March 15, 2023 Historic Preservation Board Agenda Item VI(2)

for 517 Aragon Avenue City-Proposed Designation

Designation Under LHD 22-013 / File 23-5318 Owner's Presentation in Opposition



PRESENTED BY EDWARD MARTOS. ESQ



PRESENTED BY
JOSE CARDONA, AIA, NCARI
PRINCIPAL



- Shaan and Pooja, decided to settle in the years, newlyweds and lifelong Miamians, After living in Coral Gables for several City Beautiful.
- In November 2022, they bought the property at 517 Aragon Avenue
- They applied for a demolition permit with Gables home and making their homestead. the hope of building their dream Coral





Presentation Overview

- Legal Criteria as Set Forth in the City Code
- a. Focus on Criteria Identified by Staff
- b. Applying Those to the Concept of a "Minimalist Traditional" Design
- Relevant Facts
- a. Staff Report Data
- b. Expert Testimony
- Analysis
- a. Same Facts But Different Conclusions
- 4. Owner's Remarks
- Reserved Time After Public Comment



What Does the Code Say? (Sec. 8-103)

are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association Districts, sites, buildings, structures and objects of national, state and local importance

value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation landmark district, individual properties must have significant character, interest or <u>In order to qualify for designation</u>as a local historic landmark or local historic

For a multiple property nomination, eligibility will be based on the establishment of historic contexts, of themes which describe the historical relationship of the

district shall be based on meeting one (1) or more of the following criteria: ... The eligibility of any potential local historic landmark or local historic landmark



Recommends Designation for Three Reasons **_egal Criteria: Historic Preservation Staff**

- trends of the community (Code Section 8-103(A)(4)) Exemplifies the historical, cultural, political, economic, or social
- (1) or more <u>distinctive architectural styles</u> (Code Section 8-103(B)(1)) Portrays the environment in an era of history characterized by one
- Embodies those distinguishing characteristic of an architectural style, or period, or method of construction (Code Section 8-103(B)(2))

See Staff Report pp. 2, 19



_egal Criteria: In Summary

Designation requires that a structure:

- Possess INTEGRITY It hasn't lost its original style
- Have SIGNIFICANT character, interest or value
- Meet One of The Criteria:
- <u>യ</u> trend EXEMPLIFY a trend – It has to be a prime example of a particular
- <u>PORTRAY</u> an era of history —It brings us back to that particular era
- the particular architectural style special <u>EMBODIES</u> distinguishing characteristics – It captures what makes



- A response to economic hardship and new FHA loan requirements
- Cost effective approach to popular, better-defined architectural styles
- No hard-and-fast set of guidelines.
- "Minimal Traditional style was flexible." See Staff Report pg 6 Staff's report acknowledges that such homes came Modernist and Mediterranean Revival Styles (especially in Coral Gables) but also in Colonial Revival, Arts and Crafts, and Tudor styles.

"Minimal Traditional" Design (Cont.'d)

description. Excerpts below from County Guidelines Page 96. 22, See County Commission Resolution R-115-22) provides a similar The County's Historic Preservation Design Guidelines (adopted 02-01-

Minimal traditional is a catch-all term for early to mid-20th century structures built with economy but based on traditional massing. These may include influences from American vernaculars, like American Colonial, Spanish or Mediterranean Revival, the Bungalow, Ranch and Postwar Modern, but they comprise only nominal stylistic features and a general avoidance of ornament. Decoration may include roof vents, scuppers, attached planters, bay windows, screened porches, areas of exposed brick or oolitic stone, and decorative front door.

In South Florida, Minimal Traditional dwellings were popular from the 1930s-1950s as popular enthusiasm waned for styles like Mediterranean Revival, Art Deco and Streamline. Pragmatic and modest, Minimal Traditional approaches were used in many new subdivisions of the region's burgeoning suburbs.

Minimal Traditional comprises elements of other styles that are used in minimal ways to uplift an otherwise straightforward boxy architecture. They conform to period building type, construction type, and tastes, but are uncommitted in terms of style; they are often eclectic and may seem like a restrained mashup of other styles. Constructed using a masonry shell, their interior partitions, floors and roofs are generally built of wood framing.

"Minimal Traditional" Design - Coral Gables Precedents





501 Aragon Avenue, 1938 Architect: Leroy K. Albert Designated: 2016





Designated: 2021





1700 Cortez Street, 1940 Architect: H. George Fink Designated: 2008

T -

"Minimal Traditional" Design - County

Examples



North Shore Crest Historic District



Biscayne Park



North Miami



North Shore Crest Historic District



North Shore Crest Historic District



North Miami

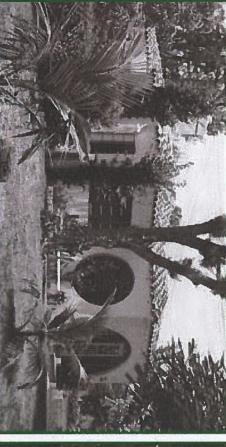


Presents a Serious Challenge

- How do you <u>pin down</u> an architectural style that's a "<u>catch</u> <u>all</u>?"
- How can one building serve as a shining example of all others when if there's no one consistent theme?
- **BUT** this challenge it's not insurmountable
- Staff and this Board surmounted it at least three times before—Let's go back to those examples.

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501 Aragon Avenue – LHD 2016-018





501 Aragon Avenue, 1938 Architect: Leroy K. Albert Designated: 2016

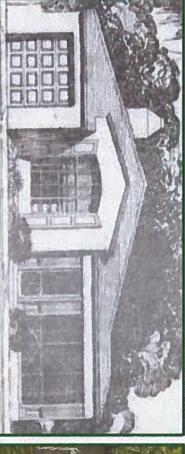


501 Aragon Avenue – Excerpt from Staff Report for LHD 2016-18 (Page 12)

Additions / Alterations

installation of metal awnings. enclosure to the rear. Other minor alterations include reroofing, painting, sewer connection, and removal of the wood members at the front entry porch, and the construction of the shed roofed the enclosure of the carport and rear screened porch, the wrought iron installation in 1988, the made to the residence and alterations have been minimal as well. The alterations primarily include high degree of integrity this home as retained over the years. No structural additions have been Comparison of permit drawings and historic photographs with the extant home demonstrates the

737 Minorca Avenue - LHD 2021-12





737 Minorca Avenue, 1937 Architect: William Merriam Designated: 2021



Staff Report for LHD 2021-12 (Page 15) 737 Minorca Avenue – Excerpts from

Additions / Alterations

From a comparison of historic photographs and the architectural plans with the extant home, as notable alterations or work undertaken on the property. well as an examination of building permits and records it is determined that the property at 737 Minorca Avenue has retained its historic integrity for over eight decades. The following discusses

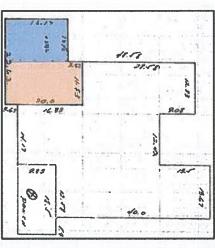


Staff Report for LHD 2021-12 (Page 15) 737 Minorca Avenue – Excerpts from

#5383 for 731 Minorca Avenue has been located and it appears that Merriam used the drawings date. As discussed above, Story also contemporaneously built the adjacent home at 731 Minorca by architect, William Merriam for Captain Christopher Story. This permit has not been located to Record books document the original permit for the home was filed in March 1937 (Permit #5377) Avenue. Both homes had the same floor plans but with different exterior styling. (Figures 6) Permit

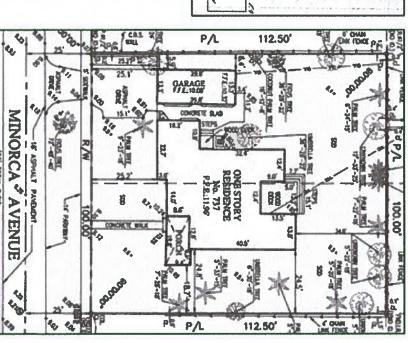
Tripp (Permit #14914) (Figures 11 & 12) These permits have not been located to date. completion. In 1957 a detached garage was built immediately west of the home by architect Tyrus The addition is denoted in blue in Figures 12. The c.1940 photo in Figures 8 shows it just after In January 1939 Captain Story added a maid's room west of the original garage (Permit #5812).

Staff Report for LHD 2021-12 (Page 15) 737 Minorca Avenue – Excerpts from



Figures 12: 737 Minorca
Avenue
c.1960 Tax Card [left]
blue: 1939 Maid's Room
Addition
orange: Original Garage
Property Survey, 2021 [right]
Courtesy of Form Tech Land

Surveying, Inc.



1700 Cortez Street - LHD 2007-14





1700 Cortez Street, 1940 Architect: H. George Fink Designated: 2008

1700 Cortez Street - LHD 2007-14

ADDITIONS / ALTERATIONS

repairs, etc.). At some point, air-conditioning wall units and metal awning windows were added. years other than what would be considered routine maintenance (painting, re-roofing, roof There have been few substantive changes to the structure at 1700 Cortez Street over the past 67

abutting the western wall of the existing garage. In 1951, the addition of a second garage with a study and bathroom was made to the structure,

withdrawing the request for a building site separation. meting of July 17, 1990. On July 13, 1990, a letter was received by the City Manager's office denied." The matter was scheduled for consideration during the regular City Commission shall be considered two building sites, one consisting of Lot 9 and one consisting of Lot 10 be The Board passed a motion stating that "Application No. 499-P requesting that Lots 9 and 10 In 1990, a request for a building site separation was reviewed by the Planning and Zoning Board.



How does the Subject Property Compare?

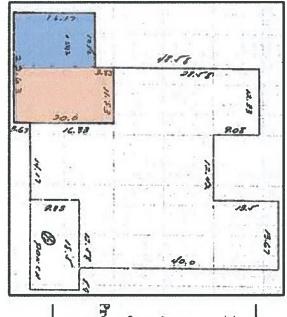
- Staff Report Describes Additions / Alterations Over FOUR pages. See Staff Report, Pages 13, 14, 15, and 16.
- Significant Addition in 1961. Including an additional garage, enclosure of the original car port, changing windows.
- 3. Metal Window Grates installed in 1978.
- Significant Changes in 1994. Including the window and door changes, to the north and west facades
- . (7) 2006 Roof Replacement. Marked change from Barrel Tile to S-Tiles

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How does the Subject Property Compare?

737 Minorca's Renovations

517 Aragon's 1961 Renovation Alone

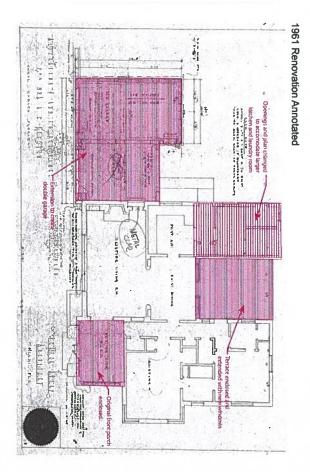


Figures 12: 737 Minorca
Avenue

c.1960 Tax Card [left]
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Property Survey, 2021 [right]

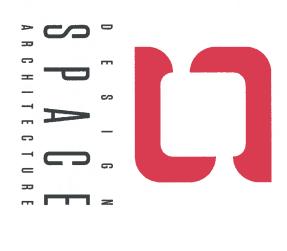
Courtesy of Form Tech Land
Surveying, Inc.





