

## Kautz, Kara

---

**From:** Brett Gillis <brett.gillis@gmail.com>  
**Sent:** Thursday, March 05, 2020 8:42 PM  
**To:** Kautz, Kara  
**Subject:** 1208 Asturia appeal

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Kautz,

Thank you for your valiant efforts in trying to save 1208 Asturia. As proven by the staff report, it is a one-of-a-kind, nonrenewable historic resource in Coral Gables.

It seems to me that some of the appointees on this board think that they are there to decide if they "want to save a building" vs. following the code and designating the buildings that should be based on the findings of fact and city code.

Another curiosity is that board member Alicia voted to preserve 625 Candia but voted against preserving 1208 Asturia, which does not add up. If anything, 1208 Asturia is the rarer and more unique of the two as it is earlier, pre-war, and by Pancoast who designed so few buildings in Coral Gables when compared to Fink. Questions are being asked about the integrity of this vote.

None of the board members provided a reason as to why the staff report is wrong or why the building should not be designated.

Many neighbors and myself join in requesting an appeal by city staff. Will you be appealing?

Thank you,

Brett Gillis, concerned resident

## Kautz, Kara

---

**From:** sheryl gold <shergoldcom@gmail.com>  
**Sent:** Thursday, March 05, 2020 9:05 PM  
**To:** Kautz, Kara  
**Subject:** Re: 1208 Asturia - Denial of Historic Designation

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Kautz,

Thank you for your extensive work and advocacy on behalf of the Pancoast designed ranch house.

I previously submitted a letter of support for the historic designation of 1208 Asturia. It was curious that none of the Board members provided reasons why they voted against the designation. One has to wonder how the Board can reject the recommendation of staff without giving an explanation for doing so.

I urge you to file an appeal.

Sheryl Gold  
721 Biltmore Way #302

## Kautz, Kara

---

**From:** Mary E Burke <burkemarye@gmail.com>  
**Sent:** Friday, March 06, 2020 9:43 AM  
**To:** Kautz, Kara  
**Subject:** 1208 Asturia

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Kautz,

Disappointed and angry. That's how I feel about the decision on 1208 Asturia. The home is a prime architectural example of the modern ranch style house. It should be preserved, but again our commission has voted to overlook our historic legacy. A legacy that sets Coral Gables apart from other communities. How long will it be before people stop elevating and complimenting our historically based city. Keep making decisions such as this and it wont be long before people no longer look to Coral Gables as a unique, beautiful, and sought after place to live. It will be just another cookie cutter city with enormous modern houses on every street.

To demolish 1208 Asturia would be a crime. This 1930's ranch design by preeminent South Florida architect Russell Pancoast should be saved. First Pancoast was a major architect in South Florida during the 30s. Secondly, it is an excellent example of a his style blending art deco with the traditional South Florida ranch. Thirdly, it's close to its original condition. Fourthly, I personally know it has been well maintained both in structural integrity, as well as style.

Please save this prime example of a unique South Florida home.

Thank you,

**Mary Beth Burke**  
**1243 Asturia Avenue**  
**Coral Gables, FL 33134**

## Kautz, Kara

---

**From:** Reina Maria Rodriguez <reinadeanimas@gmail.com>  
**Sent:** Saturday, March 07, 2020 10:49 AM  
**To:** Kautz, Kara  
**Cc:** Jorge Fors; Mena, Michael; Keon, Patricia; Lago, Vincente  
**Subject:** 1208 Asturia —my support to file an appeal

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kara. As a CG resident of many years and a lover of history & culture, I am writing to say that I am very distressed about the result of the vote to not designate the property at 1208 Asturia Avenue historic even though by all measures and research, it certainly qualifies.

This email is my support to have you appeal the decision ASAP as is allowed under this process to be able to re-examine the situation and include the commissioners in the process.

Thank you for all you and your all staff do!

Reina  
15 Santillane Ave

**Kautz, Kara**

---

**From:** andres paniagua <paniagua.andres@gmail.com>  
**Sent:** Sunday, March 08, 2020 1:19 PM  
**To:** Kautz, Kara  
**Subject:** 1208 Asturias Ave.

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As CG resident I would like to express that I am very disappointed and at the same time upset to hear the recent decision the CG Historic Preservation board vote regarding the property at 1208 Asturia, one of the earliest rich ever designed by Russell Pancoast in 1930's.

I fully support the option for you as the city preservation officer to file an appeal to such monstrous decision that can only be interpreted as paving the way for more desecration of our beloved city. I trust that you know how important it is to preserve the property values of the existing neighbors who precisely bought in this area due to the architectural integrity of the block.

With my best hopes placed on your sound decision,

I remain truly yours,

Andres Paniagua

401 Malaga Ave.

## Kautz, Kara

---

**From:** Debra Incera <debra.incera@gmail.com>  
**Sent:** Sunday, March 08, 2020 5:32 PM  
**To:** Kautz, Kara; Lago, Vincente; Jorge Fors; Mena, Michael; Keon, Patricia  
**Subject:** 1208 Asturia - Denial of Historical Designation

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello- As a long-time Coral Gables resident, I am very passionate about maintaining the unique character of our city. I am very disappointed and disturbed to learn that the appointed (NOT elected) Historic Preservation Board denied Historical status for the Russell Pancoast home at 1208 Asturia. Mr. Pancoast's work is iconic, and was revolutionary at the time the home was designed. To destroy this historic home is a travesty. There are varied styles of architecture in Coral Gables, as was the design that George Merrick had in mind. It seems that the Historic Preservation Board is biased in its assessment of what constitutes historically important design. Please reconsider this decision, and allow Coral Gables to retain its beautiful history and character.

Sincerely,

Debra Incera  
917 Algaringo Avenue  
Coral Gables, FL 33134

## Kautz, Kara

---

**From:** Armando Incera <aincera@att.net>  
**Sent:** Sunday, March 08, 2020 5:43 PM  
**To:** Kautz, Kara; Lago, Vincente; Jorge Fors; Mena, Michael; Keon, Patricia  
**Subject:** Pancoast Home 1208 Asturia

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Coral Gables officials- Please explain the basis on which the above referenced home was denied a historical designation by the Historic Preservation Board. If a home such as this, a cutting edge style in its time designed by one of South Florida's most prominent architects, does not meet the criteria for Historical designation, I question the credibility and credentials of the appointed board members. Please explain the reasons for denial of this important designation.

Armando Incera

## Kautz, Kara

---

**From:** cristina Villamil <aneyediary19@gmail.com>  
**Sent:** Sunday, March 08, 2020 9:00 PM  
**To:** Kautz, Kara  
**Cc:** Lago, Vincente; Jorge Fors; Mena, Michael; Keon, Patricia  
**Subject:** Pancoast Designation - 1208 Asturia Avenue

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Kara Kautz/City Preservation Officer, City of Coral Gables

Hello Ms. Kautz,

I am a Coral Gables resident with a strong interest in architectural preservation and would like to express how disappointed I feel regarding the recent updates on 1208 Asturia Avenue.

I fully support the option for you as the city preservation officer to file an appeal.

If the item is not revisited, it would impact the neighbors who precisely live in that block due to the architectural integrity it offers. Also would have an impact on the image all residents and visitors of Coral Gables would have of the city government's decision making process validity.

Hope that a discussion takes place regarding the final outcome.

Sincerely,  
Cristina Villamil

20 Zamora Avenue  
Apartment 3  
Coral Gables, FL 33134

(305) 342-6509



**Kautz, Kara**

---

**From:** andres paniagua <anpaniagua@outlook.com>  
**Sent:** Monday, March 09, 2020 9:30 AM  
**To:** Kautz, Kara; Jorge Fors; Lago, Vincente; Mena, Michael; Keon, Patricia  
**Subject:** 1208 Asturias

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to add my voice to those CG residents who are claiming that justice be done in the case of the property above. Please, let's stop the plundering of our beloved city. If we allow the current trend to continue, there wouldn't be any need for a Historic Preservation Board, as there wouldn't. be anything to preserve.

Thanks,

Maria Castro

## Kautz, Kara

---

**From:** Elis M. Miralles-Rguez <emilenamr@gmail.com>  
**Sent:** Monday, March 09, 2020 12:30 PM  
**To:** Kautz, Kara; Iglesias, Peter  
**Subject:** 1208 Asturia

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Kautz,

My name is Elis Miralles and I have been a long time resident of Coral Gables. I don't only love and support culture and history, I myself work at a Historic Property, the old Parrot Jungle, and feel that it is our duty as Coral Gables residents to preserve historic properties, specially the ones so close to our homes.

I was shocked to find out that 1208 Asturia will not be designated historic even though it definitely qualifies as one.

Please consider this e-mail as my fully support to have you immediately appeal the decision. This case must be re-examine, it is in our best interest as residents.

Thank you for all of your hard work!

Best regards,

Elis Miralles  
North Gables resident since June of 2010.

## Kautz, Kara

---

**From:** Elena Pernas <pradolady2@yahoo.com>  
**Sent:** Monday, March 09, 2020 1:15 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** Fwd: Historic Designation for 1208 Asturias

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

**From:** Elena Pernas <pradolady2@yahoo.com>  
**Date:** March 9, 2020 at 8:21:51 AM EDT  
**To:** [kkautz@coralgables.com](mailto:kkautz@coralgables.com)  
**Cc:** "[vlago@coralgables.com](mailto:vlago@coralgables.com)" <[vlago@coralgables.com](mailto:vlago@coralgables.com)>, "[jfors@coralgables.com](mailto:jfors@coralgables.com)" <[jfors@coralgables.com](mailto:jfors@coralgables.com)>, "[memena@coralgables.com](mailto:memena@coralgables.com)" <[memena@coralgables.com](mailto:memena@coralgables.com)>, "[pkeon@coralgables.com](mailto:pkeon@coralgables.com)" <[pkeon@coralgables.com](mailto:pkeon@coralgables.com)>  
**Subject:** **Historic Designation for 1208 Asturias**

I am a Coral Gables resident and appreciate the charm of Coral Gables. It is unfortunate that people want to change the unique character of the Gables. The historic architecture must be preserved and I support the historic designation of 1208 Asturias. I support the appeal of the City Preservation officer to file an appeal. We need to keep our city unique.

Thank you for your attention to this matter.

Elena M. Pernas  
2719 Country Club Prado  
Coral Gables, FL

## Kautz, Kara

---

**From:** maribel delamo <mdelamo12@hotmail.com>  
**Sent:** Monday, March 09, 2020 2:36 PM  
**To:** Kautz, Kara  
**Cc:** Lago, Vincente; Jorge Fors; mmena@coralgables.com; Keon, Patricia; Iglesias, Peter  
**Subject:** 1208 Asturias

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Ms. Kautz,

The purpose of my letter is to request that an appeal be made on the decision to deny status of historical property to 1208 Asturias.

As a long time business owner in the City of Coral Gables, I was very disappointed that this property was voted to deny historical after it qualified in 3 different ways, historical, cultural and architectural.

I have long taken pride in the way the City of Coral Gables has always maintained it's rich history and architecture and would not want to see that change. This is what has set Coral Gables apart from the rest.

Thank you,

Maribel Del Amo  
Versailles De Toro Optical  
5434 S.W. 8th Street  
Coral Gables, FL 33134

## Kautz, Kara

---

**From:** David Feliu <feliud@bellsouth.net>  
**Sent:** Monday, March 09, 2020 3:34 PM  
**To:** Kautz, Kara; Keon, Patricia  
**Subject:** 1208 Anastasia

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Kautz:

I was very disappointed to learn that historic designation was denied to the Pancoast designed gem located at 1208 Anastasia. Surely the mounds of evidence pointing to the residence's worthiness for designation were either misconstrued or totally ignored.

As a Coral Gables resident of nearly 35 years I respectfully request that this matter be reviewed. I am certain that when all of the facts regarding the historic, cultural and architectural merits of the residence are carefully reconsidered the earlier mistake will be rectified and historic designation will be granted.

Sincerely,

R. David Feliú  
636 Mendoza Avenue  
Coral Gables, Florida

## Kautz, Kara

---

**From:** Armando Incera <aincera@att.net>  
**Sent:** Monday, March 09, 2020 9:43 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** Fwd: Pancoast Home 1208 Asturia

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Iglesias- Thank you for your consideration of the request described in my note below.

Best regards,

Armando Incera  
917 Algaringo Ave

Armando Incera

Begin forwarded message:

**From:** Armando Incera <aincera@att.net>  
**Date:** March 8, 2020 at 5:43:20 PM EDT  
**To:** [kkautz@coralgables.com](mailto:kkautz@coralgables.com), [vlago@coralgables.com](mailto:vlago@coralgables.com), [jfors@coralgables.com](mailto:jfors@coralgables.com),  
[mmena@coralgables.com](mailto:mmena@coralgables.com), [pkeon@coralgables.com](mailto:pkeon@coralgables.com)  
**Subject:** Pancoast Home 1208 Asturia

Dear Coral Gables officials- Please explain the basis on which the above referenced home was denied a historical designation by the Historic Preservation Board. If a home such as this, a cutting edge style in its time designed by one of South Florida's most prominent architects, does not meet the criteria for Historical designation, I question the credibility and credentials of the appointed board members. Please explain the reasons for denial of this important designation.

Armando Incera

## Kautz, Kara

---

**From:** Brett Gillis <brett.gillis@gmail.com>  
**Sent:** Monday, March 09, 2020 10:15 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** 1208 Asturia appeal  
**Attachments:** HPB - December 15 2016 Minutes.pdf; Verbatim Transcript - CCMtg Nov 12 2019 - Agenda Item G-1 - Discussion regarding process for appeals of the Historic Preservation Board.pdf

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias,

I ask and recommend that you follow the recommendations of your professional historic preservation staff's report and seek historic designation of 1208 Asturia Ave by working with staff to appeal the decision of the Historic Preservation Board or appealing it on your own to the Commission.

Several reasons to do so:

1. Historic designation is based on the criteria. Everything else is a sideshow, and economic factors are not to be considered until after the initial historic designation. After the designation, the owner may apply to do whatever they wish, including demolishing the structure based on economic hardship. The Board did not state why 1208 Asturia did not meet the criteria. The building must only meet one (1) criterion to be designated. It meets several, and the Board did not refute this. (This is what we have to keep going back to..... it meets the criteria.)
2. The Historic Preservation Board did not state any reason why 1208 Astruia should not be designated. With the La Salle ruling, they stated their reason (too many alterations). 1208 Asturia meets criteria for designation and is very intact.
3. Questions are being asked about the integrity of Board Member Bache-Wiig's vote as her voting pattern is inconsistent and without explanation. She voted to designate 625 Candia (*see attached minutes*) but did not vote to designate 1208 Asturia. 625 Candia is an excellent example of Ranch architecture and of George Fink's later work, but 1208 Asturia was one of the only ranches built in the 1930s, when the building's architect Russell Pancoast was introducing an experimental style without precedent by blending Art Deco into a rambling one-story residence. He has become known as the Dean of Miami Architects, and is one of Florida's most prominent architects. It did not even have a style name at that point - it was so forward thinking. Also, Coral Gables only has one other stellar house designed by Pancoast... lots by Fink. But the most troubling aspect is that her voting is not consistent. I trust that you share in my concern that being fair, equitable, and impartial are core moral values that must be upheld in this city.
4. Questions are also being asked about the integrity of Board Member Rodriguez's vote as well as he changed it at the last minute with no explanation.
5. The costs of an appeal are too high for some retired residents that may be on a fixed income, young professionals like me that may just be starting out, etc. Even if the signatures are collected, there are still costs involved. We rely on you to do the right thing in a case like this where neighbors

submitted so many letters of support but it may put neighbors against each other if the City does not take the lead and appeal it. Status and connections should not be allowed to sway a decision.

6. Please see your promise (*attached on page 10 of the minutes of the November 12 Commission meeting*): "if the Historic Preservation Department feels that there was an error or there was something that should be done and they recommend that we appeal, I will do that." You have also told us time and time again that preservation is important to you and that you will uphold the City's preservation standards and process. I ask that you "walk the walk."

Note that I specify the reasons why this building should be designated. The Historic Preservation Board did not give even one valid reason why it does not meet the criteria for historic designation.

Thank you,

Brett Gillis



Attachment to  
Brett Gillis Email 3/9/20



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, December 15, 2016 Meeting, 4:00 p.m.  
 City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida 33134

Historical Resources &  
 Cultural Arts

2327 SALZEDO STREET  
 CORAL GABLES  
 FLORIDA 33134

☎ 305.460.5093  
 ✉ hist@coralgables.com

MEMBERS	J	F	M	A	M	J	J	A	S+	S	O	N	D	APPOINTED BY:
	16	16	16	16	16	16	16	16	16	16	16	16	16	
Janice Thomson	P#	P	P	P	P	P	P	-	P	P	E	E	P	Mayor Jim Cason
Venny Torre	P	P	E	P	P	P	P	-	P	P	E	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	E	P	P	P	P	E	-	E	E	P	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	E	P	-	P	P	P	P	P	Comm. Patricia Keon
Alicia Bache-Wiig*								-			P	P	P	Comm. Vince Lago
John Fullerton	P	P	E	P	P	P	P	-	E	P	E	P	P	Board-as-a-Whole
Robert Parsley	P	E	P	P	P	P	P	-	P	P	P	P	P	City Manager
Margaret Rolando	P	E	E	P	P	P	P	-	P	E	P	P	P	City Commission
Albert Menendez	P	P	E	P	P	P	P	-	P	P	P	P	P	City Commission

**LEGEND:** A = Absent; P = Present; E = Excused; \* = New Member; ^ = Resigned Member;  
 - = No Meeting (lack of quorum); # = Late meeting arrival; S+ = Replacement August 2016 meeting

**STAFF:**

Dona M. Spain, Historic Preservation Officer  
 Kara N. Kautz, Assistant Historic Preservation Officer  
 ElizaBeth Guin, Historic Preservationist  
 Jessie Diaz, Administrative Assistant  
 Miriam Ramos, Deputy City Attorney

**GUESTS:** Mercedes E. Hernandez, Robert Darias, Thor Bruce, Frank Halpern, Robert and Valerie English, Elayn Norweb, Jay Halpern, Jane Maranos, Pedro Bravo, Mario Iraheta, Tiffany Iraheta, Daniel Faust, Daisy Faust, Edgardo Macchi, Paola Castano, Tom Stieghorst, Marilu Bakula, Vivian E. Artzie

**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy C. Morgan, Coral Gables Services, Inc.

The meeting was called to order by Chair Torre at 4:07 p.m. A quorum was present.

