File LHD 2016-08

Frederick J. Kent (through counsel F. W. Zeke Guilford, Esq.), the applicant, has filed an appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board at its regular meeting held on Thursday, June 16, 2016, which granted local historic designation to the property located at 229 Ridgewood Road, legally described as Lots 9 & 10, Block 2, Coconut Grove Manor, according to the Plat thereof, as recorded in Plat Book 17, at Page 19 of the Public Records of Miami-Dade County, Florida. (*Ayes: 7, Nays: 0*)

The Historic Preservation Board at its regular hearing on Thursday, June 16, 2016 designated the property at 229 Ridgewood Road, legally described as Lots 9 & 10, Block 2, Coconut Grove Manor, according to the Plat thereof, as recorded in Plat Book 17, at Page 19 of the Public Records of Miami-Dade County, Florida, as a Local Historic Landmark.

The applicant is appealing that decision.

In early 2016 the property at 229 Ridgewood Road was listed for sale by Caldwell Banker Real Estate for land value.

The Historical Resources & Cultural Arts Department received a Historic Significance request on March 22, 2016 from Antonio Delgado, a potential buyer. Article 3, Section 3-1103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation. On May 2, 2016 the Historical Resources Department staff determined that the property did meet the eligibility criteria for designation as a local historic landmark. A letter was issued to the owner. Pursuant to Section 3-1107 (g) of the Coral Gables Zoning Code consideration of the local landmark designation of the property was scheduled for review by the City of Coral Gables Historic Preservation Board and public notice was issued.

On June 16, 2016, the Historic Preservation Board met to consider the local historic designation of the property at 229 Ridgewood Road. The single-family residence, constructed in 1938, was presented as eligible as a local historic landmark based on its architectural significance (criteria b). For designation, a property must meet one (1) of the criteria outlined in the Zoning Code. 229 Ridgewood Road was determined to meet two (2) criteria of architectural significance. Specifically, it

1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

At the meeting, Mr. Guilford introduced himself as attorney representative of the owner along with co-counsel John Admire; Anne Platt, Realtor; current homeowner Frederick Kent, and Dr. Donald Smith, son of the architect, Robert Fitch Smith. Mr. Jamison, a neighbor of Mr. Kent, also spoke at the meeting. Mr. Guilford asked the Board not to designate the property.

The Historic Preservation Board considered the two criteria of architectural significance presented and voted unanimously to designate the property at 229 Ridgewood Road as a Local Historic Landmark.

During the meeting Mr. Guildford raised Section 3-1115 of the Zoning Code regarding undue economic hardship. A claim of undue economic hardship can only be asserted in conjunction with an application to the Historical Resources Department for a Special Certificate of Appropriateness. She said it wasn't appropriate to claim undue economic hardship at the designation. Once designated, the Historic Preservation Board could consider a Certificate of Appropriateness

application for demolition based on economic hardship. This is consistent with the City Attorney's opinion on the subject.