Exhibit F:

Documents submitted by Historical Resources Department Staff at public hearing.

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING & ZONING DIRECTOR

DATE: OCTOBER 11. 2013

FROM: DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

SUBJECT: 6801 GRANADA BLVD
COA (SP) 2013- 011

On September 19, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a local historic landmark. The Board approved the application for alterations to the property including the demolition of the guest house and site features with the following conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.

3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

Please see the following attached documents related to the above referenced case:

Verbatim transcript of September 19, 2013 Historic Preservation Board
Certificate of Appropriateness Application
Existing Site Plan with Zoning Analysis provided by applicant

Original plans and photographs of existing guest house and pool cabana
COA(SP)2013-011 Staff Report
Letters/Emails in opposition to application

- Letter dated 08-08-2013 from Gil Haddad
- Letter dated 08-14-2013 from Gil Haddad
- Letter dated 09-12-2013 from Lina Eichenwald
- Email dated 09-17-2013 from Joseph Mensch
- Email dated 09-18-2013 from Juan and Tina Valdés
- Email dated 09-19-2013 from Shirley Herris
- Email dated 09-19-2013 from Arturo Mosquera, DMD
- Email dated 09-19-2013 from Liza C. Mosquera

Emails in support of application

- Email dated 09-19-2013 from Jeff and Caterina Bartel
- Email dated 09-19-2013 from Juan Carlos Canto
- Email dated 09-19-2013 from Carlos Manual Grande

PowerPoint Presentation to Historic Preservation Board
Final letter to applicant with Certificate of Appropriateness

CORAL GABLES

HISTORIC PRESERVATION BOARD MEETING

CITY COMMISSION CHAMBERS

405 Biltmore Way

Coral Gables, Florida

SPECIAL CERTIFICATE OF APPROPRIATENESS

CASE FILE COA (SP) 2013-11

September 19, 2013

Set for 4:00 p.m.

Matter heard at 4:47 p.m. to 6:54 p.m.

Reported by: Patricia Diaz, RPR, FPR

1 BOARD MEMBERS PRESENT:
2 Carmen Guerrero
Dolly MacIntyre
3 Tony Newell
Judy Pruitt
4 Deborah Tackett, Chairperson
Venny Torre
5 Alejandro Silva
Dorothy Thompson
6
7 STAFF PRESENT:
8 Dona Spain, Historic Preservation Officer
Kara N. Kautz, Assistant Historic Preservation Officer
9 Emily Ahouse, Historic Preservationist
Bridgette Thornton Richard, Deputy City Attorney
10
11 On behalf of the Applicant/Property Owner:
F.W. ZEKE GUILFORD, Esquire
12 GUILFORD & ASSOCIATES, P.A.
400 University Drive
13 Suite 201
Coral Gables, Florida
14 -and-
RICHARD HEISENBOTTLE
15 RJ Heisenbottle Architects
16 On behalf of JACKIE & GIL HADDDAD:
TUCKER GIBBS, Esquire
17 3835 Utopia Court
Miami, Florida 33133
18
19 ALSO PRESENT:
20 Jorge Dalmau
Gil Haddad
21 Jackie Haddad
Marlin Ebbert
22 Ricardo Eichenwald
Almalee Moure
23
Secretary: Nancy C. Morgan
24 Coral Gables Services, Inc.
25

1 * * * * * *

2 MS. TACKETT: Okay. Moving to the next item
3 on the agenda is case file COA 2013-011, an
4 application for the issuance of a special
5 certificate of appropriateness for the property at
6 6801 Granada Boulevard, a local Historic Landmark,
7 legally described as tract 2 of Cartee Homestead,
8 according to the Plat thereof, as recorded in Plat
9 Book 43, at page 30 of the Public Records of
10 Miami-Dade, Florida. The applicant is requesting
11 design approval for alterations to the property,
12 including the demolition of auxiliary structures
13 and site features and the removal and/or relocation
14 of trees.
15 This application is in association with a
16 proposal to subdivide the property into two
17 buildings sites, which is subject to and under the
18 purview of a planning and zoning board and the City
19 Commission.
20 MS. SPAIN: Thank you.
21 This property was designated as a Historic
22 Landmark. This is the second time that they have
23 come before you in association with a lot
24 separation. It was permitted in September 27th of
25 1951, and it was designed by Alfred Browning

1 Parker.
2 I will briefly go through the slides to get
3 you familiar with the property then turn it over to
4 the applicant. This is a location map. It's right
5 after the bridge on Granada Boulevard. This is an
6 aerial of the property. Just to orient you, 6312
7 Riviera, which we recently designated, is right
8 across the canal.
9 Another aerial view, a little closer, and even
10 closer. Very heavily wooded. This is a view from
11 the dock.
12 Just to briefly go through the property, this
13 is an approach to the residence from the driveway.
14 This was an addition, a garage addition. This is a
15 structure that they are asking to be demolished as
16 part of this application, done a year later in
17 1952. And again, the main residence. This leads
18 -- going into the main entry of the house. This is
19 just views of the outside of the residence.
20 This is a view of the pool. They are asking
21 for that to be demolished also as part of this, the
22 loggia enclosure. That is actually the cabana,
23 which a portion of that was altered by Spillis
24 Candela. You have another view of the loggia.
25 Now, this is the connection of that loggia to

1 the main residence. The applicant is requesting
2 that this be demolished. Staff is recommending
3 that it remain. Another view of the out building,
4 which is now a guest house, which was a garage.
5 These are some interior shots. This home is
6 not occupied now. We are showing the interior -- I
7 thought I'd show them to you because it's such a
8 great space. These are shots from when it was
9 furnished.
10 Okay. This is a 1951 original site plan. It
11 was really difficult to determine where the
12 driveway was put in. I am assuming it's original
13 to the home but there is no documentation because
14 this was the site plan that's part of the permits.
15 This is in 1952, that structure here, if you saw it
16 earlier, it was the maid's room and garage
17 addition. This is the site plan for that. Again,
18 there is no real site on the site plan.
19 This was the site plan from 1967. Much of
20 this wasn't done, but the main reason that I
21 included this is because it doesn't mention any
22 destruction of some of the site. The walls that
23 they are asking to actually be made taller, that
24 doesn't appear on this to be demolished.
25 This was 1986. It's very difficult to figure

1 out what was done and what wasn't done because in
2 this case some of this was actually built but not
3 all of it. And this is a -- what is this now?
4 This is the driveway, main house, the pool.
5 This was provided by the applicant. It goes
6 through the different phases and the additions.
7 This is what will be going -- I needed to say that
8 the lot separation, there is very specific criteria
9 in the zoning code that the Planning and Zoning
10 Board will look at as far as lot separation.
11 What they are here for now is whether or not,
12 in order to accomplish that, they are able to
13 demolish the site structures and that side building
14 separate and apart and also the pool and that pool
15 cabana. But the lot separation itself is not the
16 purview of this board.
17 MS. THOMPSON: Can I ask a question of you,
18 though, on this lot separation because I know what
19 the ordinance says and I guess we all do too. If
20 we do, if this board does indeed go ahead and give
21 approval for removal of those structures, how does
22 that affect the agenda item when it comes to the
23 planning and zoning board?
24 It's like it's never been there? There are no
25 structures on the land that would affect the

1 divided lot?
2 MS. SPAIN: I understand what you are saying.
3 That's actually for the Planning and Zoning Board
4 to determine, but I think the criteria is very
5 clear. When it goes to the Planning and Zoning
6 Board, I think that criteria actually talks about
7 existing structures that have been demolished so
8 they will take that up.
9 And I am recommending that if -- that they
10 only come down if the lot separation comes through.
11 They don't get to be demolished -- they can't take
12 a tree out or do any of this unless the lot
13 separation is approved by the City Commission.
14 MS. THOMPSON: I guess the question I really
15 have then is, with your explanation of that, by
16 agreeing with this application, this applicant, are
17 we helping as to the sub --
18 MS. SPAIN: I am going to ask Bridgette to
19 speak to that issue.
20 MS. THORNTON: I didn't quite understand that
21 issue. I don't hear very well.
22 MS. THOMPSON: I don't either.
23 My question is, I know the lot splitting
24 ordinance is almost a sacred thing in the City of
25 Coral Gables, and it's not up to us to be concerned

with that particular item. However, there is a correlation to this and in my way of thinking -- because if we agree to go ahead and demolish certain structures so that when the item comes before the Planning and Zoning Board that, in essence, there are no structures on there; therefore, there is no encroachment or no structures and therefore that lot, that part of that estate that's beautiful, of that estate would be free of any structures, so they wouldn't have to consider that part of it.

MS. THORNTON: I understand what they are saying and I think staff's recommendation is that the demolition approval, the granting of the schedule and certificate of appropriateness be contingent upon the Planning and Zoning Board granting the lot separation.

Correct me if I am wrong.

MS. SPAIN: That's correct.

MS. THORNTON: So the demolition wouldn't actually occur until after a lot separation were granted, were recommended by the Planning and Zoning Board to the City Commission to be granted.

MS. THOMPSON: Right. Even though these structures are still in existence?

1 MS. THORNTON: Correct.
2 MS. THOMPSON: In essence, the approval has
3 already been given; therefore, when that takes
4 place, how does it work?
5 MS. SPAIN: I understand. I believe that
6 there is criteria when they look at the
7 establishment of the building site that takes into
8 consideration voluntary demolition of a structure.
9 MR. SILVA: To ask the question another way,
10 if we deny the application, does it continue
11 forward to the Planning and Zoning Board or does it
12 stop here?
13 MS. THORNTON: That's a separate request.
14 They could still request the lot separation from
15 Planning and Zoning. It's a separate criteria and
16 a different portion of the zoning code.
17 MS. TACKETT: I have another question.
18 Are we also considering as part of this the
19 proposals to replace the structure? I see a new
20 swimming pool.
21 MS. SPAIN: You mean the new residence?
22 THE COURT: Well, I see they are putting in a
23 new swimming pool and they must be doing some
24 landscaping or something where the buildings are
25 being demolished.

1 MS. SPAIN: No, this is only an application
2 for demolition. I mean, they are asking that
3 this -- this is the demolition plan.
4 In order to move this, obviously, it's on the
5 other lot that they are proposing, they would need
6 to move the driveway to the lot, the proposed lot
7 that doesn't have the historic house on it. So,
8 they are asking that that be demolished, and,
9 actually, on the subject, I met Troy Springmyer,
10 the horticulturist for the City who is the acting
11 Public Service Director. I was very concerned
12 about the tree removal.
13 When you drive through this, it's lush. I
14 mean, it's an amazing piece of property, and I was
15 concerned that -- I don't know whether you can
16 tell, but I was concerned that the little red dots,
17 which you can see better, those are the tree
18 removals. But they don't need to remove any of the
19 specialized trees in order to remove this. So,
20 it's one of the reason. So, Troy walked through
21 this there and he was very -- they do show the red
22 dots but they are not specimen trees. And our
23 recommendation is to not have them allow to remove
24 any of them. This is what you have.
25 Now, this, this is shown for zoning only. I

1 am not sure why the Planning and Zoning Board would
2 require that, but that is not a house that I would
3 recommend in favor of to go in there because it
4 really is counter to this type of residence that
5 really worked its way into the landscaping.
6 They are not asking for it. They are just
7 showing it as far as setbacks and the size.
8 MS. GUERRERO: So it's just a footprint?
9 MS. SPAIN: Not even footprint. As far as I
10 am concerned, this is a blank slate. They
11 shouldn't take any trees out. They are not
12 recommending that anything comes out. It would
13 have to come back to us because this entire
14 property is designated as historic. So, as we did
15 on Coral Way and 1800 LeJeune, that was separated
16 into three pieces of properties. Those new homes
17 had to come back to this board, so the same thing
18 would have happeneded here.
19 This shows it in context with the
20 neighborhood. This is the garage and maid
21 quarters. This is the original drawing by Alfred
22 Browning Parker.
23 As you can see, it was a garage. This was the
24 garage and the alterations. It looks like this
25 now. This is the garage door. This is a point of

1 elevation and the planters here. I mean, it's been
2 altered from the original, but the main reason that
3 if the lot separation goes through, the main
4 concern I have is if this building doesn't come
5 down they are going to have to get the driveway
6 somewhere and in order to go around this building
7 there are major trees that would have to come down
8 and that concerns me.
9 MS. GUERRERO: Can I pose a question?
10 I guess it's following what Alex Silva has
11 asked. If we deny this, they will still
12 consider -- the fact that we did that has no
13 impact --
14 MS. SPAIN: It's a separate application. You
15 would have to ask them whether they would go
16 forward with it or not, but they could because the
17 criteria for separation of the building site does
18 not take into consideration of the certificate of
19 appropriateness.
20 MS. THOMPSON: But am I not correct that the
21 minutes of this meeting would be a part of the
22 packet for the Planning and Zoning so they would
23 know what we are discussing and --
24 MS. SPAIN: Yes, absolutely. Actually, we are
25 planning on ordering the verbatim.

1 MR. TORRE: Dona, this is the noncontributing
2 guest house that would be demolished. Right?
3 MS. SPAIN: Yes.
4 MR. TORRE: And that was a Browning Parker --
5 MS. SPAIN: It was done a year later in 1952.
6 MR. TORRE: And then the garage door remains
7 as a garage?
8 MS. SPAIN: Pardon me?
9 MR. TORRE: The main garage is now a garage.
10 MS. SPAIN: They added a garage structure
11 later on. It's no longer a garage. It was
12 originally built as a garage and maid quarters.
13 This shows the pool. This is the original
14 drawing early on by Alfred Browning Parker showing
15 the cabana here. This is that loggia that attaches
16 on to the main structure of the house. And this is
17 how it ended up being permanent.
18 This is original to the house. This portion
19 of it has not been altered. Staff is recommending
20 that this portion remain. They are still able to
21 do the lot separation but we are asking that to
22 remain.
23 MR. TORRE: The loggia?
24 MS. SPAIN: Yes.
25 MR. TORRE: But only to point --

1 MS. SPAIN: Where the setback kicks in.
2 MS. GUERRERO: I have a question. Initially
3 when I read this and then I saw the photographs, I
4 thought, well, the pool has a lot of
5 characteristics that are important of keeping
6 because they are characteristics of Browning
7 Parker's work.
8 The reason why you are suggesting that it come
9 down has to do with the lot separation, solely, or
10 is it based on another criteria?
11 MS. SPAIN: Well, really, once this goes, if
12 you allow the cabana to come down, really that's
13 what this responds to.
14 MS. THOMPSON: Dona, what about the wall?
15 It's a beautiful wall there. That would have to be
16 broken into. Right?
17 MS. SPAIN: Wall?
18 MS. THOMPSON: Yes.
19 MS. SPAIN: That happens on lot separations.
20 That's going to happen on the Coral Way house.
21 When they build that new home, they are going to
22 have to cut a portion of the wall to allow the
23 driveway.
24 MS. THOMPSON: But that wall on Coral Way has
25 no resemblance to the wall on this one.

1 MS. SPAIN: Certainly the one on Old Cutler
2 does.
3 This one shows the -- actually, I believe it
4 shows the additions that were done. I am sure they
5 will call about that. This shows one side of the
6 wall towards the pool. This is an alteration here.
7 That's another alteration, this section here. In
8 fact, I believe it has changed. This section is
9 original.
10 I did put on the staff report that when we
11 were out there with the owner he was saying that
12 this has been on the market for quite some time and
13 he was saying that this loggia blocks the view of
14 the bay, which we heard before. So, I am on record
15 with another home saying that they could come in
16 with a certificate of appropriateness if, in fact,
17 that was a concern of a potential buyer. So, that
18 was another issue with, if we allow -- if we
19 require them to keep this, which is something that
20 you can do, keep this section and work the lot line
21 around it. Well, then if they come in and ask for
22 that because of the blocking the view of the water
23 to come down then they have this odd lot that's
24 working right around something that's coming down
25 anyway. I think this is really the issue that you

need to think about is this loggia. So, I am going to turn it over to the applicant and I am happy to answer any questions after that.

MS. TACKETT: Thank you.

MS. SPAIN: Actually, I want to read into the record what I am recommending. Let's see here. So, what I am recommending is a motion to approve the design for alterations to the property, including the demolition of the guest house, pool and pool cabana and site features with the following conditions:

Number one, retaining the existing loggia, which is that section that goes out to the cabana.

Number two, any new construction of the parcel of land that would be created for the new residence, proposed Lot B, will require a special certificate of appropriateness and review by the Historic Preservation Board. Staff is not recommending approval of any construction on Lot B.

Number three, no alteration or demolition will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

Number four, no tree removals or relocation will occur on the lot that has the historical

1 residence until the proposal to subdivide the
2 property on two sides is approved by the City
3 Commission.
4 Number five, the removal or relocation of the
5 trees on the lot that is created for a new
6 residence will be part of the application of that
7 residence and will require the certificate of
8 appropriateness. No tree removal or relocation
9 will occur until the design of the new residence is
10 approved. Staff is not recommending approval of
11 the removal or relocation of trees on Lot B.
12 Number six, the demolition of the portion of
13 the perimeter coral rock wall to accommodate the
14 driveway of the new residence will also be part of
15 the application for the new residence and will
16 require a certificate of appropriateness.
17 And a motion to approve a certificate of
18 appropriateness for the alterations to the property
19 with the above conditions.
20 So, I am recommending that those conditions be
21 part of the lot separation.
22 MS. THOMPSON: Why do you, on number two,
23 state that staff is not recommending approval of
24 any construction on Lot B at this time? Is that
25 relevant at all or does that have some other

1 significance here that I am missing?
2 MS. SPAIN: Honestly, I don't think anything
3 should happen to that lot. If, in fact, the
4 Planning Department and the City Commission
5 approves the lot separation, that needs to be a
6 clean slate with no trees being removed as part of
7 the lot separation, and it needs to come to us.
8 We can get a free survey and identify the
9 specimen of trees. All of that is doable. It
10 should not be part of -- in my view, it should not
11 be part of the lot separation because that side has
12 a lot of mature trees.
13 MS. THOMPSON: What other reason would there
14 be for the lot separation if not for building a
15 home?
16 MS. SPAIN: Absolutely. I am not saying they
17 can't build a house. I am just saying that they
18 should not remove the trees until the new plans are
19 done.
20 MS. TACKETT: And the new landscape plan is
21 done.
22 MS. SPAIN: And the landscape is done.
23 MS. THOMPSON: That part of the statement, it
24 seems to me, is not saying it exactly the way
25 you're saying it now.

1 MS. SPAIN: They have in their application --
2 they are requesting removal of these trees. I
3 don't think it should happen now. That should
4 happen with the design of the new house.
5 MS. TACKETT: Am I correct that we don't have
6 any report on the trees as to how many, what
7 specimen they are, how many there are, can they be
8 relocated, none of that? We have no information on
9 that?
10 MS. SPAIN: No. That should be part -- that's
11 why I am saying no tree removal should happen until
12 we get that plan.
13 MS. GUERRERO: Could I ask a question?
14 Just to clarify, I know these points are not
15 written in order of value or preference but
16 shouldn't number three be like way at the top in
17 the sense that you are recommending these
18 alterations, only if the lots are divided?
19 MS. SPAIN: That's exactly right.
20 MS. GUERRERO: Retaining the existing loggia
21 is a moot point if this is denied, if the lots are
22 not divided. Nothing can happen unless the lots
23 are divided.
24 MS. SPAIN: That's right. That's what I am
25 saying.

1 MS. THOMPSON: But I agree with Carmen.
2 MS. GUERRERO: It's almost like I feel that we
3 are not thinking or discussing if we deny, if we
4 agreed with some things going on the site. We are
5 sort of being forced, but not directly, to consider
6 this subdivision of the lot when, in fact, isn't
7 there a greater idea, which is do we touch this
8 house or not.
9 MS. TACKETT: Right, but I think you could
10 look at it that way. I think you could look at it
11 if it was one lot and they came in for new
12 additions and to modernize the house or to expand
13 the house, would we allow the center structure to
14 be demolished. So I don't even think you even need
15 to look at the lot, to be honest with you.
16 MS. GUERRERO: But it's associated with it.
17 MS. SPAIN: Again, there needs to be a plan.
18 I don't think that they should take the guest house
19 down without a plan to do that.
20 MS. TACKETT: Without a plan for
21 redevelopment.
22 MS. SPAIN: That's why I was very concerned
23 about the loggia. If someone comes in and they do
24 want to do an addition, that's the time to get at
25 that.

1 MS. TACKETT: Let's hear from the applicant.
2 MS. THOMPSON: Again, one more thing on the
3 takeoff on what Carmen is saying, reading number
4 one sounds like it's a done deal, but you want to
5 retain that. Everything else is okay. That's the
6 essence that it comes that way. I think you should
7 reverse it, I really do, and put the emphasis on
8 what you are trying to say.
9 You don't want the trees removed and any new
10 construction will be -- you know, and then say --
11 talk about what could occur.
12 MS. TACKETT: Okay.
13 MR. GUILFORD: Madam Chairperson, members of
14 the board, for the record, my name is Ezequiel
15 Guilford, office at 400 University Drive.
16 It gives me great pleasure today to be
17 representing Califon Company, the owner of the
18 property 6801 Granada Boulevard. Here with me in
19 the audience is Mr. Jorge Dalmau, who is the owner
20 of the property and has been the owner for probably
21 since the late seventies, since the late seventies.
22 Also with me next to me is Mr. Richard
23 Heisenbottle, an architect that was retained by the
24 Dalmaus to look at this application and look at
25 this property. As you all know, Mr. Heisenbottle

1 was the Chairman of this board. He is also an
2 expert in historic preservation. We hired
3 Mr. Heisenbottle early in the process. As a matter
4 of fact, we didn't do anything without
5 Mr. Heisenbottle. He actually looked at this
6 property, every portion of this property, every
7 addition to this property.
8 He pulled the plans from the original plans of
9 Alfred Browning Parker to the plans in 1967 to the
10 plans done by Spillis Candela in 1982. He looked
11 at the plans and the buildings on the property and
12 how it applies to the Secretary of Interior's
13 Standards and that is what you are governed by.
14 What I am going to do is have Mr. Heisenbottle walk
15 through these items and why he made the decisions
16 he made of what needs to be removed and what
17 doesn't, but I really want to point out to you
18 today that lot separation is not before this board.
19 The only thing you are looking at is whether
20 or not, for example, the removal -- we called it
21 the guest house, it's actually a garage that has
22 substantially been altered. It -- because of the
23 alterations done, it's obviously not a garage
24 anymore. Is that, pursuant to the standards,
25 something that can be taken down. And everything

1 that we are suggesting be removed, except for the
2 pool and the loggia, has been substantially altered
3 on this property.
4 We have to remember when this property was
5 originally designed -- you know, architects are
6 basically given a criteria. You know, I want so
7 many bedrooms. I want so many bathrooms. I want
8 big closets, little closets. I want balconies and
9 then its designed.
10 This property was designed for a single
11 individual. It was originally designed with one
12 bedroom. You have three acres of land and you had
13 a one-bedroom house on it. So, needless to say,
14 over time there have been substantial additions
15 even to the main house. However, we are not
16 arguing that the main house should be taken down,
17 just some auxiliary structures that have been
18 substantively altered. What I would like to do at
19 this time is pass it to Mr. Heisenbottle and have
20 him walk through what we are actually proposing.
21 MR. HEISENBOTTLE: Thank you, Zeke, and Rich
22 to everyone here. It's my pleasure seeing many of
23 you again and to meet some of the new members of
24 the board.
25 For those of you that don't know me, my name

1 is Rich Heisenbottle. I'm president of
2 R.J. Heisenbottle Architects, office of 2199 Ponce
3 de Leon Boulevard.
4 What you have before you today is a very
5 complicated application because there is a lot of
6 material here, and I'd really like to take a few
7 moments and go back over what was said by staff and
8 make some very, very important clarifying points,
9 because as Zeke pointed out a few moments ago, we
10 were very careful and very deliberate in not
11 touching anything that in my opinion would affect
12 the historic integrity of the home.
13 One of the questions that we would have is
14 when you demolish any portion of a historic
15 building, would my demolishing -- or any portion of
16 a historic site as we look at them as sites.
17 Correct? We said that earlier. This is nearly
18 four acres, by the way. It's very, very close to
19 four acres.
20 We look at them and we say to ourselves, is
21 that a contributing element. If I took it away,
22 would the historic designation still stand, should
23 it still stand. Now, I do that part. I considered
24 Al Parker a friend, and he respected me. And I
25 respected him. And I respect the house.

1 In this particular case, it's also been very
2 severely, very significantly altered. I don't
3 think you really got to understand all of those
4 alterations from what the presentation that staff
5 gave you. So, if you don't mind, let me go back a
6 little bit over what we have here.
7 You know, we -- I personally would like to
8 talk first about the guest house. Maria, if you
9 would do me a favor and come up here and assist me
10 for a moment and point to certain things out there,
11 just one element at a time, is the appropriateness.
12 Pointing to what is today the guesthouse,
13 which, in fact, was the garage, we will get to it.
14 In the Parker drawings that should be in your
15 packet in front of you -- does everyone have the
16 Parker drawing of the guest house?
17 Take a look at it, all seriously. The guest
18 house was, in fact, the garage with the opening on
19 the side of the garage. This is, in fact, the
20 Candela renovation of that guest house. So Al --
21 and I think I earned the right to call him Al. Al
22 had no base on the building, no coral rock on this
23 building. It was a very straightforward roof
24 situation with the garage door on the one side
25 right there. That represented the guest house.

1 As he was saying, we are submitting to you
2 that this was, in fact, very significantly altered
3 and I think you begin to see that in the Candela
4 plans. Planters are added. The garage door is
5 removed. The interior is completely different and,
6 actually, additions are placed on the rear of the
7 building as well. So, it is because this has been
8 so significantly altered and because you can take
9 away does not truly affect the historic integrity
10 of the overall property and for the house, for that
11 reason we are asking for permission to demolish it.
12 What advantage do we have to demolish it?
13 Well, first of all, it's not used. It hasn't been
14 used. It probably has never been used as a
15 practical matter. It's used for storage, but in
16 reality, as we go through this process, the best
17 location for the entrance drive actually comes
18 right through where that guest house currently
19 sits.
20 There is a four-car garage in the property
21 today. That's a Candela addition. I am going to
22 show you that. So, there is no reason for this
23 guest house. There are more rooms in this house --
24 what do we have, at least five or six rooms in the
25 house, I mean, more than six rooms. We have the

1 maid's quarters as well. I know. So, there is no
2 real logic for them keeping this, but the
3 advantage, in fact, to take it down is that this
4 allows us to bring a new driveway to the site
5 without hurting, without disturbing any of the
6 specimen trees on the property.
7 We have to move a handful of palm trees. We
8 walked it with city officer. We walked it with
9 Ms. Spain and Emily also. That becomes the best
10 optimal location. So we will treat that, you know,
11 individually so that you --
12 MS. GUERRERO: Excuse me, is the board on the
13 left showing that driveway that you are talking
14 about, the board on the left?
15 MR. HEISENBOTTLE: No, that's a demo plan. We
16 will bring it.
17 Since we are talking about the driveway, let's
18 shift to the driveway instead of some of the things
19 that I wanted to do first. One thing that is
20 unclear or was unclear is exactly when -- is
21 exactly when the driveway that you see here was
22 actually built. The 1958 survey of the property,
23 Dona, does not show the driveway. There is no
24 driveway there. It wasn't built with the original
25 house, and in 1958 it still wasn't there. But

1 somehow it looks like it's there in Mr. Candela's
2 plans. So, generally speaking, we can say the
3 driveway, was not Al Parker's driveway.
4 Why it didn't have a driveway doesn't make
5 much sense to me, but it was -- as my client and
6 his dad always used to tell me, when they arrived
7 on the site and bought it, it was just so overgrown
8 with trees that it was virtually impassable. So,
9 they should be credited for having taken some great
10 care with the house over the years.
11 The driveway, in my professional opinion, and
12 it's shown on the right over there in red and shown
13 on Dona's site there, the driveway is totally
14 insignificant, and according to the Secretary of
15 Standards as to whether it's removed, it has no
16 significance to the designation of this house at
17 all.
18 Let's go back to some of the other plans for a
19 second. In fact, rather than bouncing through all
20 of the slides, let's -- if you would, let me look
21 at this board right here, which, in fact, we call
22 it the historic site plan and what it tries to do
23 is analyze what was built when so that you really
24 understand what Al Parker did and what my good
25 friend, Hilario Candela did.

1 Mr. Parker did do the pool and the pavilion
2 along the pool, and Mr. Candela put an addition
3 onto that pool that is off over here on the side of
4 it in yellow. And he redesigned everything that
5 was in inside of that as well.
6 The Parker house is everything that you see in
7 blue. The Candela addition here is, in fact, the
8 enclosure of what was an Al Parker screened porch,
9 not an issue today because we are not planning on
10 touching it at all.
11 The original garage to the house was, in fact,
12 right here. That is now a family room sort of
13 space and has been significantly altered by
14 Mr. Candela and others before him. But we are not
15 planning on doing anything with that at all.
16 Everything that you see in yellow over here,
17 including the new four-car garage, the dining room
18 that you saw in the wonderful photographs over
19 there and the bedroom wing that you see over there,
20 all of those are additions to the house that were
21 that were put on by Hilario in 1982. In fact, this
22 is part of those 1982 additions.
23 So, back to -- that is the rear of the guest
24 house right there. None of that was there when
25 Mr. Parker did it. So he -- let's move then to the

1 pool area and the pool deck and the pool pavilion.
2 It started out as a small pool pavilion. It was
3 increased and turned into a little storage area
4 down to the left over here and then that area was
5 -- am I in the right direction? Yes.
6 No. This is totally refurbished and very
7 confusing, but this is it down here and this
8 becomes over here the Candela addition. The walls
9 we see over here that we are proposing to tear down
10 are Candela addition walls, so they are not
11 original walls.
12 Now, we have no trouble accepting the
13 conditions that staff has recommended to you. We
14 would like to tear this down because it has been
15 significantly altered, but if you wish us to save
16 the arcade over here, we can do so. But it has to
17 be cut at one of the column lines. It can't be
18 just cut at the middle. This is where it makes a
19 pivot. It goes off on an angle. That's the
20 appropriate location to cut it, save it and perhaps
21 incorporate it in the future.
22 This, again, is really a certificate of
23 appropriateness for demolition of accessory
24 structures and at some point this house will come
25 back to you either with a new owner or current

1 owner for things in the actual property that are
2 truly substantive changes.
3 The other drawing you saw here is a
4 requirement of zoning. Zoning asks us to produce
5 not necessarily a -- we don't know who is going to
6 buy that piece of property in the lot split. We
7 know that the lot split meets the criteria for the
8 lot split, which it didn't meet the last time it
9 was before this board. And what you are seeing
10 there is the absolute maximum that by zoning you
11 could put on that property.
12 I am not suggesting that that's what we are
13 going to build. We are not going to build
14 anything. Jorge wants to simply sell the piece of
15 property because nobody wants to buy four acres and
16 pay four acres worth of taxes in Coral Gables.
17 So at some point everything that is on that
18 property, every tree that is touched, is coming
19 down before the board with a real design, not just
20 a zoning analysis that understands and illustrates
21 a potential house. It will all come back for
22 review on a later date and any additions on the
23 main house will also come back to you at a later
24 date. With that, I will stop and if you have any
25 questions, I will be glad to ask them.

1 MS. GUERRERO: Question, what are your
2 thoughts on the actual pool? You talked about the
3 guest house. You talked about the loggia, the
4 actual pool.
5 MR. HEISENBOTTLE: My personal thought is,
6 while it is a nice pool, it is inconsequential with
7 the designation of the house, number one.
8 Number two, it's on the wrong side of the
9 house.
10 Let's look at the floor plan of the house.
11 It's off to foyer. Who goes to the front entry
12 foyer to go to the pool?
13 Where does the pool belong?
14 Where do we always put the pool? Off the
15 dining room, off the living room, off the family
16 room, a place that you can actually look at it.
17 This is like having a pool in your front yard and I
18 think it's particularly awkward that way. It makes
19 it very difficult to be able to sell the property
20 because of where the pool is.
21 I think a different pool, a new pool in that
22 area redefined or a pool on the opposite side of
23 the house, on the other waterway, not the Gables
24 Waterway but the waterway that leads to the --
25 fronting the family room and the dining room and

1 the living areas of the house would be a lot more
2 appropriate, and I am betting that someone, when
3 this house is purchased, will come back with that
4 sort of an addition.
5 MR. GUILFORD: Madam Chairperson, I just want
6 to reiterate something Richard said, which is that
7 we do accept staff's recommendations with the
8 conditions. You actually are governed by a
9 competent substantial evidence which is that what
10 you have to determine is whether to accept this
11 application or not. You only have two experts here
12 before you so far today, Mr. Heisenbottle and
13 staff. Both are actually recommending approval of
14 this application that is before you.
15 Now, I know, Madam Chairperson, that there is
16 a neighbor and attorney who is opposed to this. I
17 think they are more opposed to the lot split.
18 However, I would ask for a few minutes of rebuttal
19 when they are through. If you have any questions
20 for me, Mr. Dalmau, Mr. Heisenbottle, we are
21 available to answer them.
22 MS. TACKETT: Thank you. Any member of the
23 public that wishes to speak?
24 MS. SPAIN: I would like to point out that we
25 received letters and e-mails. I would like to put

1 them on the record. We have a letter from
2 Mr. Haddad at 6800 Granada Boulevard. We have two
3 letters from him.
4 We also have one from a Lina Eichenwald at
5 6835 Granada Boulevard, Joseph Mensch at 6207
6 Granada Boulevard, Shirley Herris at 6835 Camarin
7 Street, yes, and Juan and Tina Valdes at 6815
8 Mindello Street. And one from Arturo Mosquera. It
9 doesn't have his address.
10 MS. TACKETT: Those were all distributed to
11 the board members.
12 MS. SPAIN: Yes, it's part of your package.
13 MR. GIBBS: Good afternoon. My name is Tucker
14 Gibbs. I have law offices at 3835 Utopia Court, in
15 Coconut Grove, and I am here today representing
16 Jackie and Gil Haddad, who live at 6800 Granada
17 Boulevard, which is across the street, directly
18 across the street from this piece of property.
19 Before I get into my presentation, I'd like to
20 respond very briefly because my presentation
21 addresses, I think, everything Mr. Heisenbottle and
22 Mr. Guilford spoke of, but I wanted to talk just --
23 no, I think I will just wait. I will do it in my
24 presentation and make it easier for everybody.
25 My clients urge you to deny the application

1 for the certificate of appropriateness because,
2 number one, it's contrary to the findings and
3 determination in the historic designation report
4 that is the basis for this board's historic
5 designation of this particular piece of property in
6 2007, the entire piece of property.
7 It doesn't meet the Secretary of Interior
8 Standards for rehabilitation. It also serves to
9 imply approval of the lot split proposed by the
10 applicant and the approval of a new structure on
11 the historic site, a lot split and structure not
12 consistent with the established relationship
13 between the existing structures and the natural
14 environment. And we are going to talk about that
15 because that goes into the Secretary of Interior
16 Standards.
17 But the key point to understand is that the
18 Historic Preservation Board determined in 2007 that
19 this property, the entire property, was
20 historically significant, and this owner accepted
21 that designation. This owner was here and accepted
22 it. He went to the Planning and Zoning Board and
23 accepted it, and he didn't file any appeal of the
24 historic designation.
25 The historic designation report is significant

1 because it serves as the basis of the approval of
2 that designation and this report highlights the
3 architect's integration of the structures on the
4 building site.
5 If any of you have seen that historic
6 designation report, I don't believe it's in your
7 package. Is it in your package?
8 I didn't think so.
9 That designation report, and I'm going to go
10 into it because I suspected it wasn't going to be
11 in your package, has incredible detail about why
12 these structures are integral to the building and
13 the historic designation of this property. Despite
14 what Mr. Heisenbottle has told you about this
15 building and that structure and that pool or
16 cabana, the fact remains that all of that property
17 was designated as historic in 2007.
18 Let's look at the report. The report's
19 description of the following building elements that
20 under the current application will be demolished.
21 This is how they describe these elements. Quote,
22 the original plan for the house consists of a
23 largely rectilinear massing with an attached loggia
24 and storage cabana building that wraps around an
25 irregularly-shaped swimming pool. Completing the

1 residence is an attached building carport and
2 two-bedroom wing or structure that is to the south
3 of the building. That's basically everything that
4 was talked about by Mr. Heisenbottle.
5 At the conclusion of the report, the staff
6 said the historic resources department staff has
7 had the opportunity to walk the property and
8 examine the house in October of 2006. Staff does
9 not feel that the alterations have caused the
10 property to lose its essential character-defining
11 features or its architectural integrity. That's
12 critical. That was the last sentence in that
13 designation report and this board approved that
14 designation report, not all you individuals here
15 but some members or member was here and approved
16 it. It was approved unanimously by this board and,
17 as I said before, this property was designated.
18 That report is the basis of that designation.
19 But the staff report before you today
20 recommends the demolition of the guest house, the
21 two-bedroom structure, the demolition of the
22 cabana, the demolition of the pool, leaving only
23 the loggia.
24 Without the pool and cabana, what is the
25 loggia? You guys are the experts. The loggia is

1 an integral part of this. Staff today says it's
2 integral, but what's a loggia for if it isn't for
3 the pool and the cabana to allow you to walk out to
4 the pool, allow you to walk out to the cabana.
5 And, yet, that's the only thing that they want to
6 remain.
7 This is not protecting a historic resource.
8 It's nibbling away at it, and it ignores the
9 specific determination by this board in 2007 when
10 you placed the historic designation on the property
11 that the entire site was designated as historic,
12 that the cabana, loggia pool and, yes, even the
13 guest house as well as the rest of the structures
14 on the site are essential character-defining
15 features and part of the site's architectural
16 integrity.
17 Very interestingly, when this came to the lot
18 split in 2007, if I can find it here, Mr. Guilford
19 said to the Planning and Zoning Board, the pool,
20 staff has determined, and correct me if I am wrong,
21 that the cabana and pool is an integral part of the
22 building. That was in 2007. It was an integral
23 part of the building. Now, I forgot what
24 Mr. Heisenbottle called it. It was inconsequential
25 in historic significance. The accessory structure

1 was not worth it because after all, what's more
2 important, saving a building that Alfred Browning
3 Parker designed in 1952, just a year after this
4 property was built by the property owner, saving
5 that. No, it's more important instead of saving
6 that, we need to have a new driveway. Why, because
7 we want to split the lot and put a new building on
8 the site, an additional residential structure.
9 How that furthers Mr. Parker's vision as an
10 architect, how it furthers the historic designation
11 of this property, is absolutely and utterly beyond
12 me, especially given staff's report in 2007 and
13 Mr. Guilford's comments that same year.
14 According to the designation report, the
15 structure responds to their environment because
16 Alfred Browning Parker, quote, also believed that a
17 building site was an integral part of the
18 building's design. The report noted that the
19 original footprint of the cabana and loggia
20 parallels the waterway shoreline that forms the
21 boundary of the property. So, it's a relationship.
22 Architecture is a relationship. I am not even an
23 architect and I know that.
24 The hallmark of the site, according to staff,
25 is the harmonious coexistence between the

1 structures and nature. What does that mean?
2 Well, Dona Spain got up there and showed you
3 all those red marks and you have those on your
4 plans. All those red marks, those are trees that
5 are going to be removed under their proposal or
6 they're going to be relocated. I don't know how
7 you are going to relocate some of those these trees
8 that are in that property. That's essentially a
9 hammock. That's a natural hammock in there.
10 What they are talking about is removing trees.
11 Why, again, they want to put another house on that
12 property and they will have to remove trees, trees
13 that are part of the historic nature of this
14 property -- trees that relate to the house and the
15 structures that are there. As determined by who,
16 by the Historic Preservation Board and staff in
17 2007 when you designated this property.
18 The staff also said the original house and
19 grounds respond to each other in a way that is not
20 overpowering. When an architect designs, or
21 anybody, designs a house on a piece of property
22 that's almost four acres large, they do it for a
23 reason. In 1951, when it was one guy, or in 1982
24 when it was the family, this property was utilized
25 for the historic design that was originally put on

1 that property by Alfred Browning Parker.
2 By the way, according to the testimony by the
3 previous architect, when this property came up in
4 2007 for a certificate of appropriateness, they
5 asked for a certificate of appropriateness for
6 demolition of a lot split as well, Mr. Hernandez.
7 Mr. Hernandez talked about how important it
8 was, and this was Mr. Guilford's witness as an
9 architect. He was the architect for the applicant,
10 and he talked about the structure as a pedigree
11 house by Alfred Browning Parker and described
12 Mr. Parker, Mr. Parker's professional involvement
13 in the 1981 addition.
14 Alfred Browning Parker wasn't sitting up in
15 Gainesville not knowing what was going on with this
16 property in 1981 and '82. He was part of it.
17 Hilario Candela worked with Mr. Parker to do this
18 and there is testimony to that fact in the record
19 before this very board in 2007.
20 Quite simply, this Alfred Browning Parker
21 house and related structures exemplify the
22 integration of site and structures in a complete
23 architectural statement. That's what this is.
24 This is a statement by an architect and they talked
25 about it in the designation report. They talk

1 about it and they say, this is about bringing
2 nature and architecture together and that's what
3 Parker was about. That's what this property is
4 about and that's what this property exemplifies.
5 And this statement, as I said before, was carried
6 through by Mr. Parker's involvement in subsequent
7 additions that are considered inconsequential.
8 Demolition of these structures and relocating and
9 removing trees for the sole purpose of advancing a
10 lot split ignores the special relationship between
11 the structures and natural environment that is this
12 property, all of this property.
13 Furthermore, it is for purposes antithetical
14 to the architect and his philosophy of relating the
15 structures to the natural environment of the entire
16 building site.
17 So, let's look at the Secretary of Interior
18 Standards. I am going to go through them. It's a
19 quasi judicial proceeding, and I feel the necessity
20 to talk about the standards. I am not going to
21 talk about all ten. I am going to talk about four
22 of them, two of them in compliance.
23 The secretary standards you need to apply,
24 according to the Florida Division of Historic
25 Resources, the intent of the standards is to assist

1 long-term preservation of a property's significance
2 through the preservation of historic materials and
3 features. The standards pertain to historic
4 buildings of all materials, construction types,
5 sizes and occupancy and encompasses the exterior
6 and interior of the buildings. They also encompass
7 related landscape features and the building's site
8 and environment, as well as attached, adjacent, or
9 related new construction.
10 So, standard number one, property shall be
11 used for its historic purpose. Very simple, the
12 historic purpose on this property, the site
13 designated as historic, the entire site is to be
14 used as what, one single family home. That is the
15 historic purpose of this particular piece of
16 property. It is one building site with one single
17 family home, and that's what it is to be used for.
18 The design architecture of the structures were
19 for single family use on this property. This
20 application does not -- this standard does not --
21 they don't meet this standard. They want two
22 single-family structures on this one historically
23 designated site.
24 Standard two, the historic character of a
25 property is to be retained and preserved. The

1 removal of historic materials and alteration of
2 features and spaces that characterize a property
3 shall be avoided. Here are the applicants seeking
4 to alter the historic character of this property by
5 relocating and removing trees, by demolishing
6 architecturally significant features and allowing
7 the property to be reduced in scope, and to
8 accomplish all this to accommodate a new building,
9 a new residence. I should say, an additional
10 residence. All the property has been designated to
11 honor and celebrate an architect in his work, work
12 that has in its hallmark the union of design and
13 nature.
14 Standard number five, distinctive features,
15 finishes and construction techniques or examples of
16 craftsmanship that characterize a historic building
17 shall be retained and preserved. Focusing on the
18 distinctive features of this particular piece of
19 property, the distinctive features here include the
20 special relationship between buildings and the
21 sites upon which it is built, what we've been
22 talking -- what I've been talking about.
23 The certificate of appropriateness does not
24 preserve the distinctive features of the site that
25 make it historically significant because it

1 destroys, it demolishes architectural significant
2 features; trees, relocation of trees, pool, loggia,
3 cabana, the 1952 addition and provides implicit
4 approval for this lot-split, the lot split that is
5 the 800-pound gorilla that nobody wants us to talk
6 about but that's what this is about.
7 Standards nine and ten talk about the new
8 additions, exterior alterations or new construction
9 not destroying historical materials that
10 characterize the property. The new work shall be
11 differentiated from the old and incompatible with
12 the massing, scale, size architectural features to
13 protect the historical integrity of the property
14 and its environment. That's a wonderful term,
15 massing, scale and size because that's what we are
16 talking about on this historic property. That was
17 nine.
18 Ten says, new additions and adjacent or
19 related new construction shall be undertaken in
20 such a manner that if removed in the future the
21 essential form and integrity of the historic
22 property and its environment will be unimpaired.
23 Here what the staff and the applicant is saying to
24 you is don't worry, any new construction requires a
25 certificate of appropriateness. It all comes back

1 to you, or as the laymen would say, they want to
2 kick the can down the road. They want you to kick
3 the can down the road so maybe you all don't have
4 to decide this issue. Maybe another board when you
5 all aren't here will have to decide the issue, but
6 the issue needs to be decided now.
7 This staff's position ignores the fact that
8 any new additional house on this site will diminish
9 the historic integrity of this property because the
10 property wasn't designed for two houses. It's that
11 simple.
12 Alfred Browning Parker's vision was a union of
13 architecture and the natural setting on this site.
14 Tearing down trees -- and they are going to have to
15 have trees torn down and relocate them -- by the
16 way, where are they going to relocate them on the
17 site? This place is a hammock.
18 In conclusion, the approval of this
19 certificate of appropriateness, even as conditioned
20 by staff, will facilitate the construction of an
21 additional building that will replace a historical
22 natural area on this property. That was an
23 integral part of the designation of this historical
24 site.
25 This, along with a proposed demolition and

1 tree removal and relocation, is a major alteration
2 of this site.
3 You are being told that the lot split is not
4 before you today and it's not an issue for your
5 consideration, but it is. An approval of the
6 certificate of appropriateness is the first step in
7 the lot split, and you all have recognized this.
8 And that will forever alter this property.
9 An approval also will be a rejection of Alfred
10 Browning Parker's holistic view of architecture and
11 nature and his vision for this particular site, a
12 vision carried through by his involvement with the
13 renovations in 1952 and 1982. Please confirm your
14 decision to approve this historic designation and
15 reaffirm the historic value and importance of the
16 work of Alfred Browning Parker by denying the
17 certificate of appropriateness.
18 And I'd like to add one last thing. I saw,
19 when I got up here, a memo from the city attorney
20 because I think the city attorney knew I was going
21 to ask for this. Back in 2007, the Planning Board
22 asked for your opinion about a lot split on this
23 property. The property had not been designated yet
24 but the board specifically asked for your input.
25 They didn't ask you to apply their standards, and I

1 am not asking you to do that either.
2 As a Historic Preservation Board, a lot split
3 has implications on the historic integrity of this
4 property and I believe and I think the city
5 attorney -- I skimmed it. I think the city
6 attorney, you can correct me if I am wrong, you
7 said that they could make a -- tell me what you
8 said. I don't want to put words in your mouth.
9 MS. THORNTON: Well, I said the determination
10 of the lot split is not within the purview of the
11 board and those are different considerations, but
12 the board could make a nonbinding recommendation to
13 the Planning and Zoning Board concerning the
14 Historic Preservation Board's view of the lot split
15 from the historical perspective. But, again, it
16 would have to be nonbinding and with the
17 understanding that there are different
18 considerations that the Planning and Zoning Board
19 and ultimately the City Commission would have to
20 consider.
21 MR. GIBBS: That's all I am asking.
22 MR. GUILFORD: Madam Chairperson, I actually
23 object to that. That issue was not noticed. It
24 was not recommended by staff, and until you have a
25 recommendation from staff regarding that, I do not

1 believe it's properly before you to make a
2 determination -- a recommendation on the building
3 site separation.
4 MS. TACKETT: I think we have other members of
5 the public that wish to speak, so we are going to
6 call them up and then if you need some more time at
7 the end --
8 MR. HADDAD: Madam Chair, Mayor Thompson.
9 My name is Gil Haddad. I live at 6080 Granada
10 Boulevard, which is directly across the street from
11 this property. I am a layman in this field. You
12 have heard two very excellent lawyers who
13 specialize in land use, and you have heard from the
14 architect and the person of Mr. Heisenbottle.
15 I am not really an expert on anything, but as
16 I sat here, I kind of felt that Mr. Heisenbottle
17 was hard. But maybe you saw it in a different way.
18 I have a stack here of letters that Mrs. Spain
19 has provided to us. And while I live at 6800
20 Granada with my wife Jackie, who is here and some
21 of our other neighbors and friends, the lady that
22 lives next door to this property, immediately next
23 door wrote a letter, and I would like to take just
24 a moment of your time if I might.
25 This is from Lina Eichenwald, 6835 Granada

1 Boulevard. In '07, Mrs. Eichenwald also spoke and
2 also opposed this strategy, this tactic, this --
3 what I perceive as some effort to use this
4 citizens' board not as a shield against influence
5 and power, which a citizen board is and what we
6 would we citizens and residents rely upon, but as a
7 strategy to push forward something that has been
8 going on for nine years.
9 Now, don't take my word for that because I am
10 going to read from an transcript from an architect
11 Jorge, Jorge Hernandez, who explains how he first
12 got involved nine years ago on this project.
13 Ms. Eichenwald says, I would like to express
14 my total opposition regarding any removal of trees
15 from the property. Until not too long ago, this
16 property had one of the last original hammocks of
17 the Gables, which with its lushness attracted all
18 of the amazing local fauna from tiny red foxes and
19 raccoons, to hawks, owls, cranes and an infinity of
20 other birds.
21 My next-door neighbor, Dr. Mark Brown, who you
22 might know, for many years was the head of the
23 Department of Orthopedics for the university. He
24 planned to be here. In '07, he was extremely
25 articulate and brought with him a list of the birds

1 he had personally counted who flocked into the
2 trees of this property. Dr. Brown could not be
3 here today, tonight because of a personal medical
4 situation.
5 Ms. Eichenwald goes on to say, this is a
6 historical landmark by nature, by nature. In '07,
7 this board, by unanimous decision, declared this to
8 be a historical landmark and there was no appeal.
9 And I hate to correct my extinguished counsel when
10 he said that Mr. Guilford and Architect Hernandez
11 accepted that determination. They didn't accept it
12 at all.
13 They advanced it. They were the proponents of
14 it. They wrote a letter to the historical
15 resources requesting historical designation, and
16 Mr. Jorge Hernandez stood here and explained to
17 this board -- and I believe Mrs. MacIntyre heard
18 Jorge Hernandez explain why this entire property
19 should be designated. And when the staff walked
20 this property in '07, they did so in the face of a
21 contention that there had been changes like the
22 garage door, that there had been alterations, that
23 there had been additions, and your staff made a
24 finding of fact that those changes were not
25 material to the historic characterizations of this

1 property and they are not.
2 Somewhere we started calling names and they
3 called this structure a guest house. It was
4 originally a service quarters, and when you put a
5 brand on something, all of a sudden it has an
6 elevated significance or other significance but the
7 size of this building doesn't matter. This
8 building is key to their strategy.
9 The driveway has been there as long as Jackie
10 and I have lived at that property, which, well, we
11 are close to celebrating the third birthday of our
12 great grandson, and that magnificent brick
13 serpentine driveway lush with trees has been there
14 ever since we have been there.
15 Mrs. Eichenwald goes on to say, over the last
16 few years, unfortunately, most of the big trees,
17 particularly those close to the street because now
18 we can see the house -- and I think, Madam
19 Chairman, you asked about a tree survey. There was
20 a tree survey in '07. They designated and
21 identified every single one of these major trees in
22 that property.
23 We compare the pictures of the property from
24 '05 to the ones now and the trees are different.
25 We want to leave a legacy to our generations to

1 come, this lady says, a lush green and special
2 Coral Gables. For this reason, I oppose totally
3 the effort to demolish part of this property.
4 I have a long letter here myself which I am
5 not going to read because it's a lot less important
6 than Mr. Eichenwald's letter.
7 I have another letter, which is in my
8 handwriting, I'm sorry to say, which I won't read.
9 But Mr. Mosquera says, as a Coral Gables resident,
10 I am totally opposed to the demolition of any
11 portion of this historic Alfred Browning Parker
12 complex. Arturo Mosquera, Doctor, as a resident I
13 am opposed to the demolition of any portion of this
14 historic property.
15 Juan and Tina Valdes, we are opposed to the
16 lot splitting. We are opposed to building
17 demolition. We are opposed to tree destruction in
18 order to develop 6801 Granada. Please preserve our
19 historic code in order to protect this historic
20 property.
21 From Shirley Herris, I do not approve the
22 demolitions and the tree destructions. In big
23 black letters, do not allow the destruction and
24 demolition.
25 Now, I believe, I have been told there are

1 many more e-mails and such, but these are actually
2 letters. There is an expression that one who seeks
3 to act as counsel for himself has a fool for a
4 lawyer, and I don't want to make a fool of myself
5 because my counsel, who is a very, very inexpensive
6 lawyer, my counsel gave the presentation and he hit
7 it right on the head.
8 This board determined, unanimously, on the
9 basis of finding of fact by your staff that these
10 elements of this complex designed by Professor
11 Parker are, in fact, historical. And although
12 Mr. Guilford put on the record if he doesn't get
13 his lot split he wants to appeal that finding, he
14 never appealed it.
15 As a matter of fact, these folks, these good
16 folks behind me as early as '05 asked Building and
17 Zoning for a use determination. They got a
18 specific determination and an official letter that
19 this property was for single family use only and
20 they took no appeal from that.
21 What the legal significance of that is, I
22 don't know. That's over my pay grade, but they
23 have taken no appeal from any one of the six or
24 seven previous unanimous decisions, staff
25 recommendation, H&R; staff recommendation of P&Z,

1 unanimous vote of this board, unanimous vote of the
2 P&Z board and unanimous vote of the City Commission
3 of Coral Gables that there be no lot split and the
4 recommendations of no destruction of these
5 properties.
6 Now, let's stop the music for a minute. They
7 want you to destruct, demolish a building designed
8 by Alfred Browning Parker. You have said no to
9 that before and now you are going to do the City of
10 Coral Gables and the citizens of Coral Gables who
11 have to pay the tab the enormous favor of saying,
12 yes, take down an Alfred Browning Parker structure
13 that we have previously unanimously determined to
14 be of historical significance.
15 Well, I guess I will get out my checkbook if
16 you make that record just because of this marketing
17 tool that they are asking you to employ.
18 In '07, I spent five or ten minutes up at
19 Historical Resources. I didn't try to lobby
20 anybody. The ladies there were patient and
21 gracious and smart and hard-working and they gave
22 me a few documents I asked for. A few months ago I
23 went again to Historic Resources. I saw the way
24 the office was improved. The ladies there were
25 smart, hard-working, industrious, polite, diligent

1 and considered me with great honor as one of the
2 citizens of this community. They have done good
3 hard work.
4 Now this, I don't know, is it a pin print or
5 no, it's not. It's almost a tsunami in what you
6 call of certificate of appropriateness. That word
7 has confused me, "appropriateness". I will leave
8 that to you experts to decide on that, but to me it
9 means nothing more than appropriate.
10 Now, is it appropriate? Let me tell you who
11 is the honest man in this room. There is an honest
12 man in this room and it's that gentleman sitting
13 right there, Mr. Heisenbottle, because when he
14 drew -- where is it?
15 They have taken it down. I don't blame them
16 because there are so many letters in this file
17 saying don't pay any attention to
18 Mr. Heisenbottle's drawings. They are just for
19 illustrative purposes only. Don't pay any -- this
20 property was listed for sale and it's in the
21 record. I am not telling you anything that's not
22 on the record. This property was listed for sale
23 in '07 for $13.5 million and now they want to split
24 off a third of it here, five, six years later with
25 the market going up. So, is the price now

1 3 million, 4 million, 5 million?
2 If it's only 3 million, figure that out -- and
3 architectural specialist on historic
4 preservation -- how much structure you have to put
5 on that property to justify that per square footage
6 land price, and you will see that Mr. Heisenbottle
7 was telling the truth when he drew those sketches
8 showing that enormous structure.
9 What does that structure have? It has a south
10 elevation, a south elevation that's 20 feet from
11 Mrs. Eichenwald's home that she bought because of
12 this property being a natural hammock. Her words,
13 not mine. She has maintained, paid taxes and
14 relied on the code that Mayor Thompson said we are
15 all familiar with, the section of the code that
16 says, wherever a parcel has been used as a single
17 family home in this city and where there are
18 swimming pools, check; tennis court, check; walls,
19 check; outbuildings, check; that property shall
20 forever be a single family parcel.
21 Now, I am not saying there is not a procedure
22 for lot splitting, but, in my humble opinion, that
23 process relates more to commercial areas,
24 undeveloped areas. But where it's residential, the
25 code, which is a matter of policy, there may be

1 legal ways to squirm around and all of that but we
2 lay citizens have a right to rely on that code.
3 Now, I think I have a duty to talk to you
4 because the last time around in '07 there were 40
5 or 50 people who wrote letters and came to hearings
6 and every time we had a large crowd at a hearing,
7 the hearing got cancelled for some reason. I don't
8 understand that strategy, but I think maybe those
9 things do happen.
10 But we as citizens ask you most respectfully
11 -- and you have been incredibly patient. We ask
12 you to vote no on this proposed motion because
13 there is too many blue content. That's missing
14 parts. Jot that down if you don't know that, it's
15 missing parts. There is just too many missing
16 parts here.
17 It's obvious this is a marketing tool. It's
18 obvious this is the strategy to pave the way when
19 you get to the next level. This board is being
20 used for that purpose.
21 I spoke to Alfred Browning Parker in '07, and
22 Mr. Guilford uses a legal term, competent and
23 substantial evidence. And he says the staff final
24 is competent and substantial evidence and the staff
25 has found what they call a guest house and what

1 Alfred Browning Parker calls service quarters. And
2 it doesn't matter what the label is, it's an Alfred
3 Browning Parker structure. It has already been
4 determined to be of historic significance.
5 I am not going to tell you about my
6 conversation with Professor Parker because somebody
7 might call that secondhand or even hearsay, and
8 your staff talked to Professor Parker at the same
9 time and from that conversation they put in the
10 record the paragraph that Mr. Gibbs read to you
11 about why the integration and all of that.
12 All I can tell you is, Professor Parker was
13 quite elderly when I spoke to him, and he wanted to
14 talk so much about the fact that one of his houses
15 had recently been designated as one of the ten most
16 beautiful residences in the word. That's what he
17 wanted to talk about. He remembered this property.
18 He remembered this, and I am permitted to tell you
19 my impression of that conversation, not the words
20 but my impression. And the one word that stands
21 out from my conversation with Professor Parker is
22 the word inhale, inhale.
23 He designed this property to inhale the
24 environment, to inhale the trees, the sounds of the
25 animals, the cool breezes from those trees and

there is no place on this property under Mr. Heisenbottle's sketch and there won't be, there can't be, to relocate any tree. The relocation of any tree, particularly important tree, is a problematic thing, at best, and expensive, at the least. It's just not going to happen. There is no room for it.

So, we citizens respectfully ask that -- there is one point here. January 25 of '07, Mr. Guilford wrote a letter to the department asking for a letter of historical significance and got back a letter from your staff saying, you are asking for this letter. This letter means that you intend to demolish something, but they pursued it anyway. They encouraged the board, for whatever commercial reasons they want.

Now, in 1980 this property was bought by a Netherlands Antilles offshore corporation who some might express the opinion has as much right to petition under our first amendment as anybody. We are not saying that they don't, but they made a commercial decision in 1980 and have held this property for 33 years under a commercial designation, thus, waiving Homestead exemptions, thus, waiving tax and Homestead exemption tax

1 increases. Apparently, he was using this property
2 for either some commercial financial purpose like
3 writing off the expenses or whatever.
4 I don't know what they did. I wasn't there.
5 I haven't seen their books but, you know, they
6 claim it's a hardship to maintain the property.
7 But, boy, if they spin off a third of the property,
8 why does that affect maintenance. The third they
9 want to spin off is nothing but magnificent
10 beautiful trees, and what does it cost to maintain
11 them. The maintenance costs are on the land
12 improvements, the other structures. They say,
13 well, maintenance is a problem, maintenance of that
14 third of the property, no.
15 Now, Mr. Heisenbottle's sketches tells us what
16 they want to do is to have another lot that's
17 150-foot of frontage on Granada Boulevard.
18 Miracle, strange, that 150 feet net 130 after the
19 setbacks is precisely one-third of the total
20 Granada Boulevard frontage.
21 Their aim is to eventually do exactly what
22 they wanted to do in '07 is put multiple houses on
23 that property which they were turned down by every
24 agency in the city and took no appeal. That's what
25 they want to do. They have sketches of this

1 property of a house on top of the tennis courts.
2 That's what they want to do.
3 In terms of the word used "inhale", they will
4 have to regret -- you folks can tell me how high a
5 two-story building is. The north elevation of a
6 future building, it will be 50 to 55 feet from the
7 Parker house. A basketball court is 50 feet wide.
8 A six-year-old boy can throw a tennis ball across
9 the rim of a basketball court.
10 So, what happens to the vision? What happens
11 to the inhaling? What happens to the entire aspect
12 of this design, this property that you have already
13 managed and determined to be entirely, the trees,
14 the driveway, the magnificent wall that Mayor
15 Thompson commented on, all of it previously
16 determined to be historic without one complaint
17 from the people who asked for it to be declared
18 historic?
19 I want to thank you for your patience. I want
20 to thank your staff for its courtesies to me and
21 just be pretty darn careful about taking down an
22 Alfred Browning Parker structure. There may be
23 people watching and saying why can one go down and
24 not another.
25 That's very worrisome.

1 MS. TACKETT: Thank you.
2 Is there anyone else from the public that
3 wishes to speak?
4 MS. MOURE: I'm Almalee Moure, all one word,
5 Moure, M-O-U-R-E. I live at 6619 Granada
6 Boulevard. I am here to oppose approval of this
7 measure.
8 I will just give you a little brief step back
9 in time. My father was the original owner of that
10 piece of property. He bought it at the same time
11 he bought the place which we now live, but when he
12 and my mother were looking for a place to build a
13 home, raise a family and settle down for the rest
14 of their lives, they looked a lot around the City
15 of Miami. They looked at Miami Beach, at some of
16 the islands there, but when they came to Coral
17 Gables, the one thing that they saw was a real
18 commitment to preserving and protecting what the
19 city has set out to be.
20 I can remember well as a child wandering
21 through the property that's being discussed today.
22 The idea here was with Coral Gables was so
23 different than, say, Star Island. One of the
24 places they were looking was that the city
25 government had a real commitment to preserving and

1 protecting the character of the city, and for that
2 we have all been very grateful. Thank you.
3 MS. TACKETT: We have one more public comment
4 and then we are going to take a five-minute break
5 and resume.
6 MS. EBBERT: Good morning. My name is Marlin
7 Ebbert. I live at 6935 Almansa Street, about a
8 block from the property. When I talked to Almalee
9 this morning, I urged her to come, and if you know
10 where she is talking about, her father purchased
11 the land on either side of the bridge that passes
12 over the Mahi Canal, and it's all connected by that
13 stone wall that runs from the beginning of her
14 property through the property that's in discussion
15 today.
16 And I just think that, you know, I lived in
17 Coral Gables for 25 years, and 12 years on this
18 side of the highway, 13 years in my present
19 location. And some of you, I know many of you
20 sitting up here and where you live. I ran for a
21 commission seat this past winter, and in walking
22 through the city, I was reminded again of the rich
23 history of the homes in the northern part of the
24 city, on this side of the highway. On the east
25 side of the highway, we just don't have the

1 personality of Coral Gables, that much of a
2 personality that you have in the north part of the
3 Gables. And this is one of the few pieces of
4 property that really kind of says Coral Gables to
5 me. And I think you really need to consider very
6 carefully.
7 You are the first step in -- call it whatever
8 you want. You are the first step in breaking this
9 property apart, so consider very carefully what you
10 do today. Thank you.
11 MS. TACKETT: I have been requested that we
12 are going to take a five-minute break. Just to
13 remind all the board members not to discuss this
14 current application off the microphones.
15 (Brief recess.)
16 MS. TACKETT: Okay. Before we get started, I
17 was just notified that one of the board members
18 will have to leave no later than 6:50, so that's a
19 consideration for the applicant that we will be
20 losing a board member at 6:50.
21 MR. DALMAU: Good evening, my name is Jorge
22 Dalmau, and my parents are the owners of the house.
23 They are Califon Company. If anybody wants to know
24 that's who Califon Company is, it's my mom and my
25 dad. My parents bought the house in 1979 and then

1 preserved the existing structure.
2 We worked together with Spillis and Candela to
3 design a family house that would be built along the
4 existing structure to help accommodate the family
5 of two parents, three kids, grandmother and a
6 nanny. We lived in the house for many years. It
7 was a great experience. I loved the house. I
8 loved the property. We have always done whatever
9 we can to preserve the trees, take care of the
10 trees.
11 We spent a fortune in maintenance. We paid
12 all the taxes on this property since 1979, so we
13 are a big contributor to the city's tax revenues.
14 It's one of the most expensive tax bills in the
15 city, I would say.
16 And I want to say that the house is a very
17 special house and we are committed to preserving
18 the historic part of the house. The historic part
19 of the house has been designated by staff that was
20 designed by Alfred Browning Parker. All the other
21 structures that were added by Mr. Candela and other
22 architects that have been involved in this property
23 are irrelevant and insignificant for the future of
24 this property.
25 The structure, which we have been describing

1 as the garage or the guest house, as we know it
2 today, is not being used. It's not safe to live
3 in. It's not safe because it has deteriorated
4 through the years with humidity and it has mold, so
5 it has to be actually leveled. You cannot have any
6 children living in there. You cannot use it as a
7 safe place for anybody to stay there as a guest
8 house or whatever, so right now it's just being
9 used as a storage for some furniture and some
10 things, some personal belongings. So, we have
11 determined with the staff, they have visited it.
12 They have seen what is inside, and the staff
13 recommended that basically this is not a
14 significant Alfred Browning Parker structure that
15 should be preserved. And it's important because
16 that is exactly -- to preserve the trees, we need
17 to bring a driveway through that area so that
18 basically this house can be divided eventually into
19 two.
20 It's important to note that this house is so
21 expensive that most families in this city cannot
22 afford to maintain it, to keep it or to live in it.
23 So, basically my parents now are retired. They are
24 living in Spain, and the house is empty. They are
25 taking the burden of paying all the taxes,

1 maintaining the house, etcetera, etcetera,
2 etcetera. They cannot afford, at this present,
3 anymore the house in this condition. So,
4 basically, the house has been on the market and so
5 far we have received no offers, even though the
6 whole neighborhood is really having a lot of houses
7 being demolished and getting ready for building.
8 The house next door, no, but the one over one more
9 has already been leveled. That used to be the
10 Suarez estate, and it's basically a one-acre lot
11 and now it's going to be built upon.
12 A few houses further over, they are just
13 finishing the demolition and they are going to
14 build another house. So, construction in the
15 neighborhood is going to happen, and it's a good
16 thing because this brings the value of all the
17 properties in the neighborhood up and they are
18 going to like to see their house values go up.
19 We are committed to preserving the main house
20 as a historic house, and anything we do will be
21 always keeping that historic portion of the house.
22 But, in order for us to basically recoup some of
23 the investment that we have in the house, we want
24 to divide the house into two lots because one lot
25 is too big. Three acres for Mr. Parker's house is

1 not three acres today.
2 When Mr. Parker built that house, an acre was
3 not worth as much as it is today. So, basically,
4 even after we divide and carve one acre, in the
5 future if we get this approved, the main single
6 family house is still going to be a spectacular
7 two-acre estate that Mr. Parker would dream of
8 being able to live there.
9 So, to me, in my opinion, it's irrelevant that
10 this argument happens in this scenario because our
11 family is committed to preserving all the trees.
12 When we built the tennis court, it was contingent
13 upon moving some oak trees so that they would not
14 be damaged. So, basically, we had to bring these
15 amazing cranes from the street. Maybe you were
16 already living in your house and you can testify to
17 this because the crane was right in front of your
18 house, Mr. Haddad, and basically we moved the trees
19 so that no trees were lost. And we built a
20 beautiful tennis court, which is part of the
21 property.
22 So, anyway, I just wanted the board to
23 understand that our family is committed to
24 preserving the historic significance of the house,
25 but our family needs to establish ourselves in a

1 situation where since we have not been able to sell
2 the house for many years, we have to try to split
3 the house into two so that we can sell the lot to
4 recover some of our investment, and that's why we
5 are here today.
6 Thank you.
7 MR. GUILFORD: I just want to take a couple of
8 minutes. I want to have Mr. Heisenbottle -- and
9 Mr. Gibbs went into some nature and the interplay
10 of the house and I think Mr. Heisenbottle is better
11 to address that and then I will just have a couple
12 of comments.
13 MS. TACKETT: All right. Just keep an eye on
14 the time.
15 MR. GUILFORD: We won't be more than ten
16 minutes.
17 MS. TACKETT: Thank you.
18 MR. HEISENBOTTLE: I will be brief, as well.
19 MR. DALMAU: I'm sorry, one more thing. The
20 same way Mr. Haddad has ten letters saying that
21 people are against it, we also have letters that
22 are people for the support of the board to
23 acknowledge that there are people interested in us
24 dividing the house because they know that this is a
25 good thing for the neighborhood. It's a good thing

1 for property values and they are all behind us a
2 hundred percent. Thank you.
3 MR. HEISENBOTTLE: Board members, if I may, I
4 know Mr. Gibbs gave you all a lecture on the
5 Secretary of Interior Standards. I just disagree
6 with him in the fact that Mr. Gibbs does not have
7 an idea how to apply the Secretary of Interior
8 Standards.
9 Does historic designation mean that you can
10 never remove a tree or relocate a tree on your
11 property?
12 Absolutely not.
13 Does historic designation mean that you can't
14 remove a garage that has been so significantly
15 altered that it doesn't, you know, that it is now a
16 guest house and no longer really resembles the
17 elevations that Al Parker's very basic and
18 insignificant garage, no, it does not. Absolutely
19 not.
20 Does -- do the Secretary of Interior Standards
21 somehow freeze a building and an entire site in
22 time as his client suggests to you?
23 No, it does not freeze a building in time.
24 You deal with alterations and modifications to
25 historic structures at every meeting you have. You

1 apply the standards. You understand and you assure
2 yourself when you are demolishing something that
3 this is not a contributing element to the building,
4 to the building's designation and you allow someone
5 to put an addition on it.
6 In this case, we are not asking to put an
7 addition on the house at all. We are asking to
8 demolish portions of the structure that have all
9 been severely altered. We have agreed with staff's
10 conditions and we simply don't -- and by the way, I
11 should say, there is a tree survey in your packet
12 there listing every tree. We did that on purpose,
13 so as we located that road, Alejandro, we could
14 make sure that the new driveway didn't impact any
15 of the significant trees.
16 There are no additions before you today. We
17 are not kicking the can down the road. We are not
18 proposing to build 14 townhouses out there in some
19 convoluted manner that's totally ridiculous.
20 What we are proposing to do is still keep the
21 Alfred Browning Parker portion of the site, that
22 whole half, 1.85 acres. That's probably still the
23 largest section you can find in the North Gables
24 anyway.
25 I want you to think of one thing as you go

1 through this. I want to encourage you to go
2 through this item by item on the list that we
3 hopefully put back up here so everybody can refer
4 to it the individual areas we are looking to
5 demolish.
6 What message, as a board, are you sending to
7 this community about historic preservation if a
8 property owner is not allowed to alter the site at
9 all, if a property is frozen in time in perpetuity
10 because the owner made a good judgment in having
11 this property designated because he is proud of it.
12 He is proud it is an Alfred Browning Parker house,
13 but the Secretary of Interior, contrary to what
14 Mr. Gibb said over there, do not take away your
15 property rights as an owner.
16 They do not freeze your building in time and I
17 hope the decision you make today doesn't freeze
18 this building in time. Thank you very much for
19 your attention.
20 MR. GUILFORD: Madam Chairperson, I just want
21 to touch on a couple of things.
22 First of all, don't be fooled by Mr. Haddad.
23 He was one of the finest trial attorneys in the
24 State of Florida, and he showed you some of what he
25 had here tonight.

1 Really, what I want to touch on here is some
2 of the comments Mr. Gibb said and kind of the
3 standards he throws out and he keeps saying the
4 entire property is historic. Do not be misled.
5 By designation, the whole property gets
6 designated anywhere. You don't designate portions,
7 but if you go back to the staff report they talk
8 about in 2007, and you look at the staff report
9 that was done for this hearing, what is
10 historically significant?
11 It's not the land. It's the fact that the
12 house was designed by Alfred Browning Parker. That
13 is what is historically significant. They talk
14 about it and talk about what Alfred Browning Parker
15 did. So, don't be misled by saying it's the trees
16 and it's over there. Again, remember that this
17 piece of property was designed, this house was
18 designed for one person, a bachelor. We don't know
19 why he did it the way he did it.
20 Also, I just want to point out something else,
21 and Mr. Dalmau did not mention it, but one of the
22 things that he says he has had this house for sale
23 for a long period of time, which is true. I think
24 probably around ten years if not give or take a
25 year or two. What he is finding is that people who

1 go to this piece of property, looks at this piece
2 of property, they want to build their house exactly
3 where the Alfred Browning Parker is.
4 If you are going to buy three acres of land in
5 the City of Coral Gables, you are going to want the
6 house you want. So, it has been an impediment.
7 So, the way -- in order to, let's say recoup that
8 is to split this lot.
9 Also, the letter that Mr. Haddad talked about
10 from the neighbor does not talk about the
11 demolition, does not talk about the demolition.
12 All it talks about is saving trees. Those trees
13 are going to come back before you at a later date
14 when a house is designed for this piece of
15 property.
16 Now, staff has gone through each element of
17 what we are trying to do and what is actually
18 before you today. They have gone piece by piece,
19 why it is significant, why it is not significant.
20 We are asking you to support staff's recommendation
21 and approve this application.
22 If you have any questions, my team is
23 available to answer at this time. Thank you.
24 MS. TACKETT: Thank you.
25 Is there anyone else from the public that

1 wishes to speak? If not, we will close the public
2 hearing and open it up to board discussion.
3 MR. NEWELL: I will start off.
4 First, the impassioned appeals I really do
5 appreciate. I just want to say that first off
6 because I think this city could use more people who
7 really do care. Whether you are on the wrong side
8 or right side of the issue doesn't matter to me.
9 The fact that you do care means a lot to me as a
10 city resident. Marlin, your opinion, too.
11 That said, for me, I think this is clear. The
12 issue before us is not to second-guess or to
13 correct mistakes of the board, if it made any in
14 the past. The board made the determination as to
15 what is or what isn't historic in that property and
16 the issue here is, there are certain things that
17 contribute to the historic quality of this property
18 and there are certain things that don't. And there
19 is a difference between a contributing factor and
20 one that detracts. I don't think anything that is
21 going to be done here with the exception of the
22 loggia would detract from what is, I think
23 historically significant about this property.
24 I don't want to say too much and perhaps sway
25 the members of the board, but I just want to get

1 that out there that it has nothing to do with I
2 think opinion or a subjective interpretation of
3 what is or isn't historic. It's been designated
4 already, so as far as I am concerned, I am bound by
5 the determination that has been made in the past.
6 Last month I had to do something I wouldn't
7 want to do and force a man to pick up about ten
8 square feet of perfectly laid tile to try to
9 salvage a mosaic on this giant house because that
10 was a historically significant feature of the
11 house. I didn't want to do it, but I had to. I
12 was bound by the determination of the board before,
13 and I am bound just the same today. I think I have
14 tipped my hand a bit, but that's how I feel about
15 it just to get the discussion about it.
16 MS. GUERRERO: Some comments I want to share.
17 Although I understand why we might construe
18 the history of this house as one of a piecemeal
19 additions, all the alterations that took place, I
20 don't really see from the images provided anything
21 with the exception of the planters and the coral
22 rock base on the guest house that goes against the
23 aesthetic or the ideas of Alfred Browning Parker.
24 I also disagree with demolishing the pool
25 because even though the pool is not such a big part

1 of the property or the house, you know, as a
2 reference there is this great book called "From the
3 Springboard to the Pond" that documents post-war
4 pools in America and how these pools are
5 disappearing. And I looked at this initially, I
6 said this is classic post-war American swimming
7 pool, and there is a whole other part of the
8 culture that is associated with a pool of that
9 shape, which is pretty much the design of Alfred
10 Browning Parker.
11 So, I don't agree with the demolition of the
12 loggia or the pool, and I also have -- I am not
13 convinced that the subsequent alterations were done
14 in a way that fights this character, except for a
15 few accoutrements that were placed on the guest
16 house. I haven't understood maybe the interior
17 alterations, you said it was significant but, you
18 know, I don't see how these additions have hurt the
19 character of the original ideas.
20 MR. SILVA: Go ahead, Ms. Thompson.
21 MS. THOMPSON: All right. When I stood
22 outside the gate, because it's locked, you can't
23 walk in or drive in or see in too well until you
24 walk down the roadway somewhat then you can peer
25 through the foliage and so forth, but I got to tell

1 you that it was a moment of reverence or serenity.
2 It gave me that feeling. I stood there and even
3 tears came to my eyes thinking this is such a
4 beautiful tract of land, oh, my goodness. It's
5 unexcelled, as far as I know, the City of Coral
6 Gables.
7 Despite the beautiful homes in Gables Estates
8 and down in Cocoplum, this is so unique. It's old
9 and it's been designated. I would have liked to
10 have had the 2007 historic designation report.
11 That would have bolstered my thinking, although it
12 didn't need bolstering after listening today. It's
13 really an estate. It's like a Shangri-la, as far
14 as I am concerned.
15 Yes, Alfred Browning Parker is an esteemed and
16 revered architect and there is no question, doubt
17 about that, but I also have a very high opinion of
18 the Spillis and Candela firm. They have been
19 around a long time and Hilario Candela, he's
20 wonderful and so is Spillis himself.
21 I knew Hilario better than I knew Spillis and
22 you only had to look at the Douglas Entrance to see
23 what they have done with that, preservation wise
24 and otherwise.
25 And Dolly, you remember the Villages and you

1 know the history of that more than I and they have
2 done wonderful.
3 They are a keeper of our integrity and
4 historical integrity of the city. I don't want in
5 any way to denigrate that work or put them down in
6 relationship to Alfred Browning Parker because to
7 my estimation our local architectural firm did a
8 magnificent job and continues to do a magnificent
9 job.
10 When you look at that tract of land and see
11 the beautiful trees, it's almost sacrilegious to
12 think of scuttling them, any of them just because
13 it's so beautiful. It would be a sad day here in
14 the City of Coral Gables to lose some of that
15 ambience that is not apparent readily or at all
16 anywhere else in our city.
17 This has already come to this board in 2007.
18 I don't think I was a part -- when did we come on
19 this board, Dolly? Were you on it then?
20 I came in right after you, but, anyway, it's
21 already been designated. It's already been, as is
22 pointed out here, before the Historic Board, the
23 Planning and Zoning Board and everything else. It
24 was determined then and what has changed now is the
25 economics apparently have changed it.

