



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

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

☎ 305.460.5093
 ✉ hist@coralgables.com

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

STAFF:

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

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

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

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

MINUTES: MEETING OF NOVEMBER 10, 2016:

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

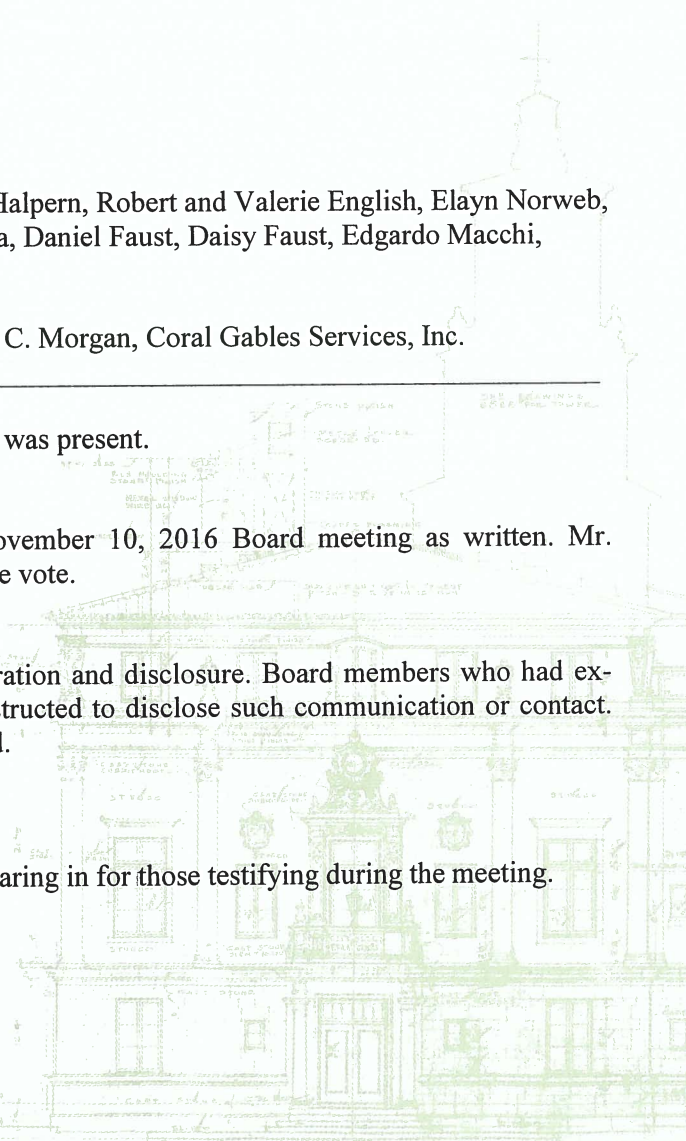
DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

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

DEFERRALS: None

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

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



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

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

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

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

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

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

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2016-012:

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

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

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

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

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

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

CASE FILE LHD 2016-015:

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

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

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

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

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

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

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

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

entire process.

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

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

CASE FILE LHD 2016-018:

Consideration of the local historic designation of the property at 501 Aragon Avenue, legally described as Lots 13 and 14, Block 10, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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

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

Coral Gables Historic Preservation Board Meeting Minutes

Thursday, December 15, 2016

Continued

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-029:

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

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

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

Ms. Kautz relayed and discussed staff comments:

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

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

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

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

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

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

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

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

CASE FILE COA (SP) 2016-030:

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

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

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

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

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

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

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

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

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

ITEMS FROM THE SECRETARY:

City Boards and Committees Appreciation Event:

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

MacFarlane Homestead Historic District Restoration/Rehabilitation Project Update:

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

Historic Plaques:

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


NEXT BOARD MEETING:

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

ADJOURNMENT:

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

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer