



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

Historical Resources &  
 Cultural Arts

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MEMBERS	J 22	F 22	M 22	A 22	M 22	J 22	J 22	A 22	S 22	O 22	N 22	D 22	APPOINTED BY
Albert Menendez (Chair)	P	P	P	E	P	P	E	E	P	P	P	P	Commission-As-A-Whole
Cesar Garcia-Pons (Vice-Chair)	P	P	P	P	E	E	P	P	P	P	P	P	City Manager Peter Iglesias
Alicia Bache-Wiig	P	P	P	E	P	P	E	P	E	P	#	P	Mayor Vince Lago
Margaret (Peggy) Rolando	P	E	E	P	#	P	E	P	P	E	#	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	E	E	E	P	P	P	P	P	P	P	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	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	E	P	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	P	E	P	P	P	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:**

The minutes for the Historic Preservation Board Meeting of November 16, 2022 will be presented at the next meeting on January 18, 2023.

**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. Deferred:  
CASE FILE LHD 2022-013: Consideration of the local historic designation of the property at 517 Aragon Avenue.
2. Request for Deferral:  
CASE FILE LHD 2022-006: Consideration of the local historic designation of the property at 311 Romano Avenue.

Ms. Alisa Block the architect is requesting a deferral until the January meeting as they are submitting for two variance and need additional time to prepare.

This case was deferred before.

The motion was made by Mr. Durana to defer CASE FILE LHD 2022-006: Consideration of the local historic designation of the property at 311 Romano Avenue, but fail to garner a second.

The motion failed.

Mr. Bache-Wiig and Ms. Rolando joined the meeting.

**SWEARING IN OF THE PUBLIC:**

City Clerk Billy Urquia administered the oath.

**APPROVAL OF ABSENCES:** None.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM CONTINUED:**

3. Request for Deferral:  
CASE FILE LHD 2022-012: Consideration of the local historic designation of the property at 1231 Columbus Boulevard

Luis La Rossa architect of Record is requesting a deferral until the January or February meeting as his clients have just started this process. They have notified the neighbors and would like to work with staff to present a project that meets his client's needs as well as that of well as the historical designation.

Mr. Adams has discussed the proposed alterations, he did not have concerns with one part, but did with the other. He recommended deferring until the February meeting to work with the applicant.

The motion was made by Ms. Bache-Wiig and seconded by Mr. Ehrenhaft to defer CASE FILE LHD 2022-012: Consideration of the local historic designation of the property at 1231 Columbus Boulevard until the February meeting.

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

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

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.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation following the on-screen Presentation, comments were as follows:

1. Letters of support were received from:
  - a) Ileana Sayre
  - b) Brett Gillis
  - c) Jaime and Zully Pardo – 49 Campina Court, Coral Gables, Florida 33134
  - d) Bruce Fitzgerald
  - e) Historic Preservation Association of Coral Gables
  - f) The Vidal Family – 301 Alesio Avenue

Ms. Alisa Block, Alisa Block Architects.

1. Agrees with the designation.
2. Owners want to continue to enhance the character of the existing structure and not alter it in a non-conforming way.

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. Bache-Wiig: Asked if the portico next to the chimney had been removed?

Ms. Block: It is not there as the area was being used as a driveway.

Mr. Durana: The house sits on one side of the lot.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to approve the local historic designation of the property at 311 Romano Avenue based on its historical, cultural and architectural significance as exemplified in the Staff Report.

The motion passed (Ayes: 9, N Nays: 0).

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

CASE FILE COA (SP) 2022-031: An application for the issuance of a Special Certificate of Appropriateness for the property at 1423 Alhambra Circle, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 9, Block 16, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence and sitework.

Mr. Adams made a presentation following the on-screen Presentation:

1. Mr. Adams read a description of the house and its characteristics from the Staff Report.
2. Mr. Adams read the Background/Existing Condition section from the Staff Report.
3. Mr. Adams read the Staff Observations from the Staff Report. W
4. Per the Letter of Intent, submitted by the applicant, “The proposed style for this residence is inspired by the architecture of Spain and the Mediterranean in terms of aesthetics and form. The architecture is meant to embody the Mediterranean revival style in a more minimalistic interpretation of this vocabulary.”
5. The first request is for demolition of the existing structure as it is classed as a non-contributing resource because it has either been significantly altered or completely replaced.
6. Staff finds the building is neither architecturally nor historically significant, but its demolition would be detrimental to the public interest or to the overall historic character of the neighborhood.
7. No variances have been requested.

8. The proposal was reviewed and approved by the Board of Architects on October 20, 2022.
9. Mr. Adams read the Staff Conclusion from the Staff Report.
10. The residence takes several design influences from existing Mediterranean Revival style structures; however, the massing and use of modern materials identifies this as a new structure.
11. There is some concern over the proposed height of the garage (15'-6") and the height of the garage doors which appear higher than existing garages within the district.
12. Staff's recommendation is to approve with the conditions noted.

Jose Vidal, V3 Architectural group made a presentation following the on-screen Presentation:

1. The garage is higher than usual because there are car lifts.
2. The site has a bit of a challenge as far as where the parking goes.
3. Concessions were made after going to the Board of Architects – volume was lowered.
4. Garage originally had a barrel tile roof.
5. Garage was lowered.
6. They can look at lowering the garage doors, but the client wants to house his car collection.
7. The house is a two-story home.
8. Entrance to the house is on the side.
9. He pointed to the section in question.
10. Mr. Vidal pointed to the entrance which is in the middle of the home.
11. The area in question is the garage structure.
12. The garage is a little taller than the 9' one. To break the massing of the taller garage structure.
13. Pictures were shown around the house.
14. The size of the garage is slightly over half of the entire home.

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. Rolando: The design of the house is in keeping with the neighborhood. The garage is totally inappropriate. One of the things that makes Coral Gables architecture so attractive is that the garage typically plays a subservient role to the façade of the house. I realize that the garage is at an angle and not on the main street, but it is overwhelming. Otherwise, it is a very attractive structure.

Chair Menendez: Agreed with Ms. Rolando that it was a nice project, but the garage was out of scale with the rest of the residence and asked Mr. Vidal if he was okay with the staff conditions?

Mr. Vidal: Five of the conditions will be taken care of. The one thing that we fought really hard to accomplish was to have the garage. Initially the garage was very different than the first time we sent it to the Board of Architects. One of the things that we did was to try and have the approach to the property further towards the side of the garage that is not as prevalent on Alhambra Circle. We did that to alleviate the issue of the façade (the higher portion of it) as well as the traffic in that corner. The one challenge that we have is that the property is that the site is very triangular shaped and spreading the garage toward the rear of the property which is something we always try to do was very challenging because the redistribution of the other rooms in the house was going to be very awkward. We are working with some constraints. We agree it may be taller than we want it to be, but we are working with the constraints of having a fairly small site to house cars and the owner wants to be able to have the lifts.

- Chair Menendez: What is the maximum clearance you need for the lifts and what is it at now?
- Mr. Vidal: Minimum clearance is 12' 6". We are at 15' 6" from finished floor to the top of the parapet. We can look at lowering the garage a couple of feet. One of the things that we are to accomplish is to continue the line to create a watermark elevation. While we can lower it, in our opinion we are better of keeping it at that height from an aesthetic standpoint to keep the continuity. We can look at lowering the garage door.
- Chair Menendez: It looks like the garage is competing with the rest of the house rather than complementing it.
- Vice-Chair Garcia-Pons: I noticed the height of the roof aligning with the balcony height, the railing heights on both the front and the back. I can see that data line that you were trying to create. I don't know that I am as concerned with the height of the structure because sometimes those  $\frac{3}{4}$  type pieces are kind of cool sometimes. The size of the door is of the most concern to me. What is the height of this door and what is the minimum height you could make the door?
- Mr. Vidal: We can lower the door substantially. We can put the door at the height of 9'. One of the things we can consider doing as well is lowering the trellis structure that we have in the front.
- Vice-Chair Garcia-Pons: That would have been my recommendation. If they can be the height of a regular door and then you can rework the trellis down as it looks like it is too far up anyway. Bring it down a little and I think you can come up with a rather attractive garage solution.
- Mr. Vidal: We are in agreement. Our preference would be that once we bring the doors down, we can adjust the trellis, but I would love to be able to keep that continuation of the elevation there if possible.
- Mr. Maxell: Did you look at putting a hip roof on the garage?
- Mr. Vidal: We did, we had a couple of reiterations before this. We had a covered structure with the hip roof, but the Board of Architect comments was that it was overwhelming in scale for the neighbors. We lowered that structure. One of the concerns from the Board Members was that the portion (shown on screen) was competing with the geometry of the roof. He showed a layout of the house and said they wanted to keep a formal almost like Palladian where everything is continued. He indicated an area where they had a power structure, we did want to simplify it even more. We did look at the hip roof. We are in agreement with the Board of Architects. The flat roof is a little more subtle on the neighbors side.
- Mr. Maxwell: If you brought it down it would give you a more cohesive look as a hip roof. Now it looks like an appendage rather than something that is integral.
- Mr. Ehrenhaft: When I initially looked at this I was struck by the height of the doors. 15' 6" is where the top of the roof line of the garage structure is and where the trellis is, the top of which look like dentals when you are looking straight on. If you have car lifts inside you can have a normal height door, and the space above the normal height door can be filled in with concrete block and stucco closure. If you took

a dental feature and put it right under the roof line, would it not be possible to adjust the height of the doors downward and put a line of windows across that wall that would be above the shortened door but below the roof. That might architecturally tie in with window spacing that is elsewhere in the house.

Vice-Chair Garcia-Pons: I don't think there is enough space, you would get a squat window, you could get the result you are looking for through the redesign of the trellis.

Ms. Spain: I do not have an issue with the height of it. I immediately noticed you were bringing that line across for the height and I think it is appropriate to do that. It would bother me to lower the roof, but I do agree with the lowering the garage doors. Then the whole scale comes down.

Mr. Vidal: We are open to lowering the door height and the lowering of the trellis. But we would love to keep the continuity of the space.

Ms. Rolando: It seems to make sense that you lower the doors and the trellis and do some kind of landscaping along the trellis so that it actually serves a function. While keeping the height the same you are softening it.

Mr. Vidal: We are very open to that, and I am sure our client will be as well.

Mr. Fullerton: I agree with my counterparts that the garage doors are way too tall, and the trellis should come down and the line that lines up with everything horizontally should be accentuated. Maybe even carry that from the front door all the way around and engage the one on the other side. Just as a further accentuation of that horizontal line. I think the height is fine and except for the doors and the trellis I think it is a fine addition.

Ms. Bache-Wiig: You have the peach accent on the back part of the openings of the windows that you want to put more importance on. You also did that above the garage doors, maybe not do that as you are calling more attention to it.

Vice-Chair Garcia-Pons: The wing wall where the gate is on the right hand side is set back from the front façade by a foot or so, is there something wrong with aligning it with the front wall as is typical. I am proposing that you align it with the front wall.

Mr. Vidal: We wanted to layer it a little bit back, but the architecture would pop a little bit more on the corner.

Vice-Chair Garcia-Pons: This is a typical detail. The fact that you are in the Gables, and we have a history of these beautiful extensions of the wing walls of the front façade, you are creating it new, I will not make it a condition, but I recommend you take a look at it.

Chair Menendez: Would you do it on the other side as well, on the garage.

Vice-Chair Garcia-Pons: The one that you can really notice is the one on the right because the garage is tucked to the side, but again I am not going to make it a condition I am going to bring it up as an observation.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the design approval for the demolition of the existing residence and the construction of a new single-family residence and sitework for the property at **1423 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 9, Block 16, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida, and the issuance of a Special Certificate of Appropriateness with the following conditions:

The motion passed (Ayes: 9, N Nays: 0).

Conditions are as follows:

1. Window and door glass shall be clear/non-reflective.
2. Details and specifications of all architectural features and lighting shall be submitted to Staff for review.
3. Details and specifications of all windows, doors, and garage doors shall be submitted to Staff for review.
4. Details and specifications of proposed roof tiles shall be submitted to Staff for review.
5. Details and specifications of proposed pool, deck, walkways, driveway, and new walls shall be submitted to Staff for review.
6. The height of the garage door shall be reduced to be more consistent with existing garages within the historic district.
7. Redesign of a landscaped trellis structure above.
8. Continue the balcony height stucco band to the garage.

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

**CASE FILE COA (SP) 2022-032:** An application for the issuance of a Special Certificate of Appropriateness for the property at **504 Navarre Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic Group Historic District,” legally described as Lots 10 & 11, Block 14, 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 application requests after-the-fact design approval for the installation of windows as a deviation from approved plans.

Ms. Kautz made a presentation following the on-screen Presentation:

1. A location map was shown.
2. Constructed in 1935 designed by the firm of Paist and Steward.
3. A contributing resource within the Coral Rock Residences Thematic Group.
4. The application requests after-the-fact design approval for the installation of windows as a deviation from approved plans.
5. In March 2020, a permit application was submitted.
6. We worked with the property to make sure that the windows reflect what was the original configuration as evidenced from photographs and early permits.
7. As you are aware we are very consistent in what we ask for property owners to return back to the property what was appropriate for the house as evidenced by the materials that we have.
8. The windows on the home were steel casements primarily as double or triples within the opening.
9. We did note that some of the window openings were altered from the original mostly on the rear. Some of them had been turned into doors over time. The rear screen loggia has been enclosed. We worked to come up with an appropriate solution for those specific areas.
10. The windows that were installed do not match the approved drawings in both the configuration and the muntin pattern.
11. She showed the approved drawings and the current windows and doors installed from the front and the back of the house.

12. We were called out to do a final inspection, we rejected the inspection, and the homeowner is here to discuss the issue.

