

**CORAL GABLES HISTORIC PRESERVATION BOARD**  
**Wednesday, September 21, 2022, Meeting, 4:00 p.m.**  
**Coral Gables City Hall, City Commission Chamber**  
**405 Biltmore Way, Coral Gables, Florida 33134**

Historical Resources of  
 Cultural Arts

2327 SALZEDO STREET  
 CORAL GABLES  
 FLORIDA 33134

☎ 305.460.5093  
 ✉ hist@coralgables.com

MEMBERS	O 21	N 21	D 21	J 22	F 22	M 22	A 22	M 22	J 22	J 22	A 22	S 22	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	P	P	E	P	P	E	E	P	Commission-As-A-Whole
Cesar Garcia- Pons (Vice-Chair)	P	E	E	P	P	P	P	E	E	P	P	P	City Manager Peter Iglesias
Alicia Bache- Wiig	P	P	P	P	P	P	E	P	P	E	P	#	Mayor Vince Lago
Margaret (Peggy) Rolando	E	P	P	P	E	E	P	#	P	E	P	P	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	P	P	P	P	E	E	E	P	P	P	P	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	E	P	P	P	P	P	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	P	P	P	P	P	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	P	P	P	P	E	P	Board-as-a-Whole

**LEGEND:** A = Absent; P = Present; E = Excused; \* = New Member; ^ = Resigned Member; - = No Meeting;  
 # = Late meeting arrival

**STAFF:** Warren Adams, Historic Preservation Officer, Gus Ceballos, Assistant City Attorney  
**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy Kay Lyons, Administrative Assistant

**OPENING STATEMENT**

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:08 pm by Chair Menendez and attendance was stated for the record.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the minutes of the August 17, 2022, meeting with corrections.

The motion passed (Ayes: 8; Nays: 0).

**NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Chair Menendez read a statement regarding Notice of Ex-Partee Communications. Board members who had ex-partee communication of contact regarding cases being heard were instructed to disclose such communication or contact.

Board members did not indicate that any such communication occurred.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM**

- 1) **LOCAL HISTORIC DESIGNATION: CASE FILE LHD 2022-006:** Consideration of the local historic designation of the property at 311 Romano Avenue, legally described as Lots 17 to 19 Inclusive, Block 1, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

Michael LeFevre – owner of 311 Romano Avenue requests a deferral. Today they filed revised plans with the Board of Architects based on first set of revisions from them. They received staff report on designating their house, so would like to present the revised plans to the Historic Board as well as consider the designation of their house.

Ms. Spain asked if the plans going to the Board of Architects were for an addition to the existing house. Mr. LeFevre responded affirmatively.

Vice-Chair Garcia-Pons asked if it would be presented to the Board at the next meeting. Mr. LeFevre said they would try and work with staff but was not sure if the timeline would allow it. Ms. Kautz said they would try to get it on the agenda for the next meeting. In answer to Ms. Spain’s question, she said they could advertise it, and if they were not ready it would not be presented.

A motion was made by Ms. Spain and seconded by Ms. Rolando to defer CASE FILE LHD 2022-006, consideration of the local historic designation of the property at 311 Romano Avenue to the next available meeting.

The motion passed (Ayes: 8; Nays: 0).

**SWEARING IN OF THE PUBLIC:**

Assistant City Attorney Ceballos administered the oath.

**APPROVAL OF ABSENCES:**

None.

Chair Menendez read a description of the first case as follows:

**CASE FILE LHD 2022-007:** Consideration of the local historic designation of the property at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

Ms. Kautz stated that Mr. Adams would be presenting via ZOOM.

The PowerPoint played on-screen. Highlights were as follows:

1. Property at 1221 Milan Avenue is to be considered for designation as a Local Historic Landmark.
2. Constructed in 1923 by Architect Lewis Brumm.
3. The designation is the result of a historic significance determination requested by the owner after the property was cited for code violations and they were unable to obtain an after-the-fact permit.
4. Criteria for Significance:  
Article 8, Section 8-103 of the Coral Gables Zoning Code-Criteria for designation of historic landmarks or historic districts-states that to qualify for designation as a local historic landmark individual properties must have significant character, interest, or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state, or nation. The single-family residence at 1221 Milan Avenue is eligible as a local historic landmark based on its historical, cultural, and architectural

significance. For designation, a property must meet one (1) of the criteria outlined in the Code. As discussed below, 1221 Milan Avenue meets the following three (3) criteria:

**A. Historical, Cultural significance**

Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community

**B. Architectural significance**

Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style

Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

5. Single-family residence in the Granada Section.
6. 50' x 100' interior lot on the North side of Milan Avenue between Columbus Boulevard and Madrid Street.
7. A history of Coral Gables Developmental History was shown on screen.
8. The house was commissioned by George Merrick and designed by Lewis Brumm a member of Merrick's Design team.
9. This house espoused Merrick's Mediterranean ideals and is the very early example of the Coral Gables Cottage.
10. The October 1921 map (shown onscreen) shows the initial layout of Coral Gables when lots first went on sale. Initial sales were in direct vicinity of Merrick's homestead in Section "A" (circled in red).
11. Sales were very successful, and the remainder of the land was divided into Sections "B" through "I" (shown onscreen) and offered for sale through 1922.
12. As sales took off Merrick looked to expand his land holdings. Records indicate that he expended a tremendous amount of time and energy in extending his holdings to the Tamiami Trail (highlighted in purple).
13. By fall 1923 Section "F" was significantly expanded, Merrick renamed it the Granada Section.
14. The red line on the plat map (shown onscreen) indicates the southern border of this section which is Milan Avenue.
15. In 1923 as Merrick increased his landholdings, he began to develop streetscapes following garden city precepts. Unlike earlier sections the Granada Section was platted with large areas allocated for moderately priced and smaller sized homes.
16. To showcase his vision Merrick commissioned architects H. George Fink, Martin Hampton and Lewis Brumm to design 58 Mediterranean inspired homes to demonstrate that smaller, moderately priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes.
17. In the Granada section Merrick stated that these 58 homes will "embody new and radical departures from the usual type of small house designing, with compactness, beauty and comfort that will appeal to smaller families ...each home will be a different finely-detailed design."
18. The distribution of the 58 homes was, 12 on Ferdinand Street, 18 on Genoa Street, 8 on Milan Avenue, 6 on Capri Street, and 14 on Pizarro Avenue. These one-story homes were the first of what would later be classified as Coral Gables Cottages.
19. The 8 homes on Milan Avenue commissioned by George Merrick were indicated by the red blocks shown onscreen). 1221 Milan Avenue was one of these homes and is denoted by the orange arrow.
20. As intended these homes provided a model for, and sparked interest in, developing Milan Avenue with moderately priced homes.
21. The blue blocks (shown onscreen) are the other homes on the street built in the 1920s. Milan Avenue retains this context to date.

22. Developing these streets was a source of pride for Merrick. In 1925 he stated: “Frequently at night Mrs. Merrick and I drive through Coral Gables. We go into moderately priced sections, and we find something which gives me even more pride in the accomplishment of an ideal people who formerly used stock plans can now have a well-appointed home... it is gratifying to see the difference in the attractiveness of one of our very moderately priced houses as compared to a house of similar cost in the unrestricted section of Miami”.
23. The home at 1221 Milan Avenue was one of the earliest Coral Gables Cottages and it played a significant role in the development of this typology in the City.
24. Records indicate, that as Merrick began developing the Granada Section, his brother-in-law, Paul Kuhn, contributed financing which including this home at 1221 Milan Avenue.
25. Kuhn was married to Merrick’s sister Helen, and they had three young children. When Kuhn died suddenly in 1924 a member of Merrick’s Home Department, Francis “Cy” Guest stepped up to assist the widow and assumed the final financing of the house.
26. In 1925, with the incorporation of the City, Guest joined the Coral Gables Fire Department and in 1926 he became a member of the Coral Gables police force. Two years later Sergeant Guest was tragically killed on Christmas Eve by a drunk driver. Guest was the first Coral Gables officer killed in the line of duty. His name is inscribed on the National Law Enforcement Memorial in Washington, D.C. (a pictures was shown onscreen).
27. In 1927, Dr. John Thom Holdsworth purchased 1221 Milan Avenue and lived in the home for thirty-seven years. Dr. Holdsworth was a renowned economist and professor who was recruited heavily by the University of Miami to develop their School of Business Administration. He was dean of school from 1929 to 1941. In 1964 Dr. Holdsworth sold the home to the University of Miami for \$1.00.
28. The property then passed through several owners until the current owners purchased it in 1998.
29. Merrick chose to develop Coral Gables as a Mediterranean-inspired city because he felt that this type of architecture harmonized best with south Florida’s climate and lifestyle.
30. The home at 1221 Milan Avenue honors Merrick’s vision. Built over a crawl space to provide ventilation and separation from the high-water table, the home has thick masonry walls to aid in keeping the home cool and varied casement windows and porch features arranged to provide much needed cross-ventilation and light in this tropical environment.
31. The home was designed by architect Lewis Brumm who came to Coral Gables from California where he had substantial experience designing Spanish-inspired buildings. Brumm, in tandem with team member, H. George Fink, was largely responsible for developing the City’s cottage genre.
32. The home includes many additional prominent and character-defining features of the Mediterranean Revival style which include but are not limited to:
  - ✓ textured stuccoed
  - ✓ combination of roof types and heights
  - ✓ projecting bays
  - ✓ arched openings – in particular the street-facing segmental arch with distinctive corner knobs
  - ✓ Spanish-inspired chimney with diamond-shaped cutouts
  - ✓ detached garage whose parapets were designed to mirror the main home
  - ✓ wing walls
  - ✓ barrel tile roof
  - ✓ decoratively arranged groups of round vents in diamond configuration
  - ✓ recessed casement windows with protruding sills and swooped masonry hoods
33. (onscreen photos were shown of the home over the last century.) Visual assessment of the property as well as examination of permit documents and historic photographs indicates that there were few changes to the character-defining features the home at 1221 Milan Avenue prior to the unpermitted alterations by

- the current owner who acquired the property in 1998. A discussion of these unpermitted alterations is provided in the designation report.
34. Alterations that occurred prior to 1998 included the enclosing of the two screened porches denoted in blue on the survey (shown onscreen).
  35. The current S-tile roof was installed in 1997.
  36. In 1981 a roofed porch was added at the rear of the home along the east façade of the garage. The orange arrow on the survey (shown onscreen) indicates its location and the photo at the center shows it soon after completion.
  37. The current owner purchased the property in 1998 (illustrations of some of the alterations undertaken since then were shown onscreen).
  38. The alterations were done without a permit and a Code Enforcement case is on-going. Additional details are provided in the designation report.
  39. Between 2009 and 2011 the open porch area on the front façade was enclosed for living space. (Denoted in purple on the 2011 property survey and illustrated by the photos in the center of the slide shown onscreen)
  40. Also, by 2011 a raised concrete pad was laid along the west side of the home (denoted in green on the survey shown onscreen). This patio blocked access to the garage.
  41. The garage door was removed, and the garage became connected to the home as living space as well as the rear 1981 porch that was also enclosed for living space. (Denoted in yellow on the survey shown onscreen). The enclosed porch was shown.
  42. By 2021 this area was extended approximately another six feet north into the rear setback (illustrated on the 2021 property survey shown onscreen). A photo of that addition, painted white, abutting to the rear of the original garage which is painted yellow was shown.
  43. Photos of the home were shown onscreen to note the following features:
    - a) The taller shed roofed bay was the original screened entry porch.
    - b) The street-facing segmental arched opening with its distinctive corner knobs feature.
    - c) The texture of the stucco.
    - d) The west side arched opening of the entry porch.
    - e) The prominent chimney.
    - f) One of the hallmark features of the home - the swooped lintels which above the windows flanking the chimney.
    - g) Examples of the grouped round vents decoratively arranged in a diamond configuration above these windows and another grouping on the original garage.
    - h) The original east façade of the home - there is a pop-out bay whose shed roof was originally tiled.
    - i) The original sleeping porch. Like the pop-out bay it historically had a barrel tile on its shed roof and it is now unclad.
    - j) The east façade of the recent infill on the front of the house. The orange arrow (shown onscreen) indicates its location. It is not clear if an opening on this side was recently enclosed or if this area of the addition was not finished as it is obscured by vegetation.
    - k) The rear façade of the home. It is looking at the northeast corner of the original sleeping porch. Two windows infilling the large, screened opening whose location and original size is easily discernable in the change of stucco texture.
    - l) The enclosed 1981 porch and the more recent extension to the rear of the home.
  44. The home was designed with two wing walls. Their locations and configurations are documented in a 1967 historic photo (shown onscreen and circled in red). They are currently obscured from the street but appear on the 2021 property surveys.
  45. In conclusion, the single-family home at 1221 Milan Avenue was one of eight homes on Milan commissioned by City founder George Merrick in 1923. In accordance with Garden City precepts Merrick envisioned Milan Avenue as a street of 'moderately-priced attractive houses.' He commissioned three members of his design team to demonstrate that these smaller homes were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. These houses are amongst the earliest of what are now known as Coral Gables Cottages.

