



**CORAL GABLES HISTORIC PRESERVATION BOARD**  
**Wednesday, November 16, 2022, Meeting, 4:00 p.m.**  
**Coral Gables City Hall, City Commission Chamber**  
**405 Biltmore Way, Coral Gables, Florida 33134**

Historical Resources &  
 Cultural Arts

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MEMBERS	D 21	J 22	F 22	M 22	A 22	M 22	J 22	J 22	A 22	S 22	O 22	N 22	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	E	P	P	E	E	P	P	P	Commission-As-A-Whole
Cesar Garcia-Pons (Vice-Chair)	E	P	P	P	P	E	E	P	P	P	P	P	City Manager Peter Iglesias
Alicia Bache-Wiig	P	P	P	P	E	P	P	E	P	E	P	E	Mayor Vince Lago
Margaret (Peggy) Rolando	P	P	E	E	P	#	P	E	P	P	E	P	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	P	P	E	E	E	P	P	P	P	P	P	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	P	P	P	P	E	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	P	P	E	P	P	P	Board-as-a-Whole

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

**STAFF:** Warren Adams, Historic Preservation Officer, Gus Ceballos, Assistant City Attorney  
**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy Kay Lyons, Administrative Assistant

**OPENING STATEMENT**

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:12 pm by Chair Menendez and attendance was stated for the record.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Chair Menendez read a statement regarding Notice of Ex-ParTEE Communications. Board members who had ex-parTEE communication of contact regarding cases being heard were instructed to disclose such communication or contact.

Board members did not indicate that any such communication occurred.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:**      None

**APPROVAL OF ABSENCES:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to excuse the absence of Ms. Bache-Wiig from this meeting.

The motion passed (Ayes: 8, Nays: 0).

**SWEARING IN OF THE PUBLIC:**

Assistant City Attorney Ceballos administered the oath.

**NEW BUSINESS:**

At the request of Mr. Adams due to the presence of City Staff this item will be heard first.

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

**CASE FILE US-2022-001:** A Resolution recommending the owner of 134 Florida Avenue, a Contributing Resource within the National and Local Register MacFarlane Homestead Subdivision Historic District, work with the Historic Preservation Office to restore and repair the structure or, if it is determined to be unsafe by the Building Official, demolish the structure and build a wood frame replica with salvaged material per the existing agreement.

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

The PowerPoint played on-screen. Highlights were as follows:

1. This is an item requesting a resolution from the board.
2. 134 Florida Avenue is a one-story wood frame structure, built in 1926, is a contributing resource within the Local and National Register MacFarlane Homestead Subdivision Historic District.
3. In March 2021, the property, which was in poor condition, was purchased by Anthony Vinciguerra who intended to restore the structure and slightly extend the existing rear addition.
4. According to Mr. Vinciguerra, he could not find a qualified contractor or engineer willing to take on the project due to the condition and small size of the structure.
5. A contractor and a structural engineer stated most of the structure would have to be replaced and demolition would be the best option.
6. On April 1, 2022, the site was visited by Peter J. Iglesias, P.E., City Manager, Suramy Cabrera, P.E., Development Services Department/Building Director, Warren Adams, Historic Preservation Officer, and Alexander L. Palenzuela, P.A. (the City’s Code Enforcement Special Counsel) to determine the condition of the structure and the available options. Also in attendance were Mr. Vinciguerra and his Realtor as, depending on the options available, he was considering selling the property.
7. It was determined the property was in an advanced state of deterioration with much of the structure and exterior materials requiring replacement and would be difficult to save.
8. Mr. Vinciguerra was informed that, if the structure were to be demolished, it must be replaced with an exact wood frame replica of the existing structure incorporating any features and materials that could be salvaged.
9. It was agreed that the rear addition could be slightly larger than the existing.
10. The City was in the process of having Mr. Vinciguerra sign an agreement, but he sold the property.
11. In September 2022, the new owner was contacted regarding outstanding code violations.
12. It was noted that work was being undertaken without permits or a Certificate of Appropriateness.
13. Since then, work has continued to be performed on the property.

14. The property has been visited on many occasions by Code Enforcement and the Police Department.
15. Red tags were placed on the property which were removed.
16. There has been no outreach from the new owner to the Historic Preservation Department.
17. He spoke with outside counsel once.
18. Per Section 8-116 Unsafe structures of the City Code:  
*In the event the Building Official determines that any structure within a designated historic landmark or historic landmark district is unsafe pursuant to the applicable building code adopted by the City, he/she shall immediately notify the Historic Preservation Board with copies of such findings. Where reasonably feasible within applicable laws and regulations the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations by the board. The board may take appropriate actions to effect and accomplish preservation of such structure including negotiations with the owner and other interested parties, provided that such actions do not interfere with procedures in the Florida Building Code.*
19. Staff Conclusion: Although previous opinions indicate the structure has structural issues and should be demolished, the actions of the current owner suggest it may be possible to repair. However, the current owner has made no contact with the Historic Preservation Office or made any attempt to apply for the required approvals. Further, work has continued on the structure despite visits from Code Enforcement and the Police Department. The Historic Preservation Office supports the restoration of the structure if this can be done appropriately and if all work complies with Code requirements. The Building Official has the final say.
20. If this cannot be achieved the request is a resolution from the Board stating that whoever purchases this structure will support the previous condition that if the structure is demolished a wood frame replica must be built according to the existing plans, allowing the one-story addition to be slightly larger.
21. Wording for the suggested resolution has been provided to the Board.
22. Photos of the house were shown on the screen. Interior and exterior conditions of the house.

The following was noted:

1. Plans were drawn up in 2015 for the proposed restoration.
2. The architect that prepared them has worked on Historic Preservation Projects.
3. It is believed that the drawings have construction detail.
4. If the house is rebuilt it is important that the siding is exactly the same profile that is used.
5. The homes are so simple anything altered will make a difference.

Suramy Cabrera, P.E., Development Services Department/Building Director made the following comments and answered questions from the board:

1. The City wants to move forward with the demolition of the property as the current owner is doing repairs not appropriate for this historic home which City wants to stop.
2. Items that can be salvaged will be salvaged and used in the reconstruction.
3. The City has tried to stop them, but they continue.
4. The owners are not present they have never reached out to the City.
5. Information for the meeting sent to them has been returned.
6. There are no running fines as they were working with the previous owner who was trying to do what was right and salvage items, but the new owner is not.
7. Answer to Mr. Maxwell regarding the condition of the interior of the house:  
*The interior walls are almost nonexistent. Only the siding can be salvaged.*
8. Answer to Mr. Maxwell's question if they could strip down to the basic frame?  
*If it is stripped down to the basic frame, then we might as well build new and use salvaged materials from the property.*

Mr. Durana stated that he had visited the site at the request of the owner 2 or 3 years ago and it was in bad shape. Only the siding could be salvaged and everything else would be new. It might as well be replicated. A professional should go out and take accurate dimensions and then allow the demolition.

Mr. Adams answered Mr. Fullerton's question: The detail drawings had not been recently compared to the house, but could be.

The board made the following comments:

Ms. Spain: Take a piece of the siding and get the profile right. They can mill the siding. There is nothing special with the siding, but on one of the houses we had to get a special profile.

Mr. Adams: The intent is to salvage as much as possible.

Mr. Fullerton: The corner details on the outside siding are critical to the look and historical aspect of the house.

Ms. Spain: HABS drawings can be done. A class at the University of Miami did the drawings for the Fink Studio.

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

Carl Leon Prime – 209 Florida Avenue made the following comments. Highlights are as follows:

1. The historic designation of the historic community was done by his father, and he is trying to carry on the legacy.
2. Recently buyers of the lots are neglecting them in the hopes of demolishing them.
3. No one wants to restore them, there are craftsmen in Miami-Dade County that can restore these houses and he has spoken with one that can restore the house.
4. He does not want to see any contributing items removed.
5. A world class city like ours cannot afford to be the laughingstock of the nation for losing a historic neighborhood.
6. The City should work with the owners and if they are unwilling then the City should see what they can do.
7. He provided some family history associated with the house.
8. He cannot trust the City or other developers to build an exact replica.

Dr. Karelia Martinez Carbonell – Historic Preservation Association of Coral Gables made the following comments. Highlights are as follows:

1. The county scheduled the property for restoration in 2009.
2. She read a letter from the Historic Preservation Association of Coral Gables which gave information about the historic significance of the district and supported the restoration of the property and spoke out against the demolition and sale of properties with violations, and the demolition of historic properties.
3. This is a unique property that should be salvaged.
4. She urged the City to save and restore the property and said it was in the Board's hands to make the right decision.

Ms. Spain: It is in the hands of the Building Official.

- Mr. Adams: This has been declared an unsafe structure. Mr. Adams read the applicable section of the code and stated that it was the Board's role is to make a recommendation or a comment which may be considered by the Building Official. Board approval is not being requested.
- Dr. Carbonell: The resolution says to restore and repair the structure.
- Mr. Adams: As per the resolution the board can make recommendations only.
- Dr. Carbonell: Read the resolution and asked the board to consider something different.
- Mr. Adams: We are aware of the loss of the properties in the district and currently working with 4 or 5 owners to help bring them into compliance. The City is not rushing out and imposing fines as some owners are not aware of the process or have financial issues.
- Ms. Cabrera: It is a struggle for the Building Official because short of the fines, there is nothing more that they can do to force owners to take care of their homes. Only when it is this far gone can the City go in and demolish it which is not what the City wants to do. The City tries to work with the owners, but there is no point in having a running fine which will never be paid on a property that will never be repaired.
- Mr. Maxwell: Can the fines become liens against the property, or are they liens against the property when they are placed?
- Ms. Cabrera: Fines can become liens against the property, but she was not sure about this particular property.
- Ms. Cabrera requested outside counsel to join the meeting via ZOOM to answer questions.
- Ms. Cabrera: The goal is to preserve the property, not for the City to foreclose on a property or try to make money off a property that is not worth the fines. The goal is to protect and salvage the property. There is only so much that you can force a homeowner to do.
- Mr. Fullerton: Can the City become more proactive and maybe loan the homeowner the money to do the repairs, overseeing the repairs and placing a lien on the property for the loan payable if they sell to a third party, not payable if they live in it and keep it up? Maybe the Coral Gables Community Foundation could provide low interest loans or some way to allow these people that have given so much to the Gables to preserve and repair?
- Ms. Cabrera: The property is owned by an LLC; they are not the original owners. We do not know if they are a developer as the City has not been able to contact them.
- Mr. Ehrenhaft: There should be something that can be done other than a violation notice, prior to the property deteriorating to this extent.
- Mr. Rolando: Whenever one of these houses comes before the board it is always demolition by neglect and each time, we say it will not happen again, but it does. Houses in a community that are eyesores have a negative effect on the community. What can

the City do to be more aggressive in enforcement. The City works with the owner and when they sell the property, they have to start all over again and now the new owner is non-responsive.

Ms. Cabrera: We are open to any recommendations on how to better protect these properties. Running fines do not protect the property. They could have had running fines on the property for the last five years, but the original owner sold it, the next owner sold it, and the new owner is doing whatever he wants.

Mr. Fullerton: If there were liens on the property they would have to be satisfied before the property could be sold.

Ms. Cabrera: Then the city would take the money not the prior owner.

Mr. Ehrenhaft: If liens exceed the value of the property why can't a government entity seize the property and go through a process to find alternative resources to restore it? In future cases find a way to help the property owner protect the property to prevent water intrusion?

Ms. Cabrera: This was not just water intrusion from the roof. We have discussed salvaging and taking better care of these properties. The City is not doing justice to the homeowner in the scenarios where they impose liens or take over the property.

Mr. Adams: Habitat for Humanity, or another group looked at this house and decided not to touch it.

Mr. Adams asked Mr. Palenzuela to confirm.

Mr. Alex Palenzuela, Esquire, for HACMB answered questions and made the following comments:

1. He worked with Rebuilding Together Miami Dade, a private organization on 134 Florida Avenue and they said it was beyond their ability and they did not have the amount of funding needed to repair the property and they doubted that it could be repaired.
2. It was 2 to 3 years ago; an assessment took time.
3. The City was looking at this area in 2014 or 2015 to get grants from Miami-Dade County. In some cases, the properties did not qualify in others the homeowners were not willing to sign for the grants.
4. The City has been working for years trying to find funding help for homeowners correct the violations and bring the properties up to code.

Ms. Cabrera: The exterior of the property does not reflect what's going on inside. The City is not allowed inside the property, not even in the backyard. By the time the City sees it, it is in bad condition. Short of throwing the owners out of the homes and the City getting into the business of restoring historic homes, they were open for any other suggestions or recommendations.

Mr. Palenzuela: The City did look on a national level for sources and could not find any other than Rebuild Miami Dade or the County grant program and they could not help this property.

Mr. Fullerton: The City has done all they can do. This district is the most important one in Coral Gables and the City should do everything they can to help them including coming up with funds to help the homeowners.

- Ms. Spain: When I was the Historic Preservation Officer, I had discussions with attorney Craig Lane regarding setting up some type of revolving fund to be used on these properties.
- Mr. Fullerton: How about using funds from liens on other properties?
- Ms. Cabrera: If you are a neighbor that lives in another MacFarlane home that is nationally designated and you spend your hard-earned money to protect the property, why should your neighbor get the money? What you need is a private developer that wants to come in and do historic homes like Brooker Street.
- Mr. Maxwell: Staff's recommendation is that if the house is demolished it be rebuilt as it was. How can that be enforced?
- Ms. Cabrera: Through the Board order and the new project will go through the Historic Preservation Board for approval and we will not issue a permit until the approval is in place.
- Ms. Rolando: Is there something recorded in the Public Records imposing these requirements on the property so that any successor owner knows what the obligations of the homeowner would be?
- Ms. Cabrera: Asked Mr. Palenzuela to comment as the property was listed as "demolish and build your dream home", which will not be allowed.
- Mr. Palenzuela: The historic designation of the property is recorded. Prospective purchasers who do the due diligence will see that it is historically designated, and if it is demolished, they are required to build a home that is historically appropriate as per the City's zoning code.
- Ms. Rolando: The requirement being discussed is replicating the same dimension and architectural detail. The fact that the property is historically designated does not mean that you have to rebuild what was originally there.
- Mr. Palenzuela: The code does put people on notice that there are ordinances known to the world, but I will have to investigate how this could be accomplished. Through the approval process they would not be allowed to demolish without the condition that they rebuild a historically appropriate replica. Legally it cannot be done without the provision of the code being enforced.
- Ms. Cabrera: Does the new home have to come through the Historic Preservation Board, not staff?
- Mr. Palenzuela: Part of the approval process for the demolition permits is that they have to go through Historic review. Some things can be approved by staff, others go to the Historic Preservation Board. He deferred to Mr. Adams as to whether a historic structure being replaced with a historic replica had to go to the Historic Board.
- Mr. Adams: This never came to the Board because an application was never submitted by the prior owner. The previous owner only owned the property for about a year, prior to that he believed it was owned by a long-standing member of the community, it is not that it happened recently.

- Mr. Palenzuela: It did go to the Historic Preservation Board for a Special Certificate of Appropriateness.
- Vice-Chair Garcia-Pons: Are there any other examples of rebuilding of replicas in the City.
- Ms. Kautz: 134 Frow (opposite St. Mary's) collapsed while in permitting for repairs and restoration, and was entirely rebuilt.
- Ms. Spain: They were in the process of going through a County grant for affordable housing and the plans were in place to restore it and then it collapsed so the plans had to be revised and it was rebuilt exactly.
- Ms. Cabrera: The homeowner wanted to salvage the house from the beginning. The best way is to find a legal way that requires them to rebuild as a replica which would remove the incentive of purchasing a house that will be demolished by neglect and building your "dream home".
- Mr. Adams: The current owner signed an agreement saying he would rebuild a wood frame replica if it could not be restored, as did the prior owner, we were in the process of working on it and he sold the property.
- Mr. Menendez: How can you enforce that if you cannot find the owner?
- Ms. Cabrera: Permits are not issued until the proper approvals are in place.
- Vice-Chair Garcia-Pons: The code says "...shall take into consideration any comments and recommendations by the board". If the board makes a recommendation and we have a signature form the owner that says that they will rebuild it. Is that enough to force them to rebuild a replica? What is the mechanism by which it can be enforced?
- Ms. Cabrera: The City would not issue the building permit which would be the only way to send a message, that we are serious about preserving these properties.
- Deputy City Attorney Ceballos: Any further building that is approved on this site shall still come to the Board for approval and will not attain approval until it is built in the same way that this Board feels is appropriate.
- Alex Palenzuela: You have all the standard code enforcement mechanisms to enforce your code, ultimately it could go to court with an injunction action. There were never any fines, we were working with the homeowner so that she could sell it to someone who would repair it, that person determined he could not accomplish this and so sought approval to demolish and rebuild not only a historically appropriate structure, but also salvaging the elements that he could for use in the new structure.
- Vice-Chair Garcia-Pons: The last sentence of the resolution recommended by staff says "...build a wood frame replica with salvaged material". Is that resolution by this board enough to require this or a future owner to come back to the board and make a presentation to meet that condition or does it have to live someplace else?



- Deputy City Attorney Ceballos: What is proposed today is a resolution recommending. Nothing that this board is passing is binding. What is binding is the existing code which would require the property owner to come back before this board for approval of the new structure.
- Vice-Chair Garcia-Pons: If the Board makes a recommendation to the Building Official as the code says “...shall take into consideration any comments and recommendations from the Board”, then the Building Official can make that determination?
- Mr. Palenzuela: They would have to come back to the Historic Preservation Board for variances to build a wood frame construction structure in Coral Gables, and for the wood façade.
- Vice-Chair Garcia-Pons: If the Building Official makes a determination, can he/she require, based on the recommendation from the Historic Preservation Board, that it shall be built as a wood frame structure? Can this be an official document from the Building Official?
- Ms. Cabrera: I do not think I have the power as the building official to make them comply.
- Ms. Rolando: To bind successor owners, you have to record a restrictive covenant, that runs with the land stating that the replacement structure needs to be identical and incorporate the salvaged elements unless there is a variance granted. Everyone must comply with the code when building in Coral Gables, but property specific requirements are not in the code.
- Ms. Cabrera: This should be included in the zoning code.
- Deputy City Attorney Ceballos: The Board can recommend as part of the motion everything suggested and direct staff to look at an opportunity to record a restrictive covenant. I don't think it is necessary as this would come back to the board and this situation is a unique one. This property had gone to the Construction Regulation Board and was determined to be an unsafe structure.
- Ms. Cabrera: This has not been to the Construction Regulation Board; it has been brought to the Historic Preservation Board first.
- Deputy City Attorney Ceballos: If it is determined to be an unsafe structure, that is a different process for demolition. A normal property that is in neglect, but not an unsafe structure would come to this Board for a Certificate of Appropriateness for demolition. As part of that Certificate of Appropriateness this board can condition the issuance of the demolition permit that a new building permit be issued. The building permit would be issued, and the board would review that first and that approval would then grant the demolition. The Board would know exactly what they are approving prior to the issuance of the demolition. Because this is a slightly nuance case with a slightly different issue, we are relying on that it will be caught when it comes back to the Board. This should not be an issue unless the entire board changes in that time. In any case either staff or the Board would be aware that it needs to comply with the original recommendation that it be the exact same structure.

Ms. Rolando: The deviation here is the unsafe demolition by neglect plus declaration of an unsafe structure.

Deputy City Attorney Ceballos: Before the Board today is strictly a recommendation and not a request for a Certificate of Appropriateness for demolition. This is where the distinction is made. There is enough in the code to prevent this property from being rebuilt in another fashion. As part of the Board's recommendation, they can ask that staff work on looking at the possibility of recording a restrictive covenant to codify and memorialize the Board's recommendation.

Dr. Carbonell: I suggest the Board go back to 117 Florida Avenue. According to the covenant they were granted demolition, but they had to rebuild exactly back to scale.

Ms. Cabrera: The difference is the owner cooperated. It should be part of the public record so that the buyers know that this property has restrictions.

Dr. Carbonell: The realtor listing reads "build your dream home", and they are listing it as "Little Bahamas" which is incorrect. The Historical Society tries to correct those mistakes. She gave an example of a demolition in North Miami Beach after lengthy fines and a court case. What is needed is a legislative action which would give municipalities the mechanism to protect landmarked properties.

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

Mr. Prime: What is the reason was for the unsafe structure?

Ms. Cabrera: The City visited the property, and there is a report by a structural engineer that the property is unsafe.

Mr. Prime: The property was shown by a Realtor on Sunday and since they entered the back door, he filed a police report. If they went inside, it couldn't be unsafe. These historic homes need to be preserved and restored, using the black contractors who have worked in various areas who know how to work with these homes.

Chair Menendez closed the public portion of the hearing and opened it up to the board for comments.

Chair Menendez: Who will demolish the house?

Ms. Cabrera: The City.

Chair Menendez: Who will salvage and save the materials, so that they can be used in the rebuild.

Ms. Cabrera: Public Works. The City has never done it before, it will be a challenge.

Chair Menendez: That must be determined.

Mr. Maxwell: The City saved the ceiling from the Ryan Motors Building, and it is now the ceiling in the Wolfsonian. Mr. Adams is there any documentation on the property showing what it looked like originally? The picture shown has an addition which would mean it would be rebuilt to look like the picture. How can we require someone to rebuild something that we don't know what it looked like originally?

- Mr. Adams: There are no historic photos. The front is a porch that has been enclosed. The prior owner's intent was to un-enclose the porch which is why it was agreed to allow the rear addition to be larger.
- Ms. Rolando: Does the National Register have an inventory and photographic evidence of all the contributing structures?
- Mr. Adams: That would be one of the earliest photos. A property can be restored to a point in time. It does not have to be restored to when it was first built. It can be restored to the period where the best evidence is available.
- Ms. Spain: Read a portion of the Zoning Code Section 8-108 (B) (2) Demolition by neglect. This gives the City the right to tell the owner to rebuild.
- Ms. Cabrera: The City has done that. When code enforcement goes and finds a property with a maintenance issue, and the home is from the 1920's or 1930's Historic is copied. The actions taken when outside counsel is involved is to require a tarp to be put on the roof, windows to be covered, structure to be shored up, and to salvage it. This property was too far gone, and it was not obvious from the exterior that the property was in such disrepair.
- Mr. Adams: This is a recommendation, but the board might want to consider mentioning the covenant, and potential changes to the code which force property owners to rebuild if they neglect a property.
- Chair Menendez: The issued needs to be looked at. This is a hole that needs to be plugged.
- Mr. Adams: Is the hole that the defect needs to be identified right at the start, or the requirement for someone to rebuild a replica?
- Chair Menendez: Where the structures get so far gone, they have to be demolished.
- Mr. Adams: In this case the outside does not depict the disrepair on the inside. What basis would the City enforce the section of the code where access is requested?
- Ms. Cabrera: The Building Official can enter the property if there is imminent danger, but the property does not look like there is imminent danger from the outside. There are property rights and rights to privacy. It is not easy to enter historic homes to see the inside.
- Chair Menendez: How was the determination to demolish made if there is no entrance to the property?
- Ms. Cabrera: The previous owner invited the City onto the property. Perhaps a hold could be put on the parcel in the electronic permitting system that says the Historic Preservation Board wants a replica of the existing to be rebuilt. This would be part of the public record and available to anyone researching the property. Also, the Board may want to explore making it a requirement in the code.
- Chair Menendez: This would be a good start.
- Mr. Adams: It would be a deterrent if it is stated in black and white.

Mr. Ehrenhaft: The resolution should state that before demolition that they have accurate architectural drawings or scans depicting the envelope and interior structural elements of the building and specimens from the house that inform all the important elements that have to be replicated shall be captured and stored

Ms. Cabrera: The first step the City is taking is to board up the property for safety and deter intruders. There is no deadline for demolition.

A motion was made by Ms. Rolando and seconded by Mr. Fullerton to recommend that the property at 134 Florida Avenue a Contributing Resource within the National and Local Register MacFarlane Homestead Subdivision Historic District which has been determined to be an unsafe structure and should be demolished, shall meet the following conditions prior to demolition:

1. *There shall be measured detailed drawings of the structure, and all decorative details.*
2. *At the time of demolition, all salvageable materials and samples of the architectural details shall be salvaged, retained and stored by the City.*
3. *A restrictive covenant placed in the public records, indicating the requirement that any improvements to the property be an exact replica of the existing structure.*
4. *The City shall put a flag in its building records that no permit may be granted or issued on the property without the approval of Historic Preservation and the Building Official.*
5. *The listing broker/agent should be contacted and informed of this condition.*

The motion passed (Ayes: 8, Nays: 0).

Ms. Rolando: The City should reach out to the listing broker that the “Build Your Dream Home” should be changed to reflect that it is a historic property.

Deputy City Attorney Ceballos: A resolution is not required at this time; the City Attorney and Staff would draft the recommendation and bring it back to the board for approval.

**Request for a recommended Resolution:**

Ms. Rolando provided the following information to the Historic Preservation Staff to draft a recommended resolution as follows:

The Historic Preservation Board recommends to the City Commission an amendment to the Zoning Code that would authorize the City to file a notice in the public records to say:

*That if a property is designated historic, and there is a finding by the City that the property has violated the code, and is recommended for demolition due to neglect, and the property is subsequently demolished, the current property owner and/or subsequent owners shall be required to replace the demolished structure with a replica of the existing structure meeting the approval of the Historic Preservation Officer and the Historic Preservation Board.*

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

**CASE FILE AV 2019-003:** An application requesting ad valorem tax relief for the property at 1206 Cordova Street, a Local Historic Landmark, legally described as Lot 7 and the South ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2017-015, was granted design approval by the Historic Preservation Board on August 17, 2017.

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

The PowerPoint played on-screen. Highlights were as follows:

1. A location map was shown onscreen.
2. Address is 1206 Cordova Street.
3. Original Date of Permit: 1924
4. Permit 1431
5. Ca. 1940's photo was shown.
6. Date of Listing in Coral Gables Register of Historic Places: March 17, 2017.
7. Pictures were shown - before and after.
8. Improvements to the property, as reported by the owner, include:
  - A. **General restoration/renovation**
    - New impact-resistant windows and doors to match existing on house
    - Removal of non-original carport at north side of house which necessitated a large amount of stucco restoration.
    - Removal of an addition at the west (rear of the house)
    - New arched entry door to reflect original screen door shape
    - Reintroduced true barrel tile coping at detached garage (previously s-tile)
    - New barrel tile roof
    - Paint house and detached garage
    - New impact resistant-garage doors to match existing doors
    - New canvas awnings
    - Stucco repair
    - Mechanical, electrical, and plumbing system upgrades
  - B. **Additions**
    - One-story addition consisting of a master bedroom suite, kitchen and laundry room (approx. 809 SF) and uncovered terrace
    - New septic tank and drain fields
  - C. **Site improvements**
    - New perimeter wall and gates
    - Installation of new paver walkways and driveway
    - Installation of new landscaping
9. Staff recommends approval of the application.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Ms. Spain asked if she could vote on this item or recuse herself as she signed the first report?

Deputy City Attorney Ceballos said she could vote if she could be fair and impartial and did not have a conflict.

Ms. Spain did not and stated that she could be fair and impartial.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to approve the application requesting ad valorem tax relief for the property at 1206 Cordova Street.

The motion passed (Ayes: 8, Nays: 0).

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

**CASE FILE LHD 2022-005:** Consideration of the local historic designation of the property at 1901 Le Jeune Road, legally described as Lots 1 & 2, Block 9, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation. Highlights were as follows:

1. The designation was submitted by the Permuy family; they are not the owners of the property.
2. The applicant is present, he believes the property should be listed under additional criteria, that it is eligible and associated in a significant way with the life or activities of a major historic person important in the past.
3. He has further information to support in his opinion that it exemplifies the historical, cultural, political, economic, or social trends of the community.
4. Much of the information that he has is personal knowledge and he would like to come up and present, his side of things which is a specialized area staff does not feel qualified to talk about.
5. Staff feels that the applicant can explain the additional criteria and the Board should address questions to him.

Antonio Permuy made the following presentation. Highlights are as follows:

1. He acknowledged and thanked Mr. Adams, his team and Dr. Carbonell for their help.
2. He fully supports the findings and recommendations for the Historic Preservation Staff.
3. Mr. Permuy referred to Article 3, Section 3-1103 – (Section 8-103(A) (4)) Exemplifies the historical, cultural, political, economic, or social trends of the community. He added that it meets criteria number 1. Is associated in a significant way with the life or activities of a major historic person important in the past.
4. This property will stand out in a big way.
5. The story that this property has is very special and unique, with a level of importance and significance in culture through the arts that is almost unparalleled in terms of this kind of a structure that is basically designed to be residential.
6. This property is associated with a well-regarded and highly influential Cuban painter, Miguel George or Miguel Jorge.
7. He lived in this property on the first floor on the left-hand unit, throughout the 1970's.
8. He is one of the co-founders in establishing Latin American art throughout South Florida.
9. He participated in and helped support major exhibitions that not only were part of his generation but supported younger generations of emerging Latin, American and Cuban artists.
10. One of the most significant is the Miami Generation Exhibition, of 1983, which he was instrumental in providing funding for, and several of the featured artists, were also artists he personally mentored.
11. He passed away in 1984 and did not live to see his legacy captured in a major way.
12. He has also counted Spanish nobles among his collectors and has exhibited internationally and was chosen to be a part of the Lowe's Art Museum's first traveling exhibition.
13. His artwork was chosen as the featured Christmas Card artwork for the Burdines fundraisers in the 1960's and 70's.
14. There are several ways in which he has been instrumental in contributing not only to Coral Gables historic and cultural fabric, but that of the broader South Florida area and in helping establish Cuban art in the United States in a big way.
15. He was part of a group of artists that included his close friends Lourdes Gómez Franca and Dionisio Perkins who are also highly regarded and award-winning artists, it is difficult to quantify exactly how far his reach went.
16. The year he passed he was honored with a major exhibition retrospective of his career and life's work.
17. The fact that he lived in and painted some of his most significant works in this property, including the drafts for murals and public art is worth acknowledging.
18. The second major contribution of this property not only in Coral Gables, but South Florida, and beyond, and certainly in the Hispanic community of the United States, is that this was the site of Permuy Gallery.
19. Mr. Permuy's grandparents were founders and ran the gallery.
20. His grandfather is present in the audience.

21. What they managed to do in the gallery was remarkable. During that time the art world not only in Coral Gables, but also for Cuban immigrants, was practically nonexistent. What existed was a highly informal art world where most sales happened within the homes of artists or dealers or in garage sales.
22. What this presented was a rare opportunity to really treat it and give it that dignity of an actual gallery to present works.
23. The other comparable galleries of that time only focused on exhibiting.
24. The Permuy Gallery made a point of exhibiting and selling, to actually support a market of Cuban and Latin American art.
25. This was a major advancement in the contributions that this gallery brought forth.
26. Permuy Gallery started in 1972, exactly 50 years ago.
27. In this Golden Anniversary we have seen several ways the legacy of Permuy Gallery has been acknowledged as a significant contribution to the Coral Gables Community and many other communities.
28. He showed the following:
  - a. Proclamation passed by the City Commission in August – Mr. Permuy was there and helped facilitate it. It mentions the property by address, removing any ambiguity as to where the Permuy Gallery was located. It was right next to where Miguel Jorge lived. He had a major solo exhibition there in January 1973, which facilitated his own major exhibition the following year in the Bacardi Gallery.
  - b. Original catalog of Miguel Jorge’s exhibition at the Bacardi Gallery, a highly significant gallery at that time. The catalog mentions his Permuy gallery solo exhibition.
29. Miguel Jorge brought in his friends and contacts to be part of the scene in Permuy Gallery.
30. He was a very lively person an intelligent witty humorous person who contributed quite a lot of color to the Miami art world for the length of his career.
31. Beyond that group that he was affiliated with there was another highly significant group of artists that was part of the Permuy Gallery art scene there were the Grupo Gala (Grupo de Artistas Latinoamericanos).
32. Many of the artists were already established when they became part of Permuy Gallery, others were not.
33. Many of the members have foundations and their work fetch very high prices at auction. They were the very first Latin American Artists Association in Florida, and very likely the Southeast United States and they were highly active in Permuy Gallery, so each one of its members attended, exhibited and signed the gallery guest book which still exists. It is a remarkable resource to a period of our cultural history here in Coral Gables and beyond that is very ill recorded otherwise.
34. One of the members of Grupo Gala (Grupo de Artistas Latinoamericanos) Baruj Salinas had a major retrospective exhibition this year in the American Museum of the Cuban Diaspora, he gave personal testimonies and memories of his experiences at Permuy Gallery which lends credibility to Permuy Gallery.
35. Other significance artists were José María Mijares, Rafael Soriano, and emerging artists who later became highly significant within their lifetimes, Juan Gonzalez and Emilio Falero.
36. In 1974 Emilio Falero had his first solo exhibition of his career in the Permuy Gallery, the exhibition sold 25 paintings on its opening night, a milestone moment for emerging Latin American artists in South Florida.
37. Permuy Gallery Nights had wine and cheese exhibitions to open their cycles. Each Friday they would unveil the art. This was a cultural salon where leaders of the community would discuss literature, visual arts, religion, politics and philosophy, this was a prototype of the monthly Coral Gables Gallery Nights.
38. This presentation is a culmination of five years of research.
34. Statement of Congressional Record passed by Congresswoman Salazar was shown.

Mr. Adams:

The property owners are from out of state. They have been informed that the application for designation was received and what historic designation entails and the requirements. They do not intend to demolish this property and did not indicate they were unhappy or intending to appeal. They received a notification of today’s meeting. No response from them was received.

Mr. Adams stated that he had received letters of support from:

1. Karelia Martinez Carbonell; DPA, MBA - 532 Altara Avenue, Coral Gables, Florida
2. Jaime and Zully Pardo - 49 Campina Court, Coral Gables, Fl 33134
3. Dr. Karelia Martinez Carbonell, President, Historic Preservation Association of Coral Gables

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Mr. Ehrenhaft: Documents provided at the meeting should be provided to staff for the record.

Chair Menendez: Mr. Adams please work with the applicant to gather all the information and make it part of the record.

Mr. Adams: Information will be made part of the record along with the minutes. If the board is making a motion, please mention the additional criteria that was requested.

A motion was made by Mr. Maxwell and seconded by Ms. Spain to approve the application for local historic designation of the property at 1901 Le Jeune Road, legally described as Lots 1 & 2, Block 9, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida based on its historical, cultural and architectural significance and is associated in a significant way with the life or activities of a major historic person important in the past Miguel Jorge and Martha and Jesus Permuy.

The motion passed (Ayes: 8, Nays: 0).

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

**CASE FILE LHD 2022-008:** Consideration of the local historic designation of the property at 117 Aledo Avenue, legally described as Lots 27, 28, 29 and 30, Block 14, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation. Highlights were as follows:

1. Letters of support have been received from:
  - a) Brett Gillis
  - b) Bonnie B. Bolton
  - c) Gordon D. Sokoloff, DDS
  - d) Bruce Fitzgerald
  - e) Jaime and Zully Pardo - 49 Campina Court, Coral Gables, Fl 33134
  - f) Norma E. Arenas - 1231 Madrid Street, Coral Gables, FL 33134
  - g) Dr. Karelia Martinez Carbonell, President, Historic Preservation Association of Coral Gables
  - h) I C Sayre - 3012 Granada Boulevard, Coral Gables, FL 33134

Chair Menendez asked the owner if he wanted to speak?

David Hardy, homeowner, made the following comments.

1. He introduced his husband Maruan Mardini.
2. They have lived in the house for 6 years.
3. Moved into the house thinking they would restore it as they had the original plans.
4. Six years have gone by and now they have the financing in place and want to move ahead.
5. Have plans to expand as the house is small.



Mr. Adams: The designation was a result of a historic significance application which was submitted due to the alterations being requested. Staff determined it was significant and prepared the report. They are also submitting a Certificate of Appropriateness application.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the application for local historic designation of the property at 117 Aledo Avenue, legally described as Lots 27, 28, 29 and 30, Block 14, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida

The motion passed (Ayes: 8, Nays: 0).

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

**CASE FILE COA (SP) 2022-029:** An application for the issuance of a Special Certificate of Appropriateness for the property at 117 Aledo Avenue, a Local Historic Landmark, legally described as Lots 27, 28, 29 and 30, Block 14, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing detached garage and carport, additions and alterations to the residence and sitework.

Mr. Adams made a presentation. Highlights were as follows:

1. The work proposed in the application consists of:
  - a) Demolition of the garage. As stated in the designation report:

*“The portion of the original permit located does not include the detached garage structure. The design, size, and location of extant garage is in keeping with garages built in the 1920s in Coral Gables. It is highly unlikely that the home was built without a garage since they were a standard inclusion with homes during the early development of the City. In March 1931 when the home was offered for sale a garage is part of the description.”*

As the garage appears to original to the house, Staff does not support its demolition. Recommendation is to retain the garage and rehabilitate the structure for use as a studio.
  - b) Demolition of the carport. As stated in the designation report:

*“It is Staff’s opinion, based on design considerations, that the carport was an early addition. No permit has been located to date. The first mention found at this time was in a rental ad in February 1937. (Figure 20) The garage and the carport are visible in the 1938 aerial photograph. (Figure 5) The c.1940 photo in Figures 7 is the earliest image of the carport located to date”.*

As the carport appears to be an addition to the house and was not part of the original design intent, its demolition can be supported.
  - b) A one- and two-story addition to the northwest corner of the existing structure:

The south (front) elevation, which is setback from the front façade but visible from the right-of-way, is two stories in height and contains two windows with sills. The first-floor window is off-center. The second-floor window is centered. The west elevation contains one centered window. The east elevation contains French doors on the first and second stories. The first-floor doors lead to the back yard and the second-floor doors lead to a roof terrace above the one-story element of this addition. The one-story element contains French doors with an arched fan light which opens to a covered walkway leading to the proposed new studio structure. The covered walkway is of steel columns with a cypress cover. This addition contains a bedroom with closet and bathroom, and a porch on the first floor and a master bathroom with closet and balcony on the second floor.

- c) A one-story addition to the east elevation of the house:  
The south (front) elevation, which is setback from the front façade but visible from the right-of-way, contains three casement windows with sills. Architectural features are consistent with the design of the house. This addition contains a family room.
  - d) Bay window addition to the north elevation:  
This is a one-story addition not visible from the right-of-way and features three (3) windows. Staff has no issues with this addition.
  - e) Attached one-story garage is being proposed.  
The one-car garage is attached to the proposed two-story addition at the northwest corner of the house. Staff has no concerns but recommends setting it back a little more. The design is consistent with the house.
  - f) Detached one-story studio structure:  
The proposed structure will be built to the rear of the house on the site of the existing garage which is to be demolished. It is not visible from the right-of-way so there is no concern with the design but there is a concern with the demolition of the existing garage.
  - g) Alterations to the historic structure. As stated in the designation report:  
On the south (front) elevation - the window in the tower above the front door will be centered and the first-floor easternmost window will be enlarged. Staff does not support these alterations as they are located on the primary façade and visible from the right-of-way.  
On the east elevation - the first-floor arched window will be enlarged. Staff does not support this alteration as it is visible from the right-of-way.  
On the north elevation - an existing window will be enclosed and a window and French doors leading to the proposed balcony will be added. These alterations can be supported as they are not visible from the right-of-way.  
At roof level - a new Moorish metal shroud is proposed for the chimney and an architectural feature is proposed for the roof of the tower. Details of both will have to be submitted to Staff for review.
  - h) Variances:  
No Variances are being requested with this application.
2. The proposal was reviewed by the Board of Architects on July 21, 2022, and approved.
3. Staff Conclusion. As stated in the designation report:  
The application presented requests design approval for the demolition of the existing detached garage and carport, additions and alterations to the residence and sitework. Most of the proposed alterations are in keeping with the Secretary of Interior Standards and do not significantly impact the integrity of the structure or the original design intent. Although visible from the right-of-way, the proposed additions are set back from the front of the existing house, the original elements to the front of the historic structure are mostly being retained, the additions contain elements from the historic design but are identifiable as additions, and they could be removed in the future. Staff does not support the demolition of the garage and the proposed alterations to the south (front) and east elevations of the historic house.
4. Staff recommends approval with the following conditions. As stated in the designation report:
- a) The applicant shall retain the garage and rehabilitate the structure for use as a studio.
  - b) The applicant shall clarify the proposed roofing tile type and submit to Staff for review.
  - c) Details and specifications of all doors, windows, chimney cap, railings, lighting fixtures, pavers, and architectural features shall be submitted to Staff for review.
  - d) Sills shall not be incorporated into the new construction to allow its differentiation from the historic structure.
  - e) Window glass shall be clear.
  - f) Muntins shall be high profile.
  - g) The stucco on the new additions shall be of a different texture to that of the historic structure to allow their differentiation from the historic structure.

Cristina Gutierrez, architect made a presentation following an on-screen presentation. Highlights were as follows:

1. When the clients first approached us for the project, they were encouraged because they wanted to keep the character of the existing house, which, as shown in the historic report, is a good example of the early Coral Gables Mediterranean Revival Period.
2. Pictures of the existing house were shown.
3. It is a very nice house with a lot of potential, but when they started looking at the program for the project, they realized the best solution would be to remove parts of the existing house.
3. Nothing is being removed from the original permitted structure.
4. Microfilm of the original house was shown.
5. As stated in the report the intent is to remove two unpermitted later additions. The carport to the west and the detached garage in the back.
6. The garage is a detached 12' x 20' structure.
7. Even if it is in keeping with garages built in the 1920's as stated in the report, it is most likely an afterthought.
8. Starting with the location on the site plan there's no apparent relation to the rest of the house. It is not centered with a driveway. It does not align with the rest of the house and the steps.
9. The steps to the kitchen door, make for a questionable vehicular access through the car port.
10. From a design perspective it is doubtful that this was part of the original architect's intent.
11. The garage ceiling height is 7' 6" at the highest point, then it slopes to less than 7 feet in the back.
12. To convert it to a living space, the building code would require the floor to be raised significantly, 8 inches over the highest crown of road, which in this case would be just over a foot.
13. Raising the floor requires raising the roof, and affects the door and window openings. All this would require significant structural modifications to the walls and foundations.
14. With all the work required to repurpose the garage it is questionable if it is a viable effort for 240 square feet and what would be retained of the original garage.
15. This was the critical change. They approved the other one.
16. The carport is the other unpermitted addition that was most likely not, part of the architect's original design.
17. The carport construction does not reflect the architecture and finishes of the original structure, and it's not well integrated to the to the main structure. It makes the adjacent room very dark.
18. It is not functionally usable with modern car sizes. The staff report supports his demolition.
19. A picture of the carport was shown.
20. It looks like it wasn't part of the original design, the way it cuts the window and there's a line in the stucco that shows were the addition was added.

Mr. Hardy: It plunges the dining room, and the whole ground floor into darkness most of the day, because of the structure of the carport.

Ms. Gutierrez continued:

- 21.. The improvements have already been presented to the Board of Architects and was approved by the full board with only positive comments, as to the sensitivity and compatibility with the existing structure.
22. The program requirements were:
  - a) New family room.
  - b) A more comfortable kitchen.
  - c) Enclosed easy access, functional garage.
  - d) Separate studio or guest cottage.
  - e) Additional bathrooms.
  - f) Better access to the backyard. Currently the only access to the backyard is a 30-inch side door from the kitchen.
- 23.. A site plan showing the demolition with the additions superimposed in red was shown.
  - a) The proposed family room and bedroom and bathroom editions are positioned to the rear of the original structure.
  - b) The proposed garage is separated from the original structure.

- c) This configuration meets the test of removability, if in some future date the transition is made back to 1200 square feet, air-conditioned homes, these additions could be removed, leaving the 1925 structure close to original conditions.
- 24. Various site plans were shown.
- 25. Removing the unpermitted carport creates the opportunity for a courtyard and allows light back into the adjacent room.
- 26. A proposed single width garage is consistent with the scale of the architecture of the house.
- 27. The garage and proposed studio cottage are connected to the main entrance by an open exposed beam Cyprus Walkway.
- 28. This addition also includes a covered pergola area for an outdoor kitchen.
- 29. The second floor consists of a master bath addition and a balcony.
- 30. While not removing anything from the original design, there are three corrections proposed to the street elevation of the original structure.
- 31. The proposed project acts or restores several missing elements:
  - a) Removal of the west unpermitted carport.
  - b) Re-centering the tower window.
  - c) Restoring the semicircular arch opening to the southeast corner room.
- 32. A site plan showing the studio, the rear covered walkway and the proposed garage was shown.
- 33. The elevations illustrate how the proposed improvements do not attempt to negate or overwhelm the original structure.
- 34. The rear elevation shows the improved connection from the house to the backyard.
- 35. A site plan showing the other corrective arched opening on the corner of the house was shown.
- 36. The existing second floor balcony metal work is to remain and is replicated at the new master bedroom balcony.
- 37. A site plan showing the studio/cottage was shown.
- 38. The house's design is a charming house, on which the owners wish to build.
- 39. However, since 1925 living conditions have changed dramatically. With that in mind the homeowners wanted to maintain the charm while upgrading the home to suit their modern demands and lifestyle.
- 40. The style, scale details, and massing of the early construction rather than the 1920's lifestyle are the elements they wanted to work with.
- 41. With regards to Staff's list of recommendations:
  - a) Garage demolition: They tried to make a case for the garage demolition.
  - b) Removal of the windowsills: They did not agree as they thought they were one of the few details of the existing house.
  - c) Differentiation with the stucco: Agree.
  - d) All other conditions are fine.

Mr. Maxwell: There is nothing here that is restoring the original house. You are doing major additions. There are windows and doors on the front façade that should be restored on the east façade. The proposed garage and attached pergola severely change the profile of the home, and while they may be in keeping with it, they are overpowering. You are adding elements to the house that appear historic but were never there such as the wind vane and the Moorish cap on the roof. Plans should be revised to see at a minimum some of the restorations on the front façade.

Ms. Gutierrez: We tried to restore from the original microfilm the semi-circular archway.

Mr. Maxwell: There are a set of French doors on the front elevation that are no longer there. On the east elevation there are three windows on the side. This is overpowering. Come up with something that would at least ameliorate some of this, and try to restore the house instead of just adding on to it. There is a compromise that

should be considered on the front and east elevations and eliminate some of the other things that are superfluous. This is an addition not a restoration.

Mr. Hardy: The finial can be done away with. The bathroom window upstairs was centered in the past. People had changed it in the past and spoiled the look of the house.

Mr. Adams: The drawings show a set of French doors in the front facade, where they're proposing to put them back. As noted in the report what's shown in the drawings often wasn't what was built, it specifically calls out the French doors on the front elevation.

The report says:

*"Another example is the change of the pair of French stores on the front facade to a pair of casement windows".*

Ms. Rolando: Are there any historic photographs?

Mr. Adams: There are photographs, but there is a tree in front of the part you want to see.

Mr. Maxwell: There were three windows on the east side that were blocked up and one of them is now there. According to this, the tower window is centered with the tower but is off-center with the archway. There were originally shutters on the front. This would help establish the core of the house. You are adding so much to this, it is important that you do the best you can to maintain the core. What is being proposed is good. With all that you are proposing, put something back into the preservation of the house.

Mr. Adams: Any restorations would not have to come back to the board, it could be dealt with at the staff level.

Ms. Gutierrez: The critical part is the demolition of the garage.

Ms. Spain: I have no problem with the weathervane. The window above the front door is not centered, as it shows as being centered in the tower not above the door in the original drawings.

Mr. Hardy: The issue with the window is that there was a closet that they opened to make the bathroom bigger and in putting the shower and the bathtub they shortened the windows. They cut off that one section on the west side that would have centered it under the tiles that come out of the wall.

Ms. Spain: In the 1940's photograph you can see it shifted because the vents are above. So, it looks as if it is original.

Vice-Chair Garcia-Pons: As per the 1925 drawing it is centered so I have no problem if you want to center it or leave it as is, if the height and proportion is correct. I recommend if it is centered, that the scale and proportion window be as per the drawing which makes it a little taller. It goes above the lines of the other one, so it doesn't look like a squat, and you have a history in the building in changing windows on the side of elevation. I like the change on the bottom right-hand side of the window to a pull and the double doors whether they were original or not. If they were not original, I like the idea of having them in the front, but it is up to you to figure out. The front elevation with minor touches could be good. Two concerns are as follows:

- a) Proposed Garage: if the proposed garage is built right up to the facade of the main building, and it's not original to the building, it is a long garage, could it be moved some distance off the front building line.

Ms. Gutierrez: They thought about it, but it creates a courtyard, the house already has that side connector, it creates a perfect little connector there.

Vice-Chair Garcia-Pons: They were adding a new one-story connection. Opening that space will be beautiful for the existing building and throwing the light in there. Some distance does not mean it needs to go back 40 feet. It needs to be some distance away from the front facade, put it back to the distance of the foyer. I can see where it changes the courtyard, but to give the additional prominence to the existing home, it should be set back some distance. Nothing should be built up to that front facade.

Mr. Fullerton: The garage is imposing itself on the original house, it could be moved back, but I like the way the covered walkway comes in contact with it. There was a carport there before that was shading the dining room. Was that flush with the front facade?

Mr. Hardy: Yes.

Mr. Fullerton: That mitigates my concern about the setback. Now that you have a larger setback in that courtyard, it might pass the test.

Vice-Chair Garcia-Pons: Some distance could be as little as 8 inches. It could be some distance away so that it does not line up and is purposely staggered.

Mr. Fullerton: The line that creates an emphasis on the tower above the entrance.

Ms. Gutierrez: It is an error in the drawings.

Vice-Chair Garcia-Pons: The garage in the back is the largest thing City Staff has recommended the Board not to approve or take a look at. Maybe going back to the exact building for the reasons stated, 7-foot ceiling heights and if it going to be usable space and the flooding requirements. The rest of the addition to the main house, even though it's not a small addition on the right-hand side it doesn't seem to overpower the main house. There's some sensitivity to the proportion and the massing.

- b) The element that stands out as not having the correct massing proportion is the back building, the new studio. This has to do with the multiple roofs and the inflection of the porch in the front. It seems to be more than the simple garage which is typically in the back of these buildings. It is hard to reconcile the existing potentially historic piece with the new studio. Is there any thought given to simplifying some of what is in the back versus what is there now.

Ms. Gutierrez: They want to keep the connector as the repeated feature. There are also the requirements if they want to have someone stay there, the existing garage square footage is not enough.

Vice-Chair Garcia-Pons: Is there something in between just having the rectangle of the garage and this studio which is more decorative than what was in the back?

- Mr. Fullerton: Reduce the projection at the covered walkway, making it a simple rectangle. One of the nicest parts of the plan is what it does to and for the rest of the site. The covered area, pool and landscaping make a very enjoyable place to have fun.
- Vice-Chair Garcia-Pons: Page A-1 - existing site plan with demolition, looks like there is the outline of the existing garage which is 5' 2" away from the property line. The proposed new building would be further away which is good for the neighbors. Is there a way to incorporate, if not the actual building itself but the massing shape of that building? The drawings are hard to read.
- Ms. Spain: Is the rear setback 10' from the rear property line? Once they tear it down, they have to bring it up to 10'.
- Vice-Chair Garcia-Pons: That is the requirement. The difference is if it is historic, it does not have to be and if it isn't they do. The Historic Preservation Office is saying not to remove it, keep the 5-foot setback, and you're saying you will remove it and meet the code. Is there any benefit in incorporating or commemorating the original garage. He had a note to ask the architect.
- Ms. Gutierrez: Are you suggesting saving part of the garage.
- Ms. Spain: He is trying to save the setback.
- Vice-Chair Garcia-Pons: The drawing looks like the new building is a couple feet west of the existing line. Closed building is a couple of feet to the west of the existing garage, and the existing garage is 5 feet to the north of the existing line. It seems so close to the proposal, maybe something could be done. Maybe they could work with the Historic Preservation Office to see if it not the exact building at least the shape or massing of it could somehow be the location of it.
- Ms. Gutierrez: It can be looked at.
- Chair Menendez: Staff has 7 conditions, he asked if they were in agreement with all except conditions 1 and 4.
- Ms. Gutierrez: Yes.
- Mr. Ehrenhaft: Item #4 – traditionally when new construction is added, this board has always recommended that sills not be added in the new materials, to help clearly differentiate (without taking away for the architectural beauty of what they are doing) it from the 1920's construction. The beauty of the addition will not be diminished by not having sills.
- Ms. Gutierrez: The stucco will be different as well as different details on the roof line. This will be enough so that it does not look alien to the rest of the house.
- Mr. Adams: Additions have been approved in the past with sills of a different size.
- Mr. Ehrenhaft: They should work with staff.
- Mr. Durana: Was staff able to determine if the detached garage was original or not.

- Mr. Adams: *The designation report states:*  
*“The portion of the original permit located does not include the detached garage structure. The design, size, and location of extant garage is in keeping with garages built in the 1920s in Coral Gables. It is highly unlikely that the home was built without a garage since they were a standard inclusion with homes during the early development of the City. In March 1931 when the home was offered for sale a garage is part of the description.”* The assumption is based on the historic evidence of other properties and what was standard is that it likely was, but true proof of the garage did not actually appear until March 1931.
- Ms. Rolando: There is a lot of stuff built in Coral Gables without proof of permit, including some of the early homes. The garage in front needs to be set back, I like the walkway, but the garage door is inappropriate and not in keeping with the typical garage doors that were installed in the 20’s. Having it on the same plane as the rest of the house gives it too much importance and access to it is not well integrated into the rest of the home.
- Ms. Rolando stated that while that is not the Board’s role, she is not comfortable with the position of the garage. While she did not like to disagree with staff, she was not concerned with losing a garage with 7’ ceilings, but the scale of what they were proposing to put there with the studio was too big. She did not know if they needed the terrace. Otherwise, she liked what they were doing and while it was massive, she did not think it would overwhelm, but the garage and the studio were inappropriate and out of scale. She did not like to vote no, as there were many good things about this design. She agreed with Mr. Maxwell that they should pay attention to the core structure. The board likes what they are doing, but have issues with the massing and the scale.
- Ms. Gutierrez: The issue of the demolition of the garage is the first thing, but there is no permit to that structure. The way the garage is, it cannot be made livable. If she took the volume to the Board of Architects the way it is (which she was convinced was not part of what the architect included), they would not approve it.
- Mr. Maxwell: These types of garages are all over the City.
- Ms. Gutierrez: But if my work with the specific house, it might be lined up, it might be in centered with the driveway, this one is floating.
- Mr. Maxwell: The loss of the garage is not important. The front façade and how you see things from the street is the most important. They have done a good job. The difficulty is where the new garage is in that connection. The suggestion was to push it back.
- Mr. Hardy: They had worked a few years on this, moving things around to keep the original structure without breaking any windows or doors.
- Ms. Kautz: What the Board decides is up to them. Many original permits more than half the time don’t show the original garage structure as part of the permit. It is on the original tax card as being original to the house. The carport was added later. It would have needed to have a covered parking space even in the 1920’s. That garage would have provided that, and it was solely provided on the lot that lines up with the house. There was an additional fifty-foot lot to the west that they offset the garage to be on the parcel with the 3 lots, so that if that ever got sold



off there was no encumbrance, which was very typical. The garage in our opinion is original.

Mr. Fullerton: The garage does not fit today's needs and is not historic as it did not have a permit to begin with, it was built illegally. They could push the studio back further, if they did not have an objection to that he was fine with the design.

Mr. Maxwell: Asked Deputy City Attorney Ceballos if it would be appropriate for the applicants to take the Board's comments into consideration and ask for a deferral and come back. So that they can come to a more complete resolution and endorsement.

Deputy City Attorney Ceballos: It is strictly up to the board. The property owner can request the decision if they choose today. The Board can also make a motion with additional conditions that they work with staff for certain particular approvals and if not, it can be brought back to the board.

Ms. Spain: I prefer to make a motion rather than having them wait another month to come back to the Board as they have to go to the Board of Architects again. They could make a motion to approve with conditions, tell them to move the garage back and have them work with staff. The only reason that she did not have a problem with the garage being demolished even though she was sure that it was original to the house, is that they cannot make it into living space unless they raise the roof and then you don't have the original garage or scale that you started with. When they have done it in the past it has messed up the structure.

Mr. Hardy: It is very low grade, when they had the heavy rains in Irma it got flooded.

Ms. Spain: That's why the code requires you to raise the finished floor about the crown of the road which would mean you don't have any headroom. The front window should stay off centered as it was original to the house. She did not have a problem with the door they were doing in the front façade. I think the Board can approve this application with conditions. There should be no sills on the addition as this was a typical way to differentiate the addition.

Mr. Maxwell: They should put score lines in, and the stucco should be smooth.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve the application for the issuance of a Special Certificate of Appropriateness for the property at 117 Aledo Avenue, a Local Historic Landmark, legally described as Lots 27, 28, 29 and 30, Block 14, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida. To grant design approval for the demolition of the existing detached garage and carport, additions and alterations to the residence and sitework with the conditions noted by staff in the report with the exception of #1 and conditions added recommended by the Board. following conditions:

Staff conditions are as follows:

1. *The applicant shall clarify the proposed roofing tile type and submit to Staff for review.*
2. *Details and specifications of all doors, windows, chimney cap, railings, lighting fixtures, pavers, and architectural features shall be submitted to Staff for review.*
3. *Sills shall not be incorporated into the new construction to allow its differentiation from the historic structure.*
4. *Window glass shall be clear.*

5. *Muntins shall be high profile.*
6. *The stucco on the new additions shall be of a different texture to that of the historic structure to allow their differentiation from the historic structure.*

Board conditions are as follows:

1. *The owner restores the front and east facades to their original documented condition in consultation with the Historic Preservation Staff.*
2. *The garage placement and garage door be reconsidered, and the applicant work with the Historic Preservation Staff to come up with something mutually acceptable.*
3. *The proposed garage be setback (recessed) from the front façade. This would be worked out in conjunction with the Historic Preservation Staff.*
4. *The design of the proposed new studio be simplified, particularly the roof line so that it does not compete with the architecture of the home.*

The motion passed (Ayes: 8, Nays: 0).

The following additional questions and clarifications were made and have been added to the above motion.:

- Vice-Chair Garcia-Pons: Is it meant to the placement of the garage, the setback generally in that location or the whole thing.
- Ms. Rolando: It should be setback. She did not have a problem with it being attached to the home, but recessed from the front façade.
- Mr. Fullerton: Agreed with the setback, but did not understand the issues with the location.
- Ms. Rolando: She was speaking about the proposed garage.
- Mr. Adams: Does the Board want the design of the proposed new studio to be simplified or reduced in scale.
- Vice-Chair Garcia-Pons: Made a friendly amendment to simplify the proposed new studio, particularly the roof line, so that it doesn't compete with the architecture of the home.
- Mr. Maxwell: Accepted the amendment.
- Ms. Gutierrez: Asked for clarification.
- Clarification: The new garage would be pushed back some distance from the front to be worked out with the Historic Preservation Staff.

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

**CASE FILE LHD 2022-010:** Consideration of the local historic designation of the property at 430 Minorca Avenue, legally described as Lot 5, Block 4, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation. Highlights were as follows:

1. Application has been submitted by the property owner, he requests approval for the residence to be designated as a historic structure and a cottage.
2. In 2020 the owner applied for designation as a Coral Gables cottage.

3. The requirements for cottage designation are provided in Section 8-102 of the Code and the “Coral Gables Cottage Homeowners Guide” provided to the board.
4. On October 26, 2022, a letter was issued (Attachment A) to the property owner stating that the structure did not meet the requirements for cottage designation as it did not display the required twelve of the nineteen architectural features listed. The determination was not appealed at that time.
5. At the time of the decision, a Coral Gables Cottage did not have to be historically designated; however, the Code has since been amended and now, to be eligible as a cottage, the property must be designated as a Local Historic Landmark.
6. Section 8-102 “Criteria for designation as a Coral Gables cottage” of the Code is included in the designation report.
7. The applicant believes that, as historic designation was not required in the past to obtain cottage designation and now it is, if the historic designation request is approved, then the cottage application should be reviewed by the Board.
8. The applicant has submitted a historic designation report and existing drawings in support of the request.
9. Staff Observations:

As noted, to qualify for designation as a Local Historic Landmark, a property must:

  - a) Possess integrity of location, design, setting, materials, workmanship, or association, and
  - b) Have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation, and
  - c) Meet one or more of several criteria.
10. In order to meet the above criteria, a property cannot be significantly altered.
11. The original drawings are included in Attachment “B”.
12. Alterations to this property include:
  - a) Prior to 1970 the garage was converted to a garage apartment and the original garage door opening was enclosed.
  - b) 1976 permit drawings (Attachment C) indicate the original porch had been enclosed, a rear addition was built, the interior layout was reconfigured, the window configuration on the west elevation was altered, a skylight was added over the living room, and the original porch arched opening was reduced in size.
  - c) 1985 permit drawing (Attachment D) indicates construction of a new four-foot-high wall on the rear property line.
  - d) 1994 permit drawings (Attachment E) indicate the replacement of two rectangular windows with circular windows and a reduction in size of the openings on the east elevation, and the replacement of two windows and a reduction in size of the openings on the west elevation.
  - e) By comparing historic and recent photographs, it is evident the exterior walls have been re-stuccoed.
13. As detailed above, several significant features of the original structure have been altered, specifically, enclosure of garage door opening, original porch enclosed, reconfiguration of windows, reduction in size of porch arched opening, replacement of rough texture stucco with a smoother texture stucco, and the installation of inappropriate windows (circular windows).
14. These alterations have negatively impacted the integrity of design, materials, and workmanship.
15. Cottage Designation:

As detailed above, a Coral Gables Cottage must be designated as a Local Historic Landmark and must contain at least twelve of the nineteen specified features listed. As shown in the table in the Staff Report, in 2020, Staff determined the property contained only ten of the required features. From the distinguishing characteristics listed in the designation application, it appears the applicant believes the property contains fourteen of the features.

The following features are in dispute:

  - Building must have a coral rock or stucco finish.  
*The house does have a stucco finish, but the original rough texture stucco has been replaced with a smoother stucco.*
  - There must be a front porch.

*The original front porch has been enclosed and the original front arched opening has been reduced in size.*

The applicant believes the existing entry way which is covered by a canopy should qualify as a front porch.

- Cast ornament and/or tile applied to front elevations:  
*The Coral Gables Cottage Homeowners Guide includes medallions, cartouches, swags, string courses and molding around windows and doors, which are examples of cast decorative features in the stucco.*

The applicant believes the column located between two windows in the front elevation meets this requirement. There is an interpretation difference, this is not a stucco feature it is more of a structural feature, but it is a cast feature.

- Casement or sash windows:  
*The structure does have casement windows; however, the original window configuration has been altered, opening sizes have been changed, and the two circular windows installed are not consistent with the architectural style.*

16. Staff Conclusion for Historic Designation:

As detailed above, several significant exterior features on the structure have been altered. Although, from the front, the structure retains its original intent of scale, massing, and form, the features that have been altered are character-defining features of the Mediterranean Revival style and these features are visible from the right-of-way. If a district were to be created in the future, it is likely the property would be classed as a contributing site due to its construction date, setting, mass, form, style, scale, location, and contribution to the district. However, as so many visible character-defining features have been altered, there has been a negative impact on the structure's integrity of design, materials, and workmanship, it is difficult to support designation as a Local Historic Landmark. At recent meetings, the applicant has shown a willingness to address some of the alterations to try and reinstate the original intent of the design such as removing the circular windows (not an option) and installing an appropriate faux garage door.

18. Staff Conclusion for Cottage Designation:

If the property is designated as a Local Historic Landmark, the Board may consider the request for cottage designation. As detailed above, there is a difference of opinion between Staff and the applicant over four of the required features. Staff believes their determination of the intent of the Homeowners Guide is accurate; however, the applicant believes the Guide should be open to interpretation.

19. Staff Recommendations for Historic Designation:

Staff finds the request leaves two options:

- a) Deny the request for historic designation due to the extent of exterior alterations and their negative impact on the integrity of design, materials, and workmanship.

OR

- b) Approve the request for historic designation.

20. Staff Recommendations for Cottage Designation:

Staff finds the request leaves two options:

- a) Deny the request for the Cottage designation as the property does not contain at least 12 of the required 19 features.

OR

- b) Approve the request for Cottage designation if it is determined by the Board that property contains at least 12 of the required 19 features.

Callum Gibb, Architect introduced the homeowner, John Harrison. He made the following comments. Highlights were as follows:

1. The reason for the cottage application is that they will be able to use the detached structure for a living space and because there is an existing carport it is not necessary to keep the garage as an active garage. They can use the whole space.
2. This was as a result of a permit application to convert the existing garage to living area.
3. There was a mention of a permit back in the 70's that was thought to have approved this, but there was a handwritten note on the approval saying, "as long as you keep it as a garage".

4. The house remains intact compared to the original, there was a small addition off the kitchen, change to windows and a bathroom remodel.
5. When the windows were changed to impact in 2018 the front porch was already enclosed, it is more of a sunroom as there is no access from outside. The front door has a covered Pecky Cypress lean-to roof structure which covers that front entry. That was always the entrance porch. None of the windows in the sunroom are accessible from the driveway/walkway you could only ever come in from the living room into the front of the house.
6. The three arches are on the front sunroom or screened in area, but it was never really a porch. It was always an auxiliary room. When the windows were changed in 2018, they were kept as full view with minimal divides to emulate the screened in sunroom that it was.
7. The front elevation shows the prominent case column.
8. A designation is being requested to prevent successive owners from demolishing the house as it should be described as a contributing resource.
9. There is a disagreement with the list of items, this epitomizes a Coral Gables Cottage.
10. Slides were shown of the house, plans and surveys.
  - a) The main structure is one-story.
  - b) Carport
  - c) The accessory building - was the original garage piece with the original garage door in place, the original owner had built a stucco panel in front of it.
  - d) The bedroom and bathroom - were original, because of the difference in floor level.
  - e) Two circular windows.
  - f) Front elevation with cast column and large windows.
11. The column has been painted over many times, the idea was to try and restore some of the detail.
12. On the detached building they would work with staff as to the location of the door.
13. An elevation with the list of items as to why it should be designated as a cottage was shown.

Mr. Garcia-Pons asked Mr. Gibb to go through the four items they did not agree with.

Mr. Gibb stated the following:

1. Coral rock/stucco finish:  
Not sure what this would be if it wasn't original stucco. It is a stucco clad house and therefore meets the criteria.

Ms. Rolando: Is this the original stucco or has it been re-stuccoed?

Mr. Gibb: It is not the original it is a smoother stucco different from the 1940's photograph. The list does not require original stucco. It is over the existing stucco, the original stucco was not removed it has a wobble to it, but it is a fine sand finish, probably done when they changed the brown windows.

2. Front Porch:  
A porch is a covered architectural feature over the front door. It has that. It has a pecky cypress beam that runs from right to left with some brackets, it is not a roof extension or large overhang, it actually has a physical end to it which lines up with the steps.

3. Cast ornament and/or tile applied to front elevation:  
There is a nice column between the two front windows.

Mr. Ehrenhaft: Is that column original.

Mr. Gibb: Yes. When they did the windows, they kept it.

4. Casement or sash windows:  
When the window remodeling was done in 2018 casements were done to keep in character with the house. The only elements which are not casement or sash are the two round which are fixed, and the large windows replaced in the front sunroom which more emulate a screened room and the windows on the rear structure are sash windows.

Mr. Fullerton: Wouldn't you call the chimney a decorative element?

Mr. Gibb: That is agreed upon. It is not under cast ornament it is a separate listed item.

5. It comes down to casement windows, front porch, the cast stone and the stucco. Even if the stucco fails to meet the goal of original the other three cover.

Mr. Maxwell: If what you have on the plans is to sandblast that, then you would not have cast stone anymore. Sandblasting violates everything in restoration, and I would seriously counsel you to eliminate that.

Mr. Gibb: The goal was to lessen the layers of paint.

Mr. Maxwell: Take it off the correct way, not with sandblasting. Sandblasting is specifically prohibited in all restoration.

Vice-Chair Garcia-Pons: Mr. Adams you mentioned it was not just the casement windows they were substantially changed from the original in proportion and location.

Mr. Gibb: The two round windows.

Vice-Chair Garcia-Pons: Were those the only two?

Mr. Adams: Other windows were reduced in size, possibly relocated slightly on the front elevation, but certainly on the side and we do have permit documents showing that.

Vice-Chair Garcia-Pons: How much of that?

Mr. Gibb: If you look at the front elevation, the door and the new windows in the sunroom. The existing side elevation has the two large windows in the two bedrooms on that side, the two round windows in the bathroom, the two bedroom windows haven't changed. In the rear the kitchen was remodeled so the window to the left of the French door might have been made smaller when someone added a closet there. The two windows on the west side are in the kitchen and might well have been changed, but not in size. Potentially the one in the back might have been a double window overlooking the rear yard.

Mr. Adams: I was not here when the initial determination was done, but Ms. Kautz was. Letters of support of the designation have been received from:

- a) Brett Gillis.
- b) Jaime & Zully Pardo
- c) The Historic Preservation Association of Coral Gables.

Ms. Kautz showed the board a booklet containing a PowerPoint presentation that had been prepared for the board in 2020 which shows the different side elevations so that they could compare.

Mr. Gibb: It is the main photo which shows the two large windows and a small one.

Ms. Kautz said the following:

1. The side elevations and current photographs show where the round vent holes are is where the windows would have been lined up underneath.
2. Especially on the east side you can see where the windows have been shifted out of that location and made smaller, and the windowsills have been removed.

Mr. Maxwell: What about the side windows over by the kitchen where the portholes have been replaced. The windows on the street elevation on the projecting east side are about original in size.

Ms. Kautz: The front is in the same location, but it has been modified. Both front windows have been modified.

Ms. Rolando: Does the fact that the porch has been enclosed and the windows have been modified disqualify this from Cottage designation. We get applications for designation that we routinely grant all the time where the porches have been enclosed and the windows altered or filled in.

Ms. Kautz: The Cottage determinations have always been made at staff level and we have gone through the criteria based on what was originally there and what is there now. One of the criteria is barrel tiled roof, and everyone says that the house had a barrel tile roof as it was shown in the picture, but it doesn't have it now. We have had people come in that return the house to barrel tile before asking for designation. There are 21 criteria, and when you look at it in totality, there are characteristics, but they are not all original.

Ms. Rolando: There are virtually none or only a handful of windows in Coral Gables that were original from the 20's.

Ms. Kautz: Not only original, but also original locations. We as a department have been reluctant to shift window locations on historic houses, in this case they have been resized and moved. They may be casement windows, but they are not in the original location and not the proportions that we would have looked for.

Ms. Rolando: When we approved a Coral Gables Cottage and the applicant is replacing horizontal awning windows with casement, we are okay as counting that as Coral Gables Cottage.

Ms. Kautz: You do not make that determination. The Board does not make Cottage determinations. You designate a property, you approve the COA's. The Cottage determination is made by staff. If they wanted to change their windows from horizontal sliders to casements, staff would work with them to get the correct proportions.

Ms. Spain: It was first done in the 90's before I started, a lot of these small homes were being demolished and big homes were being built and the Planning Department which Historic was under, determined that these were Cottages and did not require the owners to be designated. If you had 12 of the 21 criteria, you were considered a

Cottage and there were zoning incentives. This saved North Gables, but then they would have all the work done, garages converted to living space, but they were not designated historic and when the property was sold the new owner would come in and take off all the defining features, so to prevent that from happening they Cottages are designated as historic.

- Vice-Chair Garcia-Pons: What is the threshold to determine if it is a Cottage.
- Mr. Adams: The first thing is to determine if it is eligible and if it is, normally Cottage requests normally don't come to the Board, but we cannot stop an applicant from coming to the Board. The determination would be if you are going to kick it back to staff or make the determination to designate as a Cottage.
- Mr. Gibb: When we got the original letter back in October 2020, we did not come to the Board because Mr. Harrison was unwell.
- Mr. Adams: Our hands are tied; the determination was made, and the appeal was not made. We brought it to the board as they had not applied for designation before, but we have taken the opportunity to bring the Cottage issue as well.
- Mr. Maxwell: The board has different options. They can request that the property be historically designated.
- Vice-Chair Garcia-Pons: If the current porch as designed by the architect is just that front piece, are there other buildings in Coral Gables that have that feature as a front porch, where it is just some sort of stoop with the cover and the door.
- Mr. Adams: The interpretation was that it had a front porch which was enclosed, but the applicant is saying that there is also a porch over the front door.
- Vice-Chair Garcia-Pons: The applicant is saying that it wasn't a porch as it was not accessible from the outside, do we know this to be true?
- Ms. Kautz: The original plans showed it accessible from the carport.
- Mr. Maxwell: It shows as screened with multiple openings on the original plans.
- Mr. Gibb: If you went to the front door of the house, you could not access the porch.
- Mr. Adams: The Board can only consider the Cottage if the designation is approved.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the application for local historic designation of the property located at 430 Minorca Avenue, legally described as Lot 5, Block 4, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 8, Nays: 0).

- Vice-Chair Garcia-Pons: If the Board decides not to proceed then it would default to your determination that it did not meet the criteria.



- Mr. Adams: Yes, the determination was made and was not appealed. Cottage designations are normally done by staff, they do not come to the Board unless appealed. The Board can interpret the request and say that it meets 12 of the criteria and kick it back to staff or can they make a final determination on the Cottage.
- Deputy City Attorney Ceballos: The code specifically states that it is a staff determination. If you would like the opinion of the Board, you may request it. It would only be a recommendation.
- Ms. Spain: Doesn't the code also say that if any property owner or resident can appeal the determination made by staff to the Historic Board
- Deputy City Attorney Ceballos: There is an appeal process.
- Vice-Chair Garcia-Pons: Is there a time limit.
- Mr. Gibb: Ten days. You would have to look into the text to see whether it says by the official. I doubt that there is text that says that only the official can designate anything historic or modify. You can defer to their expertise, and they determine if it is so much of a change that it comes to you. I am not sure that there is language saying that the Historic Board could not designate it.
- Ms. Spain: There is language that talks about appeals and there may be a time period.
- Mr. Adams: The code does not specifically say Staff.
- Mr. Fullerton: We have designated it historic, so now we have to determine whether it is a Cottage.
- Mr. Gibb: Staff has already determined that it falls short. Mr. Adams suggested that instead of staff going over it again we come to the Board and get a determination from the Board.
- Deputy City Attorney Ceballos: The code does specifically state "As determined by the Historical Resources Department".
- Mr. Gibb: I would argue that the Board is part of the Department.
- Vice-Chair Garcia-Pons: Regardless of whether it moves or not if the applicant wants to make some modifications to the building to conform to the Cottage criteria more obviously, just because there was an initial determination, if they come back with some sort of a change can you change that determination?
- Mr. Adams: I don't think the changes they were proposing would address the Cottage requirements. It would mean moving the windows back to where they were, un-enclosing the original porch and it wasn't determined that the cast column met the requirement of the cast requirements. The changes made were more for designation versus reinstating Cottage features.
- Vice-Chair Garcia-Pons: They could do it, but would be a drastic change in the scope.
- Mr. Fullerton: The porch enclosure is a common occurrence. If there are any cottages in Coral Gables, this is definitely one of them. There is no question that it bears all the

requirements discussed. It has a stucco finish, while it may have been modified in the past it is still there. The front porch is a non-issue, we have talked about the decorative features and the casement and sash windows. I think that we are well over the 12 required.

Vice-Chair Garcia-Pons: Do we need to decide what the two things are that are going to push it over.

Mr. Adams: It would help.

Mr. Gibb: You can start with the 10 and offer two more.

Ms. Rolando: Mr. Fullerton do you want to make a recommendation specifying the certain elements that you consider to be Coral Gables Cottage characteristics present in the property.

Deputy City Attorney Ceballos: Before the board makes a recommendation, I need to review something.

This board is the final decision making board. Meaning there is a staff decision, and it is appealed it comes to this board. I believe it would probably be improper for the board to chime in on something that will be a quasi-judicial hearing where the factors of the appeal will be considered, and the board would make a determination. So, if there is a significant change in the property, I would recommend that the applicant resubmit to staff and if staff so chooses to make it a not then it could be appealed.

Mr. Gibbs: We are here because we got opposite advice. We are here because we were advised that this was the way to proceed to get around the fact that we were denied and missed our window.

Mr. Adams: You were advised to come here with the designation and as the application says, the applicant seeks approval for the existing residence to be designated as a historic structure. You had not come here before that, and you are submitting the Cottage request.

Mr. Gibbs: Mr. Attorney please clarify if they can or cannot do anything.

Deputy City Attorney Ceballos: You cannot submit or be designated a Cottage without a historic determination/historic designation, so any staff determination without that step having taken place was improper. You can submit, if nothing has changed, staff will probably deny and then you have the opportunity to appeal

Vice-Chair Garcia-Pons: Can the board make recommendations to staff separate from this application as to what we think about porches and stuccoes and windows, or is that premature?

Deputy City Attorney Ceballos: If the Director came with the request for information just to bounce ideas, in general I would not have an issue with it, but the fact that you are the final decision board, I believe any discussion or opinion would probably be improper as if this is appealed it will come before this board.

Ms. Rolando: The motion that we are being asked to vote upon is "to deny the request for Coral Gables Cottage Designation, because it does not include certain criteria listed" or "to approve the request for Coral Gables Cottage Designation, because it does include certain criteria listed"

Mr. Adams: Yes, but we have just heard legal opinion. I have just heard that as well.

Ms. Rolando: So, you are saying this request (one from column “A” and one from column “B”) is not appropriate?

Deputy City Attorney Ceballos: Correct.

Vice-Chair Garcia-Pons: Even if it came from staff?

Deputy City Attorney Ceballos: Yes, that is my opinion.

Chair Menendez: They have to submit something to staff and if staff approves, then fine, if not it comes back to the board.

Deputy City Attorney Ceballos: If they are seeking the board to determine whether it is a Cottage, the only way that would happen is in an appeal. That should go through the proper appeal process.

Ms. Rolando: In that case the appeal would come to the Board.

Attorney Ceballos: Yes

Mr. Fullerton: They already did that, isn’t that what we have in front of us?

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

**CASE FILE COA (SP) 2022-030:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1101 Alhambra Circle, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 13, Block 16, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the alteration of the roof rafter tails and the demolition and reconstruction of the east property wall.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation. Highlights were as follows:

1. There are two options:
  - i) Approve the request to replace the rafter tails with tails that do not extend beyond the roof line with the following conditions:
- OR
- ii) Approve the request to replace the rafter tails with tails that extend beyond the roof line as existing with the following conditions:

Oscar Falero, the owner followed a Power Point Presentation onscreen. Highlights are as follows:

1. He gave a history of purchasing the house.
2. Issue #1: The rafters are in decay and are breaking up, he has replaced them throughout the years.
  - a. There are 32 wood rafters, 16 on the east and 16 on the west side.
  - b. They support the roof line, so removal is not an option.
  - c. The rafters create a lot of mold in the rafters and ceiling which create a health problem for his family.

- d. There are rafters under the carport which are not exposed and do not need to be replaced or reconstructed.
  - e. He is proposing two solutions:
    - i) Maintain the design and integrity and bring the rafter underneath the roof line.
    - Or
    - ii) Cut them off completely.
  - f. He explored using other materials such as Styrofoam, PVC and different methods of composite material, but they cannot mount them properly within the structure.
3. Issue #2: They have been approved to extend the property wall for security. The actual wall is two feet from the property line.
- a. He is requesting to extend the entire wall on the east side of Cordova Street.
  - b. Since he has to demolish it and rebuild, he wants to put it on the property line.

Mr. Maxwell: The rafter tails have lasted 60 years, they are not the cause of the mold. The proposed options radically change the exterior appearance of the house. Part of the reason the rafter tails are rotting is because the end cap on the roof is missing. The drip edge is not placed properly, the rafter tails can be saved by flipping the drip edge so that it drips out over, and underneath you put a zinc strip on top of the wood. Figure out a different way to salvage the rafter tails.

Mr. Falero: These have been replaced several times.

Mr. Maxwell: It is about maintenance. Wood shrinks about 25% in two years in South Florida, so it has to be treated and coated.

Mr. Falero: I have taken care of them, and painted them, and replaced them, but the problem continues.

Mr. Fullerton: Wished he had included a picture of the house. It would have helped the Board see how important they were to the look of the house. The suggested solutions are radical.

Mr. Ehrenhaft: The rafters that are exposed, are a major architectural detail that will negatively affect the architect's intent. Shortening them does much the same. You are concerned about the mold. You can't put a gutter there as you would not see the architectural details. The solution is periodic maintenance. The Board's job is to think about the architectural integrity of the structure.

Mr. Fullerton: The rafters are significant if they are exposed or not. It will look good if they are under the eave and will solve the problem.

Ms. Rolando: I will go with option "A", but you will be disappointed as it will severely impact the aesthetics.

Ms. Spain: Have you priced out any other material.

Mr. Falero: PVC was priced, but because of the difficulty of mounting it to the wood and support issues given the different wind pressure it was not recommended.

Mr. Durana: The a/c is the possible cause of the mold. We have worked with a company called the Hardy Boys in Fort Lauderdale; they fabricate wind rated material that looks good. The other option is the drip edge cap on the top of the rafter. This has been used to reduce the rotting of wood on outdoor trellises. This looks like yellow pine wood; Cedar or Cypress wood would be a better option. This is a defining feature of the house, and you would be disappointed if you changed it. The cheapest solution would be the cap. Once you put it in the water sheds off and it will not rot from underneath.

Mr. Maxwell: The reason that you use zinc is that it kills mold.

Mr. Ehrenhaft: In addition to the change in material, are there high grade marine paints that might be resilient to the weather?

Mr. Maxwell: It is about how you seal it when you put it up. Wood rots especially when it is exposed like this. Good solutions have been proposed. There are ways to do this, none of them are cheap.

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to approve the issuance of the Special Certificate of Appropriateness to approve the demolition and reconstruction of the east property wall on the property at 1101 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 13, Block 16, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida and to deny the request for design approval for the alteration of the roof rafter tails with the recommendation that the existing rafter tails be restored in concert and with the assistance of City Staff.

The motion passed (Ayes: 8, Nays: 0).

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

**CASE FILE TDR 2022-010:** Consideration of the Transfer of Development Rights for the property at 114 Menores Avenue, legally described as Lot 8 and the West ½ of Lot 9, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The application requests approval of the maintenance/preservation plan, pursuant to section 14-204.4 of the Zoning Code.

Deputy City Attorney Ceballos: The code requires that all commission board meetings must end at 9pm. The board has ability to extend to a time certain. The board needs to make a motion to a specific time and approve it.

A motion was made by Mr. Garcia-Pons and seconded by Ms. Spain to extend the meeting until 9:30 pm.

The motion was unanimously approved.

A Power Point echoing the TDR report was played onscreen.

Mr. Adams read the TDR Report.

Mr. Garcia-Serra, 600 Brickell Avenue representing the owner and Location Ventures the purchaser of the property made a presentation following an onscreen PowerPoint presentation. Highlights are as follows:

1. George Fink designed three small apartment buildings on this block, 114, 118 and 122 Menores.
2. All three have been designated historic.

3. 118 Menores was approved as a sender site in July.
4. 122 Menores is being adaptively reused and incorporated as part of a new project being developed at 1505 Ponce de Leon Boulevard which is the receiver site for the TDR's.
5. 114 Menores is in the best condition of the three buildings and the proceeds from the TDR's will help keep it that way.

Ana Alvarez made a presentation following a Power Point presentation onscreen. Highlights were as follows:

1. This is an 8 unit apartment building in relatively good shape.
2. There are 10 items for immediate repairs and future repairs based on feedback received from the last time on another project. It is understood that hurricane protection is a priority.
3. Pictures of the property were shown.
4. It is basically a box with a flat roof and the front has the combination of the gable and the hip roof.
5. The original arched openings are now doors.
6. The windows and doors are the item that need the most attention.
6. Windows are in bad shape. They are the original wood windows on the side and back. Simple, no muntin hung windows.
7. Recommended immediate repairs:
  - a) Roof repairs
  - b) Low wall in the front is damaged.
  - c) Wrought iron balcony need rust removal and paint.
  - d) Crawl space opening vents need repair and made more uniform.
  - e) General cleaning and stucco repairs.
  - f) Windows – recommend owner work with a design team that includes an MEP engineer because the decision to change the windows is tied to what happens to the a/c units.
8. Immediate repairs: Could be completed within 6 months to a year.
9. Hurricane Protection: Items that fall under hurricane protection, i.e., windows and a/c could be done within 2 years.
10. Future Recommendations:
  - a) The roof was analyzed to have another life expectancy of 5 to 8 years.
  - b) Certification will need to be renewed in 2025.
  - c) General maintenance including checking plumbing.

Mr. Maxwell: What is the long term preservation plan?

Mrs. Alvarez: There is a fire alarm.

Mr. Maxwell: It is not in the plan. The building is 100 years old; how will it make it to the next 100 years. It is about progressing and not just doing the minimum. Your submittal is very broad. What is going to be done to maintain the building as a historic property. Not just the immediate, but the long term plan.

Vice-Chair Garcia Pons: Ms. Alvarez is referring to page 24 and 25 – Recommended future improvements. The stabilization/maintenance plan is the entire document not just the last chart. Are the recommended future improvements on page 25 sufficient.

Mr. Maxwell: I want to see the process so that we have a good form of it. So that everyone can look at it and see what you are doing in 5 or 10 years or how you are going to be maintaining the building rather than the immediate. This is not a criticism it is how we are trying to evolve our process.

Ms. Spain: A lot of the recommendations are as they come up, when it will be necessary to do them, it will be hard to put a timeline on some of them.

- Ms. Rolando: There should be an outside date for replacing the windows and the a/c.
- Mr. Garcia-Serra: Anna has identified longer term items that need to be done. Perhaps it needs more teeth, in some cases timeframes in other cases annual inspections to determine when the repairs are necessary. Part of the motion to approve could be that together with Mr. Adams a timetable is prepared for the required items to be done.
- Mr. Maxwell: The report is good it is better than what we have received in the past. You need a policy about what you are going to do in the future. It does not need to be totally detailed, maybe by classification of work. If we can begin to look at those and standardize the plans moving forward.
- Mr. Garcia-Serra: We can anticipate what the issues are going to be and start putting more details as to how we are going to address them. We have to be grateful it is happening these regulations have been on the books for some 30+ years, but we have only done 3 transactions. We need the plans to catch up.
- Chair Menendez: Develop a life cycle plan for all the systems in the building, with dates for inspections, repair and replacement. Something that is going to take us into the future and not just next year.
- Vice-Chair Garcia Pons: It is not just about the electrical systems and the things that are going to get reviewed on the forty year certifications, any elements that are not going to be reviewed by engineers that are of historical significance should be included in the plan. The plan says repair or replace the doors and windows, they are probably easy to repair with gum and paint, but that is not a real solution, this does not go far enough. The windows need to be replaced; they cannot be repaired. Ana is correct that it is a dual issue windows and air condition. It needs to be done and the time frame specified.
- Ms. Rolando: What is the timeline for replacement of windows.
- Mr. Garcia-Serra: It will take some time for the window issue to be worked out as there is also the issue of the a/c. Maybe that is a category that we can dedicate time with staff to figure out while having the flexibility to move forward as the buyer needs the TDRs now.
- Mr. Rolando: The report after consultation with staff will call for a plan to replace the HVAC Systems and the windows within a fixed time period agreed upon by the owner and staff.
- Mr. Maxwell: We could approve this on the proviso that they develop an annual maintenance plan of inspections of all building systems which shall be submitted to the Historic Preservation Office and Develop a longer term set of policies for restoration and maintenance.
- Vice-Chair Garcia-Pons: I can't approve a stabilization/maintenance plan to be determined. It is the one in front of us. Counsel is listening and they need to come back to us with a complete plan.

- Ms. Rolando: Are annual reports made to the Historic Preservation Staff and is there a mechanism for evaluating them? There should be a category of immediate reports from now to 2 years, and a longer time plan from 2 years to 5 or 7?
- Chair Menendez: What if the applicant works with staff based on the priority of the items that the architect has come up with to determine a scope of work and a timeline for them to be completed. The architect has determined items that have a higher priority, and they can work with staff to determine that. Also work with staff to develop a plan going forward that has to be resubmitted to the Historic Board.
- Ms. Rolando: Add a column to the executive summary showing an outside date for accomplishing the repairs identified. There should be milestones to measure compliance. Page 22-26.
- Chair Menendez: We need specific items that are going to be addressed and the date they will be addressed.
- Mr. Maxwell: I would use the term building systems lifecycle plan.
- Vice-Chair Garcia-Pons: Our charge is to approve a stabilization/maintenance plan.
- Chair Menendez: Part of that is stabilizing the building.
- Vice-Chair Garcia-Pons: I don't believe that it is our charge as the Historic Preservation Board to make sure that the Fire systems work. There are entire departments dedicated to that. Our charge is how can we protect this building and give them the resources that they need to protect this building. The architect and the engineer have identified obvious things that are in poor condition. It is not a question of repair; it is repair to what level? What constitutes that? It is not for our Board or staff to decide. They are clear on page 49 and 50 that they have work to be performed within 6 months. They have timetables for the immediate needs. There are 2 levels of needs, there is the repair that could be done within the next 6 months, in time for the next hurricane season, but there are very obvious deficiencies that need to be replaced and that is not part of the plan.
- Ms. Martinez: When I started the presentation, I was thinking that there would be three tiers of work:
- a) Immediate.
  - b) What falls under hurricane protection – a year or two years might be more reasonable for that as it is tangled up with the a/c and maybe structural. You need a true design team to look at that.
  - c) Long term goals.
- She would be happy to turn that into a plan that reads that way and addresses the life cycle criteria.
- Vice-Chair Garcia-Pons: That is a great approach, but not what is being voted on today.
- Mr. Maxwell: We either have to vote to accept the plan with some stipulation which needs to be done in order to sell the TDR's and then work with the staff to redo that.
- Mr. Garcia-Serra: Everyone has acknowledged that there are immediate, intermediate and longer term needs that we need to have target time frames attached to them with staff and there are systems that are ultimately going to have to be replaced sooner or



later. The report to a great extent already identifies immediate items and how quickly they need to be done. The report also identifies intermediate and long term items that need to be done, but it does not give the time frames and the frequency of reporting.

Mr. Maxwell: It does not set out a set of policies.

Mr. Garcia-Serra: We are willing to do everything I have said, I don't know if that is enough to put into a motion. We have to be careful that the perfect is not the enemy of the very good because we are literally in a situation that the buyer needs to close on these TDR's by the end of the month. If not, he will line up other TDR's to purchase if these are not approved. We need strike a compromise and have a resolution that works so that we can walk out of here tonight knowing the plan is in place.

Ms. Rolando: What if we say that we approve the plan subject the following conditions/modifications:

a) The applicant come back and submit to staff for review and approval time certain, outside dates for each of the conditions identified under Property Conditions on pages 2-26.

The Board cannot be drafting this, staff needs to go through this line by line and ask what needs to be done and what is reasonable and what needs to be investigated further. Maybe we call for annual reports on the building condition and the repairs and progress made to date and reporting on the condition of the building as part of the annual report.

Mr. Garcia-Serra: That is acceptable to us.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Ehrenhaft to extend the meeting another fifteen minutes.

The motion was unanimously approved.

Vice-Chair Garcia-Pons: The intention of this plan is to actually have a plan to approve, having a plan that we would like to have them present to staff to approve goes against what I think our charge is. I think that is a problem for the Board. If the motion would proceed then my concern for this particular building is the immediate needs and repairing the windows are clear and obvious, but I think they must be replaced, and I would like to hear what date that is today. Not to be negotiated by staff to be in the future. If it requires the MEP, what is that time frame, so I am comfortable for my vote.

Ms. Rolando: Are you proposing that as an amendment.

Vice-Chair Garcia-Pons: Yes

Ms. Rolando: I am okay accepting that because we have been consistent in that approach throughout this discussion. We need a date certain. Are you in agreement to provide a date certain.

Mr. Garcia-Serra: We are in agreement that they need to be replaced.

Ms. Alvarez: I had suggested between 1 and 2 years.

Vice-Chair Garcia-Pons: If the repairs take place now as an immediate need and then the replacement happens within 2 years, it is going to take that long. That would satisfy my needs.

A motion was made by Ms. Rolando and seconded by Vice-Chair Garcia- Pons to approve the maintenance/preservation plan for the property at 114 Menores Avenue, legally described as Lot 8 and the West ½ of Lot 9, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. With the following conditions:

1. *Property Conditions of the report being modified after consultation and approval with Staff to include outside dates for each of the immediate and intermediate repairs and future improvements.*
2. *Provided that the report shall call for the replacement of the windows no later than two (2) years.*
3. *The modifications must be accepted and acceptable to staff.*
4. *The annual reports must be submitted to staff every two years on the building system life cycle, the maintenance and stabilization performed during the previous year and additional repairs, maintenance or replacement that need to be made.*

The motion passed (Ayes: 7, Nays: 1).

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

**CASE FILE TA-2022-002:** Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 15, "Notices" to require online publication of historical determination letters and Article 8, "Historic Preservation" revising the process of historical determination letters; providing for severability clause, repealer provision, codification, and providing for an effective date.

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

1. This is an amendment proposed by the City Commission, and it's here to you for a recommendation, and it's regarding the determination of significant letters.
2. If someone wants to demolish, and the property is not historic, they must come through the Preservation Office for a determination of historic significance.
3. There was an issue where a determination was issued a year ago, it was found not to be eligible for designation. The property owner did not apply for permits and a year later we received a designation application.
4. There is nothing in the code stating people cannot do that.
5. This is a proposed method to try and address that issue.
6. Changes are as follows:  
Flowchart on Section 8-102 – General Procedures for Designation: A section is provided for the appeal process.
  - a) The applicant submits a proposal to the Historic Preservation, Board or to staff.
  - b) If the application is effectively denied then the applicant can submit an appeal.
  - c) There is a notice of public hearing.We are calling it an appeal, but the requirement is for them to submit the completed historic designation report. The way it works is as follows:
  - a) The determination letter is issued within 45 days of the receipt of the application that the property is not eligible for determination.
  - b) Any citizen must submit a Notice of Intent to Appeal within 10 days of the issuance of the letter and within 21 days of that notice they must submit to staff a complete historic designation report.
7. The only other change is currently the Determination of Significances are not made public, even though people can do a public records request. We will now post online at the end of each week so that the public can see them and make a determination if they want to appeal and submit a designation report.

8. The required timeline is a good idea, and in terms of being transparent and publishing these online we have no issue with it, we have one concern.
  - a) Someone submits for a determination of significance; I have 45 days to issue a determination. If it is not eligible for designation, an appellant has 10 days to submit the Notice of Intent to Appeal and 21 days to submit the complete designation report. It might be 6 weeks before we can bring it to the Historic Preservation Board. If the Board determines that it does not merit the criteria, they then have the right to appeal it to the City Commission. So, this applicant is potentially facing 6 months down the line as it goes through this process. Staff was used to these letters being the final word, but there is nothing in the code that actually prevents someone from submitting a designation application a year after the fact. This at least takes the process and condenses it.
9. We are looking for a recommendation of approval to the City Commission for this amendment.

Ms. Spain: Are you going to post the properties at all.  
Mr. Adams: The only posting that will be done will be the posting of the determinations at the end of the week on the website.

A motion was made by Ms. Spain and seconded by Mr. Maxell to approve the recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 15, "Notices" to require online publication of historical determination letters and Article 8, "Historic Preservation" revising the process of historical determination letters; providing for severability clause, repealer provision, codification, and providing for an effective date.

The motion passed (Ayes: 8, Nays: 0).

#### **APPROVAL OF MINUTES:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the minutes of the October 19, 2022, meeting with corrections.

The motion passed (Ayes: 8; Nays: 0).

#### **DISCUSSION ITEMS:**

1. Reconstruction of the Gondola Building on the grounds of the Biltmore Hotel.

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

1. This is only for discussion.
2. You are not discussing the reconstruction or how it will be done.
3. This is purely to get the boards reaction on the proposed relocation.
4. A picture of the current condition of the Gondola Building was shown.
5. We have \$750,000 from the State, \$750,000 match from the city to reconstruct the building.
6. The City's concern is if the building is reconstructed in its current location, you will have a building that has no use apart from storage, which is what it was originally designed for.
7. To try and create another use there is not feasible as if you need a sewer line or water you will have to dig up the golf course and go under the canal.
8. The City's concern is that they are spending \$1,500,000.00 on a building for which there's no use.
9. The reason it can't be used is because people are going to get hit by golf balls during the day and any sort of nighttime use whether it is a bar, or a restaurant is going to require water, electricity and sewer.
10. We spent a long time reviewing every possible option on the golf course of where to move it to.
11. There was one suggestion to move it to a city owned park which obviously we didn't support.

12. To put this building in a usable location where you are not going to get hit by a golf ball is probably the best option.
13. A picture with a proposed location outlined in yellow was shown.
14. This is at the tennis center on the road that takes you out of it leading to Anastasia Avenue. It is close to services; it is just off the golf course and at least it is being kept on the Biltmore property.
15. There are a lot of different opinions on whether this is the perfect location and whether it should be moved.
16. Pictures of the following were shown:
  - a) Looking at the site from the tennis pavilion.
  - b) Looking at the site from the golf course towards the tennis pavilion.
  - c) From the entrance way from Anastasia Avenue.
  - d) Heading towards the entrance.
17. The City Manager requested us to bring this to the Board to gauge their reaction.
18. If it is ultimately going to be removed and rebuilt it will come back to the board.
19. This is the suggested preferred option.

Mr. Maxwell: The City is going to spend \$1.5 million constructing a shell?

Mr. Adams: It was used as storage; the suggestion was to use it as storage again. We did look at the possibility of bringing gondolas back, but you are not going to be able to do that during the day because you will get hit by golf balls and you cannot use it at night. Even if it is built back historically correct, the concern is \$1.5 million on a storage building.

Mr. Maxwell: That is an expensive storage building.

Ms. Rolando: I am a great believer in adaptive re-use. I would not spend \$1.5 million on storage. The problem I have with the proposed site is that it is not by the water. If you're rebuilding or reconstructing a gondola building, shouldn't it be by the water. Whatever building or reconstruction is done it should be done where it can be used by the public or the hotel where people have the opportunity to see it. It should have some relevance or echo of its original use so it should be by water.

Mr. Adams: The proposal to move it to a City Park next to the Biltmore, where it would be on the water, possibly to launch a watercraft. However, it would not be on the Biltmore site. You are moving it from its context to the proposed location, but you are completely removing it from its context if you take it to another site. The issue was that anywhere where there is water you are in the firing line of the golf balls.

Mr. Durana: The Biltmore is very poorly run; it is a dump. The pool cabanas are disgusting. The food and beverage service are terrible. That whole 18<sup>th</sup> and 19<sup>th</sup> green thing is terrible. Removing it from their property and putting it on the park resolves a problem for them, it is probably what they wanted, they wanted to get rid of it.

Ms. Spain: We should not reward bad behavior.

Mr. Durana: The same way we are enforcing these maintenance plans on these smaller people why is the Biltmore getting a free pass. That thing should look like the breakers in Palm Beach.

Mr. Maxwell: The Biltmore is the one that damaged the building.

- Mr. Durana: I understand why the location is bad as you will get hit by a golf ball. My bigger problem is that they don't maintain anything there and building this building is like giving them a freebee. I don't like the whole idea but don't want to shoot ourselves in the foot when we can potentially do something with it, I think it is a bigger issue.
- Mr. Adams: That might be something to discuss when the application comes to you. At the moment this is just about getting your feedback on the relocation and the site.
- Vice-Chair Garcia Pons: It is a structure that was built for storage in the middle of the golf course, and I think that's what it should be re-stated for now. If there's an incredible adaptive reuse for that particular building in that particular location. I'd love it, but rebuilding a whole new building tucked in a corner of a tennis center does not interest me.
- Mr. Adams: The intent of moving it is to bring it into use, because if it is moved there, it will not be a shell.
- Vice-Chair Garcia Pons: I think, should be rebuilt in place for either its original intended use, or whatever it can be used for.
- Ms. Spain: I totally agree, and they should also put a plaque there, explaining what it is.
- Mr. Maxwell: Another option would be to basically just shore up and stabilize what's there and use it as a golf shelter, rather than expending a whole lot of money on something that won't be used.
- Board Comments: Why doesn't the Biltmore pay for it. They are the ones that let it fall apart. Why are the taxpayers paying for it.
- Mr. Durana: Imagine if these people who sold their development rights let their building collapse and then asked the City for \$750,000 to rebuild it, we would say no.
- Mr. Fullerton: That \$1.5 million would make a nice little starting point for the MacFarlane Homestead.
- Mr. Adams: Unfortunately, it is specified what it is for. The general consensus is to leave it where it is?

A member of the public wanted to comment, but was denied due to it being an internal discussion of the board. Deputy City Attorney Ceballos stated that the Chair had the option to open it for public comment but there was no legal obligation to do so. The Chair chose not to.

**ADDITIONAL ITEM BROUGHT UP BY BOARD MEMBER:**

1. The Garden and the Church of St. James, the Lutheran Church at Galiano and Phoenetia are being demolished.

Mr. Maxwell: The Garden and the Church of St. James, the Lutheran Church at Galiano and Phoenetia are being demolished. The garden and some of the building materials on the church should be salvaged as they can be used for monument repair. They are coral rock which is hard to come by these days. Some of it is dressed, a lot of it is not. One of our commissioners is interested in coming up with a good

compromise with the community as well. I would like to recommend to the City, the Historic Preservation and Landmarks Advisory Boards that they look at the material that there.

Mr. Adams: This is the one that I received the designation application a year after I had made the determination. This will be coming back to you one way or another. If I agree with the designation application it will have to come to you, if I disagree with the application, the likelihood is that the applicant will bring it to you. I would not discuss this.

Mr. Maxwell. I thought this was foregone already, I thought they already had a demo permit.

Mr. Adams: I issued the letter over a year ago saying it did not have significance. It did not merit designation. The applicant submitted the designation report a year later. There is a designation application pending.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

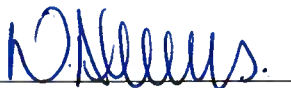
**ADJOURNMENT:**

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

The motion passed with a collective aye.

The meeting was adjourned at 9:50 pm.

Respectfully submitted,



Warren Adams  
Historic Preservation Officer