Once More So It's Fresh On Your Minds As Our Architect Takes, Let's Review Code

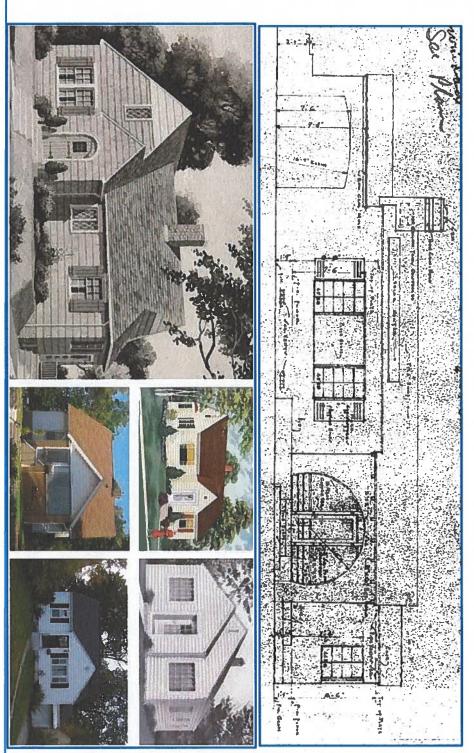
- [This building has had 3 redesigns in 3 eras--the 30s, 60s, & 90s. Where is the integrity?] <u>INTEGRITY</u> — It hasn't lost its original
- Be SIGNIFICANT It significantly add to all the other great
- ယ <u>EXEMPLIFY</u> a style – It is a prime example [After multiple renovations, does this building exemplify a style that prioritized simplicity?] മ
- <u>PORTRAY</u> an era of history It brings us back to that particular era [Does this building fit in the Great Depression? The 60s? The 90s?]
- special **EMBODY** distinguishing characteristics – Capture what makes a style [Does a building with multiple "upgrades" embody a "minimal" style?]