46. The home at 1221 Milan Avenue was designed by architect Lewis Brumm who, in tandem with team member, H. George Fink, was largely responsible for developing the City's cottage genre. This home was one of the earliest of the cottages and it played a significant role in the development of the Coral Gables Cottage in the City. Hence, the property at 1221 Milan Avenue significantly contributes to the historic fabric of the City of Coral Gables.
47. Staff recommends APPROVAL of the Local Historic Designation of the property at 1221 Milan Avenue based on its historical, cultural, and architectural significance.

Ms. Kautz said the owner was present and would like to address the board.

Letters of support for the designation were received from:

1. Jane Romanos, 1261 Milan Avenue.
2. Ileana Sayre
3. Bruce Fitzgerald, Coral Gables resident
4. Zully Pardo, 49 Campina Court, Coral Gables, FL 33134
5. Karelia Martinez Carbonell President Historic Preservation Association of Coral Gables

Vice-Chair Garcia-Pons asked if they were requesting to designate the home in its current state. Ms. Kautz said they were requesting designation as it is now. Vice-Chair Garcia-Pons asked if staff thought it was still significant even with the changes. Ms. Kautz answered affirmatively.

Mr. Fullerton asked if the house had "S" Tile? Ms. Kautz said she believed it did.

Mr. Ehrenhaft requested a copy of the handouts that were missing from his package.

Peter Saliamonas (owner) introduced himself, his wife Ann, and his attorney friend David Sacks. He said that he wished that everything said in the report accurately depicted his home as then he would have a very cool home, something worthy of preserving. But at the end of the day his home is very simple, very plain, what makes it special is what happened inside. Mr. Saliamonas addressed items in the report which he felt were inaccurate:

Report Reference: "The house was part of the genre of cottage homes commissioned by George Merrick in 1923.

Peter Saliamonas: His home was built in 1922. He did not know how his home was part of these homes as the dates were different. There were several articles attached or used as supporting documents that Mr. Adams had provided to him that talk about the commission of the building of homes in November 1923, however at this time his home was built in 1922. He had provided a document that shows there are eleven (11) homes on Milan Avenue in 1924 so it was possible that his house was one of the three that were not part of the cottage homes.

Report Reference: Quality of cottage homes. "While they are not expensive, they represent the best of architecture" ... "with fixtures built-in", garages linked artistically with the houses, screened loggias and large and delightfully planted patios with winding walks of flagstone paving and unique lanterns of early Spanish designs, gothic entrances, imported Spanish tile roof and cypress beams and archways.

Peter Saliamonas: None of the items apply except for the gothic entrances and imported Spanish tile roof, therefore it is unlikely that his home was part of the fifty-eight (58) cottage homes.

Report Reference: Historical significance of the architect and people who lived in home. "Significantly contribute to the historic fabric of the City of Coral Gables".

Peter Saliamonas: Lewis Brumm worked in tandem with George Fink. Dr. Holdsworth was the first Dean of the University of Miami School of Business Administration which is the reason the report says that his home is significant. Working with someone significant does not make Mr. Brumm significant. He was sure Mr. Brumm designed many beautiful homes but

his is not one of them. His home is a very simple design. Something that looks like it was done quickly. The fact that Dr. Holdsworth was the first Dean of the School Business is not enough to make him a historic figure. Maybe if he created the School of Business or revolutionized the way business schools were done, perhaps that could be something, but just because he was the Dean does not reach the bar. If this were true, then we would have to consider every other Dean that was the first Dean of that school. He did not know if this was the case or not, but he would imagine that the first Dean of the School of Computer Science maybe was in the 80's and maybe he lives in a house built in 2015, so if the code says you just need one requirement, then that's the requirement, so whoever was the Dean his house would now be historic.

Report Reference: Page 7 paragraph 2 says he established the school of business.  
Mr. Saliamonas: He didn't he was just the Dean. Mr. Saliamonas said he went to the Coral Gables museum and looked at the Coral Gables exhibit and neither man was mentioned in the exhibit. One would think that if the museum deemed them historically significant, they would be there and they are not.

Report Reference: Francis Cyril Guest, the first police officer killed in the line of duty in Coral Gables  
Mr. Saliamonas: He held the mortgage on the home, he never lived there. He lived at 527 Minorca Avenue, his holding the mortgage on the home should not make his house significant.

Report Reference: Characteristic design features of these cottage homes.  
Mr. Saliamonas: His home does not have these features.  
Page 6, Paragraph 2, "A small house, in which every detail is a joy, is made beautiful with a cloistered entrance whose slightly pointed arched and carved columns lead to an open patio, as finely thought out and executed as a Renaissance palace, ...has as its chief decoration an entrance loggia with a group of three round arches, the middle slightly higher than the other two, separated by twisted columns so delicate and right that no other decoration is necessary. ..."and such inconspicuous details as in the iron work of a window, the trim of a chimney, the curve of a garage door..." All these things his home does not have.

Report Reference: Various items listed.  
Mr. Saliamonas: The report lists things that his house supposedly has that would make it significant, but none of those features, e.g., having a crawl space, textured stucco or being built of concrete block, but he does not think that there is anything unique or revolutionary in any of those designs that would lead it to be historically significant. That should be the criteria in a design if it is going to be called significant.

Report Reference: Page 10, Paragraph 3  
"The home possesses numerous character-defining features of the Mediterranean Revival style. These include but are not limited to: textured stucco finish; combination of roof types and heights; a series of arched openings; a distinctive knob-arched opening facing the street; Spanish-inspired chimney with diamond-shaped cutouts; detached garage whose parapets were designed to mirror the main home; wing walls; barrel tile roof; decoratively arranged groups of round vents in diamond configuration; projecting bays; and recessed casement windows with protruding sills and swooped masonry hoods.

Mr. Saliamonas: a) Textured Stucco Finish: His house does have a textured stucco finish.  
b) Combination of roof types and heights: The original house has one roof height with the area in the front where it has the Spanish tile. This is an exaggeration. It is not like some of these wonderful Coral Gables homes where you see different roof heights throughout.

- c) A series of arched openings: His house does not have a series of arched openings, the only arch that he has is the windows which used to be a screen, the window in the front and on the side.
- d) A distinctive knob-arched opening facing the street: He did not think was anything so unique, revolutionary and therefore not historically significant.
- e) Spanish-inspired chimney with diamond-shaped cutouts: The chimney is not original as shown in the photo of 1967. There were no diamond shaped cutouts. The barrel tile did not exist on the chimney until after 1967.
- f) Detached garage whose parapets were designed to mirror the main home: He did not see anything wonderful about the parapets, they were just parapets. It mirrors the parapet of the main home because it is just a very simple parapet. It looks like the report is trying to make it look more than it really is.
- g) Wing Walls: There is a wing wall on the garage, used to be a little wing wall, there is one on the side, but there is not much of a design to it. It is square and conceals the a/c.
- h) Barrel tile roof: This was taken away and added, as per 1967 photo. He did not know if there was a barrel tile roof originally. If you look at the original design there was barrel tile roof, but we don't have a photo of one. The earliest photo he thought was 1967, it wasn't there and was added later.
- i) Decoratively arranged groups of round vents in diamond configuration: His house has this, but he did not know how significant they were except that they let rodents inside his roof.
- j) Projecting bays: There is one part on the side of the house where the bathroom projects out one foot. That is all there is, and it is hardly visible from the street.
- k) Recessed casement windows with protruding sills and swooped masonry hoods: That is just a very fancy way to describe the windowsills on the top and the bottom and they are not on all the windows. There are many old Spanish homes that don't have that feature. There have also been many changes to his home over the years, not all done by him.

Report Reference:  
Mr. Saliamonas:

Page 9, Figure 11

The board has the original design of his house. It is not in the best shape. He showed the building file and said there was a long list of things that have been changed over the years.

- a) Decorative Feature on the Parapet: On the design there was a decorative feature on the parapet, it was not there when he bought the house, he did not know if it was ever built or taken away at some point.
- b) Front Windows: The front windows used to be a screen, there are front windows now.
- c) Front Porch: The front porch was never there, on the original sketch the stairs are very narrow, and there is no indication that there ever was a porch. Later as the stairs widen there is probably the porch at that point and then someone put an awning up to cover the porch.
- d) Spanish inspired chimney with diamond shaped cutouts: The original design was not diamond shaped it was curved, this has been altered from the original design.

Report Reference:

Page 10, Paragraph 4

“Visual assessment of the property as well as examination of permit documents and historic photographs indicates that there were few changes to the character-defining features the home at 1221 Milan Avenue prior to the unpermitted alterations by the current owner”.

Mr. Saliamonas:

That is not true there is a lot that has been changed.

- a) The west façade: On the original design it has many windows, and they are not all there. Also, there is a door or two on the west façade that is also no longer



- there which is the way he bought the house. The west façade used to have an arched window to the left of the door that is no longer there.
- b) Room at the back: The room at the back used to be screened in and now it is enclosed with windows.
  - c) Back area: The entire back area was added in 1981 and that is what established the direct connection to the garage, not the patio.
  - d) Garage: The pattern on the front of the garage is also not there and at some point, the garage was made livable.

Mr. Saliamonas went on to make the following comments:

- 1. His family moved to Coral Gables because of its character, the trees and the homes and they are a big proponent of historic preservation, but declaring their home significant when it is not risks two things:
  - a) Diminishing the integrity of homes that are truly historic. There was a danger to that, and it was wrong to do it to his house.
  - b) The community might eventually push back and in that push back there could be truly historic homes that could get lost as a result.

Mr. Ehrenhaft said the applicant's counsel had handed him several papers that represented changes in the house, but he could not review or consider them unless they were submitted on the record and the board and staff had copies.

Assistant City Attorney Ceballos asked the applicant if they were planning to make that part of the record? Mr. Saliamonas answered affirmatively. Assistant City Attorney Ceballos said since there was only one copy Mr. Ehrenhaft should pass it around to the board.

Ms. Rolando asked if he was going to wait for the presentation or talk about it now?

David Sacks, Law Offices at 2 South Biscayne Boulevard, on behalf of the Saliamonas' and the City's application said that the document was the City's own microfilm department, he was sorry he did not have copies, but the real point was to show the various changes that were illustrated by Mr. Saliamonas, it was up to the board's discretion whether they wanted to admit this into the record

Chair Menendez asked who requested the designation. Ms. Kautz said it was because of the request for a Historical Significance Determination.

Ms. Rolando asked what was the point of the material that they wanted to introduce? Is it in support of his client's statements that there have been changes to the property. Mr. Sacks said it was to support what his client has said here tonight, for documentary proof and more specifically to illustrate that while over the years there have been changes to the property as shown by the building permits within this package. This is the backup.

Ms. Rolando asked if it was for all the changes or only the changes that preceded his acquisition.? Mr. Sacks said he believed it preceded his acquisition, certainly many of them did, but it stands alone. They asked the city for a copy of all permits on the property to demonstrate their position that it is not as significant.

Vice-Chair Garcia-Pons asked the Chair if they could ask staff to review it as staff had mentioned during the presentation a number of these modifications and it appears that these reflect the same modifications, unless the applicant wants to stipulate that they are the same modifications that were presented by staff in the report. Mr. Sacks said not everything was in the record. It goes back to 1920, it is the same in all cities that several key records are missing. This is what came from the city through a public records request.