1 I can empathize -- rather, I can understand
2 the applicants, the owners' dilemma, but we have
3 had that come before us before in other properties.
4 Economic hardship is something else again. It's
5 not being utilized. There is evidence of some
6 recent living in the house because there is a
7 child's toy in the tennis court area and so forth
8 and it's not -- it doesn't show wear and tear from
9 being there for a long period of time. I don't
10 know who or what was living there recently.
11 It has that harmony between the nature and the
12 buildings and for us to allow any of that part to
13 be destroyed -- there is an answer to the
14 applicants' dilemma by selling it, by lowering the
15 property, the price on the property or whatever.
16 That's not in our purview here.
17 The coral rock wall that I mentioned before,
18 it certainly is unique and it's a far better one in
19 our estimation than the one we considered along
20 Coral Way. This, again, is so unique.
21 What's the Cardee name come from? Is that
22 Horace Cardee? The Cardee name --
23 MS. SPAIN: It's from the original plat. I am
24 not sure.
25 MS EBBERT: Oh, Almalee's maiden name was

1 Cardee.
2 MS. TACKETT: You need to be on the mike to
3 speak, and we are running short on time to lose the
4 board member.
5 MS. THOMPSON: I don't want to be the cause of
6 that so I will stop talking.
7 Honestly, this is so unique that I will not be
8 able to sleep tonight if I saw this board, who is
9 such a keeper of the integrity of the City of Coral
10 Gables, Historic Preservation wise, to allow
11 anything to happen in this tract of land. I will
12 stop there.
13 MR. SILVA: I'd like to quickly echo
14 Mr. Newell's comments on appreciating, as far as
15 the presentations on both sides. I think they were
16 thoroughly researched on both points.
17 I agree with Mr. Heisenbottle that declaring a
18 property historically significant does not and
19 should not freeze it in time. I think we have the
20 responsibility to apply the secretary's standards
21 responsible to make historic preservation viable.
22 Following that kind of logic, I don't have a
23 problem demolishing the driveway. I can follow
24 your logic, and I am on board with the guest house
25 demolition. Where you lose me is the demolition of

1 the pool, the cabana and that whole area back
2 there. I think that's central to Alfred Browning
3 Parker idea to indoor/outdoor living.
4 I think the original design of the house, even
5 though the existing screen porch has been enclosed,
6 I think that that arm wrapping around, coming along
7 the canal and making this outdoor room, really
8 framed by the loggia, framed by the cabana and the
9 house on the other side is really critical to the
10 house. And, in fact, your diagram shows it very,
11 very clearly. What we want to save is the blue,
12 and that area is the blue.
13 MR. GUILFORD: Mr. Silva, if that is your
14 decision, we can actually save the cabana and the
15 pool.
16 MS. SPAIN: I went back and forth on that
17 myself, I will tell you, because the front part of
18 that cabana has not been altered. The loggia wraps
19 around itself and has been clipped on. The clip-on
20 piece has been altered. Actually, I think it's
21 nicer than when Alfred Browning because they put a
22 bar in. It was a storage area and now it's open to
23 the pool. Actually, I would agree with you that
24 that should be saved.
25 MR. SILVA: To me, that whole piece is

1 critical along the main waterway.
2 MS. TACKETT: Any more comments?
3 MR. TORRE: I guess I will speak. I guess
4 these are the hard ones. These are the ones that
5 show the power of this board and what we can and
6 cannot do and how our votes really sometimes make a
7 big difference. But, you know, I think of the
8 times that the word here hardship is brought upon
9 us and that really is the key in our judgment and
10 our determination and our ruling. And from a
11 personal standpoint, as much as you try to avoid
12 it, that's really the basis for your decisions.
13 So, you have to judge historical determination
14 against sometimes these other moral things or these
15 hardship things and you weigh the two and in this
16 case, I am leaning towards the hardship being
17 removed from the homeowner.
18 And sometimes we take it where it's the
19 complete opposite and I am very aware of what we
20 are doing and what it's causing but in some cases
21 the sacrifice that we are doing from the historic
22 significance of the property sometimes is not
23 sufficient to me to not allow some of these things
24 to be relieved for the homeowner. Again, that's
25 the weighing part, how much does that cost to the

1 historic determination, and if it's too much you
2 have to say no. But sometimes it's just enough to
3 say, you know, what, I am going to have to tip the
4 other way.
5 In this case, I think the hardship is
6 significant to me and I know that by saying this, I
7 am sort of leaning to the decision for the
8 separation of the lot, which is the key here, but
9 that's what I'm saying, really.
10 By doing this, I am aware that we are tipping
11 it toward a lot separation, but in my eyes I am
12 conscious of that. And I am for that because
13 historically speaking, I think that there is enough
14 there. I think that trees and the other things
15 will be ultimately preserved and I think we are not
16 doing a disservice to Alfred Browning Parker by
17 taking these two pieces out. That's my opinion,
18 and I will be voting for the certificate of
19 appropriateness.
20 MS. TACKETT: If I could just follow up on
21 Venny's comments, I am a historic preservationist.
22 My whole life I have studied architecture. I have
23 a master's degree in historic preservation. I do
24 this every day in my job, and I think what Venny
25 said is something that I relate to very much

1 because historic preservation gets a bad name a lot
2 of the times. And I think ultimately what my job
3 is that I get paid to do every day and as a board
4 member here, I think we need to find a balance. I
5 think we need to find a balance to preserve highly
6 significant structures but also understand times
7 change. The way families live change. The
8 economics change, and I agree with Mr. Torre and I
9 will be voting in favor; although I do like the
10 amendment that Mr. Silva proposed, and I would
11 suggest that that be part of a motion.
12 Any other comments?
13 MS. MACINTYRE: Well, this, of course, is a
14 classic preservation dilemma. Both points of view
15 have made compelling arguments, and I appreciate
16 the economic factor that's involved here. And I
17 think in the long run that we need to try to find
18 solutions to this kind of dilemma in the future.
19 It's not going to help you right now, but this is
20 such a classic situation. And I am really torn
21 between the needs of the homeowner financially in
22 supporting this property and the needs of the
23 community in preserving the property.
24 MS. TACKETT: Any other discussion?
25 Do I have a motion?

1 MR. TORRE: I will make a motion to approve
2 the staff comments.
3 MS. TACKETT: Are we going to include
4 Mr. Silva's recommendation that a portion of the
5 cabana structure --
6 MR. NEWELL: I think we should.
7 MS. GUERRERO: Yes.
8 MS. TACKETT: Well, that's the maker of the
9 motion.
10 MR. GUILFORD: Again, it's acceptable to us.
11 MR. TORRE: The cabana being --
12 MS. SPAIN: To save the pool and the cabana
13 and the loggia.
14 MR. TORRE: All of it.
15 MS. SPAIN: If they go for a lot separation,
16 the lot line would actually shift or it would move
17 over entirely to keep that.
18 MR. HEISENBOTTLE: I would illustrate that for
19 a minute, if you would, what is being suggested
20 here.
21 MS. TACKETT: You need a microphone.
22 MR. HEISENBOTTLE: What is being suggested
23 here is that this lot line jog at an island and go
24 back to the water. Instead of being a 130-foot
25 wide, it might be 110 or 105-foot wide at the rear.

1 This is what I believe Alejandro was suggesting.
2 It's a compromise we can live with.
3 MS. TACKETT: Does the maker of the motion
4 accept that?
5 MR. TORRE: I am trying to think about that.
6 Again, I haven't seen enough of that part.
7 There is no visual here to even understand what is
8 really there. I will accept it as such.
9 MS. TACKETT: We have a motion. Do we have a
10 second?
11 MR. NEWELL: I will second.
12 MS. TACKETT: We have a motion and a second.
13 Roll call.
14 MS. MACINTYRE: Would you read the motion
15 before we move?
16 MR. TORRE: My motion is to approve with staff
17 comments and amendments as proposed by Mr. Silva to
18 allow for the cabana and the pool to also remain by
19 shifting the lot line in the back.
20 MS. TACKETT: We have a motion and a second.
21 Roll call.
22 THE CLERK: Ms. Pruitt?
23 MS. PRUITT: This is a very difficult decision
24 but I am going to vote no.
25 THE CLERK: Ms. Guerrero?

MS. GUERRERO: Yes.

THE CLERK: Mr. Torre?

MR. TORRE: Yes.

THE CLERK: Mr. Silva?

MR. SILVA: Yes.

THE CLERK: Mayor Thompson?

MS. THOMPSON: No.

THE CLERK: Mr. Newell?

MR. NEWELL: Yes.

THE CLERK: Ms. MacIntyre?

MS. MACINTYRE: Yes.

THE CLERK: Ms. Tackett?

MS. TACKETT: Yes.

MR. GUILFORD: Thank you very much.

(The proceedings on COA (SP) 2013-011 were concluded at 6:54 p.m.)

- - -

1 REPORTER'S CERTIFICATE

2

3 STATE OF FLORIDA
COUNTY OF MIAMI-DADE

4

5 I, Patricia Diaz, Registered Professional
6 Reporter, Florida Professional Reporter and Notary
Public in and for the State of Florida at large, do
7 hereby certify that I was authorized to and did report
said meeting in stenotype; and that the foregoing pages,
8 numbered from 1 to 90, inclusive, are a true and correct
transcription of my shorthand notes of said meeting.

9 I further certify that said meeting was taken
10 at the time and place hereinabove set forth and that the
taking of said meeting was commenced and completed as
11 hereinabove set out.

12 I further certify that I am not an attorney or
counsel of any of the parties, nor am I a relative or
13 employee of any attorney or counsel of party connected
with the action, nor am I financially interested in the
14 action.

15 The foregoing certification of this transcript
does not apply to any reproduction of the same by any
16 means unless under the direct control and/or direction
of the certifying reporter.

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand this 7th day of October, 2013.

19

20 Patricia Diaz

Patricia Diaz, RPR, FPR

21

22

23

24

25

2013 JUL 15 PM 1:47

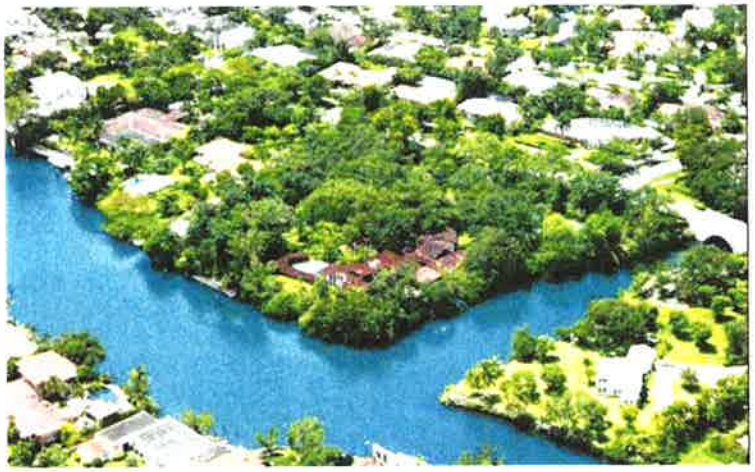
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

CITY OF CORAL GABLES

HISTORIC PRESERVATION BOARD

CERTIFICATE OF APPROPIATENESS APPLICATION

AUGUST 15, 2013



6801 GRANADA BLVD.

CORAL GABLES, FLORIDA 33146

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6801 Granada Blvd.
Coral Gables, Florida

Guilford & Associates, P.A.

Attorneys at Law

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400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

July 8, 2013

Ms. Dona Spain
Director
Historical Resources Dept
City of Coral Gables
2327 Salzedo Street
Coral Gables, FL 33134

Re: **6801 Granada Blvd. / Certificate of Appropriateness**

Dear Ms. Spain:

This firm, along with RJ Heisenbottle Architects, represents Califon Company, N.V., the owner of property located at 6801 Granada Blvd., relative to a request for a Special Certificate of Appropriateness.

As a means of background, the property consists of three (3) acres of land on the Coral Gables Waterway. The house, constructed in 1951, was designed by Alfred Browning Parker. Mr. Parker was commissioned to design the residence for a single person and therefore the original house only had one bedroom. Since the main house only had one bedroom, a standalone guest house was constructed the following year. Over the years, several additions were constructed onto the main residence. Due to Mr. Parker's accomplishments as an architect, the property was declared a local historic landmark in 2007.

The property, itself, was originally platted as four (4) separate and independent lots, which would have permitted four (4) residences to be constructed. See the attached plat drawing that is part of our application submittal. Then in 1943, this property, as well as the property across the Mahi Waterway, was each re-platted as one lot, respectively. Sometime later the similar property across the Mahi Waterway was subdivided into three (3) lots, thereby leaving the subject property the largest property in the area. Due to the size of the property it has been extremely difficult and costly for the owner to maintain. The property is no longer the owner's primary residence and is currently uninhabited. Since it is no longer feasible for the owner to maintain the property, the property was listed for sale. The property has been for sale for over three (3) years without the owner receiving a single offer to purchase. As such, the owner now desires to re-plat the property in to two (2) lots. This will make the property

more consistent with others in the neighborhood, more salable and less costly to maintain. The lots will consist of 1.85 acres (Lot A) and 1.11 acres (Lot B). See the tentative plat that is part of the application package.

As part of this application, we are requesting the Historic Preservation Board's recommendation to re-plat the property into two (2) separate building sites. It is important to note that if the application to re-plat the property is successful, whatever is constructed on the property will require additional review and approval by the Historic Preservation Board and other city agencies. As part of our application, we have enclosed a proposed site plan depicting what can be built on the two (2) lots pursuant to the current zoning code. It is not intended as a proposed design and is for illustrative purposes only.

In order to allow the property to be separated and re-platted into two (2) building sites, we are requesting that the Historic Preservation Board grant a Special Certificate of Appropriateness to allow the removal of the guest house, swimming pool, pool cabana, trellis and driveway. The guest house and pool cabana were substantially renovated and reconfigured by the architectural firm of Spillis Candela and Partners in 1982 and in our opinion are not contributing to the historic integrity of the main house and therefore should be allowed to be removed. The proposed driveway has been reconfigured to meander between the existing trees and the swimming pool has been redesigned to better take advantage of the views of the waterway. See proposed site plan.

In conclusion, we are requesting that certain structures that are not contributing to the architectural integrity of the main house designed by Alfred Browning Parker be removed and other elements such as the driveway and pool be reconfigured to take advantage of the vistas of the property. In addition, we are requesting the board's recommendation that the property be re-platted into two (2) building sites.

Based upon the foregoing, we would sincerely appreciate your favorable recommendation of our application. Should you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

CERTIFICATE OF APPROPRIATENESS
APPLICATION
CITY OF CORAL GABLES • HISTORIC PRESERVATION DIVISION

1. 6801 Granada Blvd., Coral Gables, Florida 33134
Building Address | Historic name of building (if any) | District Name (if any)

Tract 2 of "Cartee Homestead as recorded in Plat Book 43, at Page 30
Legal Description: Lot(s) | Block(s) | Section

Califon Co. N V | 6801 Granada Park Blvd., Coral Gables, FL 33143 | (786) 375-1444
Owner's Name | Street Address | Zip Code | Phone No.
e-mail: jadalmau@aol.com

Guilford & Associates | 1222 Ponce de Leon suite 600, FL 33134 | (305) 446-8411
Applicant's Name | Street Address | Zip Code | Phone/Fax
e-mail: ZGuilford@guilfordassoc.com

Richard Heisenbottle | 2199 Ponce de Leon Blvd. suite 400, Coral Gables, FL 33134 | (305) 446-7799
Contractor/Arch./Engineer's Name | Street Address | Zip Code | Phone/Fax
e-mail: richard@rjha.net

2. **PLEASE INDICATE THE CATEGORY WHICH DESCRIBES THE PROPOSED WORK:**

____Minor Alterations ____New Construction ____Addition ____Rehabilitation
_X_Demolition ____Other: Replat

3. Will the work proposed require a variance from the Zoning Code?
☒ NO ☐ YES, from section(s) _____
Attach the requested variance language to this form

4. Has this property been qualified as a Coral Gables Cottage? ☒ NO ☐ YES (attach a copy of qualification sheet)

5. This request is: ☒ new ☐ result of a violation ☐ a revision to a previous submittal ☐ a revision to a previously approved COA
Case File: _____

6. WORK PROPOSED: Brief narrative of work to be performed.
We are requesting a re-plat to subdivide the property into 2 building sites. In order to accomplish this we are requesting approval to remove the existing guest house, pool and cabana. The original portion of the existing main house was designed by A.Browning Parker and designated historical in 2007. The Guest House was a later addition by A.Browning Parker subsequent additions and cabana remodel were designed by Spillis Candela & Partners.

7. **Variance requests require a processing fee. Payment must be included with the application. Please make check payable to the City of Coral Gables.** ***Applications for ad valorem tax relief must be filed on a separate application form prior to construction.***

8. STAFF USE ONLY

The following supplementary information (where applicable) shall be provided:*

___**Site Plan (with dimensions)** Before/After ___**Floor Plan(s) (with dimensions)** Before/After ___**Elevations(s) (with dimensions)** Before/After ___**Mailing list & 3 sets of labels** VARIANCES/DEMOLITIONS

___**Photos** Labeled 2 per page ___**Survey**(5 yrs or younger) Board review (1 Orig + 16 copies) Non-Board (1 original) ___**Color/Material Sample** Board review (16 swatches) Non-Board review (1 set) ___**Letter of Intent** Board review (16 copies) Non-Board review (1 copy) ___**Regular size** 1 signed/sealed set ___**Reduced Plans** 11x17 Board review 2 sign/seal + 14reg. Non-Board review (1 set)

___**Copy of Board of Architects Comments/Recommendations** ___**CD** with electronic copies of drawings/photos ___**Fee** due to variances/violations ___**Other**_____

- Application will not be scheduled for a hearing unless received in completed form by the established due date (subject to staff review).
- Applications will be accepted only when a completed application form is submitted together with the necessary supplemental materials.
- All drawings & supporting information must be collated into the correct number of packets and clearly labeled.
- Applicant or his/her representative **MUST** attend hearing and present his/her proposal to the Board.
- Preliminary Zoning Analysis for proposed changes **MUST** be obtained and submitted with this application (see attached form).
- A paint sample visible from the public side of the structure must be applied to the building no less than ten days from the hearing date.
- Board of Architects recommendation **MUST** be obtained **prior** to the submission of any Certificate of Appropriateness application.
- The Historic Preservation Board will act on completed applications only. Decisions made by the Board may be appealed to the City Commission no later than **10 days** after the ruling is made. If there is no appeal or Commission action, the Historic Preservation Board decision shall be final.

9. I, Califon Company N V, as Owner of Lot(s) Tract 2
(Print Owner's Name)
Block(s) _____, Section Cartee Homestead do hereby authorize the filing of this application. CALIFON CO N V 7/1/2013
(Owner's Signature) JORGE DALMAU (Date)

My signature affirms and certifies that I/we understand and will comply with the provisions and regulations of the City of Coral Gables Historic Preservation Ordinance as amended from time to time. It further certifies that any statements made in the application, documents attached to the application, and plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that the application, attachments and fees become part of the Official Records of the Historic Preservation Division and are not returnable. The above signed consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this application and/or presentation to the Historic Preservation Board. Applicants seeking approval of alterations, demolitions and/or new construction acknowledge that the City may erect signs on the subject property, which state the proposed action and the date of the Historic Preservation Board meeting.

STAFF USE ONLY

DATE RECEIVED: _____
CASE FILE: _____
EDEN FILE: _____
POTENTIAL HPB MEETING: _____

CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
HISTORIC PRESERVATION DIVISION
405 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134
Phone: (305) 460-5090/5093/5094/5096
Fax: (305) 460-5097
e-mail: historicalresources@coralgables.com

* A drawing set must include a site plan, floor plan(s), and elevations of all facades with sufficient dimensions to conduct a preliminary Zoning Analysis. The purpose of the preliminary Zoning Analysis is to identify possible variances and is not intended to replace any review required as part of the permitting process. The drawings must illustrate the existing conditions and the proposed changes separately. Contextual drawings or photographs of the neighboring properties must also be included. The Department staff may request additional drawings and documents as needed. Requests for Special Certificates of Appropriateness for demolition and/or that require variance(s) must include a certified mailing list, a map, and **three** sets of mailing labels (1000-foot radius) and the required fee. * It is the responsibility of the applicant to provide sufficient illustrations to convey the intended scope of work.

Exhibit "A"

LEGAL DESCRIPTION

TRACT 2 OF "CARTEE HOMESTEAD AS RECORDED IN PLAT BOOK 43, AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"

Folio Number:

03-4129-031-0020

6801 Granada Blvd.
Coral Gables, Florida

PROOF OF OWNERSHIP

6801 Granada Blvd.
Coral Gables, Florida

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map

Aerial Photography - 2012

0 153 ft

This map was created on 1/25/2013 11:04:56 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

Summary Details:

Folio No.:	03-4129-031-0020
Property:	6801 GRANADA BLVD
Mailing Address:	CALIFON COMPANY N V C/O GARRY B, SCHWARTZ PA 4000 PONCE DE LEON BLVD 470 CORAL GABLE FL 33146-1432

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	8/7
Floors:	2
Living Units:	1
Adj Sq Footage:	9,448
Lot Size:	2.95 ACRES
Year Built:	1951
Legal Description:	29 54 41 2.95 AC CARTEE HOMESTEAD PB 43-30 TRACT 2 LOT SIZE 128502 SQUARE FEET OR 10742-1520 0580 6 OR 27645-0175 0311 11

Assessment Information:

Year:	2012	2011
Land Value:	$2,505,789	$2,505,789
Building Value:	$1,284,555	$1,292,162
Market Value:	$3,790,344	$3,797,951
Assessed Value:	$3,790,344	$3,797,951

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $3,790,344	$0/ $3,797,951
County:	$0/ $3,790,344	$0/ $3,797,951
City:	$0/ $3,790,344	$0/ $3,797,951
School Board:	$0/ $3,790,344	$0/ $3,797,951

Sale Information:

Sale Date:	3/2011
Sale Amount:	$100
Sale O/R:	27645-0175
Sales	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter

Qualification Description:	201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
View Additional Sales	

Additional Information is Not From the Property Appraiser's Records:

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Zoning Land Use:	SINGLE-FAMILY
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY (UDB)
Zoning:	SF-R (SINGLE-FAMILY RESIDENTIAL DISTRICT)
Non-Ad Valorem Assessments:	Get Info
Environmental Considerations	

6801 Granada Blvd. Re-plat
List of Owner's Representatives and Consultants

Owner:

Califon Company N V
C/O Garry B, Schwartz PA
6801 Granada Park Blvd.
Coral Gables, Florida 33143
(786) 375-1444 tel.
Email: jadalmau@aol.com

Attorney:

Guilford & Associates, P.A.
2222 Ponce de Leon Blvd. Suite 600
Coral Gables, Florida 33134
(305) 446-8411 tel. (305) 445-0563 fax.
Email: ZGuilford@guilfordassoc.com

Architect:

Richard J. Heisenbottle, A1A
2199 Ponce de Leon Blvd., Suite 400
Coral Gables, Florida 33134
(305) 446-7799 tel. (305) 446-9275 fax.
Email: richard@rjha.net

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE

03-08-2006 DRAWING
03-23-2011 UPDATE
01-17-2013 UPDATE)
02-12-2013 TREES ADDED

ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4129-029-0010	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
B	03-4129-028-0450	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
C	03-4129-028-0440	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
D	03-4129-028-0430	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
E	03-4129-032-1380	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

ADJOINING LAND OWNERS

PATTERSON TRACT NO. 1 (46-45)	RICARDO AND LINA EICHENWALD 6635 GRANADA BOULEVARD CORAL GABLES, FLORIDA 33146

ADJOINING ZONING: EXISTING

REFER TO SHEET 3 EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
I	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
PROPOSED			
II	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
III	"	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

BENCHMARK INFORMATION

BM#	ELEVATION	N-S STREET	E-W STREET	LOCATION	DESCRIPTION
197	11.61	GRANADA BOULEVARD	SUNSET ROAD	N.E. LY CORNER	PKBW B.S.W. @ N. PROP. LINE #5955 GRANADA
200	10.99	BARQUERA STREET	SUNSET ROAD	N.E. LY CORNER	PKBW P.O.C. F.S.W.

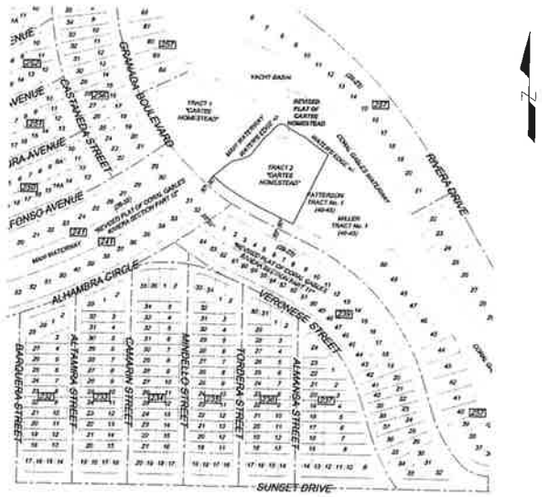
PROPERTY ADDRESS

6801 GRANADA BOULEVARD
CORAL GABLES, FLORIDA 33146

FLOOD INFORMATION

FLOOD ZONE: AH
MAP & PANEL= 12086C0459
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +10.00 NGVD 1929

SURVEYOR'S REFERENCES



LOCATION MAP
SCALE 1" = 300'
LYING IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST

LEGAL DESCRIPTION

TRACT 2, "CARTEE HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OWNERS CONTACT INFORMATION

CALIFON COMPANY N V
C/O GARRY B, SCHWARTZ PA
6801 GRANADA PARK BLVD.
CORAL GABLES, FLORIDA 33143
(786) 375-1444 TEL
EMAIL: JADALMAU@AOL.COM

SUR'VEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
LAST DATE FIELD WORK: 02-12-2013

LANNES & GARCIA, INC. LB #2098
385 ALHAMBRA CIRCLE, SUITE C,
CORAL GABLES, FLORIDA, FL, 33134

DATE: 05-06-2013

BY FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 3 FOR LOCATION

SURVEY NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.

3. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF GRANADA BOULEVARD, HAVING A BEARING OF N54°18'13"W AS SHOWN ON THE "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.

6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTIEDATTHE CENTER OF THE FIELD LOCATION.

7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)AND REFERENCED TO THE FOLLOWING BENCHVARKS:
   A) CITY OF CORAL GABLES BM # 197, ELEVATION= 11.61
   B) CITY OF CORAL GABLES BM # 200, ELEVATION= 10.99

9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.

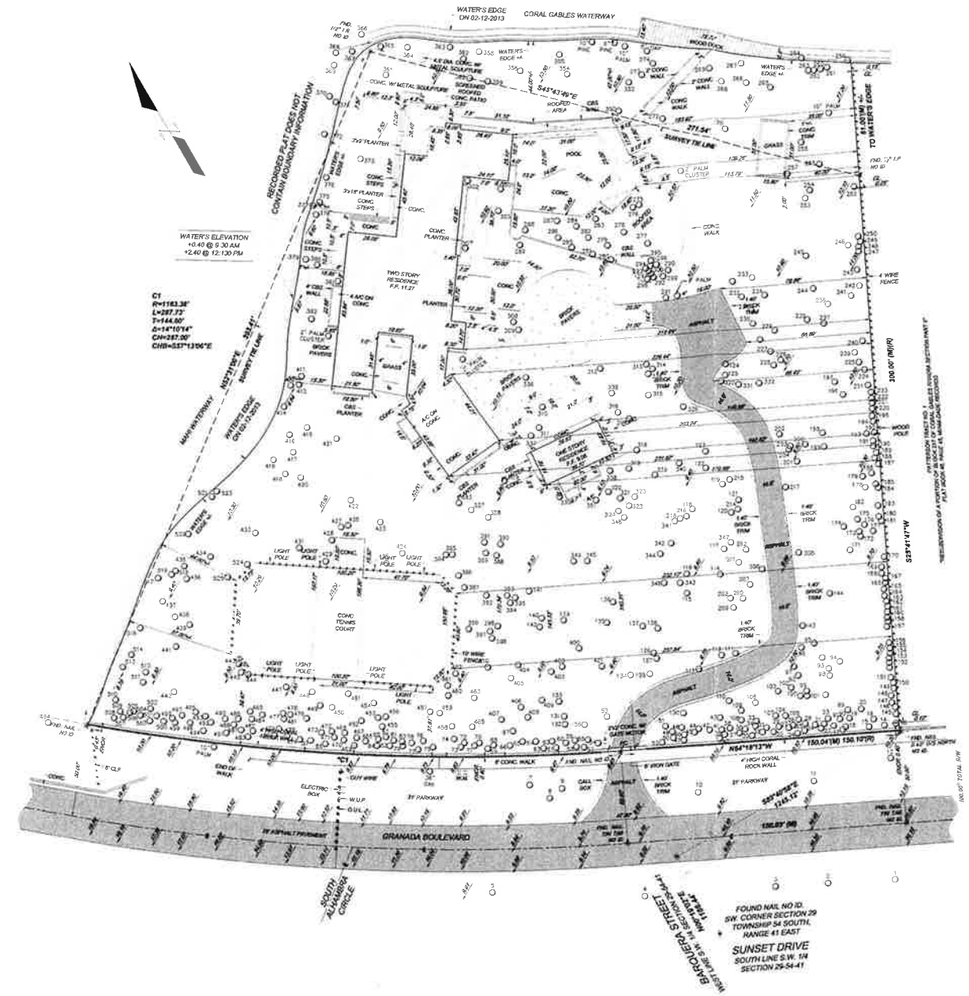
10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

TREE LEGEND

#	DIAMETER	TYPE
1	1.50	HARDWOOD TREE
2	1.50	HARDWOOD TREE
3	2.50	HARDWOOD TREE
4	3.00	HARDWOOD TREE
5	2.00	HARDWOOD TREE
6	3.00	HARDWOOD TREE
7	1.50	HARDWOOD TREE
8	1.50	HARDWOOD TREE
9	1.50	HARDWOOD TREE
10	3.00	HARDWOOD TREE
11	2.00	HARDWOOD TREE
12	2.00	HARDWOOD TREE
13	1.50	PALM CLUSTER TREE
14	2.00	PALM CLUSTER TREE
15	1.00	PALM CLUSTER TREE
16	1.50	PALM CLUSTER TREE
17	5.00	FICUS TREE
18	1.50	PALM CLUSTER TREE
19	1.50	PALM CLUSTER TREE
20	0.50	PALM TREE
21	1.50	PALM TREE
22	1.50	PALM CLUSTER TREE
23	1.50	HARDWOOD TREE
24	1.50	PALM CLUSTER TREE
25	0.50	PALM TREE
26	0.50	PALM TREE
27	1.00	PALM CLUSTER TREE
28	1.50	PALM CLUSTER TREE
29	1.50	HARDWOOD TREE
30	1.50	PALM CLUSTER TREE
31	1.50	PALM CLUSTER TREE
32	1.00	PALM CLUSTER TREE
33	1.00	PALM TREE
34	1.00	PALM CLUSTER TREE
35	2.00	PALM CLUSTER TREE
36	1.50	PALM CLUSTER TREE
37	1.50	PALM CLUSTER TREE
38	1.50	PALM CLUSTER TREE
39	1.00	PALM CLUSTER TREE
40	1.50	PALM CLUSTER TREE
41	1.00	PALM CLUSTER TREE
42	2.50	PALM CLUSTER TREE
43	1.00	PALM TREE
44	1.50	PALM TREE
45	1.50	PALM CLUSTER TREE
46	1.50	PALM CLUSTER TREE
47	1.50	PALM CLUSTER TREE
48	1.50	PALM CLUSTER TREE
49	0.50	PALM TREE
50	1.00	PALM CLUSTER TREE
51	2.50	HARDWOOD TREE
52	1.50	PALM CLUSTER TREE
53	2.00	HARDWOOD TREE
54	4.00	PALM CLUSTER TREE
55	1.50	PALM CLUSTER TREE
56	1.50	PALM TREE
57	1.50	PALM CLUSTER TREE
58	0.50	HARDWOOD TREE
59	1.50	PALM CLUSTER TREE
60	1.50	PALM CLUSTER TREE
61	1.00	PALM CLUSTER TREE
62	1.50	PALM CLUSTER TREE
63	1.00	PALM CLUSTER TREE
64	2.00	PALM CLUSTER TREE
65	2.00	PALM CLUSTER TREE
66	2.50	PALM CLUSTER TREE
67	2.00	HARDWOOD TREE
68	1.50	PALM CLUSTER TREE
69	1.50	PALM CLUSTER TREE
70	1.50	PALM CLUSTER TREE
71	1.00	PALM CLUSTER TREE
72	2.00	PALM CLUSTER TREE
73	2.00	PALM CLUSTER TREE
74	2.00	PALM CLUSTER TREE
75	1.50	PALM CLUSTER TREE
76	2.00	PALM CLUSTER TREE
77	2.00	PALM CLUSTER TREE
78	2.00	PALM CLUSTER TREE
79	1.00	PALM CLUSTER TREE
80	1.50	PALM TREE
81	1.50	PALM CLUSTER TREE
82	2.00	PALM CLUSTER TREE
83	1.50	PALM CLUSTER TREE
84	2.00	PALM CLUSTER TREE
85	2.50	HARDWOOD TREE
86	1.00	PALM CLUSTER TREE
87	1.50	PALM CLUSTER TREE
88	2.50	HARDWOOD TREE
89	1.50	PALM TREE
90	1.50	PALM CLUSTER TREE
91	1.50	PALM CLUSTER TREE
92	1.00	PALM TREE
93	1.50	HARDWOOD OAK TREE
94	4.00	HARDWOOD TREE
95	2.50	HARDWOOD OAK TREE
96	1.00	PALM TREE
97	2.00	HAWAIIAN STUBBY TREE
98	0.50	PALM TREE
99	1.00	PALM TREE
100	0.50	PALM TREE
101	0.50	PALM TREE
102	0.50	PALM TREE
103	0.50	PALM TREE
104	0.50	PALM TREE
105	0.50	PALM TREE
106	0.50	PALM TREE
107	1.00	PALM CLUSTER TREE
108	0.50	PALM TREE
109	0.50	PALM TREE
110	4.00	PALM CLUSTER TREE
111	2.00	HAWAIIAN FERN TREE
112	1.50	PALM CLUSTER TREE
113	0.50	PALM TREE
114	1.00	PALM TREE
115	1.00	HARDWOOD TREE
116	0.50	PALM TREE
117	1.50	HARDWOOD OAK TREE
118	1.50	PALM TREE
119	6.00	HARDWOOD CLUSTER TREE
120	1.50	HARDWOOD OAK TREE
121	1.50	PALM TREE
122	2.00	HARDWOOD OAK TREE
123	1.50	PALM TREE
124	0.50	PALM TREE
125	0.50	PALM TREE
126	1.50	PALM TREE
127	0.50	PALM TREE
128	0.50	PALM TREE
129	0.50	PALM TREE
130	1.50	PALM TREE
131	0.50	PALM TREE
132	1.00	PALM CLUSTER TREE
133	2.00	HARDWOOD OAK TREE
134	1.50	PALM TREE
135	2.00	HARDWOOD OAK TREE
136	1.50	PALM TREE
137	1.50	PALM TREE
138	1.50	PALM CLUSTER TREE
139	1.50	HARDWOOD TREE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
143	1.00	HARDWOOD TREE
144	8.00	HARDWOOD FICUS TREE
145	1.50	PALM CLUSTER TREE
146	1.00	PALM CLUSTER TREE
147	1.50	PALM CLUSTER TREE
148	1.50	PALM CLUSTER TREE
149	1.50	PALM CLUSTER TREE
150	1.00	PALM CLUSTER TREE
151	1.50	PALM CLUSTER TREE
152	1.00	PALM CLUSTER TREE
153	1.00	PALM CLUSTER TREE
154	0.50	PALM TREE
155	1.00	PALM CLUSTER TREE
156	1.00	PALM CLUSTER TREE
157	2.50	PALM CLUSTER TREE
158	1.50	PALM CLUSTER TREE
159	1.50	HARDWOOD TREE
160	1.50	PALM CLUSTER TREE
161	1.50	PALM CLUSTER TREE
162	2.00	PALM CLUSTER TREE
163	2.00	PALM CLUSTER TREE
164	2.00	PALM CLUSTER TREE
165	1.50	PALM CLUSTER TREE
166	1.50	PALM CLUSTER TREE
167	1.50	PALM CLUSTER TREE
168	2.00	PALM CLUSTER TREE
169	1.00	PALM CLUSTER TREE
170	1.50	PALM CLUSTER TREE
171	0.50	PALM TREE
172	1.00	PALM CLUSTER TREE
173	2.00	HARDWOOD OAK TREE
174	2.00	HARDWOOD TREE
175	0.50	PALM TREE
176	0.50	PALM TREE
177	1.00	PALM TREE
178	2.50	HARDWOOD TREE
179	1.50	PALM TREE
180	1.50	PALM CLUSTER TREE
181	1.00	PALM CLUSTER TREE
182	1.00	PALM TREE
183	3.00	PALM CLUSTER TREE
184	1.50	PALM CLUSTER TREE
185	1.00	PALM CLUSTER TREE
186	3.00	HARDWOOD TREE
187	1.50	PALM CLUSTER TREE
188	2.00	PALM CLUSTER TREE
189	1.50	PALM CLUSTER TREE
190	3.00	PALM CLUSTER TREE
191	1.00	PALM CLUSTER TREE
192	1.00	PALM CLUSTER TREE
193	0.50	PALM TREE
194	2.00	PALM CLUSTER TREE
195	2.00	PALM CLUSTER TREE
196	3.00	HARDWOOD TREE
197	2.00	HARDWOOD TREE
198	4.00	HARDWOOD TREE
199	1.00	PALM TREE
200	5.00	HARDWOOD OAK TREE
201	1.00	PALM TREE
202	1.00	PALM TREE
203	1.00	PALM TREE
204	1.50	PALM TREE
205	5.00	PALM TREE
206	2.00	PALM TREE
207	1.50	PALM TREE
208	2.00	HARDWOOD OAK TREE
209	2.50	HARDWOOD OAK TREE
210	2.00	HARDWOOD OAK TREE
211	2.00	HARDWOOD OAK TREE
212	1.50	PALM TREE
213	1.50	HARDWOOD OAK TREE
214	1.50	HARDWOOD OAK TREE
215	1.50	HARDWOOD OAK TREE
216	2.00	HARDWOOD OAK TREE
217	3.00	HARDWOOD OAK TREE
218	1.50	PALM TREE
219	3.00	HARDWOOD TREE
220	1.00	PALM CLUSTER TREE
221	1.50	PALM CLUSTER TREE
222	2.50	PALM CLUSTER TREE
223	2.00	PALM CLUSTER TREE
224	1.00	PALM TREE
225	1.50	HARDWOOD TREE
226	0.50	PALM TREE
227	1.00	PALM TREE
228	0.50	PALM TREE
229	1.00	PALM TREE
230	1.00	PALM TREE
231	1.50	PALM TREE
232	1.00	PALM TREE
233	1.00	PALM TREE
234	1.00	PALM TREE
235	2.00	HARDWOOD TREE
236	2.00	HARDWOOD TREE
237	4.00	HARDWOOD TREE
238	2.00	HARDWOOD TREE
239	1.00	HARDWOOD TREE
240	3.50	HARDWOOD TREE
241	0.50	PALM TREE
242	1.50	PALM CLUSTER TREE
243	2.50	HARDWOOD TREE
244	2.50	PALM TREE
245	6.00	FICUS TREE
246	1.50	PALM TREE
247	1.50	PALM CLUSTER TREE
248	1.00	PALM CLUSTER TREE
249	2.00	PALM CLUSTER TREE
250	2.00	PALM CLUSTER TREE
251	1.00	PALM CLUSTER TREE
252	2.00	PALM CLUSTER TREE
253	0.50	HARDWOOD TREE
254	3.00	HARDWOOD TREE
255	1.00	HARDWOOD TREE
256	4.50	HARDWOOD TREE
257	3.00	FICUS TREE
258	4.50	FICUS TREE
259	2.00	HARDWOOD TREE
260	0.50	PALM TREE
261	1.00	PALM CLUSTER TREE
262	1.00	PALM CLUSTER TREE
263	0.50	PALM TREE
264	2.00	HARDWOOD TREE
265	4.00	FICUS TREE
266	1.00	PALM TREE
267	3.00	HARDWOOD TREE
268	4.00	FICUS TREE
269	1.50	PALM TREE
270	2.00	PALM TREE
271	12.00	FICUS TREE
272	0.50	PALM TREE
273	4.00	HARDWOOD TREE
274	1.50	HARDWOOD TREE
275	2.00	PALM CLUSTER TREE
276	2.00	PALM CLUSTER TREE
277	1.00	PALM TREE
278	1.00	PALM TREE
279	1.00	PALM TREE
280	1.00	PALM TREE
281	1.00	PALM TREE
282	1.50	PALM TREE
283	1.50	PALM TREE
284	1.50	PALM TREE
285	1.00	PALM TREE
286	1.00	PALM TREE
287	1.00	PALM TREE
288	2.00	PALM CLUSTER TREE
289	2.00	PALM TREE
290	2.50	PALM CLUSTER TREE
291	2.00	PALM CLUSTER TREE
292	0.50	PALM TREE
293	4.00	HARDWOOD TREE
294	0.50	PALM TREE
295	0.50	PALM TREE
296	0.50	PALM TREE
297	0.50	PALM TREE
298	0.50	PALM TREE
299	0.50	PALM TREE
300	0.50	PALM TREE
301	1.50	PALM TREE
302	1.50	PALM TREE
303	1.50	PALM TREE
304	1.50	PALM TREE
305	1.50	PALM TREE
306	1.50	PALM TREE
307	1.50	PALM TREE
308	6.00	HARDWOOD TREE
309	2.00	HARDWOOD OAK TREE
310	2.00	HARDWOOD OAK TREE
311	4.00	HARDWOOD OAK TREE
312	4.00	HARDWOOD OAK TREE
313	2.00	HARDWOOD OAK TREE
314	4.00	HARDWOOD OAK TREE
315	2.50	HARDWOOD OAK TREE
316	1.50	PALM TREE
317	2.00	PALM TREE
318	1.50	PALM TREE
319	1.00	PALM TREE
320	1.50	HARDWOOD OAK TREE
321	1.50	PALM TREE
322	3.00	HARDWOOD OAK TREE
323	1.50	PALM TREE
324	3.00	HARDWOOD TREE
325	0.50	PALM TREE
326	1.50	PALM TREE
327	1.50	PALM TREE
328	3.00	HARDWOOD OAK TREE
329	1.50	PALM TREE
330	1.50	PALM TREE
331	0.50	HARDWOOD TREE
332	1.00	PALM CLUSTER TREE
333	1.50	PALM TREE
334	1.50	PALM TREE
335	0.50	PALM TREE
336	2.00	HARDWOOD OAK TREE
337	0.50	PALM TREE
338	1.00	PALM TREE
339	1.50	PALM TREE
340	2.00	HARDWOOD TREE
341	1.00	PALM TREE
342	0.50	PALM TREE
343	1.50	HARDWOOD TREE
344	2.50	HARDWOOD OAK TREE
345	1.50	PALM TREE
346	0.50	PALM TREE
347	1.50	HARDWOOD OAK TREE
348	1.50	PALM TREE
349	1.50	PALM TREE
350	0.50	PALM TREE
351	0.50	PALM TREE
352	1.50	PALM TREE
353	1.50	PALM TREE
354	1.50	PALM CLUSTER TREE
355	1.50	PALM TREE
356	1.50	HARDWOOD TREE
357	5.00	HARDWOOD CLUSTER TREE
358	1.50	PALM TREE
359	1.00	HARDWOOD TREE
360	1.50	HARDWOOD TREE
361	1.00	PALM TREE
362	1.50	PALM TREE
363	1.50	PALM TREE
364	1.50	PALM TREE
365	10.00	FICUS TREE
366	2.00	BANYAN CLUSTER TREE
367	0.50	PALM TREE
368	1.50	HARDWOOD TREE
369	0.50	HARDWOOD TREE
370	1.00	HARDWOOD TREE
371	0.50	HARDWOOD TREE
372	1.00	HARDWOOD TREE
373	4.00	HARDWOOD OAK TREE
374	3.00	HARDWOOD TREE
375	2.00	HARDWOOD OAK TREE
376	2.00	PALM TREE
377	1.50	ELECTRIC BOX
378	1.50	PALM TREE
379	1.50	PALM TREE
380	2.00	PALM TREE
381	2.50	PALM CLUSTER TREE
382	1.50	PALM TREE
383	1.50	PALM TREE
384	0.50	PALM TREE
385	1.50	HARDWOOD OAK TREE
386	0.50	PALM TREE
387	1.00	PALM TREE
388	1.50	PALM TREE
389	1.50	PALM TREE
390	1.00	PALM TREE
391	1.00	PALM TREE
392	0.50	PALM TREE
393	2.00	HARDWOOD OAK TREE
394	0.50	PALM TREE
395	1.50	PALM TREE
396	0.50	PALM TREE
397	3.00	HARDWOOD OAK TREE
398	0.50	PALM TREE
399	1.00	HARDWOOD TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE
403	1.50	PALM TREE
404	1.50	PALM TREE
405	1.50	PALM TREE
406	1.50	HARDWOOD OAK TREE
407	1.50	PALM TREE
408	1.50	HARDWOOD OAK TREE
409	1.50	PALM TREE
410	2.00	HARDWOOD OAK TREE
411	1.50	PALM TREE
412	3.50	HARDWOOD OAK TREE
413	1.50	PALM TREE
414	1.50	PALM TREE
415	1.50	PALM TREE
416	1.00	HARDWOOD TREE
417	2.00	PALM TREE
418	0.50	PALM TREE
419	0.50	PALM TREE
420	7.00	HARDWOOD TREE
421	1.50	PALM TREE
422	4.00	HARDWOOD OAK TREE
423	2.50	HARDWOOD OAK TREE
424	2.00	HARDWOOD OAK TREE
425	1.00	PALM TREE
426	0.50	PALM TREE
427	0.50	PALM TREE
428	1.00	PALM TREE
429	0.50	PALM TREE
430	1.00	PALM TREE
431	1.50	HARDWOOD TREE
432	1.00	HARDWOOD TREE
433	2.50	PALM TREE
434	1.00	HARDWOOD TREE
435	1.00	PALM TREE
436	3.00	HARDWOOD TREE
437	1.50	PALM TREE
438	1.00	PALM TREE
439	1.50	HARDWOOD MANGO TREE
440	0.50	HARDWOOD TREE
441	1.00	PALM TREE
442	1.00	PALM TREE
443	0.50	PALM TREE
444	0.50	PALM TREE
445	2.00	PALM CLUSTER TREE
446	0.50	HARDWOOD TREE
447	1.00	PALM TREE
448	1.00	PALM TREE
449	1.00	PALM TREE
450	1.50	HARDWOOD OAK TREE
451	1.50	HARDWOOD OAK TREE
452	1.50	PALM TREE
453	2.00	HARDWOOD OAK TREE
454	1.50	PALM TREE
455	2.00	HARDWOOD OAK TREE
456	1.50	HARDWOOD OAK TREE
457	1.50	PALM TREE
458	1.50	PALM TREE
459	2.00	HARDWOOD OAK TREE
460	1.50	HARDWOOD OAK TREE
461	1.50	PALM TREE
462	1.00	PALM TREE
463	1.50	PALM TREE
464	1.50	PALM TREE
465	0.50	PALM TREE
466	1.50	PALM CLUSTER TREE
467	1.00	PALM CLUSTER TREE
468	1.00	PALM CLUSTER TREE
469	2.00	PALM CLUSTER TREE
470	2.00	PALM CLUSTER TREE
471	1.50	PALM TREE
472	2.00	PALM CLUSTER TREE
473	1.50	PALM CLUSTER TREE
474	1.50	PALM CLUSTER TREE
475	1.50	PALM CLUSTER TREE
476	4.00	HARDWOOD OAK TREE
477	2.00	PALM TREE
478	0.50	PALM TREE
479	1.50	PALM CLUSTER TREE
480	2.00	PALM CLUSTER TREE
481	1.50	PALM CLUSTER TREE
482	1.50	PALM CLUSTER TREE
483	2.00	PALM CLUSTER TREE
484	4.50	HARDWOOD TREE
485	0.50	PALM TREE
486	1.00	PALM TREE
487	1.50	PALM CLUSTER TREE
488	1.00	PALM CLUSTER TREE
489	2.00	PALM CLUSTER TREE
490	2.00	PALM CLUSTER TREE
491	1.50	PALM CLUSTER TREE
492	3.00	PALM CLUSTER TREE
493	2.50	PALM CLUSTER TREE
494	1.50	PALM CLUSTER TREE
495	2.00	PALM CLUSTER TREE
496	1.50	PALM CLUSTER TREE
497	2.00	PALM CLUSTER TREE
498	3.50	HARDWOOD OAK TREE
499	1.50	PALM CLUSTER TREE
500	2.00	PALM CLUSTER TREE
501	2.00	PALM CLUSTER TREE
502	4.00	HARDWOOD OAK TREE
503	1.50	PALM CLUSTER TREE
504	2.00	PALM CLUSTER TREE
505	2.00	PALM CLUSTER TREE
506	1.50	PALM CLUSTER TREE
507	1.50	PALM CLUSTER TREE
508	2.00	PALM CLUSTER TREE
509	1.50	PALM CLUSTER TREE
510	1.00	HARDWOOD TREE
511	0.50	HARDWOOD TREE
512	0.50	KEYLIME TREE
513	1.50	PALM TREE
514	1.50	PALM TREE
515	0.50	LIME TREE
516	0.50	PALM TREE
517	1.00	HARDWOOD TREE
518	1.00	PALM TREE
519	1.50	PALM TREE
520	0.50	HARDWOOD TREE
521	3.00	HARDWOOD TREE
522	2.00	HARDWOOD TREE
523	1.50	HARDWOOD TREE
524	1.50	PALM TREE
525	1.00	PALM TREE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M	TEMPORARY BENCH MARK
AVE.	AVENUE	I.E.V.	IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVATURE	TEL.	TELEPHONE
BLVD.	BOULEVARD	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
BM	BENCH MARK	F.P.L.	FLORIDA POWER & LIGHT	P.L.S	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD	PL	PROPERTY LINE	W.V.	WATER VALVE
CBS	CONCRETE BLOCK STRUCTURE	FND	FOUND	P.O.B.	POINT OF BEGINNING	W.U.P	WOOD UTILITY POLE
CHB	CHORD BEARING	L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT		CONCRETE
CH	CHORD DISTANCE	(L)	LEGAL	P.R.C	POINT OF REVERSE CURVATURE	— —	OVERHEAD UTILITY LINES
CONC	CONCRETE	L.P.	LIGHT POLE	P.R.M	PERMANENT REFERENCE MONUMENT	—x—x	WIRE FENCE
CT	COURT	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY	—o—o—	WOOD FENCE
℄	CENTERLINE	LS	LAND SURVEYOR	R	RADIUS	—•—•—	PROPERTY CORNER
CL.	CLEAR	(M)	MEASURED	(R)	RECORD	H	WATER VALVE
CONC	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.E.	RIM ELEVATION		SIGN
C.O	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	R/W	RIGHT-OF-WAY	D	DRAINAGE MANHOLE
E.B	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY	S	SANITARY MANHOLE
ELEV.	ELEVATION	NTS	NOT TO SCALE	S.I.P	SET IRON PIPE		FIRE HYDRANT
ENCR	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD		LIGHTING FIXTURE
E.S.R.	ELEVATION REFERENCE POINT	ON PL	ON PROPERTY LINE	ST.	STREET		FIRE DEPARTMENT CONNECTION
F.F	FINISH FLOOR	O.U.L	OVERHEAD UTILITY LINES	T	TANGENT		

SURVEY NUMBER:221463C

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF PROFESSIONAL SURVEYORS IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4767

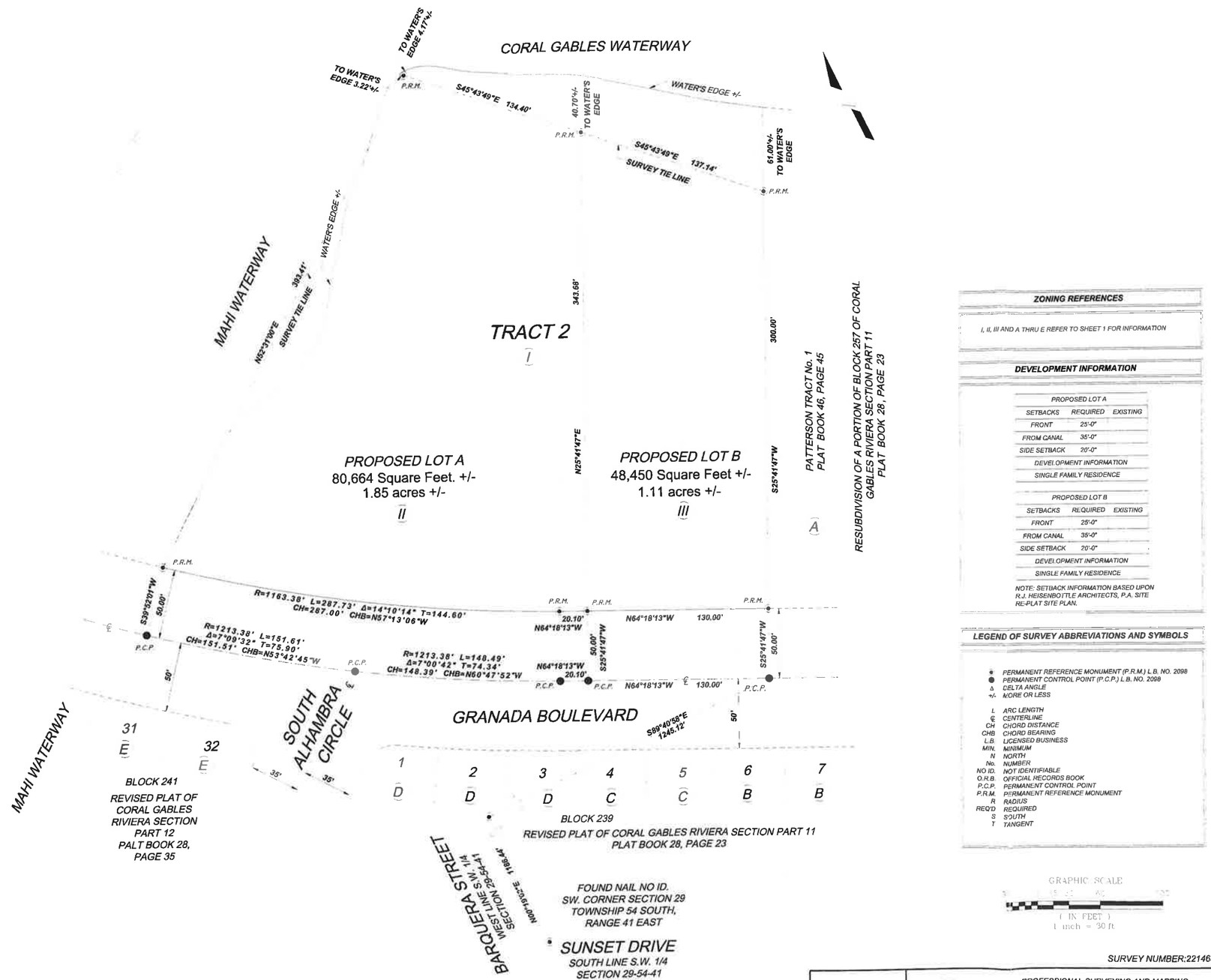
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-12-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 1 FOR INFORMATION

DEVELOPMENT INFORMATION

PROPOSED LOT A		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

PROPOSED LOT B		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

NOTE: SETBACK INFORMATION BASED UPON R.J. HEISENBOTTLE ARCHITECTS, P.A. SITE RE-PLAT SITE PLAN.

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- ⊛ PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- ● PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- Δ DELTA ANGLE
- +/- MORE OR LESS

- L ARC LENGTH
- ℄ CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- MIN. MINIMUM
- N NORTH
- No. NUMBER
- NO ID. NOT IDENTIFIABLE
- O.R.B. OFFICIAL RECORDS BOOK
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- REQ'D REQUIRED
- S SOUTH
- T TANGENT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEY NUMBER:221463C

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-13-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com

LEGEND

DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

DENOTES EXISTING TO BE DEMOLISHED

DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED

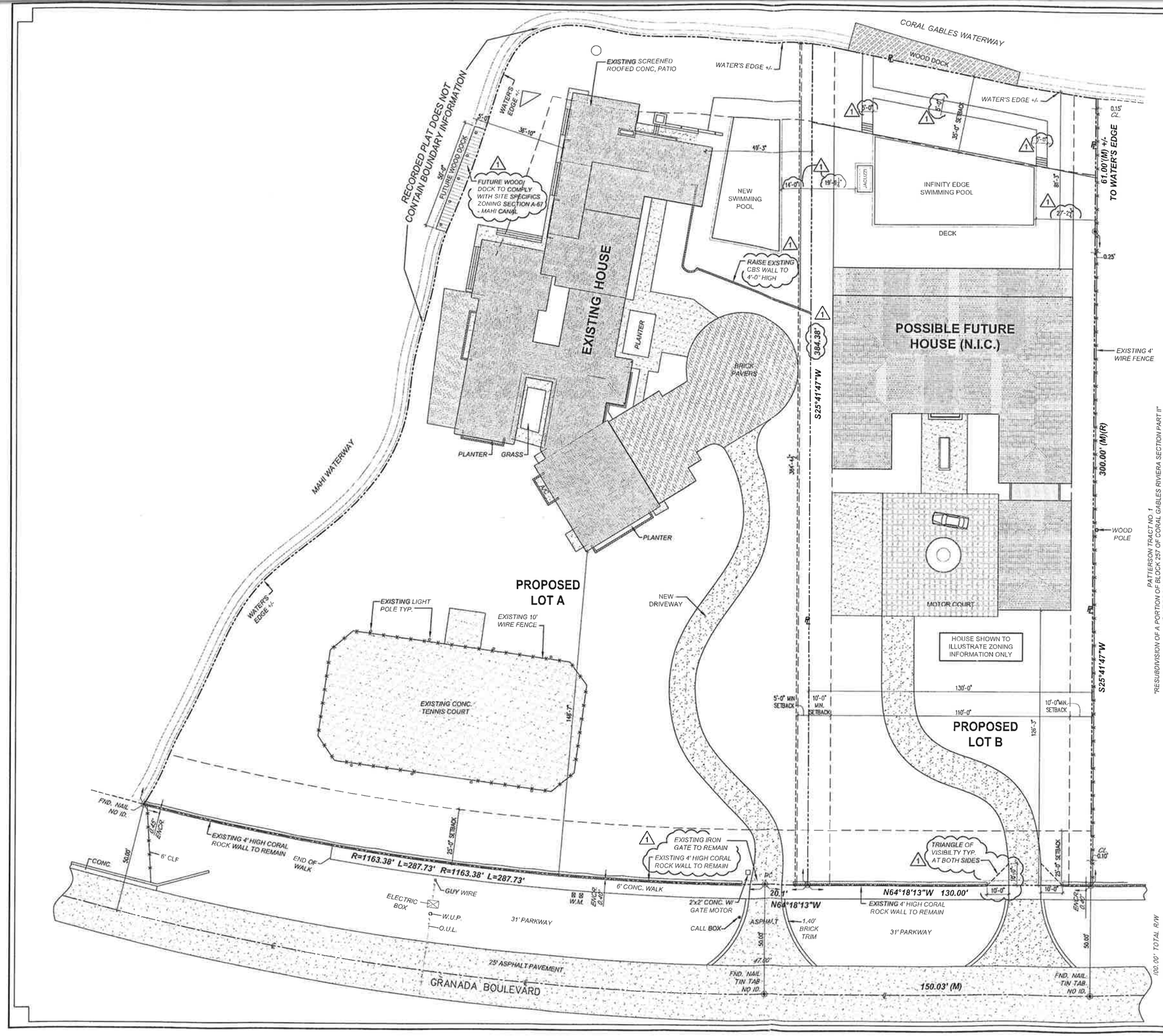
6801 GRANADA BOULEVARD

DEMOLITION SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 9, 2013



6801 GRANADA BLVD - PROPOSED - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 5/7/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA - LOT A: 80,664 SF. (1.85 AC.)

GROSS SITE AREA - LOT B: 48,450 SF. (1.11 AC.)

ZONING REQUIREMENTS

LOT A	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
LOT B		
MINIMUM LOT WIDTH:	100 FT.	130.00 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
LOT A		
principal structure Max. 35%	28,232.4 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	36,298.8 SF.	N/A
LOT B		
principal structure Max. 35%	16,957.5 SF.	9,068 SF.
principal+auxiliary struct. Max 45%	21,802.5 SF.	N/A
MAX. SF. FLOOR AREA:		
48% X first 5000 SF.	2,400 GSF	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	21,199 GSF. (LOT A)	
	11,535 GSF. (LOT B)	
LOT A		
TOTAL MAX. SF. FLOOR AREA	25,349 GSF.	10,947 GSF
MIN. SITE AREA OPEN LANDSCAPE	32,266 SF. (40%)	48,819 S.F. (60
LOT B		
TOTAL MAX. SF. FLOOR AREA	15,685 GSF.	15,658 GSF
MIN. SITE AREA OPEN LANDSCAPE	19,360 SF. (40%)	27,991 S.F. (57
SETBACKS:		
LOT A		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	49 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.
LOT B		
FRONT:	25 FT.	126 FT. 3 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	81 FT. 2 IN.

AREA TABULATION

LOT A

HISTORIC HOUSE AREA TABULATIONS:

1ST FLOOR =	8,510 GSF	
2ND FLOOR =	2,437 GSF	
TOTAL AREA - HISTORIC HOUSE =		10,947 GSF.

LOT B

NEW CONSTRUCTION AREA TABULATIONS:

1ST FLOOR =	9,268 GSF	
2ND FLOOR =	6,390 GSF	
TOTAL AREA - NEW CONSTRUCTION =		15,658 GSF.

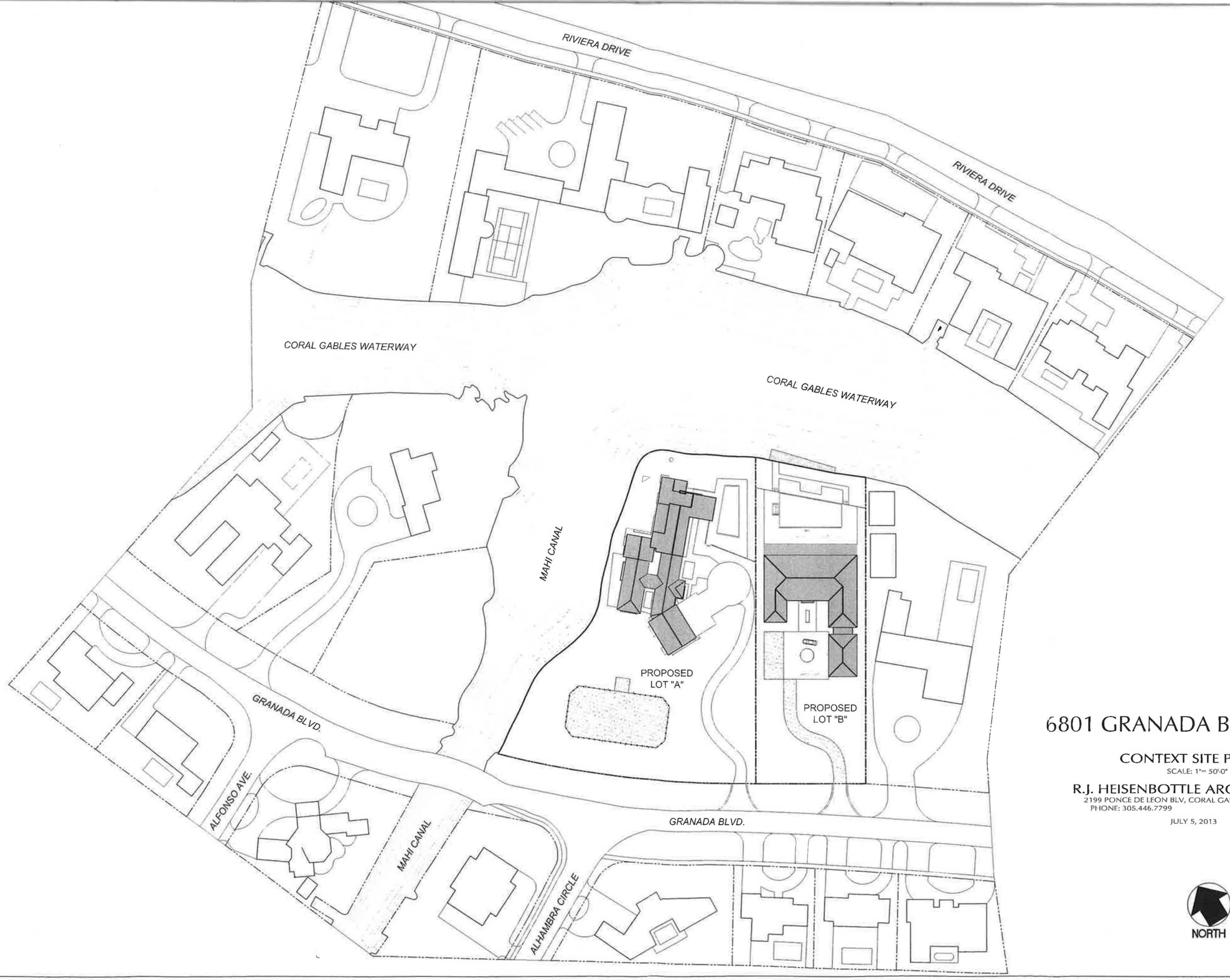
6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

August 2, 2013



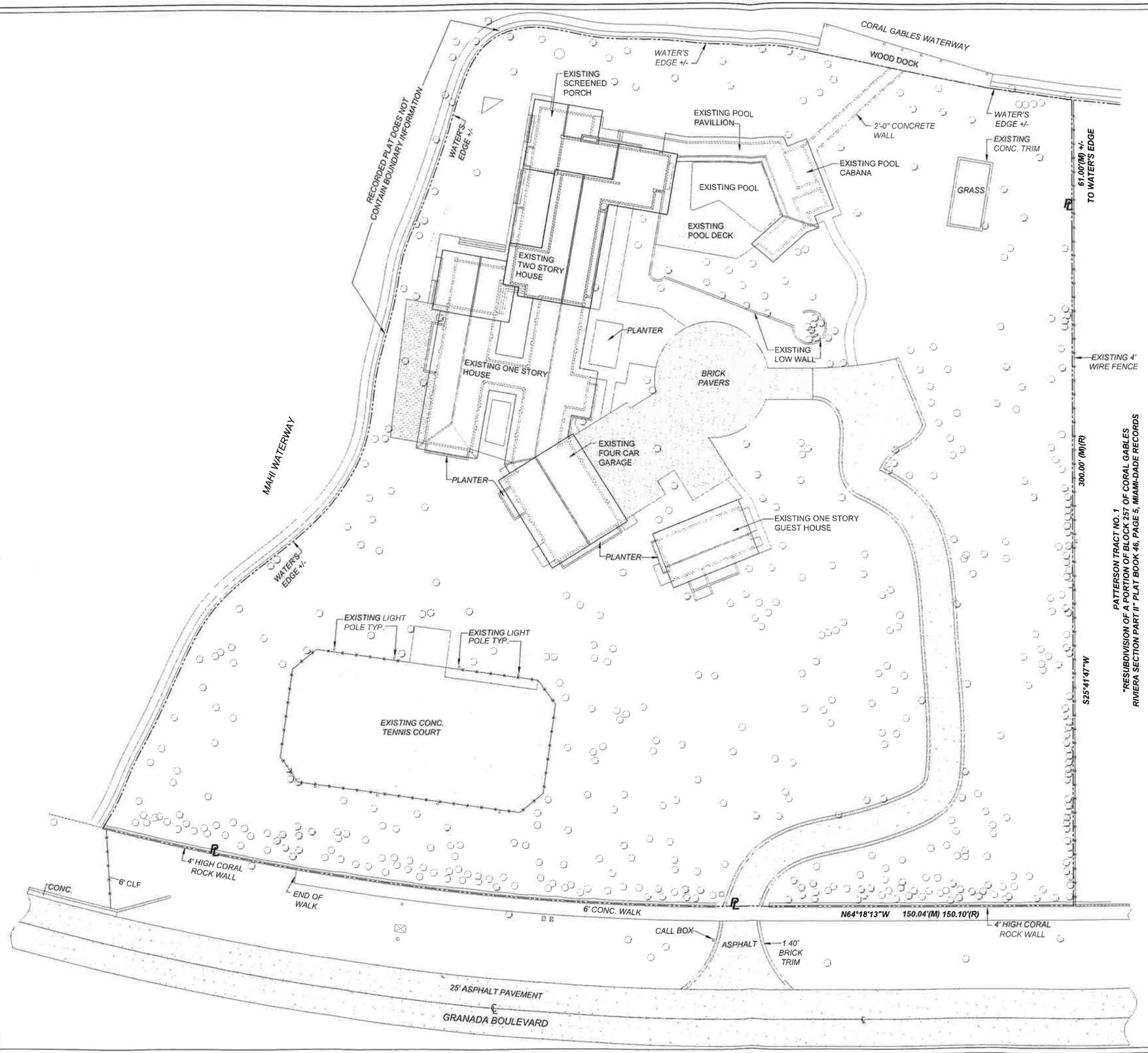
6801 GRANADA BOULEVARD

CONTEXT SITE PLAN

SCALE: 1"= 50'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 5, 2013



LEGEND:

- DENOTES ORIGINAL HISTORIC HOUSE BY ALFRED BROWNING PARKER - 1951
- DENOTES GUEST HOUSE ADDITION BY ALFRED BROWNING PARKER - 1952
- DENOTES REMODELED AREAS OF ORIGINAL HOUSE BY SPILLIS CANDELA - 1982
- DENOTES ADDITION BY SPILLIS CANDELA - 1982

6801 GRANADA BOULEVARD

HISTORICAL SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

MAY 7, 2013

NORTH

EXISTING RESIDENCE

EXISTING RESIDENCE (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING TWO STORY RESIDENCE (ORIGINAL PARKER)

EXISTING RESIDENCE ENTRANCE (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE AND POOL AREA (ORIGINAL PARKER)

EXISTING POOL AREA (ORIGINAL PARKER)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (ORIGINAL PARKER)

EXISTING POOL CABANA (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
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RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING SCREENED PORCH AND CANDELA ADDITION

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING FOUR CAR GARAGE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

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RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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PHONE: 305.446.7799 FAX: 305.446.9275

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RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

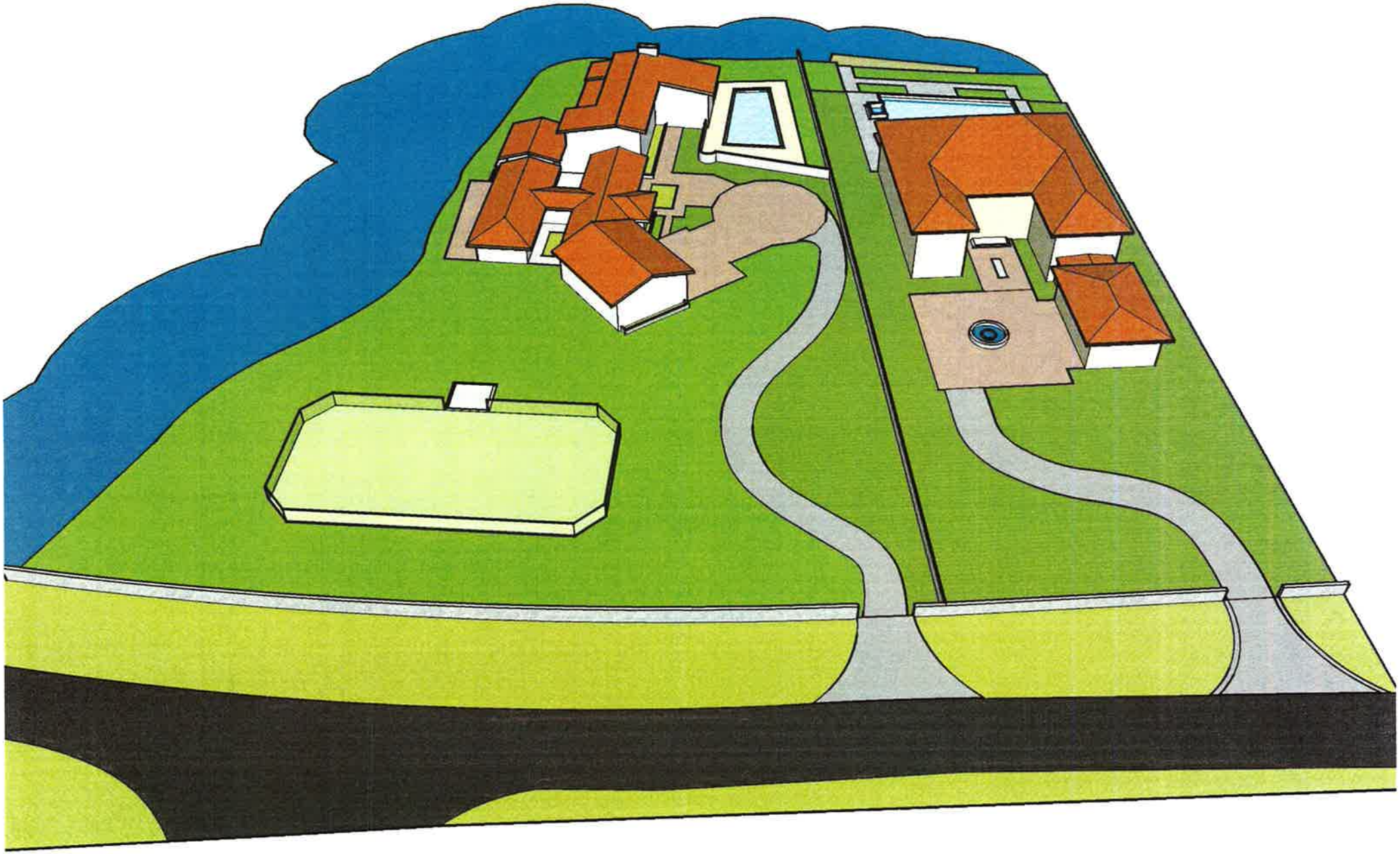
EXISTING GUEST HOUSE BUILDING (PARKER ADDITION)

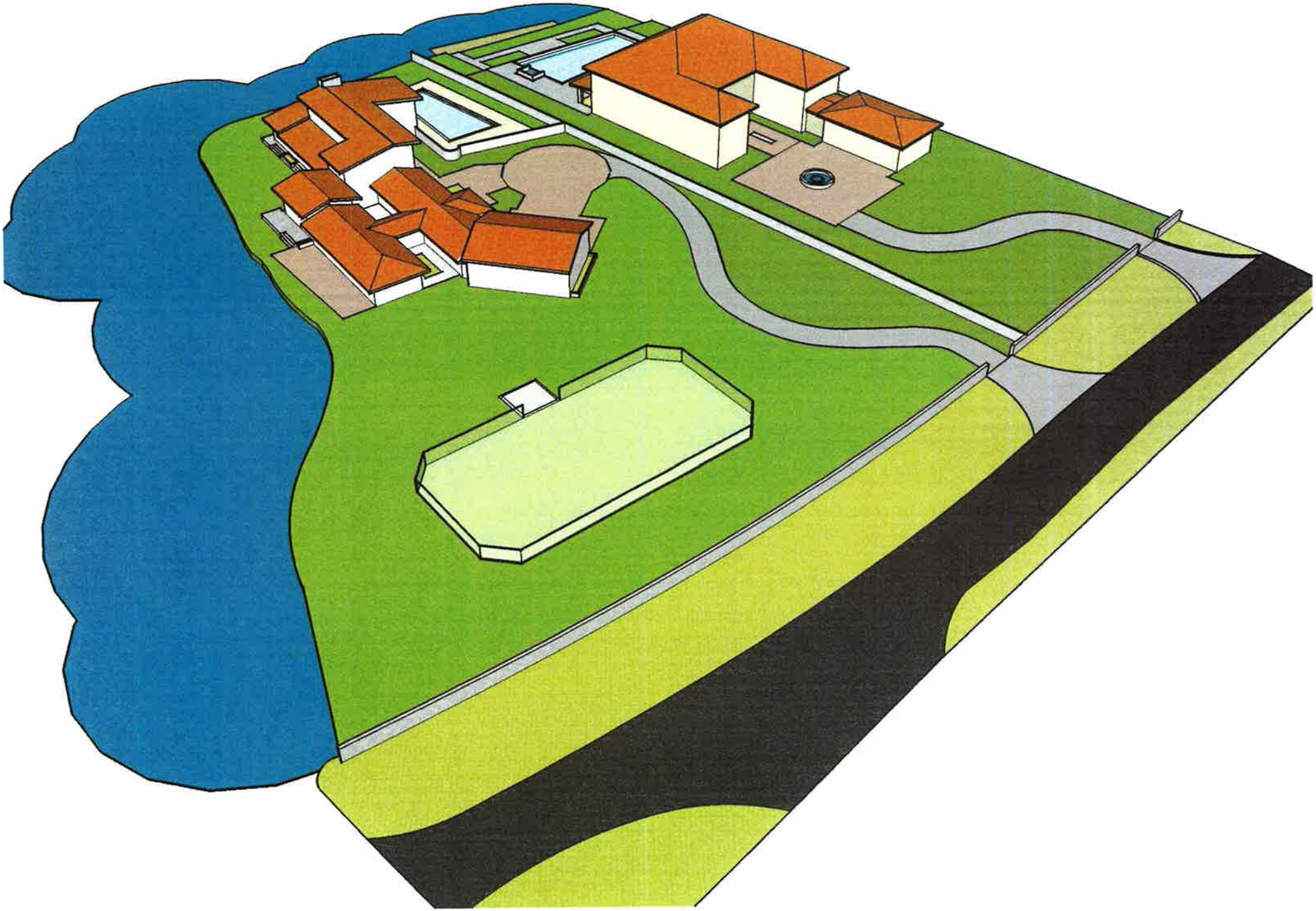
R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV. CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