**MINUTES: MEETING OF NOVEMBER 10, 2016:**

Mr. Silva made a motion to approve the minutes of the November 10, 2016 Board meeting as written. Mr. Menendez seconded the motion, unanimously approved by voice vote.

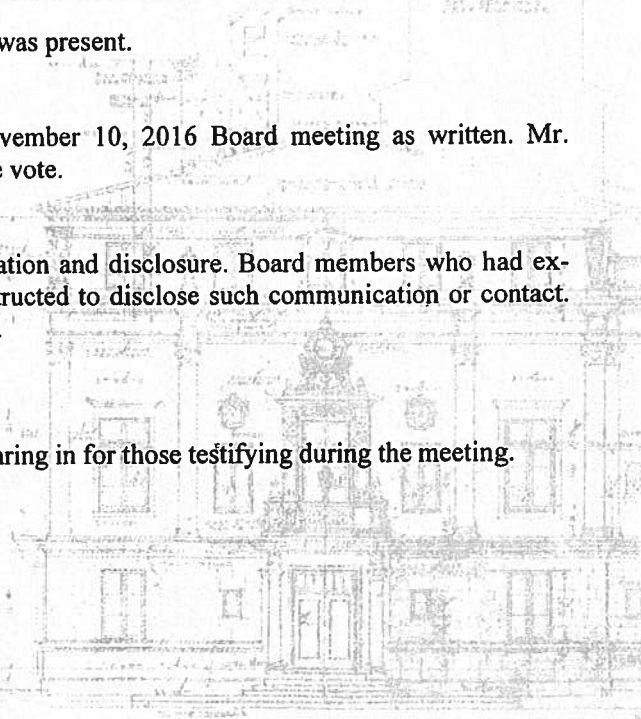
**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

Mr. Torre read for the record the statement regarding lobbyist registration and disclosure. Board members who had ex-parte communication or contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

**DEFERRALS:** None

**PUBLIC SWEARING IN:** Nancy Morgan administered the public swearing in for those testifying during the meeting.

Ms. Rolando arrived at 4:10 p.m.



REQUEST FROM THE HISTORIC PRESERVATION ASSOCIATION OF CORAL GABLES TO PLACE A DOUBLE-SIDED HISTORIC MARKER FOR THE ALHAMBRA CIRCLE BRIDLE PATH / CORAL GABLES RIDING ACADEMY AND APPROVAL OF MARKER TEXT

Ms. Spain introduced Karelia Carbonell, President of the Historic Preservation Association of Coral Gables (HPACG).

For context, Ms. Carbonell relayed the organization's research regarding the City's early bridle path and riding academy as well as the significance of this area to the City's history. Regarding the referenced marker and on behalf of the board of directors of HPACG, Ms. Carbonell requested a historical marker to be placed in the area of the southwest corner of Salzedo Street and Giralda Avenue to identify and increase awareness of the cultural heritage in the City of Coral Gables and to enhance the enjoyment of both residents and visitors, commemorating a forgotten important part of local Coral Gables history.

The proposed 1,235-character text of the historical marker was considered favorably by the Board as presented. Mr. Silva advised that the marker should be readable on both sides and accessible to pedestrians.

Mr. Fullerton made a motion to approve the marker and text as presented, and to include the suggestion made by Mr. Silva. Ms. Ghia seconded the motion.

Roll Call: Ayes: Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Mr. Torre. Nays: None.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2016-012:

Consideration of the local historic designation of the property at 2806 Granada Boulevard, legally described as Lot 2, Block 19, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida.

Mr. Torre disclosed his working relationship (contractor) with the Irahetas on the restoration of their house; however, he said it would not impact his determination about local historic designation. Ms. Ramos advised that Mr. Torre's relationship with the project was a conflict of interest, and asked him to recuse himself and leave the chamber during case consideration. Mr. Torre recused himself and left the room. Mr. Silva temporarily assumed the role of Board Chair.

Ms. Guin comprehensively reviewed property details as written in the extensive report she and Ms. Kautz prepared, which included a summary of and criteria for the property's significance; historic context; significance analysis and description; architectural significance; extant description; historical and cultural significance; ownership history; architects and builder. She based the property's significance to the City's history on six criteria included in the Coral Gables Zoning Code (Article 3, Section 3-1103), and said staff found it to be historically, culturally and architecturally significant. As a result, Ms. Guin said staff recommended approval of the local historic designation of the property at 2806 Granada Boulevard.

Mr. Silva invited comment from the audience. Hearing no requests to speak, he closed the public hearing.

Mr. Fullerton made a motion to approve the local historic designation of the property at 2806 Granada Boulevard. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Ms. Bache-Wiig, Ms. Thomson, Ms. Rolando, Mr. Silva. Recused: Mr. Torre.

Coral Gables Historic Preservation Board Meeting Minutes  
Thursday, December 15, 2016  
Continued

CASE FILE LHD 2016-015:

Consideration of the local historic designation of the property at 625 Candia Avenue, legally described as Lots 15 and 16, Block 151, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida.

Ms. Guin said the property was brought to the Board for significance determination in September 2016, at which time the Board instructed staff to prepare the designation report. She comprehensively reviewed the written report (part of the record), including Coral Gables' development history and developmental periods. She explained staff's research, and described ranch house typology as a deliberate new style of residential architecture (Mid-century Modern design/Ranch House design viewed as the centerpiece of the 20<sup>th</sup> century's mid-century building boom). Ms. Guin relayed results of the research about this era of unique design, explaining the overall differences in style as well as the character-defining features of three categories of Ranch House design as Traditional Custom Ranch House (1930-1975); Contemporary Ranch House (1945-1975) and Minimal Ranch (1945-1975).

Thereafter, Ms. Guin spoke about Architect H. George Fink's mid-century single-family residence, post-World War II architectural design. The subject property was designed by Mr. Fink and permitted in 1950, one of many permitted between 1948 and 1952.

During the presentation, Ms. Guin displayed and reviewed numerous photographs and ranch house examples, including results of extensive research conducted on unaltered ranch style homes. At the conclusion of the presentation, she summarized the report and stated staff's recommendation for approval of Local Historic Designation for 625 Candia Avenue.

On behalf of the Board, Mr. Torre commended Ms. Guin on the extraordinary quality of her extensive research and effort. The ensuing Board and staff discussion focused on George Fink's architectural design work through the years, his prominence and familial connection with George Merrick (cousin).

Mr. Silva observed that it was important for the Board to be selective when considering applications like these and explained why it was important to increase knowledge about the styles, history and the overall significance of these properties. Ms. Spain confirmed the importance of selectivity. During discussion, Ms. Guin commented that such determinations will be easier as staff moves forward with the specific architectural style project with the University of Miami. Ms. Rolando added that it would be helpful for the Board to see good examples of this contemporary style from around the U.S. to help train the Board's eye for discernment. She suggested a workshop focused on this style of architecture, which would also benefit Coral Gables owners of these homes. Ms. Spain advised that the City was hosting a Certified Local Government workshop April 27<sup>th</sup> and 28<sup>th</sup>, and the State Preservation Officer had requested topics. She said the topic under discussion would be an excellent addition to the workshop. Mr. Fullerton observed that the subject property was clearly a transitional style, built throughout Florida during the period.

In response to Mr. Torre's invitation for audience comment, Mercedes Hernandez (owner of 625 Candia) said she read and understood the designation report; however, she said if all 1950s Coral Gables ranch houses were designated historic, most of Coral Gables would be filled with this style when it was better known for its beautiful Mediterranean properties. Stating she was a Realtor, she said most buyers don't want to purchase a home that may be designated historic. Regarding this property, she said her original plan was to demolish the house; however, she has since changed plans. She said she would prefer not to have it designated historic because of the limitations that would be imposed on her plans for renovation.

Mr. (Frank) Halpern stated that preserving a large number of George Fink modern houses was changing Coral Gables and would prevent future generations from making their mark on the community. Mr. Fullerton commented that H. George Fink's later design years were not as impactful as his early years, and reconfirmed the importance of designation diligence. Ms. Rolando recalled that staff said all 1950s and 1960s homes were not worthy of designation; however, she noted that the subject property was a fine example of George Fink's ranch house work during this specific era. Mr. Fullerton explained that historically designated properties could be changed and that the City's well-qualified staff facilitated the

Coral Gables Historic Preservation Board Meeting Minutes  
Thursday, December 15, 2016  
Continued

entire process.

Ms. Rolando made a motion to approve historic designation for the property at 625 Candia. Ms. Ghia seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Ghia, Ms. Rolando, Mr. Menendez, Mr. Torre. Nays: Ms. Thomson.

**CASE FILE LHD 2016-018:**

Consideration of the local historic designation of the property at 501 Aragon Avenue, legally described as Lots 13 and 14, Block 10, 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.

As location maps and photographs were displayed, Ms. Kautz reviewed the extensive written report on the property (part of the record), including a summary of significance; the criteria for significance; historic context in Coral Gables' developmental history; significance analysis and description; additions and alterations; ownership history; architect, architecture and character-defining features. She concluded by stating that staff recommended approval of Local Historic Designation of the property at 501 Aragon Avenue based on architectural significance.

Mr. Torre inquired about the wrought iron, asking if the fixture would remain. He commented that it was in the way of the beautiful arch. Ms. Kautz confirmed that the wrought iron could be removed and pointed out the beautiful features hidden by the metal.

Ms. Kautz advised that the owner said the house had been sold; however, staff learned today that the closing had not occurred. Ms. Spain explained details that caused the house to be put back on the market. Mr. Torre asked about the metal awnings and the shed and was assured that the awnings could be removed.

Ms. Spain reported conversations with three potential purchasers about the small building on the property, which was once a carport and converted into a very small/low non-functioning garage. She said staff recommended that the Board allow this structure to be demolished.

Mr. (Frank) Halpern stated that he was under contract to purchase this house and described his background. He said he made a deposit on the house and had money in escrow for closing. He said that Marilyn Holloman (?) was unable to come to the closing with proper documentation so the closing hadn't occurred as scheduled. When the documentation was produced, he said he would close on the purchase.

Mr. (Frank) Halpern praised Ms. Spain for being helpful. He stated that his opposition to designating the property historic based on the following: 1) difficulty in identifying the actual architectural style of the house, which he described as a "hodge podge" of styles described as Minimalist Traditional; 2) the Minimal Traditional style lacks definition; 3) local historic designation of this property designed by Leroy Albert, a former member of the Board of Architects, would create a precedent if anyone who served on the architectural board could qualify to have his house designated; 3) designating the property would create the Minimal Traditional style as a new form of architecture to be preserved; 4) designating the property would create a serious burden on him as the owner as there are major safety issues and code violations regarding the garage structure. Mr. Halpern presented photographs of the garage structure's interior, stating that the original structure had been open as a carport, was later sealed up and was not functional as a garage. In addition to other comments, Mr. Halpern said that neighborhood people were present to voice their opinions about the application, adding that four additional neighbors could not attend but gave permission for him to add their names. The absent neighbors mentioned own 508, 517, 524 and 564 Aragon Avenue. He added that once he officially owned the property, he wanted to negotiate a restrictive covenant rather than create historic designation that he believed would be restrictive. He said he only wanted to demolish the garage.

Coral Gables Historic Preservation Board Meeting Minutes  
Thursday, December 15, 2016  
Continued

Ms. Kautz clarified that this style was not a new or hodge podge architectural style, but a deliberate reaction to an economic climate and a very intensely ornamented architectural style within the City. She displayed and discussed numerous City properties in this style that were previously designated for their architectural style.

In rebuttal, Mr. Halpern said the report mentioned the scarcity of buildings created during this era, adding that he didn't believe this house was a good example considering all the alterations made to it, noting such issues as the garage and iron bars on all the windows. Ms. Kautz observed that security bars were not permanent fixtures and were removable. She described other alterations considered minor in an 80-year old property.

Ms. Bakula, 500 Giralda Avenue, stated that her bedroom was approximately 20 feet from the garage on the subject property and expressed concern that alterations planned by Mr. Halpern would negatively impact her. Ms. Spain explained allowable setback regulations. Ms. Kautz added that the interiors of the property are not designated as part of the designation application.

Ms. Norweb, 500 Aragon Avenue, spoke in support of Mr. Halpern's viewpoint.

Mr. English, 535 Aragon Avenue, said he agreed with Mr. Halpern that historic designation can be a burden and suggested a compromise.

Mr. Stieghorst, 443 Aragon Avenue, spoke in support of historic designation. He suggested removing the iron bars and preserving the property.

Mr. Jay Halpern, a Coral Gables resident and Frank Halpern's father, said his son didn't have the capacity to make major changes and needed to focus on interior renovations sufficient to make the house more livable. He added that historic requirements were restrictive.

Ms. Bondurant, 446 Alcazar Avenue, commented that the subject house was distinctive and simple, yet beautiful in its simplicity. She urged the Board to favorably consider historic designation.

Speaking to Frank Halpern, Mr. Torre advised that making the historic house more livable would not create a burden and said that the Board and staff would counsel and work with him through the process. He said Mr. Halpern would be able to enlarge the house to the highest square footage allowable for the lot, and said that historic designation was a plus and could actually benefit affordability in most cases.

Mr. (Frank) Halpern distributed a housing development tool kit, referenced the two lots on the property and said they could be split. Ms. Spain advised him of the ordinance related to lot splitting and explained its stringent guidelines. She said this property would probably not meet the criteria for lot separation. Mr. Halpern rebutted and stated his opinion that historic preservation would deny him his personal choice. Ms. Thomson voiced favor for historic designation, saying it benefits the owner, the value of the property and the neighborhood.

Mr. Silva said the case was clear to him. He said the property was beautiful and historically significant, advised that historic preservation guidelines were not punitive and said staff would work closely with him. Mr. Parsley spoke in favor of designation. Ms. Rolando added that although the house had some ill-advised decorative ironwork, it had "good bones." She spoke in favor of historic designation, and asked if a provision could be made about the garage. Ms. Spain pointed out that the sale hadn't been closed, and Ms. Kautz added that the garage would be dealt with at a later time and said that an existing garage cannot be demolished without replacing it with another garage.

Mr. Parsley made a motion to approve the Local Historic Designation of the property at 501 Aragon Avenue. Mr. Fullerton seconded the motion.

Roll Call: Ayes: Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton,

Mr. Parsley, Mr. Torre. Nays: None.

Mr. Torre called for a short break in the proceedings. The meeting resumed at 6:45 p.m.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-029:

An application for the issuance of a Special Certificate of Appropriateness for the property at 2907 Columbus Boulevard, a Local Historic Landmark, legally described as Lots 13 and 14, Block 15, Coral Gables Country Club Section 1, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

During her presentation, Ms. Kautz displayed a site map, historic and current photographs as she described the background and existing conditions of the house, stating it was designated as a Local Historic Landmark in 1999. She gave an overview of the proposal for a series of one-story additions in the rear of the existing residence as well as interior alterations and sitework, including remodeling the existing pool. Although not indicated on the plans or within the letter of intent, she advised that all existing windows and doors of the residence and garage (except garage doors) were proposed to be replaced with impact-resistant units; however, due to discrepancies in the drawings and a need for more photographic documentation of the existing windows, staff asked that this item be removed and addressed in a separate Standard Certificate of Appropriateness to be reviewed by staff. She said no variances were requested with the application, that preliminary approval was given by the Board of Architects in October and that staff supported the application and would add comments following the architect's presentation.

Architect Pedro Bravo displayed floor plans, elevations, photographs, and views of all house exteriors as he comprehensively described all project details. He pointed out all areas with which he would work with staff.

Ms. Kautz relayed and discussed staff comments:

1. A separate Standard Certificate of Appropriateness will be required for the installation of impact-resistant windows and doors.
2. A separate Standard Certificate of Appropriateness will be required for the pool and deck.
3. Staff suggests adding a low wall at the west side of the covered terrace where it abuts the mechanical units. A wall similar to the one proposed on the southern end of the terrace would visually and acoustically block the units.
4. To differentiate the historic structure from the new construction, the tile coping should be eliminated from the parapet of the proposed covered terrace.
5. On the east (rear) elevation, the spacing of the windows within the covered terrace is awkward. Staff is unsure how to remedy this situation, but wanted to point it out for discussion.
6. Also on the east (rear) elevation, the awning over the French door into the butler's pantry seems to be drawn low, leaving a blank expanse above. The rendering (Sheet A-22) is more balanced and preferred.
7. The elevations and renderings indicate that the decorative tiles applied to the cast concrete sills are to remain. Those tiles are not original to the residence and should be considered for removal in their entirety.
8. The elevations and renderings also indicate that the barrel tile hoods above the windows and doors are to remain. Only in a very few instances are those features original (Figure 2). The hood feature was replicated at some unknown date and applied on almost all single window or door openings on the residence. Staff would like for the owner to consider removing the later applications and restoring the original look of the historic structure.

