

CORALGABLES HISTORIC PRESERVATION BOARD
 Thursday, June 16, 2016 Meeting, 4:00 p.m.
 City Commission Chambers
 405 Biltmore Way, Coral Gables, Florida 33134

MEMBERS	J	A	S	O	N	D	J	F	M	A	M	J	APPOINTED BY:
<i>Historical Resources & Cultural Arts</i>	15	15	15	15	15	15	16	16	16	16	16	16	
Janice Thomson	P	P	A	P	P	E	P#	P	P	P	P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	P	P	P	E	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	P	P	P	P	E	P	P	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	E	Comm. Patricia Keon
Alexander Adams	P	P	P	E	P	P	P#	P	P	P#	P	P#	Comm. Vince Lago
John Fullerton	P	P	P	P	P	P	P	P	E	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	P	A	P	P	P	E	P	P	P	P	City Manager
Margaret			E	P	P	P	P	E	E	P	P	P	City Commission
Rolando*													
Albert			P	P	P	P	P	P	E	P	P	P	City Commission
Menendez*													

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

STAFF:

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Yaneris Figueroa, Assistant City Attorney
- Yesenia Diaz, Administrative Assistant, Historical Resources
- Craig H. Coller, Special Land Use Counsel to the City Attorney's Office

GUESTS:

- Dennis Campbell, Eduardo Goudie, John G. Admire, Pamela A. Admire, Frederick J. Kent, Dr. Donald G. Smith, Anne Platt, Zeke Guilford, Judy Pruitt, Joseph Jamison, Christine Rice, Cesar Molina, David Doheny, Deena Bell, Steven Pallot, Mapy Pallot, Gloria Pallot, John Pallot, Ira Shapiro, Melinda Gonzalez, Lisa Hammer, Alexis Alvery, Clarissa Horsfall, Robert Gill, Chris Rupp, P. Carlos Bravo, Patrick Davidson.

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 MAY 19 2016:

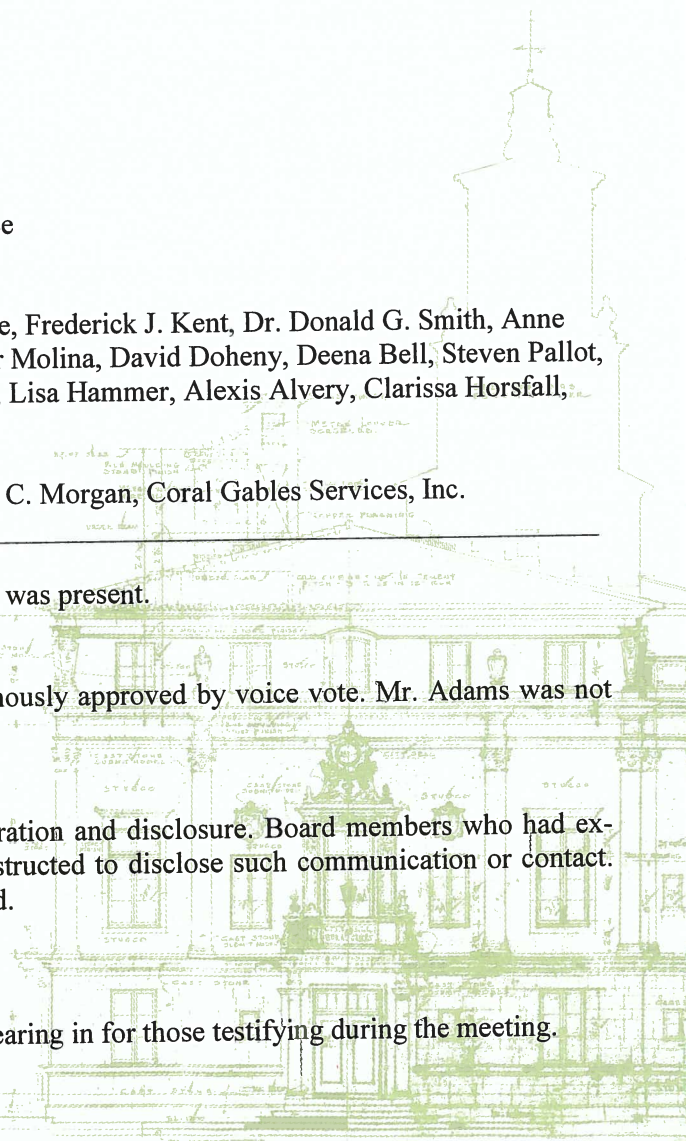
The minutes of the May 19, 2016 Board meeting were unanimously approved by voice vote. Mr. Adams was not present for the vote.