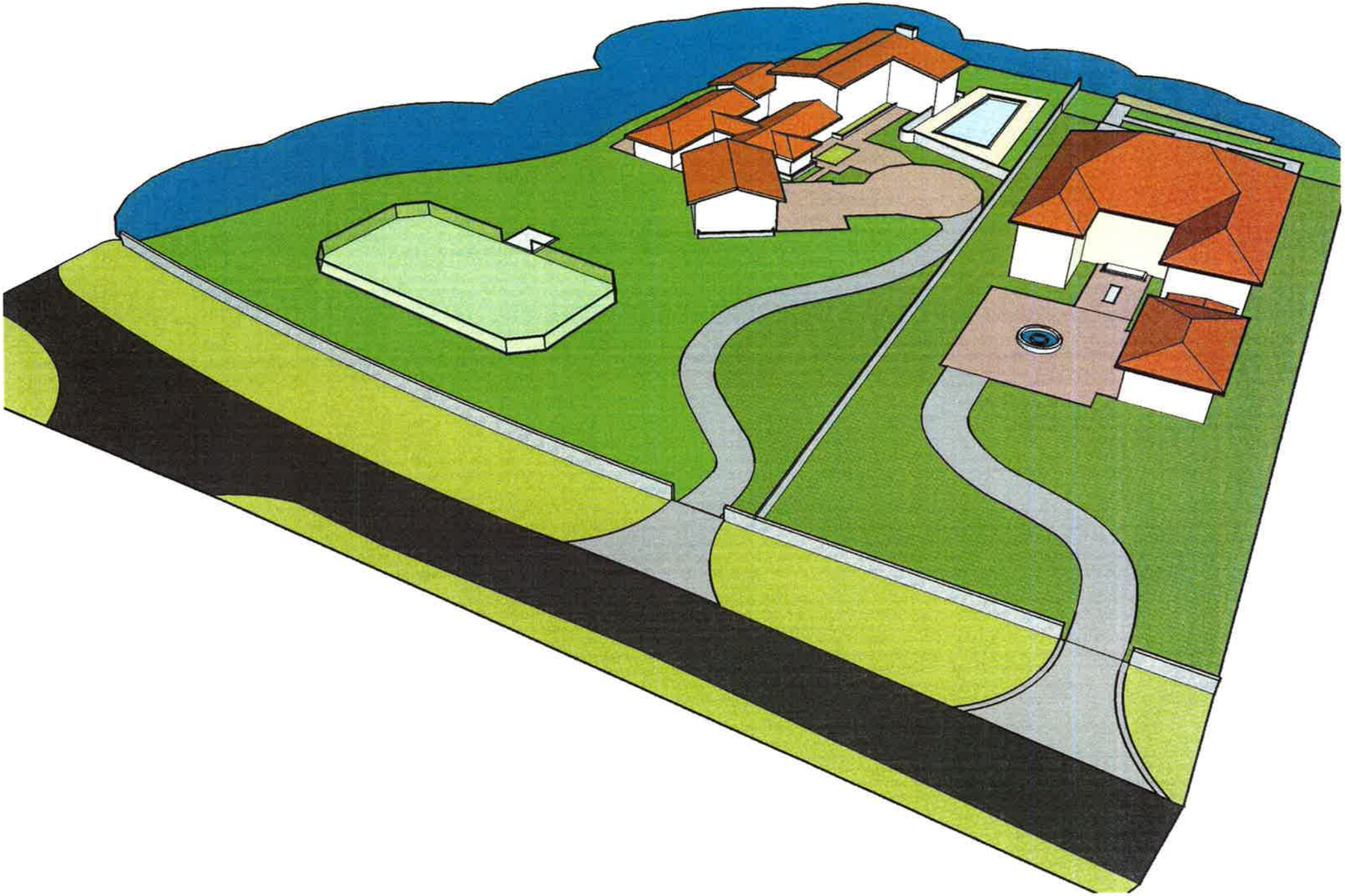
6801 GRANADA BOULEVARD
RE-PLAT

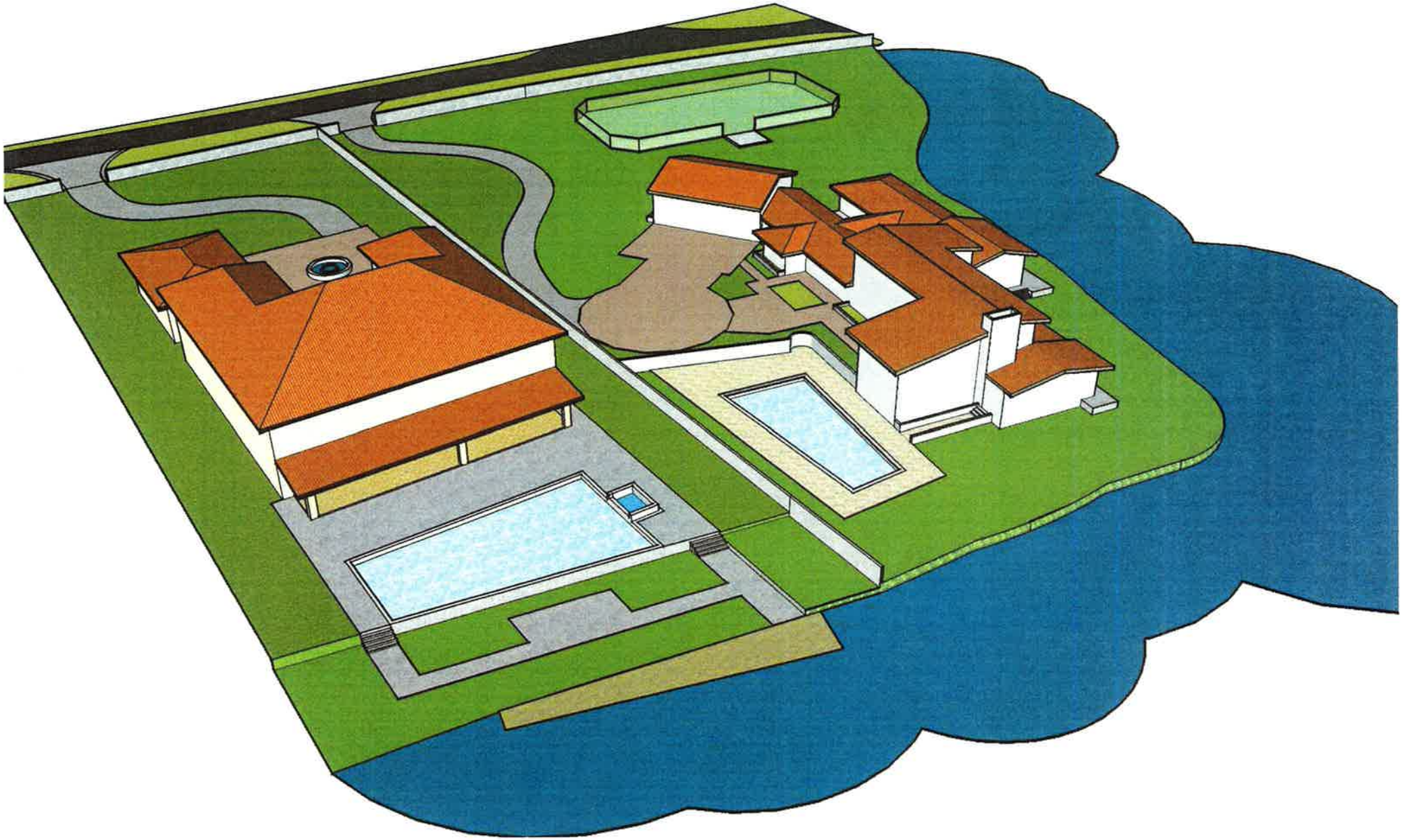
PHOTOGRAMETRY
MAY 7, 2013

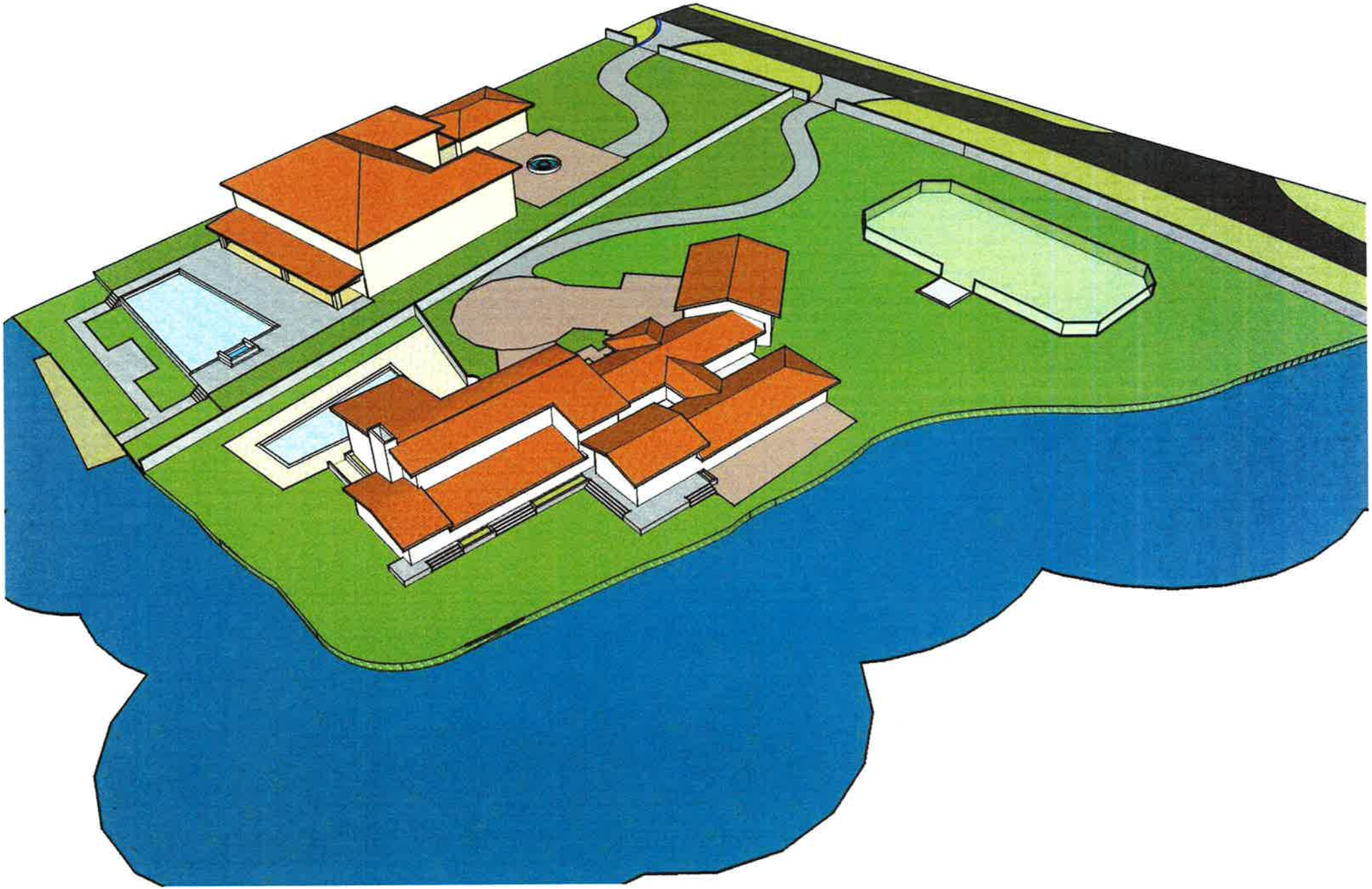
Vermonte St
Granada
Aurelia Dr
Conor Ave

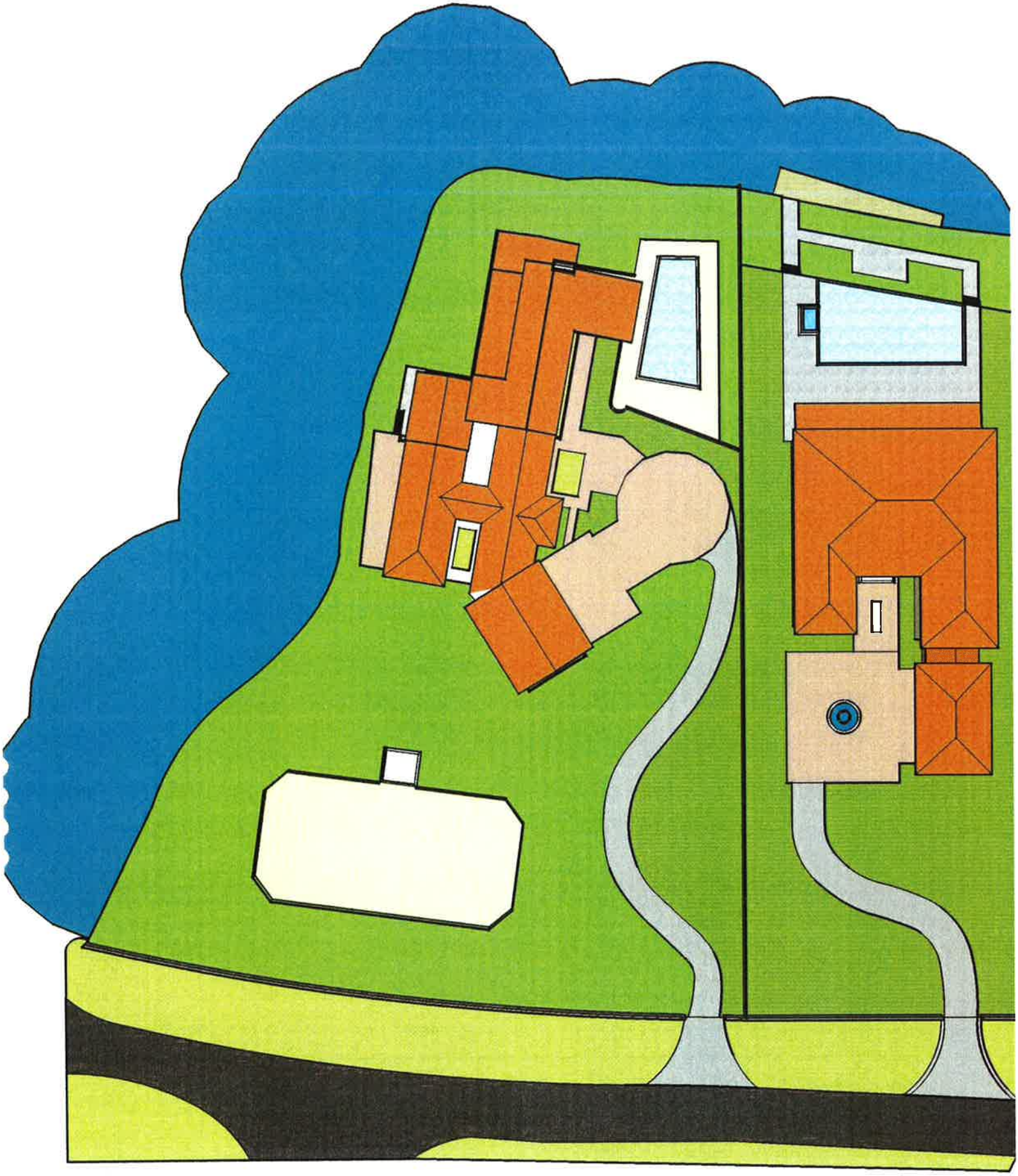












REVISED PLAT OF
CORAL GABLES
RIVIERA SECTION
PART II - P.B.28-P.23
Not a part of this plat

orace L. Cartee joined by his wife Frank Alma
plot of "CARTEE HOMESTEAD" a replat of the

d plot of Coral Gables Riviera Section Part II
28 at page 23 of the public records of Dade County
ween the aforesaid Lot 53 Block 257 and Mahi

ween Lots 59, 60, 61, 62 and 63 Block 257 of the
Part II, as aforesaid, and the Yacht Basin in
esaid plot. Also that portion of the circular end
jacent to lot 63 as aforesaid, lying Southeasterly
allel with the center line of said 40 ft. street,
sterly 25 feet of Lot 64, Block 257 of the Revised Plat
, to plat thereof recorded in Plat book 28 at page
Together with the land lying between the
Waterway and the Yacht Basin in Coral Gables
d plat of Coral Gables Riviera Section Part II.
ation of the above described property into two

as shown on the attached plat together with all
ibbery located thereon are hereby dedicated to
posses, reserving to ourselves, our heirs, execut-
ereof whenever discontinued by law.
ffect, or as the same may be from time to time
he area covered by this plat, will be observed.
set our hands and seals this 27 day of

Horace L. Cartee SEAL
Frank Alma Cartee SEAL

ally appeared Horace L. Cartee and Frank Alma
ersons described in and who executed the fore-
orn acknowledged the execution thereof to be
the purposes therein set forth.
of the said Horace L. Cartee, upon a private exami-
husband, acknowledged that she executed the
without compulsion, constraint, apprehension

at Miami, Fla. this 27 day of Apr

Notary Public State of Florida.

City Engineer Coral Gables Fla.

esolution No. 2301 passed and adopted by
the 11th day of April, A.D. 194

lerk. Signed Thomas Wright Mayor

County Engineer Dade County, Fla.

d by the Board of County Commissioners
this 10 day of August A.D. 1948.
Court.

Clerk. Signed Harvey Crispin
Chairman of the Board

"CARTEE HOMESTEAD" is a true and correct plat
nd platted under my direction. I Also Certify that
set the 28th day of April, A.D. 1943 in accorda
3) Laws of the State of Florida.

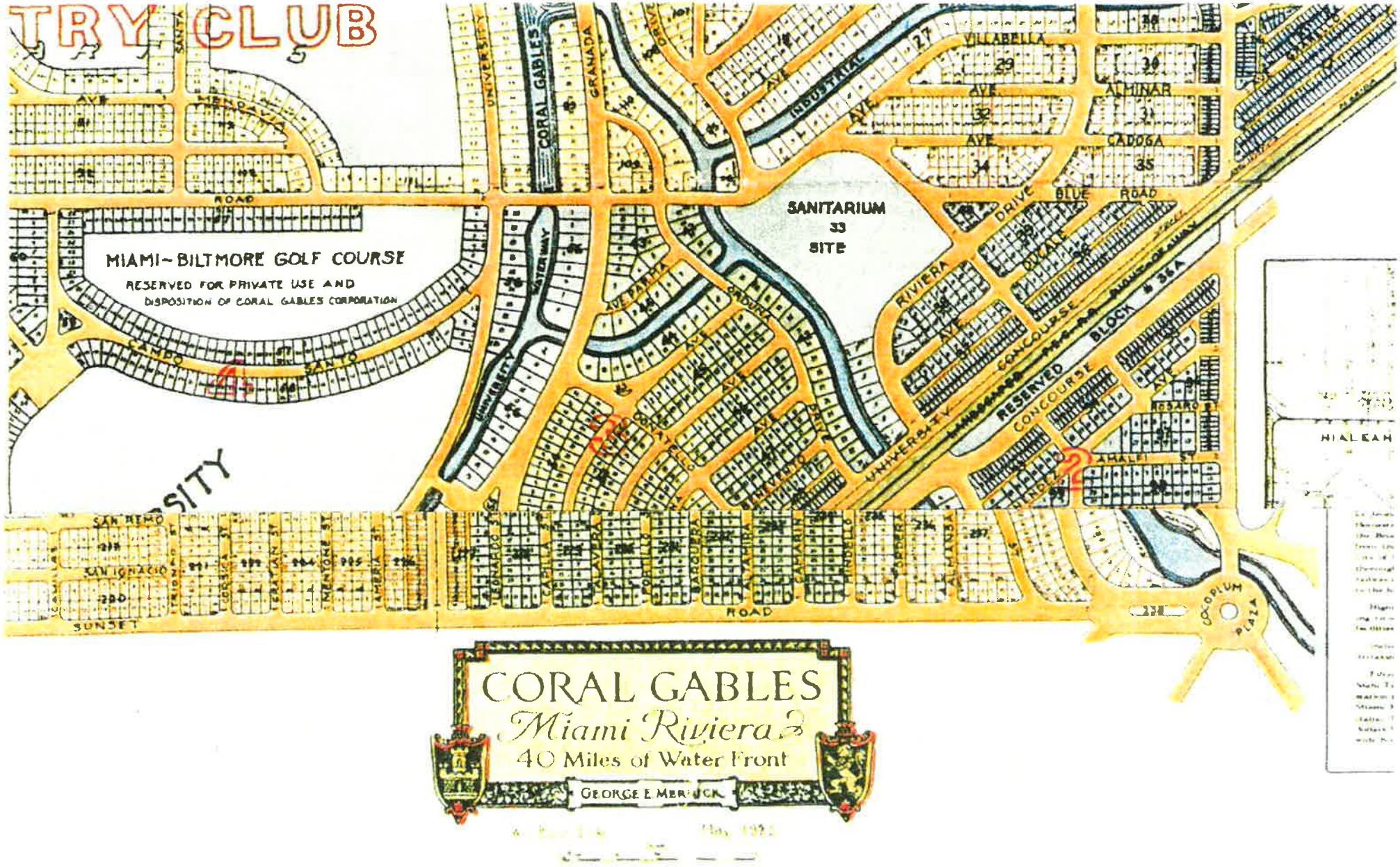
Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

Filed for record this 14 day of Aug A.D.
1943 at 9:34 A.M in Book 43 of plats at page 30
of the Public Records of Dade County, Florida.
This plat complies with the provisions of Chapter 10275
(No. 253) Laws of the State of Florida.

E. B. Leatherman
Clerk of the Circuit Court

By: N. E. Wilson
Deputy Clerk.

CARTEE HOMESTEAD
A Subdivision
City of C
M.B. Garris Ci
April, 194


TRY CLUB
MIAMI-BILTMORE GOLF COURSE
RESERVED FOR PRIVATE USE AND
DISPOSITION OF CORAL GABLES CORPORATION
SANITARIUM
33
SITE
CORAL GABLES
GRANADA
UNIVERSITY
INDUSTRIAL
VILLABELLA
ALMINAR
CADOGA
BLUE
ROAD
DRIVE
RIVIERA
DEVEREAUX
CONCOURSE
RESERVED
BLOCK 36A
ROSARIO ST
AMALFI ST
HIALEAH
SAN REMO
SAN IGNACIO
SUNSET
COCOPLUM
PLAZA
CORAL GABLES
Miami Riviera
40 Miles of Water Front
GEORGE E. MERRICK

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 0 AM 11:24

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Richard J. Heisenbottle
LOBBYIST

Print Your Business Name, if applicable R.J. Heisenbottle Architects, P.A.

Business Telephone Number (305) 446-7799

Business Address 2199 Ponce de Leon Blvd. Ste. 400, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-2783815

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Califon Co. N.V. **COMPANY NAME, , IF APPLICABLE** Califon Co. N V

BUSINESS ADDRESS 6801 Granada Blvd. Coral Gables, Fl 33143 **TELEPHONE NO.:** (786) 375-1444

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Richard J. Heisenbottle hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 13 AM 11:24

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Richard J. Heisenbottle to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this February 11, 2013

ROSA LUZARDO
MY COMMISSION # DD 909812
EXPIRES: July 22, 2013
Bonded Thru Notary Public Underwriters

X Personally Known

Notary Public
State of Florida

_____ Produced ID

$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 MAY 13 AM 11:24

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: Richard J. Heisenbottle
LOBBYIST

Print Your Business Name: R.J. Heisenbottle Architects, PA

Business Telephone Number: (305) 446-7799

Business Address: 2199 Ponce de Leon Blvd. ste. 400, Coral Gables, Fl 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Califon Co. N.V.

Principal Address: 6801 Ponce de Leon Blvd.
Coral Gables, Fl 33143 Telephone Number: (786)375-1444

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Submission and Re-Plat of property.

Warning: IllegalMediaSize

PCL XL error

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 MAY 13 AM 11:24

I Richard J.Heisenbottle hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

2-8-13
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Richard J. Heisenbottle to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this February 11, 2013

ROSA LUZARDO
MY COMMISSION # DD 909812
EXPIRES: July 22, 2013
Bonded Thru Notary Public Underwriters

X Personally Known

_____ Produced ID

Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20_____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

B.O.A. # AB 13070446

Applic. #

Job Description: DEMOLITION

EXT WORK

HISTORIC PROPERTY

City of Coral Gables
Building & Zoning Department

Permit #

Address: 6801 GRANADA BLVD

Section	Approved By	Approved Date
Historical		
Zoning Search		
Zoning Search		
Emergency		
Permit		
Plumbing		
Mechanical		
Electrical		
Plan Check		
Fire		
Structural		
Public Works		
Other Folder		

7/11/13 AS NOTED

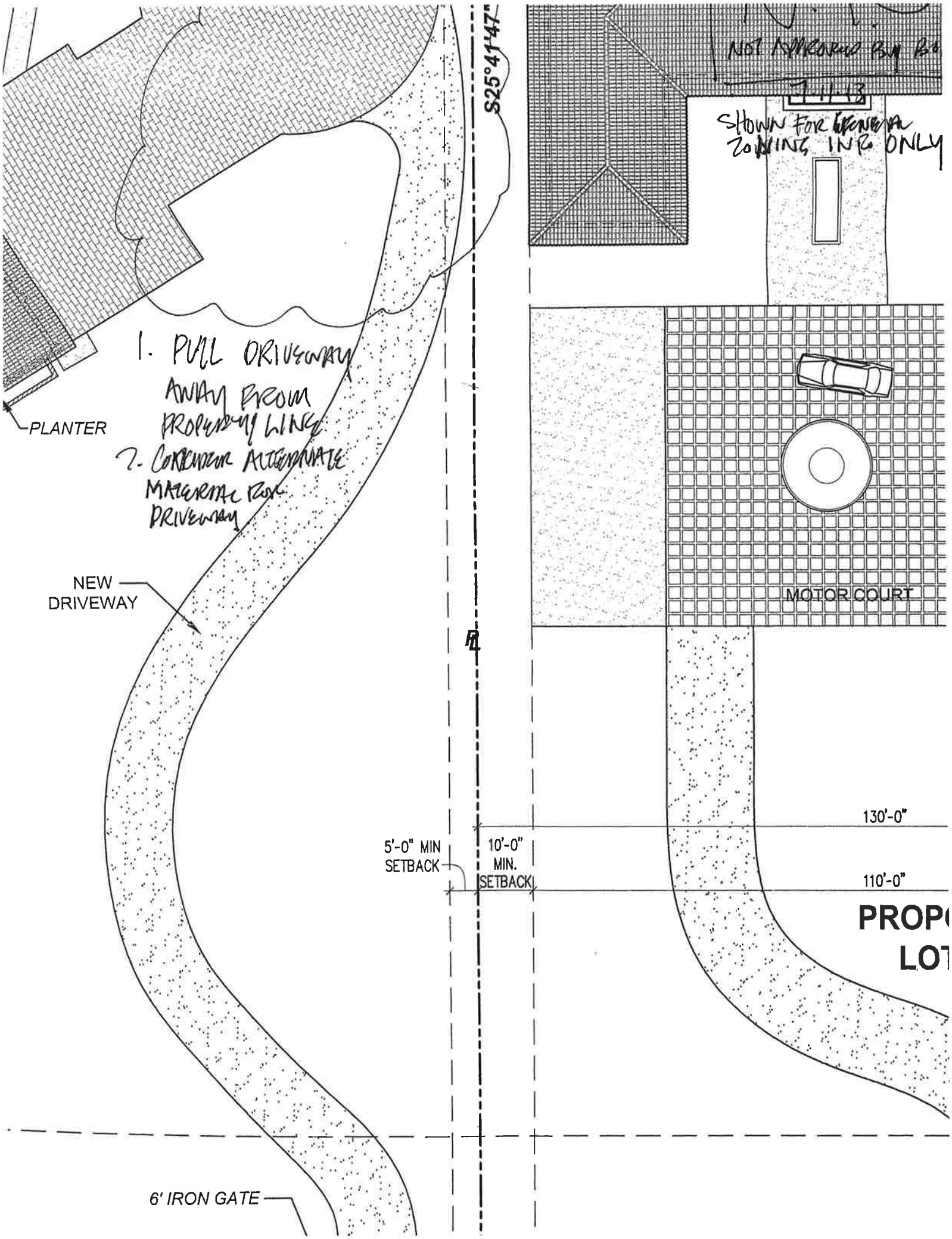
7-11-13 AS NOTED

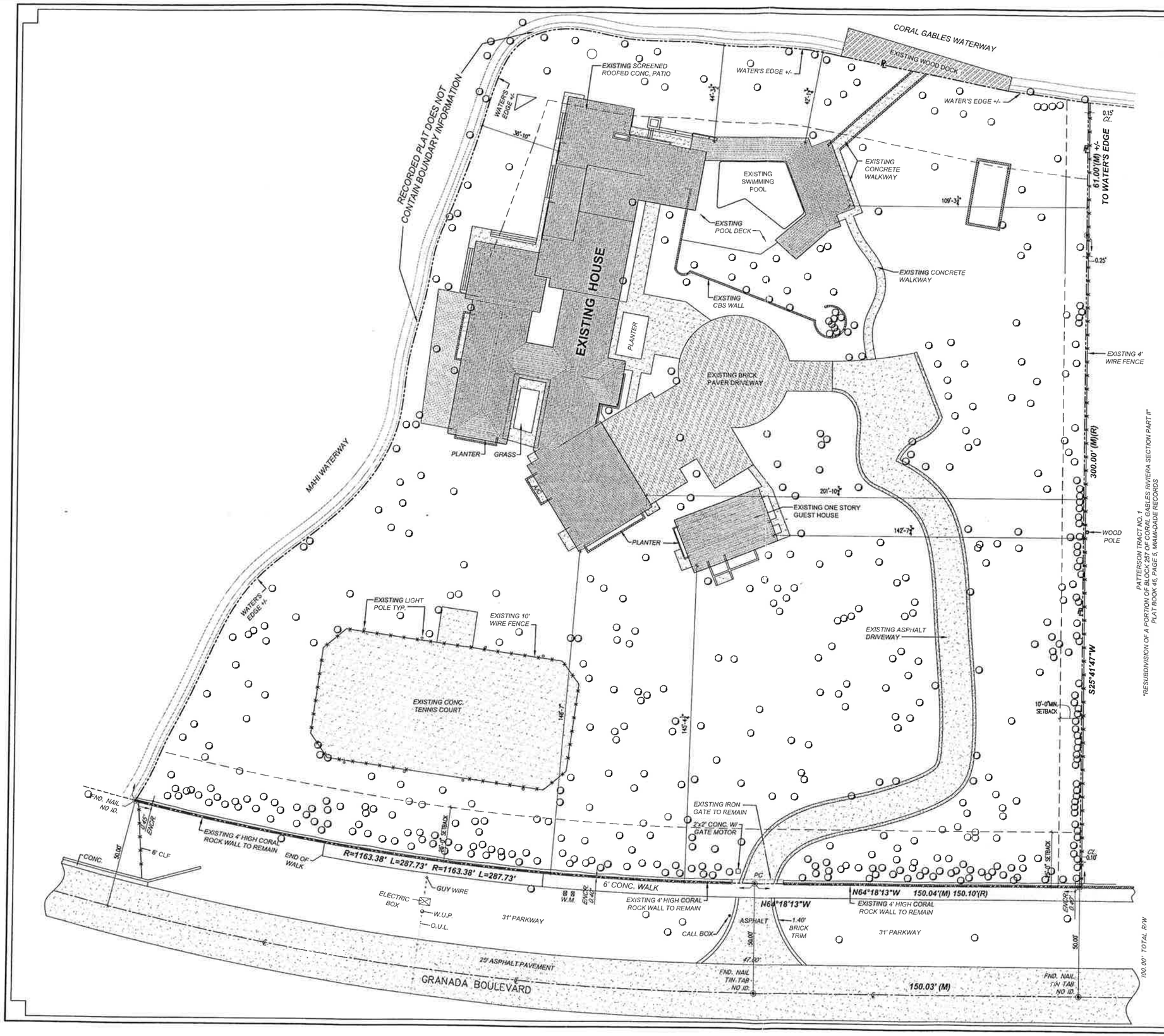
Subject to compliance with applicable Federal, County and City rules and regulations. City assumes no responsibility for accuracy of data as this not [illegible] responsibility for accuracy.

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE FOR AN INSPECTION WHEN IS BEING MADE. ON BUILDING SITE 5/2005

NO INSPECTION WILL NOT BE MADE

Pursuant to the Florida Administrative Code Chapter 62-341 construction sites are required to use appropriate sedimentation and erosion control Best Management Practices (BMP).


S25°41'47"
NOT APPROVED BY BO
SHOWN FOR GENERAL ZONING INFO ONLY
1. PULL DRIVEWAY AWAY FROM PROPERTY LINE
2. CONSIDER ALTERNATE MATERIAL FOR DRIVEWAY
PLANTER
NEW DRIVEWAY
MOTOR COURT
PL
130'-0"
110'-0"
5'-0" MIN SETBACK
10'-0" MIN. SETBACK
PROP
LOT
6' IRON GATE



6801 GRANADA BLVD - EXISTING SITE - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 8/30/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA : 129,114 SF. (2.96 AC.)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	437.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
principal structure Max. 35%	45,189.9 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	58,101.3 SF.	10,724 SF.
MAX. SF. FLOOR AREA:		
48% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	35,734 GSF.	
TOTAL MAX. SF. FLOOR AREA	39,734 GSF.	13,161 GSF
MIN. SITE AREA OPEN LANDSCAPE	51,646 SF. (40%)	91,545 S.F. (71%
SETBACKS:		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	203 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.

AREA TABULATION

	EXISTING
1ST FLOOR =	8,510 GSF
2ND FLOOR =	2,437 GSF
TOTAL AREA - HISTORIC HOUSE =	10,947 GSF
GUEST HOUSE =	786 GSF
POOL CABANA =	354 GSF
POOL TERRACE =	1,074 GSF
TOTAL AREA - AUXILIARY STRUCTURES =	2,214 GSF
TOTAL AREA - HISTORIC HOUSE + AUX. =	**13,161 GSF**

6801 GRANADA BOULEVARD

EXISTING SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

September 3, 2013

9.3.13

EXISTING POOL LOGGIA TO BE DEMOLISHED

EXISTING POOL LOGGIA TO BE DEMOLISHED

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING GUEST HOUSE TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

EXISTING GUEST HOUSE TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

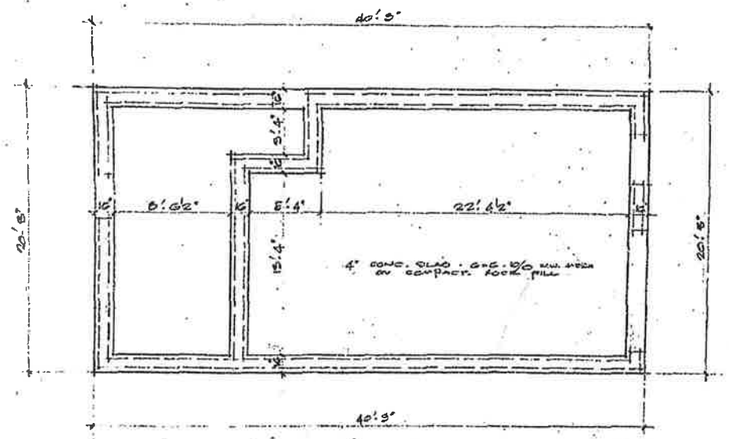
EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

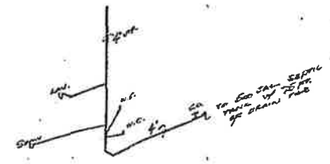
R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

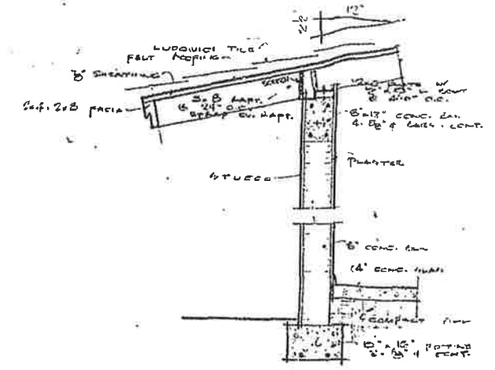
PHOTOGRAMETRY
MAY 7, 2013



FOUNDATION PLAN SCALE: ¼"=1'-0"

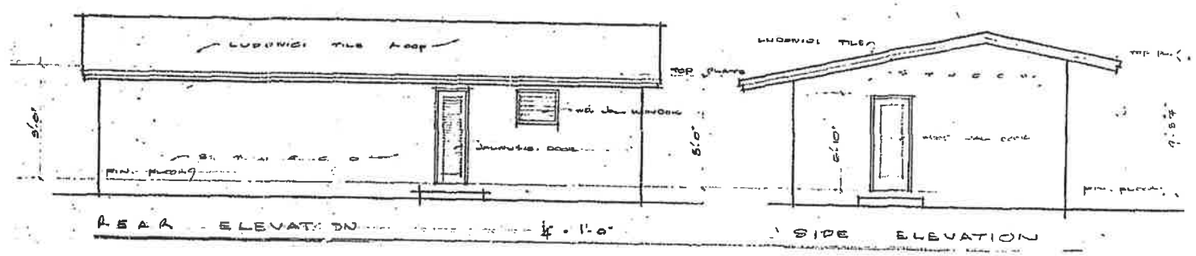


PLUMBING ISOMETRIC NO SCALE



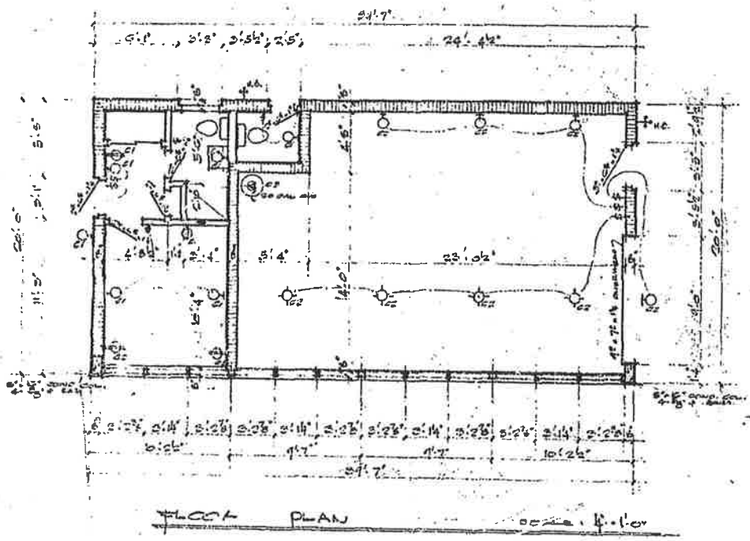
TYPICAL SECTION

SCALE ¾"=1'-0"

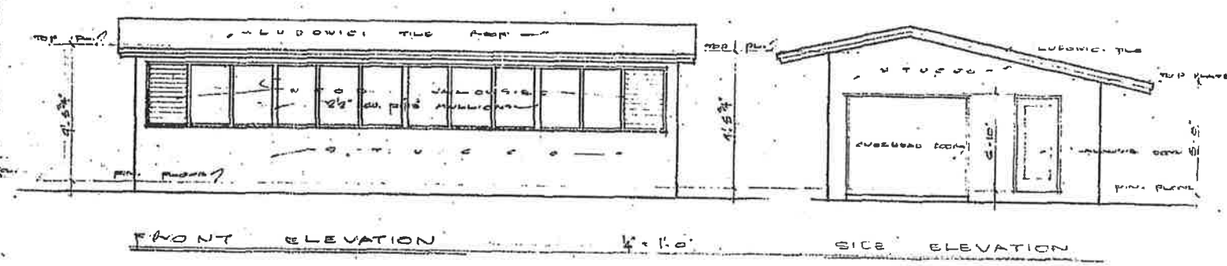


REAR ELEVATION ¼"=1'-0"

SIDE ELEVATION



FLOOR PLAN SCALE: ¼"=1'-0"

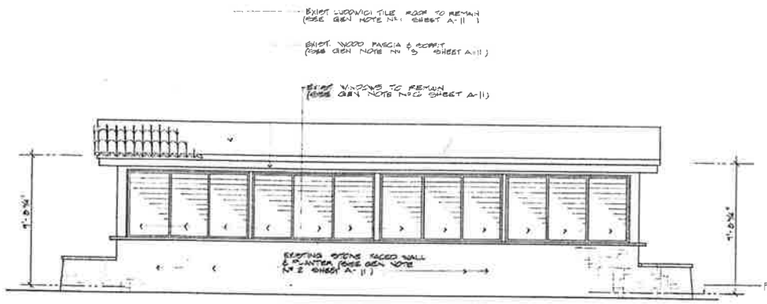


FRONT ELEVATION ¼"=1'-0" SIDE ELEVATION

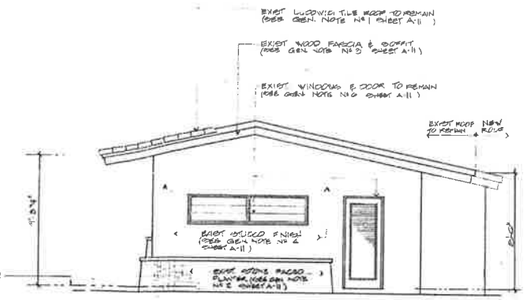
GARAGE FOR
D.B. CAUDL
ALFRED BROWNING

11127

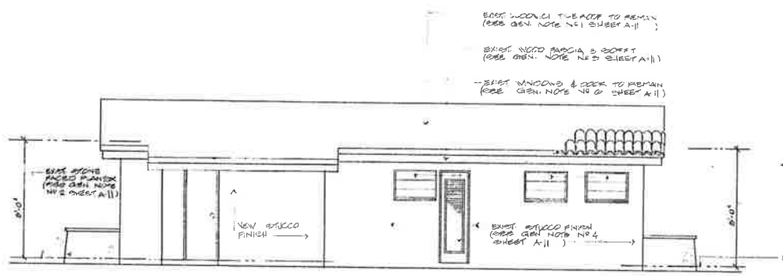
11127-B_6801_GRANADA BLVD._00001.tif



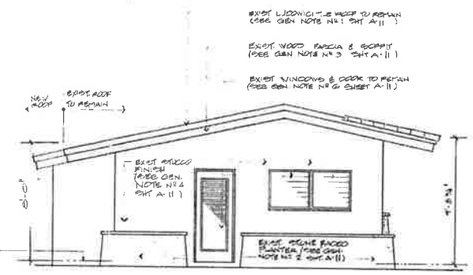
1 FRONT ELEVATION
A-4 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION
A-4 SCALE: 1/4"=1'-0"



3 REAR ELEVATION
A-4 SCALE: 1/4"=1'-0"



4 SIDE ELEVATION
A-4 SCALE: 1/4"=1'-0"

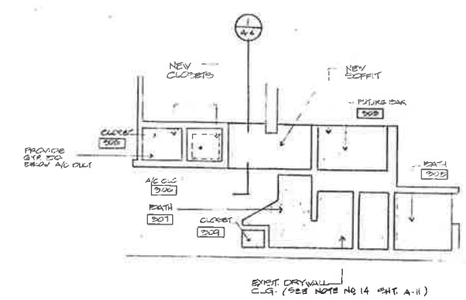
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL FINISH N	WALL FINISH S	WALL FINISH E	WALL FINISH W	CEILING MATERIAL	CEILING FINISH	CEILING HT.	REMARKS
301	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 13	SHT. A-11	* SEE NOTE N° 9 & N° 8 (SHT. A-11)
302	DINING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 14	SHT. A-11	* SEE NOTE N° 9 & N° 8 A (SHT. A-11)
303	FIXTURE BAR	TILE	TILE	—	PAINT*	PAINT*	PAINT*	SEE REF.	C.G.	FLAN.	* SEE NOTE N° 9 & N° 8 (SHT. A-11)
304	BEDROOM	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 13	SHT. A-11	* SEE NOTE N° 9 & N° 8 (SHT. A-11)
305	CLOSET	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	SOL. GYP. BD.	PAINT	(±) 7'-6"	* SEE NOTE N° 9 (SHT. A-11)
306	A/C CLOSET	VINYL	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 13	SHT. A-11	* SEE NOTE N° 9 (SHT. A-11)
307	BATHROOM	CERA. TILE	CERA. TILE	CERA. TILE*	CERA. TILE*	CERA. TILE*	CERA. TILE*	"	SEE NOTE N° 14	SHT. A-11	* CER. TILE FLR. TO C.G.
308	BATHROOM	CERA. TILE	CERA. TILE	CERA. TILE*	CERA. TILE*	CERA. TILE*	CERA. TILE*	"	SEE NOTE N° 14	SHT. A-11	* CER. TILE FLR. TO C.G.
309	CLOSET	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 14	SHT. A-11	* SEE NOTE N° 9 (SHT. A-11)
310	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 13	SHT. A-11	* SEE NOTE N° 9 & N° 8 (SHT. A-11)
311	BEDROOM	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	"	SEE NOTE N° 13	SHT. A-11	* SEE NOTE N° 9 & N° 8 (SHT. A-11)
312	ELECTRICAL RM.	REF. CONC.	—	PAINT	PAINT	PAINT	PAINT	WOOD	VERNISH	—	

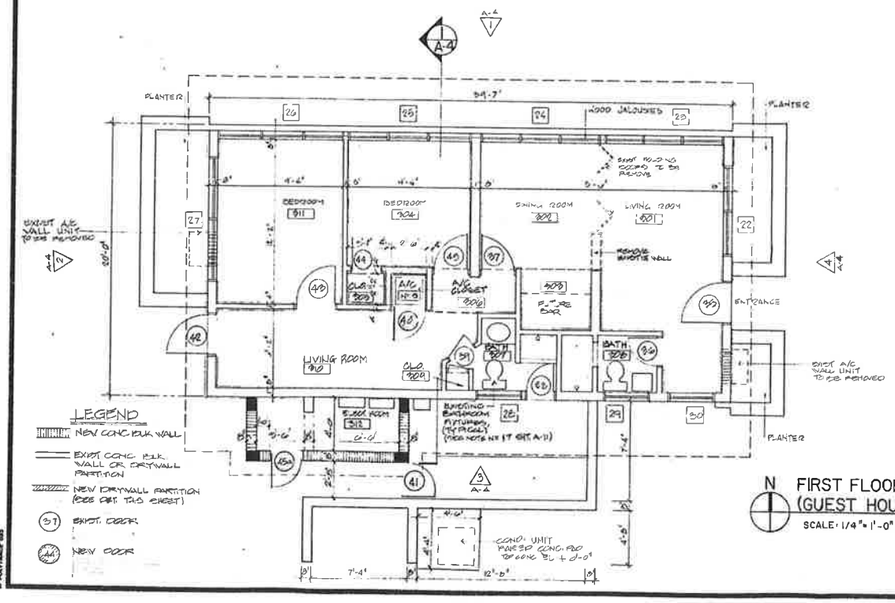
DOOR SCHEDULE:

DOOR NO.	DOOR TYPE	DOOR HTG.	JAMB	FRAME	HARDWARE	ROOM NAME	DOOR SIZE	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	UNDERCUT	REMARKS
10	FL	WD	—	WD	—	A/C CLOSET	2'-4 x 7	6 A-10	6 A-10	13 A-10	—	* FIELD MEASURE TO MATCH ADJACENT EXISTING
44	FL	WD	—	WD	—	CLOSET	2'-0 x 7	6 A-10	8 A-10	—	—	* FIELD HEIGHT TO MATCH ADJACENT EXISTING
40A	F	WD	—	WD	—	BLECT. RM.	2'-8 x 6'-8	6 A-10	6 A-10	13 A-10	—	—

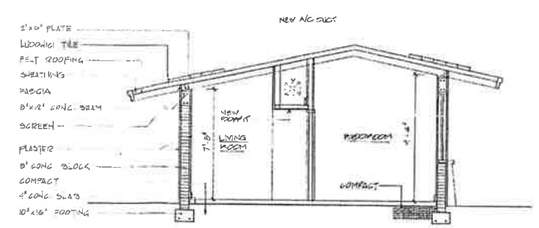
NOTE: FOR DOOR TYPES, SEE SHT. A-7.