Mr. Bravo responded that he had no issues with staff recommendations, but wanted to first speak with his client, currently out of town. Ms. Kautz displayed photographs to better demonstrate suggestions about the tiles, stating that the property was designated with the tiles, but the tiles were added after a former renovation. Mr. Torre suggested that staff work with the architect to negotiate solutions.

Mr. Silva made a motion to approve with staff's suggestions (as stated in the written report) the design proposal for

Coral Gables Historic Preservation Board Meeting Minutes  
Thursday, December 15, 2016  
Continued

the alterations and additions to the building at 2907 Columbus Boulevard, and to recommend that the applicant work with staff and consider removal of the decorative tiles.

Discussion: Ms. Thomson asked why the second story area that appeared separate had a private entrance. Mr. Bravo said it was original to the house. Praising Mr. Bravo for his work, Mr. Fullerton expressed willingness to second the motion; however, Board discussion was not concluded and Mr. Torre called on Mr. Parsley.

Mr. Parsley questioned the connection on the garage that created a landing and step down, preventing its use as a functional garage. Mr. Bravo explained that there was no other way to connect the garage with the house. Mr. Parsley said he didn't agree with approving a non-functioning garage, adding that the garage door should be removed. Ms. Spain advised that if the Board required the connection, it could be done, but would involve counsel with the City Attorney's office and Zoning. Ms. Rolando suggested relocating the garage door. Mr. Parsley suggested specifying that they must have a functioning garage, but the connection isn't required. Mr. Bravo said he would work with staff to devise a solution. Ms. Kautz advised that the application was already reviewed by Zoning; however, Zoning didn't say the stairs had to be removed. According to Zoning, the width of the garage is compliant. Ms. Bache-Wiig commented about the color of the awnings, asking what the original awning color was.

Mr. Silva made a revised motion to approve with staff recommendations (as stated in the written report) the design proposal for the alterations and additions to the residence at 2907 Columbus Boulevard, and to request that the applicant work with staff to remove the decorative barrel tile hoods and decorative tile for the windows that are existing, to remove the connection to the garage from the house, and to address the color of the awnings. Mr. Fullerton seconded

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2016-030:

An application for the issuance of a Special Certificate of Appropriateness for the property at 915 Bayamo Avenue, a Local Historic Landmark, legally described as Lots 14, 15, and 16, Block 252, Coral Gables Riviera Section Part Twelve, according to the Plat thereof, as recorded in Plat Book 28, Page 35, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence and sitework.

As Ms. Kautz displayed a location map, she described the background of the property and reviewed the project as summarized in the written report. She said that variances were not requested and the proposal received final approval from the Board of Architects in November 2016. She stated that staff recommended approval of the design proposal for the alterations and additions.

Mr. Faust, the homeowner (with his wife), displayed a rendering of the Alfred Browning Parker-designed house as well as current photographs and all elevations. He described restoration work already undertaken with staff's guidance, and detailed the proposal for an approximate 1,120 square foot one-story addition to the east of the existing residence. He reviewed features of the proposed addition, which would entail a reconfiguration of interior space. He then explained that the proposal called for removal of the existing pool and deck and the installation of a new pool and deck, along with new landscaping, the plan for which he displayed.

Ms. Kautz confirmed that roof tile would be replaced, and Mr. Faust added that the entire house would also be insulated.

Mr. Silva recalled the property, and engaged in discussion about the pool and some of the interior features. Ms. Spain advised that staff recommended against the pool in an earlier application by a previous owner; however, the Historic Preservation Board at that time approved it. Ms. Kautz added that another previous owner came to the Board multiple times for a two-story addition that never moved forward. She said this proposal was more in keeping with the original design.

Coral Gables Historic Preservation Board Meeting Minutes  
Thursday, December 15, 2016  
Continued

Mr. Torre asked if the whole addition had open rafters, to which Mr. Faust replied 90%, explaining that air conditioning ducts were included. Mr. Silva commented that the house was directional and the pavers were running perpendicular to it, but added that he didn't object to that feature.

Mr. Torre invited audience comment. Hearing no requests, he closed the public hearing.

Mr. Silva made a motion to approve the design proposal for the alterations and additions to the building at 915 Bayamo Avenue, a Local Historic Landmark. Ms. Bache-Wiig seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Mr. Torre. Nays: None.

ITEMS FROM THE SECRETARY:

City Boards and Committees Appreciation Event:

Ms. Spain announced that Board members would receive an invitation from the City for the event to be held at Coral Gables Country Club on Thursday, January 12<sup>th</sup> from 6 to 9 p.m.

MacFarlane Homestead Historic District Restoration/Rehabilitation Project Update:

Ms. Spain advised that 129 Frow Avenue was currently in the permitting process, and that a large tree had been removed from the property yesterday. The Oak Avenue house will begin permitting when it receives the County release. She said the Miami-Dade County money given to fund the project was limited and asked if Board members knew of a company that would donate bathroom and kitchen fixtures and appliances to help preserve project funds. Mr. Torre volunteered to speak with his contacts.

Historic Plaques:

Mr. Torre urged that the historic plaques be installed as quickly as possible at all designated properties throughout the City. Mr. Fullerton displayed the plaque for the television camera.

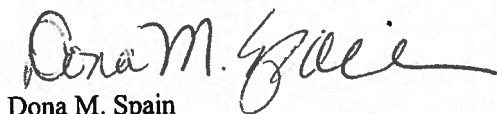
NEXT BOARD MEETING:

January 19, 2017, 4:00 p.m.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 7:32 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer



Attachment to  
- Brett Gillis email 3/1/19  
- Karelia Carbonell  
email 3/16/19

City of Coral Gables City Commission Meeting  
Agenda Item G-1  
November 12, 2019  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Vince Lago**  
**Commissioner Pat Keon**  
**Commissioner Michael Mena**  
**Commissioner Jorge Fors**

**City Staff**

**City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Billy Urquia**

**Public Speaker(s)**

**Karelia Martinez Carbonell**  
**Brett Gillis**  
**Joanne Meagher**

---

**Agenda Item G-1 [10:10 a.m.]**

A discussion regarding process for appeals from decisions of the Historic Preservation Board.  
(Sponsored by Vice Mayor Lago)

Mayor Valdes-Fauli: Let's go back to Item G-1, discussion regarding the process for appeals from decisions for the Historic Preservation Board. This is an issue specific item and as opposed to going through all of the Coral Gables history and everything, let's discuss the issue itself, please.

---

City Commission Meeting  
November 12, 2019  
Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.

Vice Mayor Lago: And that's why Mayor, if I may, I put it on the agenda because this is something that I think this entire Commission has been, you know, notified by residents who have a concern over the matter. And I wanted to put it on the agenda because I have concerns.

Mayor Valdes-Fauli: Sure.

Vice Mayor Lago: Because of the -- what I believe to be historic significance of this piece of property after speaking with Dona.

Mayor Valdes-Fauli: I disagree with you on the historic significance, but Dona, go ahead.

Historic Preservation Officer Spain: So, the appeal process that we're discussing here would also apply to the Board of Adjustment. I just wanted to put that in.

Vice Mayor Lago: Yeah.

Historic Preservation Officer Spain: What happened with 333 Catalonia -- and I believe it was a significant property. When the Board did not designate it, there is a 10-year -- a 10-day appeal period. Perhaps, staff should have just appealed it. I really wanted a resident to appeal it because there was enough support on the designation of that. We had twenty-some emails in support of the designation, and in fact, someone did appeal it. And so, I thought that we didn't have to then appeal it because a resident did appeal it. But it turns out that that resident did not have standing. And so, I'm not exactly sure how to deal with that in the future. We have discussed at the staff level because I was going to just appeal it, but I was waiting. And perhaps, I should have gone ahead and appealed it. Having said that, if I could ask the City Clerk's Office, if a resident comes in -- say staff appeals, if a resident then comes in, do you then notify them that that staff has already appealed it?

City Clerk Urquia: No. The resident's allowed to file an appeal, as well.

Historic Preservation Officer Spain: Yeah. Well, that's not what I'm asking. Would you -- if I come in -- because it's expensive for a resident to appeal it. It's like \$1,000 or something like that, right? And then they have to provide the mailing list. And so, once staff appeals it, my concern was that then a resident wouldn't. And I really believe it's important to have the residents involved in this process, and those residents that would have standing should appeal it. So, I'm not exactly sure what to do about that. I don't think it should be automatically appealed by the Preservation Officer. An example that I did not appeal and I would not have appealed is LaSalle Cleaners. That -- for me, that was an entirely different case because they spent -- the Board, Historic Preservation Board -- spent hours debating whether or not there was enough historic fabric in that building.

Mayor Valdes-Fauli: They spent hours debating it.

Historic Preservation Officer Spain: To merit...

Mayor Valdes-Fauli: That board appointed by us.

Historic Preservation Officer Spain: And they made a reasonable decision that it had been too altered to save. And that was a reasonable decision. I didn't appeal it, and it was demolished. This one was different, though. This one I think did fit the criteria.

Vice Mayor Lago: The reason why I put this on the agenda was because there was a little bit of ambiguity in regards to who could appeal.

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Lago: Yeah. And then what ended up happening was that the individual who appealed thought that they had standing, they had grounds to appeal.

Historic Preservation Officer Spain: Right.

Vice Mayor Lago: And then -- then also -- let's be also very clear and put this on the record. They appealed at the last moment, literally an hour before the deadline, which again, what are our standards? Does our Clerk obviously have 24 hours, 48 hours, an hour to respond...

Historic Preservation Officer Spain: Yeah, I...

Vice Mayor Lago: To that individual and say you don't have standing.

Historic Preservation Officer Spain: I assumed that the City Clerk would check to see whether the person that is filing the application has standing, but that doesn't happen. And so, now we know. That was a learning experience.

City Attorney Ramos: So, what happened initially was there was a letter that froze the time period.

Historic Preservation Officer Spain: Right.

City Attorney Ramos: That the City Clerk sent to us. We ran the initial thousand-mile radius and realized that they were inside of the thousand miles.

Historic Preservation Officer Spain: That's right.

City Attorney Ramos: It wasn't until the actual appeal was filed an hour before the deadline that we learned that the person was in fact a renter and not a property owner.

Commissioner Keon: So, going forward, maybe the determination that that person has the right standing to appeal needs to happen right away. How would you do that? How would you change that?

City Attorney Ramos: I think we could -- assuming that the initial letter -- we're very permissive in freezing the time period. So, basically, an email, anything from someone will freeze the time period to allow them to appeal while they get everything together.

Commissioner Keon: Right.

City Attorney Ramos: So, sometimes that initial communication doesn't have all the information we need. We could ask for more information to make that determination early on.

Commissioner Keon: Why don't we make that an administrative policy or do...

City Attorney Ramos: So, do that.

Commissioner Keon: You make that part of the -- how do you deal with that? How you deal with that?

Vice Mayor Lago: What...

Commissioner Keon: How do you deal with...

Mayor Valdes-Fauli: Can I...

Commissioner Keon: That...

Mayor Valdes-Fauli: Can I interrupt?

Commissioner Keon: Issue?

Mayor Valdes-Fauli: What is the issue before us?

Vice Mayor Lago: The issue is that I would like to see that there be clarity...

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: In regards to this issue. And that when a person understands that they're coming before the Clerk to submit documents on an appeal, that they know what their standing, yes or no. So -- but that's the whole point. I also -- if the building's historic or not, that's not for us to be...

Historic Preservation Officer Spain: I understand.

Vice Mayor Lago: Determining right now.

Historic Preservation Officer Spain: But I think that if staff...

Vice Mayor Lago: But I...

Historic Preservation Officer Spain: Believes it's a -- the -- a mistake has been made by the Historic Board, they -- I say they because I'm like out of here -- that they should just go ahead and appeal it.

Mayor Valdes-Fauli: The way I...

Vice Mayor Lago: That's...

Mayor Valdes-Fauli: Understand this -- the way I understand this is that who has the right to appeal? Do renters have the right to appeal is...

Commissioner Keon: No.

Mayor Valdes-Fauli: What I think is the issue.

Vice Mayor Lago: But the issue is -- if you read the language...

City Attorney Ramos: If you read the language...

Vice Mayor Lago: The language -- the key is not it's just yes or no. You can't just say no. The key here is to read the language. And if you've read the language, you'll see that it's a little bit ambiguous and it needs to be clarified because the person who submitted this appeal would not have submitted this appeal just to submit an appeal for it to be denied. The whole purpose was for it to come before the Commission. They brought the check. They brought them money. They submitted the thousand dollars. Their intent was to have it come before this Commission. If they would have known that renters did not apply, they would have found somebody -- for example, Dona said she would have appealed. So...

Commissioner Mena: Well, and that's...

Vice Mayor Lago: Yeah.

Commissioner Mena: To me, that's the second part of this, which I think is important going forward.

Historic Preservation Officer Spain: I agree.

Commissioner Mena: To me, if your department...

Historic Preservation Officer Spain: I agree.

Commissioner Mena: Believes...

Historic Preservation Officer Spain: We should just go ahead and file.

Commissioner Mena: The property's historically significant, has advocated that it is...

Historic Preservation Officer Spain: Yes.

Commissioner Mena: The Preservation Board disagrees with you, but unlike other situations, you disagree.

Historic Preservation Officer Spain: Right.

Commissioner Mena: Then, I think you should always exercise...

Historic Preservation Officer Spain: Right.

Commissioner Mena: Your right to appeal it to us.

Historic Preservation Officer Spain: Because then it always gets to the Commission.

Commissioner Mena: That way we at least preserve the right to deal with it.

Historic Preservation Officer Spain: I agree.

Commissioner Mena: Whereas, now we're sort of in a situation where...



Historic Preservation Officer Spain: We're stuck.

Vice Mayor Lago: Our hands are tied.

Commissioner Mena: We're stuck. And I understand, you know, how we got here on this specific issue. But I guess my question is, you know, I understand your preference that it be a resident, but it doesn't -- at the end of the day, does it really matter if...

Historic Preservation Officer Spain: It doesn't.

Commissioner Mena: The point is...

Historic Preservation Officer Spain: Because residents...

Commissioner Mena: That it gets appealed.

Historic Preservation Officer Spain: Can show up and support.

Commissioner Mena: Sure.

Historic Preservation Officer Spain: When you get right down to it so...

Commissioner Mena: But they can do that even if staff appeals it.

Historic Preservation Officer Spain: I mean, even if...

Commissioner Mena: Right.

Historic Preservation Officer Spain: Staff does it. So, I believe, going forward, if it's clear to staff that the Historic Preservation Board did not apply the criteria, they should appeal it to the City Commission.

Commissioner Fors: How about this...

Mayor Valdes-Fauli: They discussed it for hours.

City Manager Iglesias: Commissioner, I believe I have a right to appeal, and if the Historic Preservation Department feels that there was an error or there was something that should be done and they recommend that we appeal, I will do that. So, I think this is just something that happened that we got caught on something that the person was a renter and we did not know. We know that now. And I believe that the department is aware of that, of those issues. So, if you feel strongly about it or believe that the Board may have done something in error, then I will be happy to appeal on the...

Historic Preservation Officer Spain: But the...

City Manager Iglesias: Department's behalf.

Historic Preservation Officer Spain: Preservation Officer can appeal it. It doesn't have to be the Manager's office.

Commissioner Fors: How about this?

City Manager Iglesias: I'm not sure about...

Commissioner Fors: In order to -- because you operate with Historic operates with limited resources as it is. What about instead of requiring you to, in an abundance of caution, appeal every denial...

Historic Preservation Officer Spain: Well, hopefully, they won't make mistakes very often.

Commissioner Fors: Right, but what about saying that there will be a seven-day grace period -- if we were to write an amendment -- a seven-day grace period where Historic can appeal it if the -- if it had relied on a resident appealing and that appeal was withdrawn or for some reason stricken for no standing?

Commissioner Keon: Well, I also think that we should -- when someone comes in to appeal a decision of any of these boards, the determination of their standing should be done very quickly. Now, I don't know -- that's why I just asked Miriam that how soon -- how long does it take to make a determination that someone has standing and can file an appeal?

City Attorney Ramos: The answer is it depends. So, what we need to do...

Commissioner Keon: Right.

City Attorney Ramos: Is we need to have a better process to determine that as early on as possible.

Commissioner Keon: Okay. So, can you -- will you come back then...

Vice Mayor Lago: So, if you...

Commissioner Keon: With the changes to that?

Vice Mayor Lago: So, if you...

City Attorney Ramos: We don't need to change the Code because the Code is silent.

Commissioner Keon: No, it's not a Code. It's an administrative order. What is it?

City Attorney Ramos: I think it's Billy agreeing to send it to me immediately and also agreeing to look at it immediately.

Commissioner Keon: Okay, so that's an administrative order with regard to appeals, which you can write and bring back so we're aware of it.

Vice Mayor Lago: If you read G-1, we're not discussing whether 333 Catalonia -- it's very clear regarding the process for appeals. So, we're bringing it full circle. We're basically saying the same thing over and over again. I know everybody wants to get their two seconds on the dais. But when we finish here, we're still going to have the same problem, if it's not corrected. So, I want to -- I know we want to move on to the next item. I think Commissioner Fors brought up a very good point.

Commissioner Mena: I agree.

