



The City of Coral Gables

Historical Resources Department

EXCERPTS

**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**May 7, 2009, 4:00 p.m.**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, Florida**

MEMBERS:	J	J	J#	A	S	O	N	D	J	F#	F	M	A	M	APPOINTED BY:
Dorothy Thomson	P	P	P	P	P	P	P	P	P	P	P	P	P	E	Mayor Donald D. Slesnick, II
Margaret Rolando*								P	P	P+	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Ernesto Santos	P	P	P	P	P	E	P	P	P	A	E	P	P	P	Comm. Maria Anderson
Venny Torre*												P	P	P	Comm. Rafael "Ralph" Cabrera, Jr.
Dolly MacIntyre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Wayne "Chip" Withers
Michael Beeman	P	P	P	P	P	E	P	P	P	P	^	^	^	^	Historic Preservation Board
Joyce Meyers	P	E	E	P	P	E	P	P	P	A	P	P	P	P	City Manager
Lisa Bennett	P	E	E	P	P	E	E	P	P	A	P	P	P	P	City Commission
Shirley Maroon	P	P	P	P	P	P	P	P	P	A	P	P	P-	P	City Commission

+ Ms. Rolando recused herself from discussion.  
 - Ms. Maroon left the meeting at 7:00 p.m.

**STAFF:**

Kara Kautz, Historic Resources Officer  
 Betty Perez, Administrative Assistant  
 Rodney Carbonell, Historical Resources Department

**A = Absent**  
**P = Present**  
**E = Excused**  
**\* = New Member**  
**^ = Resigned Member**  
**# = Special Meeting**

**GUESTS:** Armando Davica, Hector Hernandez, Omar Morales, Elizabeth Andrews, Alina Fallat-Lopez, Karen Nickless, Quentin Nason, Rafael Diaz, Douglas Zargham, William Hilton, Carmen Barrenechea, Rafael Portuondo, Debra and Allan Kolsky, Robin V. Burr, Leona H. Cooper, Burton Hersh, Laura Russo, Sally Sauer, Hernando Davila.

**RECORDING SECRETARY:** Nancy C. Morgan, Coral Gables Services, Inc.

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2009-09** An application for the issuance of a Special Certificate of Appropriateness for the property at 1021 Alhambra Circle, a contributing structure within the "Alhambra Circle Historic District", legally described as Lots 15, 16 & E ½ of Lot 17, Block 3, Coral Gables Section "C", as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an addition and alterations to the existing structure.

During presentation of the property, Ms. Kautz relayed its history, architecture (Phineas Paist and Harold Stewart) as she reviewed current and historic photographs.

Architect Rafael Portuondo comprehensively reviewed the original house design, proposed alterations and renovations.

Ms. MacIntyre invited members of the audience to speak to the application. Hearing no requests, she closed the public hearing.

Ms. Kautz made two observations: 1) The original design of the front elevation had a series of arched openings. Staff recommended that the two arches be reintroduced to the house; 2) If the applicant restored the arched openings and made the porch into a dining room, they might want to keep the arches, though restoring the front two arches is more important. Ms. Kautz suggested that security bars not be added, and that the replication of the detail not be exactly the same, but minor modifications to differentiate from the original.

Mr. Portuondo discussed his reasons for not restoring original arches. In response to Ms. MacIntyre's comment that the front elevation appeared busy, Mr. Portuondo agreed to simplify the shutters.

**Mr. Torre made a motion to approve the application with the removal of the wrought iron.**

Ms. Meyers clarified whether or not the stucco banding around the windows was original.

**Mr. Santos seconded the motion.**

Mr. Portuondo and Mr. Santos engaged in discussion about differentiation of architectural detailing and the square windows. Ms. Meyers joined the discussion regarding the double arches, and Mr. Portuondo pointed out that they broke the rhythm of the overall architecture, stating that what made the original porch special was that it stood on its own; however, it no longer exists.

**Roll Call: Ayes: Ms. Maroon, Ms. Meyers, Mr. Torre, Mr. Santos, Ms. Rolando, Ms. Bennett, Ms. MacIntyre. Nays: None.**

**ADJOURNMENT:**

There being no further business to be discussed, the meeting adjourned at 8:10 p.m.

Respectfully submitted,



Kara N. Kautz  
Historic Preservation Officer