Vice-Chair Garcia-Pons asked staff is this was the information that they would have reviewed when they made their report. Ms. Kautz said she had not seen it and did not know. He went on to ask if the Historic Preservation Department would have checked the city's permit records. Ms. Kautz answered affirmatively.

Vice-Chair Garcia-Pons asked Mr. Sachs to hand the other copy of the street file to Mr. Durana on the other end of the dais to have the review go quicker.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Ms. Spain asked when the original permit #402 was issued. Ms. Kautz said she did not know. City permits 1 through 1326 don't exist anymore the permit book begins after that point. Since this is permit #402, they knew it was built prior to the incorporation of Coral Gables which was in 1925. At that time, they went back and assigned permit numbers to those structures that were already built so the 1922 date on the tax card may or may not be right. Ms. Guin who did the research for the report is not in office today, but Ms. Kautz said her best guess as to why they knew that this was the date in the report because the Granada Section did not open for sale for lots until the end of 1923. It was her guess that was how Ms. Guin has some record that he commissioned those properties in the Granada Section after it was available for purchase.

Ms. Spain said the Coral Gables Zoning Code has a section that talks about the criteria for designating a property like this and there are criteria that talk about who was the architect, who lived there, is it associated in a significant way with the life and activities of a major historical person. That is not what staff is basing their recommendation on. It is on its architectural significance and its cultural significance.

Mr. Saliamonas said okay, but they had been mentioned a lot in the report. Ms. Spain said it was interesting but neither one of them necessarily is a major historical person in the City which is why the Coral Gables Museum probably does not have them and that is why they did not list that as a criterion for designation. There is a specific term in the zoning code that is a Coral Gable Cottage. That was done in the 1990's because those small homes that have architectural details were being lost. People were buying them and knocking them down and replacing them with other homes so the Planning Department along with the Historic Preservation Department set up a Cottage Ordinance to save those homes. They listed 19 criterion and if your home qualified for 12 of those it was considered a Coral Gables Cottage. The list Ms. Guin had in the report was based on the zoning code, she had referred to it and checked off the items that his property had that qualifies it as a Coral Gables Cottage. Not as a historic property, but as a Coral Gables Cottage.

Mr. Saliamonas said he was not sure these things were still on his home or were ever a part of it he said some of those were perhaps inaccurate.

Ms. Spain said she was sure that the staff went out and looked at his house to check off that criterion. There are plenty of quotes from Merrick regarding cottages and how great there are, but what staff is referring to in that check list was an actual list of zoning codes that his property qualified for.

Vice-Chair Garcia-Pons asked if the board votes today to make this historic it would be historic in its current condition, this means the "S" tile, all the additions, everything that was not originally a part of the home is historic.

Mr. Adams joined the meeting via zoom and was sworn in. He said the house would get designated as is, and if any restoration work done in the future to take it back to its historic appearance would be supported and any future alterations will have to be reviewed by the Historic Preservation Office.

Ms. Rolando asked if they vote to approve the designation does it grandfather in or validate the illegal additions. Assistant City Attorney Ceballos said he did not believe there were any illegal additions before the board today, but if there was an addition done which was not part of the historic fabric of the structure and the property is designated and there is a future modification the board has the authority to request that it be changed or modified. They have seen a multitude of times where a property gets designated and have "S" type tile and comes back for a re-roofing and the board requires a two-piece barrel tile.

Ms. Kautz said there is a code enforcement case open on the property that will require correction. Ms. Rolando asked if the decision they made today would have no effect on whatever other actions the city may do. Ms. Kautz said whatever was done unpermitted would either have to be permitted or corrected.

Ms. Rolando said the applicant has suggested that the home might not qualify for designation because there have been intervening modifications over the 100-year life of the home. Her recollection was that through the years we have designated a lot of properties where there have been alterations to the property. From the Preservation Department's point of view what was the effect of modifications on the consideration of the Historic Significance of the property. Ms. Kautz said as long as the property continues to maintain its historic integrity and meets the criteria, we find that it is significant, and in this case, we do feel that it still meets the criteria for designation, and it has retained enough of its integrity to identify it as a Coral Gables Cottage and a very early permit at that.

Mr. Adams said that so long as the property continues to convey its significance and in terms of architectural, we believe that there are sufficient details to convey that significance and it is also an early example of the Mediterranean Revival Style.

Mr. Fullerton said looking at the Brumm and the Fink drawing of the house versus the house today he thought it is a poor example of what he left behind, what he let us think it was supposed to look like. Then he looked through all the photographs that and there are three or four different iterations of what the house looked like. It showed a crown on top of the chimney, and there is no chimney, and there is nothing on top and there is a diamond shaped thing, it is all over the place. He did not know what they were designating except an image of what has been added to and subtracted from since 1967 which is the last historical photograph that had any architectural feeling to it at all. He said he was inclined to wait until the house goes through its process of redesign after the workout of the illegal additions.

Ms. Kautz said this was following the correct process for historical significance determination, if they find that it is significant, they are required to bring a designation report to the board within 60 days. She did not believe it was a question of them wanting to come back after work has been completed. Mr. Fullerton said it was not up to them it was either historic or not. Ms. Kautz said that was up to this board.

Ms. Spain asked if the owner's had come to them for historic significance determination because they wanted to demolish the home. Mr. Saliamonas answered affirmatively. She went on to say that if you go to the Code Enforcement and they have a hearing on the illegal items that happened and they say that they want to demolish the home, then Code Enforcement will say that it is not an issue. She said this board needed to make some sort of decision as to whether the house was significant or not and whether to designate it. She did not think they should go to Code Enforcement without something from this board.

Assistant City Attorney Ceballos said the owner was before this board for a determination, it would not go to Code Enforcement without this board's determination today of whether to designate or not.

Vice-Chair Garcia-Pons referred to Mr. Fullerton's comment about the discrepancies between the drawings and the building. In his research, many of the drawings for these cottages were not built exactly as they were drawn. Some details were included, some were not, some were mirrored or changed, there are some details in these drawings that were not built. He imagined that it was typical for these types of cottages. Ms. Kautz said it was and it happened quite frequently between the permit drawings and what was actually constructed for many properties. There were early photographs where we know there have not been alterations that have been made. It is very easy to surmise that they were just done on the fly during construction, they were done in the field.

Mr. Sacks said he wanted to sum up before any motion was made. He said it is clear that his client is not consenting to having this property designated. Mr. Saliamonas and his wife could have filed a demolition permit some time ago. They chose not to, it was a choice made because at heart while he is not credentialed as a historic preservationist, he very much loves this home, he wants to live in this home, he could have filed a demolition permit insisting it was chapter 554 that is now in place and that would be potentially problematic for everybody.

He said that is not what Mr. Saliamonas or the city wants to do. With respect to the competent substantial evidence set forth in the report and some of the additional materials, questions which have been raised, it is clear the city as applicant has the burden of showing and have done so through their Historic Resources Report. Mr. Saliamonas rebutted the report completely and raised some issues that were just recently asked by Mr. Fullerton & Vice-Chair Garcia-Pons. There were even further questions about the changes over the years. We really need to take a step back. Is there an additional rush, like what is happening in other cities about properties being designated? Let us not trip over ourselves, especially when you have someone that is willing to do something good albeit not necessarily historic which is why it was saved well before he received his notice, notwithstanding the condition of the home which is occupied by rodents and others. Mr. Sacks said he is a lawyer but also a preservationist. It is important the board take into consideration what is really historic and what's not, and not trip over themselves to get things designated for the sake of having them designated when we know that the report was somewhat inaccurate. Again, it is the 1920's, but it was inaccurate as rebutted by Mr. Saliamonas. He did not know if it was rebutted to the board's satisfaction. In addition to its being a stretch, unfortunately not everything in the city can be designated. There is a connection to George Merrick that runs far and wide, let's check ourselves about thinning out what the criteria really are. The application itself should be looked at again. They don't want to have to have to appeal. It is important for the city that we don't designate properties that really shouldn't be designated without having all of us gone out there. He concluded by said that it is unfortunate that their architect could not be here today as he had been sought out by Mr. Saliamonas well before there was any designation notice that was given. The notice was the first one, it does not go back years like some of the other projects. Why has it taken so long to be designated, the notice was given in the last 30 days.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to designate the property at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida is significant he City of Coral Gables history based on the criteria established in the zoning code of the City of Coral Gables, historical significance.

The motion passed (Ayes: 7; Nays: 1).

Ms. Spain asked if the cottage ordinance could be included in the record.

Ms. Rolando asked that the Historic Preservation Staff share with the applicant and his architect the benefits of being a Coral Gables Cottage and the advantages of being historically designated. Ms. Kautz said she believed that Mr. Adams had met with the owners a couple of times, but they would make sure to share the information.

Ms. Bache-Wiig joined the meeting.

Chair Menendez asked if they could take Item VI (2) and Item VIII (2) together as they were the same property. Ms. Kautz said they needed to hear the designation portion first and vote on that.

Chair Menendez read a description of the next case as follows:

**CASE FILE COA (SP) 2022-021:** An application for the issuance of a Special Certificate of Appropriateness for the property at 751 North Greenway Drive, a Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 31 and 32, Block 33, Coral Gables Section "B," according to the Plat thereof, 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 additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) (b.i) and 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum rear setback and the minimum total side setback.

Ms. Kautz stated that Mr. Adams would be presenting via ZOOM.

The PowerPoint played on-screen. Highlights were as follows:

1. Location map of the property was shown.
2. It is on North Greenway Drive between Casilla and Cortez streets overlooking the Granada golf course.
3. Contributing residence within a historic district and an individually designated historic landmark.
4. A photo from 1940 was shown.
5. There are additions proposed for the property.
6. There is no PowerPoint for this property so the board will have to refer to their plans.

Mr. Albert Poza stepped up to the podium and was sworn in. Highlights of his presentation are as follows:

1. This is a beautiful home and has been worked on through the years, different additions in good taste.
2. The proposed Scope/Design to this Property does not alter the proportions of the Residence.
3. It specifically has been designed, there are a lot of historical homes that have been enlarged and they add to them and then they become large. This is not a huge home; this is a decent sized home. Part of the criteria that he and the client worked to achieve was to add whatever they needed to add based on the scope, but make sure that original house was there, and it was not overwhelmed by the design. Because of that they decided to go with more of a pod design so that the sum of all the additions does not really alter the integrity of the proportions of the original house.
4. There have been some additions through the years but even those have not altered it significantly.
5. There is a lot of interior remodeling that does not affect the historical significance, but there are also other additions.
  - a) A second story over the existing detached garage.
  - b) New master bedroom suite.
  - c) New kitchen.
6. Currently the layout of the house is backwards. The carport and the driveway is opposite of the kitchen, so that when you bring home groceries you have to travel the entire length of the house to get to the kitchen.
7. From an architectural point of view there are slight modifications in terms of respecting the original historic portion which is a very rough textured stucco. All the new elements are primed smooth stucco and they are set back, there is no continuance of any wall from the original to the additions, so it is obvious what is new and what is not.
8. There are wing walls on the original house and on the new addition. They are interpreted totally differently but you can see that they are wing walls.
9. All comments from Zoning and the Board of Architects have been addressed.
10. One of the main comments was that we must use 12" block so we can apply 4" recesses over some windows in the new addition. It will look great but will cost more.
11. There is banding that is different from the banding in the house and there is also a difference of elevations.
12. The current detached garage has a second floor and this one is adding to the second floor but not only is it setback it is also dropped down. So, it is obvious where it is (what is original and what is new).
13. Variances: As it is right now the house does not meet zoning. Neither the addition nor the original house. Because the detached garage was built approximately 4 feet from the property line. Current codes require 10 feet in the rear and 5 feet on the sides. When you do that, the other side must make up for the 20 percent. They are improving the setback because they are not making any setback less than what it is. From an architectural point of view if they were to comply with the setbacks it would make it somewhat of an architectural nightmare. Instead of everything being on axis, nicely proportioned suddenly you would have a part of the building/addition moving inward 5-7 feet. Instead of having a very rhythmic, proportioned, lined up, perfectly aligned design you would have a setback off to the side of maybe 5-7 feet. He remembered many years ago working on a house on Ferdinand Street where he forced himself to move the second story five feet over because it was an old home, it was not historic but 11 inches from the property line, and one of the previous employees in Coral Gables, said he was crazy and should do it properly, line it up maybe just step it back a few more inches, but don't bastardise the house. He was very helpful because he saw the design prior to going to the Board of Architects and told him to throw the design away and do it correctly and he would sign off on the variance.