David Portal, Technology Construction representing the homeowner made a presentation following an on-screen presentation. Highlights are as follows:

1. There were casements prior as shown in the pictures, but now with the new hurricane windows the casements are coming with thick mullions.
2. The neighbor next door did the casements, and it looks like there is no glass only aluminum (as shown in the PowerPoint).
3. The new casements that are being allowed with these homes in Coral Gables, on big windows it is fine, but when you have smaller windows and you are putting three or four sets of casements there is no glass left, all you have is aluminum, it looks like a jail cell. To my knowledge Coral Gables is about being able to see out of your windows and see the beauty of City, and you lose the aesthetic of seeing all the windowpanes as it was back in the day. The muntins were much thinner.
4. The owner bought the house not knowing it was a historical house and she has gone through a lot of plan changes and expense to keep the house as clean and as historical as possible. We had to change all the electrical, plumbing and mechanical. The house is a disaster, and she did not know when she bought it. The electrical conduits were rotted, there was humidity coming through the coral rock, the drywall was moldy.
5. On top of that she is dealing with a garage that she is reconverting it back into a garage, which when she bought the house supposedly it was an in-law quarters. It was not disclosed when she bought the house, and she has been paying taxes on the property as it being living quarters. A lot of things were not disclosed.
6. They are going on three years since she bought the house.
7. The casement windows look good, they are not multiples, but if you do multiples, you lose the view.

Chair. Menendez: Did you speak with the Historical Department when you saw there was an issue with the windows.

Mr. Portal: I came in after the windows were installed.

Ms. Spain: You weren't the contractor that put in these windows/

Mr. Portal: No. I came in to help her.

Ms. Spain: The fact that the house is historic has nothing to do with putting in the wrong windows. There was a permit in place.

Mr. Portal: That was a mistake that she made with the window company.

Ms. Spain: The contractor had a permit all he had to do was to follow it.

Mr. Portal: That was a mix-up with the first drawings that were denied.

Ms. Spain: There was a permit that was on-site that the contractor should have followed. If you don't agree with what is on the permit because you think that it is going to have too much frame on it you go back to the City and say this will look horrible and I don't want to order it, and then you can come to us, and we can talk about it.

Mr. Portal: I understand, she ordered the windows, they were installed and then we found out that they were the wrong windows.

Chair. Menendez: The problem is coming to us after the fact, we have our hands tied as well.



Mr. Maxwell: The window installer is actually at fault. Go against them. That is how we do it in the construction industry. If you did not install the right thing, you would be liable.

Mr. Portal: I understand, I am just trying to help her. The windows that were asked for don't match the house.

Chair. Menendez: That is when you come to the Historic Department and discuss it with them.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case.

Ms. Natalie Feanny, homeowner made a presentation following an on-screen presentation. Highlights are as follows:

1. The person that the window contractor hired to install the windows came in and took at the old plans and ordered the windows based on these plan.
2. We did not notice until Ms. Kautz passed the house, at which point they were fully installed.
3. If I had known I would have stopped, but we had them fully installed thinking they were the correct ones.
4. It took so long to get to that point that I did not remember which windows we ordered.
5. It was the mistake of the window contractor's assistant who ordered the windows and unfortunately it took that long to find out.
6. Pictures of the house when it was purchased and pictures when the windows were installed were shown.
7. The window contractor looked at these pictures and ordered the windows.
8. I know the windows are incorrect, but I am trying to go through the cost or replacing the impact windows.
9. The approved windows have very wide mullions, it looks good on my neighbors house as it is a more modern house, but it will not look good on mine. I think that the after-the-fact is not the worst thing.
10. Pictures of other houses in the neighborhood were shown and Ms. Feanny said she did not think they looked that different from the neighborhood in general.
11. The picture of my house in the 1940's seems to look like three, but back then the mullions were very thin.
12. I am making a plea not to have to buy the windows and install them again. If I have to, the only thing I can do at this point is to spend more money on a lawyer to sue the window contractor.

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.

Mr. Adams: We have a letter of support for staff's position from Karelia Carbonell of the Historic Preservation Association of Coral Gables.

Mr. Durana: Where is the window company?

Ms. Feanny: I have not gotten them involved; I have been trying to deal with it before I have to go to that point. Because at that point it would have to be me going against them legally. I am sure they are not going to offer to redo them.

Mr. Maxwell: Is the permit closed for the windows?

Ms. Kautz: No.

Mr. Maxwell: So, the window company still has liability?

Mr. Portal: The windows were put under the master permit, not a separate permit, so unfortunately it would fall under me. I had nothing to do with the permits as I took over the permit.

- Ms. Bache-Wiig: Don't they submit shop drawings of the windows to someone?
- Mr. Portal: The shop drawings are the same if it is three or two casements. It does not tell you if they were individual. They put three different casements to make that three window look.
- Ms. Kautz: The NOA does not show layout like muntin configuration and the number of windows per opening it is just the type of window.
- Mr. Maxwell: You are asking us to solve a problem that you should have solved before. Coming to us and asking for this after-the-fact puts us in a very difficult position particularly after there was specific permit approval.
- Ms. Feanny: I was not aware until it was all done. I did not know it was the wrong ones.
- Mr. Maxwell: You are the homeowner.
- Ms. Spain: I sympathize with you, you are a layperson, and you are not knowledgeable, but that is why you hire people to do that. I do think that the proportion of windows are different with the way they are now installed. Typically, historically it would have been a more vertical window instead of the square or flattened window. It does make a difference in a Historic home in particular.
- Ms. Rolando: I don't have a problem keeping the windows and doors along the rear, I do have a problem with those on the east/west and the front façade. I am willing to give a little concession there. The windows look wrong. We have been very consistent. My concern is that if we say yes and overrule staff's recommendations in this case we are basically saying to any homeowner, look the other way, let your window manufacturers and installers do whatever they want and then come back and ask for forgiveness. We are undercutting our position and the consistency of this board's actions in the past. I am willing to compromise on the rear, not the rest.
- Chair Menendez: We have residents that come here every month and they do the right thing, and they hire the right people and if there are issues the department is there to help them solve the issues, and that is what should have happened here. You are trying to tie our hands, because if we say yes, what happens the next time and the time after that? What happens to those people who have done the right thing and spent the money to do the right thing?
- Mr. Portal: The design of the windows is removable, is there any way that we can dress up the windows with different mullions so that even though they are double casements they can look like there are four sets of windows.
- Mr. Maxwell: That is an issue between you and the staff, but probably not as a part of our motion.

The motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to deny the application for after-the-fact design approval for the installation of windows as a deviation from approved plans and the issuance of a Special Certificate of Appropriateness for the property at **504 Navarre Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic Group Historic District,” legally described as Lots 10 & 11, Block 14, 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 motion passed (Ayes: 9, N Nays: 0).

- Ms. Feanny: Is there a time limit for me to do this. In terms of it is very cost prohibitive to do this over again.
- Chair Menendez: You would have to talk to staff. We do not have any say in that.
- Ms. Kautz: It is just a matter of keeping the permit open which is doable.
- Mr. Fullerton: It is the subcontractor that provided these that is as fault.
- Ms. Feanny: I understand what your are saying that if you let this go then the next person does it, but it wasn't done with that intention it was done by someone that does not even work for the company anymore.
- Mr. Fullerton: The company is at fault you should go after them.

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

**CASE FILE COA (SP) 2022-033:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1317 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 25 and 26, Block 17, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Mr. Adams made a presentation following the on-screen Presentation. Highlights were as follows:

1. Read the background/existing conditions from the Staff Report.
2. Read a description of the proposed work.
3. Staff's concern:
  - a) The proposal has been reviewed and deferred by the Board of Architects on three separate occasions and does not actually have Board of Architect's approval. The applicant has chosen to proceed with a COA to the Historic Preservation Board without BOA approval. The applicant was advised that this board could refer him back to the Board of Architects, but they opted to come to the Board.
4. Read the staff conclusion as stated in the Staff Report.
5. Read the options the board has as well as the conditions as stated in the Staff Report.
6. The City Attorney's office has stated that the applicant can follow this process, he does not need a determination from the Board of Architects. The question is whether this is something the board wants to encourage or entertain? Is it going to happen in the future where more people will say that they will not bother with the Board of Architects, they will do directly to the Historic Preservation Board.
7. This Board does have the final say, so if this board recommends approval, it will not go back to the Board of Architects. If the Board went for the option to approve with conditions that would be final.
8. Mr. Adams stated that he had not seen this situation before.

Vice-Chair Garcia-Pons: If the Board wishes to refer this back to the Board of Architects do we need to procedurally do anything else or can we do that now.

Deputy City Attorney Suarez: The applicant should have an opportunity to be heard and to respond to Staff's comments since the presentation was made and you have already heard from Staff.

Ms. Spain: I thought that there was something in the code that required them to go to the Board of Architects for a recommendation prior to coming to this Board. I know that it is required that they have a pre-application conference with the Historic Staff, but I thought in the Board of Architects section of the code it required it to go there.

Deputy City Attorney Suarez: I will double check.

David Gee, J. Bonfill & Associates, Inc., Architect for the project made a presentation following and on-screen Presentation. Highlights were as follows:

1. Mr. Gee explained the process that had brought them to the Board.
2. We had three deferments from the Board of Architects; we feel that we have addressed their comments.
3. In the initial submittal they had comments mainly about the garage, that it was out of scale with the rest of the house. We shrunk it down a lot, we moved it back, we changed the roof line three times over three submittals, we made the garage smaller over three times and three submittals. We feel that we are at an impasse with the Board of Architects. They did not reject the project, they deferred it all three times.
4. They were on their way back to the Board of Architects to re-submit to get a rejection so that they could go through the appeal process. Simone Chin called and said that they had to the option to go directly to the Historical Board and present their project there without having to modify it and they would not have to go back to the Board of Architects, which is why they were here today.

Ms. Spain: When you went to the Board of Architects did you go to the same Board members each time?

Mr. Gee: Yes, it was a full board.

Mr. Gee continued his presentation:

4. The project is basically a two car garage in front of the house.
5. The homeowner went to remodel, and he realizes that it is missing a garage.
6. The property has this unused portion of land to the west of the existing house, so we put it there.
7. We also tried the option of having a side approach to the garage, back in this direction (he indicated on the screen), but we have this large oak tree here that would be in the way.
8. The Board of Architects has approved the rear addition to the house.
9. The main concern is the garage. The Alhambra Circle Historical District is made up of different style houses from early Mediterranean to a more contemporary post-war style.
10. Pictures of houses in the neighborhood were shown to show that there were front approaching garages, two car garages with two doors, 16 feet wide. He also indicated on pictures where the setback from the front property line was small.
11. This is a historical district, but this house does not have historical value.
12. The street view makes the district historic not any one house or series of houses.
13. Pictures of the existing house and previous additions were shown that were not in style with the original house.
14. Our design would be matching the size and scale of this house. It is going to be setback as the main part of the house (shown onscreen). The new garage will be at that level, you still have this part of the house that comes out beyond where the garage will be.

15. From this part of the house (indicated onscreen) to where the garage would be coming out is approximately two feet.
16. As far as moving the garage back even further, and taking out some of the loggia that is already there it would really diminish the courtyard effect that we are creating in this area (indicated onscreen) with the loggia that wraps all the way around and the back wall of the garage. If we put it back another ten feet which would really make a difference it would shorten this whole area (indicated onscreen). We do not think that moving it back or changing the size is going to solve the situation.
17. We feel the design is adequate to maintain the historic feel of the district and we hope for your approval.

Minet Villalon, the owner of the property made the following comments:

1. We decided to come to this board because we have been in front of the other board so many times, we make the changes that they want and then they want more changes. It doesn't seem to stop.
2. This house has so many additions allowed by the City throughout the years that it doesn't have a set look to it. Somewhere along the line they went crazy and built pillars and a casita in the back.
3. With this garage we mask everything that is in the back, so you don't see it, and also, we need a garage as my husband has cars.
4. We need your help and guidance to get this process going. We bought this house back in April and we have not been able to move it, it is just sitting there.

Chair Menendez: Asked if there were any questions from the Board or if they wanted to defer it back to the Board of Architects.

Ms. Spain: I would like to defer it back to the Board of Architects, particularly since it was a full board. I worked for the City for almost 30 years, and it is not normal to have a project go back to the Board of Architects so many times. I never saw a project that wasn't better when it got through even if they did go multiple times. It would be a slap in their face if this Board just ignored the fact that they had all of these comments. I feel badly for the property owners, but I feel that is the proper process.

Ms. Rolando: I am a little concerned. I agree with Ms. Spain that we rarely take up any project that has not been approved by the Board of Architects. My concern is that we get the Board of Architects approval for whatever additional revisions, and we are not happy. I don't want to whipsaw the homeowner, but when I saw these, I did have reservations about the garage. I don't want to usurp either the Board of Architects or this Board. I don't think it is fair to the homeowner not to give them our comments if we have them.

Chair Menendez: This is a unique situation as I believe this is the first time this is happening. We are trying to figure out the best way to go about it.

Ms. Villalon: Before we got to you, we spoke with Tony Silio, and he directed us in this direction.

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.

Chair Menendez: We have heard both sides, the question is should the Board?  
a) Take this up?  
b) Send it back to the Board of Architects?  
c) Send it back to the Board of Architects with comments that might be helpful.?

