



**CORALGABLES HISTORIC PRESERVATION BOARD  
MEETING MINUTES**

Thursday, December 17, 2015 Meeting, 4:00 p.m.  
City Commission Chambers  
405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &  
Cultural Arts*

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

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

**STAFF:**

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam Ramos, Deputy City Attorney
- Ernesto Pino, Assistant Public Works Director
- Grettel Duran, Public Works Department
- Carolina Vester, Aquatics Supervisor, Parks & Recreation Department

**GUESTS:** Raymond Fowler, Monica Loreda, Zeke Guilford, Maria Elena Carvajal, Javier Dalmau, Richard Heisenbottle, Donna Heisenbottle, Rafael Portuondo, Osvaldo Landera, Josemaria de Churtichaga, Janet Gavarrete, Javier Torres, Max Bunster

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

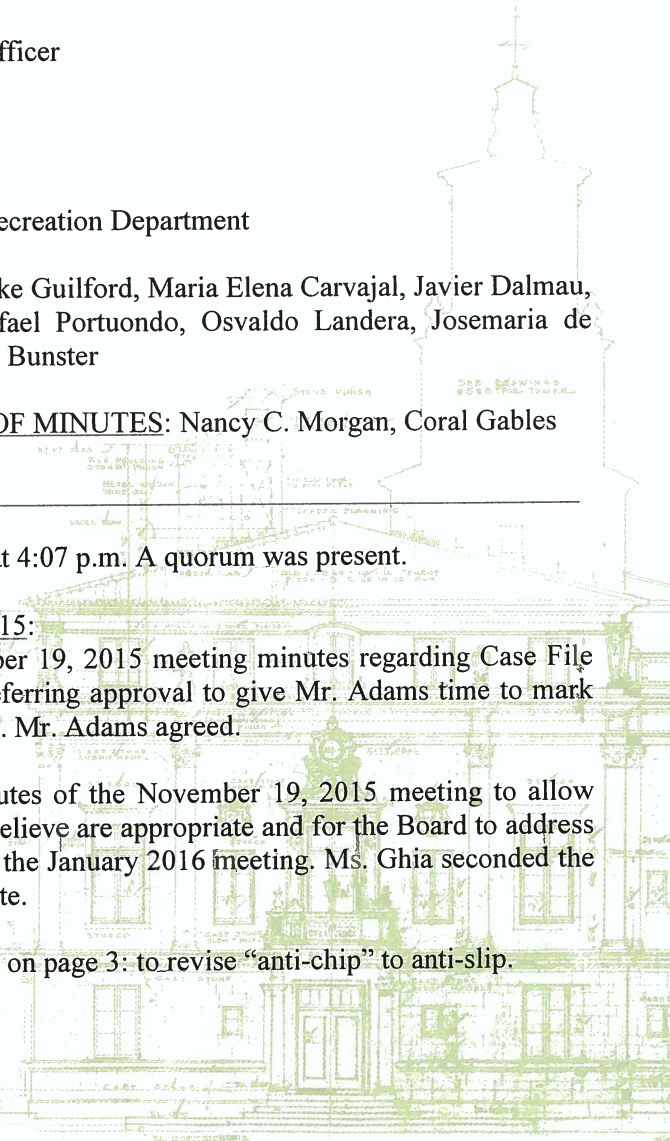
The meeting was called to order by Chair Torre at 4:07 p.m. A quorum was present.

**MINUTES: MEETING OF NOVEMBER 19, 2015:**

Mr. Adams reviewed corrections to the November 19, 2015 meeting minutes regarding Case File COA (SP) 2015-016. Ms. Rolando suggested deferring approval to give Mr. Adams time to mark the text for approval at the January 2016 meeting. Mr. Adams agreed.

A motion to defer approval of the minutes of the November 19, 2015 meeting to allow board members to make additions they believe are appropriate and for the Board to address approval at the end of this meeting or at the January 2016 meeting. Ms. Ghia seconded the motion, unanimously passed by voice vote.

Mr. Fullerton made a correction to mid-page text on page 3: to revise “anti-chip” to anti-slip.



Mr. Parsley made a motion to approve the scope of work as presented during today's meeting as modified by staff comments. Ms. Rolando seconded the motion.

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

CASE FILE COA (SP) 2015-017: An application for the issuance of a Special Certificate of Appropriateness for the property at 414 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 8 & 9, Block 6, 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 an addition and alterations to the residence. Variances were requested for side setbacks.

Ms. Kautz displayed a location map, historic and current photographs of the property as she described the property's history as well as two small additions to the residence. As part of the proposal, she stated the request that the garage be demolished, a proposal supported by staff as it was completely altered from its original design.