Vice Mayor Lago: And I'm willing to -- I want to make it -- I want to leave today not saying administrative appeal and this, no. I want to correct the process for appeals because I don't want this to ever happen again. I want it -- we are the ultimate arbiter here in this city, and I want it -- for us to be held accountable on these issues. You were very clear about LaSalle Cleaners, so you're not going to -- you're not looking to designate every building historic, but you want to make sure...

Historic Preservation Officer Spain: We recommended in favor of designating LaSalle.

Vice Mayor Lago: No, but you personally -- you were very clear...

Historic Preservation Officer Spain: Yes.

Vice Mayor Lago: On that issue. So, I think that it's a travesty and we -- and I don't want -- I want to leave here with a decision -- and I think Commissioner Fors' stand is appropriate; five days, seven days, whatever that may be. I just want to make sure leaving today that we nail this down.

Historic Preservation Officer Spain: I will say...

Vice Mayor Lago: What am I...

Commissioner Mena: The issue is, you know, standing...

Vice Mayor Lago: Yeah.

Commissioner Mena: Is an issue that disqualifies somebody from...

Historic Preservation Officer Spain: Right.

Commissioner Mena: Being able to appeal it. And by the way, there could also be error in the initial assessment. You know, things happen. Maybe there's a determination that the person has standing on the front end, but...

Historic Preservation Officer Spain: That's right.

Commissioner Mena: A week later...

Historic Preservation Officer Spain: At some point.

Commissioner Mena: Something comes to light that renders them disqualified from having standing. That could happen.

Historic Preservation Officer Spain: That's why it's important to have staff appealing it.

Commissioner Mena: So, that's why I like the idea of what Commissioner Fors proposed because it gives you a little bit of a backstop. If there's a pending appeal that for whatever reason is disqualified for -- on any basis, standing or otherwise, then it could trigger some additional time for staff to appeal.

City Attorney Ramos: The only concern I have with that...

Commissioner Mena: But I think we need to look at...

City Attorney Ramos: Is that the more...

Commissioner Mena: How to best deal with it.

City Attorney Ramos: Time we give, the more we erode the property rights side of it. And so, there's more risk associated with continuing that time. Because if I'm the property owner that's trying to move forward with whatever it is on that property and I'm waiting for this -- and you know, I could see a situation where I don't have standing and I apply and I buy a few more days and then a few more days and then a few more days, and at some point, I, the property owner, need to have some sort of end to when I'm able to use my property the way I wish to use it.

Commissioner Mena: Right, but if the current process, if somebody appeals, triggers the existing process, right? That process is going to play out along its existing timeline.

City Attorney Ramos: Right.

Commissioner Mena: If before the time it comes to us on appeal, there's some determination that the person who appealed it lacks standing, I think within that same window, there's still an opportunity for staff to say, well, if that's the case, then we would appeal and stick to the same...

City Attorney Ramos: If you did it within the same window, then I would feel comfortable with.

Commissioner Mena: The same window, basically.

Vice Mayor Lago: And not only that, the end goal in reference to this property and LaSalle Cleaners was demolition. Demolition doesn't happen within seven days or even a month. There's review that has to happen here in the City and then it has to be posted, and then you have to mobilize. So, it's -- you're not in kind of...

City Attorney Ramos: But it would...

Vice Mayor Lago: Resulting in the fact that you're delaying the process. There's already a process, a permitting process that has to take place.

City Attorney Ramos: Yes, but it can't start until -- if it had been appealed to the City Commission, that permitting process would have been held up until it came to this meeting probably.

Commissioner Fors: And I don't think it's important...

Mayor Valdes-Fauli: Let me say something to -- we're discussing appeals and we're discussing the decision making process, but we should not lose sight of the valuable service our Historic Preservation Board is furnishing the City of Coral Gables. We are probably one of the few cities

in Miami-Dade County that has a Historic Preservation Board. I know the City of Miami does, but they discussed this ad nauseum, and they decided it wasn't historic. And if people want to appeal, fine, but we should also not act in a way that will take away the dignity of our Historic Preservation Board.

Historic Preservation Officer Spain: Actually, I don't believe they applied the criteria. I think they were concerned that the residents that lived on the street didn't want the property there. But this is a unique situation. Typically, the Historic Preservation Board designates a property and the homeowner, who absolutely has standing, appeals it. That's the typical situation you have in historic preservation. It isn't -- it's an abnormal situation that the Historic Preservation Board doesn't designate it.

Mayor Valdes-Fauli: Doesn't designate and then our historic preservation contingent, which is very good because it does a lot of good for the City is the one who wants to appeal.

Historic Preservation Officer Spain: Right.

Commissioner Fors: So...

Mayor Valdes-Fauli: Look, we have Karelia Martinez Carbonell here. Karelia, you want to say a few words?

Vice Mayor Lago: Thank you, Dona.

City Attorney Ramos: While Karelia comes up, I'll just make a correction. Aggrieved party -- aside from the definition we know the thousand feet who receive notice -- also means the City Manager. So, the City Manager, I think, delegates that to the Historic Preservation Director, but technically, in the Code, it reads City Manager.



Mayor Valdes-Fauli: Karelia, just out of curiosity, do you live in a historic home?

Karelia Martinez Carbonell: Yes.

Mayor Valdes-Fauli: Is it designated?

Ms. Martinez Carbonell: Not yet.

Mayor Valdes-Fauli: But you are going to designate it, right?

Ms. Martinez Carbonell: Absolutely.

Mayor Valdes-Fauli: Why haven't you designated it yet?

Ms. Martinez Carbonell: Just...

Mayor Valdes-Fauli: Maybe the Historic Preservation Board will turn you down.

Ms. Martinez Carbonell: No.

Commissioner Mena: I thought you wanted to stick to the issue on the agenda...

Ms. Martinez Carbonell: Yeah.

Commissioner Mena: Which was the...

Ms. Martinez Carbonell: I think it's...

Commissioner Mena: Appeals process.

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Lago: I agree.

Ms. Martinez Carbonell: Yeah. This is something, I think, in general, which is a really great thing that we are discussing this because it did come up with this particular appeal. What happened was that really the Code -- there should be some reconciliation because the Code does mention tenants and property owners as an aggrieved party. Now, that really does need to be defined because maybe in the sort of backend, there is the definition. But as a resident, it really doesn't really define why they would not be able to appeal. And it says -- in the Code, it says, Article 8 of the Zoning Code defines aggrieved as any applicant or any person who received courtesy notice of a public hearing from the City, not exceeding 1000 feet from the perimeter boundaries of the subject property. Furthermore, Section 3, 302(c)(1) of the Zoning Code, entitled "Mail Notices," a required notice of public hearing shall be mailed to the property that is subject to the application and to the property owners and tenants, if such names are indicated in the current tax roll, whose addresses are shown by reference to the latest valorem tax record. Now, tax roll obviously is the key word. And again, why then mention tenants? Are tenants -- are they on the tax roll or are they not? If you're a tenant, you're not going to be on a tax roll, right? I mean, I'm...

City Attorney Ramos: That's generally correct. Unless, for example, you have a 99-year lease, some very long-term lease that might be recorded. And I think that's what this was intended to capture is that someone that has a 99-year lease clearly has a vested interest in that property right. That is very different than a tenant who is -- has a one-year lease to rent an apartment.

Mayor Valdes-Fauli: And that tenant, we presume, doesn't have the commitment, the interest, the *con permiso*, the -- yeah, the commitment to Coral Gables that the property owner would have in order for historic preservation. Tenants, by definition, are transient, even if they may be there for

50 years, But by definition, they're transient and they don't have the commitment to Coral Gables that a property owner would have.

Ms. Martinez Carbonell: And you know, and that's fine, if it's defined in that way. I think it's just as a -- just, you know, regular tenant. I mean, this one particular tenant went ahead and felt that he had right or standing, and basically, even -- he even gathered about 30-plus signatures. So, I think the -- there was an intention there that there was standing. So, I think with all of your discussion and maybe coming up with, again, just a -- even if it says, if you're a tenant with a 99-year -- you know, for example, that I think would be more transparency. I think the other issue is -- that came up, which is the appeal -- part of the appeal process where one of the recommendations that I had made when I had met with Mr. Ceballos and the Historic Preservation staff is, you know, once the -- once this -- once the staff produces a designation report, okay -- this one was 24-plus pages. The LaSalle was 44-plus pages. That's resources that they put into that. They spend time, they research. They obviously stand by their work. They present it to the Preservation Board and it's denied. Then I -- the triggering of an automatic appeal I think would be fair not only to staff that has already spent time putting this together, but also to the process. And it's not mutually...

Mayor Valdes-Fauli: You're advocating an...

Ms. Martinez Carbonell: Exclusive.

Mayor Valdes-Fauli: Automatic appeal?

Ms. Martinez Carbonell: Well, we were talking about -- from staff, the Historic Preservation staff, once they present it to the Historic Preservation Board and it's denied, I think there was discussion about triggering an appeal.

Mayor Valdes-Fauli: Well, I think that if they disagree, they should appeal or if they don't particularly disagree, they shouldn't appeal.

Commissioner Fors: Well, what I...

Mayor Valdes-Fauli: It shouldn't be automatic.

Commissioner Fors: What I was what I was referring to -- and it's to avoid the City Clerk having to immediately send an appeal to the City Attorney, the City Attorney immediately making a determination on standing, which sometimes is not black or white, simply to avoid this issue because I think that the biggest travesty here was that we had a situation where Historic wanted to appeal it but couldn't because they reasonably, but mistakenly relied on the fact that a resident who didn't have standing appealed. Just in those limited situations or in every situation, when an appeal is stricken for lack of standing or otherwise withdrawn, it opens a one-time, three-day window for Historic, if it so chooses, to file an appeal or the City Manager, that is. And I don't think it's important for that three days to arise every time a new resident comes in with an appeal, then gets knocked out for standing because that could extend things. But if an appeal is filed and it is less than three days before the deadline to appeal and just subsequently a standing determination is made that the appeal is not valid, then there's a small savings window for Historic to choose to appeal it. And if not, that's it. Because for me, that's the biggest problem, that they wanted to appeal it and couldn't. And now, if they put it on their radar that this could possibly happen again in the future, then it might lead them to appeal every single one in an abundance of caution and it's going to lead to...

Mayor Valdes-Fauli: Okay. Thank you, Karelia. Anything else?

Commissioner Fors: Rush to make standing determinations.

City Attorney Ramos: So, that would require a change to the Zoning Code. We're happy to prepare some language, bring it to you.

City Manager Iglesias: But I -- if I may say. I don't think we have an issue here. I do think that there is an appeal process that Historical can do. If they feel that that project should be appealed, they should appeal immediately. And that's what we're going to do from now on. And I can write an order concerning that. And -- but I don't believe in automatic appeal. I think that you can maybe automatic appeal on both sides then. But I do think that -- .and I will appeal. If the Historical Department wants an appeal, I will support it. So, if the -- if it is a -- something that may be questionable, they may decide to appeal it or not, if it's something that they feel has not been looked at properly, then I will certainly support any kind of appeal. But I don't think that this is an aberration, and I don't think it will happen again.

Mayor Valdes-Fauli: Thank you, Karelia.

City Manager Iglesias: And it's something...

Mayor Valdes-Fauli: We have Brett Gillis...

City Manager Iglesias: That we can take care of.

Mayor Valdes-Fauli: That wants to speak. Do you have anything else? Please finish up.

Ms. Martinez Carbonell: Yes, I'm going to finish up. But -- so, really those are the two things really that I think are important is really maybe defining the -- that aggrieved party in a way where just a regular citizen can understand, well, I'm a tenant, I'm not going to be able to appeal. Because it does say -- and so there should be reconciliation with tenant versus property owner. And then, of course, the appeal process. And you know, it's not mutually exclusive, I don't believe, on appeal. I mean, still a resident can appeal and the City can still appeal, so...

Mayor Valdes-Fauli: Thank you, Karelia.

Ms. Martinez Carbonell: Thank you.

Mayor Valdes-Fauli: Brett Gillis.

Brett Gillis: Yes, good morning.

Mayor Valdes-Fauli: Brett, a personal privilege. Do you live in a historic house?

Mr. Gillis: Yes, I do.

Mayor Valdes-Fauli: Is it been designated?

Mr. Gillis: No, it's not. I'm on a waiting list, so I'm hoping that we can talk about that today since you brought that up. I have a memo here from the Historical Department.

(COMMENTS MADE OFF THE RECORD)

Historic Preservation Officer Spain: On three separate occasions.

Mr. Gillis: No, you told me.

Historic Preservation Officer Spain: You qualify as individual. He wants to be in a district. I believe it should be an individual designation.

Mayor Valdes-Fauli: (INAUDIBLE) you're so interested in (INAUDIBLE).

Mr. Gillis: She's already told me they're working on it, but they don't have the resources. And I will read a memo to you to that effect from July 12, 2019.

Mayor Valdes-Fauli: Go ahead, go ahead. That was irrelevant.

Mr. Gillis: Yeah. On April 19, 2018 the Historic Preservation Board made a motion for staff to present to them a designation report for properties on Sedonia Avenue. The motion was expanded to include a comprehensive study of the North Ponce portion of the City, which would include a detailed report on the City's plans for that area. Staff has started doing the research, but we have not been able to allocate required resources...

Mayor Valdes-Fauli: Wait, wait, wait. You're talking about your effort to designate a whole district, right?

Mr. Gillis: I'm talking about why...

Mayor Valdes-Fauli: And that is...

Mr. Gillis: This City is having...

Mayor Valdes-Fauli: Totally irrelevant to what we're discussing here.

Mr. Gillis: Issues with what we're dealing with because the Historical Department hasn't been given the resources that they need, so I'm asking if you would be willing to help them.

Mayor Valdes-Fauli: Because you wanted to designate 50 or 60 homes all at once, and yes, we don't have those resources. And it is improper, I think, for somebody who doesn't live in the area to try to designate 50 or 60 homes. It's a violation of people's individual rights.

Mr. Gillis: If you're for...

Mayor Valdes-Fauli: Stick to the issue.

---

City Commission Meeting

November 12, 2019

Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.

Mr. Gillis: Historic preservation in the City of Coral Gables, why can't we look at the City as a whole?

Mayor Valdes-Fauli: Because people have property rights and you -- or no one...

Mr. Gillis: It's not me.

Mayor Valdes-Fauli: You have no right...

Mr. Gillis: It's the Historic Preservation Board.

Mayor Valdes-Fauli: No, sir. You don't have any right to designate a home that is not yours.

Commissioner Keon: I don't...

Vice Mayor Lago: Mayor, let's...

Commissioner Keon: That's not his issue.

Vice Mayor Lago: Why don't we...

Commissioner Keon: I think his issue is -- and he believes that the Historic Preservation Department is slow in identifying homes because they don't have the resources, the financial resources to do that work. I have told him repeatedly in emails that the Historic Preservation Department has not requested additional funds and had -- does not -- and has not said that they don't have the funds to do...

Mayor Valdes-Fauli: Dona, you want to defend yourself?

---

City Commission Meeting

November 12, 2019

Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.



Mr. Gillis: She just...

Commissioner Keon: That work.

Mr. Gillis: Told me that she has, so...

Commissioner Keon: So, he has done it. I mean, I -- we -- this email has gone back and forth multiple times. And I have said to Mr. Gillis, if the Historic Preservation Department needs additional funds, all they have to do is request additional funds during the budgeting process. And it will be...

Mayor Valdes-Fauli: That is not the issue.

Commissioner Keon: It will be -- no, that is not the issue, but that is his issue.

Mayor Valdes-Fauli: Okay, his issue.

Commissioner Keon: That's the issue that he's speaking to.

Mayor Valdes-Fauli: That is not the issue. His issue is that he wants to designate a whole area...

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: No

Mayor Valdes-Fauli: I'm sorry. Go ahead, Dona.

Commissioner Keon: But his...

Mayor Valdes-Fauli: Defend yourself.

Historic Preservation Officer Spain: Okay.

Commissioner Keon: Please, just end...

Historic Preservation Officer Spain: So...

Commissioner Keon: This conversation, Dona.

Historic Preservation Officer Spain: Such a pleasure on my last Commission day.

Vice Mayor Lago: Yeah, that's okay.

Historic Preservation Officer Spain: So, it was not 60-some properties. It was 101 properties in the North Ponce area.

Mayor Valdes-Fauli: That he wanted to designate and (INAUDIBLE)...

Historic Preservation Officer Spain: We did not agree with his analysis of those properties, so we did not approve his application. Having said that, I have asked for funding in order to do research on the North Ponce area and we were not given...

(COMMENTS MADE OFF THE RECORD)

Historic Preservation Officer Spain: I just want to do the research.

Commissioner Keon: Okay.

---

City Commission Meeting

November 12, 2019

Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.

Historic Preservation Officer Spain: All I want to do is find out...

Vice Mayor Lago: So, let's...

Historic Preservation Officer Spain: Who's historically significant.

Commissioner Keon: What are you talking about in terms of funding?

Historic Preservation Officer Spain: It's very expensive to hire a consulting service to do that large of an area of research is extremely expensive.

Commissioner Keon: Okay. So, when -- in preparation of the next budget season or session -- year, can you -- you can provide that information to the Manager so that it can be addressed in the budget process going forward.

Historic Preservation Officer Spain: I can do that.

Mayor Valdes-Fauli: Yeah, but not to designate 101 homes.

Commissioner Keon: No.

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: No, you're right.

Vice Mayor Lago: Can we...

(COMMENTS MADE OFF THE RECORD)

---

City Commission Meeting

November 12, 2019

Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.