ARCHITECTURAL ANALYSIS

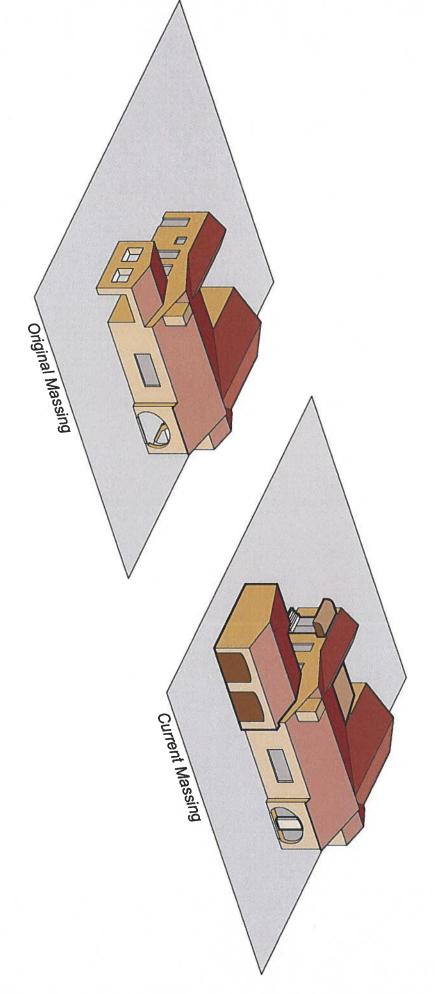
Conducted by Joe Cardona, AIA, NCARB

Minimal Traditional

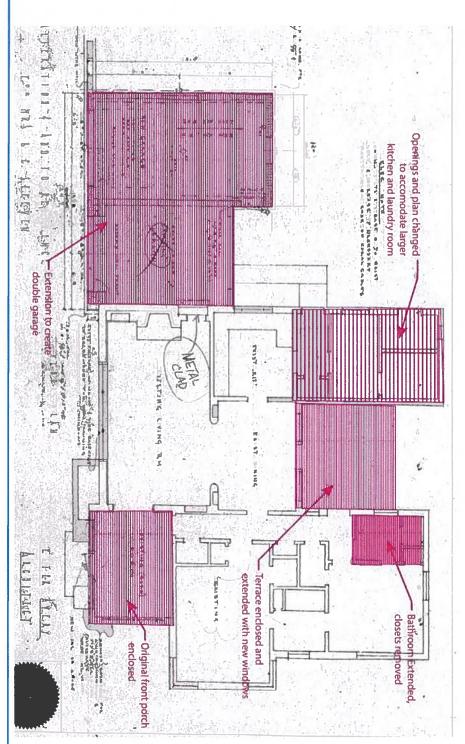




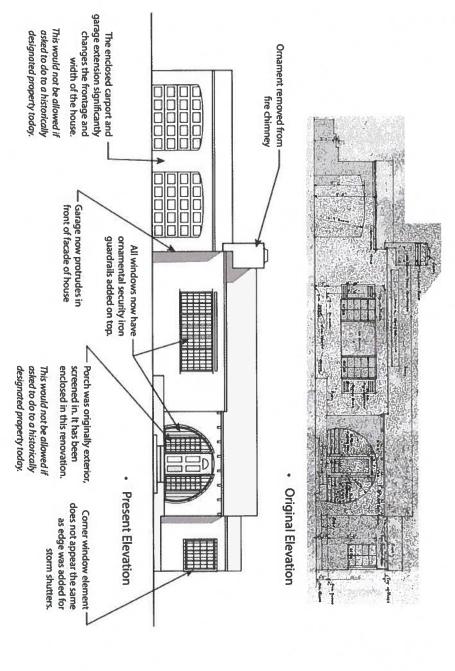
Building Massing Study



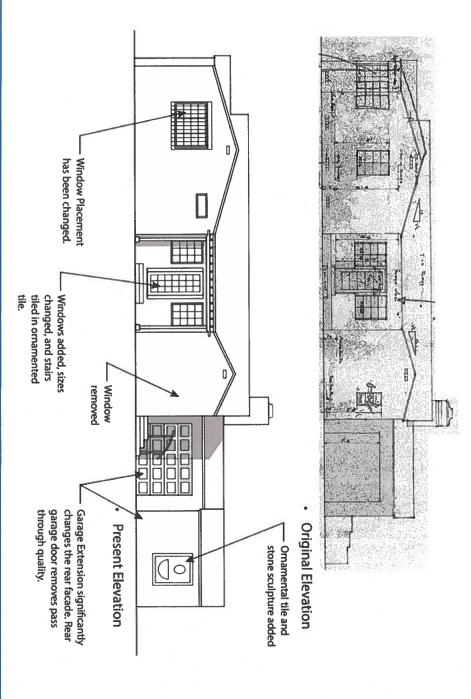
Building Plan Study



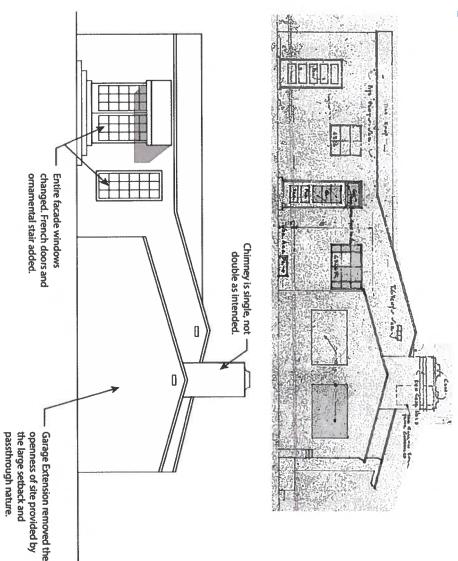
Building Then and Now: South Elevation



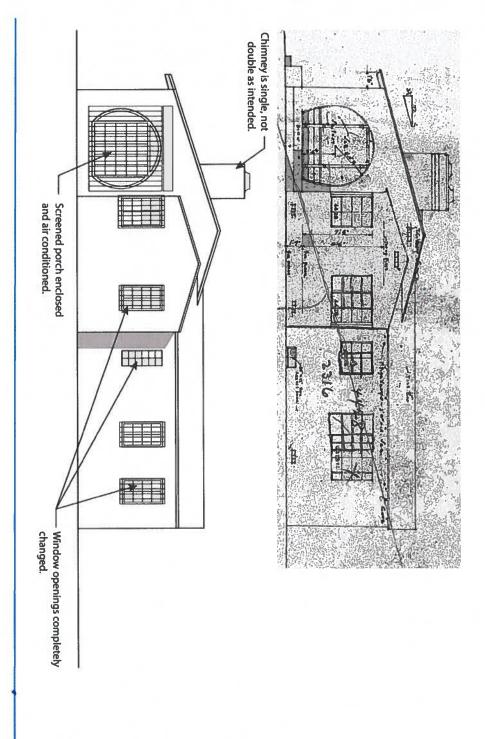
Building Then and Now: North Elevation



Building Then and Now: West Elevation



Building Then and Now: East Elevation



Alterations Analysis: Garage Front



Garage extension removes original carport, changing intention and facade significantly.