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.



PERSONAL APPEARANCE: Christine Rupp, Executive Director, Dade Heritage Trust

Ms. Rupp commended the City for its historic preservation efforts. She summarized the mission and activities of Dade Heritage Trust (DHT), and said she and DHT joined the City in advocating for historic preservation and preserving the quality of life in all Miami-Dade County areas.

MEETING ATTENDANCE:

Ms. Rolando made a motion to excuse the absence of Mr. Silva. Mr. Menendez seconded the motion, which passed unanimously by voice vote.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2016-08:

Consideration of the local historic designation of the property at 229 Ridgewood Road, legally described as Lots 9 & 10, Block 2, Coconut Grove Manor, according to the Plat thereof, as recorded in Plat Book 17, at Page 19 of the Public Records of Miami-Dade County, Florida.

Ms. Guin advised that the property came to the attention of Historical Resources staff in March when staff received a significance determination request by a potential buyer of the property, listed for sale for land value and of interest to the potential buyer for demolition. After reviewing Code requirements for issuing a demolition permit, Ms. Guin said the property met criteria to be designated as a historic landmark. A letter to that effect was issued by the City on May 2, 2016. As a result, the item was brought to the Board for designation.

Ms. Guin comprehensively presented the property, its history, distinguishing features and record of ownership. She read for the record the criteria for designation, stating the property was eligible for historic designation based on two criteria for architectural significance as stated in the written staff report. At the conclusion of the presentation and photographic display, Ms. Guin said staff recommended approval of local historic designation, and advised that the property owner and his attorney were present.

Mr. Guilford introduced himself as attorney representative of the owner along with co-counsel John Admire; Anne Platt, Realtor; current homeowner Frederick Kent, and Dr. Donald Smith, son of the original owner and architect, Robert Fitch Smith. At the onset of the presentation, Mr. Guilford asked the Board not to designate the property, referencing the inspection report and stating there were multiple problems with the house. He evidenced properties he described as better examples of this architectural style and era, and specified 611, 616 and 619 Camilo; and 1261 North Greenway. He cited a list of houses termed Minimal Traditional architectural style, and said the subject house was not included in the list. He noted examples of "good" Minimal Traditional style as Javahead, belonging to Dr. and Sallye Jude, and Montgomery Museum, now the offices at Fairchild Tropical Botanic Garden.

Focusing on the property, Mr. Guilford described the 1600 square foot on the large lot and said the property was sufficient for a house of approximately 6,000 square feet. He emphasized that a purchaser would not buy the property specifically for the current house, and detailed numerous problems throughout the structure. He said the house would either be torn down or made larger, added that five offers had been received for the property, and appealed the economic need of the owner to sell the property to have the funds to move to an assisted living facility.

Dr. Smith relayed his professional background and explained that his father designed the house, which he said was not one of his signature houses. Dr. Smith favorably compared other houses designed by his father to the subject house. He advised the Board to preserve the better ones rather than this house.

Mr. Guilford urged the Board not to designate the house. Thereafter, he clarified information requested by Mr. Torre about contractual offers for the house and events leading to this application and meeting.

Realtor Platt detailed the sequence of offers on the property. Ms. Spain advised that the City issued a letter of historic significance on May 2nd. After brief remarks by Mr. Guilford, including mention of Mr. Kent's financial needs, Ms. Spain

cited Section 3-1115 of the Zoning Code regarding undue economic hardship, and said a claim of undue economic hardship could only be asserted in conjunction with an application to the Historical Resources Department for a Special Certificate of Appropriateness. She said it wasn't appropriate to claim undue economic hardship at the designation. Referencing testimony by Mr. Guilford regarding better examples of an architectural style, she said it wasn't necessary for a historically-designated property to be the best example of an architectural style. Regarding the absence of the subject property from the survey, she advised that the survey did not include the portion of the City in which the subject property is situated. Regarding the architectural styles of Javahead and Montgomery Museum, Ms. Spain advised that this information was not relevant to the designation process. She commented that an addition to the historic house could add square footage to total approximately 6,000 square feet and said a two-story addition to a historically designated house on that property could be appropriate. She acknowledged that the subject house did not meet the criteria of an outstanding work of a designer or builder, a criteria purposely excluded from the staff report. She concluded by stating that the lot is beautiful and filled with specimen trees. Ms. Platt then briefly added details relevant to the property's value and described various exchanges with potential buyers.

Mr. Torre invited additional audience input.

Mr. Jamison, a neighbor of Mr. Kent, spoke in opposition to historic designation, stating that designation would be an arbitrary disadvantage to the owner.

There being no additional requests to speak, the public hearing ended.

Board members and Ms. Spain discussed various aspects of the testimony and issues raised by all parties. Ms. Spain advised the Board to consider the two criteria in the staff report and determine if the property should be historically designated.

Ms. Rolando made a motion to approve local historic designation of the property at 229 Ridgewood based on its architectural significance. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Ms. Rolando, Ms. Thomson, Mr. Torre.
Nays: None. Mr. Adams was not yet present.

A short meeting recess was observed.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-021 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 611 North Greenway Drive, contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lot 18 Less ELY 57.78 FT and Lots 19 & 20, Block 22, Coral Gables Section "B," according to the Plat thereof as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

Ms. Spain called the applicant forward.

Attorney Campbell, representing Mr. Goudie (homeowner), said the Board suggested 14 modifications to the plan developed February 17th, and reported that the plan had been revised and all changes were made. Staff confirmed that all conditions were satisfied.

Mr. Campbell relayed the length of time consumed with numerous City processes to achieve all approvals. He reviewed and displayed photographs and informed the Board that he and Mr. Goudie would speak to construction issues.

During a lengthy presentation, Mr. Goudie displayed photographs of houses he built in a variety of styles and sizes, and reviewed original structures and additions for comparison. Examples given were 700 North Greenway; and 644, 700 and 2103 Alhambra Circle. He described additions he built, particularly noting 1215 Coral Way, a project for which he won two renovation awards. He then displayed photographs of the subject property, and reviewed additions and meetings with Historical Resources staff. He said he always followed instructions of City staff, and paid close attention to neighbors' comments. He concluded by asking the Board for approval to allow him to move forward.

Mr. Adams joined the meeting at 5:40 p.m.

Mr. Campbell referred to objections of neighbors as primarily focused on construction length and disruption issues as well as nearness of the project to neighboring houses. He pointed out trees and space that separate the subject house from the neighbors. He concluded by reiterating that all issues had been reviewed with staff, and they were satisfied that the applicant had addressed all objections and suggestions.

Mr. Goudie clarified roof and front window details at Mr. Adams' request.

Mr. Coller, outside counsel to the City Attorney, relayed his representation of the City Attorney's office at the meeting in the absence of the City Attorney and Deputy City Attorney.

Mr. Torre continued discussion with Mr. Goudie about the flat roof of the existing maid's room and laundry, and a porch over the existing library. He clarified the upper roof decorative overhang on the east elevation; the pool and pavers; space between the carport and laundry; and reasons for not enlarging the main structure in the back. Referencing issues of sensitivity that had been expressed, he suggested consideration of enlarging the main house, incorporating open porches on the second floor, and removing at least the front part of the one bedroom in the front and the second part in the back if they were separate and detached, and said massing changes in the back could work. Mr. Goudie pointed out that such changes would force him to re-design the house and again be required to go through multiple City reviews.

Ms. Kautz pointed out a separate submittal in Board packets that included the staff report, and said the minutes addressed that submittal. She said the floor plan was relatively the same, and that changes had been made to plans the Board previously reviewed. The new plans were dated April 8th and previous ones were submitted in January or February 2016.

Mr. Parsley entered the discussion and asked if, other than the height being lowered, any other significant changes were made. Ms. Kautz said the cabana area to the east was changed and was now shown as a solid covered enclosure. Mr. Goudie pointed out a few other changes. Mr. Parsley said the trellis above the library on the existing structure made it appear more like an addition. Mr. Goudie said staff advised that he may want an awning there.

Mr. Fullerton said the east end of the house was basically the same, and Mr. Goudie responded that it was lower and the trellis on the addition was reduced in size. Mr. Adams summarized that there was no longer a separated cabana; the pool runs in an easterly direction instead of north/south; the most recent addition beyond this has the two front windows on the second floor the same size; and the roof was reduced five feet on top of the carport and a foot and a half on the main addition; the difference between the current roof and the new roof is about six feet. Ms. Kautz advised that it would be helpful to have side by side photographs showing the February submittal and the current submittal. Ms. Spain said Mr. Goudie agreed not to move the location of the windows on the second floor on the front façade or change their sizes. Mr. Goudie said the only other change was to the service area and the roof was removed. Ms. Kautz advised that the existing and proposed elevations on the south were not in the newer set of plans in Board packets.