14. They need two variances and maybe the way the department described it, it might be more than two, but basically it is the rear and the side, but none of them are making the situation any worse, they are improving it from a mathematical and aesthetic point of view if we were to comply.
15. Staff's input was very valuable, not only in making it good, but also in presenting it to the Board of Architects, because they only recommended to lower the railing, which needed to be investigated as it might not be up to code, and the building department might not approve it.
16. Originally there were reveals and the Board of Architects wanted actual recesses.
17. There were really no other comments.
18. The usual two-part barrel tile will be used and the raised muntins.
19. With the addition they are still way below the allowable ground coverage. 28% as opposed to the 35%, 1400 square feet less than what it could have been.
20. The pool is being relocated so it is on axis with the house as opposed to kind of off to the side. He commended the client for doing that.

Ms. Kautz asked the board if they needed her to explain the variances as the language for the two side setbacks were a little odd.

1. The rear setback is required to be 10 feet, the code allows for 5 feet for historic properties if it is contextual which in this case the rear of the garage is already at 4' 7" they are not making it worse they are making it a bit better because they are recessing the second floor about 8" off the base of the existing garage structure. Staff is in support of this variance.
2. The other two have to do with the overall required setback which is 20% of the property which in this case is 20 feet. It is supposed to be distributed evenly on both sides. The first variance addresses the attached garage addition, and the second variance addresses the addition on the west side of the property, they must be done separately. The garage addition references the existing residence on the west side, not the addition and the addition on the west side references the existing side setback of the existing garage. That is why they are worded differently, and the overalls don't match, but they address different points of the property.
3. In either case they are not making the existing non-conforming setback any worse than what is there. It is making it slightly better on the garage because he is recessing it back off the base of the garage and on the west side the one-story addition the property line is at an angle and so it moves away from the house as he does the addition. So, it is set further in than the existing house. Staff is in support of both of those variances.

Mr. Poza added that the property to the east has a detached garage that might be two feet away from the property line, they are a lot worse off than we are in terms of setback. Ms. Spain said some of them were on and over the property line.

Mr. Maxwell said there are three houses on North Greenway Drive that are almost identical, this is one of them, he asked who the architect was. Ms. Kautz said they did not have original plans; it was one of the early houses so there is no permit book to reference. Mr. Maxwell said these were from 1925 or 1926.

Ms. Kautz said the four staff conditions were as follows:

1. Roof tile is to be two-piece true barrel tile.
2. Windows and doors to receive high-profile muntins and glass to be clear.
3. The wing wall at the northwest corner of the existing library is not drawn on elevation but shown on the plans is to be maintained under the covered terrace.
4. The new pool will be handled administratively with a Standard Certificate of Appropriateness at the time of permitting. She said she referenced it in the report, but did not make it a condition, as she wanted to ask the board.

Ms. Kautz went on to say that the landscape plan that was submitted does not exactly match the proposed site plan, specifically in terms of the driveway. It appears that they are proposing to widen the driveway to the west

as opposed to the linear straight that is shown in the submitted site plan. She wanted to make sure that the board was okay with this in approving the landscape plan.

Mr. Poza said he did not know if that was the final landscape plan or if it was put there for reference purposes. He thought part of the reason is that right now the driveway is extremely long all the way to the back and if you parked one car you can hardly exit. Exiting in reverse on North Greenway Drive is dangerous with all the pedestrians and bikers. It is even worse than other projects he has worked on Alhambra Circle. The change would make it easier to maneuver and exit. You would have to exit at a slight angle instead of forward, it also provided better circulation in the site.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

He asked the board if they had any comments or questions.

Ms. Spain commended Mr. Poza on the plans.

Ms. Rolando said as a neighbor she appreciated what he had done. The renovations were sensitive and in keeping with the home.

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve the design for an addition and alterations to the residence and sitework with the conditions noted by staff and the issuance of a Special Certificate of Appropriateness for the property located at 751 North Greenway Drive.

The motion passed (Ayes: 9; Nays: 0).

*Conditions are as follows:*

- 1. Roof tile is to be two-piece true barrel tile.*
- 2. Windows and doors to receive high-profile muntins and glass to be clear.*
- 3. The wing wall at the northwest corner of the existing library is to be maintained under the covered terrace.*
- 4. The new pool will be handled administratively with a Standard Certificate of Appropriateness at the time of permitting.*

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the proposed addition to the detached garage to have a rear setback of approximately five feet, three inches (5'-3") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as required by Article 2, Section 2-101 D (4) (c) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the addition to the detached garage to have a side setback of 5'-6" which provides a minimum total side setback of approximately 16 feet, 7 inches (16'-7") which totals sixteen-point six (16.6%) percent of the lot width vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the addition to the single-family residence to have a side setback of 13'-4" which provides a minimum total side setback of approximately 18 feet, 4 inches (18'-4") which totals eighteen-point three (18.3%) percent of the lot width vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

Chair Menendez read a description of the next case as follows:

**CASE FILE COA (SP) 2022-023:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1224 Country Club Prado, a Local Historic Landmark, legally described as Lots 20 To 22 Inclusive, Block 77, and All of Lots 11 To 13 Inclusive S15FT of Lot 10 and S15Ft of Lot 23 Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the partial demolition, relocation, and alterations to the coral rock grotto.

Ms. Kautz stated that Mr. Adams would be presenting via ZOOM.

The PowerPoint played on-screen. Highlights were as follows:

1. Location map was shown.
2. Constructed in 1923 and designed by Kiehnel & Elliott.
3. It is an example of the type of early architecture that helped to define Coral Gables.
4. In the 1930s the rear of the property was developed as a formal garden by the owner Leslie Coombes.
5. On November 17, 2021, the Historic Preservation Board reviewed a Certificate of Appropriateness application requesting design approval for the demolition, relocation and/or reconstruction of historic site features.
6. One of those features was the coral rock grotto that is under discussion today. Back at that time the board approved the concept of what the applicant wishes to do, but wanted the final plans brought back to them for final review.
7. The applicant is requesting approval for the partial demolition, relocation and alterations to the coral rock grotto.
8. The board previously approved the concept of dismantling the small sections of the walls on the eastern lots and building a new eastern wall of the gazebo on the property line using salvaged coral rock.
9. As can be seen from the site plan, the north/south boundary splitting the eastern lots from the western lots bisects the gazebo with the majority of the structure located within the lots to the west.
10. The existing grotto is attached to the main house only by the southern and northern walls i.e., there is no eastern wall.
11. The applicant is requesting approval to demolish approximately five feet ten inches (5'-10") of the southern and northern walls. The coral rock from the demolition will be used to construct a new eastern wall along the property line of the lots to the west.
12. The alterations will result in the enclosure of the existing entry to the grotto on the northern elevation. A new entry will be created on the northern elevation by extending an existing opening.
13. The proposal appears to be in line with the previous approval as the minimum amount of wall is being removed to allow the structure to be sited within the western lots only.



14. The applicant has submitted some photographs of the structure; however, per the prior conditions, all features to be dismantled, relocated, and reconstructed shall be fully documented through photographs and drawings prior to dismantling.
15. The prior conditions also stated that “an experienced conservator and architect with historic preservation experience shall be retained to oversee the work. There is some concern over the choice of Project Team members as, although all are very well qualified in their fields, neither the Architect nor the Working Superintendent have listed any prior experiences working with coral rock in their resumes which have been attached.
16. Staff recommends approval with the following conditions:
  - i) The coral rock shall not be damaged during the dismantling process.
  - ii) All recording documentation showing the exterior and interior wall faces and interior features shall be submitted to the Preservation Office prior to dismantling.
  - iii) Historic Preservation Staff shall be given the opportunity to visit the site during the dismantling and reconstruction processes.
  - iv) If Staff has concerns over the dismantling or reconstruction processes, a conservator shall be employed by the applicant for guidance.
17. A letter of support was received from Karelia Martinez Carbonell, President, Historic Preservation Association of Coral Gables.

The PowerPoint presentation was put back up on the screen:

1. An early photograph of the house was shown for reference as well as the grotto in question.

Mr. Octavio Santurio representing Mr. Jose Infante (owner) stated the following:

1. They are requesting the issuance of a Special Certificate of Appropriateness for the partial demolition, relocation and alteration of the existing coral rock grotto.
2. The following slides were shown:
  - a) Site plan showing the location of the grotto and the existing structure.
  - b) View of Grotto wall facing south: showing dimensions with the height of the existing grotto and the proposed demolition and the number of stones that they would have to use to rebuild the wall.
  - c) Grotto interior showing steps and seating within the grotto.
  - d) North entry to grotto.
  - e) Interior grotto views
  - f) Interior grotto view: forming steps.
  - g) Grotto wall – showing the vegetation that has grown into it. They will try to maintain the existing integrity of the wall.
  - h) Site Plan
  - i) Larger view showing the work proposed. The demolition of the 5’ 10” of wall and the relocation of the new wall right at the property line to enclose the grotto and having an opening on the east side to allow for entrance and exit.

Mr. Jose Infante (owner) said that in an abundance of caution he replaced the superintendent with someone more experienced in the coral rock work. The name is Tyrell Ian Masonry and Deco and there are twelve other properties that he has performed work with coral rocks in Coral Gables. After seeing the recommendation from Mr. Adams, he took this additional step to make sure that he conforms. The whole purpose is to make sure he preserves the grotto.

Mr. Ehrenhaft asked if the newly contracted conservator would be on site during the entirety of the demolition and would direct the reconstruction. Mr. Infante answered affirmatively.

Mr. Ehrenhaft asked Mr. Infante to confirm the following:

Because the property line is several feet away from the principal home, which is on the east, the objective is to remove several feet of wall where it is touching the extant home and then part of that reconstruction is to construct a wall using that material that is parallel to the west wall of the extant home. Then that will come back a little bit to the west and it will touch already existing coral rock structure. The only additional thing that they are requesting was a small 3 x 4-foot opening on the extant north wall. They are asking for permission to open it from standing height (perhaps 5 or 6 feet) down to ground level. That material would also be repurposed. The only entrance into the grotto other than looking through the small narrow fenestrations that are on the couple of sides would be to walk from the west and up behind the grotto and go through that newly created doorway. Mr. Infante answered affirmatively.

Mr. Durana said he knew Tyrell Ian; he did good work and he had worked on several projects for the city and on his personal home.

Mr. Fullerton asked if he built the coral rock wall in front of the Merrick House and if this request would generate a variance requirement. The answer was no that he had not built the wall. Mr. Adams said he had spoken with zoning, and they have confirmed because approval to split the lots was given many years ago and is still valid and because through this work, they will be helping to preserve a historic building based on the recommendations of the Historic Department no variance will be required.

Vice-Chair Garcia-Pons asked staff of the 14 conditions of the original approval if the applicant been following them to date. Mr. Adams said this is the first application to come back since the board reviewed the last application. This is the first stage of the proposed work. The only concerns with regards the conditions specifically for the coral rock grotto were the recording and the use of appropriate staff.

Ms. Bache-Wiig asked if the depth of the new grotto wall would match the existing. Mr. Infante said yes it would be the same width.

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the design proposal for the partial demolition, relocation, and alterations to the coral rock grotto request and the issuance of a Special Certificate of Appropriateness with the conditions noted for the property located at 1224 Country Club Prado a Local Historic Landmark, legally described as Lots 20 To 22 Inclusive, Block 77, and All of Lots 11 To 13 Inclusive S15FT of Lot 10 and S15Ft of Lot 23 Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9; Nays: 0).