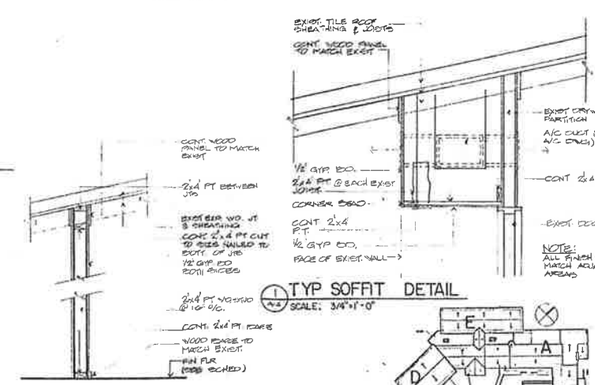
REFLECTIVE CEILING PLAN (PARTIAL)
SCALE: 1/4"=1'-0"



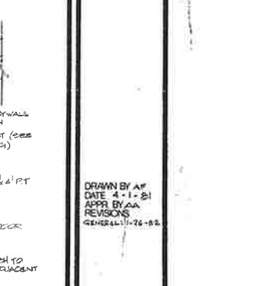
N FIRST FLOOR AREA C (GUEST HOUSE) FLOOR PLAN
SCALE: 1/4"=1'-0"



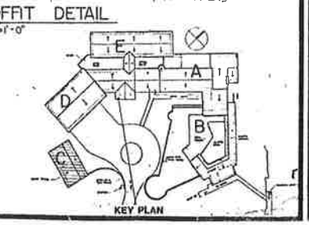
A-4 BUILDING SECTION (EXISTING)
SCALE: 1/4"=1'-0"



TYP. PARTITION DETAIL (NEW)
SCALE: 1/4"=1'-0"



A-4 TYP SOFFIT DETAIL
SCALE: 3/4"=1'-0"



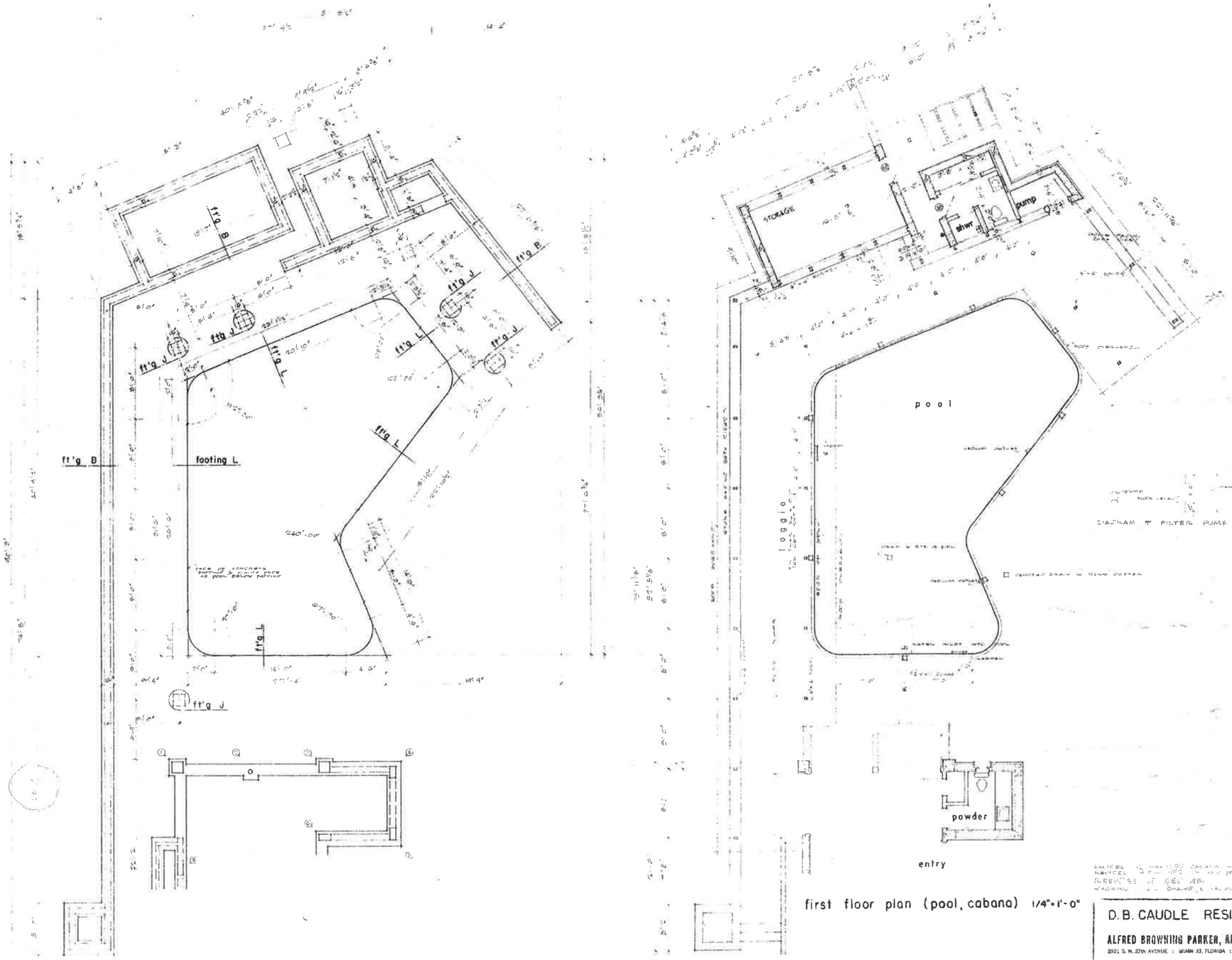
Ferendino architects·engineers·planners
Grafton Spillis Candela
800 Douglas Entrance
Coral Gables Florida 33134
305/444-4691
Telex 51-2607 FGSC CGBL

FIRST FLOOR PLAN
AREA C
GUEST HOUSE

REMODELING & ADDITIONS
AT THE RESIDENCE OF
6801 GRANADA BLVD.
CORAL GABLES, FL.

DRAWN BY: AF
DATE: 4-1-81
APPR. BY: AA
REVISIONS:
GENERAL: 1-26-82

COMM. NO.
D-0120
SHEET NO.
A-4
TOTAL 19



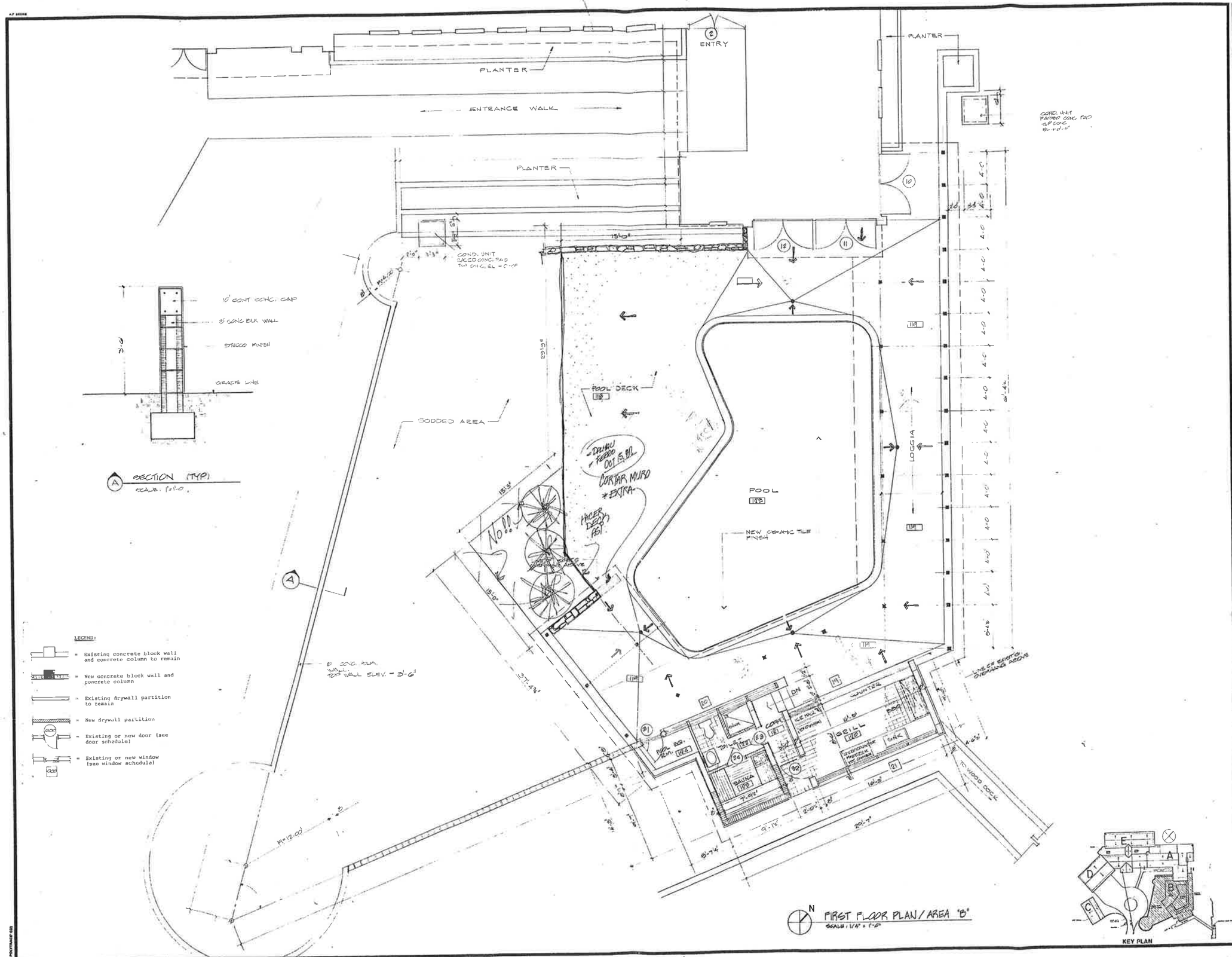
first floor plan (pool, cabana) 1/4"=1'-0"

D.B. CAUDLE RESIDENCE

ALFRED BROWNING PARKER, ARCHITECT

2921 S.W. 27th AVENUE : MIAMI 33, FLORIDA : TEL. 48-4746

SHEET 3



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305/444-4691
Telex 51-2607 FGSC CGBL

REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.

FIRST FLOOR PLAN
AREA "B"

DRAWN BY A.F.
DATE 4-1-81
APPR. BY A.A.
REVISIONS
GENERAL 11-16-82

COMM. NO.
D-0120
SHEET NO.
A-3
TOTAL 19

The City of Coral Gables

Historical Resources Department

COA (SP) 2013-11
SEPTEMBER 19, 2013

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS
ALTERATIONS TO
THE PROPERTY AT
6801 GRANADA BOULEVARD
A LOCAL HISTORIC LANDMARK

Proposal:	The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.
Architect:	R. J. Heisenbottle Architects
Owner:	Califon Company, N.V.
Folio Number:	03-4129-031-0020
Legal Description:	Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.
Site Characteristics:	The property is located on Granada Boulevard. The property backs onto the Coral Gables Waterway and the northwest side of the property is bounded by the Mahi Waterway. The primary elevation of the residence faces southeast onto the property. The site is approximately 2.94 acres with an irregular shape. The south side of the property on Granada Boulevard is demarcated with a coral rock wall.

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

BACKGROUND/EXISTING CONDITIONS

Permitted on September 27, 1951, the residence located at 6801 Granada Boulevard was designed by international renowned architect Alfred Browning Parker. Commissioned by Mr. Daniel B. Caudle, the home is a fine example of Parker's modern style and tenets of architecture. The tree canopy of mature oaks and lush landscaping are important features of this property.

The residence was designated as a Local Historic Landmark on June 21, 2007. The following is a description in the staff report.

> The original plan for the house consists of a largely rectilinear massing with an attached loggia and storage/cabana building that wraps around an irregularly shaped swimming pool. The original residence consists of a largely two-story house that had varying levels within it. One enters the home on the ground level and walks up a small flight of steps to the first floor which is comprised of a living room, dining room, kitchen and utility room. Walking up another flight of open steps from the living room, one lands at the music room – a transitional space between the first and second floors. Up another small flight of open stairs, one arrives at the second floor which is comprised of a study overlooking the living room, master bedroom, dressing room, closet and master bathroom. Completing the original residence is an attached open carport and two-bedroom "wing"/structure to the south of the house and a large screened patio that wraps the northwest and northeast elevations. The open carport is connected by a secondary flight of stairs to the master bedroom.

In September of 1952, one year after the initial permit was issued another permit was issued for a 792 square foot building separate from the house that was also designed by Alfred Browning Parker. This building originally housed a maid's room and garage and is described as a guest house on this proposal. Additions to the main structure include: a new wing added to the northwest of the original carport, additions to the south of the bedroom "wing", and the addition of a four car garage. Alterations include: renovation of the master bathroom and closet area, the removal of the secondary master bedroom stair, window alterations in the living room, expansion of the kitchen, the enclosure of the area outside the kitchen and the addition of a spiral staircase to what used to be an exterior balcony. It is unclear if the window system was replaced or refurbished. However, the current window system and wood "Persianas" accurately mimic Alfred Browning Parker's system. In addition, the Garage building was altered by removing the garage door and making the entire structure a living space. There were also some minor changes made to the cabana. A design by Spillis Candela and Partners in 1982 substantially altered the cabana by an addition. In 1983, a tennis court was added to the property south of the house.

The property was designated as a Local Historic Landmark on June 21, 2007. At the same time a Certificate of Appropriateness application was filed for design approval for the division of the property into two separate building sites. That application requested approval for the demolition of a portion of the main residence, tennis court, pool, and loggia. The lot separation was contingent on the removal of part of the existing main house and no detailed site plan was

provided. Staff recommended denial and noted that there were too many unknowns for staff to recommend approval. The Certificate of Appropriateness was denied by the Historic Preservation Board.

PROPOSAL

This applicant is requesting design approval for alterations to the property including the demolition of the guest house, pool, pool deck, pool pavilion, cabana, planter, walkways, the relocation of the driveway, and the removal and/or relocation of trees.

This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission. The criteria for the review of lot separations are contained in Article 3 Section 3-206 entitled "Building Site Determination" of the Coral Gables Zoning Code. This staff report does not address those issues. The "Proposed Lot A" is 80,664 square feet (approximate 1.85 acres) and the "Proposed Lot B" is 48,450 square feet (approximately 1.11 acres).

The property is currently for sale and vacant. As expressed by the applicant in the Letter of Intent accompanying the COA Application, the intent of the proposal is to make the property more consistent with others in the neighborhood, more salable and less costly to maintain.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The proposal includes the following building demolitions:

- Demolition of the guest house building
  Although designed by Alfred Browning Parker and built in 1952, one year after the main residence was constructed, the guest house was not part of the original design by the architect and is a stand-alone building. Originally built as a garage and maid quarters, the building has been altered by the removal of the garage doors making the entire structure a living space. It now functions as a guest house. If this separate building is demolished the main house will retain its historic integrity. In addition, putting the new driveway in the the location of the existing guest house instead of routing it around the structure will save trees.
- Demolition of the loggia (noted on the application as "existing pool pavilion")
  This was part of the original design by Alfred Browning Parker and has not been altered. The structure does block the view of the water which has apparently been a problem for potential buyers. If a future owner of the property wants to demolish this structure, it should be through a Special Certificate of Appropriateness application for consideration at that time.
- Demolition of the pool cabana
  The original pool cabana designed by Alfred Browning Parker was a much smaller structure. The original structure consisted of a storage room, a small bathroom and a room for the pump. A design by Spillis Candela and Partners in 1982 substantially altered the structure with an addition, the reconfiguring of the interiors, and changes to the exterior of the structure.
- Demolition of the pool and deck
  The pool and deck were designed by Alfred Browning Parker and relate to the shape of the pool cabana. It is an at grade improvement, and if it is demolished the main house will retain its historic integrity.

The proposal also includes the following site work:

- Demolition and relocation of the existing driveway.
  Staff visited the property with Troy Springmyer, the Acting Public Service Director. The relocation of the driveway to accommodate the lot separation will not require the removal of any specimen trees. This should be a condition of the lot separation.
- Demolition of Existing walkways.
  The 1967 site plan shows that walkways throughout the site have been altered. The demolition of the existing walkways will not affect the historic integrity of the site.

- Demolition of an existing planter.
  The 1967 site plan does not show this planter. Therefore, the planter was installed after 1967 and was not part of the original design of the property. The demolition of the planter will not affect the historic integrity of the site.
- Raising of an existing CBS wall to 4'0" high
  The 1967 site plan also does not show this wall. Therefore, this wall was installed after 1967 and was not part of the original design of the property. It may be altered or demolished without affecting the historic integrity of the site.
- Demolition of an existing concrete landscape trim located on "Proposed Lot B"
  This was not shown on the original, guest house addition, or 1967 site plans. The original and guest house site plans note this portion of the property as a "rocky area". The demolition of the existing concrete landscape trim will not affect the historic integrity of the site.
- Removal or relocation of existing trees
  It should not be necessary to remove or relocate existing specimen trees on the "Proposed Lot A" (the lot with the historic residence). The residence shown on "Proposed Lot B" is marked "Shown for general zoning information only" is not intended to represent an actual residence and is not appropriate for the new lot. Alfred Browning Parker took great care in siting his houses within the existing landscape. He did not wipe the landscape clear to build a new house. If the lot separation is approved, the same care should be taken for the design of the new house on Lot B. The removal or relocation of trees on Lot B will require a Special Certificate of Appropriateness. A tree survey with the types and sizes of existing trees should be required at that time.
- Removal of a portion of the coral rock perimeter wall on Granada Blvd. to accommodate a driveway for the proposed new residence on Lot B.
  This has been done on other properties within the city. It should be by a Special Certificate of Appropriateness in association with the design of the new residence.

Please note that the property as it exists now is 129,114 square feet. The square foot floor area of a residence on the property that is allowed by the Coral Gables Zoning Code is 39,734 square feet. Since the existing house is 13,161 square feet, a 26,573 square foot addition would be allowed by zoning.[1]

VARIANCES

No variances have been requested with this application.

[1]Calculations provided by applicant

BOARD OF ARCHITECTS

This application was reviewed and approved with the following comments by the Board of Architects on July 11, 2013: "Pull the driveway from property line and consider an alternative material for the driveway." The plans were changed accordingly. The Board of Architects did not approve the site plan for the residence on the proposed new lot. The site plan for the new residence is marked "Shown for general zoning information only".

STAFF CONCLUSION

The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.

The application clearly shows the disposition of the lot with the historic structure ("Proposed Lot A"). There is a detailed site plan. The existing tennis court and circular brick paver court will remain. The existing guest house will be demolished and a new driveway will be installed. The application is also requesting demolition of the loggia ("existing pool pavilion"), pool cabana and pool. Staff is recommending that the loggia (noted on the plans as "existing pool pavilion") be retained. However, if in the future a buyer wishes to demolish the loggia, the board could consider it through a separate Certificate of Appropriateness application at that time.

The proposal for "Proposed Lot B" is not defined. The house that is drawn is to illustrate zoning information only and should not be considered to be the design of the residence for this lot. If the lot separation is approved, the lot will retain its historic designation and the new residence will require review and approval by the Historic Preservation Board. The removal or relocation of trees on Lot B will require a Special Certificate of Appropriateness. A tree survey with the types and sizes of existing trees should be required at that time.

Therefore, Historical Resources Department Staff recommends the following:

A motion to APPROVE the design for alterations to the property including the demolition of the guest house, pool and pool cabana and site features with the following conditions:

1. Retain the existing loggia (noted on the plans as "existing pool pavilion")

2. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of

Appropriateness and review by the Historic Preservation Board. Staff is not recommending approval of any construction on Lot B at this time.

3. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved. Staff is not recommending approval of the removal/relocation of trees on Lot B at this time.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

AND

A motion to APPROVE a Certificate of Appropriateness for the alterations to the property with the above conditions.

Respectfully submitted,

Dona M. Spain

Dona M. Spain
Historic Preservation Officer

LETTERS IN OPPOSITION TO APPLICATION

Gil Haddad
6800 Granada Boulevard
Coral Gables, Florida 33146

8-8-2013

Historic Preservation Board

Re: 6801 Granada Blvd.

City of Coral Gables

Attn: Historical Resources Dept.

Donna Spain, Director

Thank you for allowing me to review the application for Certificate of Appropriateness captioned August 15, 2013, received by Historical Resources on July 15, 2013.

Because I understand that materials from the 2007 determinations are retained and reviewed, I will move to the current application. First though, we remember that a host of residents objected in 2007 through petitions, letters, comment forms, and multiple attendances. Moreover, the Historic Resources Department and the Planning and Zoning staffs, those boards and the City Commission all voted unanimously or recommended denials. This year the application merely repeats prior failed arguments. The 2013 application begins with the July 8, 2013 letter from counsel to the off-shore corporate owner.

We comment:

1. The original circa 1920's platting is irrelevant for historical preservation purposes. The "… across the Mahi Waterway…" property contains modest improvements that have not been held historical.

2. "… subject property the largest …" ; owner has marketed the property as a secluded estate, boasting of the size, hence privacy, and of the eclectic importance of the space and the foliage.

3. "… no longer…primary residence… uninhabited…". Again the "owner's" choice is irrelevant here. There seems to be occupants.

4. "… costly to maintain…" Decades ago this owner purchased as a residence enjoying the seclusion and beauty of the property for years.

   The maintenance of the area called Proposed Lot B cannot contribute materially to upkeep costs for the entirety. Are we to believe that the sale of the Proposed Lot B to a developer will create trust funds useable only to maintain historical structures? After a sale of Proposed Lot B will the corporate owner not soon raise "maintenance costs" and seek removal of the historically valuable remaining improvements.

Gil Haddad
6800 Granada Boulevard
Coral Gables, Florida 33146

8.14.13

Re: 6801 GRANADA BLVD.

DEAR MRS. SPAIN,

Please excuse my handwriting. My GRANDDAUGHTER/TYPIST IS OFFTO Medical school.

I have highlighted attached portions of the Secretary of Interior Standards: pages 3, 4 5, 6, 31(!) + 34.

Certainly you and the H/R Department are already fully aware of these. These enclosures are just a bit of self-medicating consoling.

Thank You

Gil Haddad

305-665-7037

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES
2013 AUG 16 AM 9:06

Certificate of Appropriateness regarding any architectural features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this Division. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties within historical landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

B. Guidelines for review of certificates.

1. The Historic Preservation Board has adopted the U.S. Secretary of the Interior's Standards for Rehabilitation as the standards by which applications for any Certificate of Appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the Board to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall also serve as criteria for staff to make decisions regarding applications for Standard Certificates of Appropriateness. From time to time, the Board may adopt additional standards to preserve and protect special features unique to the City.

2. For applications related to alterations or new construction, the proposed work shall not adversely affect the historic, architectural, or aesthetic character of the subject improvement or the relationship and congruity between the subject improvement and its neighboring improvements and surroundings, including but not limited to form, spacing, height, setbacks, materials, color, or rhythm and pattern of window and door openings in building facades; nor shall the proposed work adversely affect the special character of special historical, architectural or aesthetic interest or value of the overall designated historic landmark or historic landmark district. Except where special standards and guidelines have been specified in the ordinance creating a particular designated historic landmark or historic landmark district, or where the Board has subsequently adopted additional standards and guidelines for a particular designated historic landmark or historic landmark district, decisions relating to alteration or new construction shall be guided by the U.S. Secretary of the Interior's standards for rehabilitation.

C. Duration of approval of certificates. Unless otherwise provided in the Certificate of Appropriateness, both Standard and Special Certificates of Appropriateness shall expire after two (2) years if no building permit is issued. Staff may grant an extension of up to an additional one hundred and eighty (180) days for restoration or rehabilitation work subject to the following:

1. Request for the extension is submitted in writing to the Historical Resources Department.

2. The work completed is consistent with the approved scope of work.

D. Preapplication conference.

Before submitting an application for a Certificate of Appropriateness, an applicant shall confer with the Historic Preservation Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and other data. The Historic Preservation Officer or his/her representative, may, at the request of the applicant, hold additional preapplication conference(s) with the applicant. The purpose of such conference(s) is to further discuss and clarify conservation objections and design guidelines in cases that do not conform to established objectives and guidelines. In no case, however, shall any statement or representation made prior to the official application review be binding on the Board, the City Commission or any City departments.

E. Standard certificates.

Based on the standards for rehabilitation, the designation report, a complete application for a Standard Certificates of Appropriateness, any additional plans, drawings or photographs to fully

U.S. Department of the Interior
National Park Service

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

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FLORIDA DEPARTMENT OF STATE
Katherine Harris, Secretary of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

INTRODUCTION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings—there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years—particularly to determine if a rehabilitation qualifies as a certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying our their historic preservation, responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into conside ation economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to th defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteratio of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense c historical development, such as adding conjectural features or architectural elements from other buildings, shall not b undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall b retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a histori property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration require replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visu qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, phys cal, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. Th surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must b disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characteriz the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scal and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed i the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the histori building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration mus not damage or destroy materials, features or finishes that are important in defining the building's historic character. Fc example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic building: This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that dam ages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that doe not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to th extent that they compromise the historic character of the structure will fail to meet the standards.

Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, State and the general public in historic preservation project work. In addition to establishing standards and guidelines, th Service develops, publishes, and distributes technical information on appropriate preservation treatments, includin Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained b writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.

OVER →

Repair

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierachy, guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they *never* recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and materials of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the **character-defining features** are not radically changed, **obscured**, damaged, or **destroyed**.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, NEW ADDITIONS TO HISTORIC BUILDINGS.

BUILDING SITE

The relationship between a historic building or buildings and landscape features within a property's boundaries—or the building site—help to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings and their features as well as **features of the site** that are important in defining **its overall historic character.** Site features can include **driveways, walkways, lighting, fencing, signs,** benches, fountains, wells, **terraces,** canal **systems, plants** and **trees, berms,** and drainage or **irrigation ditches;** and **archaeological features** that are important in defining the history of the site.	Removing or radically changing **buildings** and their **features or site features which** are important in defining the overall historic character of the building so that, as a result, the character is **diminished.**
Retaining the historic relationship between buildings, **landscape features, and open space.**	**Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.**
	Removing or relocating historic buildings on a site or **in a complex** of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the **site or complex.**
	Moving buildings onto the site, thus creating a false historical appearance.
	Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor erode the historic landscape.	Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archaeological materials.	Introducing heavy machinery or equipment into areas where their presence may disturb archaeological materials.
Surveying areas where major terrain alteration is likely to impact important archaeological sites.	Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archaeological material is destroyed.
Protecting, e.g., preserving in place known archaeological material whenever possible.	Leaving known archaeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.
Planning and carrying out any necessary investigation using professional archaeologists and modern archaeological methods when preservation in place is not feasible.	Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archaeological material.

DISTRICT/ NEIGHBORHOOD

The relationship between historic buildings, and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans.

NOT APPLICABLE. YET, SEE "TREES"

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.	Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.
Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.	Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots. Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.
Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.
Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged. Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.
Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.
Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.	Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Coral Gables, September 12th 2013

To The City of Coral Gables
Historic Preservation Board
Att. Ms. Dona Spain

CASE FILE COA (SP) 2013-011 property on 6801 GRANADA BLVD
LOCAL HISTORICAL LANDMARK

I would like to express my total opposition regarding any removal of trees from the property located at 6801 Granada Boulevard which may occur in case of subdivision.

Until not too long ago, this property had one of the last original hammocks of the Gables. Which, with it's lushness attracted all the amazing local fauna, from tiny red foxes and raccoons, to hawks, owls, cranes and an infinity of other birds.

An Historical Landmark by Nature!

Unfortunately over the past couple of years the situation has changed tremendously: most of the big trees are gone, sacrificed by the owners, probably in the hope of making the property more appealing to buyers.

If we compare arial pictures of the property from 2005 with actual ones, it would be obvious that not many of the tress are left.

It is my view that,we as owners should maintain and care for as much as the original flora as we can.

I do it on my property , not only by caring, pruning , fumigating and fertilizing all of my mature trees, but by planting as many new species as I can.

This is the legacy the we can leave to generation to come : A LUSH GREEN AND SPECIAL CORAL GABLES.

For this reason I DO OPPOSE TOTALLY to any more removal of tress from the property at 6801 Granada Blvd.

Lina Eichenwald

6835 Granada Boulevard, Coral Gables, Fl, 33146

Ahouse, Emily

From: jmensch100@comcast.net
Sent: Tuesday, September 17, 2013 7:47 PM
To: HIST
Subject: 6801 Granada Blvd

Please be advised that we are opposed to any change of lot status regarding the 6801 property. Demolition of trees and portions of structures may be the first step of a division of the property.
Yours, Joseph Mensch
6207 Granada Blvd
Coral Gables, Fl. 33146

Spain, Dona

From: valdes1127@aol.com
Sent: Wednesday, September 18, 2013 9:10 AM
To: HIST
Subject: 6801 Granada Blvd

Good Morning-

We are opposed to the lot splitting, building demolition and tree removal/relocation in order to redevelop this historical property located at 6801 Granada Blvd. Please preserve our historic code in order to protect this historic property and our neighborhood.

Regards-

Juan and Tina Valdés
6815 Mindello St
Coral Gables, FL 33146

Kautz, Kara

From: s.s.herris@att.net
Sent: Thursday, September 19, 2013 11:37 AM
To: HIST
Subject: 6801 granada blvd---OPPOSE

DO NOT ALLOW THE DEMOLITION S AND TREE REMOVALS !!!

do NOT APPROVE THE DEMOLITIONS and tree removals
at 6801 granada blvd.
shirley herris
6835 camarin st.
coral gables, fl 33146

Kautz, Kara

From: ARTURO MOSQUERA <afm6595@bellsouth.net>
Sent: Thursday, September 19, 2013 2:50 PM
To: HIST
Subject: Opposing Demolition

As a Coral Gables resident, I am hereby opposing the demolition of the demolition of portions of the historic Alfred Browning Parker home and other structures at 6801 Granada Blvd.

Arturo F. Mosquera, DMD, MS

Hernandez, Cristina

From: Kautz, Kara
Sent: Thursday, September 19, 2013 4:39 PM
To: Hernandez, Cristina
Subject: Fw: Opposing demolition

From: Liza Mosquera [mailto:lcm6595@att.net]
Sent: Thursday, September 19, 2013 04:17 PM
To: HIST
Subject: Opposing demolition

As a Coral Gables resident, I am hereby opposing the demolition or portions of the demolition of the historic Alfred Browning Parker home and other structures at 6801 Granada Boulevard.

Liza C. Mosquera
6595 Granada Blvd
Coral Gables, Fl 33146

LETTERS IN SUPPORT OF APPLICATION

Zeke Guilford

From: Jeff Bartel <jbartel@bellsouth.net>
Sent: Thursday, September 19, 2013 12:05 PM
To: Zeke Guilford
Cc: Jorge Dalmau; Cathy Bartel; Mary Dalmau
Subject: Support for owners of 6801 Granada Boulevard

Dear Mr. Guilford:

Please forward this letter to the City of Coral Gables to be part of the official record on this matter.

We have reviewed the plans that the owners of 6801 Granada Boulevard have submitted to the City of Coral Gables. We strongly support the owner's application to before the Historic Preservation Board. Further, we believe that the proposed lot separation into two lots is good for the neighborhood, will make the property more compatible with the surrounding properties, and furthers the health, safety and welfare of the City of Coral Gables.

Sincerely,

Jeffrey and Caterina Bartel
Property owners and residents at 6909 Mindello Street, Coral Gables

Zeke Guilford

From: Jorge A Dalmau <jadalmau@aol.com>
Sent: Thursday, September 19, 2013 12:22 PM
To: Zeke Guilford
Subject: Fwd: 6801 Granada Blvd

Fyi

Sent from my iPhone

Begin forwarded message:

> **From:** Juan Carlos <jcanto@nexogy.com>
> **Date:** September 19, 2013, 11:41:25 AM EDT
> **To:** Jorge A Dalmau <jadalmau@aol.com>
> **Subject: Re: 6801 Granada Blvd**
>
> Jorge:
>
> I have reviewed the plans that have been submitted to the City of Coral Gables. I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.
>
> Regards,

juan carlos.canto

CFO
www.nexogy.com
p.305.503-5267

<image[12].jpg>

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*It's that easy, it's nexogy...empower your communications...**there's an app for that!***

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<image[13].jpg>Please consider the environment before printing this email.

<image[12].jpg>

<image[13].jpg>

Zeke Guilford

From: Jorge A Dalmau <jorge@bigstar.tv>
Sent: Thursday, September 19, 2013 1:30 PM
To: Zeke Guilford
Subject: Fwd: 6801 GRANADA

Another supporting neighbor

Sent from my iPhone

Begin forwarded message:

> **From:** "Carlos Grande" <cmgrande@transmissionparts.com>
> **Date:** September 19, 2013, 1:26:48 PM EDT
> **To:** "Dalmau, Jorge A" <jorge@bigstar.tv>, "'Jorge A Dalmau'" <jadalmau@aol.com>
> **Subject: 6801 GRANADA**
>
> To whom this may concern:
>
> I have reviewed the plans that Mr. Dalmau has submitted to the City of Coral Gables. My wife Ana and I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.
>
> Sincerely,
>
> Carlos Manuel Grande
> 1133 Alfonso Avenue
> Coral Gables Florida 33146
>
> Carlos M. Grande
> Lory Transmission Parts
> 2414 SW 8 Street
> Miami, Florida 33135
> 305-642-4621 ext 8009
> 305-541-1444 Fax
> 786-866-0229 Direct
> 305-519-7195 Cell
> Skype: carlos.grande.lory
>
> Lory Transmission Parts of the Dominican Republic
> Americo Lugo, No. 240
> 100 metros este de La Plaza de la Salud
> Santo Domingo, Dominican Republic
> 809-616-2509
> 809-549-7081
> Argentina 11-5031-4742

City of Coral Gables
Historic Preservation Board
September 19, 2013

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2013-011

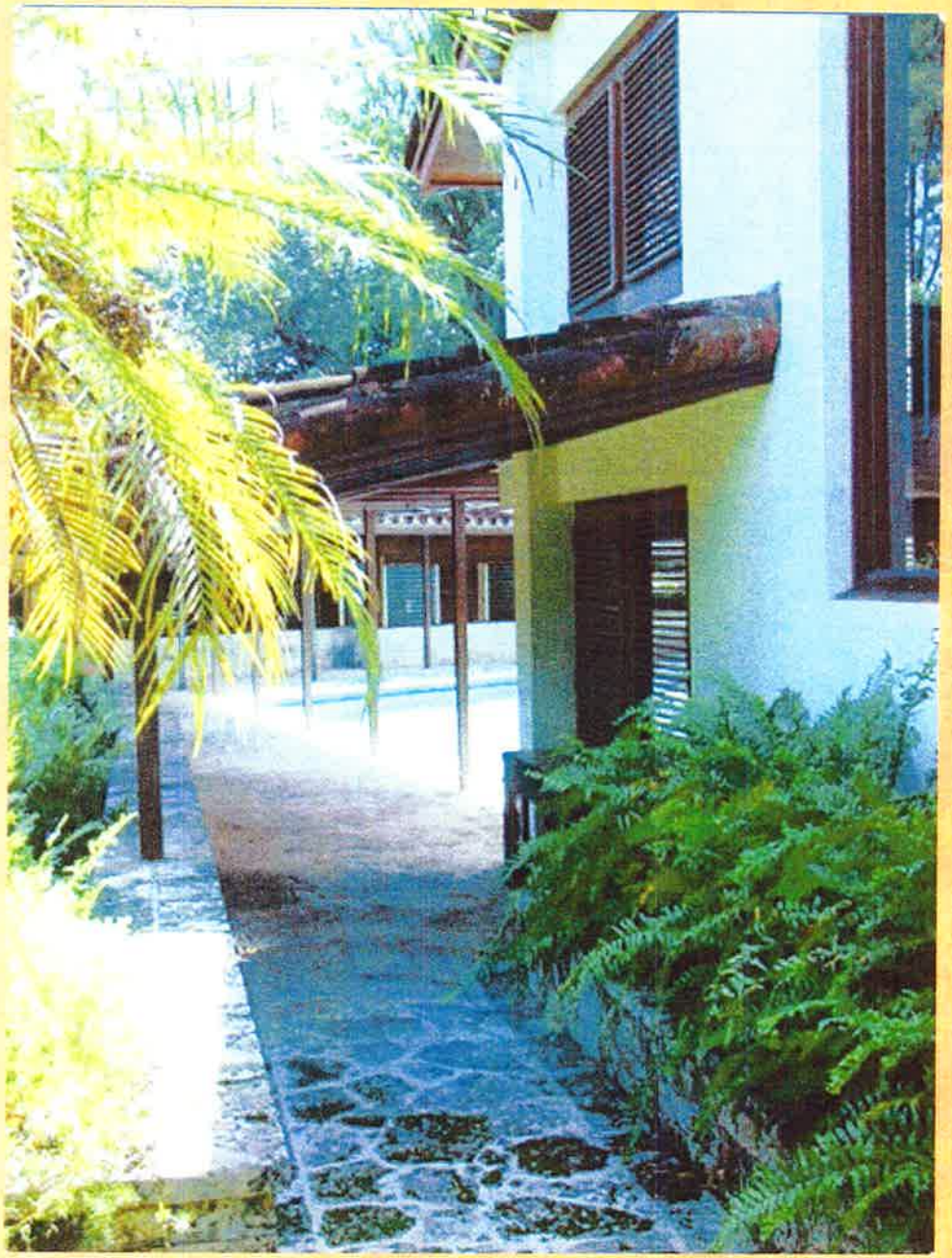
An application for the issuance of a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a Local Historic Landmark, legally described as Tract 2 of Cartee Homestead, according to the Plat thereof, as recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.