Historic Preservation Officer Spain: We need to do the research.

Commissioner Keon: It's just a department request.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: Alright. So, let's bring this...

Mayor Valdes-Fauli: Anything else, Mr. Gillis?

Vice Mayor Lago: Let's bring this for...

Mr. Gillis: Yes.

Vice Mayor Lago: Go ahead. Bring this for a landing so we can move on.

Mr. Gillis: So, I brought that point up because the accusation has been made that some members of the community don't want their homes to be historic, but that's not the case. I just don't want it to draw from other resources. So, by all means, if you get the resources and can do that, volunteers have offered to help the Historical Department, as well. I'll work with the Manager's office about that. I've spoken to him about that. I think that might be a way to help out the department. I'm just looking for solutions to the problem that we have for, first of all, the people that want to be historically designated but there aren't resources in the department.

Mayor Valdes-Fauli: You haven't even applied, Mr. Gillis.

Mr. Gillis: I don't need to apply. She's already told me they're working on it when they have the resources.

Historic Preservation Officer Spain: We are happy to designate both Karelia's and Brett Gillis's home individually. We have the resources to do that. That's the -- that's those 20-page reports that Elizabeth Guin does, more than happy to do that. Neither one of them have applied for individual designation, which we do have the resources to do.

Commissioner Mena: What does that have to do with the issue before us?

Historic Preservation Officer Spain: I don't know, but I just want to clarify that for the record.

Commissioner Mena: Can we please get to the issue?

Commissioner Keon: It doesn't.

Vice Mayor Lago: That's why I said let's bring it for a landing. Okay, you want to talk -- you want to go and talk about 333 Catalonia, or you want to continue to talk...

Mr. Gillis: Yes.

Vice Mayor Lago: About the other issue?

Mr. Gillis: Okay, so 333 Catalonia, how do we get to a point where this doesn't happen again? What needs to happen? Can the City Attorney's Office do a review of the criteria for the Historic Preservation Board, or is there a way that -- I don't -- I know that they've had training, but maybe there just needs to be a reminder of how the process works. I think, in this case, some issues were considered that aren't part of the criteria for designation, and that's where the problem...

City Attorney Ramos: And that's where the...

Vice Mayor Lago: Well, this is...

City Attorney Ramos: That's what the appeal is there for.

Vice Mayor Lago: Yeah.

City Attorney Ramos: The problem is the appeal didn't happen for the reason we've discussed. But the point of the appeal is to allow a second review, if the lower tribunal or panel made a mistake.

City Manager Iglesias: And this is, I believe, an -- this is an aberration that we've had a tenant do it. And the Department will -- if there's any issue where they feel that the Historical Board has made a mistake or that there is additional things to consider, then -- and they wish to appeal it, I will honor that appeal. So, I don't believe that this will happen again. I think that our criteria is set. We had an aberration this time, and I believe that this will not happen again.

Vice Mayor Lago: I'm willing to do it both ways. Either the way that the Manager is stating, or we can handle it the way Commissioner Fors so eloquently stated, either seven days, three days. To me, it's perfectly fine. I'd actually like to memorialize it more in the Code so that way -- you know, we're here one day, two years from now, four years from now, we may not be here. So, I'd rather -- in my opinion, if my colleagues would support me on that, on Commissioner Fors option, which I think makes a lot of sense, I'm more than willing to move in that direction.

Mayor Valdes-Fauli: Okay, very good.

Vice Mayor Lago: If I have support from the Commission.

Mayor Valdes-Fauli: Very good.

Mr. Gillis: The Historical Department is the one that would be able to appeal, though. That wouldn't have to be the Manager, is that correct?

Mayor Valdes-Fauli: Thank you, Mr. Gillis. Joanne Meagher.

Vice Mayor Lago: You want to move on from this issue or no?

Mayor Valdes-Fauli: Yeah, we're still on it..

Vice Mayor Lago: Okay, we're still on...

Commissioner Mena: No, no, let's...

Vice Mayor Lago: I didn't know. I didn't know we haven't done it. Excuse me.

Joanne Meagher: Hello. Joanne Meagher.

Vice Mayor Lago: How are you?

Ms. Meagher: I'm here representing The Villagers. I am chairman of the Board of Governors for the Merrick House. Mayor, thank you for coming out to our event at the Merrick House in October. I'm also a docent at the Merrick House and a homeowner in a Coral Gables historic home. I have been asked to read for the record a statement by long-time preservationists Arva Moore Parks and Dolly McIntyre related to this issue going forward. With regard to standing in cases where an appeal is submitted to the Preservation Board or the City Commission regarding the designation or lack of designation of historic places, they are proposing to change the preservation ordinance to grant standing to preservation organizations, such as the Historic Preservation Association of Coral Gables, The Villagers or Dade Heritage Trust to represent the community interest. We feel it is important for the Coral Gables Historic Preservation Board and the City Commission to adhere





to the criteria as presented in the City ordinance for historical designation and that structures 50 years old or older be evaluated by said criteria by staff before damaging action occurs. Our historic resources are too rare to be squandered, Arva Moore Parks and Dolly McIntyre.

Mayor Valdes-Fauli: Thank you very much.

Ms. Meagher: Thank you.

Vice Mayor Lago: Thank you.

Historic Preservation Officer Spain: And I would just say I'm on the executive board of Dade Heritage Trust. I'm the vice president. And Dade Heritage Trust does have standing, I believe, in the City of Miami, possibly in the County. That's not a bad idea.

Mayor Valdes-Fauli: Okay.

Commissioner Fors: Okay.

Mayor Valdes-Fauli: Well, thank you very much. Alright, would you -- Vice Mayor, you want to make a motion?

Commissioner Fors: You know, I...

Vice Mayor Lago: I just wanted to make sure I have support from my colleagues. I don't want to step on...

Commissioner Fors: What's the motion, Commissioner?

Vice Mayor Lago: Commissioner Fors...

---

City Commission Meeting

November 12, 2019

Agenda Item G-1 - Discussion regarding process for appeals from decisions of the Historic Preservation Board.

Commissioner Keon: It's your motion.

Vice Mayor Lago: The motion...

Commissioner Fors: Yeah.

Vice Mayor Lago: We got to give credit...

Commissioner Keon: So, just say your motion.

Commissioner Fors: You know, I...

Mayor Valdes-Fauli: Make a motion.

Commissioner Keon: Say your motion.

City Manager Iglesias: Let me just say that the automatic appeal, I would like to have the Historical Department determine if they want to appeal it or not.

Mayor Valdes-Fauli: But don't make it automatic.

Commissioner Fors: Yeah, there's nothing automatic.

City Manager Iglesias: And if they decide that they want to appeal it, I will honor their...

Commissioner Keon: The language.

City Manager Iglesias: Their appeal within that 10-day period, so there should be no issue in the future. I believe this was something that it was a tenant. It was an aberration, and I don't believe that something like this will actually happen again.

Commissioner Fors: And I'm not moving for an automatic appeal. I'm just moving for a three-day window for Historic to be able to file an appeal in the event that the appeal -- that the pending appeal is stricken for any reason or withdrawn.

Vice Mayor Lago: Is that your motion?

Commissioner Fors: That's my motion.

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Okay. Will you call the roll, please?

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Thank you very much.

City Attorney Ramos: We'll bring back language in December.

Vice Mayor Lago: Please.

Commissioner Mena: What about the issue that was just raised with respect to some of these organizations...

Commissioner Keon: Historic.

Commissioner Mena: Having standing to file an appeal?

Commissioner Keon: Well...

Vice Mayor Lago: Can you bring back -- can we get that...

City Attorney Ramos: We will look at that as well.

Vice Mayor Lago: Immediately? No, but I don't want to wait...

Commissioner Keon: No, no.

Vice Mayor Lago: I don't want want this to be delayed because our next meeting, I think, is in three weeks.

City Attorney Ramos: Regardless, I have to draft an ordinance.

Vice Mayor Lago: No, I understand. But you know, this is an issue where I think that we need to address it now because...

Mayor Valdes-Fauli: Yeah, I mean, the tenant -- a tenant did not get notice because the tenant supposedly doesn't have the commitment to Coral Gables, the property owners do.

Commissioner Mena: That's not what we're talking about.

Vice Mayor Lago: That's not what I'm talking about.

Commissioner Keon: That's not the issue. The issue is what Donna had said is that the Dade County Historic Trust she believes is already considered -- can be considered an aggrieved party or should be considered an aggrieved party?

Historic Preservation Officer Spain: I wish I knew better though. In my, I believe, in the City of Miami, Dade Heritage Trust has standing. And so, we have appealed decisions.

Vice Mayor Lago: So, let me ask you a question, Dona, since this is -- again, this is why I've told you on multiple occasions I wish you would stay because none of us up here -- I don't think anyone standing here has the experience that you do. Has there been an instance where we, as a City, have notified one of these outside agencies and told them of a property, you know, that should be or potentially could be designated with their assistance?

City Attorney Ramos: No, because...

Historic Preservation Officer Spain: No.

Vice Mayor Lago: I'm asking you -- no, I'm asking if we have as a city, is there anything...

Historic Preservation Officer Spain: You mean in the City...

Vice Mayor Lago: Yeah.

Historic Preservation Officer Spain: Have we notified an outside entity about a property? No.

City Attorney Ramos: No. What is printed...

Mayor Valdes-Fauli: Let me ask you another question. Have we ever overturned a decision of the Historic Preservation Board?

Historic Preservation Officer Spain: Yes.

Unidentified Speaker: Yes.

Historic Preservation Officer Spain: We have -- staff has appealed historic preservation decisions and taken it to the City Commission.

Mayor Valdes-Fauli: What property was that? Do you remember?

Commissioner Keon: We also -- a resident also appealed recently on Woodridge.

Mayor Valdes-Fauli: What?

Historic Preservation Officer Spain: Oh, Ridgewood.

Commissioner Keon: Ridgewood.

Historic Preservation Officer Spain: We appealed it.

Commissioner Keon: Was the one I most recently -- right.

Historic Preservation Officer Spain: We did appeal that -- oh, that was appealed by the property owner, right?

Commissioner Keon: The property owner appealed that...

Historic Preservation Officer Spain: Right.

Commissioner Keon: Decision.

Historic Preservation Officer Spain: Yes.

Commissioner Keon: And we agreed with the property owner.

Historic Preservation Officer Spain: And you went with the property owner.

Commissioner Keon: That was recently, within the last two years, at least.

Historic Preservation Officer Spain: Yes. I want to say, in the past 23 years, we've at least done -- we've at least appealed it once. It may have been the Miracle Theater, but I don't think it got to the Commission. I don't know.

City Attorney Ramos: Vice Mayor, to your question, notice is sent to property owners...

Vice Mayor Lago: Yeah.

City Attorney Ramos: Within a thousand feet. So, no, an entity like that would not get notice unless we change the Code and added an entity -- those particular entities by name, whichever ones you want them to be.

Commissioner Mena: I -- look what I think is on this second issue about whether or not those entities have standing, I think it would be helpful if you can...

Historic Preservation Officer Spain: Do the research.

Commissioner Mena: Research sort of how other municipalities do it.

Historic Preservation Officer Spain: Yes. I can send those ordinances to you.

Commissioner Mena: Come back to us at the next meeting. I'm happy to sponsor it or...

Vice Mayor Lago: Yeah.

Commissioner Mena: Commissioner Lago, obviously -- or Vice Mayor Lago, obviously, sponsored this item. And let's figure out the best way to do that, and then we can vote on it with information in our hands that was actionable.

City Attorney Ramos: So, we'll bring back...

Commissioner Keon: Yeah.

City Attorney Ramos: Both proposed changes, arguably the three days sponsored by Commissioner Fors, and then the maybe addition of other entities.

Mayor Valdes-Fauli: Okay.

City Attorney Ramos: Sponsored by Vice Mayor Lago.

Mayor Valdes-Fauli: Thank you.

City Clerk Urquia: And just really quick...





Vice Mayor Lago: Sponsored...

City Clerk Urquia: Mr. Mayor. You know, that proposed change will address all appeals by Historic Preservation Board, but this same thing can happen from any other board, and there's not going to be a remedy for that.

Commissioner Keon: Wait. That's why I'm asking that I think that as soon as someone appeals, you should send the -- you should notify the Legal...

City Clerk Urquia: So, we...

Commissioner Keon: The City Attorney's Office...

City Clerk Urquia: So, we do that.

Commissioner Keon: That does that person have standing.

City Attorney Ramos: These are the general appeals provisions in the Zoning Code.

Commissioner Keon: Right.

City Attorney Ramos: Once we changed them here, they will apply to all appeals from across...

Commissioner Mena: Right.

City Attorney Ramos: The judicial boards...

Commissioner Keon: Okay, so...

City Attorney Ramos: Not just Historic.

Commissioner Keon: Will that settle that issue or no?

City Attorney Ramos: That's how the change will happen.

City Clerk Urquia: But it will be the City -- staff will have three days to make the appeal, not just the Historic Preservation Board.

City Attorney Ramos: Correct. It could be depending on what staff -- if it's Board of Adjustment, it would be Planning and Zoning.

Mayor Valdes-Fauli: Okay.

City Clerk Urquia: In this case, it was 10 days to file the appeal. They filed the appeal via email, which is we intend to file this appeal. That triggers an additional 14 days for them to submit the application. At that point, no one else could have filed an appeal. So yes, they had 24 days to file the application. But even if the application would have been denied on the spot, no one else could have filed an appeal at that point.

Commissioner Mena: That's exactly, I think, what we're looking to remedy is that...

City Clerk Urquia: But only from a staff standpoint. You're not going to be able to remedy that from a citizen standpoint.

Commissioner Fors: No, no. And we're not interested in remedying it from a City (sic) standpoint.

Vice Mayor Lago: It's staff.

City Manager Iglesias: Just allowing staff three additional days.

Commissioner Mena: If a filed appeal by a resident...

City Clerk Urquia: Is denied.

Commissioner Mena: Disqualified, denied, withdrawn...

City Clerk Urquia: No resident can file another appeal.

Commissioner Mena: Then staff can appeal.

City Clerk Urquia: Only staff can appeal it.

Mayor Valdes-Fauli: Okay, folks, let's go on.

City Clerk Urquia: Okay.

**Kautz, Kara**

---

**From:** Javier Baños Machado, Esq CPA <javierb@banoslawfirm.com>  
**Sent:** Tuesday, March 10, 2020 6:30 PM  
**To:** Iglesias, Peter; Kautz, Kara  
**Cc:** brett.gillis@gmail.com  
**Subject:** 1208 Asturia Ave, Coral Gables, FL 33134

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Javier Banos at 1801 Casilla St, Coral Gables

Mr. Manager, although I do not live within 1000 feet of this property, I would like to encourage you to do everything and anything in your power to preserve this property and to allow the process to run its course. Given the significant public interest in this matter, the City Commission should be involved in this process.

Thank you,

**Javier Baños Machado, Esq, CPA.**  
**Law Services, P.A./ Tax Services, Corp**  
**IRS Certifying Acceptance Agent**  
**(305) 519-5581 Cell**  
**(786) 476-2000 Office**  
**(305) 403-1061 Fax**  
**[javierb@banoslawfirm.com](mailto:javierb@banoslawfirm.com)**  
**[lawservicespa@gmail.com](mailto:lawservicespa@gmail.com)**  
**3126 Coral Way**  
**Miami, FL 33145**  
**CPA: AC50966**  
**BAR: 25706**

\*\*\*PLEASE NOTE: CASH TO CLOSE FOR ALL REAL ESTATE TRANSACTIONS MUST BE WIRED TO OUR ACCOUNT PRIOR TO CLOSING. WIRE INSTRUCTIONS WILL BE PROVIDED UPON REQUEST\*\*\*

\*\*IMPORTANT NOTICE: ALWAYS INDEPENDENTLY CONFIRM WIRING INSTRUCTIONS VERBALLY WITH A CALL TO A TRUSTED AND VERIFIED PHONE NUMBER. NEVER WIRE MONEY WITHOUT DOUBLE-CHECKING THAT THE WIRING INSTRUCTIONS ARE CORRECT.\*\*

This communication constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. § 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission, and any attachments, may contain confidential attorney-client privileged information and attorney work product. If you are not the intended recipient, nor the employee or agent responsible for delivering it to the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. Please contact us immediately by return email or at (305) 519-5581, and destroy the original transmission and its attachments without reading or saving in any matter. Thank you

THE ABOVE COMMUNICATION MAY BE AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IRS CIRCULAR 230 NOTICE: Pursuant to recently enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice expressed above was neither written nor intended by the sender or this firm to be used and cannot be used by any taxpayer for the purpose of avoiding penalties that may be imposed under U.S. tax law. If any person uses or refers to any such tax advice in promoting, marketing or recommending a partnership or other entity, investment plan or arrangement to any taxpayer, then the advice should be considered to have been written to support the promotion or marketing by a person other than the sender or this firm of that transaction or matter, and such taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor.

## Kautz, Kara

---

**From:** Sandra Mallot <sandrahmallot@gmail.com>  
**Sent:** Wednesday, March 11, 2020 7:40 AM  
**To:** Iglesias, Peter; Kautz, Kara  
**Subject:** 1208 Asturia Avenue

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1208 Asturia Avenue is one of the first ranches in Coral Gables ever to be built. Note that this is a pre-war, transitional home with no precedent designed by the "Dean of Miami Architects," Russell Pancoast, as an experimental new architectural style suited for our subtropical climate. With this design, he blended Art Deco elements into a sprawling one-story design that had no precedent at the time in this area (today we call this the Ranch style). This home received national press, and there is only one other known exceptional house designed by Russell Pancoast in Coral Gables, but it is in a different architectural style (Mediterranean Transitional). Most of Pancoast's prominent local designs are located on the Beach.