*The conditions are as follows:*

- 1. The coral rock shall not be damaged during the dismantling process.*
- 2. All recording documentation showing the exterior and interior wall faces and interior features shall be submitted to the Preservation Office prior to dismantling.*
- 3. Historic Preservation Staff shall be given the opportunity to visit the site during the dismantling and reconstruction processes.*
- 4. If Staff has concerns over the dismantling or reconstruction processes, a conservator shall be employed by the applicant for guidance.*

Mr. Maxwell said that Mr. Infante has not only worked diligently with this board but has faithfully executed all the things that he said he was going to do.

Chair Menendez read a description of the next case as follows:

**CASE FILE COA (SP) 2022-024:** An application for the issuance of a Special Certificate of Appropriateness for the property at 434 Minorca Avenue, a Local Historic Landmark, legally described as Lot 4, Block 4, Coral Gables Section "B," according to the Plat thereof, 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 the installation of a railing on the front porch.

Ms. Kautz stated that Mr. Adams would be presenting via ZOOM.

The PowerPoint played on-screen. Highlights were as follows:

1. The location map was shown.
2. The house is located just off Lejeune, between Lejeune Road and Hernando Street.
3. A photo of the house from the 1940's was shown.
4. Permitted in 1941, the house at 434 Minorca Avenue represents the traditional movement from the Mediterranean Revival design style to a simplified "modern" design.
5. Included in the staff report are a list of some of the alterations that have previously been done to the house.
6. The applicant is requesting the installation of a railing on the front porch and to either side of the stairs.
7. The drawings indicate the proposed porch railing will be approximately seven feet, ten inches (7'-10") long and three feet, six inches (3'-6") high. Construction will be of aluminum painted white. The railing will consist of vertical spindles topped with a repeating circle design. The rail will be embedded approximately four inches (4") into the deck of the porch.
8. In the letter of intent, the contractor states the reason for this request is because the property owner is elderly and is concerned for her safety going up and down the stairs and is also concerned that she or her grandchildren might fall off the porch.
9. The addition of a rail negatively impacts the appearance and space of the front porch which is one of the distinctive features of the property. Further, the new rail could create a false sense of historic development although the material used does differentiate the rail from the original construction.
10. Minimal damage will be caused to the historic structure through installation of the rail, and it could be easily removed in the future.
11. Also, to be considered are the alterations which have previously been undertaken to the porch i.e., removal of the columns, resurfacing the deck, and replacement and widening of the stairs.
12. The question is if this would add to the loss of character or is it required for safety
13. Staff believes the proposed rail design should be more consistent with the architectural style of the historic structure.
14. Development Services advised that a new house with four or more steps (which this property has) would require stair rails and a new property with a porch of thirty inches (30") or less (which this house appears to have) would not require a rail. If this was a new house, as it is designed now it would require stair rails but not a rail across the porch.
15. Development Services further advised that even if the rail is approved by them, Historic Resources approval would still be required.
16. Staff finds there are two options:
  - i) Deny the request, OR
  - ii) Approve the request with the following conditions:
    - a) Approval shall be obtained from the Board of Architects or the City Architect.
    - b) To lessen the impact on the historic structure and to be more consistent with the architectural style, the railings shall be of a simpler design of vertical spindles only with no repeating circular pattern.

- c) The rail is removed when there is no longer a safety concern or need for it.

Ryan Bertran representing the homeowner made the following comments:

1. The owner could not be here due to travel reasons.
2. The only reason she is requesting this railing is for safety reasons for her, her grandchildren and her pets to prevent them falling off the porch or stairway.
3. They agreed to install whatever the Board of Architects approves; they were okay with going to a simpler design.

Ms. Spain said up to 30" in height up to the porch, the railing is not required, and the pickets certainly are not required. They may need to have a handrail. She had installed one for her mother, but it was very simple with no pickets. That did not solve the problem on the porch, but she thought that the railings would change the character of the home and maybe it could be done in another way. Maybe they could put a planter up there and then do a railing on one side,

Ms. Rolando asked staff if they had reviewed and approved the proposed door replacement which was shown on the plans, which had no comments. Ms. Kautz said the application was only for the railing. Mr. Bertran said they were applying for another permit to change the front and garage doors which was currently going through the City Architect.

Ms. Rolando asked if Historic Preservation would review the door changes. Ms. Kautz said yes, they had denied it, they were only reviewing the railing today. Ms. Rolando asked if the door would come back to Historic and Ms. Kautz said yes.

Ms. Rolando asked Mr. Bertran if he had anything that showed a more streamlined railing. Mr. Bertran said no, but they could prepare another set of shop drawings that showed a simpler design.

Ms. Bache Wiig said the stair did not line up with the window so a railing would accentuate that.

Ms. Spain said if you were looking at the house maybe there would be only one railing.

Ms. Bache Wiig said she liked the idea of the planter as it would beautify it, add greenery and still create a barrier.

Ms. Spain said there was maintenance involved if you had real plants in the planter.

Ms. Rolando said she was reluctant for this board to try to design something, it should be delegated to staff if the board agreed. The applicant should prepare shop drawings and Ms. Kautz, or Mr. Adams could approve them.

Ms. Bache Wiig said they had an element on the left like a stepped planter, so that element or language is there. It exists on that façade so maybe staff could look at that and see if it can be incorporated at the front. She showed Mr. Bertran a photo to explain.

Mr. Fullerton said he thought a black picket railing was the least intrusive to that elevation that could be done unless it is glass.

Mr. Bertran said the reason they chose white was because they had a permit to paint the house white, an approved color from the city. They thought a white railing would blend in. They were not trying to make the railing a focal point, the only reason for the railing was safety.

Vice-Chair Garcia-Pons said the board was sympathetic to the request and asked Mr. Adams how condition #3 (the rail would be removed when there was no longer a need) would be effectuated. Mr. Adams said he assumed

that this would happen when the house changed ownership or when the current owner is no longer living there. He asked Assistant City Attorney Ceballos to advise on the most appropriate way to achieve this.

Vice-Chair Garcia-Pons asked Assistant City Attorney Ceballos if they could make a condition based on the ownership of the house. Assistant City Attorney Ceballos asked if they were suggesting putting a covenant on the property that would state that they needed to remove this if the property was being sold.

Vice-Chair Garcia-Pons said the question was how they could enforce the third condition. Assistant City Attorney Ceballos said in the past they had made accommodations to allow something that perhaps the code would not allow, obviously in this case the board has the authority to grant the approval, but if they could condition it and request that a covenant be recorded that the railing be removed when the need is no longer there, or the property is sold.

Vice-Chair Garcia-Pons said he knew that was difficult, but he was more comfortable with that than making it a condition.

Mr. Fullerton said if someone with children buys the house in the future, they would want to have the railing and he thought it should stay. Mr. Maxwell agreed. He thought the Board of Architects and the City Architect would come up with a better design that was clean and simple. He said they should paint it white and that removing the railing should not be a condition of approval as it was not reasonable.

Ms. Spain said it was not required by code so there was no safety issue. Chair Menendez said there was a safety issue, that was the reason they wanted to install the railing.

Mr. Bertran said that it was a safety issue and if it was a new house the code requires railings on both sides of the stairwell. He said they proposed not to attach it to the stairs to the home only the ground.

Ms. Spain said she had spoken to Manny Lopez and pickets would not be required if it was less than 30".

Mr. Bertran said that anyone could go right through it.

Mr. Fullerton said he thought it was 24", 30" requires 42" in height not 36. 24" with a 36" height pickets are required. Ms. Spain said no. Mr. Fullerton said it was required because of the children.

Ms. Kautz said she was the previous homeowner of the house and she said she could testify that she had toddlers, dogs and grandparents in the house, and no one ever fell off the porch. She lived there for 10 years, and they were 6 and 4 when she moved.

Ms. Bache Wiig said she had a similar condition in her home so she could relate.

Mr. Ehrenhaft said when he first started reviewing this, he thought safety would be the foundation for the request. Then the board started talking about aesthetics and when he compared the drawings and the photograph of the house, he remembered that they said the width of the steps had been extended but the drawings indicated that if you were facing the house on the extreme left, they were proposing a railing coming from the porch down to the sidewalk level and the same on the extreme right of the steps. If one looks at the photograph the extreme right of the steps which presumably would have been at its extreme edge a railing that would go straight up, and that railing is going to split right down the middle of the left-hand side of the glass in the window. If they do a railing and it comes all the way across, but it is at the end of the steps it is going to look bizarre because it will go right through the middle of the window. The drawing does not show that the proposed railing going another 6" or a foot beyond the windows. That may be an artifact as it looks like the drawing has the window in the wrong position on that façade. He did not think it was accurately drawn. If you have the railing to the outside of the window it would look aesthetically better as you are going to have a foot or 18" of steps that is outside the railing that is not balanced on the other side.

Ms. Rolando asked the architects on the board if there was any fix for this aesthetic problem.

Mr. Ehrenhaft said perhaps the answer is that the railings don't have to be at the extreme ends of the steps and there could be play with them bringing them... Ms. Rolando asked if he was suggesting doing it in the middle of the steps. Mr. Ehrenhaft said he was suggesting someone needed to give something so that there is a balance between honoring the architecture of the house. This is a lovely house, so you don't want something that is cattywampus because it is going to be there for some time. Hopefully the elder resident is going to live a healthy and a lively life and the children if they are toddlers and they are worried about their safety this is going to be up for a while so I hope they can work with staff and play with the adjustments. You can't base it on the drawings because the drawings are inaccurate.

Mr. Fullerton said he thought it would be strange looking if you had a lot of step on one side of the railing. Mr. Ehrenhaft agreed.

Mr. Maxwell asked if he was suggesting saw cutting the steps and making it equal. Mr. Fullerton said no.

Mr. Fullerton said he moved to allow the installation of the railing at 36" in height with a picket as required by the owner and it comes over to the edge of the steps no further than 8" into the edge of the steps on both sides. He thought it should be painted black because the whole area was in shadow, but he was perfectly willing to suggest that they try it both ways to see which color disappears the best.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the proposal for the installation of a railing the property at 434 Minorca Avenue on the front porch at 36" in height with a picket as required by the owner with the condition that it comes over to the edge of the steps no further than 8" on both sides with staff approval of the final presentation. No referral to the Board of Architects is required.

Mr. Durana asked why wasn't it being referred to the Board of Architects? Mr. Fullerton said it was not necessary to waste their time. Mr. Durana said his vote was dependent on the Board of Architects seeing the drawings.

The motion passed (Ayes: 6; Nays: 3).

Chair Menendez announced the board would take a five-minute recess at 6:19 pm.

The board reconvened at 6:37 pm.

Chair Menendez read a description of the next case as follows:

**CASE FILE LHD 2022-009:** Consideration of the local historic designation of the property at 286 Miracle Mile, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

Ms. Kautz asked Mr. Adams how he wanted to proceed. Mr. Adams said for her to go through the slides.

The PowerPoint played on-screen. Highlights were as follows:

1. A location map was shown.
2. 286 Miracle Mile is adjacent to the Miracle Theater and currently houses the Starbucks, Häagen-Dazs and the pop-up that is in place.
3. A 1940's photo of the property was shown with the theater in the background.
4. Current photographs of the property were shown.