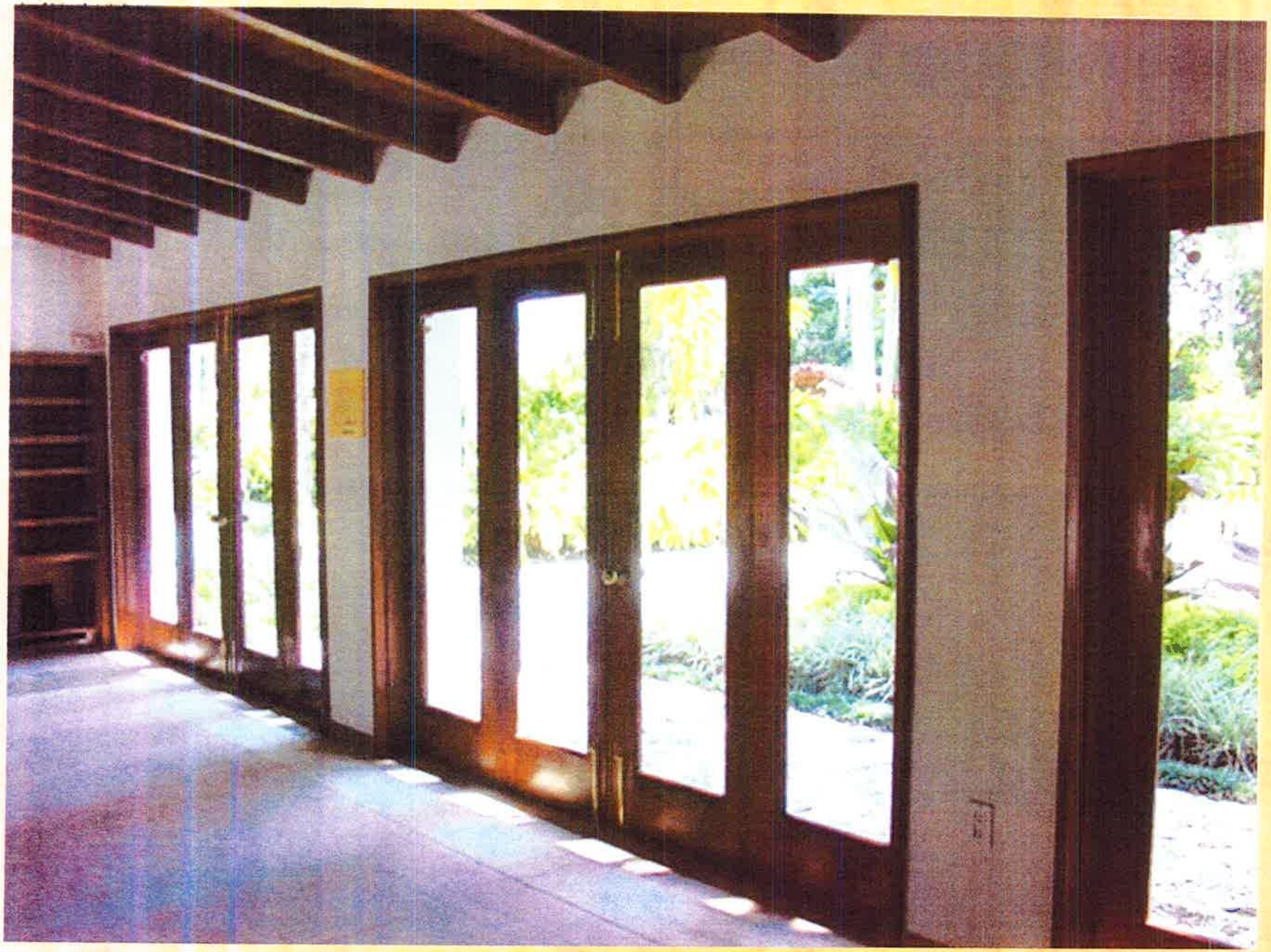
LOCATION MAP

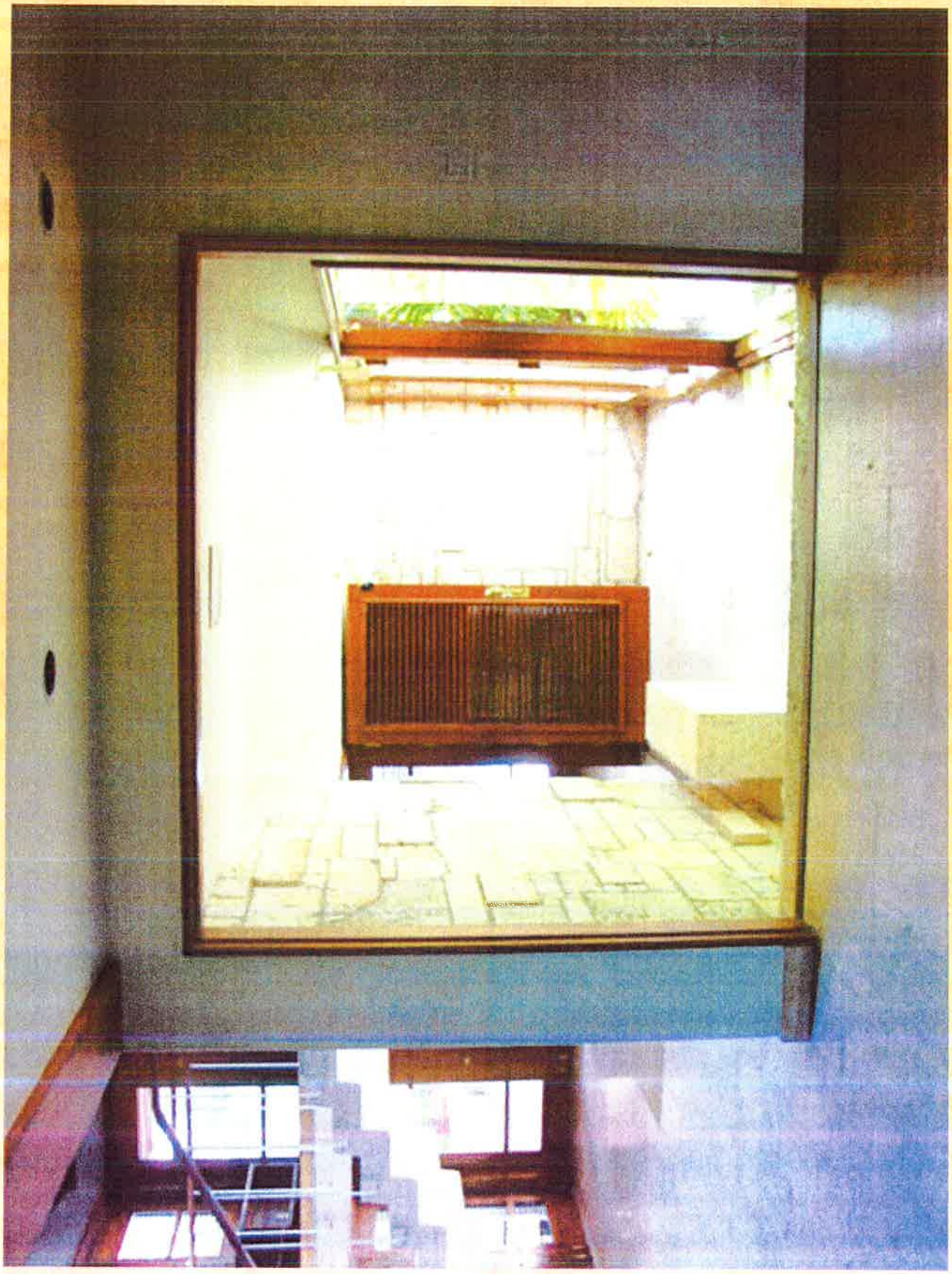
SCALE 1" = 300'

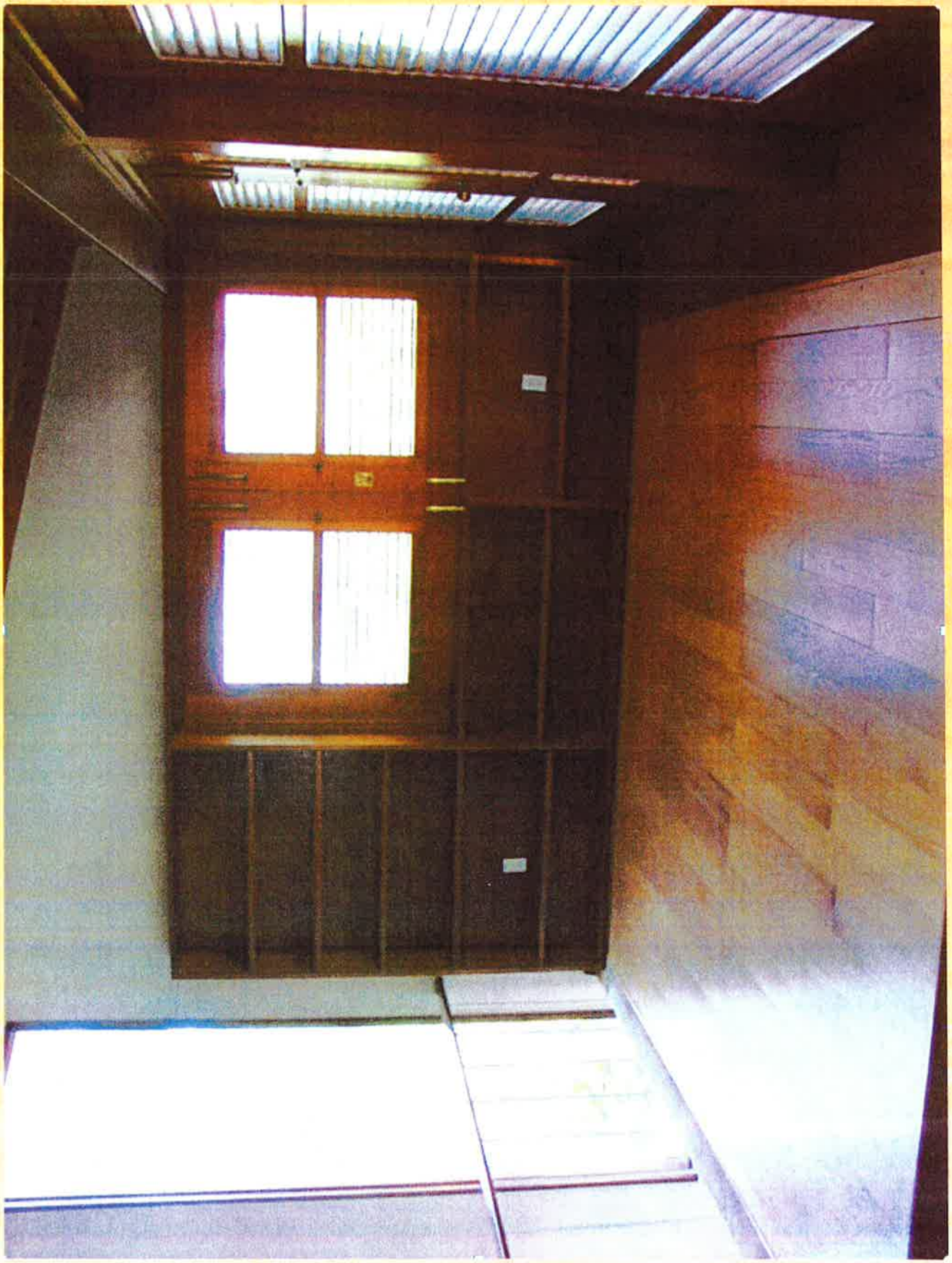
LYING IN THE SOUTWEST 1/4 OF SECTION 29,
TOWNSHIP 54 SOUTH, RANGE 41 EAST

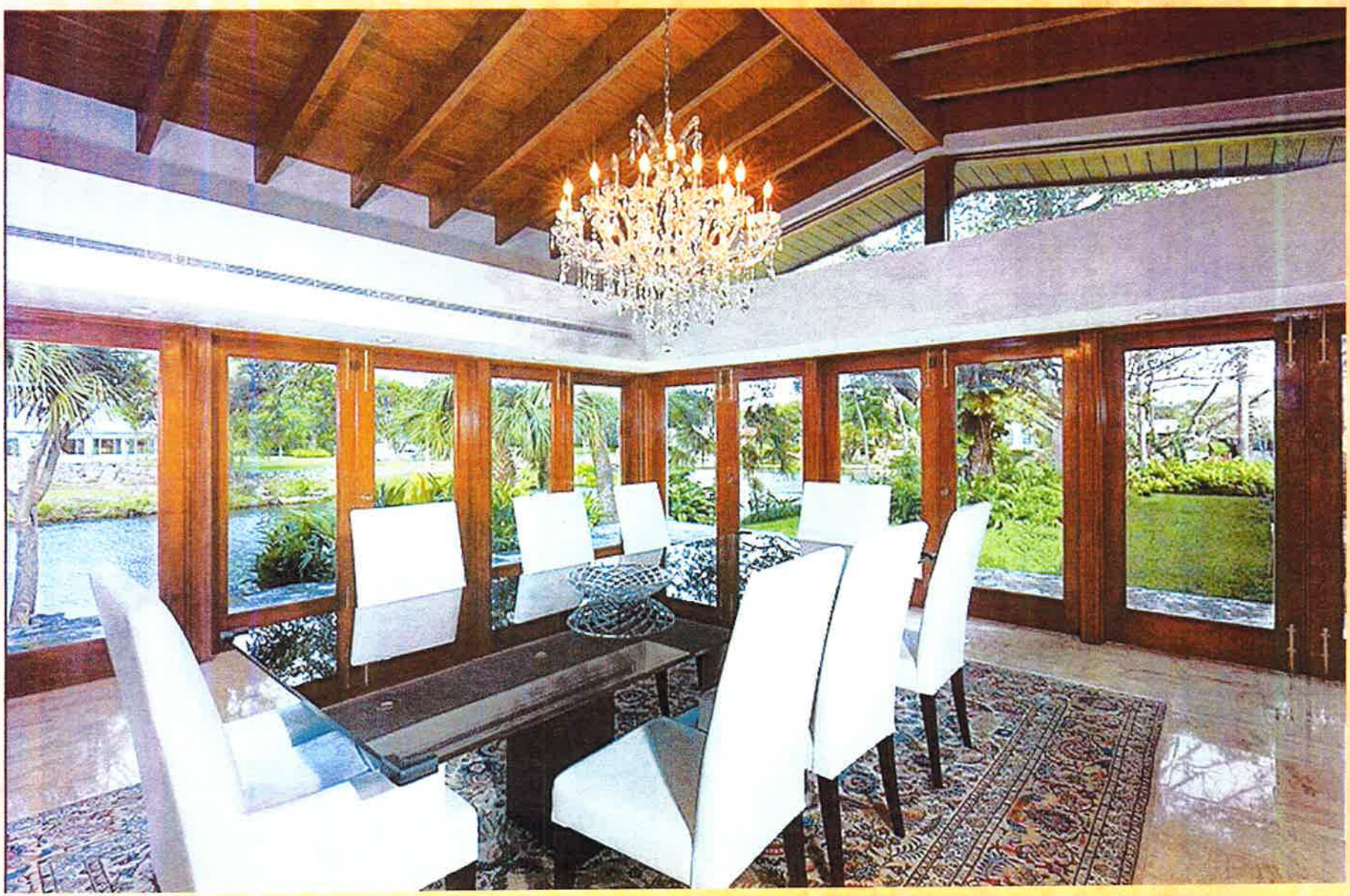
COMO AVE
RIVIERA DR
GRANADA BLVD
VERONESE ST
MINDELLO ST
ALHAMBRA CIR
CAMARIN ST
ALFONSO AVE

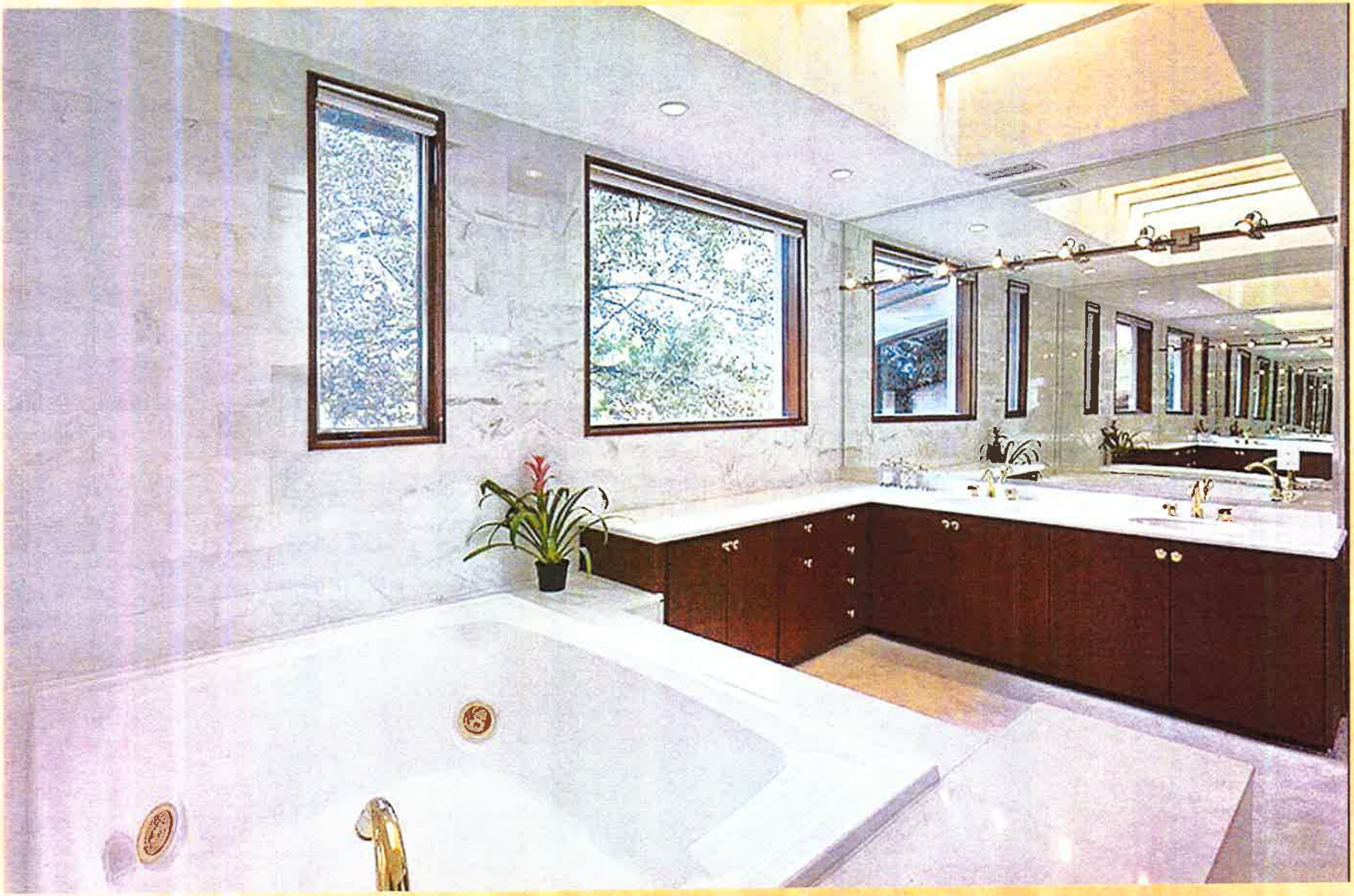


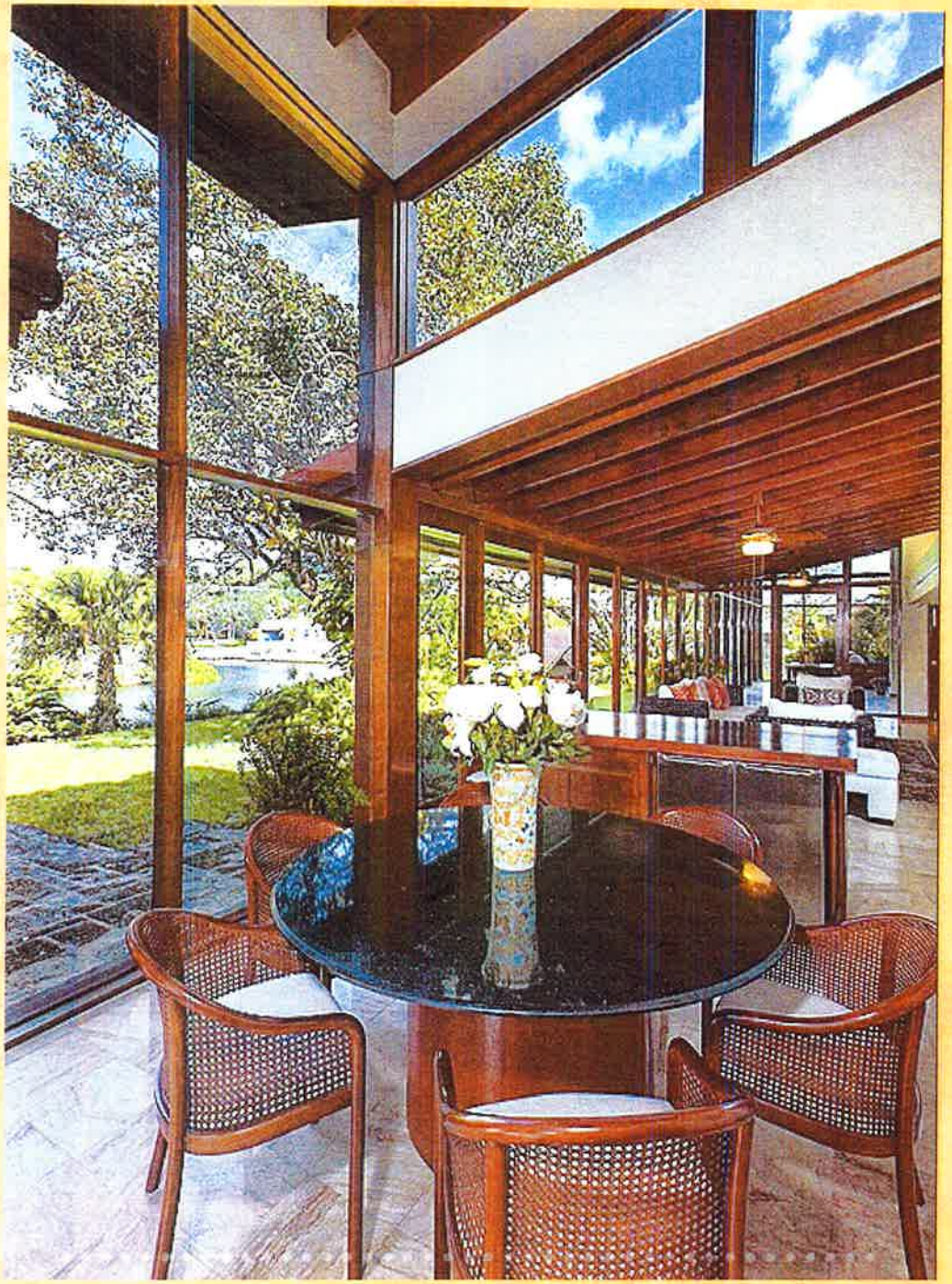


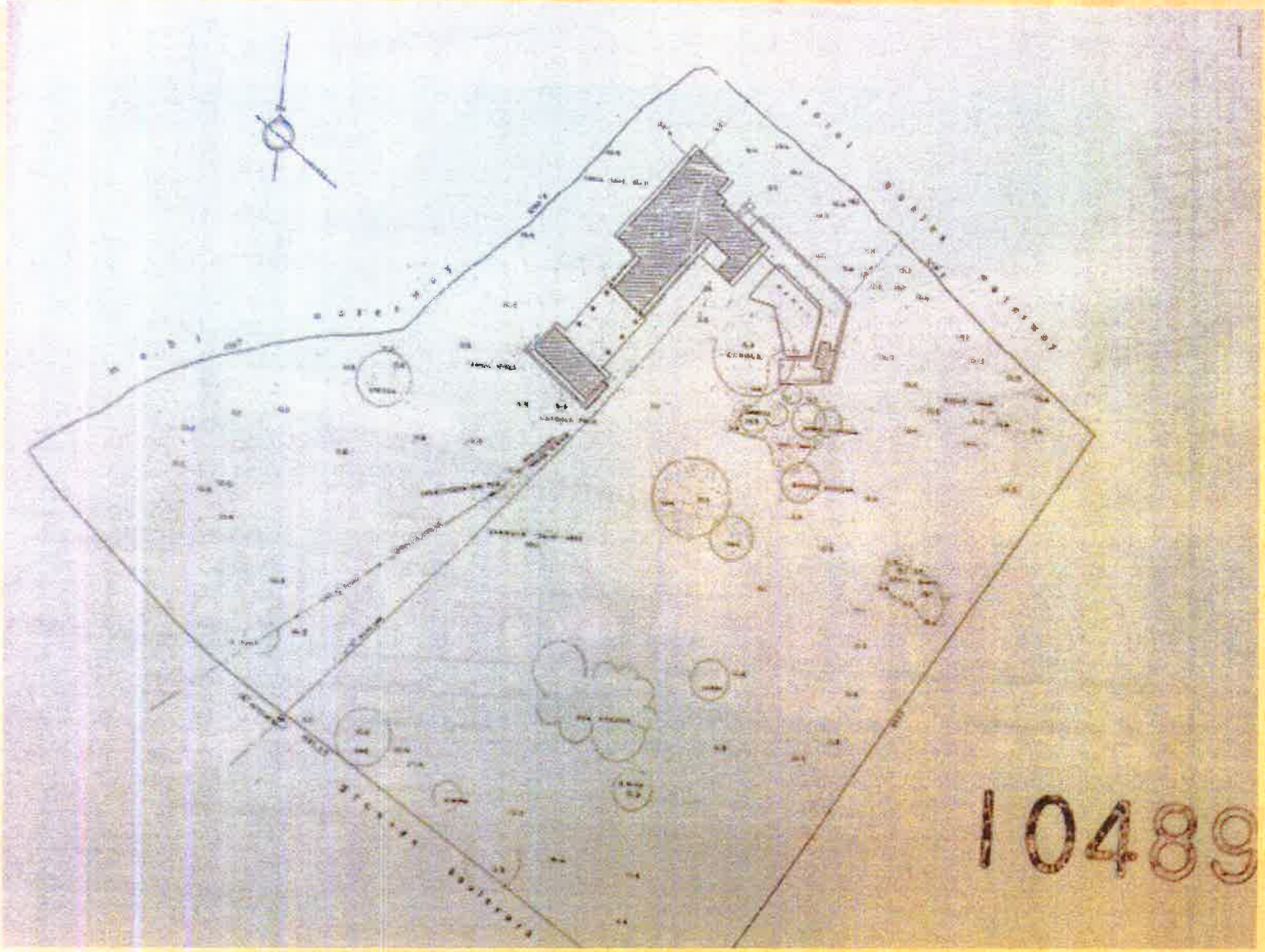




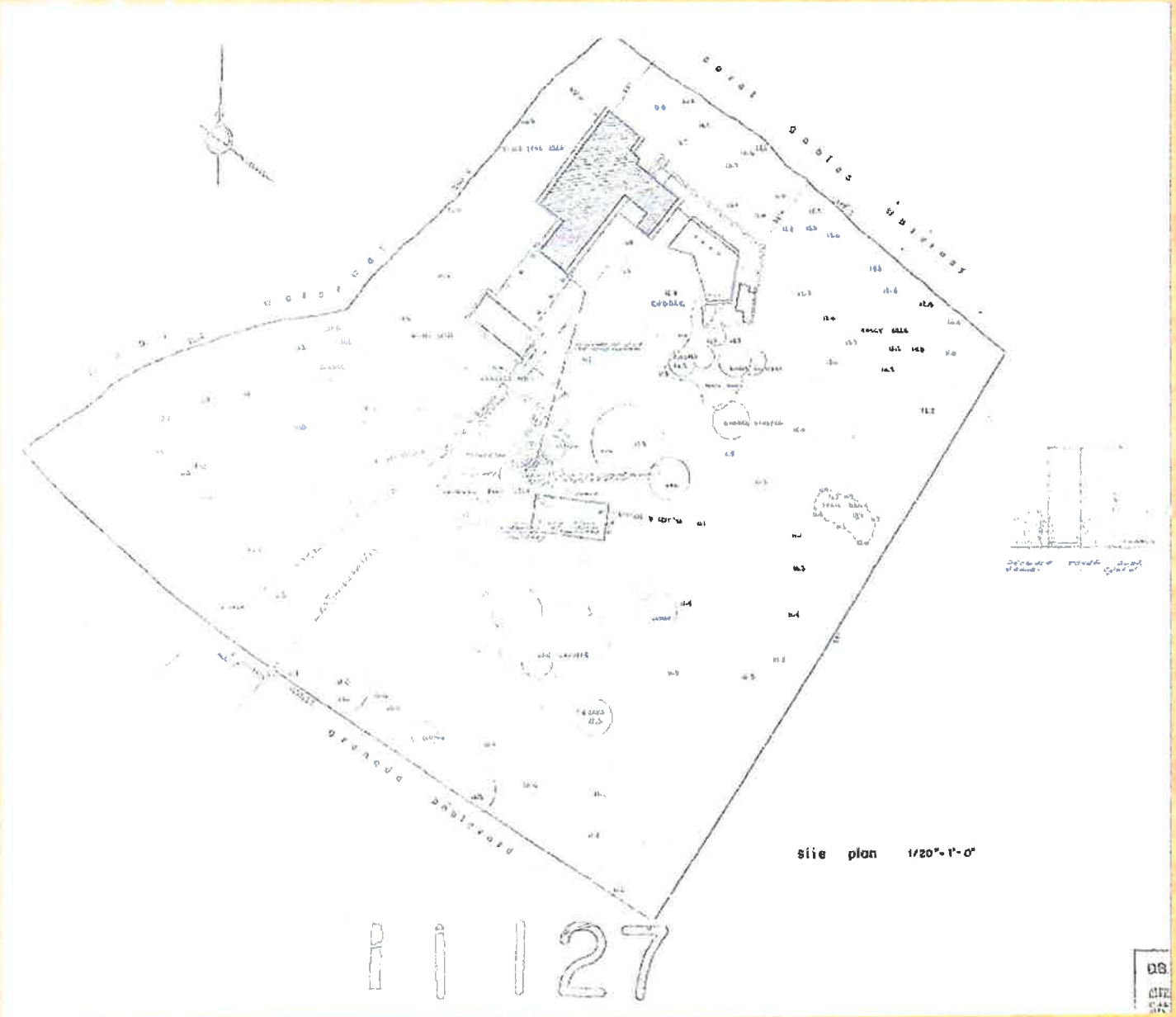








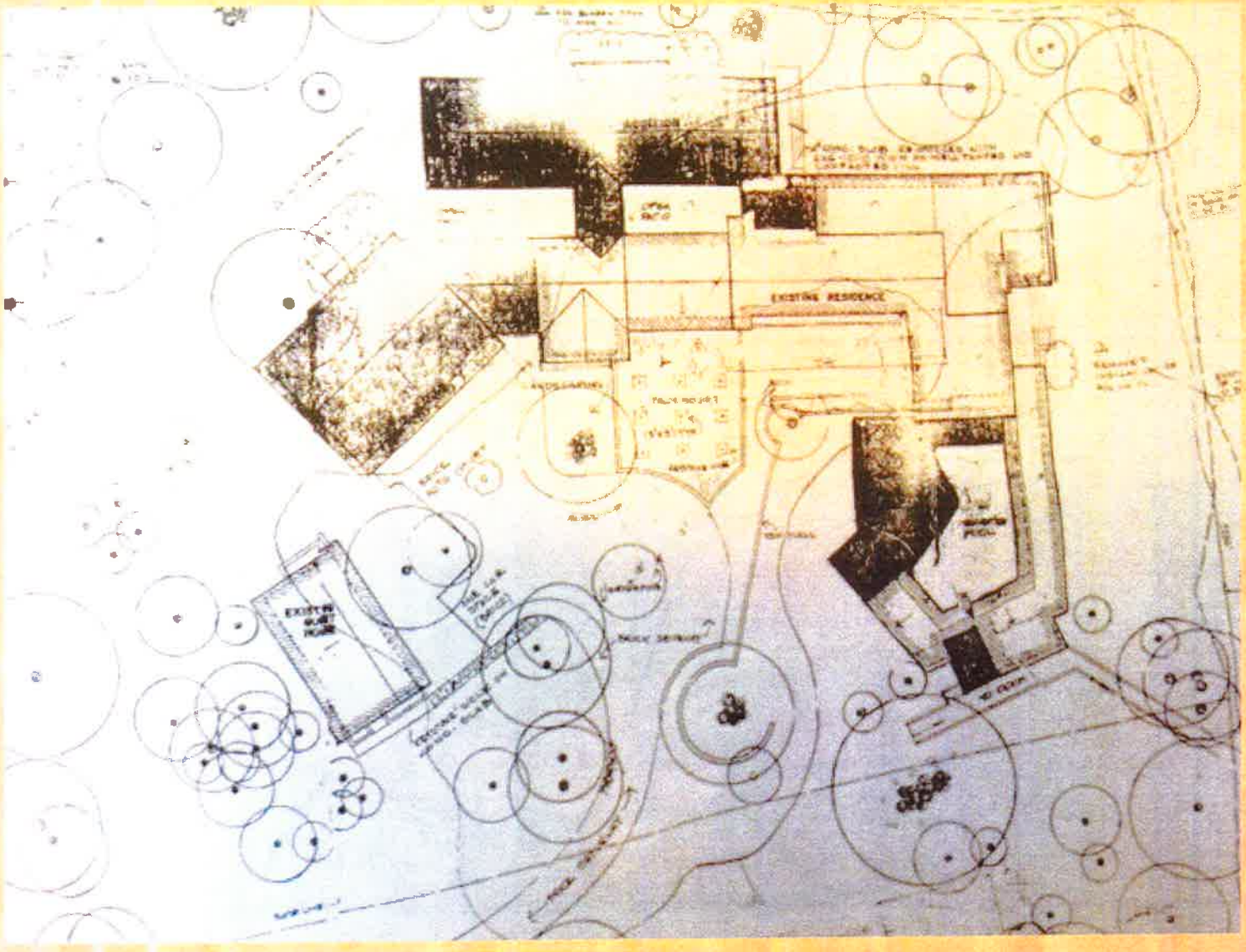
1951 – Original Site Plan



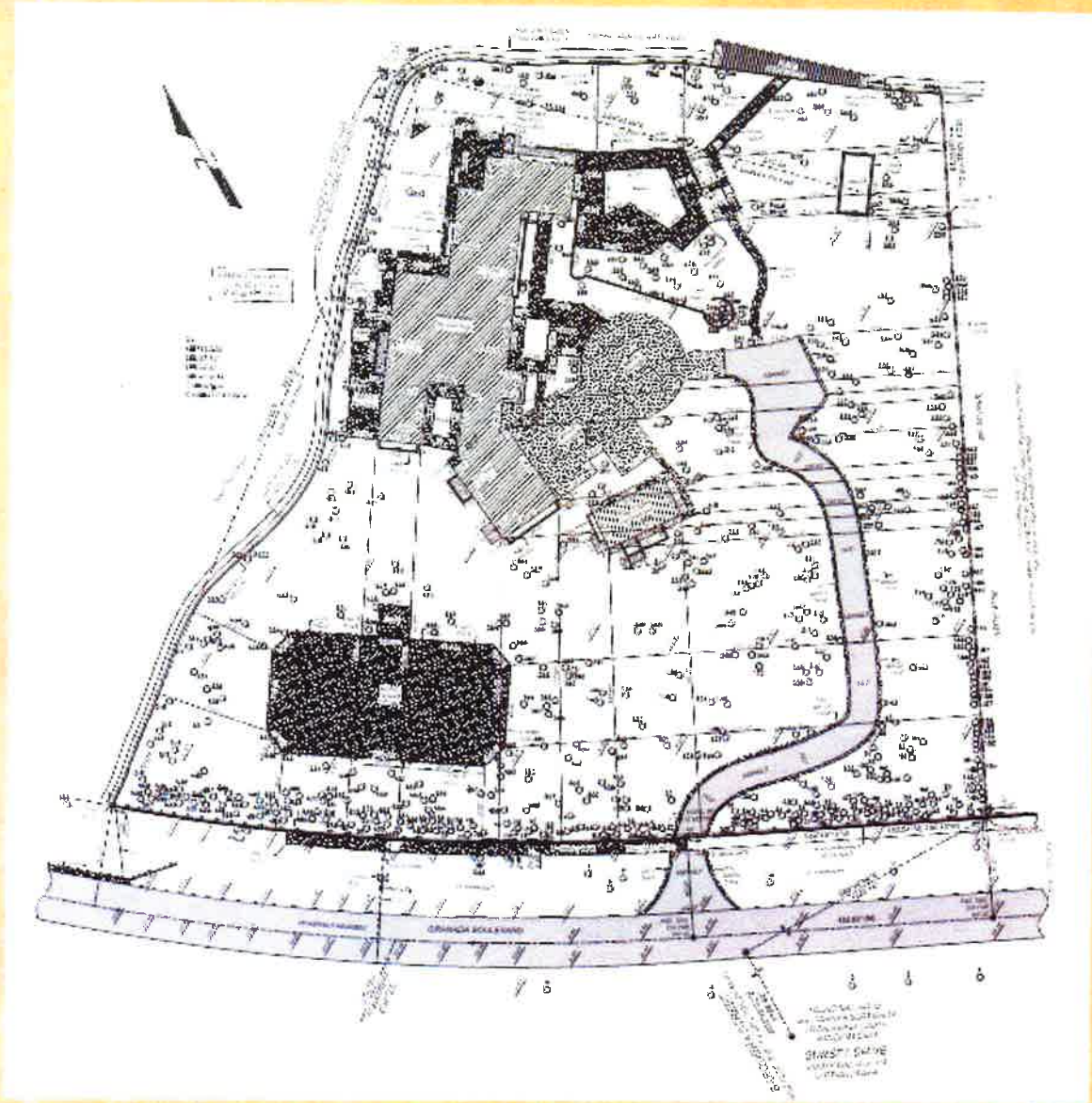
1952 – Maids Room and Garage Addition

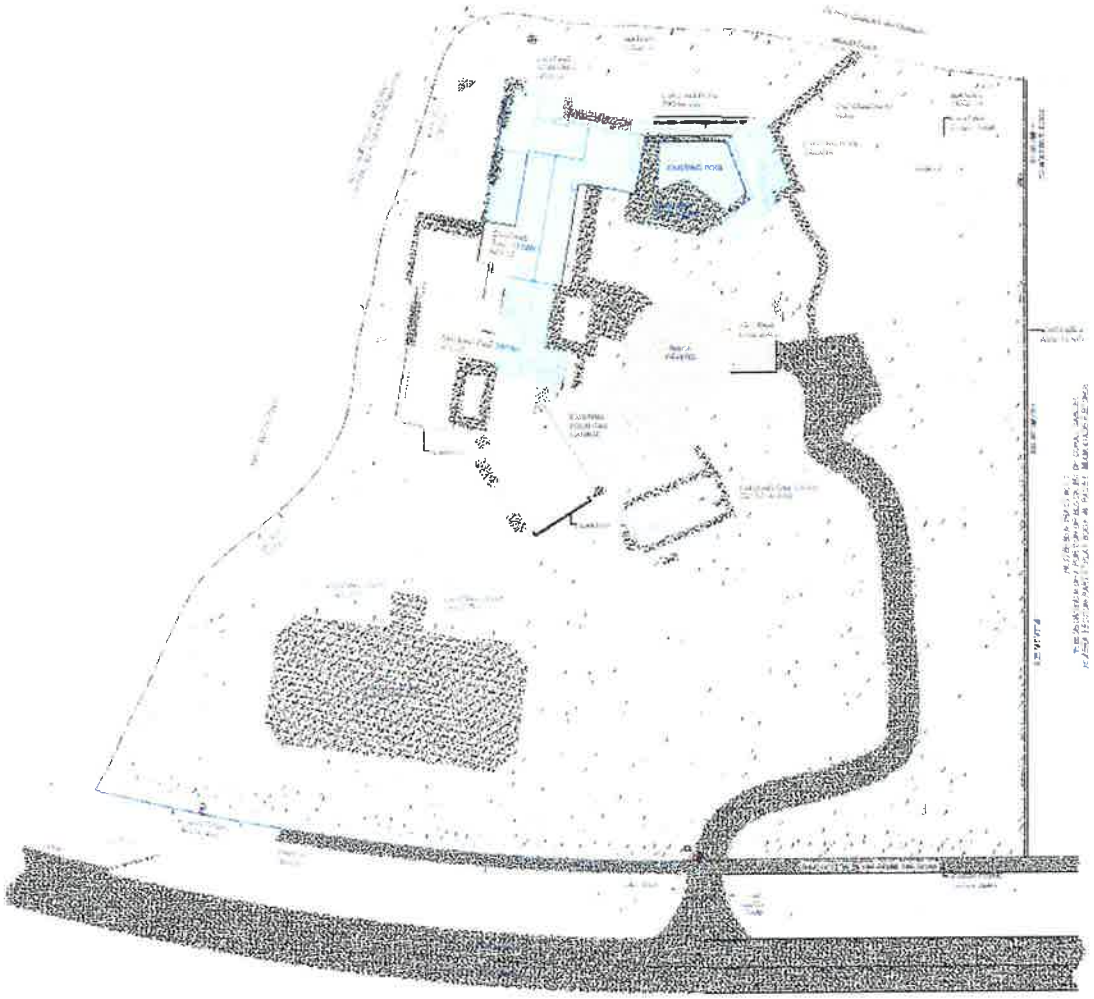
19460 B

1967



February 1986



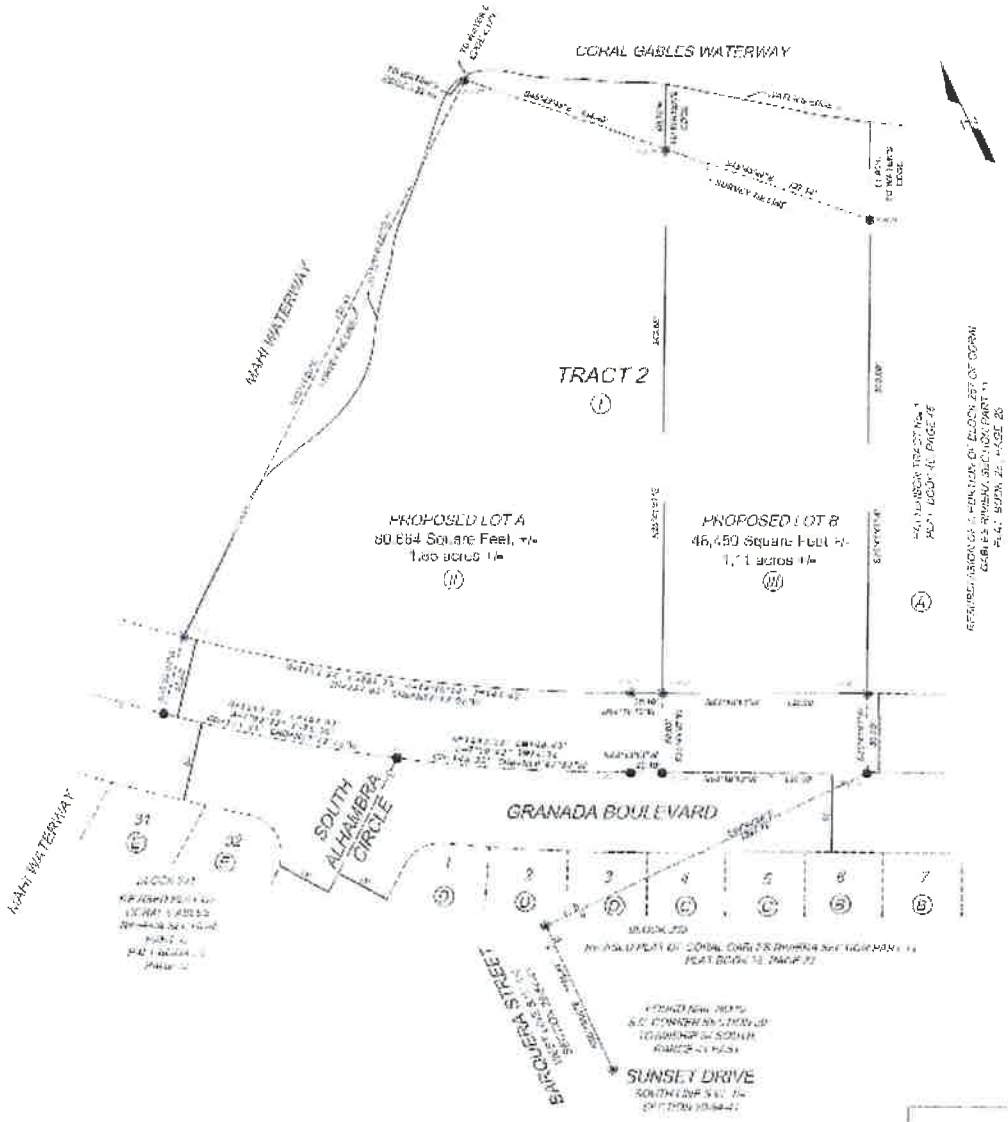


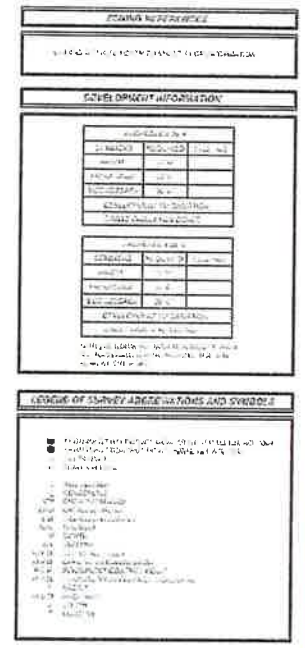
6801 GRANADA BOULEVARD

HISTORICAL SITE PLAN

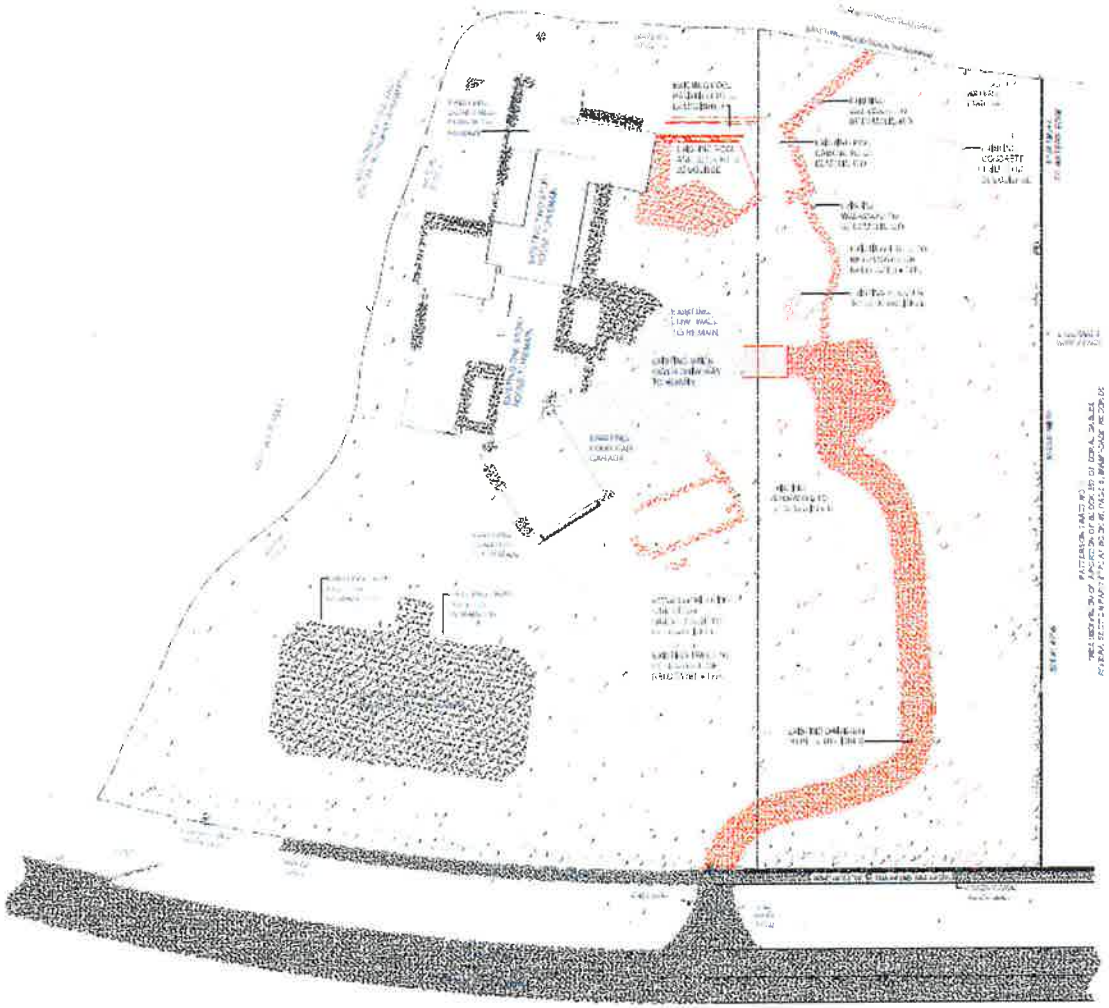
NORTH

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"





LAMNES & GARCIA, INC



6801 GRANADA BOULEVARD

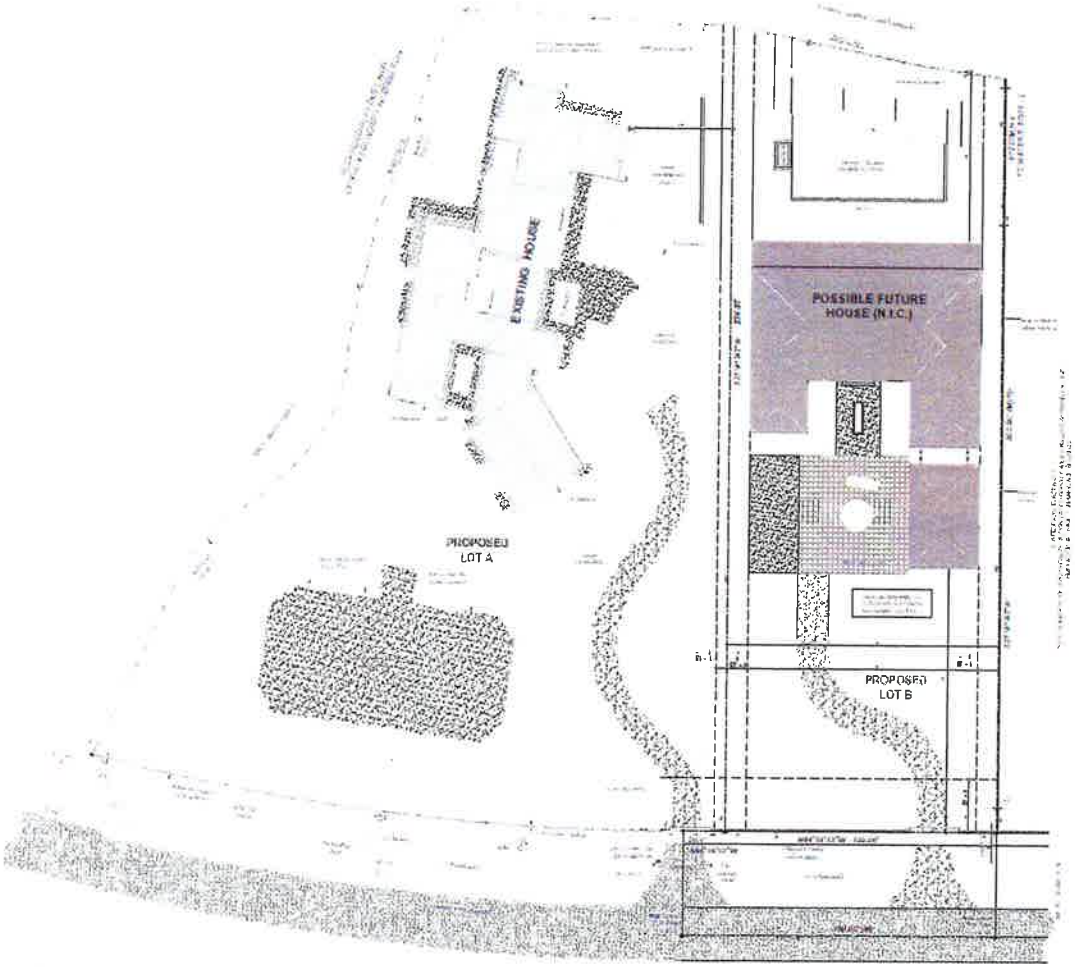
CORAL GABLES, FLORIDA 33146

OWNER: CALION COMPANY R.V.

DEMOLITION SITE PLAN

R.J. HEISENBOTTLE ARCHITECTS, P.A.

NORTH

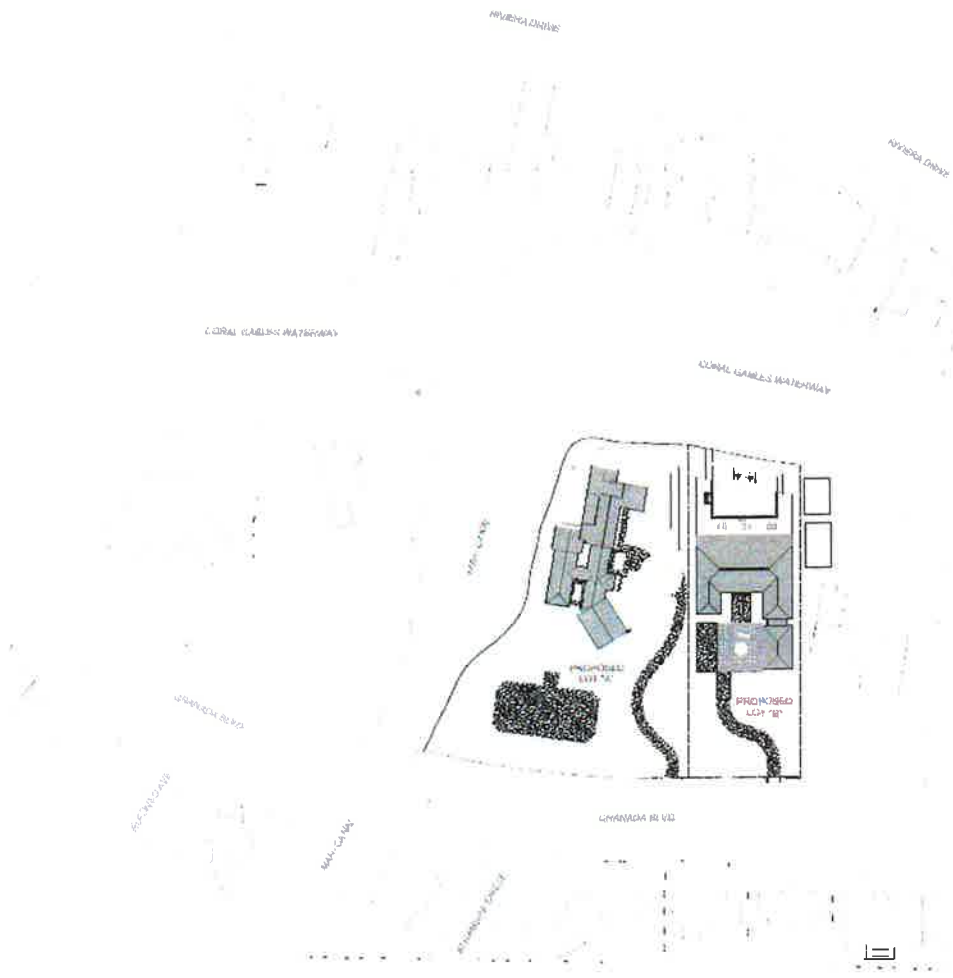


6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

R.J. HEISENBUTTLE ARCHITECTS, P.A.

NORTH



6801 GRANADA BOULEVARD

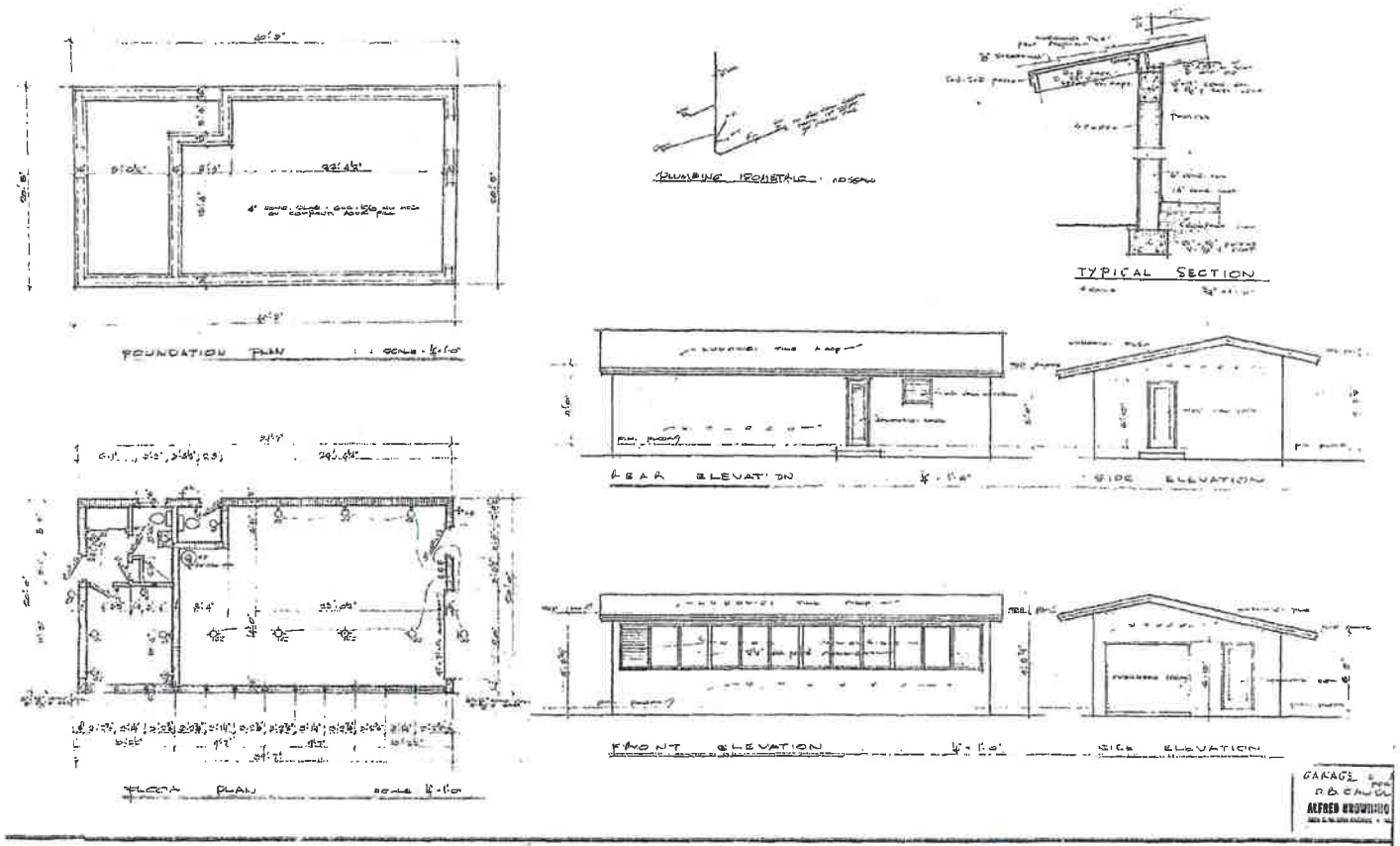
CORAL GABLES, FLORIDA 33143

OWNER: CALIFON COMPANY R V

HISTORICAL SITE PLAN

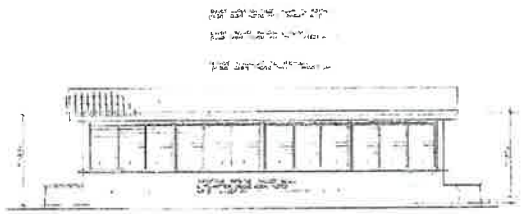
BY

R.J. HEISENBOTTLE ARCHITECTS, P.A.

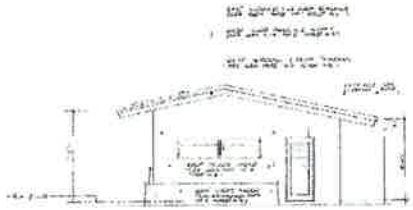


11127

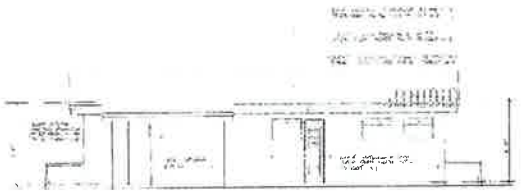
1952 - -Garage and Maid Quarters



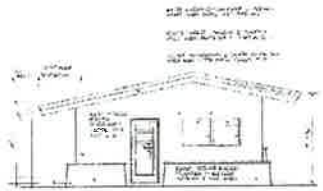
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ROOM FINISH SCHEDULE

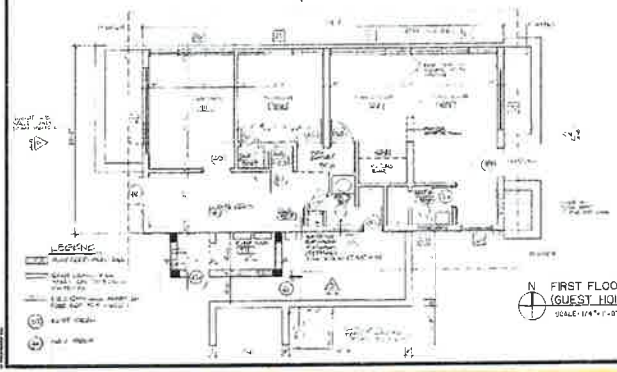
ROOM NO	ROOM NAME	FLOOR	BASE	WALL FINISH N	E	S	W	CEILING MATERIAL/FINISH	HT	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DOOR SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

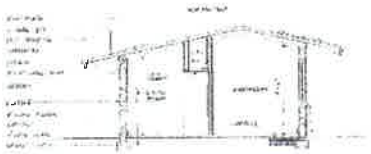
NOTE: [illegible]

REFLECTIVE CEILING PLAN (PARTIAL)

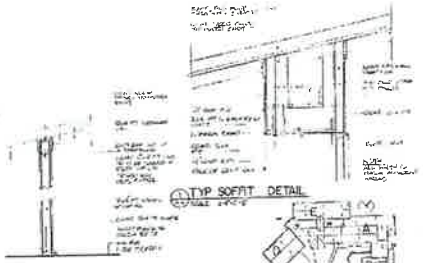


LEGEND

N FIRST FLOOR AREA C (GUEST HOUSE) FLOOR PLAN



BUILDING SECTION



TYP SOFFIT DETAIL

TYP PARTITION DETAIL (NEW)

KEY PLAN

Ferendino Grafton Spillis Candela
architects·engineers·planners

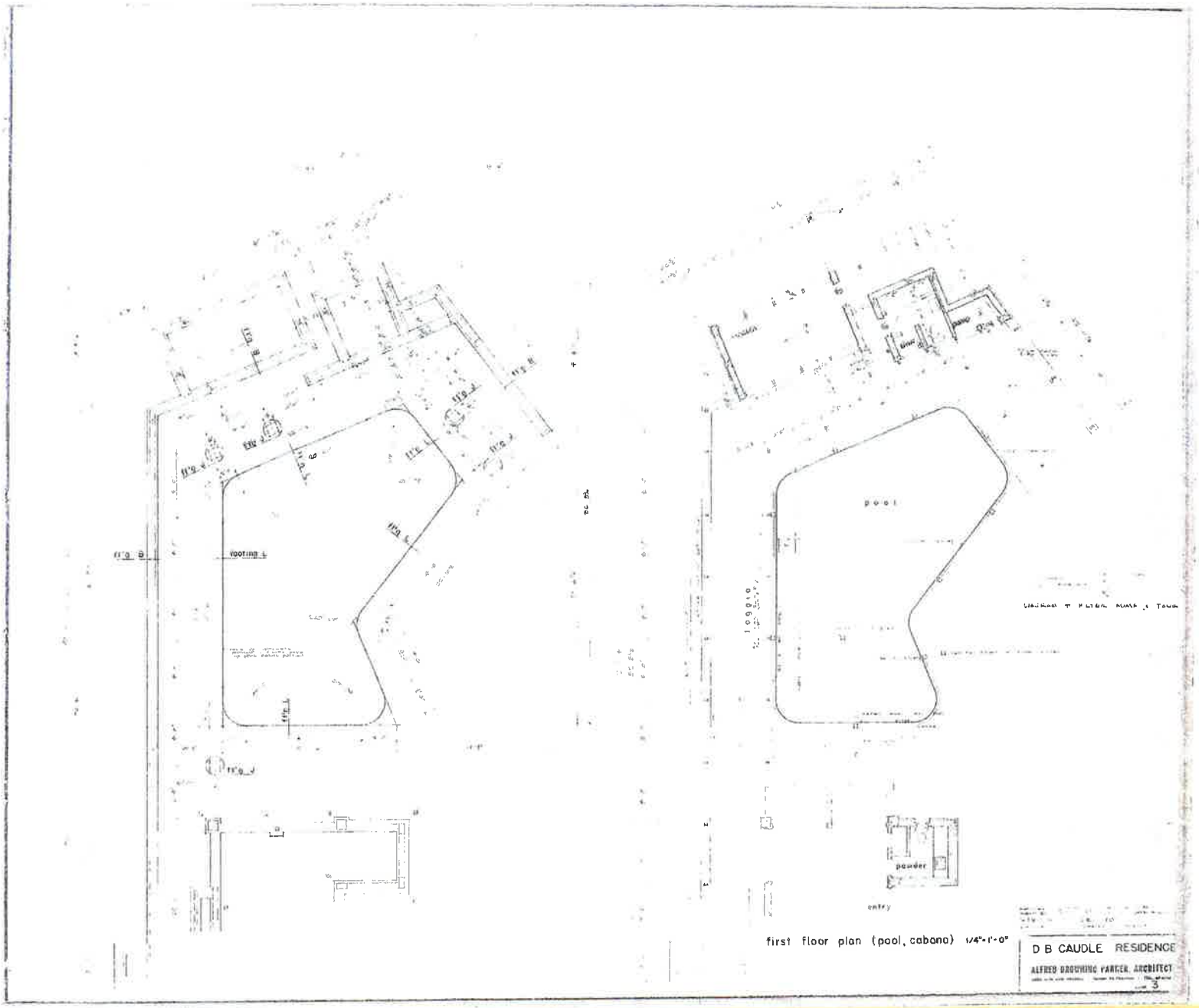
REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.

FIRST FLOOR PLAN
AREA C
GUEST HOUSE

COMM NO
SHEET NO
A - 4
TOTAL 19

Guest house - Location of original garage door

PLUMBING RISER DIAGRAMS
FIRST FLOOR PLUMBING PLAN
SECOND FLOOR PLUMBING PLAN
ELECTRICAL LAYOUT (POOL)
D.B. CAUDLE RESIDENCE
ALFRED BROWNING PARKER, ARCHITECT

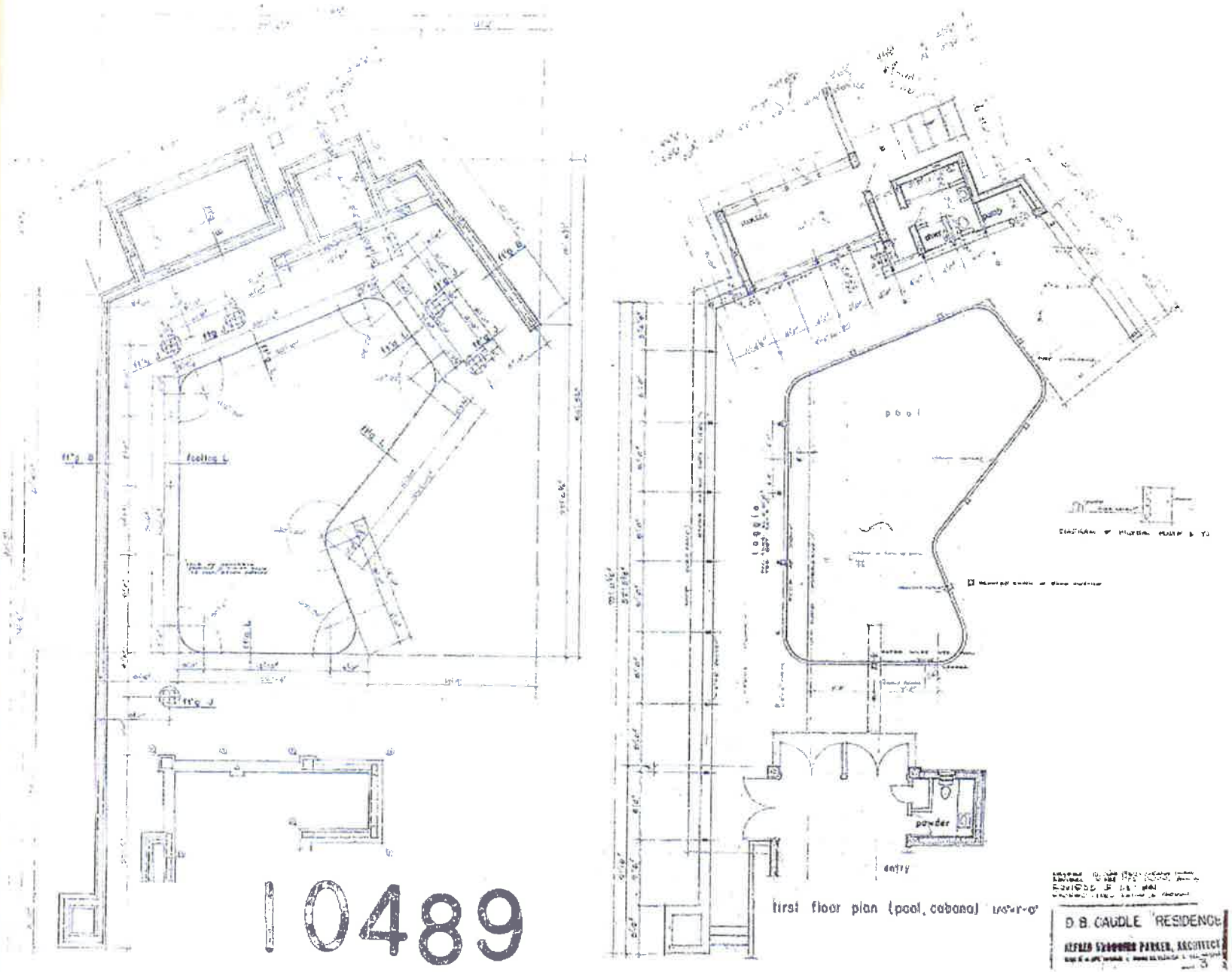


first floor plan (pool, cabana) 1/4"=1'-0"

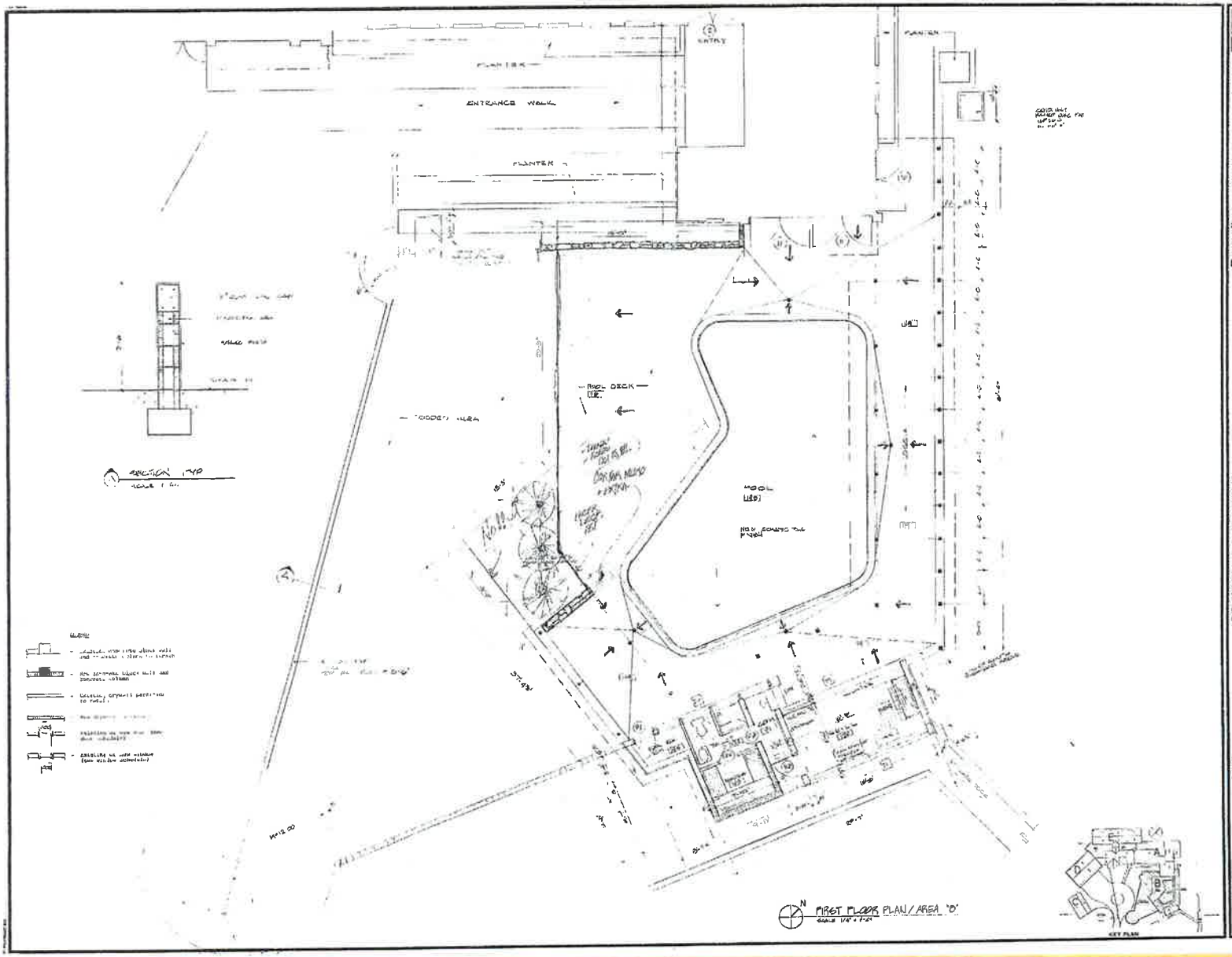
D B CAUDLE RESIDENCE

ALFRED DROWNING PARKER, ARCHITECT

3


pool
loggia
powder
entry
first floor plan (pool, cabana)
D. B. CAUDLE RESIDENCE
ALFRED SANDERS PARKER, ARCHITECT

10489

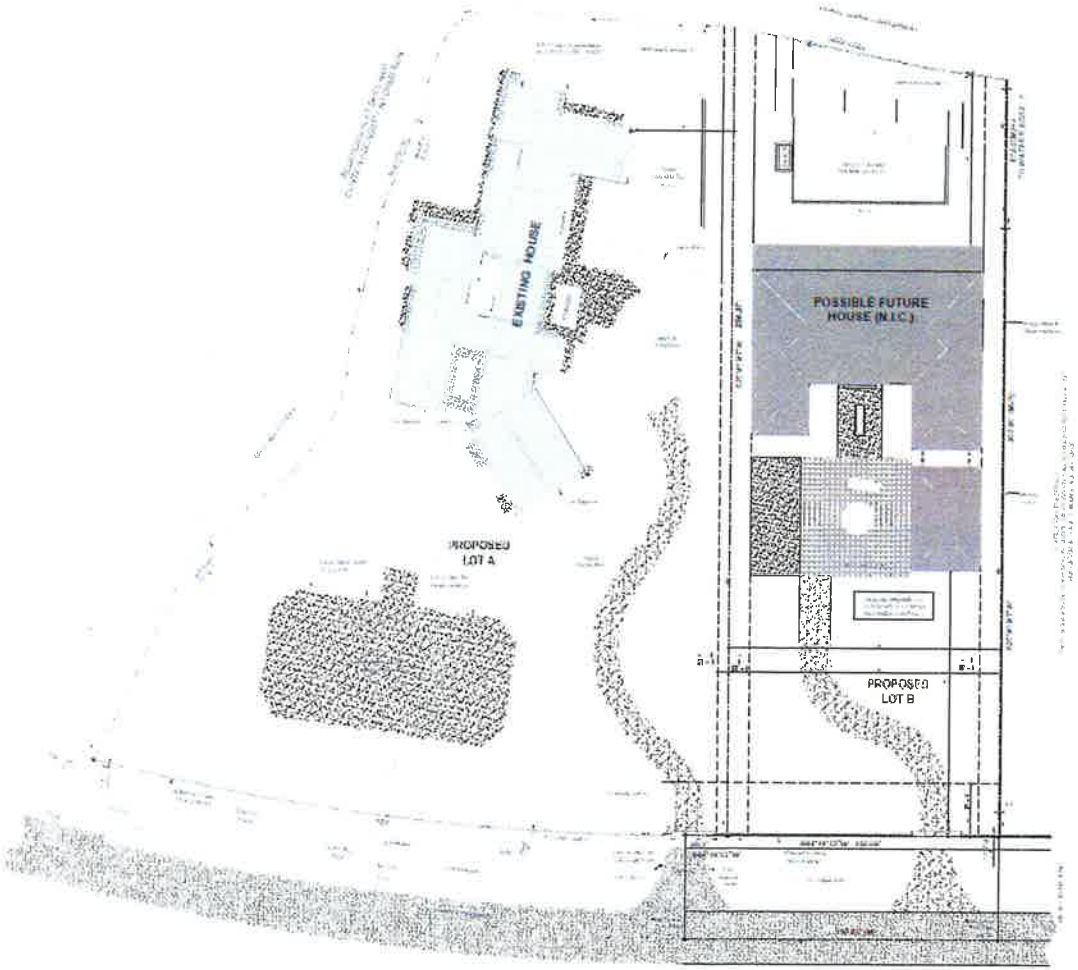


Ferendino Grafton Spillis Candela
architects engineers planners

REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.

FIRST FLOOR PLAN
AREA "D"

COMM NO
SHEET NO
A-3
TOTAL 19



6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

R.J. HEISENBOTTLE ARCHITECTS, P.A.

NORTH

The City of Coral Gables

Historical Resources Department

September 24, 2013

Jorge Dalmau
Califon Company, N.V.
6801 Granada Blvd.
Coral Gables, FL 33146

Re: Certificate of Appropriateness Application for 6801 Granada Boulevard, legally described as Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Dalmau:

On September 19, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a local historic landmark. The Board approved the application for alterations to the property including the demolition of the guest house and site features with the following conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.

3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

A Special Certificate of Appropriateness with the above conditions is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-011
Jane Tompkins, Development Services Director
Ramon Trias, Planning and Zoning Director
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134
Richard Heisenbottle, RJ Heisenbottle Architects, 2199 Ponce de Leon Blvd., Suite 400, Coral Gables, FL 33134

CITY OF CORAL GABLES
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 6801 Granada Boulevard

LEGAL DESCRIPTION: Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

CASE FILE NUMBER: COA(SP)2013-011

CERTIFICATE TYPE: _____ STANDARD X SPECIAL

DECISION BY: _____ STAFF

X HISTORIC PRESERVATION BOARD

ACTION DATE: September 19, 2013

ACTION: X APPROVE WITH THE FOLLOWING CONDITIONS:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.
3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.
4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.
5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.
6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

EXPIRATION DATE: September 19, 2015

Dona M. Spain — Historic Preservation Officer

PRINT NAME — **TITLE**

Dona M. Spain — September 24, 2013

SIGNATURE — **DATE**