Mr. Parsley said the covered terrace and open porch to the master bedroom seemed to be large, underutilized space, and suggested making a difference in the square footage of the covered and open terrace. Mr. Goudie defended his design. Mr. Fullerton recalled making the same suggestion at the first review meeting. Mr. Torre suggested that a redesign of the floor plan on the second floor and some stretching of the design could avoid building atop the carport and relieve the problem that kept arising, adding more square footage to the rear of the house where it would not be overall detrimental. Option design discussions continued. Mr. Torre then initiated public comment.

Minutes Writer's Note: In their entirety, all letters, emails and staff reports about received telephone calls are part of the public record and acknowledged herein. Included are communications from Robert Gill, Steven Pallot, Arva Moore Parks, David A. Doheny, Dyanne E. Feinberg, Robert L. Hatfield, Burton A. Landy, Gordon D. Sokoloff, Gary Urban, Helen Richards, Mayor Donald Slesnick, Dr. Alfred Smith, Carol Damian, Amy Steinhour, Beau Genovese and responses from City Staff. Personal testimony comments that follow were briefly summarized by the writer of the minutes.

Public Comment Summaries:

Judy Pruitt: The original beautiful house should be more visible; current drawings make it appear different and big.

Robert Gill: Descriptions of some example neighborhood properties by the applicant were not entirely accurate, including his home. Based on the previous design, the higher roof issue appeared to be addressed. He expressed concern that the original structure would be lost, and said the carport should be preserved as a district characteristic.

Steven Pallot: Mr. Pallot expressed concern about proposed changes to the front elevation, the historic character of the house and the Greenway streetscape; the "huge addition" was not designed for the rear of the property; if the plan were approved, the structure would be five feet from his property; changing the environment of his home; potential damage to his wife's pet koi fish, the pond and an historic wall; construction jackhammers that would cause vibration damage to their home; construction dust that would come onto their property (said the applicant should provide an effective dust screen); and construction parking in the swale in front of their home. He said the addition would adversely affect the historic, architectural and aesthetic character of the subject property and the historic district and asked the Board to reject the plan. He called attention to 13 photographs of North Greenway historic homes with carports, and asked the Board to consider neighborhood appearance if multiple homeowners revised their designs to accommodate two-story structures.

Mr. Torre invited further audience comment. Hearing no requests to speak, he encouraged balance by all affected and participating parties to reach a fair and appropriate compromise. Mr. Goudie restated the appeal for his design, and added that he didn't mind having the addition in the rear. He observed that other neighborhood houses had partial two-story additions that were stepped down in scale on neighbors' sides. He pointed out that the wall situated five feet from the neighbor's property was in compliance with the legal side setback, which Ms. Spain confirmed. Mr. Torre and Mr. Fullerton agreed that the two-story structure would be better if further set back. Ms. Rolando expressed concern about the carport and the massing of the second story structure. She said she would not object to keeping the carport where it is, keeping the maid's room accessory building and moving the rear addition. She indicated she would not vote approval for this set of plans, but did not oppose adding to the home.

Lengthy discussion and examination of numerous suggestions continued as Board members, Mr. Goudie and staff explored options to achieve overall acceptable design solutions. Mr. Torre stated that the thoughts of the Board and Mr. Goudie were not that divergent, and said Mr. Goudie was fully informed and knowledgeable about options. He advised Mr. Goudie to return to the Board with options suggested and described by Mr. Torre and Board members. Attorney Campbell clarified his understanding of Mr. Goudie's options.

Ms. Rolando made a motion to defer consideration of the application. Mr. Parsley seconded the motion.

Ms. Spain advised the Board to include specific design direction as part of the motion. In response to this request, and made a part of the motion above stated, Ms. Rolando added that the Board needs to see plans that depict the proposed layout of the ground floor, second floor and elevations.

Mr. Goudie agreed to prepare options as discussed. Mr. Campbell said they wanted direction to eliminate the possibility of returning in 30 days to learn they would be required to return again. Ms. Spain said the property would again be posted.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Ms. Rolando, Mr. Torre. Nays: Mr. Adams, Ms. Thomson.

Mr. Torre called for a brief meeting break at 7:10 p.m. The meeting resumed at 7:19 p.m.