Garage sits proud from original facade

Alterations Analysis: Garage Rear



New addition removes transparency of facade, and openness to backyard.

Alterations Analysis: Interior Garage



Side entry to home visible, originally accessible from exterior.



Original opening seen as rectilinear, not eyebrow as original plans intention.

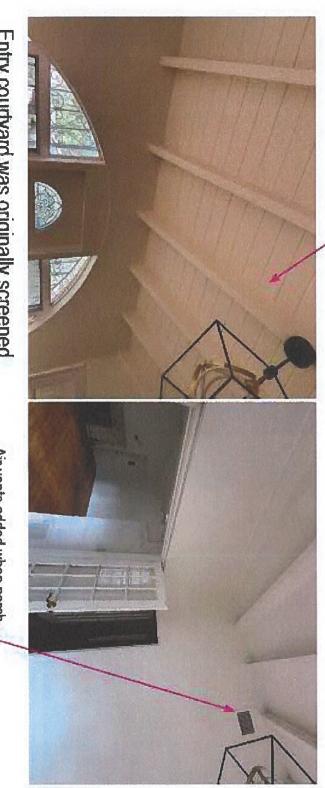


New column and wall tied into original column with rebar and cannot be separated without extensive cutting, reconstruction, and cost.

Garage protrudes from original facade

Alterations Analysis: Enclosed Porches

Roof area missing any insulation when enclosed



Entry courtyard was originally screened in, and now is interior.

Air vents added when porch enclosed.

Alterations Analysis: Enclosed Porches

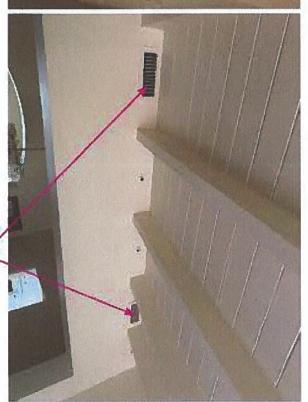
Roof area missing any insulation when enclosed



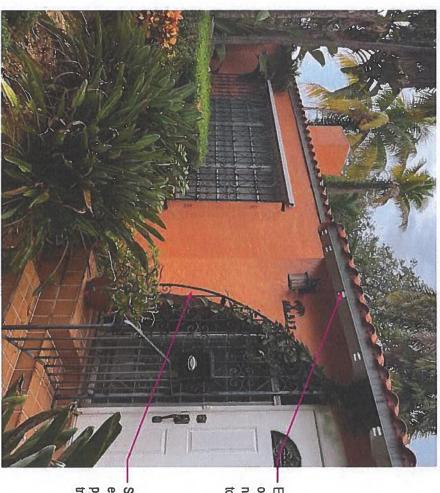
Rear courtyard originally screened in, and now opened into the home. New tile looks laid, and AC added in room.

Air vents added when porch

enclosed



Alterations Analysis: Entry Arch & Rafters



Exposed rafters show intention of ornamentation on home, not minimal traditional modern touches

Semi-Circular entry difficult and expensive, not cost-effective as per minimal traditional historic trend.

Alterations Analysis: Openings on All Sides



Openings on East wall changed over renovations. Openings cannot be reversed without extensive concrete work and cost.



Openings on rear wall changed extensively. Openings cannot be reversed without extensive concrete work and cost.

