

SECTION 3.6: GARAGES, CARPORTS, PORTE-COCHÈRES

PORTE-COCHÈRES

Definition: A roof projecting over a driveway supported by piers, columns, or arches designed to let vehicles pass from the street to an interior courtyard.

Fully enclosing existing Porte-cochères with solid paneled gates or solid walls is not recommended and requires approval from the HEPB.

Placing a transparent or partially transparent gate that does not fully enclose a Porte-cochère may be acceptable provided that the gate is located at the rear of the Porte-cochère.

CARPORTS

Definition: A roof projecting over a driveway where vehicles are parked in a covered space.

If a carport is original to the structure, it shall be retained. Removal of an original carport requires approval from the HEPB.

New carports that did not originally exist require approval from the HEPB if visible from the public right-of-way.

GARAGES AND OTHER OUTBUILDINGS

Garages and other outbuildings that are original to the structure shall be maintained in the same manner of the main structure or residence. If a garage is to be enclosed to be a living space, the exterior appearance must remain the same.

Construction of new garages and outbuilding requires approval from the HEPB if visible from the public right-of-way.

New Construction Guidelines:

- The proportions of the new construction or element should correspond to the scale of the historic building and located on the rear or side of lot.
- The design should be compatible to the character of the building maintaining its shapes, materials, trim and any other architectural feature original to the structure, but not create a false sense of history.

Refer to Miami 21, Article 5: Specific to Zones for additional information regarding the ability to place an outbuilding in your transect zone and further restrictions regarding placement.



3.16 Enclosed with appropriate style



3.17 Freestanding Carports are not allowed



3.18 Open Porte-cochère

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A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Repairing an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Altering an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Removing an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Constructing a new Porte-cochère, Carport, Garage, or other Outbuilding

ADMINISTRATIVE APPROVAL IS POSSIBLE FOR:

- Repairing an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Altering an existing Porte-cochère, Carport, Garage, or other Outbuilding

HEP BOARD APPROVAL IS REQUIRED WHEN:

- Altering an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Removing an existing Porte-cochère, Carport, Garage, or other Outbuilding
- Constructing a new Porte-cochère, Carport, Garage, or other Outbuilding

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness:

IS THE PORTE COCHERE, CARPORT OR OUTBUILDING ORIGINAL TO THE PROPERTY?

- YES
- NO*

If no, contact staff prior to executing plans to make sure this addition would be appropriate for your structure.

TYPE OF WORK:

- REPAIR ONLY
- IN-KIND REPLACEMENT
- REPLACEMENT WITH NEW MATERIAL TO MATCH ORIGINAL

EXISTING PORTE-COCHÈRE/CARPORT/GARAGE CONDITION:

- EXCELENT
- GOOD
- FAIR
- POOR

ATTACHMENTS REQUIRED:

- SURVEY OF THE PROPERTY
- ONE SET OF PLANS (11X17) DRAWN TO SCALE
- MATERIAL SEPECIFICATION
- PHOTOS OF THE MAIN FAÇADE, FRONT AND SIDES
- HISTORIC PICTURE IF AVAILABLE