

## EXCERPT – AV2016-006

CITY OF CORAL GABLES  
HISTORIC PRESERVATION BOARD MEETING

## VOLUME I OF II

## Including:

Case File AV 2016-006, 800 Coral Way  
Case File LHD 2021-008, 1541 Sopera Avenue  
Case File LHD 2021-010, 4100 Monserrate Street  
Case File COA (SP) 2021-009, 1021 Hardee Road  
Case File COA (SP) 2021-019, 155 Cocoplum Road  
Case File COA (SP) 2021-020, 416 Garlenda Avenue

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405 Biltmore Way,  
Coral Gables, Florida,  
Wednesday, 4:03 p.m.,  
November 17, 2021.

## PARTICIPANTS:

Albert Menendez, Chairperson  
Michael Maxwell, Board Member  
Bruce Ehrenhaft, Board Member  
Alicia Bache-Wiig, Board Member  
Dona Spain, Board Member  
Xavier Durana, Board Member  
John P. Fullerton, Board Member  
Margaret "Peggy" Rolando,  
Board Member (From Page Nine)

Warren Adams, Historic Preservation Officer  
Kara Kautz, Assistant Historic Preservation Officer  
Gustavo Ceballos, Esq., Assistant City Attorney

Nancy Lyons, Administrative Assistant

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MS. LYONS: Mr. Maxwell?

MR. MAXWELL: Yes.

MS. LYONS: Miss Spain?

MS. SPAIN: Yes.

MS. LYONS: Mr. Ehrenhaft?

MR. EHRENHAFT: Yes.

MS. LYONS: MISS Bache-Wiig?

MS. BACHE-WIIG: Yes.

MS. LYONS: Mr. Menendez?

MR. MENENDEZ: Yes.

MS. LYONS: Motion passes.

MR. MENENDEZ: Deferrals. Mr. Adams, do we have any deferrals today?

MR. ADAMS: No, we don't.

MR. MENENDEZ: We don't, okay. Swearing in: If any persons in the audience will be testifying today, please rise to be sworn in.

(Thereupon, certain members of the audience were duly sworn on oath by the court reporter.)

MR. MENENDEZ: Okay. So we've got first item on the agenda, ad valorem tax relief, Case File AV 2016-006, an application requesting ad valorem tax relief for the property at 800 Coral Way, a contributing resource within the Coral Way Historic District legally described as Lots Nine and Ten, Block One, Coral Gables Section A,

1 according to the plat thereof as recorded in Plat Book  
2 Five, Page 102 of the public records of Miami-Dade County,  
3 Florida.

4 A related special certificate of  
5 appropriateness, COA (SP) 2016-006, was granted design  
6 approval by the Historic Preservation Board on March 17th,  
7 2016.

8 MS. KAUTZ: Thank you. The location map of  
9 the property, right at the start of the ucoral Way  
10 Historic District which was designated as a local historic  
11 district in February of 2014. This property is considered  
12 a contributing structure within the district, permitted in  
13 1957.

14 It was designed by architect Curtis Haley.  
15 It was deemed to be contributing because it had not had  
16 any substantial alterations over the years, specifically  
17 during the period of significance in the district.

18 I'll scroll through the photographs of the  
19 project. They're not labeled. They're before and after,  
20 so they're before shots and after. You can tell the after  
21 because they're approved, and if there's any question,  
22 I'll describe it.

23 MR. FULLERTON: Excuse me, Kara. I'm having  
24 a hard time understanding with that mask.

25 MS. KAUTZ: Sorry. I'm probably talking too

1 fast anyway.

2 So general restoration, renovation includes  
3 new impact resistant casement windows and doors, new gray  
4 flat cement roof, enclosure of the original two-car garage  
5 off of Coral Way converted into a kitchen, and this is  
6 what you see here on the screen.

7 Expansion of the footprint of the west wing  
8 of the house, insulation of decorative shutters, total  
9 interior remodeling, rebuilding of the front bay window  
10 structure you see right there on the front.

11 A one-story addition to the rear with access  
12 off of De Soto Boulevard consist of a master bedroom suite  
13 and new two-car garage.

14 Site improvements include the installation of  
15 a new brick paver driveway and vehicular gate and the new  
16 garage off of De Soto Boulevard, and landscaping around  
17 the property.

18 That's finishing the before and after  
19 photographs, and there you have it. This was approved by  
20 Special Certificate of Appropriateness 2016-06.

21 (Thereupon, Ms. Rolando is present.)

22 MR. MENENDEZ: Okay. Before we continue, let  
23 the record show that Miss Rolando has joined us, so she's  
24 here as well. Please continue.

25 MS. KAUTZ: I think the owner is here if you

1 have any questions of her.

2 MS. GUI TERAS: I'm the owner.

3 THE COURT REPORTER: Can you state your name,  
4 please?

5 MS. GUI TERAS: Angelica, last name Guiteras.

6 THE COURT REPORTER: Thank you.

7 MR. MENENDEZ: Any questions from the board?

8 MS. SPAIN: Well, I'm assuming that I can  
9 vote on this. I don't see there's any reason that I  
10 shouldn't be able to vote on this even though I was  
11 involved in that.

12 MR. FULLERTON: What?

13 MS. SPAIN: Is there any reason why I  
14 shouldn't vote on this?

15 MR. CEBALLOS: You were involved in what, the  
16 original designation?

17 MS. SPAIN: Yes, with the certificate of  
18 appropriateness, I was involved in that, but this is for  
19 the ad valorem tax relief. Is this --

20 MR. CEBALLOS: Do you believe you can be fair  
21 and impartial?

22 MS. SPAIN: Absolutely.

23 MR. CEBALLOS: You have no gain in this?

24 MR. FULLERTON: I think there's only one  
25 thing I see, is that they need to bring the roof tile, the

1 original garage door and the replacement for it which has  
2 the windows which I think is very attractive, very well  
3 done. It just doesn't fill the space the way the older  
4 door did, and I'm not sure if that's important or not. I  
5 didn't -- I thought I read something in here, the  
6 documentation, that said that it's supposed to be more  
7 like --

8 THE COURT REPORTER: Can you talk louder or  
9 more into the mic, Mr Fullerton, please? Thank you.

10 MR. FULLERTON: Are you talking next to the  
11 garage door?

12 MS. KAUTZ: Can you put the Power Point back  
13 up, please? I'm asking them to put the Power Point back  
14 up.

15 MR. FULLERTON: If it's immaterial, I mean if  
16 the board isn't objecting, if it doesn't have any  
17 objection, then --

18 MS. KAUTZ: So what happened, what the  
19 request was that was approved by the board was that the  
20 front-facing garage off of Coral Way was allowed to be  
21 enclosed --

22 MR. FULLERTON: Right.

23 MS. KAUTZ: -- as was the space to be a  
24 kitchen, and so this was the before photograph, garage  
25 door. This is the after photograph. It included, it

1 included the stucco moulding that you see. It was just,  
2 it was approved by the board.

3 MR. FULLERTON: Okay. I understood what was  
4 going on about it, but it just occurred to me that it was  
5 a completely different modulation of the space between the  
6 two sites.

7 MS. KAUTZ: Right. We had requested they  
8 keep the opening so that it reads as the opening and set  
9 the in-fill, recess it so that it reads as an opening.

10 MR. FULLERTON: I have no objection to that.  
11 Thank you.

12 MR. MENENDEZ: Do I have a motion?

13 MR. MAXWELL: Move to accept.

14 MS. SPAIN: I'll second it.

15 MR. MENENDEZ: Mr. Maxwell made the motion.  
16 mMiss Spain seconded the motion.

17 MS. GUITERAS: Is that it?

18 MS. KAUTZ: We have to vote, but yes.

19 MS. LYONS: Miss Bache-Wiig?

20 MS. BACHE-WIIG: Yes.

21 MS. LYONS: Mr. Durana?

22 MR. DURANA: Yes.

23 MS. LYONS: Mr. Fullerton?

24 MR. FULLERTON: Yes.

25 MS. LYONS: Mr. Ehrenhaft?

1 MR. EHRENHAFT: Yes.

2 MS. LYONS: Mr. Menendez?

3 MR. MENENDEZ: Yes.

4 MS. LYONS: Mr. Maxwell?

5 MR. MAXWELL: Yes.

6 MS. LYONS: Miss Spain?

7 MS. SPAIN: Yes.

8 MS. LYONS: Miss Rolando?

9 MS. ROLANDO: Yes.

10 MS. LYONS: Motion passes.

11 MS. GUITERAS: Thank you, thank you very  
12 much.

13 MR. MAXWELL: Good job.

14 ~~MR. MENENDEZ: Next case file, local historic~~  
15 designation, Case File LHD 2021-008, consideration of the  
16 local historic designation of the property at 1541 Sopera  
17 Avenue, legally described as the west one half of Lot 16,  
18 all of Lot 17, and the east half of Lot 18, Block 56,  
19 Coral Gables Country Club Section Part Four, according to  
20 the plat thereof as recorded in Plat Book Ten at Page 57  
21 of the public records of Miami-Dade County, Florida.

22 MR. ADAMS: Can we have the Power Point,  
23 please, for 1541 Sopera Avenue?

24 (Thereupon, the audio/video recording was played as  
25 follows:)