This is not a cookie cutter 1950s or 1960s ranch that came after World War II - this is a one-of-a-kind, trendsetting residence designed by one of Florida's most prominent architects that helped to shape history. The real estate listing for the home clearly stated that this home was potentially historic, and the owners purchased it anyway, and now they are requesting to demolish it.

I vehemently request you consider fulfilling the important responsibilities you have been charged with and no not allow the destruction of this important landmark.

Sandra Mallot

**Kautz, Kara**

---

**From:** Michelle <dunajm@msn.com>  
**Sent:** Wednesday, March 11, 2020 9:22 AM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** REQUEST FOR THE CITY TO APPEAL THE PANCOAST DESIGNATION DECISION (1208 Asturia Avenue)

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias,

I respectfully request that the City appeal the Pancoast property denial of historic designation for the reasons stated in the email below, and for the reasons provided by historic preservation officers, and for the reasons stated in the heavily researched reports and recommendations provided to the City on this issue.

This house is clearly a historic and architectural landmark. Other ranch style homes without famous architects that are a block away from this one have been designated historic. There is no principled reason to deny historic designation in this case. It would be a huge loss for our neighborhood and the City to permit demolition of this home.

Thank you for your time and attention in reviewing this request.

Best regards,  
Michelle Dunaj  
1224 Castile Avenue  
Coral Gables, FL 33134  
305-742-6446

---

**Sent:** Tuesday, March 10, 2020 6:24 PM

**Subject:** Fwd: Historic Preservation Board Meeting-- PANCOAST DESIGNATION ITEM UPDATE! PLEASE READ BELOW.



## Kautz, Kara

---

**From:** Maria Amores <mamores@vciami.com>  
**Sent:** Wednesday, March 11, 2020 9:31 AM  
**To:** Iglesias, Peter; Kautz, Kara  
**Cc:** Lago, Vincente; Jorge Fors; Mena, Michael; Keon, Patricia  
**Subject:** Appeal Support 1208 Asturia's Russell Pancoast Poperty

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias,

I was very disappointed and surprised when I knew about the decision taken on the referenced property. I'm a Colombian architect and work for an architecture firm in Coral Gables, and to me it's very sad to see how a relatively young city as Coral Gables is erasing its history by allowing new construction that disrupts the proportions and style of this beautiful city and ignores the historic and architectural value of properties like this by approving its demolition.

I fully support the option for the city to file an appeal, and hope that this case will be revisited and discussed in the best interest of the collective memory of one of the most beautiful cities of south Florida.

Sincerely,

**Maria Amores**  
**USGBC, LEED AP**



300 Aragon Avenue, Suite 330  
Coral Gables, FL 33134  
tel: 305.567.0602  
fax: 305.446.3197  
mamores@vciami.com  
www.vciami.com



## Kautz, Kara

---

**From:** Reina Maria Rodriguez <reinadeanimas@gmail.com>  
**Sent:** Wednesday, March 11, 2020 10:25 AM  
**To:** Kautz, Kara; Iglesias, Peter  
**Subject:** Re: 1208 Asturia —my support to file an appeal

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Peter. This email below was sent to Kara on Saturday. I just realized I didn't copy you so I am re-forwarding. Thank you for your support of this matter!!

Reina

El El sáb, mar. 7, 2020 a la(s) 10:49 a. m., Reina Maria Rodriguez <[reinadeanimas@gmail.com](mailto:reinadeanimas@gmail.com)> escribió:

Hello Kara. As a CG resident of many years and a lover of history & culture, I am writing to say that I am very distressed about the result of the vote to not designate the property at 1208 Asturia Avenue historic even though by all measures and research, it certainly qualifies.

This email is my support to have you appeal the decision ASAP as is allowed under this process to be able to re-examine the situation and include the commissioners in the process.

Thank you for all you and your all staff do!

Reina  
15 Santillane Ave

## Kautz, Kara

---

**From:** Laura Reiss <ltreiss@harvardpersonnel.com>  
**Sent:** Wednesday, March 11, 2020 1:13 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** Russell Pancoast Property

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias

As a longtime resident of Coral Gables and one that is committed to preserving its rich history and charm, I am writing you to let you know of my full support to appeal the non -historic designation vote for 1208 Asturia. It is so sad to see the City Beautiful become a City Commercial rather than a city that sets itself apart from the rest of Miami.

It is my hope that you revert your decision.

Sincerely,

Laura Reiss

## Kautz, Kara

---

**From:** vicki cerda <vicki\_cerda@hotmail.com>  
**Sent:** Wednesday, March 11, 2020 2:47 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara; Lago, Vicente; Jorge Fors; Keon, Patricia; Mena, Michael  
**Subject:** Let's walk the talk! My support to appeal the 5-4 vote last week who denied historic landmark status to 1208 Asturia

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Peter and all. As one other Coral Gables (CG) resident said to me yesterday: “so they give residents a hard time about some tiny, picky thing (or color) on their permit & then it's ok to bulldoze a historic, cultural & architecturally historic property for the self interest of 1 buyer vs all the rest of the residents & neighbors & the existing property owners? Really???”

And sad to say, I didn't have an answer.

As a property owner within 1000 feet of 1208 Asturia since 1987 and a lover & participant & supporter of all in our city, I have been following the situation with the Russell T Pancoast property at 1208 unfold over the past months. Perhaps due to other recently lost properties and/or the ongoing building in the city and/or the incomprehensible defense of someone buying a property explicitly to demolish it (and then claiming they “didn't know” when it was there in black/white in the listing itself as well as not the norm in CG whose residents value lovely historic properties) and many other things, we are at a crossroads at this point. The unexplained vote last week by the “historic preservation” board to disregard the solid and fact based recommendation by the CG preservation staff to denote historic designation on this property was a sad day. On what factual grounds can the 5 dissenters base their decision and vote against the recommendation of your own city staff as the preservation experts? And isn't this supposed to be something that can stand up in court when/if audited?

People invest in real estate in CG and move to this city as a choice — they rightly love our city and literally buy into the idea of a planned city — it was the epitome of planned from the very start. And precisely what still makes us different and coveted. Of course times change and so do fashions and so does/did our city. But to tear down a well kept and important house from an architect of such standing and provenance as Russell T Pancoast :  
-whose ancestors go way back to the pioneer days of S Florida -whose family has extensive files & archives at the research library of the HistoryMiami museum downtown (formerly Historical Museum of South Florida) -who is considered an iconic & seminal architect and is included in architecture books and in scholastic teachings including our very own University of Miami School of Architecture (one example being “Florida Modern” by a Univ of Miami professor where he has a chapter) -who was past president of the American Institute of Architects where he wrote a “Guide to Miami” that you can see (white gloves included) at the Special Collections section of the University of Miami Library -whose wife (an architect in her own right) has a ceramic mural in the Margaret M. Beaton room of our own CG library which was dedicated in 1970 to our city and lists 18 selected landmarks in CG and even includes an artistic rendering of 3 houses showing the evolution of the architecture of CG -whose 1208 property in question was featured as one of the houses in the first “Book of Homes” by the Miami Herald in 1938 ( 1 year after it was completed) -whose architecture firm was one of the 1st in S Florida and even had offices in Coral Gables (it later morphed into the very important & respected Spillis and Candela architecture firm) -etc etc etc

Maybe all of this helps to explain why there has been such a backlash and response. The new owners have the right to restore and update their property as any other homebuyer would — in fact, their purchase is worth even more after all this publicity. But to not respect our city's history to fight to demolish it and build their “own” personal 1 sided version in self-interest?

And how about the investment and rights of the surrounding homeowners who love their neighborhood for what it is? Does a new house really fit in scale and look between 2 old Spanish houses from the 20's that it sits between? Who is looking out for these other CG residents?

Something is not right — or perhaps it was all decided even before this process was even begun. The sense of entitlement is scary. All eyes (and the press) are on the city. Which is why the officials in CG need to ensure that the outcome is defensible to ALL its residents (vs 1 buyer). And of course, also legally in a court of law and based on well-defined facts such as your staff's researched designation report which recommended historic landmark status based on 3 qualifications it meets: historic, architectural and cultural. (Nothing is being "imposed" on the owners, these are the merit based facts.)

And note that in real estate, caveat emptor ("let the buyer beware") is part of the transaction, and in this case it was even spelled out in the real estate listing. There are 8 or so additional Pancoast properties in CG — all standing as far as I know.

Based on all this, I fully support that you as the city manager, in conjunction with the city preservation officer Kara Kautz, file an appeal in the time allowed to revisit this vote from last week.

We appreciate all u do to keep our city beautiful, beautiful.

Please walk the talk. You should be proud of the CG residents loving and protecting their city and their history.

Thank you for "listening",

Vicki

## Kautz, Kara

---

**From:** Dona Horowitz-Behrend <donawhb@gmail.com>  
**Sent:** Wednesday, March 11, 2020 4:04 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** 1208 Asturia Avenue

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Manager Peter Iglesias  
Interim Historic Resources Director Kara Kautz

Please reconsider the designation of 1208 Asturia Ave as Historic, and approved by the Historic Preservation Board of Coral Gables.

The residence is a blend of Art Deco with a sprawling one story design (post World War II ranch) built in the early 1930's. Pancoast was the builder. If the designation is declined, the house will be bulldozed in favor of a McMansion which has unfortunately happened to other residents in Coral Gables, changing the character of the "City Beautiful". My childhood home on Ordunadrive was such a victim.

Sincerely

Dona Horowitz-Behrend PhD  
Emeritus Historian  
City of Philadelphia Records Department

Sent from my iPhone

## Kautz, Kara

---

**From:** Jane Maranos <maranosj@att.net>  
**Sent:** Wednesday, March 11, 2020 4:30 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** Appeal of 1208 Asturia Avenue - Urgent!

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Iglesias,

I was most encouraged to read in last weeks Miami Herald newspaper article that you are fully supportive of the preservation of the property at 1208 Asturia Avenue, Coral Gables.

Like you, I am supporting the preservation and designation of this historicity significant 1930's Russell Pancoast designed house. We both know that if this property is not saved by the upcoming appeal, it will be demolished and lost FOREVER.

We are loosing so much of our precious historic architecture in our City Beautiful lately, that it makes the saving of this treasure even more important at this time.

Please act by accepting our City's Historic Preservation Department's recommendation to appeal and help save it for future generations. . .

The clock is ticking and time is of the essence.

Sincerely,

Jane Maranos  
1261 Milan Avenue  
Coral Gables FL

Sent from my iPad

## Kautz, Kara

---

**From:** vicki cerda <vicki\_cerda@hotmail.com>  
**Sent:** Thursday, March 12, 2020 9:28 AM  
**To:** Keon, Patricia  
**Cc:** Kautz, Kara  
**Subject:** Re: Let's walk the talk! My support to appeal the 5-4 vote last week who denied historic landmark status to 1208 Asturia

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank u for the response Ms Keon. And also for the timeframe.

Note that my request/letter was that as city manager, Mr. Peter Iglesias would be the one filing the appeal request in the and allow the process to continue to the next steps.

Thank you,  
Vicki

> On Mar 11, 2020, at 8:38 PM, Keon, Patricia <pkeon@coralgables.com> wrote:

>

> You have until next Monday to appeal the Historic Board decision if you own property within 1000 feet of 1208 Asturia.

> Commissioner Keon

>

> Sent from my iPhone

>

>> On Mar 11, 2020, at 2:48 PM, vicki cerda <vicki\_cerda@hotmail.com> wrote:

>>

>> CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>>

>> Good afternoon Peter and all. As one other Coral Gables (CG) resident

>> said to me yesterday: "so they give residents a hard time about some

>> tiny, picky thing (or color) on their permit & then it's ok to

>> bulldoze a historic, cultural & architecturally historic property for

>> the self interest of 1 buyer vs all the rest of the residents &

>> neighbors & the existing property owners? Really???"

>>

>> And sad to say, I didn't have an answer.

>>

>> As a property owner within 1000 feet of 1208 Asturia since 1987 and a lover & participant & supporter of all in our city, I have been following the situation with the Russell T Pancoast property at 1208 unfold over the past months. Perhaps due to other recently lost properties and/or the ongoing building in the city and/or the incomprehensible defense of someone buying a property explicitly to demolish it (and then claiming they "didn't know" when it was there in black/white in the listing itself as well as not the norm in CG whose residents value lovely historic properties) and many other things, we are at a crossroads at this point. The unexplained vote last week by the "historic preservation" board to disregard the solid and fact based recommendation by the CG preservation staff to denote historic designation on this property was a sad day. On what factual grounds can the 5 dissenters base their decision and vote against the recommendation of your own city staff as the preservation experts? And isn't this supposed to be something that can stand up in court when/if audited?



>>

>> People invest in real estate in CG and move to this city as a choice — they rightly love our city and literally buy into the idea of a planned city — it was the epitome of planned from the very start. And precisely what still makes us different and coveted. Of course times change and so do fashions and so does/did our city. But to tear down a well kept and important house from an architect of such standing and provenance as Russell T Pancoast :

>> -whose ancestors go way back to the pioneer days of S Florida -whose

>> family has extensive files & archives at the research library of the

>> HistoryMiami museum downtown (formerly Historical Museum of South

>> Florida) -who is considered an iconic & seminal architect and is

>> included in architecture books and in scholastic teachings including

>> our very own University of Miami School of Architecture (one example

>> being “Florida Modern” by a Univ of Miami professor where he has a

>> chapter) -who was past president of the American Institute of

>> Architects where he wrote a “Guide to Miami” that you can see (white

>> gloves included) at the Special Collections section of the University

>> of Miami Library -whose wife (an architect in her own right) has a

>> ceramic mural in the Margaret M. Beaton room of our own CG library

>> which was dedicated in 1970 to our city and lists 18 selected

>> landmarks in CG and even includes an artistic rendering of 3 houses

>> showing the evolution of the architecture of CG -whose 1208 property

>> in question was featured as one of the houses in the first “Book of

>> Homes” by the Miami Herald in 1938 ( 1 year after it was completed)

>> -whose architecture firm was one of the 1st in S Florida and even had

>> offices in Coral Gables (it later morphed into the very important &

>> respected Spillis and Candela architecture firm) -etc etc etc

>>

>> Maybe all of this helps to explain why there has been such a backlash and response. The new owners have the right to restore and update their property as any other homebuyer would — in fact, their purchase is worth even more after all this publicity. But to not respect our city’s history to fight to demolish it and build their “own” personal 1 sided version in self-interest?

>>

>> And how about the investment and rights of the surrounding homeowners who love their neighborhood for what it is? Does a new house really fit in scale and look between 2 old Spanish houses from the 20’s that it sits between? Who is looking out for these other CG residents?

>>

>> Something is not right — or perhaps it was all decided even before

>> this process was even begun. The sense of entitlement is scary. All

>> eyes (and the press) are on the city. Which is why the officials in

>> CG need to ensure that the outcome is defensible to ALL its residents

>> (vs 1 buyer). And of course, also legally in a court of law and

>> based on well-defined facts such as your staff’s researched

>> designation report which recommended historic landmark status based

>> on 3 qualifications it meets: historic, architectural and cultural.

>> (Nothing is being “imposed” on the owners, these are the merit based

>> facts.)

>>

>> And note that in real estate, caveat emptor (“let the buyer beware”) is part of the transaction, and in this case it was even spelled out in the real estate listing. There are 8 or so additional Pancoast properties in CG — all standing as far as I know.

>>

>> Based on all this, I fully support that you as the city manager, in conjunction with the city preservation officer Kara Kautz, file an appeal in the time allowed to revisit this vote from last week.

>>

>> We appreciate all u do to keep our city beautiful, beautiful.

>>  
>> Please walk the talk. You should be proud of the CG residents loving and protecting their city and their history.  
>>  
>> Thank you for “listening”,  
>>  
>> Vicki  
>>  
>>

## Kautz, Kara

---

**From:** sheryl gold <shergoldcom@gmail.com>  
**Sent:** Thursday, March 12, 2020 10:07 AM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** 1208 Asturia - Historic Designation Appeal

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Manager Iglesias,

I appreciate the Administration's support, including the extensive research and comprehensive report completed by the Historical Resources Department, for designation of the Pancoast designed ranch house located at 1208 Asturia,

Because of your advocacy, the close vote by the Historic Preservation Board, the Commission's recent revision of the appeals process, and residents' letters of support, I urge you to appeal the Board's decision. During the Commission's lengthy discussion about improving the appeals process, I do not think anyone anticipated another controversial decision so soon after the last one. Please demonstrate to the community that preserving the city's history and unique architectural assets is important for future generations.

Thank you for your consideration.

Sheryl Gold  
721 Biltmore Way #302

**Kautz, Kara**

---

**From:** Tensy Cobb <tensycobb@floralseasonscorp.com>  
**Sent:** Thursday, March 12, 2020 10:42 AM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** Historic Designation 1208 Asturia

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias,  
I'm a resident of Asturia Ave and am writing to express my support that the above mentioned property be granted historic designation.

It is disturbing and very sad to see our historic district under assault. .  
Please help conserve our architectural history, it is properties such as the Pancoast home that make Coral Gables such a special place to live.

Appeal the short sighted decision of the Board.