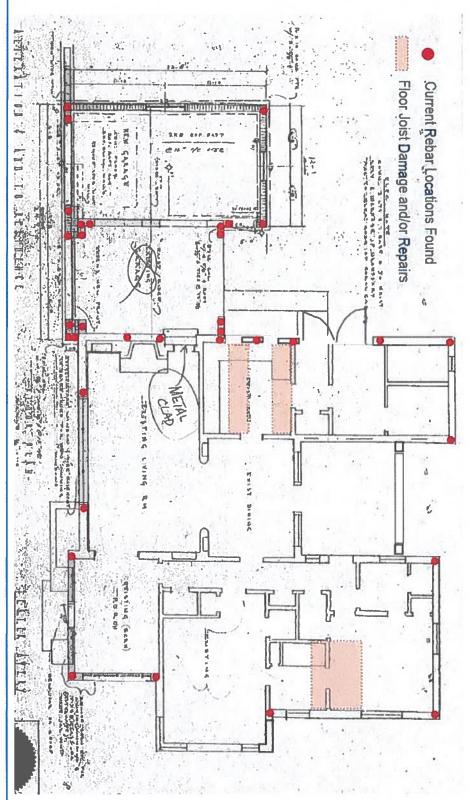
Alterations Analysis: Openings on All Sides



Openings on Kitchen remodel changed West facade extensively. Openings cannot be reversed without extensive concrete work and cost.

 Ornamental stairs added in extension

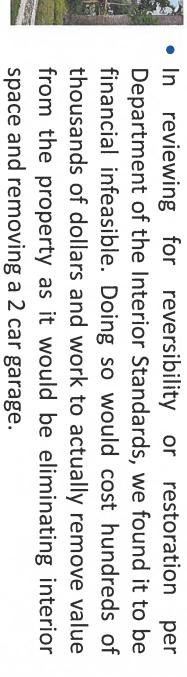
Existing Structural Conditions





Building Reversibility or Restoration

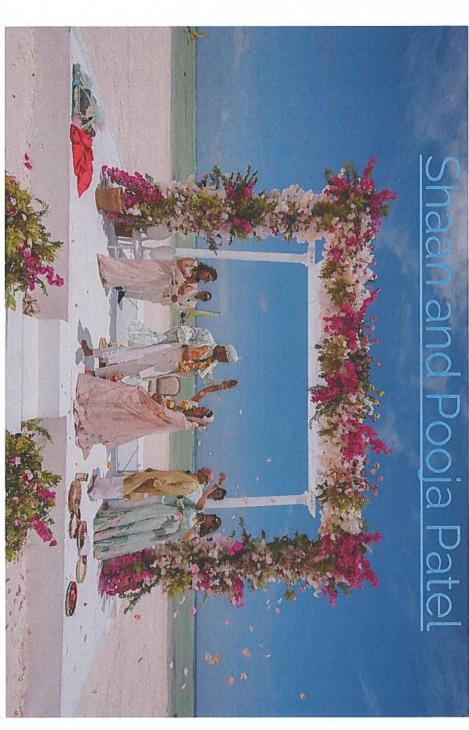






adding the appropriate amount of bedrooms via a rear finishes, redoing the electrical, AC, and plumbing, and We also looked into updating the home with modern appraisal, as it would still be an older, smaller home \$1,000,000 and not be able to hold the value in extension and that was estimated to be around

A Few Words From the Property Owners





Closing Comments

- Designation is Not Legally Warranted
- 2. Rehabilitation, Restoration, or Addition Is Not Viable, While Maintaining Building's Integrity.
- 3. Significant Loss to the City--Most of Coral Gables History is In Front of Us, Not Behind
- 4. Significant Loss to Property Owners' Land Value



<u>Thank You!</u>

we reserve time to rebut any public comments. We are available for your questions and

Following Slides for Reference, if Needed, During Discussion with the Board

2/14Z3, 11:30 AM

Section 8-103. Criteria for designation of historic landmarks or historic districts

historic landmark district shall be based on meeting one (1) or more of the following criteria: the historical relationship of the properties. The eligibility of any potential local historic landmark or local nomination, eligibility will be based on the establishment of historic contexts, of themes which describe archaeological, aesthetic, or architectural heritage of the City, state or nation. For a multiple property properties must have significant character, interest or value as part of the historical, cultural order to qualify for designation as a local historic landmark or local historic landmark district, individual significance if they possess integrity of location, design, setting, materials, workmanship, or association. In Districts, sites, buildings, structures and objects of national, state and local importance are of historic