Mr. Adams participated by ZOOM and some of his comments were as follows:

1. This is a commercial structure in the Art Moderne Style.
2. Permitted in 1947 and the original architect was Robert E. Collins.
3. Staff believes that this property is eligible for historic designation under the following criterion:
  - A. Historical, Cultural significance  
Criterion 4: Exemplifies the historical, cultural, political, economic, or social trends of the community
  - B. Architectural significance  
Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style  
Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.
4. The original business section, called St. Augustine Business District, was initially located at the three-and-one-half acre area at the western edge of Sections D and G.
5. Plaza Augustine was a 240-foot-wide boulevard with a large central median park.
6. In April 1922 George Merrick acquired a one-hundred-forty-acre addition east of Le Jeune to Douglas Road and he decided to move the business section to that area dedicating Sections K and L for that purpose.
7. The Plaza Augustine was renamed Country Club Prado and became a prominent residential section.
8. The main thoroughfare for the new business district in Sections K and L was Alhambra Circle.
9. By the mid-1920s it was also extending south down Ponce de Leon Boulevard.
10. These buildings were all in the Mediterranean Revival style.
11. In general, construction in the City of Coral Gables boomed until the combination of the devastating Hurricane of 1926 and Great Depression curtailed new development and ended Merrick's grand plans for completing his Mediterranean-inspired city.
12. Immediately after World War II, George K. Zain and his wife City Commissioner Rebyl Zain conceived, developed, and implemented the concept of moving the heart of the business district to Coral Way and renaming it Miracle Mile.
13. The new commercial buildings followed national style trends and moved away from the Mediterranean Revival style. Permitted in February 1947, and designed in the Art Moderne style, the commercial building at 286 Miracle Mile for the Jay See Corporation was amongst the first of the new buildings on the 'Mile.'
14. A month later the City Commission stated that the portion of Coral Way between Douglas Road and Le Jeune Road shall be known as the "Miracle Mile Section of Coral Way."
15. In 1949 Albert Friedman established the Miracle Mile Merchants Association and was the driving force in promoting it.
16. In the 1960s and in 1982 the City dedicated plaques to Zain and Friedman, respectively, for their development and promotion of Miracle Mile as a collection of boutiques in the heart of the Central Business District. Miracle Mile retains that context to date.
17. Also instrumental in the evolution of Miracle Mile were Sam and Mildred Weissel.
18. The Weissel's were amongst the pioneer business owners in Coral Gables opening its first filling station in 1924.
19. In the 1930's they purchased Merrick's Administration Building on the southwest corner of Coral Way and Ponce de Leon Boulevard and opened Sam's Service Station and a U.S. Post Office there.
20. They lived upstairs. They continued to purchase properties along Coral Way.
21. In February 1946 they purchased Lots 1-4 on Block 2 from John D. Montgomery. They immediately leased the lots for ninety-nine years to Jay See Corporation who built the Miracle Theater on Lots 3-4 and the commercial building on Lots 1-2 at 286 Miracle Mile.
22. Permitted in February 1947 the commercial building at 286 Miracle Mile sits at the southeast corner of Miracle Mile and Salzedo Street. The building originally housed five stores. The corner space is now comprised of three of the original stores. It presently now has three with addresses at 286, 290, and 292 Miracle Mile.

23. The building at 286 Miracle Mile is constructed of concrete and steel beams with plate glass store fronts and it is a late example of a commercial building designed in the Modernistic Art Moderne style. This style was used most often in public and commercial buildings. It featured smooth and glass surfaces, curving forms, and long horizontal lines. Ornamentation was usually simple, sparse, and strategically placed to emphasize horizontality. Patterns were geometric, abstract, and/or stylized. Long horizontal window groupings, flat roofs, and curved corners were common. It was part of the streamline movement and building forms were arranged at times to impart the impression of a ship or locomotive. Nautical features often occurred.
24. In the Art Moderne fashion, the one-story building at 286 Miracle Mile wraps around the corner with a pronounced curve.
25. It is comprised of three distinct horizontal features.
  - a) At ground level the full-height, plate-glass storefronts along Miracle Mile and the smooth stucco wall along Salzedo Street read as one band.
  - b) At roof level is a concrete eyebrow that projects several feet over the sidewalk. It runs continuously from the northeast corner of the building, curves around the corner, and continues to the southwest corner of the building.
  - c) Above the eyebrow is an ornamented cast concrete parapet. Along Coral Way and Salzedo Street the parapet has three thick smooth horizontal bands which are separated by two narrow bands formed by incised lines. At the rounded corner the horizontal banding is interrupted by a series of slightly curved vertical elements that serve to further emphasize the rounded corner. Running continuously along the top of the parapet is a band of stylized waves. This runs the full length of the parapet and is the definitive horizontal feature that stops the eye at the top of the building.
26. Visual assessment of the property, as well as examination of building documents and historic photographs, indicates that this commercial building retains its historic integrity. The massing, intention, and major character-defining features of the building are intact.
27. Alterations to the building are limited to the adjustment or enclosing of storefronts. These include the enclosing of the storefront along Salzedo Street.
28. Some of the storefront entries have been altered, they originally slanted in towards the door. These openings have been squared off over time, but their original configuration is still visible in the sidewalk.
29. Mentioned previously, storefronts have been combined.
30. Most recently, the corner tenant, Starbucks, eliminated the door to the original shop at 292 Miracle Mile and squared off that entry to install a take-out window.
31. Robert E. Collins, the architect, was born in Staten Island, New York and moved to Miami in 1905. He established an architectural practice on Miami Beach where he designed both commercial and residential buildings.
32. Some of his notable commissions include the Tower Theater (1926) in Little Havana, the Cameo Theater (Cameo Nightclub) (1938) at 1445 Washington Avenue, the Helen Mar Condominium (1936), Miami Beach, 605 Lincoln Road (1937), Miami Beach, and 265 East Flagler Street (1947), Miami.
33. In 1952 he won national honors for his remodeling of the historic Savannah Theater (1818) in Savannah, Georgia after it was damaged by a fire in 1948.
34. He then spent the next fifteen years as the architect for Florida State Theaters.
35. Staff recommendation is to approve the historic designation of the property at 286 Miracle Mile as it meets the following criteria.
  - A. Historical, Cultural significance:  
Criterion 4: Exemplifies the historical, cultural, political, economic or social trends of the community.
  - B. Architectural significance:  
Criterion 1: Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style.



Criterion 2: Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Mr. Adams said they had received had several letters of support.

1. Karelia Martinez Carbonell, President, Historic Preservation Association of Coral Gables.
2. Ileana Sayre (no address).
3. Brett Gillis (no address).
4. Jane Maranos (no address).
5. Jaime and Zully Pardo, 49 Campina Court, Coral Gables, FL 33134.

Mr. Adams commended Ms. Guin for putting the report together at short notice.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the local historic designation of the property at 286 Miracle Mile legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, due to the significance to the City of Coral Gables history based on the historical, cultural and architectural significance.

The motion passed (Ayes: 9; Nays: 0).

Chair Menendez read a description of the next case as follows:

**CASE FILE TDR 2022-005:** Consideration of the Transfer of Development Rights for the property at 280 Miracle Mile, the Miracle Theater, a Local Historic Landmark. A lengthy legal description is on file with the Historical Resources Department. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer. The Historic Preservation Board reviews the maintenance/preservation plan, pursuant to section 14-204.4 of the Zoning Code.

The PowerPoint played on-screen.

A location map and an early photograph from the 1940's of the Miracle Theater was shown.

Mr. Adams participated by ZOOM and his comments were as follows:

1. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer for the property at 280 Miracle Mile, the Miracle Theater.
2. Date of construction 1947 to 1948.
3. Designated as a historic site in June 1995.
4. The request is to transfer 48,235 square feet of development rights.
5. It is the remaining movie theater in downtown Coral Gables.
6. In 1995, the Actor's Playhouse entered a partnership with the City of Coral Gables to renovate the theater which has since been used as a performing arts complex.
7. Designed in the streamlined, "Art Moderne", style, which was popular from 1930 to around 1945.
8. Features stainless steel coping and string courses near its cornice, a circular "porthole" window, ribbon windows with narrow metal frames, smooth textured stucco, a semi-circular marquee, an entry that features a radiating pattern of terrazzo.
9. Like most movie theaters of that time, the Miracle Theater was originally designed as a one-screen theater with a central auditorium.
10. In 1978, the interior of the theater was divided to create two auditoriums, and in 1983, the mezzanine level was enclosed and divided to create two additional auditoriums, thus converting the Miracle Theater into a four-screen theater.

11. In 1995, the Historic Preservation Board approved a Certificate of Appropriateness application for a series of improvements for the rehabilitation of the four-plex theater into a six hundred seat theater and performing arts center.
12. The exterior of the theater has undergone virtually no alteration.
13. The funds obtained from the sale of the TDRs will be placed in the new Historic Building Fund.
14. This fund will be used to undertake repairs to City-owned historic sites including, but not limited to, the Miracle Theater.
15. The City of Coral Gables Public Works Department has submitted a Maintenance/Preservation Plan which includes existing conditions, proposed corrective actions, a maintenance schedule, and estimated costs.
16. The staff recommendation is approval of the Maintenance/Preservation Plan and approval of Certificates of Transfer of 48,235 square feet from 280 Miracle Mile.
17. Mr. Hermes Diaz from the Public Works Department is here to answer any questions.

Mr. Diaz made the following comments:

1. 280 Miracle Mile which most people know as the Miracle Theater is actually made up of two separate spaces.
2. The Miracle Theater is the bulk of the space.
3. Adjacent is 270 Miracle Mile which is vacant (used to be Ortanique on the Mile).
4. The city is in negotiations with a potential tenant to convert that into a new restaurant. At that point the entire space is going through a full renovation. This was not finalized.
5. The Theater is under an agreement with Actor's Playhouse Production who has a lease which expires in April 2040 and has a 10-year renewal option.
6. Under the terms of this agreement the city is responsible for structural elements, major electrical items, plumbing and most of the major works within the building.
7. Since 2014 the City has budgeted \$50,000 a year for maintenance and repair of the mechanical systems in the Theater.
8. The City has spent over one million dollars since 2005 in general improvements and maintenance in the facility.
9. We are working on the roof which is made up of four roofs. An upper hip roof, and three flat roofs. The three flat roofs are being redone now. The cost will be a little over \$500,000.
10. An assessment of the upper hip roof determined that it would last for another two to three years, so they are working through the citywide roofing matrix to have the roof redone in the next couple of years. The estimated cost will be approximately \$800,000, a significant expense.
11. The building has issues with cracking and corrosion of steel elements and some of the beams as well as on the marquee.
12. The city is in the process of working with a consultant to create a plan to secure the structural elements of the building envelope and the marquee, but there is currently no cost for this.
13. Several windows and doors were replaced with impact some years ago and the goal is to have everything replaced with impact resistant.
14. Numerous minor electrical items need to be addressed, which will be worked on through the tenant.
15. The HVAC system needs a significant investment. The chiller and the cooling system will be replaced along with the two first floor backstage handlers. This should be completed early next year and will cost \$600,000.00. Ultimately the rest of the system needs to be redone and the estimated cost is \$700,000.00.
16. Another \$11,000 is estimated for the terrazzo.
17. The entire facility, that building and the 286-building next door will be fumigated for termites in the next few weeks.

Vice-Chair Garcia-Pons said that he was missing all the even pages from his review package.

The following questions were asked by Mr. Maxwell and answered by Mr. Diaz:

Question: What is the lease structure the City offers to tenants for these buildings.

Answer: The Actor's Playhouse is a very old lease and has been extended several times. They are non-profit and the lease does not expire until 2040.

Question: There are certain types of leases, is the tenant responsible for the envelope.  
Answer: The City is responsible.

Question: In both cases?  
Answer: In all cases the City is responsible for the structural envelope and the roofing.

Question: We have a modified full lease. They are responsible for the taxes and insurance and those kinds of things and their interior improvements and everything on the outside is the responsibility of the City?

Answer: In this case, yes. There will be a difference between the lease agreement for the theater and the restaurant. In the case of the restaurant a larger burden of maintenance will be required by the tenant.

Question: In the case of these commercial spaces is the City responsible for the air conditioning and maintenance of the air conditioning?

Answer: Generally speaking, no, but in the case of the theater the City is responsible. That will not be the case with the restaurant once the lease is finalized.

Mr. Fullerton asked if the restaurant was part of the building. Mr. Diaz answered affirmatively and added that it is a separate space within the building.

The following questions were asked by Mr. Maxwell and answered by Mr. Diaz he also made comments:

Question: The maintenance and preservation plans that he has been seeing seem to be very short, it is all immediate. How can we say we have a maintenance and preservation plan if we are only looking at immediate issues? Maintenance and preservation plans tend to go for a long period of time and involve policies, procedures, what we are doing now, in the future, and how it is governed. He did not see any future plans, only what we planned to spend money on now. There is no indication of who will govern, how we will do it, what our policy is or anything like that. He was only seeing something very immediate. How can we call it a maintenance and preservation plan?