Sincerely,

Hortensia Skirving Cobb  
Floral Seasons Corp.  
Mobile: 786-423-5878

## Kautz, Kara

---

**From:** Cristina Vidal Artaud <cvidalartaud@hotmail.com>  
**Sent:** Thursday, March 12, 2020 12:59 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara; Cristina Vidal Artaud  
**Subject:** REQUEST CITY MANAGER SUPPORT PRESERVATION STAFF'S RECOMMENDATION TO APPEAL

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Iglesias

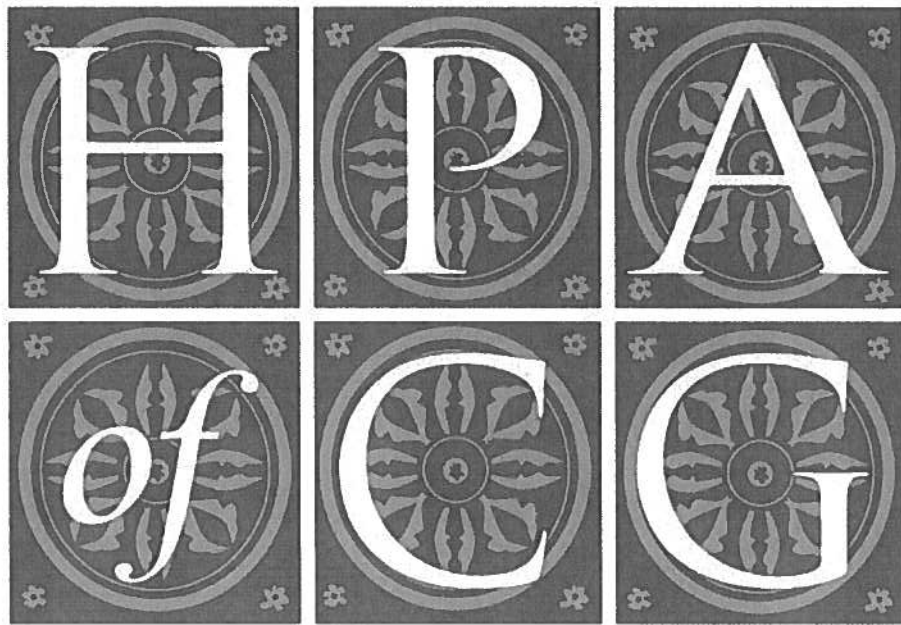
Please read the excellent summary from the Historic Preservation Association of Coral Gables forwarded here and support preservation officer Kara Kautz in her request to appeal.

Thank you  
Cristina Vidal  
301 Alesio Avenue  
Coral Gables FL 33134

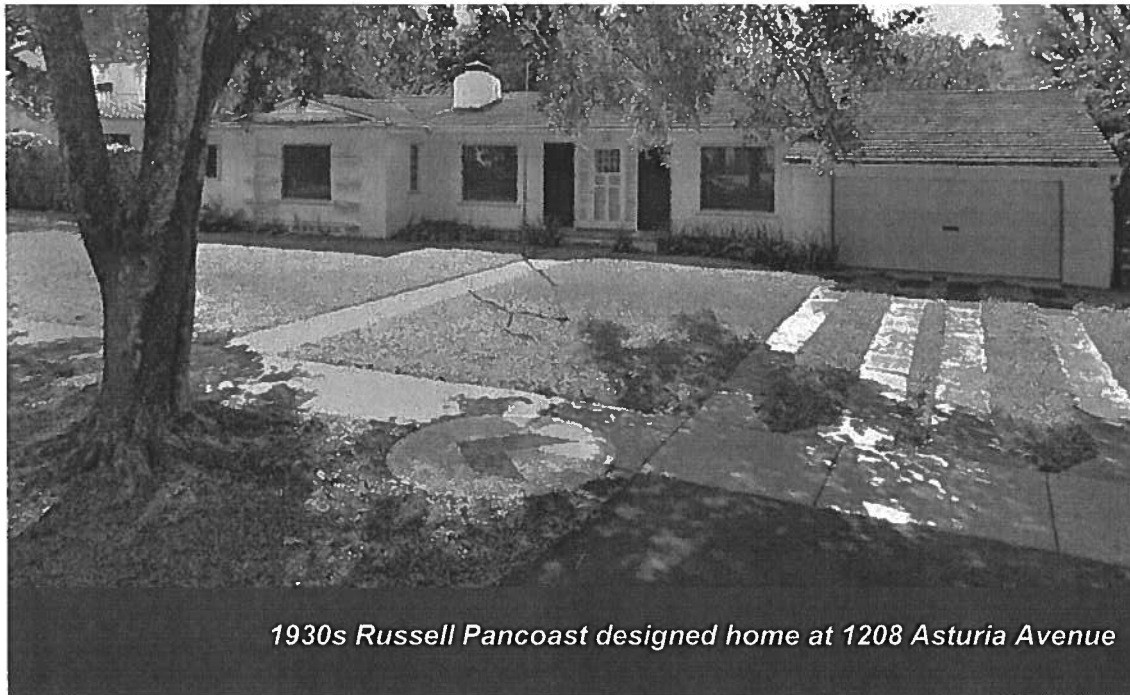
Begin forwarded message:

**From:** Historic Preservation Association of Coral Gables <info@historiccorgables.org>  
**Date:** March 11, 2020 at 23:12:14 EDT  
**To:** "cvidalartaud@hotmail.com" <cvidalartaud@hotmail.com>  
**Subject:** **Historic Preservation Board -- REQUEST CITY MANAGER SUPPORT PRESERVATION STAFF'S RECOMMENDATION TO APPEAL DECISION. Deadline to Appeal is Friday.**  
**Reply-To:** Historic Preservation Association of Coral Gables <info@historiccorgables.org>

[View this email in your browser](#)



HISTORIC PRESERVATION  
ASSOCIATION OF CORAL GABLES



*1930s Russell Pancoast designed home at 1208 Asturia Avenue*

**PANCOAST PROPERTY**

**DENIED HISTORIC STATUS**  
**BY THE CORAL GABLES HISTORIC PRESERVATION**  
**BOARD!**

**However, it is still standing, for now.**

**TIME IS OF THE ESSENCE**  
**FRIDAY IS DEADLINE TO APPEAL**

Property owners within 1,000 feet of the house can appeal under city ordinances within 10 days.

**Also, the city preservation officer can file an appeal**  
**within 10 days [BY THIS FRIDAY]**

RESIDENTS CAN SEND REQUEST FOR THE CITY TO APPEAL THE DECISION  
TO

CITY MANAGER PETER IGLESIAS  
Peter Iglesias: piglesias@coralgables.com

AND COPY

Kara Kautz: kkautz@coralgables.com

**City Manager Peter Iglesias** states in last Sunday's Miami Herald article that "he is fully  
supportive of preservation."

**APPEAL DECISION**

**5-4 VOTE TO DENY HISTORIC DESIGNATION**  
**DESPITE OVER 55 LETTERS THE CITY RECEIVED FROM NEIGHBORS IN SUPPORT**  
**OF THE CITY'S NOMINATION.**

THANK YOU.

---

**THE 5 BOARD MEMBERS VOTING TO DENY DESIGNATION  
OF 1208 ASTURIA**

**[A UNIQUE 1930s HOME WITH "NO PRECEDENT"]**

- 1. ALICIA BACHE-WIIG [VICE MAYOR LAGO APPOINTEE]**
  - 2. XAVIER DURANA [COMM FORS APPOINTEE]**
  - 3. CESAR GARCIA-PONS [CITY MANAGER APPOINTEE]**
  - 4. RAUL RODRIGUEZ [MAYOR VALDES-FAULI APPOINTEE]**
  - 5. MIKE SARDINAS [COMM KEON APPOINTEE]**
- 

**IF YOU MISSED MIAMI HERALD ARTICLES, PLEASE SEE ONLINE LINKS  
BELOW.**

**MOST RECENT**

**MAR 8, 2020**

**IN PRINT! FRONT PAGE NEWS IN SUNDAY'S PAPER**

**MAR 5, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article240888596.html>

**MAR 4, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article239321053.html>

---



Founded in 1991, Historic Preservation Association of Coral Gables (HPACG) is a 501c3 nonprofit whose mission is to promote the understanding and importance of historic resources and their preservation. Want to get to know us better? Please visit our website at [www.historiccoralgables.org](http://www.historiccoralgables.org)



Copyright © 2020 Historic Preservation Association of Coral Gables, All rights reserved.  
You are receiving this email because you have indicated an interest in historic preservation.

**Our mailing address is:**

Historic Preservation Association of Coral Gables  
P.O. Box 347944  
Coral Gables, FL 33234

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



**Kautz, Kara**

---

**From:** Diana Vidal <dianaartaudvidal@yahoo.com>  
**Sent:** Thursday, March 12, 2020 1:09 PM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** REQUEST CITY MANAGER SUPPORT PRESERVATION STAFF'S RECOMMENDATION TO APPEAL

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

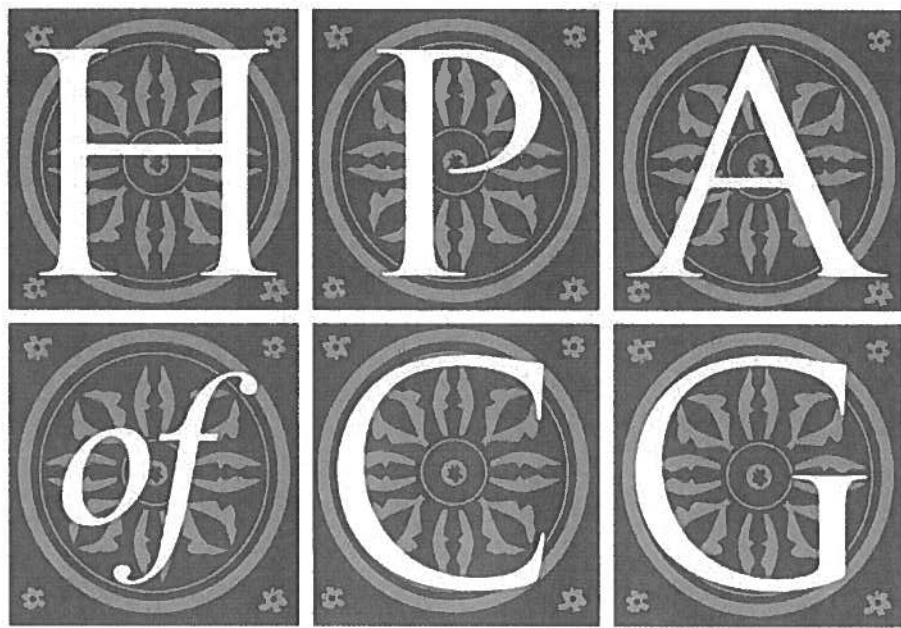
Dear Mr. Iglesias  
Please read the report below from the HPACG and support Kara Kautz in this appeal.  
Sincerely  
Diana Vidal  
301 Alesio Avenue  
Coral Gables, FL 33134

Sent from my iPhone

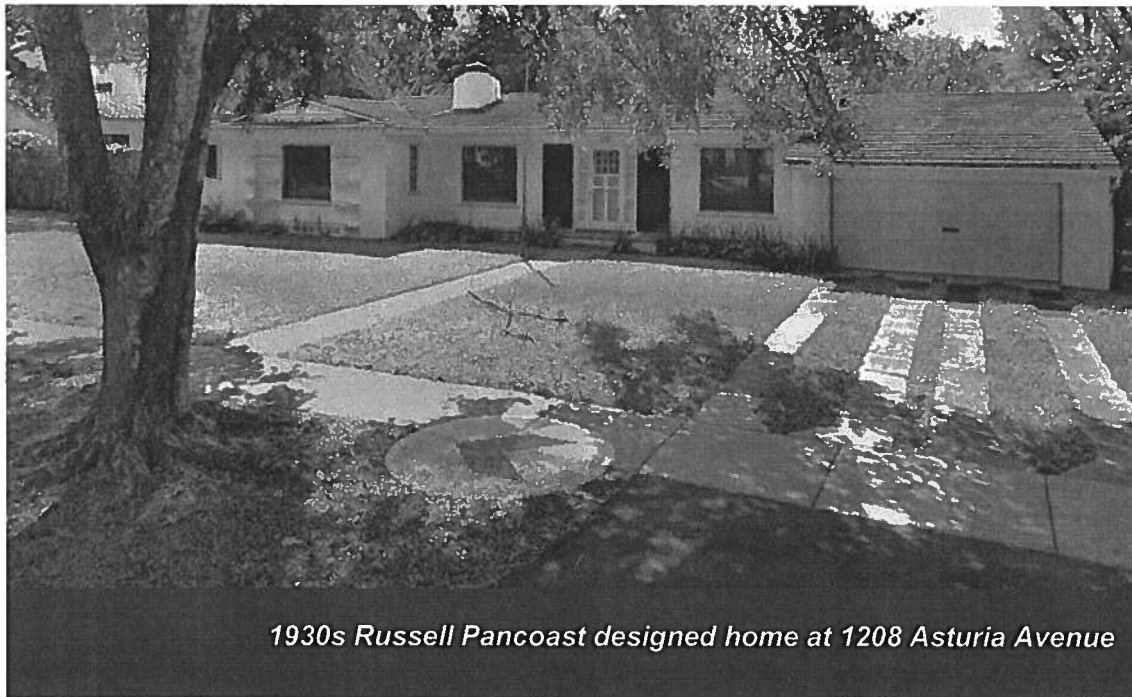
Begin forwarded message:

**From:** Historic Preservation Association of Coral Gables <info@historiccorgables.org>  
**Date:** March 11, 2020 at 11:12:08 PM EDT  
**To:** dianaartaudvidal@yahoo.com  
**Subject: Historic Preservation Board -- REQUEST CITY MANAGER SUPPORT PRESERVATION STAFF'S RECOMMENDATION TO APPEAL DECISION. Deadline to Appeal is Friday.**  
**Reply-To:** Historic Preservation Association of Coral Gables <info@historiccorgables.org>

[View this email in your browser](#)



HISTORIC PRESERVATION  
ASSOCIATION OF CORAL GABLES



*1930s Russell Pancoast designed home at 1208 Asturia Avenue*

**PANCOAST PROPERTY**

**DENIED HISTORIC STATUS**  
**BY THE CORAL GABLES HISTORIC PRESERVATION**  
**BOARD!**

**However, it is still standing, for now.**  
**TIME IS OF THE ESSENCE**  
**FRIDAY IS DEADLINE TO APPEAL**

Property owners within 1,000 feet of the house can appeal under city ordinances within 10 days.

**Also, the city preservation officer can file an appeal**  
**within 10 days [BY THIS FRIDAY]**

RESIDENTS CAN SEND REQUEST FOR THE CITY TO APPEAL THE DECISION  
TO

CITY MANAGER PETER IGLESIAS  
Peter Iglesias: piglesias@coralgables.com  
AND COPY  
Kara Kautz: kkautz@coralgables.com

**City Manager Peter Iglesias** states in last Sunday's Miami Herald article that "he is fully  
supportive of preservation."

**APPEAL DECISION**

**5-4 VOTE TO DENY HISTORIC DESIGNATION**  
**DESPITE OVER 55 LETTERS THE CITY RECEIVED FROM NEIGHBORS IN SUPPORT**  
**OF THE CITY'S NOMINATION.**  
THANK YOU.

---

**THE 5 BOARD MEMBERS VOTING TO DENY DESIGNATION  
OF 1208 ASTURIA**

**[A UNIQUE 1930s HOME WITH "NO PRECEDENT"]**

- 1. ALICIA BACHE-WIIG [VICE MAYOR LAGO APPOINTEE]**
  - 2. XAVIER DURANA [COMM FORS APPOINTEE]**
  - 3. CESAR GARCIA-PONS [CITY MANAGER APPOINTEE]**
  - 4. RAUL RODRIGUEZ [MAYOR VALDES-FAULI APPOINTEE]**
  - 5. MIKE SARDINAS [COMM KEON APPOINTEE]**
- 

**IF YOU MISSED MIAMI HERALD ARTICLES, PLEASE SEE ONLINE LINKS  
BELOW.**

**MOST RECENT**

**MAR 8, 2020**

**IN PRINT! FRONT PAGE NEWS IN SUNDAY'S PAPER**

**MAR 5, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article240888596.html>

**MAR 4, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article239321053.html>

---

ORDER

DEC 18 2019

<https://www.miamiherald.com/news/business/real-estate-news/article238439058.html>

DEC 19 2019

<https://www.miamiherald.com/news/business/real-estate-news/article238512883.html>

---

### WHO IS RUSSELL PANCOAST?

Maverick architect Russell Pancoast designed this home in 1936 when little construction was occurring in South Florida due to the Depression, and it became a trend setter. With this design, he blended Art Deco elements into a sprawling one-story design with "no precedent." Pancoast was one of South Florida's most prominent architects and has become known as the "Dean of Miami architects" for his lifetime achievements in design and innovation. He was one of the leading architects that helped to develop a local subtropical modern design philosophy.

PANCOAST ALSO DESIGNED TWO OF MIAMI BEACH'S GREATEST  
LANDMARKS:  
THE BASS MUSEUM & THE SURF CLUB.

---

**If you have ANY questions on this particular item please email KARA KAUTZ,  
INTERIM Director of Historical Resources: [Kkautz@coralgables.com](mailto:Kkautz@coralgables.com)**

### **YOUR COMMENTS COUNT!**

If this property is not saved via an appeal, it WILL BE demolished and gone forever.

