



## Legislation Text

**File #: 18-7618, Version: 1**

Historic Preservation Board Meeting of May 24, 2018.

DEFERRALS: None.

### SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2018-004: An application for the issuance of a Special Certificate of Appropriateness for the property at 821 Obispo Avenue, a contributing resource within the "Obispo Avenue Historic District," legally described as Lot 16, Block 28, Coral Gables Section "B," 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 an addition and alterations to the residence and auxiliary structure and sitework. Variances have also been requested from Article 4, Section 4-101 (D) (4b) and from Article 5, Section 5-503 (A) (1) for allowable side setbacks, from Article 5, Section 5-1402 (A) (5a) for the allowable minimum dimensions of a porte cochere, and from Article 5, Section 5-503 (A) (1a) to waive the side yard area requirement for a Coral Gables Cottage.

A motion was made and seconded to grant the following variances:

To allow the single-family residential property to provide a minimum total side setback of approximately three feet one inch (3'-1") which totals six point two (6.2%) percent of the lot width vs. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot as required by Section 4-101 (D)(4b) of the Coral Gables Zoning Code. (*Ayes: 8, Nays: 0*)

To allow the proposed addition to have a side setback of zero feet zero inches (0'-0") on the west side vs. Notwithstanding the setback provisions in the underlying zoning district, new additions and alterations may utilize the same setbacks and extend as close to the property line as the main walls of the existing Coral Gables Cottage with the limitation that the addition/alteration may not be closer than two (2) feet, six (6) inches to the property line as required by Section 5-503 (A) (1) of the Coral Gables Zoning Code; (*Ayes: 8, Nays: 0*)

To allow the proposed carport addition to have an interior dimension of nine feet zero inches (9'-0") by sixteen feet zero inches (16'-0") vs. The minimum dimensions of garages, carports, and porte-cocheres are twelve feet (12'-0") by twenty-two feet (22'-0") as required by Section 5-1402 (A) (5a) of the Coral Gables Zoning Code; (*Ayes: 8, Nays: 0*)

To allow the proposed additions to have a side yard on the east of approximately two-hundred thirty-eight (238) square feet vs. Additions/alterations to a Coral Gables Cottage may not result in a side yard no less than two-hundred-and-fifty (250) square feet as required by Section 5-503 (A) (1a) of the Coral Gables Zoning Code. (*Ayes: 8, Nays: 0*)

A motion was made and seconded to approve the Special Certificate of Appropriateness for the property at 821 Obispo Avenue with Staff conditions. (*Ayes: 8, Nays: 0*)

### ITEMS FROM THE SECRETARY:

Tenant Proposal Committee Volunteer: Ms. Spain informed the Board that a committee was being put together comprised of different City Boards to review tenant proposals for the H. George Fink Building and asked if a Board member would volunteer. She relayed some background on the project stating that two proposals had been received and needed to be reviewed. Mr. Silva and Mr. Menendez volunteered.

A motion was made and seconded via voice vote to accept Mr. Silva as an appointee to the committee.  
(*Ayes: 8, Nays: 0*)

White Way Lights: Ms. Spain presented a Power Point presentation relaying background information regarding the White Way Lights, stating that there are 77 locations in the City which still had White Way Lights were currently owned by FPL. She relayed the various locations and stated that the intent of the City was to obtain the lights and restore them. The board discussed the possible route where the lights could be possibly placed once restored. Ms. Spain informed the Board that she needed a recommendation from the Board to bring to the City Commission.

A motion was made and seconded recommending to the City Commission that Staff work with the City and propose that the 9 lights that are available for restoration, presently located in the Public Works equipment yard, be placed on University Drive and that the City acquire all 77 sites along University Drive and Riviera Drive and that once acquired that the responsibility and the maintenance be transferred from FPL to the City. In addition, for further research be done by Staff as to what materials would be used to fabricate new poles for long term durability as well as storm strength and that the existing White Way Lights remain at the same location and that the LED lighting be warm lights, eliminating bright white light as an option, around 2800 Kelvin. Lastly, that the Staff further investigate the original paint color of the pole. (*Ayes: 7, Nays: 0*)

Windows/Roofs: Ms. Spain informed the Board on the procedure of how windows were typically approved. She explained the process in full detail citing that original plans and historic photos were used to determine appropriate windows and return to the original configuration. With barrel tile roofs, the process was slightly different in that if a structure had S-tile presently then S-tile would be allowed to be reinstalled. An owner was not required to return to the original true barrel tile configuration.

The Board of Architects came to the consensus that the manner in which roofs were being approved had to be changed with roofs having to be true barrel regardless of what was there presently. Ms. Spain stated that Staff would handle the cases in a similar manner as the windows - if an owner chose true barrel tile it would be handled administratively and if they wanted S-tile it would be brought to the Historic Preservation Board for review. She wanted the Board to be aware of the new process.

Venice in the Gables: Ms. Spain stated that Venice in the Gables has been a successful project due to the hard work of Catherine Cathers, the Arts and Culture Specialist. Ms. Spain presented the Board with a map brochure depicting all the sites of the Venetian Posts around the City, along with information on the various artists that created them.