Answer: One of the things the City is doing that is spelled out here is something that we are implementing for all our leased spaces regardless of status. We are going to hire a private company to do yearly inspections. This will be used to figure out what needs to be done on a yearly basis. Some things will be the City's responsibility, and some will be the responsibility of the tenants. In most of these buildings our responsibility will be the roofing and the envelope. In the case of the theater there will be some have to be some significant investments. As far as the regular maintenance, the City does regular roofing inspections and cleans the roofs. The roof on the theater is being done now and will not have to be redone for another 20-25 years. There will not be much else to do unless they find a deficiency.

Question: Things will change over time. What are the policies and procedures for looking at and trying to maintain the preservation? There is no maintenance or preservation plan, there is simply a list of things that we are going to do in the immediate, it is not a long-term plan. This is not a criticism; but is it intended to have the parties review this while keeping in mind that we are holding onto this building for 100 years. How will we preserve it over the period that we own it. What are the policies and procedures that need to be put in place and should be in the maintenance and preservation plans that show how we are going to preserve and protect these buildings? It is really a code. Mr. Maxwell said he would encourage the city to do this, and he will vote no on both transfers as he did not think this was adequate at this time. These are significant properties, so the City needs to review and revise and come back with a model for the rest of the TDRs.

Mr. Ehrenhaft said he was looking at the list and he also was missing pages.

Ms. Kautz said they were printing them now.

Mr. Ehrenhaft asked the following questions:

Question: Mr. Diaz had mentioned \$800,000 dollars that they were going to use in 2-3 years for a roof.

Answer: Mr. Diaz said yes for the open roof.

Question: Mr. Ehrenhaft referred to Item #3. Roofing which was a flat roof. The report says the building was redone in 2014 and the new roof should not be required for 7-12 years. There is a figure of \$200,000 in the column to the right under roofing and the report says inspections are going to be done twice a year. Inspections would be done for the next 7-12 years, so \$200,000 is going to be allocated to do between 14 and 24 inspections. Will the \$200,000 be enough to cover the cost of the inspections at approximately \$10,000 each or is the \$200,000 to be allocated to roofing repairs.

Answer: Mr. Diaz said he thought he was mixing up both buildings. The building that the roof was done in 2014 is not the one being discussed. It is not the Miracle Theater it is the one next to it, 280 Miracle Mile. The theater has the upper roof and three lower roofs, we are working on the three lower roofs now. The upper roof is the one scheduled to be done in 2-3 years and will cost \$800,000. The three lower roofs are about \$550,000.

Mr. Maxwell asked how many square feet, but Mr. Diaz did not know.

Mr. Ehrenhaft said the gross amount from the TDRs as it is not mentioned in the report. If the money received from the TDR sales are spent on required repair items that are not necessarily historic preservation, then there would be no money left for historic preservation. He agreed with Mr. Maxwell's comments that there needed to be more structure and guidance and fine tuning so that all the money is not used up front. There needs to be some perpetuating of funds rather than exhausting them all up front.

Mr. Diaz said the roof was getting completed through a city-wide roofing matrix which was part of the Capital Improvement budget and was not exclusive to historic buildings. It gets funded each year and is to address all roofing throughout the city. The HVAC system is also funded through the HVAC matrix which is funded through Capital Improvement for the purpose of addressing the air conditioning. Those are the two biggest issues.

Mr. Ehrenhaft said these items were listed as being taken out of the TDR funds and then there is a separate statement that these funds come from other City budgets to do those repairs. There is a conflict.

Mr. Diaz said that the TDRs would not generate enough money to do everything on the list. The intention of the TDRs is to facilitate what needs to be done moving forward.

Mr. Fullerton said the TDRs would not be the only source of funds to care for the building. There would be taxes over 20 years and income from the Theater itself.

Mr. Diaz said moving forward they would do yearly inspections that were not specific to historical buildings. The inspections will generate a list of things that need to be done on a regular basis. It will be their job to determine what was the City's responsibility and what was the responsibility of the tenant as they go along. As far as the long-term items if the roof is done properly nothing would have to be done for the next 20-25 years. The HVAC system should be good for the next 15 years. The tenants are responsible for the interior items.

Mr. Ehrenhaft said he has a list of inspections whose cost would come from TDR money. Mr. Diaz said the inspections would not necessarily come from TDR money.

Mr. Ehrenhaft said he thought that the purpose of the maintenance plan was to take the money from the TDRs and use it on the maintenance plan and reduce the money that the TDRs generate. Mr. Diaz said the intent of the TDRs was for the money to be put in a fund for historical preservation, not specifically for this building. The

TDRs would not generate enough money to do all the items, but it would reduce the amount of money that the city would need to perform the maintenance items. Especially with the big items coming up such as the envelope and the marquee. The rest of the items are being handled through the roofing and HVAC matrix. That is how things are handled through the city.

Mr. Ehrenhaft said he was not comfortable with \$200,000 being spent on inspections. Mr. Diaz said they would not spend \$200,000 on inspections; they were handled through the Development Services Department.

Mr. Fullerton asked if they get money from the sale of TDRs would it be put into an account that is spent on historic preservation. Mr. Diaz said yes.

Vice-Chair Garcia-Pons said there was a lot going on today and thanked Mr. Maxwell for putting into words what he had tried to say in the last meeting. The importance of the maintenance and preservation plan and the role the historic board played in that. He said that his question was similar about the length of the view that they were discussing, he was not looking at the life of the building which is the right way to look at it. He was looking at it in 5-10-20 years which was more of the practical life that they lived.

He said there were two things:

1. At the last meeting there was a discussion on how the City spends the money. In his experience the funds recouped from the TDRs never cover the operations and maintenance of a building in any amount of time. He is never concerned how they spend the money now or later because we are going to spend the money easily as every building will need that type of money whether it comes from TDRs or other funding sources. He thought Mr. Diaz was doing himself a disservice today by conflating the different sources of funds and who would pay for what items in the operations and maintenance plan. He is hopeful that the future operations and maintenance plan particularly on city owned properties, but he thought it should be on all properties. What is the plan for the entirety of the building regardless of where the money is coming from. We get stuck on \$1 or \$2 million dollars over the life of this building, but this building is going to cost more than that. He is not concerned how we spend the money as long as we are spending it appropriately and it should be part of Mr. Diaz's plan when it gets revised, updated or corrected in some way that your annual inspections are included so it is clear to the City and the Board that it is going to be an ongoing looking forward plan of not just today but what we are going to do tomorrow.
2. He asked if the City has a Five-Year Capital Plan. Mr. Diaz said yes. He said the phrasing in the Operations Plan "we are in the process of", "we are going to do it in maybe 3 years" is in his view inappropriate. The operations and maintenance plan would include it in the Capital Plan of the City. It should not be just words on this sheet of paper which may disappear. It should be in the City's plans even if it is allocated to another funding source so that the board whose charge is to preserve historic buildings and properties feel comfortable that this is happening regardless of the funding source. He loved the board's role in the review of the operations and maintenance plan, and he has not seen one that he is happy with since he has been on the board, and he wanted the city to step up and create a template of what an operations and maintenance plan of these historic buildings should be. So that the City going forward for another 100 years really puts our money where our mouth is with regards to protecting projects. He believed the city would do the right thing, but it is not properly reflected in what was before the board today.

Ms. Rolando said she concurred with Mr. Maxwell and Vice-Chair Garcia-Pons. The board was being asked to approve two things the transfer of the development rights and the maintenance plan. They were expressing a concern that this is a fixit plan, a list of things that need to get done in the next 2 or 3 years. There needs to be a long-term maintenance plan showing that every 3 or 5 years they would inspect and evaluate the condition of the building and give and update. The city budget should include the inspections, break down each building component, indicate the remaining useful life, costs to replace and an inflation package. Then they will know what they need to do to adequately maintain the city's assets and plan accordingly. Beyond 10 years is wishful thinking, but the board needed to see something over a longer period that recognized the value of the buildings and gives guidance on how to budget for their future maintenance.

Ms. Rolando asked who maintains the Miracle sign as a letter was not lighting up?

Mr. Diaz answered that it was the City. Ms. Rolando went on to say that very few people had the expertise to fix the sign. Ms. Spain said she was trying to remember the original company that had done the Miracle Theater when it was first built.

Ms. Rolando asked if the numbers included the maintenance and repair of the sign. Mr. Diaz said there was a line item for the overall restoration of the marquee, but they did not have a price yet. Ms. Rolando asked if that included the sign. Mr. Diaz said yes, that was considered the marquee.

Ms. Spain said she would like to see specific procedures related to historic preservation. Each building had specific problems related to the historic nature of the buildings. City hall was the cleaning and the maintenance of the coral rock, the Miracle Theater was the marquee. They did not want an electronic marquee, they wanted to retain the historic nature of the marquee so they needed to find someone who could do that. She wanted to see that kind of detail in each of the historic buildings. In the museum it is also the rock, you do not want to have any moisture getting in on the artwork. There are conservationists. The plans should include the person performing the work or a guideline of what they were doing to solve those problems. The roof and the HVAC were not the issues with the historic buildings. Hiring the wrong person could create a permanent problem. She was also concerned with the TDR transfer on this site, as the Actors Playhouse had wanted a building addition which would not be possible if the TDRs were sold. She cautioned the city and said they reach out to Actor's Playhouse. Mr. Fullerton said they wanted a fly space. Ms. Spain said they could not get some of the plays they want. She did not want the sale of the TDRs to negate the possibility of making the theater a better space for the tenant.

Mr. Fullerton said he was confused about what direction they were going in. While he agreed with getting a plan together for the spending of the money and the organization of the jobs that need to be done relative to historic preservation, the question was whether they would approve the sale of the TDRs which was separate from the maintenance plan. They should be allowed to sell the TDRs so that the money could come in. The money will not last forever and the maintenance plans would be different for every building.

Vice-Chair Garcia-Pons asked for clarification as to whether the operations and maintenance plan was part of the approval or separate. Mr. Fullerton commented that without the TDRs there might not be a future plan. Mr. Maxwell read the description of the project and said they were all tied together.

Assistant City Attorney Ceballos clarified it by saying that the only thing before the Historic Board was the maintenance plan. The transfer of the actual TDRs, how the funds are spent and what is allocated to the building is all done by staff. The actual transfer is initiated by the Historic Preservation Officer not the board.

Chair Menendez read a description of the project as shown on the agenda. Assistant City Attorney Ceballos said it was incorrect. He read from the code and said it was previously discussed but did not transfer to the agenda item.

Mr. Maxwell said since that was what was posted on the agenda and it was incorrect, what do they do. Assistant City Attorney Ceballos said since what was posted was more not less it could move forward without an issue. He read the following: "The historic preservation board review and approval of a maintenance and preservation plan to determine compliance with Article 8". He clarified that Article 8 was Historic Preservation. "the approval to transfer/send shall be via issuance of Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with these standards set forth". In essence what the board is considering is whether the maintenance plan is sufficient to preserve the historical integrity of these properties.

Mr. Maxwell said he suggested that Public Works and Historic Preservation to look at the National Parks Service. They have preservation and maintenance plans under the Secretary of the Interior which we operate under as our code. Staff should draft something using that as a model.

Vice-Chair Garcia-Pons said at the last meeting they had made a recommendation about the historic fund and how to spend it. Historic Preservation Staff can't write the maintenance plan, but they could assist the architect/engineer to understand the expectations of the board and the city and format it in a way that the board could understand and feel better about what the City is doing to preserve the buildings, regardless of the money. Their concern is the preservation of the buildings. He referred to page 8, the last two sentences of the plan where it says: "upon completion of the project City shall perform roof inspections twice a year, clean drains as needed, evidence of leaks and hire independent companies". This was the beginning of what they wanted, these were things looking forward and while they understood that the a/c needs to work to preserve the building, there are other things specific to historic buildings which they wanted to see, and thought were important for the City to know what their responsibilities were. He would encourage the board if they were going to do something about this tonight that the Historic Preservation Office work with the City staff to come up with a template for a plan and come back to the board with a better plan.

Mr. Maxwell suggested a deferral. None of them wanted to vote against ahis, but they were trying to do the best they could for the City in the long term. Some of the things that they had mentioned about the Preservation Fund from the TDRs have already been moved forward. This should be looked at positively and was not a criticism. He said he would like to be a contractor for the city at \$1400 a square for reroofing. He said he did a roof that was larger and was a fraction of the cost. Mr. Diaz said it was put out for bid and they go with the lowest bidder.