---

Founded in 1991, Historic Preservation Association of Coral Gables (HPACG) is a 501c3 nonprofit whose mission is to promote the understanding and importance of historic resources and their preservation. Want to get to know us better? Please visit our website at [www.historiccoralgables.org](http://www.historiccoralgables.org)



Copyright © 2020 Historic Preservation Association of Coral Gables, All rights reserved.  
You are receiving this email because you have indicated an interest in historic preservation.

**Our mailing address is:**

Historic Preservation Association of Coral Gables  
P.O. Box 347944  
Coral Gables, FL 33234

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



## Kautz, Kara

---

**From:** Michelle <dunajm@msn.com>  
**Sent:** Wednesday, March 11, 2020 9:22 AM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** REQUEST FOR THE CITY TO APPEAL THE PANCOAST DESIGNATION DECISION (1208 Asturia Avenue)

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Iglesias,

I respectfully request that the City appeal the Pancoast property denial of historic designation for the reasons stated in the email below, and for the reasons provided by historic preservation officers, and for the reasons stated in the heavily researched reports and recommendations provided to the City on this issue.

This house is clearly a historic and architectural landmark. Other ranch style homes without famous architects that are a block away from this one have been designated historic. There is no principled reason to deny historic designation in this case. It would be a huge loss for our neighborhood and the City to permit demolition of this home.

Thank you for your time and attention in reviewing this request.

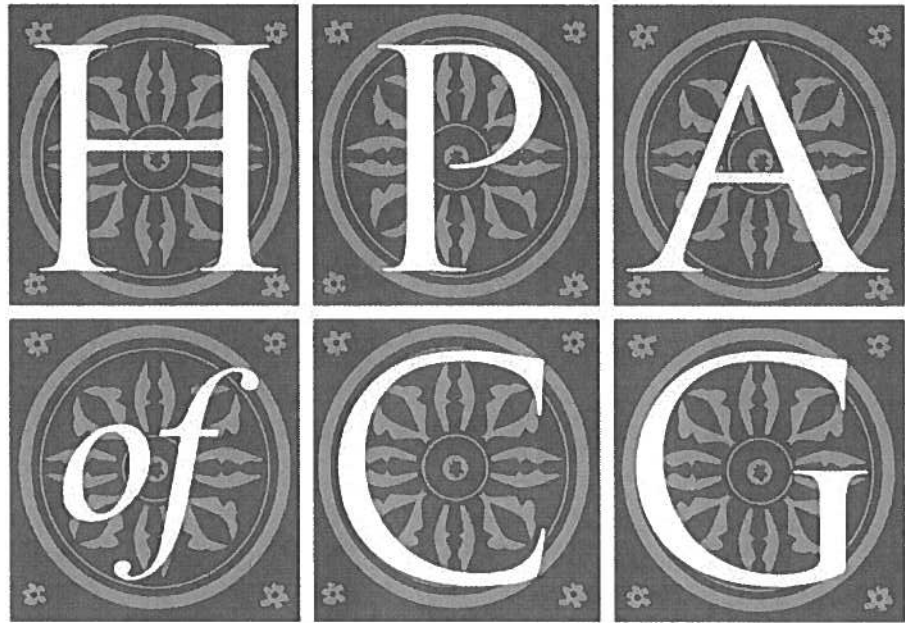
Best regards,  
Michelle Dunaj  
1224 Castile Avenue  
Coral Gables, FL 33134  
305-742-6446

---

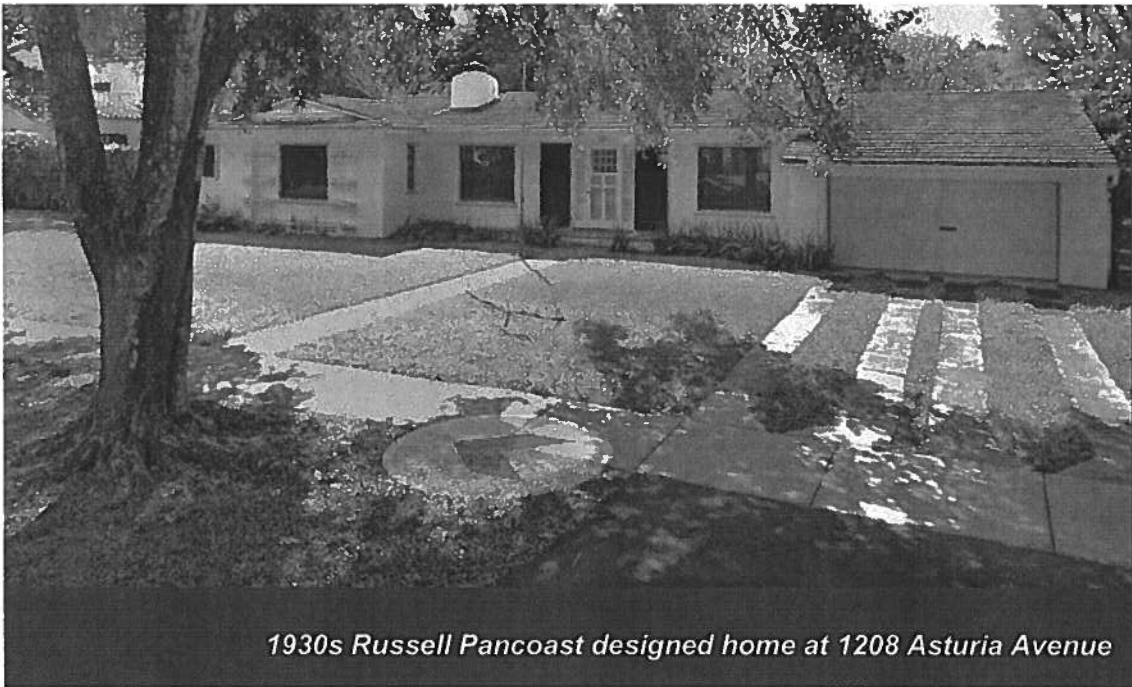
**Sent:** Tuesday, March 10, 2020 6:24 PM

**Subject:** Fwd: Historic Preservation Board Meeting-- PANCOAST DESIGNATION ITEM UPDATE! PLEASE READ BELOW.





HISTORIC PRESERVATION  
ASSOCIATION OF CORAL GABLES



*1930s Russell Pancoast designed home at 1208 Asturia Avenue*

**PANCOAST PROPERTY  
DENIED HISTORIC STATUS  
BY THE CORAL GABLES HISTORIC PRESERVATION  
BOARD!**

**However, it is still standing, for now.  
TIME IS OF THE ESSENCE  
FRIDAY IS DEADLINE TO APPEAL**

Property owners within 1,000 feet of the house can appeal under city ordinances within 10 days

**Also, the city preservation officer can file an appeal within 10 days [BY THIS FRIDAY]**

RESIDENTS CAN SEND REQUEST FOR THE CITY TO APPEAL THE DECISION

TO

CITY MANAGER PETER IGLESIAS

Peter Iglesias:

AND COPY

Kara Kautz: [kkautz@coralgables.com](mailto:kkautz@coralgables.com)

**City Manager Peter Iglesias** states in Sunday's Miami Herald article that "he is fully supportive of preservation."

**APPEAL DECISION**

**5-4 VOTE TO DENY HISTORIC DESIGNATION**

**DESPITE OVER 55 LETTERS THE CITY RECEIVED FROM NEIGHBORS IN SUPPORT  
OF THE CITY'S NOMINATION.**

THANK YOU.

---

**THE 5 BOARD MEMBERS VOTING TO DENY DESIGNATION  
OF 1208 ASTURIA**

[A UNIQUE 1930s HOME WITH "NO PRECEDENT"]

1. ALICIA BACHE-WIIG [VICE MAYOR LAGO APPOINTEE]
2. XAVIER DURANA [COMM FORS APPOINTEE]

3. CESAR GARCIA-PONS [CITY MANAGER APPOINTEE]
  4. RAUL RODRIGUEZ [MAYOR VALDES-FAULI APPOINTEE]
  5. MIKE SARDINAS [COMM KEON APPOINTEE]
- 

IF YOU MISSED MIAMI HERALD ARTICLES, PLEASE SEE ONLINE LINKS BELOW.

**MOST RECENT**

**MAR 8, 2020**

**FRONT PAGE NEWS ON SUNDAY'S PAPER**

**MAR 5, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article240888596.html>

**MAR 4, 2020**

<https://www.miamiherald.com/news/business/real-estate-news/article239321053.html>

---

**OLDER**

**DEC 18 2019**

<https://www.miamiherald.com/news/business/real-estate-news/article238439058.html>

**DEC 19 2019**

<https://www.miamiherald.com/news/business/real-estate-news/article238512883.html>

---

**WHO IS RUSSELL PANCOAST?**

---

Maverick architect Russell Pancoast designed this home in 1936 when little construction was occurring in South Florida due to the Depression, and it became a trend setter. With this design, he blended Art Deco elements into a sprawling one-story design with "no precedent." Pancoast was one of South Florida's most prominent architects and has become known as the "Dean of Miami architects" for his lifetime achievements in design and innovation. He was one of the leading architects that helped to develop a local subtropical modern design philosophy.

PANCOAST ALSO DESIGNED TWO OF MIAMI BEACH'S GREATEST LANDMARKS:  
THE BASS MUSEUM & THE SURF CLUB.

---

If you have ANY questions on this particular item please email KARA KAUTZ, INTERIM Director of Historical Resources: [Kkautz@coralgables.com](mailto:Kkautz@coralgables.com)

## YOUR COMMENTS COUNT!

If this property is not saved via an appeal, it WILL BE demolished and gone forever.

---

*Founded in 1991, Historic Preservation Association of Coral Gables (HPACG) is a 501c3 nonprofit whose mission is to promote the understanding and importance of historic resources and their preservation. Want to get to know us better? Please visit our website at [www.historiccoralgables.org](http://www.historiccoralgables.org)*



---

*Copyright © 2020 Historic Preservation Association of Coral Gables, All rights reserved.*

You are receiving this email because you have indicated an interest in historic preservation.

**Our mailing address is:**

Historic Preservation Association of Coral Gables  
P.O. Box 347944  
Coral Gables, FL 33234

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).



**Kautz, Kara**

---

**From:** Lejeune, Jean-Francois <flejeune@miami.edu>  
**Sent:** Friday, March 13, 2020 9:53 AM  
**To:** Iglesias, Peter  
**Cc:** Kautz, Kara  
**Subject:** APPEAL THE DENIAL OF PANCOAST PROPERTY

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Manager,

In quality of professor at the University of Miami School of Architecture and appointed director of the upcoming Master of Historic Preservation, I urge you to proceed the appeal of the denial of the so-called Pancoast property at 1208 Astoria Avenue.

The Board's decision is wrong and the negative vote of some of its members reflects either pure real estate interests or the lack of competency of some of the board members.

Looking forward to hearing your decision, sincerely,

Jean-François Lejeune, Ph.D.  
Professor  
University of Miami School of Architecture  
1223 Dickinson Drive  
Coral Gables, FL 33146  
Cell: +1-305-772-6729  
[flejeune@miami.edu](mailto:flejeune@miami.edu)  
[www.arc.miami.edu](http://www.arc.miami.edu)



## Kautz, Kara

---

**From:** Christine Rupp <chris@dadeheritagetrust.org>  
**Sent:** Friday, March 13, 2020 10:38 AM  
**To:** Iglesias, Peter; Kautz, Kara  
**Subject:** 1208 Asturia Avenue  
**Attachments:** 2020 CG Asturia.pdf

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning! Please see attached for your review.  
Stay well!

**Christine Rupp**  
Executive Director  
Dade Heritage Trust  
190 SE 12 Terrace  
Miami, FL 33131  
[chris@dadeheritagetrust.org](mailto:chris@dadeheritagetrust.org)  
305-358-9572 - Office  
305-910-3996 – Cell



DadeHeritageTrust.org



March 13, 2020

Mr. Peter Iglesias  
City Manager, City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33132

Ms. Kara Kautz  
City of Coral Gables Historic Preservation Officer  
2327 Salzedo Street  
Coral Gables, FL 33134

Re: Appeal of HP Board decision regarding 1208 Asturia Avenue

Dear Mr. Iglesias and Ms. Kautz:

At the March 4, 2020 meeting of the City of Coral Gables Historic Preservation Board, the Board voted to deny designation of the 1930's Russell Pancoast designed ranch style home at 1208 Asturia Avenue. The vote was taken with no discussion regarding the decision.

Prior to the vote, the Historic Preservation Officer, who recommended historic designation of the residence, presented a thoughtful, well-documented argument as to why the house merited designation under the criteria as defined in the City of Coral Gables' own Historic Preservation ordinance.

The City Attorney who was present should have instructed this quasi-judicial Board that they must present arguments to make an informed decision, to assure their decision is in accordance with the law. This seems especially important when the Board's determination goes against the expertise and recommendation of the City's highly regarded Preservation Officer.

Dade Heritage Trust would encourage the City to appeal this decision of the Historic Preservation Board that found 1208 Asturia Avenue does not meet the requirements for historic designation.

A handwritten signature in cursive script that reads "Christine Rupp".

Christine Rupp  
Executive Director



**Kautz, Kara**

---

**From:** cheryl akerman <cherylakerman@yahoo.com>  
**Sent:** Saturday, March 14, 2020 2:31 PM  
**To:** Kautz, Kara  
**Subject:** Historic designation 1208 Asturia

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Kautz,

Please appeal the denial of historic designation for 1208 Asturia. This property is significant. Cheryl Akerman 816 Sorolla Ave Coral Gables

**Kautz, Kara**

---

**From:** Don Queralto <donqphoto@msn.com>  
**Sent:** Sunday, March 15, 2020 9:41 PM  
**To:** Iglesias, Peter; Kautz, Kara  
**Subject:** Appeal  
**Attachments:** Dear City Manager.docx

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Manager,

Please accept and support the historic preservation department's recommendation to appeal the Historic Preservation Board's decision to deny historic designation to 1208 Asturia--a Pancoast designed property..

Please note [as per the attached verbatim transcript of the November 12, 2019 city commission meeting], as City Manager, you stated for the record, that you would support the historic preservation department's "recommendation that we [city] appeal."

Preservation Officer Kara Kautz has met with you regarding the historic preservation department's recommendation to appeal the Historic Preservation Board's decision to deny historic designation to 1208 Asturia. Please follow your own official statement and support the staff's recommendation to appeal.

Sincerely,  
Don Queralto  
Coral Gables resident

**EXCERPT Page 10**

City Manager Iglesias: Commissioner, I believe I have a right to appeal, and if the Historic Preservation Department feels that there was an error or there was something that should be done and they recommend that we appeal, I will do that. So, I think this is just something that happened that we got caught on something that the person was a renter and we did not know. We know that now. And I believe that the department is aware of that, of those issues. So, if you feel strongly about it or believe that the Board may have done something in error, then I will be happy to appeal on the..

**Kautz, Kara**

---

**From:** Karelia Carbonell <karelia.m.carbonell@gmail.com>  
**Sent:** Monday, March 16, 2020 2:28 PM  
**To:** Lago, Vincente  
**Cc:** Kautz, Kara; Iglesias, Peter  
**Subject:** Appeal of 1208 Asturia--PLEASE SUPPORT--WHAT IS STATUS?  
**Attachments:** Verbatime Transcript - CCMtg Nov 12 2019 - Agenda Item G-1 - Discussion regarding process for appeals of the Historic Preservation Board.pdf

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Vice Mayor,

I DO HOPE YOU AND YOUR FAMILY ARE WELL DURING THIS TIME OF UNCERTAINTY.

BECAUSE THE CITY DECLARED A STATE OF EMERGENCY LAST WEEK, ARE DECISIONS BEING MADE?

I AM FOLLOWING UP ON THE APPEAL STATUS for 1208 ASTURIA..  
ON FRIDAY, THE CITY MANAGER WOULD REVIEW RECORD AND MAKE HIS COMMENTS KNOWN TODAY [MONDAY].

THE CITY MANAGER HAS RECEIVED 30+ LETTERS REQUESTING THAT THE CITY APPEAL THE DECISION OF THE HISTORIC PRESERVATION BOARD.

IF HISTORIC PRESERVATION IS INDEED A PRIORITY FOR THE CITY, THEN THIS IS THE OPPORTUNITY FOR CITY LEADERSHIP TO TAKE A STAND.

Due to your sponsorship of Agenda Item G-1 19-9327 at the November 12, 2019 Commission Meeting [and your steadfast support of this issue and other preservation-related issues] please note [as per the verbatim transcript attached of that meeting] that City Manager Peter Iglesias stated for the record that he would support the historic preservation department's "recommendation that we [city] appeal."

Preservation Officer Kara Kautz has MET with Mr. Iglesias regarding the historic preservation department's recommendation to appeal the Historic Preservation Board's decision to deny historic designation to 1208 Asturia.

On behalf of HPACG, please support the appeal and ask Mr Iglesias to accept the historic preservation department's recommendation.

best,  
karelia  
president, HPACG

**EXCERPT Page 10**

City Manager Iglesias: Commissioner, I believe I have a right to appeal, and if the Historic Preservation Department feels that there was an error or there was something that should be done and they recommend that we appeal, I will do that. So, I think this is just something that happened that we got caught on something that the person was a renter and we did not know. We know that

now. And I believe that the department is aware of that, of those issues. So, if you feel strongly about it or believe that the Board may have done something in error, then I will be happy to appeal on the...

Historic Preservation Officer Spain: But the...

City Manager Iglesias: Department's behalf.

Historic Preservation Officer Spain: Preservation Officer can appeal it. It doesn't have to be the Manager's office.

Commissioner Fors: How about this?

City Manager Iglesias: I'm not sure about...