She said the applicant requested approval for construction of one- and two-story additions, covered terraces in both, interior and exterior alterations to the residence, and site work and improvements to the property, including a pool and pool deck, brick pavers and a circular driveway. Variances requested were to allow the residence to have a 10-foot setback on the west side of the property. As Ms. Kautz described the proposal, she visually oriented the Board to each area, after which she reviewed two requested variances (as described in staff's written report).

Architect Raymond Fowler comprehensively reviewed the existing house, proposed renovations, the additions and variances as he displayed elevations. To Mr. Fullerton's inquiry about the garage's setback compliance when it was built in 1953, Mr. Fowler said it was hard to tell. Ms. Kautz stated that the west side setback conformed today.

Regarding staff comments, Ms. Kautz stated the following:

- There is little differentiation between the existing residence and the proposed new additions, which could be achieved through differentiation of the stucco treatments with a smoother stucco finish on the proposed new construction, contrasting with the heavy textured stucco finish on the existing historic portion of the building.
- The proposed additions have window sills that appear to match the existing exactly. The new sills should be different in width or thickness, or eliminated altogether from the new construction.
- Where the windows are proposed to be blocked up on the east elevation (walk-in closet), the sills should remain and a "memory" of the masonry opening remain as a recess.
- Any tile to be placed on the new construction (or the reroof of the existing residence, if necessary) should be true, two-piece barrel tile.
- A separate Standard Certificate of Appropriateness will be required for the pool and pool deck, as no information was provided about the fountain feature or the material of the deck.

At the conclusion of these remarks, Ms. Kautz said staff recommended approval of the application with the above-stated conditions, and also recommended approval of the requested variances.

Mr. Adams questioned the circumstances for needing the variance, and Mr. Fowler responded. Ms. Spain added this variance has been recommended by staff in the past when affected structures are historic and can't be demolished to achieve conformation. Mr. Fowler said the owners wanted to maintain their historic property. There followed a discussion between Board members and Mr. Fowler, exploring design alternatives that might achieve setback conformity and eliminate the need for variances. Ms. Spain advised that, regarding variances, all properties within 1000 feet of this property were noticed and there were no resulting comments.

Mr. Parsley noted that on the rear elevation, the column on the right side was in the middle of the living room window, and made design suggestions that would eliminate the column in the middle of the window. He also suggested rotating the air conditioner 90 degrees to make the noise less intrusive in the back yard and stairs. Mr. Fowler considered Mr. Parsley's concern about the view from the living room window and options were discussed.

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

Ms. Rolando made a motion to approve issuance of a Special Certificate of Appropriateness for the property located at 414 Alhambra Circle as depicted on the plans with the following changes: differentiate the window sills on the new additions so they are not identical to those on the existing structure; retain the ghost of the windows that are blocked on the east elevation; and reposition the columns on the covered porch such that the window in the living room on the south elevation is not blocked by the column. Mr. Parsley seconded the motion.

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

Ms. Rolando made a motion to grant a variance to allow the single-family residential property to provide a minimum total side setback of approximately twelve feet six inches which totals twelve and one-half percent of the lot width vs. inside lots having minimum side setbacks which total twenty percent of the width of the lot. Mr. Parsley seconded the motion.

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

Ms. Rolando made a motion to grant a variance to allow the proposed addition to have a side setback of approximately ten feet on the west side vs. inside lots having minimum side setbacks which total twenty percent of the width of the lot. Mr. Parsley seconded the motion.

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

CASE FILE COA (SP) 2015-018: An application for the issuance of a Special Certificate of Appropriateness for the property at 4730 Santa Maria Street, a contributing resource within the "Santa Maria Street Historic District," legally described as Lots 16 thru 23, Block 92, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence.

Ms. Guin displayed and reviewed the property location, survey, 1974 addition, alterations after 1974, features and architectural style (Monterey). She advised that the Board of Architects recommended removal of quoins from the structure. Ms. Guin displayed and described the plans and overall details for multiple additions to the original structure, after which she turned the presentation over to the architect, stating that staff would add comments after the presentation.

Ms. Loreda explained why the owners sought approval for the proposal design as presented, and reviewed all aspects of the application.

Ms. Guin stated staff recommendations (as printed in the staff report):

- Fenestration openings of the original structure should remain intact.
- Original front door configuration of sidelights and fanlight should be retained.
- Windows throughout should be casement as proposed but with muntins matching original configuration of the windows.
- Brick lintels of original windows should remain and the original shutter configuration retained.