- Ms. Bache-Wiig: For time purposes because they have been doing this since April, it would be efficient if we gave them comments or concerns now and send it back to the Board of Architects.
- Mr. Fullerton: Are these comments of these drawings here?
- Mr. Gee: No just the last set of comments.
- Mr. Fullerton: Is this the result of the comments that we here?
- Mr. Gee: The last set of comments only.
- Mr. Fullerton: Are these the last set of comments?
- Mr. Gee: No.
- Chair Menendez: So, we really don't know what the comments are?
- Mr. Adams: The comments are in your staff report.
- Chair Menendez: We have two options submitted by staff:  
1. Approve the request for design approval for additions and alterations to the residence and sitework with conditions.  
OR  
2. Require the applicant to go back to the Board of Architects.
- Vice-Chair Garcia-Pons: The last Board of Architects comment on October 13<sup>th</sup>, was to address previous comments. We do not know which of the previous comments have or have not been addressed. When I reviewed the application, I shared the exact comments that the Board of Architects had. Ms. Rolando suggested we give you our thoughts? We tend not to be architects on the Board and let the Board of Architects do architecture and we do historic preservation. It would be my recommendation to refer back to the Board of Architects for their architectural results and if this board has any comments with regards to historic preservation perhaps give those to you today.
- Ms. Villalon: I will not go back to the Board of Architects. You need to let me know what the next process is, or if I have to go through the City Manager.
- Mr. Durana: My suggestion would be to contact the City Manager or the Building Department, Ms. Suramy Cabrera and maybe one of the can sit in the Board of Architects Meeting, to have a third party monitor and see what the comments are.
- Mr. Radames Villalon: We will not go back to the Board of Architects because the three different times we went there were different things. The first thing was the garage, and then they asked for things they never asked for before. The first time we went we asked that if we changed the items they asked for, would it be approved, and they said no, it had to be presented at the next meeting and then they wanted something else. I took the option to go to the next step which they told us we could do. This was to come in front of the Historic Preservation Board. They said if you cannot do anything then go to the Commissioners and the last thing is to take legal action which I don't want to do. What we have presented to the board is an improvement on what is there today. If you see what Coral Gables allowed them

to do inside the house it is even worse. We asked for an exploration demolition to see what we can do. It is a difficult house, and we want to make it better, but it is almost impossible to work here.

- Mr. Durana: My honest advice to save you time is instead of contacting the City Commission is to contact either the City Manager or the head of the Building Department and ask them to be present at the next BOA meeting. I don't know what happened but some of the architects that signed on here come to our board all the time and they know the process.
- Mr. Radames Villalon: I spoke to a lot of people, and they tell me that it is political, maybe I have the wrong architect.
- Mr. Durana: The Board of Architects meets every Thursday, so that will be faster than getting in front of the commission.
- Mr. Villalon: What if the City Manager does not want to attend the meeting.
- Deputy City Attorney Suarez: Routinely when properties have gone to the Board Architects more than once someone from our office will attend and sit with the Board of Architects and help with the process to ensure that a decision is made one way or another. If this board decides to kick it back to the Board of Architects contact our office, let us know when you are going to the Board of Architects, and we will make sure someone is there.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to require the applicant to receive Board of Architects approval or review recommendations before Historic Preservation Board review for the additions and alterations to the residence and sitework for the property at **1317 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lots 25 and 26, Block 17, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9, N Nays: 0).

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

**CASE FILE COA (SP) 2022-034:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lots 1 and 2, Block 3, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence.

Mr. Adams made a presentation following the on-screen Presentation. Highlights were as follows:

1. Mr. Adams read the background/existing conditions from the Staff Report.
4. Mr. Adams read a description of the proposed work.
5. The applicants went to the Board of Architect with the proposed design of the new house. The Board of Architects did not want to review that design until they heard whether the demolition was being approved or not.
6. The Board has copies of the plans for the proposed house. They are not under review they are purely to show you that the applicant does have plans for a new property.
7. Mr. Adams read the section under Staff Observations in the Staff Report. Excerpts are below:
8. The engineer's report says this house can be repaired. It is purely a matter of cost that the demolition is being requested.

9. From the reports, it can be determined:
  - a) The applicants were aware of some of the structural issues prior to purchase.
  - b) The second report indicates demolition is not necessary as it is possible to repair the existing structure.
10. Mr. Adams read the section of the code that applies when considering a request to demolish a structure within a historic district as well as the Staff's comment.  
Section 8-107 – Demolition
11. Mr. Adams read the board their options.
  - a) If the Board approves the request, Staff recommends the Board impose a deferred effective date to allow time to arrange a possible alternative to demolition
  - b) If the Board approves the request, Staff recommends the salvage and preservation of building materials, architectural details, fixtures, and the like for reuse in the restoration of other historic properties and the recording of the structure.
12. Mr. Adams read the criteria in the report that the Board must consider in evaluating applications for a Special Certificate of Appropriateness for the demolition of designated properties as well as the comments by Staff.
13. It is staff's opinion that the building is not dangerous, the applicants were aware of the conditions before they bought it. The second structural report suggests that it can be saved. Nothing has been submitted that there is any economic hardship and most of those criteria regarding demolition support staff's opinion that the building should be saved.
14. Also included in the report is information about Demolition by Neglect, that is not under the Board's consideration, that has to be determined by the Building Official, all the Board is reviewing is the request for demolition.
15. The applicant submitted the proposed new house to the Board of Architects; they deferred it to the Historic Preservation Board because they want to see if the demolition will be approved.
16. Staff's opinion is that the house is contributing. Demolition of any contributing resource will result in a negative and irreversible impact to the District.
17. The applicant submitted two structural reports, the Anton report was prepared prior to the purchase and indicated structural issues with the floor and roof.
18. The Canelas report indicates similar issues but indicates that it can be repaired.
19. The opinion of staff as noted in the report, the request meets only 2 of the 8 criteria regarding demolition. Also noted by staff the structure suffers from 7 of the 10 defects regarding demolition by neglect.
20. Staff's recommendation is to deny the request for demolition.

Bernadette Gomez on behalf of the applicants made the made a presentation following the on-screen Presentation. Highlights were as follows:

1. The house was permitted in 1945 and the owner lived there for approximately 70 years until selling it in 2013.
2. The second owner in 2013 applied for an addition to the house, but the addition was never made.
3. The house was sold in 2017 to a third owner, who applied for additions and renovations to the home which were never made.
4. Our applicants purchased the home in 2021. It is the fourth time this home has changed hands.
5. All former owners were allowed to make additions and renovations to the home, but they never did.
6. I probably shouldn't speculate, but my guess is that the cost benefit analysis did not make sense.
7. When they purchased the home in 2021, they purchased plans as well, they did not come into the report from 2020 until after they purchased it. So even if they knew beforehand that it was an older home that maybe needed some repairs, they did not know the gravity of the home.
8. She summarized the report:
  - a) Significant termite infestation.
  - b) Water intrusion damage.
  - c) Significant aging that has caused significant disrepair to the roof and the floors.
  - d) Additionally, the deterioration is significant on numerous wood members to the point where the integrity, stability and load carrying ability is compromised.



9. Although in theory, perhaps the house can be renovated, but how can you renovate a house that the walls cannot bear the weight of the roof.
10. Additionally, the repair costs to restore are not economically feasible according to the first report that they did not receive until after they purchased the home.
11. The repair cost will exceed 50% of the cost to replace both the roof and the flooring framing.
12. After receiving this they got their own engineer to do a second report in 2021 after they purchased the home.
13. The findings of this report are very similar.
14. It seems that some previous repairs were done without complying with the minimum code requirement.
15. The recommendations of the second report are:
  - a) The roofing system and the tiles, around 50% of the roof must be removed and replaced. Keeping in mind that the load bearing walls according to the first report are not sound.
  - b) The wood floors and part of the floors also need to be repaired.
  - c) All the exterior windows and doors must be replaced.
16. One of the reports said that a significant wind event or hurricane could possibly be damaging to this house.
17. With that in mind it is difficult to think how they can do significant renovations that this house requires with such a structurally unsound foundation.
18. They are not investors, they do not want to flip this home, they are a couple that wants to raise their family in this home.
19. They have an idea of what they want to do to the home and although not approved this is the new construction proposal.
20. It maintains the original outline, the same footprint of the home that exists, it just adding onto it.
21. They do not want to come in and ruin the historic neighborhood, they want to keep it in line with the homes that exist there. They have arched windows and doorways.
22. A picture showing the structure of the original home was shown.
23. It has not been submitted to the Board of Architects, but they want to keep arched windows and doors and iron that are in line with the traditional Coral Gables home.
24. The house is in a historic district, but as it stands it is not a traditional Coral Gables home. It is not a stucco structure; it does not have arched windows or iron.
25. While it is in a historic district, it could belong in any other neighborhood in Miami.
26. For that reason, they are applying to demolish the home and create something in a very beautiful neighborhood on a big corner ½ acre lot, for a long time sat in disrepair, but hopefully with the Board's approval can be demolished and tuned into something very beautiful.

Chair Menendez: When did the owners purchase the home.

Ms. Gomez: 2021.

Chair Menendez: Have they done anything to secure the home since it was in bad condition?

Ms. Gomez: They don't live in the home right now.

Chair Menendez: That doesn't matter, they own the home, correct? Have they done any repairs, have they done anything to secure the home, prevent water intrusion, anything?

Ms. Gomez: There were a few broken windows, and they fixed the glass to prevent water from coming in.

Chair Menendez: They haven't fixed the roof?

Ms. Gomez: They did not want to put money into the home that they were going to demolish as it wasn't structurally sound.

- Chair Menendez: They purchased the home to live in the home?
- Ms. Gomez: They did not know the state of disrepair and the dilapidation of the home until they came into the first engineering report after they had already purchased it.
- Chair Menendez: From what I read the second engineering report says the house can be repaired.
- Ms. Gomez: It can be repaired, but the structural soundness is not there. If there is a wind event or a hurricane that could hurt the home, then how much repair can you do. How can you realistically repair a whole roof that a hurricane could knock down.
- Ms. Spain: That is a roof repair, and they bought a historically designated home. I can't imagine that they bought that house and decided that they could demolish it.
- Chair Menendez: They knew the condition of the home when they bought it.
- Ms. Gomez: They knew it was a and older home that needed repair, but they did not have the engineering report with the specifics, and they are not engineers.
- Chair Menendez: There was no inspection?

Mr. Javier Avila, the homeowner made the following comments:

1. When we bought the home, we were informed by the seller that there were plans that were approved to remodel and add square footage to the home. He provided us with those plans, and we met with Mr. Adams, we went over them and talked about making some changes to the plans on the back of the house where we didn't want French doors, we were going to put sliding glass doors. He was okay with that as they did not face the street. We talked about changing the colonial grids which is what you see there. That was before I found out that the house had severe problems.
2. I found that out after. I knew the house looked in bad shape and I looked at the house before I bought it.
3. I was not properly informed of the trusses and the floor joists and the cracking walls.
4. I did not do an inspection because we were remodeling the house and I was okay with taking it "as is".
5. We bought the house with plans; it was later on that we realized that it was worse than we thought, and we reached out to the seller, and he provided me with the report.
6. I got my own report, my wife and I are in the window business and do a lot of work in the City, so we know the process.
7. I met with multiple general contractors. They are all telling me the same thing that they can try to preserve the three walls that were originally approved in the plans but there is no guarantee. It is going to cost more money and there's no guarantee. That doesn't work for me. That is where I am at right now.

Ms. Spain: It is really about the money; because it is going to cost you so much money to make it livable.

Mr. Avila: It is not just about the money; it is that there is no guarantee that they are going to be able to disassemble the trusses. I know that one report says 50%, but I took Atlas Roofing out to the house and their suggestion was to redo everything. He did not want to touch it unless they ripped the whole roof off and started from scratch. In parts of the house around the kitchen area you better pray because you might fall right through. The house is really bad, and money is 100% part of my calculations, but the main part is I am going to make an additional investment because it costs more to try to preserve it with no guarantee that I am going to be able to do so.

Ms. Spain: I am asking because there is an application for economic hardship that would come before this Board, but you are not here about that so that is not under consideration.

Mr. Fullerton: Did you know that this was a historically significant residence?

Mr. Avila: I did, I was okay with the plans that were already presented to me that were somewhat approved.

Mr. Adams: I did see plans for an amended addition.

Mr. Fullerton: If that portion of the house that we see to the left (he referred to the picture on the screen) includes walls from the original house, couldn't you demolish parts of it to keep significant portions of the house that face the street?

Mr. Avila: The part that we are talking about on the original plans that were approved to remodel and add square footage to the house was to maintain from the second window that way, the back wall and a portion of the retaining wall (indicated on the screen). Basically, it is like a little "L". Everyone that I have taken there have given me the same disclaimer, it is going to cost more money and there is no guarantee that we are able to preserve it. When I think about it, what am I preserving, windows, trusses, roof and joists are gone. Everything is gone.

Mr. Fullerton: You are reserving your right to do the project. If you are not allowed to demolish the entire house, and I believe that it has been done before. Preserving significant portions or the exterior walls allows you to proceed with an addition and with redoing the house.

Mr. Avila: I was okay with that when I purchased the house, it was only later with our findings that we realized the damage.

He then went back to the presentation:

Windows are all gone. The exterior walls are starting to explode from the inside out. The floor joists. The house has really bad damage. To brace or fill the walls is going to cost a lot of money with no guarantee.

Mr. Fullerton: Concrete block walls on a concrete floor foundation is a pretty stout construction, the wood has to be removed. You would have to put a new roof on anyway. You are fighting a battle that does not need to be fought. You preserve a significant portion of the exterior walls and then you rebuild the interior of the house which you would have to do anyway if you are going to build a new house there. Including the area where this house resides you are going to have to build it over again. Why not just preserve the outside walls and then go ahead with a roof that matches the old roof.

Ms. Rolando: You are coming to us asking to demolish a home because it needs to be reroofed, its electrical system is antiquated, and it needs new windows and doors. We get applications for approvals every month that the renovations include those items. That is not justification for demolishing a home. You are saying that there is termite damage, I totally believe you but if the termites have been marching through that home for 10 years and nothing has been done that doesn't necessarily make the home worthy of demolition. The same thing with water

intrusion. We get situations here regularly where there been significant water intrusion because of issues with the windows and doors and/or the stucco failing. This is a 75 year old home and it has been neglected, but you have not convinced me that it is worthy of demolition. Does it need a lot of work, totally, and I think anyone that buys a home in this condition and does not do an inspection to quantify the scope of the issues before you close, you are trying to make that failure a reason for demolition. We have seen plenty of homes come through here with a lot worse water intrusion.

Mr. Avila: My request is windows and electrical are part of it, but it is the structural component that is my reason for wanting to demolish the home, and the reports say that it does have structural issues. Something about bracing. The last engineer that I hired, and the general contractors have all said the same thing. Knock it down and do it from scratch, it is going to cost more money to try and preserve it with no guarantee. Look at it from my standpoint, what am I preserving? Everything has to go; I am looking at spending more money to preserve three walls with no guarantee. I want to live in a house that I am going to feel safe. This house does not make me feel safe.

Mr. Fullerton: You are taking all the windows out anyway.

Mr. Avila kept reiterating what needed to be replaced, but Mr. Fullerton also kept saying that this happens all the time.

Mr. Fullerton: The construction that happened here in the 20's was concrete block with steel reinforcement. Those walls have to be pushed down they don't just fall down. You are overcomplicating things.

Chair Menendez: What I don't understand is that you bought a home where you spent thousands of dollars and you have not done anything to protect it, to preserve it. For me that is a big investment.

Mr. Avila: It does not make any financial sense to patch up a roof that I am going to redo completely.

Chair Menendez: Then you bought the home to demo it.

Mr. Avila: I bought the home to do the plans that were already approved. We agreed that there were plans that were approved for the home when I purchased the home. That was my intention when I met with Mr. Adams. There was no intention of knocking the home down.

Mr. Adams: We did sit down and review plans for an addition. My understanding was that there was an addition being built. One had been approved not long before, it was very similar, we made a few amendments, but then we received the application for demolition.

Mr. Avila: It shows in one of the pictures that the CMU (Concrete Masonry Unit) is hollow.

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.

Mr. Adams: Read a letter from Karelia Carbonell, Historic Preservation of Coral Gables recommending working with staff and the applicant for a plan to avoid demolition of 1258 Obispo Avenue.

Vice-Chair Garcia-Pons: Has staff discussed with the owner the process of the COA and how a lot of this could be reviewed as part of a future project that comes in taking into consideration of what needs to be redone as opposed to demolish and start from scratch.

Mr. Adams: The process was discussed at the time we were discussing the addition of what should be kept. The prior application to the Board was left unresolved by the previous owner. The previous owner wanted to sink the floor level inside the house, take the roof off and replace it. The Board had no issue with lowering the floor level in the house, but they wanted an engineer to come along to explain just how bad the roof was. That is where it was left and that never went forward and then it was purchased.

Vice-Chair Garcia-Pons: I think it is important to understand the willingness of staff to work with all conditions of all properties inclusive of redoing the floors and roofs. It does not have to be demo and rebuild; it could be a COA of an existing building with major renovation. I wouldn't fear the next process if it comes to a denial today.

The motion was made by Ms. Spain and seconded by Mr. Maxwell to deny the request design approval for the demolition of the existing residence for the property at **1258 Obispo Avenue**, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lots 1 and 2, Block 3, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9, N Nays: 0).

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

**CASE FILE COA (SP) 2022-035:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4520 Santa Maria Street**, a Contributing Resource within the "Florida Pioneer Village Historic District" and the "Santa Maria Street Historic District," legally described as Lots 28, 29, and the North 45 Feet of Lot 30, Block 93, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of a flat concrete roof tile.

Mr. Adams made a presentation following the on-screen Presentation. Highlights were as follows:

1. Mr. Adams read the background/existing conditions from the Staff Report.
2. Mr. Adams read a description of the proposed work.
3. Mr. Adams read the staff observations.
4. The proposed tile was reviewed and approved by the Board of Architects on November 3, 2022, as it is a much lighter color.
5. The applicant was advised at the time that he would still have to go to the Historic Preservation Board because it was not a tile that staff could approve.
6. Mr. Adams read the staff conclusion from the Staff Report.
7. The Staff's recommendation is to deny the application.

Ms. Spain: Did this go to the Board of Architects or the City Architect?

Mr. Adams: It went to the Board it was a panel review.

- Mr. Maxwell: Do we know what the original roof looked like, in terms of each shingle and things like that? We have seen pictures, but it is very difficult to determine anything.
- Mr. Adams: The only reason that we know it was asbestos shingles is because it was marked on the drawings.
- Mr. Maxwell: Is there any indication of size or anything like that?
- Mr. Adams: No.
- Mr. Maxwell: At Colonial Williamsburg they created their own shingles because they originally had wood and the minimum amount of concrete for fire protection. The situation is difficult. It would really be good to see what we can do to assist the homeowner with the resources that we have in finding something that would match that was also Miami-Dade County approved.
- Mr. Adams: Two of the issues are the roof is letting water in and the tiles have been purchased.
- Pablo Luis, homeowner made the following comments:
1. The tiles have been purchased because the intention was to replace what it currently has, which is the flat concrete tile, and the home 4620 down the street in 2020 was approved for flat concrete tile and that is one of the five Pioneer homes like mine.
  2. He answered Ms. Spain's question of color by saying it was the same, light grey color. (He showed a sample of the roof tile). If I cleaned my roof, it would almost be that same color.
  3. I am not altering anything on the home, I am putting back the same thing.
  4. With the need that I have right now, I have talked to a roofer, and he is saying that roof tiles or shingles are taking between 8 and 9 months to acquire. I don't have that time.
- Ms. Spain: Have you spoken to a roofer, because a lot of the problems with those Pioneer homes is the slope of the roof, it is too shallow for the tile.
- Mr. Maxwell: This house has at least a 5:12 pitch or greater.
- Vice-Chair Garcia-Pons: The roof seems to be dark, is it because of mold? Is there some way to clarify that this light tile matches the existing? My concern is the tile seems too light compared to what I know the building to be.
- Mr. Adams: We would need to do more research to see what the existing roof color is.
- Mr. Maxwell: Would it be appropriate to put this off for a month while we do this investigation?
- Mr. Luis: The roof is leaking; I actually have tarps on it right now.
- Chair Menendez: I walk by this house every morning and he has done a lot of work to this house.
- Mr. Adams: We were actually beyond the submittal date for the Board, but because the roof was leaking, I told him to get his application to us in the next two days and we will push it through.
- Chair Menendez: Mr. Adams you are recommending denial of this?

- Mr. Adams: Yes, because the prior one that went to Board of Architects the property owner was told that he could not use a concrete tile and he had to get something more in terms of dimension, depth, texture and color. He came up with the Ludovici Slate which was thinner, and darker which seemed to work and that did not have to come to the Board it could be approved at staff level. This has come to you because the Board of Architects denied one and approved this one and we felt it should come to the Board because it is similar to what is on there now, but it is not similar to what was on there originally.
- Mr. Luis: The same thing happened to that house down the street, 4620 Santa Maria. They put the flat concrete tile roof.
- Chair Menendez: That is a different circumstance.
- Mr. Luis: Yes, but he is bringing up another point, each circumstance is different.
- Mr. Durana: Why not go to the shingle?
- Vice-Chair Garcia-Pons: It is no longer manufactured. Not the exact one, the original one.
- Mr. Durana: The shingle is cheaper.
- Mr. Luis: I already have the tiles, so I figured there was no problem. I didn't know what was before.
- Mr. Durana: Shingles would have looked really cool. Like Shane Battier's house.
- Mr. Luis: The one in front has it too, but 4620 has flat tile roof.
- Mr. Durana: Will the roofer take back the tiles.
- Mr. Luis: I will have to wait 8-9 months and I can't.
- Mr. Durana: Even for shingle?
- Mr. Luis: He said it has gotten really bad because of the rains that just happened. Even mine when I ordered them, I had to wait six months.
- Ms. Bache-Wiig: Can the structure support the tile?
- Mr. Durana: He has the tile now.

The motion was made by Ms. Fullerton and seconded by Ms. Spain to approve the request for design approval for the for the installation of a flat concrete roof tile for the property at **4520 Santa Maria Street**, a Contributing Resource within the "Florida Pioneer Village Historic District" and the "Santa Maria Street Historic District," legally described as Lots 28, 29, and the North 45 Feet of Lot 30, Block 93, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 8, N Nays: 1).

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

**ITEMS FROM THE SECRETARY: None**

**DISCUSSION ITEMS:**

1. Issues with Window Companies:

- a) There are problems with window companies where staff approve certain windows, those windows are not installed, and the owner does not realize the problem until after the work is done. When staff does the inspection, they disapprove the window. Then the Manufacturer blames the installer because they picked them up and signed for them, the installer blames the manufacturer for making them incorrectly and the homeowner is stuck in the middle and staff, or the Board become the bad guys. For the larger homes Mr. Adams is now going out onsite with the window company and specifying what is required. In February he went onsite with the window company to a house that had all the original windows. He told the window company to take photographs and make what was there. Despite this it took three submissions to get the plans correct.
- b) In the second case Mr. Adams visited the property with the window company, the property owner and his father, the architect, seven people in total walked around the house and six people understood what was being discussed and one person appeared to have no idea. When the drawings were submitted the owner got an architect to do the window drawings

The City is looking at ways to prevent this happening in the future. Mr. Adams is having the window companies mark on the drawings that they are responsible for what is installed, and they are going to take full responsibility for any errors. Short of staff going out and actually helping them make them he could not see any other way.

Mr. Maxwell: We have had this discussion before, and we have talked about shop drawings that are submitted at the time they are doing the permit. I recommend that because if you are buying windows, they are going to give you the shop drawings well in advance and we have the opportunity to have staff approve those shop drawings.

Ms. Spain: The shop drawings will have the window type not the configuration.

Mr. Maxwell: The shop drawings can be as detailed as we require them to be.

Mr. Durana: You can get the elevation plans of the house and you can submit them with your shop drawings for the window. At that point you have the window contractor stamp it and say that they are certifying that what is on their NOA is what is on the elevations. The window contractor needs to be present at the inspection.

Mr. Adams: As you can see the homeowner is stuck with the expense of the legal proceedings and replacing the windows.

Mr. Durana: There should be a list of authorized window installers. They would have to take a class that that shows them what the City expects regarding windows.

Mr. Fullerton: Referred to 504 Navarre Avenue. It was a wide opening with what used to be two casement windows, side by side. It became one pair of casement windows. Part of the problem with the casement windows is changing their dimensions especially in bedrooms is that they do not qualify anymore for escape routes. My suggestion is to encourage the window companies to come up with a solution that looks like two, but is actually only one.



- Mr. Adams: We explain to owners that you might not be able to do what was originally there. We do sit down and explain this to them and how it can be solved. I am even flexible with the houses with four casement windows together, to allow two of them to open and two to be fixed. It seems no matter how much we work with applicants the wrong windows are installed.
- Mr. Fullerton: We should impress on the owners how important it is that the windows are right.
- Mr. Maxwell: The easiest thing to do is the shop drawings and then move forward to what Mr. Durana is saying about training. I think this could be done for roofing tiles, stucco finishes. We need to shift the responsibility from the homeowner to the person that is actually responsible.
- Mr. Durana: It could be an online class.
- Ms. Rolando: It makes the city look bad and inconsistent.
- Mr. Durana: It is not fair to the homeowner who does things right.
- Ms. Rolando: If you are coming in for after-the-fact you must have the window installer and the original permitted drawings.

2. Preservation Plans:  
The suggestion was made by Mr. Maxwell to have a subcommittee look at the process and begin to add to it so that when the Board reviews preservation plans, they know what should be in the long term and it is not an immediate fix.
3. Unsafe Structures and Building Codes:  
At each meeting the board will be given a list of the properties that currently have code violations and status of the issues. They will not be discussed as they might end up in front of the Board. However, questions about what the issue is with the property is acceptable. This will keep the Board updated. It will be discussed with legal as to how much discussion can be had.

Six months ago, the Board requested a deferral for a designation of a house on Sevilla. Now most of the garage has been demolished and it is in worse condition.

Every month there is a meeting and before imposing fines they are reviewed to see if the owner is working to address the issues. They might get an extension, but sometimes it gets to a point that they have done nothing in six months, no more extensions are given, and it is time to take it to the next level. The City has no problem working with owners if they are moving ahead with the work, but the ones that have continued excuses and months between submittals are the ones that the City is concerned about.

The suggestion was made by Mr. Ehrenhaft that when the initial notice is given to the property owner, they be required to submit a written status each month of what they are proactively doing to address the issues brought to their attention. Mr. Adams responded that they do not get a 6 month extension, they are required to reach out to the code department each month to get a month's extension. Deputy City Attorney stated that when the requests are made for extensions, and they are on the abandoned property list and under some Code Enforcement Board order or Code Enforcement Action the request has to come with a reason and part of that is showing the progress that has been made. Typically, the City requires a substantial progress, this is done through Code Enforcement.

4. Items to be attached to the drawings:  
Vice-Chair Garcia-Pons asked if it was sufficient to have the NOA's stapled to the sheet of drawings for windows or if the actual layout of the windows was needed so that the shop drawings are attached to a set of drawings. Mr. Adams stated that the City is moving to electronic plan review so they should have access to all the NOA's and shop drawings as well as everything that has been submitted. The board will be given an update on how they can be linked.
5. Education of Contractors regarding submittals:  
Mr. Durana suggested making it a condition of approval. The legal department will look into it as there are limitations and come back to the board with suggestions of what is possible. The Board wants to make clear that the window sub is responsible for the compliance. Part of that process is the education and the notice. This way new people will have the opportunity to be educated. It does not benefit anyone to submit three times over a long period of time.

Mr. Adams thanked everyone for their help in 2022 and wished everyone a Happy Holiday

**OLD BUSINESS:** None

**NEW BUSINESS:** None

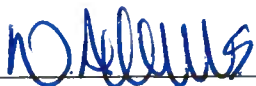
**ADJOURNMENT:**

A motion was made by Vice-Chair Garcia Pons and seconded by Ms. Maxwell to adjourn the meeting.

The motion passed with a collective aye.

The meeting was adjourned at 7:03 pm.

Respectfully submitted,



Warren Adams  
Historic Preservation Officer