A. Historical, cultural significance:

- 1. Is associated in a significant way with the life or activities of a major historic person important in the
- Is the site of an historic event with significant effect upon the community. city. state, or nation:
- Is associated in a significant way with a major historic event whether cultural, economic, military. social, or political;
- Exemplifies the historical, cultural, political, economic, or social trends of the community; or
- Is associated in a significant way with a past or continuing institution, which has contributed substantially to the life of the City.
- B. Architectural significance:
- Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;
- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of
- Is an outstanding work of a prominent designer or builder; or
- 4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

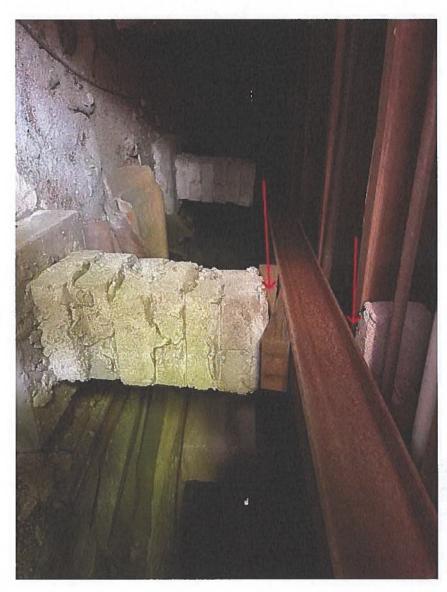


Photographic Documentation:



image A

This image show the CMU supports toppled-over due to improper design, means, and methods for the supports.





mage B

and fasteners to the wood joists it is supporting. This image shows the CMU supports lacking connections to the steel beam. Further, the steel beam lacks proper connections



image C

excessive deflection. This image shows the wood floor joists with degradation as well as various attempts to "scab" the joists, presumably due to





This image shows the wood floor joists with degradation as well as various attempts to "scab" the joists, presumably due to excessive deflection.

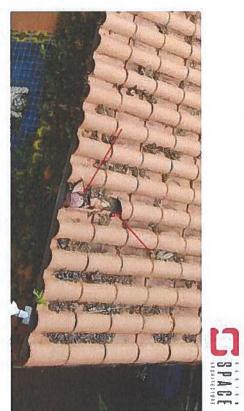


This image shows several "S Tile" rooting tiles either broken or damaged.



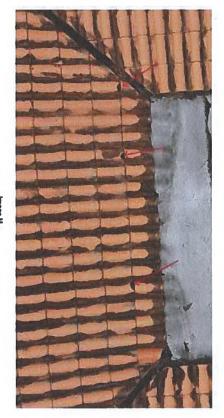
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mage F



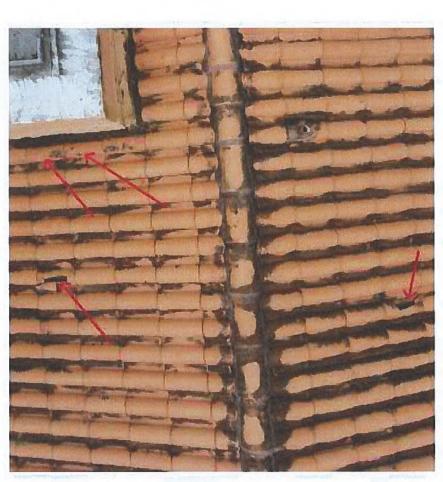


This image shows several "S Tile" rooting files either broken or damaged.



H egent

This image shows several "S Tile" rooting tiles either broken or damaged.



This image shows several "S Tile" rooting tiles either broken or damaged.

lmage !





image J

This image shows the overall roof shot of the existing roof in need of replacement.