Ms. Spain asked the Assistant City Attorney the City could go forward with the TDR sale if they did not approve the maintenance plan. Assistant City Attorney Ceballos said no. He said that the first line of the TDR of sending sites read as follows: "The Historic Preservation Officer shall have the authority to grant approval of the TDRs if all of the following are met". One of those is that the Historic Preservation Board has reviewed and approved the maintenance and preservation plan.

Vice-Chair Garcia-Pons asked the Assistant City Attorney if there was a difference between a denial and a deferral. Does a denial trigger a certain time that the City must wait before returning to the board or can they come back at the next available meeting. Assistant City Attorney Ceballos said he would have to investigate that as this is not a building permit that they are seeking. If Board of Architects denied a building permit, they could not bring back a similar design plan, they would have to return with a different application. This being a TDR and really the maintenance plan being redone he would counsel the board that if they do not feel comfortable approving this today, they make a motion to defer allowing staff sufficient time to correct any deficiencies.

Mr. Adams asked if this if potentially deferred is the intention that no TDR applications be brought to the board until every property has a maintenance plan that met all the board's requirements?

Vice-Chair Garcia-Pons said his concern was this property, the application before them. He asked Mr. Adams if that was his question?

Mr. Adams said the preparing maintenance plans with the information they required would take a significance amount of time. The Historic Preservation Office is receiving several TDR applications from applicants, not just from City owned properties. Should staff reject all the applications based on an assumption of what the board might think is appropriate?

Vice-Chair Garcia-Pons said the direction from the board was that they would like more robust operations and maintenance plans in general. Today they were giving City staff recommendations particular to this application, but the Historic Preservation Staff should counsel private applicants that the board is interested in a longer-term preservation of the projects. He should not delay anyone. They had the opportunity to speak to the City on this project today and they should take advantage of that because the City is a great partner, in these things and he was sure they wanted to do the right thing. He encouraged the City and the Historic Preservation Staff to do better on City applications on the operations and maintenance plans.

Mr. Maxwell agreed. He said he was making a motion to defer both maintenance plans to the next available meeting. Mr. Diaz said they had only discussed on of the projects. Mr. Maxwell said it would go for both projects. Mr. Maxwell asked Mr. Diaz if the TDRs were pending sale, was there someone who wanted to buy them right now. Mr. Diaz said he believed so but was not sure. Ms. Spain said that was also her concern. Mr. Diaz said he did not know he was not part of the negotiations.

Vice-Chair Garcia-Pons said it was the charge of the board to preserve historic properties.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to defer the application for approval of a maintenance plan for the property located at 280 Miracle Mile, the Miracle Theater until the next meeting.

Ms. Spain hesitated to answer and said she had total faith in staff, she knew they would do the right thing even though it was not written down, but they needed to have it in writing.

Mr. Ehrenhaft said he would not be present at the next meeting and asked Assistant City Attorney Ceballos if that prevented him for voting. Assistant City Attorney Ceballos said no.

The motion passed (Ayes: 9; Nays: 0).

Chair Menendez read a description of the next case as follows:

**CASE FILE TDR 2022-006:** Consideration of the Transfer of Development Rights for the property at 286 Miracle Mile, a Local Historic Landmark, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer. The Historic Preservation Board reviews the maintenance/preservation plan, pursuant to section 14-204.4 of the Zoning Code.

The PowerPoint played on-screen. Ms. Kautz made the following comments:

1. A location map and an early photograph of the property was shown.
2. She said they should be familiar with the project as they had just seen it.

Mr. Fullerton asked if this was the same conversation that they just got finished with?

Mr. Diaz said that he was sure they would have the same concerns with this application as they had with the last, but he wanted to point out some significant differences between this building and the other one.

1. This building even though it is under the same folio number is separated into two separate retail spaces.
2. The maintenance and redevelopment of these spaces according to the leases currently in place and hopefully with the short-term lease that we have with one space puts the maintenance of everything within the building as the tenant's responsibility.
3. The yearly inspection will be done moving forward. A few of the items identified as necessary repairs are for the most part fairly minor. The only thing that according to the lease agreement that falls under the jurisdiction of the City is the structural and the roofing in this case. There is a short- and long-term plan included and some required repairs that are probably being replaced in the next 7-12 years. The theater was a different animal, so maybe you will reconsider this one.

Ms. Spain said that this building had less difficult historic elements to deal with. There is the carving, but it is very straightforward. She said she had less concern about getting technical people onboard doing it. Mr. Diaz agreed.



Vice-Chair Garcia-Pons said they should wait for Mr. Maxwell to have this conversation as Mr. Maxwell had left the room. He asked Mr. Diaz if the plan without the large expenditure of the 7-12 years for the roof would be \$100,000 to \$150,000+.

Mr. Diaz said the \$40,000 was the only large item, but it was for the whole building not just for this one. Vice-Chair Garcia-Pons said since they are connected why they couldn't do them both together at the next meeting. Mr. Diaz said they are separate buildings, it was the board's prerogative, but they are being treated separately.

Vice-Chair Garcia-Pons said that they were 100% separate but if it was a billion dollars it would be the same conversation, the fact that it \$50,000 he was sure the city could find \$50,000 in the budget today. Mr. Diaz said it was happening now. Vice-Chair Garcia-Pons said there did not appear to be more urgency with the TDRs on this project than the other. It is a City property and although it is not as difficult it should be easier but as we are developing a maintenance plan, I think we should be consistent. Vice-Chair Garcia-Pons asked Mr. Maxwell if he was hearing this conversation. Mr. Diaz said he thought he missed his very eloquent introduction.

Mr. Maxwell said he had said all he needed to say and appreciated Mr. Diaz's attention and he believed they would do a great job coming up with this. He had faith in them. Mr. Fullerton said he agreed with Vice-Chair Garcia-Pons.

Ms. Kautz asked if they wanted to hear from staff.

Chair Menendez asked Mr. Adams if he had anything to say.

Mr. Adams participated by ZOOM and his comments were as follows:

1. It is normal for staff to present the application first. To stay with protocol of how these meeting normally run he suggest that he present the application.
2. The application for clarification is for approval of the maintenance plan only.
3. The structure was built in 1947.
4. It was designated in 2022. You have just approved the historic designation of the building; therefore, it is eligible to be a sending site.
5. The City of Coral Gables Public Works Department has submitted a Maintenance/Preservation Plan which includes existing conditions, proposed corrective actions, a maintenance schedule, and estimated costs.
6. As discussed, there is no way that the money raised from the sale of these TDRs will cover the future maintenance of the building for much longer than possibly 5 or 10 years.
7. The intent being that the money is raised at a point when TDRS are possibly at the highest selling price that they have ever been in the City of Coral Gables.
8. You have a maintenance plan that lists work that is urgently required now for structural work, a/c work, roofing work and termite treatment.
9. The poor desperately needs to be done, if not the buildings will continue to deteriorate.
10. This application staff is recommending approval of the maintenance and preservation plan.
11. For clarification we will attempt to tell all applicants that the board expects something much more from them. Something much more detailed something that looks much further into the future and based on what the board said we will try to convey that information to them so that when these applications come in, they are given the boards full consideration.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to defer Case File TDR 2022-006 Consideration of the Transfer of Development Rights and the approval of a maintenance plan for the property located at 286 Miracle Mile, until the next meeting or until they bring it back.

The motion passed (Ayes: 9; Nays: 0).

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:** None

**ITEMS FROM THE SECRETARY:** None

**DISCUSSION ITEMS:**

1. Properties slated for demolition on Madeira Avenue:  
Mr. Fullerton there was a whole block of apartment buildings on Madeira Avenue that were fenced off. The 2 and 300 block. There are at least 4 historically significant apartment buildings on that street. He had been told that they were scheduled for demolition. Ms. Kautz said the properties had come to the board for determination of significance and they were deemed to be non-significant. Mr. Fullerton asked Ms. Kautz if she had looked at them. Ms. Kautz said yes. There are a pair closer to Le Jeune Road and two a little further down the street. The one on the left is the one that they had brought to the board for determination and was deemed non-significant because it had been altered. It was made very clear to the board at that meeting that the one adjacent to it, its twin was also going to be allowed to be demolished. That was with the approval of the board.

Mr. Fullerton asked how long ago that was. Ms. Kautz said he was on the board, and she thought he had made the motion five or six years ago.

Ms. Kautz answered Mr. Maxwell's question and said that they were in the 300 block of Madeira.

Mr. Maxwell asked when they were constructed? Ms. Kautz said from the 1920's.

Mr. Fullerton said he had pictures of them, and they were not insignificant. Ms. Kautz said the two that were closer to Le Jeune was a determination from many years ago before she came to the City. The other two came to the board while she was here. She said she was happy to provide the board with the minutes (the recaps). Mr. Fullerton showed pictures of the two closest to Le Jeune.

**OLD BUSINESS:**

1. Demolition Flood Plain Maps:  
Vice-Chair-Garcia-Pons asked Mr. Adams a follow up question about the demolition flood plain discussion from the last meeting where it was said that the City would work on the refinement of the map so they could understand which properties may be affected by that Florida Resolution that passed. Mr. Adams said that was still in process, but we did have a determination from the City Attorney's Office that made the following clarifications of this order:
  - a) It is for single family homes only
  - b) Properties within the specified flood zones only.
  - c) For total demolition only.He went on to say that the following:
  - a) It will not affect our review of potentially new construction in a historic district.
  - b) There has been a discussion on how we are going to deal with these applications and the recommendation that we are giving is that all applications for complete or partial demolition are still referred to the Historic Preservation Office.
  - c) We are recommending that these applications are first reviewed by the Building Department and if Building confirms that the property meets the requirements of the bill when it comes to staff our response will be there is no further review necessary, but it will give us the option to reach out to the property owner and if they are agreeable, we will photograph and record the structure.
  - d) We are recommending that all demolition applications still come to us.
  - e) Obviously, all demolitions either partial or full for properties that may have some significance can trigger the request for review for historic significance.

- f) We are not comfortable putting the final decision in the hands of the Building Department as we may miss demolitions where we would want to go out there and with the owner's consent fully record the property.
- g) He stressed that it is only for total demolition of single-family homes within the specified flood zones. No commercial, no multi-family, no partial demolitions.
- h) Where our big challenge is going to be is if there is an application for a partial demolition and we are asked to review the demolition, and we potentially recommend that they submit a determination of significance, and the staff finds the property eligible for designation will it trigger the owner to turn around and say that's fine instead of a partial we will do a full demolition.

Vice-Chair Garcia-Pons asked Mr. Adams if he would like any assistance from the board with the request to have those projects come to the Historic Preservation staff after the building department? Mr. Adams said he thought it would help if they gave some sort of support to the following: That all demolitions still come to the Historic Preservation Office once reviewed by the Building Department and if the property meets the requirements of the bill and total demolition is going to happen that they support staff reaching out to the property owner to request access to fully record the property prior to the demolition.

A motion was made by Vice-Chair Garcia-Pons and seconded by Ms. Spain for a resolution to support staff as asked by Vice-Chair Garcia-Pons and stated by the Historic Preservation Officer, Mr. Adams on the record.

The motion passed (Ayes: 9; Nays: 0).

- 2. S- Tile Installation on the House at the intersection of Columbus Boulevard and Sevilla Avenue: Mr. Adams gave an update on Mr. Maxwell's question about the House at the intersection of Columbus Boulevard and Sevilla Avenue that installed "S" tiles after previously being denied. He said he went out and looked at it and took photographs and he thought the tile installed was two-piece barrel tile. Mr. Maxwell said he would send him a picture and he might change his mind and Mr. Adams said he would send him his pictures and he might change his mind.

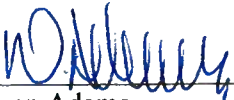
**NEW BUSINESS:** None.

**ADJOURNMENT:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to adjourn the meeting. The motion passed with a collective aye.

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

  
\_\_\_\_\_  
Warren Adams  
Historic Preservation Officer