CASE FILE COA (SP) 2016-012 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 6819 Granada Boulevard, a vacant parcel of land (previously designated with 6801 Granada Boulevard) legally described as Lot 2, Block 1, Cartee Homestead II, according to the Plat thereof as recorded in Plat Book 170, at Page 088, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

Mr. Torre recused himself and left the chamber, stating he made a proposal for construction services for the property. In the absence of Vice Chair Silva, Mr. Menendez chaired this portion of the meeting. Ms. Spain stated that the applicant would make a presentation to the Board.

Mr. Guilford, representing Mr. and Mrs. Gonzalez, announced that he was accompanied by Designer Cesar Molina, Landscape Architect Deena Bell and Arborist Lisa Hammer. He reviewed that the Board previously approved the design of the house with the exception of the front gate, pool materials and the swimming pool. At that time, issues regarding the trees were raised, and the applicant committed to providing a survey and detailed landscaping plan. He said Ms. Hammer conducted a second tree survey and Ms. Bell prepared an elaborate tree survey and relocation plan. Mr. Guilford said the front gate and pool material would be presented as well as the trees for the property, and invited questions.

Mr. Menendez opened Board discussion. Mr. Adams asked if the tree survey made a difference in placement of sidewalks or structures. Mr. Molina responded that it did not affect the current design including the design of the walkways, layout, and design of the house.

Mr. Parsley asked Ms. Hammer to comment on two large trees (numbers 196 and 237 on the survey). Ms. Hammer responded that both trees were in good condition, detailed where they would be relocated, and described root ball sizes. Mr. Parsley said both trees should be moved and field adjusted to lay out the size of the root balls, and to field adjust the steps to the east to give tree 196 sufficient space, and for tree 237 to be adjusted so its root ball does not intrude into the neighboring property.

Mr. Parsley made a motion to approve issuance of a Special certificate of Appropriateness for the property at 6819 Granada Boulevard, including his direction that both trees (196 and 237) be moved and field adjusted to lay out the size of the root balls; and to field adjust the steps to the east to give tree 196 sufficient space; and to ensure that the root ball of tree 237 does not intrude into the neighboring property. Mr. Fullerton seconded the motion.

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

Mr. Torre returned and assumed meeting chair position.

CASE FILE COA (SP) 2016-016:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1311 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 23 & 24, Block 17, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

Ms. Kautz reviewed the property background, stated it was a contributing resource within the historic district and described displayed photographs. She said permits for early alterations were not found. She advised that Architect Pedro Bravo was not present; however, Mr. Bravo's father, Architect Carlos Bravo, was present representing the firm.

Referencing staff comments on page 6 of the printed report, Ms. Kautz said she understood that all comments had been resolved with the exception of front balcony brackets, adding that the architect opted to keep them as presented in the drawings with the thinner aluminum brackets.

Mr. Bravo introduced Junior Architect Patrick Davidson, also affiliated with Bravo Architecture.

Ms. Rolando left the meeting at 7:40 p.m.

Mr. Davidson reviewed proposed plans for additions and alterations, sensitive to the historical home, as he conducted a visual presentation. He said the addition was proposed for the rear of the property, and described how the new addition would be differentiated from the original residence. After explaining the rotting wood condition in the existing garage, he advised that the garage had to be torn down and rebuilt. He said the location, size and features would be identical to the original and constructed in compliance with Code. He described an additional garage, proposed to be used by guests of the homeowners. At the conclusion of the presentation, Mr. Torre said this plan validated that a large addition to an historical home could successfully be crafted in an appropriate scale with all important elements. Ms. Spain cautioned the architect about causing a potentially dangerous condition by removing the garage roof and exposing four unstable walls.

Mr. Fullerton made a motion to approve issuance of a Special Certificate of Appropriateness for the design proposal for additions and alterations to the property at 1311 Alhambra Circle, including all staff recommendations as itemized on page six of the written report. Mr. Adams seconded the motion.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Segovia Public Art Update:

Ms. Spain reported that installation of two sculptures would begin the coming week at the traffic circles of Segovia and Coral Way and Segovia and Biltmore Way.

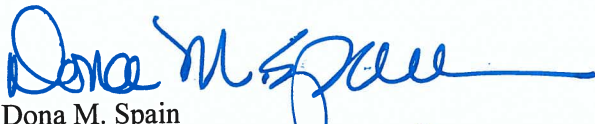
DISCUSSION ITEM:

Commission Chamber Television:

Mr. Fullerton made a motion to recommend that the City invest approximately \$2,000 to \$3,000 on a new, larger, high definition screen to make it possible to see the necessary details of visual presentations. Mr. Parsley seconded the motion, unanimously passed by voice vote.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 7:57 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer