

**Exhibit F:**  
**Documents submitted**  
**by**  
**Historical Resources**  
**Department Staff**  
**at public hearing.**

## CITY OF CORAL GABLES

### - MEMORANDUM -

**TO:** RAMON TRIAS  
PLANNING & ZONING DIRECTOR

**DATE:** OCTOBER 11, 2013

  
**FROM:** DONA M. SPAIN  
HISTORIC PRESERVATION OFFICER

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

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

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

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

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

Original plans and photographs of existing guest house and pool cabana

COA(SP)2013-011 Staff Report

Letters/Emails in opposition to application

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

Emails in support of application

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

PowerPoint Presentation to Historic Preservation Board

Final letter to applicant with Certificate of Appropriateness

CORAL GABLES  
HISTORIC PRESERVATION BOARD MEETING  
CITY COMMISSION CHAMBERS  
405 Biltmore Way  
Coral Gables, Florida

SPECIAL CERTIFICATE OF APPROPRIATENESS  
CASE FILE COA (SP) 2013-11

September 19, 2013

Set for 4:00 p.m.

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

Reported by: Patricia Diaz, RPR, FPR



## 1 BOARD MEMBERS PRESENT:

2 Carmen Guerrero  
3 Dolly MacIntyre  
4 Tony Newell  
5 Judy Pruitt  
6 Deborah Tackett, Chairperson  
7 Venny Torre  
8 Alejandro Silva  
9 Dorothy Thompson

## 10 STAFF PRESENT:

11 Dona Spain, Historic Preservation Officer  
12 Kara N. Kautz, Assistant Historic Preservation Officer  
13 Emily Ahouse, Historic Preservationist  
14 Bridgette Thornton Richard, Deputy City Attorney

## 15 On behalf of the Applicant/Property Owner:

16 F.W. ZEKE GUILFORD, Esquire  
17 GUILFORD & ASSOCIATES, P.A.  
18 400 University Drive  
19 Suite 201  
20 Coral Gables, Florida

21 -and-

22 RICHARD HEISENBOTTLE  
23 RJ Heisenbottle Architects

## 24 On behalf of JACKIE &amp; GIL HADDDAD:

25 TUCKER GIBBS, Esquire  
3835 Utopia Court  
Miami, Florida 33133

## ALSO PRESENT:

Jorge Dalmau  
Gil Haddad  
Jackie Haddad  
Marlin Ebbert  
Ricardo Eichenwald  
Almalee Moure

Secretary: Nancy C. Morgan  
Coral Gables Services, Inc.

\* \* \* \* \*

MS. TACKETT: Okay. Moving to the next item on the agenda is case file COA 2013-011, an application for the issuance of a special certificate of appropriateness for the property at 6801 Granada Boulevard, a local Historic Landmark, legally described as tract 2 of Cartee Homestead, according to the Plat thereof, as recorded in Plat Book 43, at page 30 of the Public Records of Miami-Dade, Florida. The applicant is requesting design approval for alterations to the property, including the demolition of auxiliary structures and site features and the removal and/or relocation of trees.

This application is in association with a proposal to subdivide the property into two buildings sites, which is subject to and under the purview of a planning and zoning board and the City Commission.

MS. SPAIN: Thank you.

This property was designated as a Historic Landmark. This is the second time that they have come before you in association with a lot separation. It was permitted in September 27th of 1951, and it was designed by Alfred Browning

1 Parker.

2 I will briefly go through the slides to get  
3 you familiar with the property then turn it over to  
4 the applicant. This is a location map. It's right  
5 after the bridge on Granada Boulevard. This is an  
6 aerial of the property. Just to orient you, 6312  
7 Riviera, which we recently designated, is right  
8 across the canal.

9 Another aerial view, a little closer, and even  
10 closer. Very heavily wooded. This is a view from  
11 the dock.

12 Just to briefly go through the property, this  
13 is an approach to the residence from the driveway.  
14 This was an addition, a garage addition. This is a  
15 structure that they are asking to be demolished as  
16 part of this application, done a year later in  
17 1952. And again, the main residence. This leads  
18 -- going into the main entry of the house. This is  
19 just views of the outside of the residence.

20 This is a view of the pool. They are asking  
21 for that to be demolished also as part of this, the  
22 loggia enclosure. That is actually the cabana,  
23 which a portion of that was altered by Spillis  
24 Candela. You have another view of the loggia.

25 Now, this is the connection of that loggia to

1 the main residence. The applicant is requesting  
2 that this be demolished. Staff is recommending  
3 that it remain. Another view of the out building,  
4 which is now a guest house, which was a garage.

5 These are some interior shots. This home is  
6 not occupied now. We are showing the interior -- I  
7 thought I'd show them to you because it's such a  
8 great space. These are shots from when it was  
9 furnished.

10 Okay. This is a 1951 original site plan. It  
11 was really difficult to determine where the  
12 driveway was put in. I am assuming it's original  
13 to the home but there is no documentation because  
14 this was the site plan that's part of the permits.  
15 This is in 1952, that structure here, if you saw it  
16 earlier, it was the maid's room and garage  
17 addition. This is the site plan for that. Again,  
18 there is no real site on the site plan.

19 This was the site plan from 1967. Much of  
20 this wasn't done, but the main reason that I  
21 included this is because it doesn't mention any  
22 destruction of some of the site. The walls that  
23 they are asking to actually be made taller, that  
24 doesn't appear on this to be demolished.

25 This was 1986. It's very difficult to figure

1 out what was done and what wasn't done because in  
2 this case some of this was actually built but not  
3 all of it. And this is a -- what is this now?

4 This is the driveway, main house, the pool.  
5 This was provided by the applicant. It goes  
6 through the different phases and the additions.  
7 This is what will be going -- I needed to say that  
8 the lot separation, there is very specific criteria  
9 in the zoning code that the Planning and Zoning  
10 Board will look at as far as lot separation.

11 What they are here for now is whether or not,  
12 in order to accomplish that, they are able to  
13 demolish the site structures and that side building  
14 separate and apart and also the pool and that pool  
15 cabana. But the lot separation itself is not the  
16 purview of this board.

17 MS. THOMPSON: Can I ask a question of you,  
18 though, on this lot separation because I know what  
19 the ordinance says and I guess we all do too. If  
20 we do, if this board does indeed go ahead and give  
21 approval for removal of those structures, how does  
22 that affect the agenda item when it comes to the  
23 planning and zoning board?

24 It's like it's never been there? There are no  
25 structures on the land that would affect the

1 divided lot?

2 MS. SPAIN: I understand what you are saying.  
3 That's actually for the Planning and Zoning Board  
4 to determine, but I think the criteria is very  
5 clear. When it goes to the Planning and Zoning  
6 Board, I think that criteria actually talks about  
7 existing structures that have been demolished so  
8 they will take that up.

9 And I am recommending that if -- that they  
10 only come down if the lot separation comes through.  
11 They don't get to be demolished -- they can't take  
12 a tree out or do any of this unless the lot  
13 separation is approved by the City Commission.

14 MS. THOMPSON: I guess the question I really  
15 have then is, with your explanation of that, by  
16 agreeing with this application, this applicant, are  
17 we helping as to the sub --

18 MS. SPAIN: I am going to ask Bridgette to  
19 speak to that issue.

20 MS. THORNTON: I didn't quite understand that  
21 issue. I don't hear very well.

22 MS. THOMPSON: I don't either.

23 My question is, I know the lot splitting  
24 ordinance is almost a sacred thing in the City of  
25 Coral Gables, and it's not up to us to be concerned

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

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

18 Correct me if I am wrong.

19 MS. SPAIN: That's correct.

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

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

1 MS. THORNTON: Correct.

2 MS. THOMPSON: In essence, the approval has  
3 already been given; therefore, when that takes  
4 place, how does it work?

5 MS. SPAIN: I understand. I believe that  
6 there is criteria when they look at the  
7 establishment of the building site that takes into  
8 consideration voluntary demolition of a structure.

9 MR. SILVA: To ask the question another way,  
10 if we deny the application, does it continue  
11 forward to the Planning and Zoning Board or does it  
12 stop here?

13 MS. THORNTON: That's a separate request.  
14 They could still request the lot separation from  
15 Planning and Zoning. It's a separate criteria and  
16 a different portion of the zoning code.

17 MS. TACKETT: I have another question.  
18 Are we also considering as part of this the  
19 proposals to replace the structure? I see a new  
20 swimming pool.

21 MS. SPAIN: You mean the new residence?

22 THE COURT: Well, I see they are putting in a  
23 new swimming pool and they must be doing some  
24 landscaping or something where the buildings are  
25 being demolished.



1 MS. SPAIN: No, this is only an application  
2 for demolition. I mean, they are asking that  
3 this -- this is the demolition plan.

4 In order to move this, obviously, it's on the  
5 other lot that they are proposing, they would need  
6 to move the driveway to the lot, the proposed lot  
7 that doesn't have the historic house on it. So,  
8 they are asking that that be demolished, and,  
9 actually, on the subject, I met Troy Springmyer,  
10 the horticulturist for the City who is the acting  
11 Public Service Director. I was very concerned  
12 about the tree removal.

13 When you drive through this, it's lush. I  
14 mean, it's an amazing piece of property, and I was  
15 concerned that -- I don't know whether you can  
16 tell, but I was concerned that the little red dots,  
17 which you can see better, those are the tree  
18 removals. But they don't need to remove any of the  
19 specialized trees in order to remove this. So,  
20 it's one of the reason. So, Troy walked through  
21 this there and he was very -- they do show the red  
22 dots but they are not specimen trees. And our  
23 recommendation is to not have them allow to remove  
24 any of them. This is what you have.

25 Now, this, this is shown for zoning only. I

1 am not sure why the Planning and Zoning Board would  
2 require that, but that is not a house that I would  
3 recommend in favor of to go in there because it  
4 really is counter to this type of residence that  
5 really worked its way into the landscaping.

6 They are not asking for it. They are just  
7 showing it as far as setbacks and the size.

8 MS. GUERRERO: So it's just a footprint?

9 MS. SPAIN: Not even footprint. As far as I  
10 am concerned, this is a blank slate. They  
11 shouldn't take any trees out. They are not  
12 recommending that anything comes out. It would  
13 have to come back to us because this entire  
14 property is designated as historic. So, as we did  
15 on Coral Way and 1800 LeJeune, that was separated  
16 into three pieces of properties. Those new homes  
17 had to come back to this board, so the same thing  
18 would have happened here.

19 This shows it in context with the  
20 neighborhood. This is the garage and maid  
21 quarters. This is the original drawing by Alfred  
22 Browning Parker.

23 As you can see, it was a garage. This was the  
24 garage and the alterations. It looks like this  
25 now. This is the garage door. This is a point of

1 elevation and the planters here. I mean, it's been  
2 altered from the original, but the main reason that  
3 if the lot separation goes through, the main  
4 concern I have is if this building doesn't come  
5 down they are going to have to get the driveway  
6 somewhere and in order to go around this building  
7 there are major trees that would have to come down  
8 and that concerns me.

9 MS. GUERRERO: Can I pose a question?

10 I guess it's following what Alex Silva has  
11 asked. If we deny this, they will still  
12 consider -- the fact that we did that has no  
13 impact --

14 MS. SPAIN: It's a separate application. You  
15 would have to ask them whether they would go  
16 forward with it or not, but they could because the  
17 criteria for separation of the building site does  
18 not take into consideration of the certificate of  
19 appropriateness.

20 MS. THOMPSON: But am I not correct that the  
21 minutes of this meeting would be a part of the  
22 packet for the Planning and Zoning so they would  
23 know what we are discussing and --

24 MS. SPAIN: Yes, absolutely. Actually, we are  
25 planning on ordering the verbatim.

1 MR. TORRE: Dona, this is the noncontributing  
2 guest house that would be demolished. Right?

3 MS. SPAIN: Yes.

4 MR. TORRE: And that was a Browning Parker --

5 MS. SPAIN: It was done a year later in 1952.

6 MR. TORRE: And then the garage door remains  
7 as a garage?

8 MS. SPAIN: Pardon me?

9 MR. TORRE: The main garage is now a garage.

10 MS. SPAIN: They added a garage structure  
11 later on. It's no longer a garage. It was  
12 originally built as a garage and maid quarters.

13 This shows the pool. This is the original  
14 drawing early on by Alfred Browning Parker showing  
15 the cabana here. This is that loggia that attaches  
16 on to the main structure of the house. And this is  
17 how it ended up being permanent.

18 This is original to the house. This portion  
19 of it has not been altered. Staff is recommending  
20 that this portion remain. They are still able to  
21 do the lot separation but we are asking that to  
22 remain.

23 MR. TORRE: The loggia?

24 MS. SPAIN: Yes.

25 MR. TORRE: But only to point --

1 MS. SPAIN: Where the setback kicks in.

2 MS. GUERRERO: I have a question. Initially  
3 when I read this and then I saw the photographs, I  
4 thought, well, the pool has a lot of  
5 characteristics that are important of keeping  
6 because they are characteristics of Browning  
7 Parker's work.

8 The reason why you are suggesting that it come  
9 down has to do with the lot separation, solely, or  
10 is it based on another criteria?

11 MS. SPAIN: Well, really, once this goes, if  
12 you allow the cabana to come down, really that's  
13 what this responds to.

14 MS. THOMPSON: Dona, what about the wall?  
15 It's a beautiful wall there. That would have to be  
16 broken into. Right?

17 MS. SPAIN: Wall?

18 MS. THOMPSON: Yes.

19 MS. SPAIN: That happens on lot separations.  
20 That's going to happen on the Coral Way house.  
21 When they build that new home, they are going to  
22 have to cut a portion of the wall to allow the  
23 driveway.

24 MS. THOMPSON: But that wall on Coral Way has  
25 no resemblance to the wall on this one.

1 MS. SPAIN: Certainly the one on Old Cutler  
2 does.

3 This one shows the -- actually, I believe it  
4 shows the additions that were done. I am sure they  
5 will call about that. This shows one side of the  
6 wall towards the pool. This is an alteration here.  
7 That's another alteration, this section here. In  
8 fact, I believe it has changed. This section is  
9 original.

10 I did put on the staff report that when we  
11 were out there with the owner he was saying that  
12 this has been on the market for quite some time and  
13 he was saying that this loggia blocks the view of  
14 the bay, which we heard before. So, I am on record  
15 with another home saying that they could come in  
16 with a certificate of appropriateness if, in fact,  
17 that was a concern of a potential buyer. So, that  
18 was another issue with, if we allow -- if we  
19 require them to keep this, which is something that  
20 you can do, keep this section and work the lot line  
21 around it. Well, then if they come in and ask for  
22 that because of the blocking the view of the water  
23 to come down then they have this odd lot that's  
24 working right around something that's coming down  
25 anyway. I think this is really the issue that you

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

4 MS. TACKETT: Thank you.

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

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

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

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

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

1 residence until the proposal to subdivide the  
2 property on two sides is approved by the City  
3 Commission.

4 Number five, the removal or relocation of the  
5 trees on the lot that is created for a new  
6 residence will be part of the application of that  
7 residence and will require the certificate of  
8 appropriateness. No tree removal or relocation  
9 will occur until the design of the new residence is  
10 approved. Staff is not recommending approval of  
11 the removal or relocation of trees on Lot B.

12 Number six, the demolition of the portion of  
13 the perimeter coral rock wall to accommodate the  
14 driveway of the new residence will also be part of  
15 the application for the new residence and will  
16 require a certificate of appropriateness.

17 And a motion to approve a certificate of  
18 appropriateness for the alterations to the property  
19 with the above conditions.

20 So, I am recommending that those conditions be  
21 part of the lot separation.

22 MS. THOMPSON: Why do you, on number two,  
23 state that staff is not recommending approval of  
24 any construction on Lot B at this time? Is that  
25 relevant at all or does that have some other



1 significance here that I am missing?

2 MS. SPAIN: Honestly, I don't think anything  
3 should happen to that lot. If, in fact, the  
4 Planning Department and the City Commission  
5 approves the lot separation, that needs to be a  
6 clean slate with no trees being removed as part of  
7 the lot separation, and it needs to come to us.

8 We can get a free survey and identify the  
9 specimen of trees. All of that is doable. It  
10 should not be part of -- in my view, it should not  
11 be part of the lot separation because that side has  
12 a lot of mature trees.

13 MS. THOMPSON: What other reason would there  
14 be for the lot separation if not for building a  
15 home?

16 MS. SPAIN: Absolutely. I am not saying they  
17 can't build a house. I am just saying that they  
18 should not remove the trees until the new plans are  
19 done.

20 MS. TACKETT: And the new landscape plan is  
21 done.

22 MS. SPAIN: And the landscape is done.

23 MS. THOMPSON: That part of the statement, it  
24 seems to me, is not saying it exactly the way  
25 you're saying it now.

1 MS. SPAIN: They have in their application --  
2 they are requesting removal of these trees. I  
3 don't think it should happen now. That should  
4 happen with the design of the new house.

5 MS. TACKETT: Am I correct that we don't have  
6 any report on the trees as to how many, what  
7 specimen they are, how many there are, can they be  
8 relocated, none of that? We have no information on  
9 that?

10 MS. SPAIN: No. That should be part -- that's  
11 why I am saying no tree removal should happen until  
12 we get that plan.

13 MS. GUERRERO: Could I ask a question?

14 Just to clarify, I know these points are not  
15 written in order of value or preference but  
16 shouldn't number three be like way at the top in  
17 the sense that you are recommending these  
18 alterations, only if the lots are divided?

19 MS. SPAIN: That's exactly right.

20 MS. GUERRERO: Retaining the existing loggia  
21 is a moot point if this is denied, if the lots are  
22 not divided. Nothing can happen unless the lots  
23 are divided.

24 MS. SPAIN: That's right. That's what I am  
25 saying.

1 MS. THOMPSON: But I agree with Carmen.

2 MS. GUERRERO: It's almost like I feel that we  
3 are not thinking or discussing if we deny, if we  
4 agreed with some things going on the site. We are  
5 sort of being forced, but not directly, to consider  
6 this subdivision of the lot when, in fact, isn't  
7 there a greater idea, which is do we touch this  
8 house or not.

9 MS. TACKETT: Right, but I think you could  
10 look at it that way. I think you could look at it  
11 if it was one lot and they came in for new  
12 additions and to modernize the house or to expand  
13 the house, would we allow the center structure to  
14 be demolished. So I don't even think you even need  
15 to look at the lot, to be honest with you.

16 MS. GUERRERO: But it's associated with it.

17 MS. SPAIN: Again, there needs to be a plan.  
18 I don't think that they should take the guest house  
19 down without a plan to do that.

20 MS. TACKETT: Without a plan for  
21 redevelopment.

22 MS. SPAIN: That's why I was very concerned  
23 about the loggia. If someone comes in and they do  
24 want to do an addition, that's the time to get at  
25 that.

1 MS. TACKETT: Let's hear from the applicant.

2 MS. THOMPSON: Again, one more thing on the  
3 takeoff on what Carmen is saying, reading number  
4 one sounds like it's a done deal, but you want to  
5 retain that. Everything else is okay. That's the  
6 essence that it comes that way. I think you should  
7 reverse it, I really do, and put the emphasis on  
8 what you are trying to say.

9 You don't want the trees removed and any new  
10 construction will be -- you know, and then say --  
11 talk about what could occur.

12 MS. TACKETT: Okay.

13 MR. GUILFORD: Madam Chairperson, members of  
14 the board, for the record, my name is Ezequiel  
15 Guilford, office at 400 University Drive.

16 It gives me great pleasure today to be  
17 representing Califon Company, the owner of the  
18 property 6801 Granada Boulevard. Here with me in  
19 the audience is Mr. Jorge Dalmau, who is the owner  
20 of the property and has been the owner for probably  
21 since the late seventies, since the late seventies.

22 Also with me next to me is Mr. Richard  
23 Heisenbottle, an architect that was retained by the  
24 Dalmaus to look at this application and look at  
25 this property. As you all know, Mr. Heisenbottle

1 was the Chairman of this board. He is also an  
2 expert in historic preservation. We hired  
3 Mr. Heisenbottle early in the process. As a matter  
4 of fact, we didn't do anything without  
5 Mr. Heisenbottle. He actually looked at this  
6 property, every portion of this property, every  
7 addition to this property.

8 He pulled the plans from the original plans of  
9 Alfred Browning Parker to the plans in 1967 to the  
10 plans done by Spillis Candela in 1982. He looked  
11 at the plans and the buildings on the property and  
12 how it applies to the Secretary of Interior's  
13 Standards and that is what you are governed by.  
14 What I am going to do is have Mr. Heisenbottle walk  
15 through these items and why he made the decisions  
16 he made of what needs to be removed and what  
17 doesn't, but I really want to point out to you  
18 today that lot separation is not before this board.

19 The only thing you are looking at is whether  
20 or not, for example, the removal -- we called it  
21 the guest house, it's actually a garage that has  
22 substantially been altered. It -- because of the  
23 alterations done, it's obviously not a garage  
24 anymore. Is that, pursuant to the standards,  
25 something that can be taken down. And everything

1 that we are suggesting be removed, except for the  
2 pool and the loggia, has been substantially altered  
3 on this property.

4 We have to remember when this property was  
5 originally designed -- you know, architects are  
6 basically given a criteria. You know, I want so  
7 many bedrooms. I want so many bathrooms. I want  
8 big closets, little closets. I want balconies and  
9 then its designed.

10 This property was designed for a single  
11 individual. It was originally designed with one  
12 bedroom. You have three acres of land and you had  
13 a one-bedroom house on it. So, needless to say,  
14 over time there have been substantial additions  
15 even to the main house. However, we are not  
16 arguing that the main house should be taken down,  
17 just some auxiliary structures that have been  
18 substantively altered. What I would like to do at  
19 this time is pass it to Mr. Heisenbottle and have  
20 him walk through what we are actually proposing.

21 MR. HEISENBOTTLE: Thank you, Zeke, and Rich  
22 to everyone here. It's my pleasure seeing many of  
23 you again and to meet some of the new members of  
24 the board.

25 For those of you that don't know me, my name

1 is Rich Heisenbottle. I'm president of  
2 R.J. Heisenbottle Architects, office of 2199 Ponce  
3 de Leon Boulevard.

4 What you have before you today is a very  
5 complicated application because there is a lot of  
6 material here, and I'd really like to take a few  
7 moments and go back over what was said by staff and  
8 make some very, very important clarifying points,  
9 because as Zeke pointed out a few moments ago, we  
10 were very careful and very deliberate in not  
11 touching anything that in my opinion would affect  
12 the historic integrity of the home.

13 One of the questions that we would have is  
14 when you demolish any portion of a historic  
15 building, would my demolishing -- or any portion of  
16 a historic site as we look at them as sites.  
17 Correct? We said that earlier. This is nearly  
18 four acres, by the way. It's very, very close to  
19 four acres.

20 We look at them and we say to ourselves, is  
21 that a contributing element. If I took it away,  
22 would the historic designation still stand, should  
23 it still stand. Now, I do that part. I considered  
24 Al Parker a friend, and he respected me. And I  
25 respected him. And I respect the house.

1           In this particular case, it's also been very  
2 severely, very significantly altered. I don't  
3 think you really got to understand all of those  
4 alterations from what the presentation that staff  
5 gave you. So, if you don't mind, let me go back a  
6 little bit over what we have here.

7           You know, we -- I personally would like to  
8 talk first about the guest house. Maria, if you  
9 would do me a favor and come up here and assist me  
10 for a moment and point to certain things out there,  
11 just one element at a time, is the appropriateness.

12           Pointing to what is today the guesthouse,  
13 which, in fact, was the garage, we will get to it.  
14 In the Parker drawings that should be in your  
15 packet in front of you -- does everyone have the  
16 Parker drawing of the guest house?

17           Take a look at it, all seriously. The guest  
18 house was, in fact, the garage with the opening on  
19 the side of the garage. This is, in fact, the  
20 Candela renovation of that guest house. So Al --  
21 and I think I earned the right to call him Al. Al  
22 had no base on the building, no coral rock on this  
23 building. It was a very straightforward roof  
24 situation with the garage door on the one side  
25 right there. That represented the guest house.



1           As he was saying, we are submitting to you  
2           that this was, in fact, very significantly altered  
3           and I think you begin to see that in the Candela  
4           plans. Planters are added. The garage door is  
5           removed. The interior is completely different and,  
6           actually, additions are placed on the rear of the  
7           building as well. So, it is because this has been  
8           so significantly altered and because you can take  
9           away does not truly affect the historic integrity  
10          of the overall property and for the house, for that  
11          reason we are asking for permission to demolish it.

12                 What advantage do we have to demolish it?  
13          Well, first of all, it's not used. It hasn't been  
14          used. It probably has never been used as a  
15          practical matter. It's used for storage, but in  
16          reality, as we go through this process, the best  
17          location for the entrance drive actually comes  
18          right through where that guest house currently  
19          sits.

20                 There is a four-car garage in the property  
21          today. That's a Candela addition. I am going to  
22          show you that. So, there is no reason for this  
23          guest house. There are more rooms in this house --  
24          what do we have, at least five or six rooms in the  
25          house, I mean, more than six rooms. We have the

1 maid's quarters as well. I know. So, there is no  
2 real logic for them keeping this, but the  
3 advantage, in fact, to take it down is that this  
4 allows us to bring a new driveway to the site  
5 without hurting, without disturbing any of the  
6 specimen trees on the property.

7 We have to move a handful of palm trees. We  
8 walked it with city officer. We walked it with  
9 Ms. Spain and Emily also. That becomes the best  
10 optimal location. So we will treat that, you know,  
11 individually so that you --

12 MS. GUERRERO: Excuse me, is the board on the  
13 left showing that driveway that you are talking  
14 about, the board on the left?

15 MR. HEISENBOTTLE: No, that's a demo plan. We  
16 will bring it.

17 Since we are talking about the driveway, let's  
18 shift to the driveway instead of some of the things  
19 that I wanted to do first. One thing that is  
20 unclear or was unclear is exactly when -- is  
21 exactly when the driveway that you see here was  
22 actually built. The 1958 survey of the property,  
23 Dona, does not show the driveway. There is no  
24 driveway there. It wasn't built with the original  
25 house, and in 1958 it still wasn't there. But

1        somehow it looks like it's there in Mr. Candela's  
2        plans. So, generally speaking, we can say the  
3        driveway, was not Al Parker's driveway.

4                Why it didn't have a driveway doesn't make  
5        much sense to me, but it was -- as my client and  
6        his dad always used to tell me, when they arrived  
7        on the site and bought it, it was just so overgrown  
8        with trees that it was virtually impassable. So,  
9        they should be credited for having taken some great  
10       care with the house over the years.

11               The driveway, in my professional opinion, and  
12       it's shown on the right over there in red and shown  
13       on Dona's site there, the driveway is totally  
14       insignificant, and according to the Secretary of  
15       Standards as to whether it's removed, it has no  
16       significance to the designation of this house at  
17       all.

18               Let's go back to some of the other plans for a  
19       second. In fact, rather than bouncing through all  
20       of the slides, let's -- if you would, let me look  
21       at this board right here, which, in fact, we call  
22       it the historic site plan and what it tries to do  
23       is analyze what was built when so that you really  
24       understand what Al Parker did and what my good  
25       friend, Hilario Candela did.

1           Mr. Parker did do the pool and the pavilion  
2           along the pool, and Mr. Candela put an addition  
3           onto that pool that is off over here on the side of  
4           it in yellow. And he redesigned everything that  
5           was in inside of that as well.

6           The Parker house is everything that you see in  
7           blue. The Candela addition here is, in fact, the  
8           enclosure of what was an Al Parker screened porch,  
9           not an issue today because we are not planning on  
10          touching it at all.

11          The original garage to the house was, in fact,  
12          right here. That is now a family room sort of  
13          space and has been significantly altered by  
14          Mr. Candela and others before him. But we are not  
15          planning on doing anything with that at all.

16          Everything that you see in yellow over here,  
17          including the new four-car garage, the dining room  
18          that you saw in the wonderful photographs over  
19          there and the bedroom wing that you see over there,  
20          all of those are additions to the house that were  
21          that were put on by Hilario in 1982. In fact, this  
22          is part of those 1982 additions.

23          So, back to -- that is the rear of the guest  
24          house right there. None of that was there when  
25          Mr. Parker did it. So he -- let's move then to the

1 pool area and the pool deck and the pool pavilion.  
2 It started out as a small pool pavilion. It was  
3 increased and turned into a little storage area  
4 down to the left over here and then that area was  
5 -- am I in the right direction? Yes.

6 No. This is totally refurbished and very  
7 confusing, but this is it down here and this  
8 becomes over here the Candela addition. The walls  
9 we see over here that we are proposing to tear down  
10 are Candela addition walls, so they are not  
11 original walls.

12 Now, we have no trouble accepting the  
13 conditions that staff has recommended to you. We  
14 would like to tear this down because it has been  
15 significantly altered, but if you wish us to save  
16 the arcade over here, we can do so. But it has to  
17 be cut at one of the column lines. It can't be  
18 just cut at the middle. This is where it makes a  
19 pivot. It goes off on an angle. That's the  
20 appropriate location to cut it, save it and perhaps  
21 incorporate it in the future.

22 This, again, is really a certificate of  
23 appropriateness for demolition of accessory  
24 structures and at some point this house will come  
25 back to you either with a new owner or current

1 owner for things in the actual property that are  
2 truly substantive changes.

3 The other drawing you saw here is a  
4 requirement of zoning. Zoning asks us to produce  
5 not necessarily a -- we don't know who is going to  
6 buy that piece of property in the lot split. We  
7 know that the lot split meets the criteria for the  
8 lot split, which it didn't meet the last time it  
9 was before this board. And what you are seeing  
10 there is the absolute maximum that by zoning you  
11 could put on that property.

12 I am not suggesting that that's what we are  
13 going to build. We are not going to build  
14 anything. Jorge wants to simply sell the piece of  
15 property because nobody wants to buy four acres and  
16 pay four acres worth of taxes in Coral Gables.

17 So at some point everything that is on that  
18 property, every tree that is touched, is coming  
19 down before the board with a real design, not just  
20 a zoning analysis that understands and illustrates  
21 a potential house. It will all come back for  
22 review on a later date and any additions on the  
23 main house will also come back to you at a later  
24 date. With that, I will stop and if you have any  
25 questions, I will be glad to ask them.

1 MS. GUERRERO: Question, what are your  
2 thoughts on the actual pool? You talked about the  
3 guest house. You talked about the loggia, the  
4 actual pool.

5 MR. HEISENBOTTLE: My personal thought is,  
6 while it is a nice pool, it is inconsequential with  
7 the designation of the house, number one.

8 Number two, it's on the wrong side of the  
9 house.

10 Let's look at the floor plan of the house.  
11 It's off to foyer. Who goes to the front entry  
12 foyer to go to the pool?

13 Where does the pool belong?

14 Where do we always put the pool? Off the  
15 dining room, off the living room, off the family  
16 room, a place that you can actually look at it.  
17 This is like having a pool in your front yard and I  
18 think it's particularly awkward that way. It makes  
19 it very difficult to be able to sell the property  
20 because of where the pool is.

21 I think a different pool, a new pool in that  
22 area redefined or a pool on the opposite side of  
23 the house, on the other waterway, not the Gables  
24 Waterway but the waterway that leads to the --  
25 fronting the family room and the dining room and

1 the living areas of the house would be a lot more  
2 appropriate, and I am betting that someone, when  
3 this house is purchased, will come back with that  
4 sort of an addition.

5 MR. GUILFORD: Madam Chairperson, I just want  
6 to reiterate something Richard said, which is that  
7 we do accept staff's recommendations with the  
8 conditions. You actually are governed by a  
9 competent substantial evidence which is that what  
10 you have to determine is whether to accept this  
11 application or not. You only have two experts here  
12 before you so far today, Mr. Heisenbottle and  
13 staff. Both are actually recommending approval of  
14 this application that is before you.

15 Now, I know, Madam Chairperson, that there is  
16 a neighbor and attorney who is opposed to this. I  
17 think they are more opposed to the lot split.  
18 However, I would ask for a few minutes of rebuttal  
19 when they are through. If you have any questions  
20 for me, Mr. Dalmau, Mr. Heisenbottle, we are  
21 available to answer them.

22 MS. TACKETT: Thank you. Any member of the  
23 public that wishes to speak?

24 MS. SPAIN: I would like to point out that we  
25 received letters and e-mails. I would like to put



1           them on the record. We have a letter from  
2           Mr. Haddad at 6800 Granada Boulevard. We have two  
3           letters from him.

4           We also have one from a Lina Eichenwald at  
5           6835 Granada Boulevard, Joseph Mensch at 6207  
6           Granada Boulevard, Shirley Herris at 6835 Camarin  
7           Street, yes, and Juan and Tina Valdes at 6815  
8           Mindello Street. And one from Arturo Mosquera. It  
9           doesn't have his address.

10          MS. TACKETT: Those were all distributed to  
11          the board members.

12          MS. SPAIN: Yes, it's part of your package.

13          MR. GIBBS: Good afternoon. My name is Tucker  
14          Gibbs. I have law offices at 3835 Utopia Court, in  
15          Coconut Grove, and I am here today representing  
16          Jackie and Gil Haddad, who live at 6800 Granada  
17          Boulevard, which is across the street, directly  
18          across the street from this piece of property.

19          Before I get into my presentation, I'd like to  
20          respond very briefly because my presentation  
21          addresses, I think, everything Mr. Heisenbottle and  
22          Mr. Guilford spoke of, but I wanted to talk just --  
23          no, I think I will just wait. I will do it in my  
24          presentation and make it easier for everybody.

25          My clients urge you to deny the application

1 for the certificate of appropriateness because,  
2 number one, it's contrary to the findings and  
3 determination in the historic designation report  
4 that is the basis for this board's historic  
5 designation of this particular piece of property in  
6 2007, the entire piece of property.

7 It doesn't meet the Secretary of Interior  
8 Standards for rehabilitation. It also serves to  
9 imply approval of the lot split proposed by the  
10 applicant and the approval of a new structure on  
11 the historic site, a lot split and structure not  
12 consistent with the established relationship  
13 between the existing structures and the natural  
14 environment. And we are going to talk about that  
15 because that goes into the Secretary of Interior  
16 Standards.

17 But the key point to understand is that the  
18 Historic Preservation Board determined in 2007 that  
19 this property, the entire property, was  
20 historically significant, and this owner accepted  
21 that designation. This owner was here and accepted  
22 it. He went to the Planning and Zoning Board and  
23 accepted it, and he didn't file any appeal of the  
24 historic designation.

25 The historic designation report is significant

1 because it serves as the basis of the approval of  
2 that designation and this report highlights the  
3 architect's integration of the structures on the  
4 building site.

5 If any of you have seen that historic  
6 designation report, I don't believe it's in your  
7 package. Is it in your package?

8 I didn't think so.

9 That designation report, and I'm going to go  
10 into it because I suspected it wasn't going to be  
11 in your package, has incredible detail about why  
12 these structures are integral to the building and  
13 the historic designation of this property. Despite  
14 what Mr. Heisenbottle has told you about this  
15 building and that structure and that pool or  
16 cabana, the fact remains that all of that property  
17 was designated as historic in 2007.

18 Let's look at the report. The report's  
19 description of the following building elements that  
20 under the current application will be demolished.  
21 This is how they describe these elements. Quote,  
22 the original plan for the house consists of a  
23 largely rectilinear massing with an attached loggia  
24 and storage cabana building that wraps around an  
25 irregularly-shaped swimming pool. Completing the

1 residence is an attached building carport and  
2 two-bedroom wing or structure that is to the south  
3 of the building. That's basically everything that  
4 was talked about by Mr. Heisenbottle.

5 At the conclusion of the report, the staff  
6 said the historic resources department staff has  
7 had the opportunity to walk the property and  
8 examine the house in October of 2006. Staff does  
9 not feel that the alterations have caused the  
10 property to lose its essential character-defining  
11 features or its architectural integrity. That's  
12 critical. That was the last sentence in that  
13 designation report and this board approved that  
14 designation report, not all you individuals here  
15 but some members or member was here and approved  
16 it. It was approved unanimously by this board and,  
17 as I said before, this property was designated.  
18 That report is the basis of that designation.

19 But the staff report before you today  
20 recommends the demolition of the guest house, the  
21 two-bedroom structure, the demolition of the  
22 cabana, the demolition of the pool, leaving only  
23 the loggia.

24 Without the pool and cabana, what is the  
25 loggia? You guys are the experts. The loggia is

1 an integral part of this. Staff today says it's  
2 integral, but what's a loggia for if it isn't for  
3 the pool and the cabana to allow you to walk out to  
4 the pool, allow you to walk out to the cabana.  
5 And, yet, that's the only thing that they want to  
6 remain.

7 This is not protecting a historic resource.  
8 It's nibbling away at it, and it ignores the  
9 specific determination by this board in 2007 when  
10 you placed the historic designation on the property  
11 that the entire site was designated as historic,  
12 that the cabana, loggia pool and, yes, even the  
13 guest house as well as the rest of the structures  
14 on the site are essential character-defining  
15 features and part of the site's architectural  
16 integrity.

17 Very interestingly, when this came to the lot  
18 split in 2007, if I can find it here, Mr. Guilford  
19 said to the Planning and Zoning Board, the pool,  
20 staff has determined, and correct me if I am wrong,  
21 that the cabana and pool is an integral part of the  
22 building. That was in 2007. It was an integral  
23 part of the building. Now, I forgot what  
24 Mr. Heisenbottle called it. It was inconsequential  
25 in historic significance. The accessory structure

1 was not worth it because after all, what's more  
2 important, saving a building that Alfred Browning  
3 Parker designed in 1952, just a year after this  
4 property was built by the property owner, saving  
5 that. No, it's more important instead of saving  
6 that, we need to have a new driveway. Why, because  
7 we want to split the lot and put a new building on  
8 the site, an additional residential structure.

9 How that furthers Mr. Parker's vision as an  
10 architect, how it furthers the historic designation  
11 of this property, is absolutely and utterly beyond  
12 me, especially given staff's report in 2007 and  
13 Mr. Guilford's comments that same year.

14 According to the designation report, the  
15 structure responds to their environment because  
16 Alfred Browning Parker, quote, also believed that a  
17 building site was an integral part of the  
18 building's design. The report noted that the  
19 original footprint of the cabana and loggia  
20 parallels the waterway shoreline that forms the  
21 boundary of the property. So, it's a relationship.  
22 Architecture is a relationship. I am not even an  
23 architect and I know that.

24 The hallmark of the site, according to staff,  
25 is the harmonious coexistence between the

1 structures and nature. What does that mean?

2 Well, Dona Spain got up there and showed you  
3 all those red marks and you have those on your  
4 plans. All those red marks, those are trees that  
5 are going to be removed under their proposal or  
6 they're going to be relocated. I don't know how  
7 you are going to relocate some of those these trees  
8 that are in that property. That's essentially a  
9 hammock. That's a natural hammock in there.

10 What they are talking about is removing trees.  
11 Why, again, they want to put another house on that  
12 property and they will have to remove trees, trees  
13 that are part of the historic nature of this  
14 property -- trees that relate to the house and the  
15 structures that are there. As determined by who,  
16 by the Historic Preservation Board and staff in  
17 2007 when you designated this property.

18 The staff also said the original house and  
19 grounds respond to each other in a way that is not  
20 overpowering. When an architect designs, or  
21 anybody, designs a house on a piece of property  
22 that's almost four acres large, they do it for a  
23 reason. In 1951, when it was one guy, or in 1982  
24 when it was the family, this property was utilized  
25 for the historic design that was originally put on

1           that property by Alfred Browning Parker.

2           By the way, according to the testimony by the  
3           previous architect, when this property came up in  
4           2007 for a certificate of appropriateness, they  
5           asked for a certificate of appropriateness for  
6           demolition of a lot split as well, Mr. Hernandez.

7           Mr. Hernandez talked about how important it  
8           was, and this was Mr. Guilford's witness as an  
9           architect. He was the architect for the applicant,  
10          and he talked about the structure as a pedigree  
11          house by Alfred Browning Parker and described  
12          Mr. Parker, Mr. Parker's professional involvement  
13          in the 1981 addition.

14          Alfred Browning Parker wasn't sitting up in  
15          Gainesville not knowing what was going on with this  
16          property in 1981 and '82. He was part of it.  
17          Hilario Candela worked with Mr. Parker to do this  
18          and there is testimony to that fact in the record  
19          before this very board in 2007.

20          Quite simply, this Alfred Browning Parker  
21          house and related structures exemplify the  
22          integration of site and structures in a complete  
23          architectural statement. That's what this is.  
24          This is a statement by an architect and they talked  
25          about it in the designation report. They talk



1 about it and they say, this is about bringing  
2 nature and architecture together and that's what  
3 Parker was about. That's what this property is  
4 about and that's what this property exemplifies.  
5 And this statement, as I said before, was carried  
6 through by Mr. Parker's involvement in subsequent  
7 additions that are considered inconsequential.  
8 Demolition of these structures and relocating and  
9 removing trees for the sole purpose of advancing a  
10 lot split ignores the special relationship between  
11 the structures and natural environment that is this  
12 property, all of this property.

13 Furthermore, it is for purposes antithetical  
14 to the architect and his philosophy of relating the  
15 structures to the natural environment of the entire  
16 building site.

17 So, let's look at the Secretary of Interior  
18 Standards. I am going to go through them. It's a  
19 quasi judicial proceeding, and I feel the necessity  
20 to talk about the standards. I am not going to  
21 talk about all ten. I am going to talk about four  
22 of them, two of them in compliance.

23 The secretary standards you need to apply,  
24 according to the Florida Division of Historic  
25 Resources, the intent of the standards is to assist

1 long-term preservation of a property's significance  
2 through the preservation of historic materials and  
3 features. The standards pertain to historic  
4 buildings of all materials, construction types,  
5 sizes and occupancy and encompasses the exterior  
6 and interior of the buildings. They also encompass  
7 related landscape features and the building's site  
8 and environment, as well as attached, adjacent, or  
9 related new construction.

10 So, standard number one, property shall be  
11 used for its historic purpose. Very simple, the  
12 historic purpose on this property, the site  
13 designated as historic, the entire site is to be  
14 used as what, one single family home. That is the  
15 historic purpose of this particular piece of  
16 property. It is one building site with one single  
17 family home, and that's what it is to be used for.

18 The design architecture of the structures were  
19 for single family use on this property. This  
20 application does not -- this standard does not --  
21 they don't meet this standard. They want two  
22 single-family structures on this one historically  
23 designated site.

24 Standard two, the historic character of a  
25 property is to be retained and preserved. The

1 removal of historic materials and alteration of  
2 features and spaces that characterize a property  
3 shall be avoided. Here are the applicants seeking  
4 to alter the historic character of this property by  
5 relocating and removing trees, by demolishing  
6 architecturally significant features and allowing  
7 the property to be reduced in scope, and to  
8 accomplish all this to accommodate a new building,  
9 a new residence. I should say, an additional  
10 residence. All the property has been designated to  
11 honor and celebrate an architect in his work, work  
12 that has in its hallmark the union of design and  
13 nature.

14 Standard number five, distinctive features,  
15 finishes and construction techniques or examples of  
16 craftsmanship that characterize a historic building  
17 shall be retained and preserved. Focusing on the  
18 distinctive features of this particular piece of  
19 property, the distinctive features here include the  
20 special relationship between buildings and the  
21 sites upon which it is built, what we've been  
22 talking -- what I've been talking about.

23 The certificate of appropriateness does not  
24 preserve the distinctive features of the site that  
25 make it historically significant because it

1 destroys, it demolishes architectural significant  
2 features; trees, relocation of trees, pool, loggia,  
3 cabana, the 1952 addition and provides implicit  
4 approval for this lot-split, the lot split that is  
5 the 800-pound gorilla that nobody wants us to talk  
6 about but that's what this is about.

7 Standards nine and ten talk about the new  
8 additions, exterior alterations or new construction  
9 not destroying historical materials that  
10 characterize the property. The new work shall be  
11 differentiated from the old and incompatible with  
12 the massing, scale, size architectural features to  
13 protect the historical integrity of the property  
14 and its environment. That's a wonderful term,  
15 massing, scale and size because that's what we are  
16 talking about on this historic property. That was  
17 nine.

18 Ten says, new additions and adjacent or  
19 related new construction shall be undertaken in  
20 such a manner that if removed in the future the  
21 essential form and integrity of the historic  
22 property and its environment will be unimpaired.  
23 Here what the staff and the applicant is saying to  
24 you is don't worry, any new construction requires a  
25 certificate of appropriateness. It all comes back

1 to you, or as the laymen would say, they want to  
2 kick the can down the road. They want you to kick  
3 the can down the road so maybe you all don't have  
4 to decide this issue. Maybe another board when you  
5 all aren't here will have to decide the issue, but  
6 the issue needs to be decided now.

7 This staff's position ignores the fact that  
8 any new additional house on this site will diminish  
9 the historic integrity of this property because the  
10 property wasn't designed for two houses. It's that  
11 simple.

12 Alfred Browning Parker's vision was a union of  
13 architecture and the natural setting on this site.  
14 Tearing down trees -- and they are going to have to  
15 have trees torn down and relocate them -- by the  
16 way, where are they going to relocate them on the  
17 site? This place is a hammock.

18 In conclusion, the approval of this  
19 certificate of appropriateness, even as conditioned  
20 by staff, will facilitate the construction of an  
21 additional building that will replace a historical  
22 natural area on this property. That was an  
23 integral part of the designation of this historical  
24 site.

25 This, along with a proposed demolition and

1 tree removal and relocation, is a major alteration  
2 of this site.

3 You are being told that the lot split is not  
4 before you today and it's not an issue for your  
5 consideration, but it is. An approval of the  
6 certificate of appropriateness is the first step in  
7 the lot split, and you all have recognized this.  
8 And that will forever alter this property.

9 An approval also will be a rejection of Alfred  
10 Browning Parker's holistic view of architecture and  
11 nature and his vision for this particular site, a  
12 vision carried through by his involvement with the  
13 renovations in 1952 and 1982. Please confirm your  
14 decision to approve this historic designation and  
15 reaffirm the historic value and importance of the  
16 work of Alfred Browning Parker by denying the  
17 certificate of appropriateness.

18 And I'd like to add one last thing. I saw,  
19 when I got up here, a memo from the city attorney  
20 because I think the city attorney knew I was going  
21 to ask for this. Back in 2007, the Planning Board  
22 asked for your opinion about a lot split on this  
23 property. The property had not been designated yet  
24 but the board specifically asked for your input.  
25 They didn't ask you to apply their standards, and I

1 am not asking you to do that either.

2 As a Historic Preservation Board, a lot split  
3 has implications on the historic integrity of this  
4 property and I believe and I think the city  
5 attorney -- I skimmed it. I think the city  
6 attorney, you can correct me if I am wrong, you  
7 said that they could make a -- tell me what you  
8 said. I don't want to put words in your mouth.

9 MS. THORNTON: Well, I said the determination  
10 of the lot split is not within the purview of the  
11 board and those are different considerations, but  
12 the board could make a nonbinding recommendation to  
13 the Planning and Zoning Board concerning the  
14 Historic Preservation Board's view of the lot split  
15 from the historical perspective. But, again, it  
16 would have to be nonbinding and with the  
17 understanding that there are different  
18 considerations that the Planning and Zoning Board  
19 and ultimately the City Commission would have to  
20 consider.

21 MR. GIBBS: That's all I am asking.

22 MR. GUILFORD: Madam Chairperson, I actually  
23 object to that. That issue was not noticed. It  
24 was not recommended by staff, and until you have a  
25 recommendation from staff regarding that, I do not

1 believe it's properly before you to make a  
2 determination -- a recommendation on the building  
3 site separation.

4 MS. TACKETT: I think we have other members of  
5 the public that wish to speak, so we are going to  
6 call them up and then if you need some more time at  
7 the end --

8 MR. HADDAD: Madam Chair, Mayor Thompson.

9 My name is Gil Haddad. I live at 6080 Granada  
10 Boulevard, which is directly across the street from  
11 this property. I am a layman in this field. You  
12 have heard two very excellent lawyers who  
13 specialize in land use, and you have heard from the  
14 architect and the person of Mr. Heisenbottle.

15 I am not really an expert on anything, but as  
16 I sat here, I kind of felt that Mr. Heisenbottle  
17 was hard. But maybe you saw it in a different way.

18 I have a stack here of letters that Mrs. Spain  
19 has provided to us. And while I live at 6800  
20 Granada with my wife Jackie, who is here and some  
21 of our other neighbors and friends, the lady that  
22 lives next door to this property, immediately next  
23 door wrote a letter, and I would like to take just  
24 a moment of your time if I might.

25 This is from Lina Eichenwald, 6835 Granada



1 Boulevard. In '07, Mrs. Eichenwald also spoke and  
2 also opposed this strategy, this tactic, this --  
3 what I perceive as some effort to use this  
4 citizens' board not as a shield against influence  
5 and power, which a citizen board is and what we  
6 would we citizens and residents rely upon, but as a  
7 strategy to push forward something that has been  
8 going on for nine years.

9 Now, don't take my word for that because I am  
10 going to read from an transcript from an architect  
11 Jorge, Jorge Hernandez, who explains how he first  
12 got involved nine years ago on this project.

13 Ms. Eichenwald says, I would like to express  
14 my total opposition regarding any removal of trees  
15 from the property. Until not too long ago, this  
16 property had one of the last original hammocks of  
17 the Gables, which with its lushness attracted all  
18 of the amazing local fauna from tiny red foxes and  
19 raccoons, to hawks, owls, cranes and an infinity of  
20 other birds.

21 My next-door neighbor, Dr. Mark Brown, who you  
22 might know, for many years was the head of the  
23 Department of Orthopedics for the university. He  
24 planned to be here. In '07, he was extremely  
25 articulate and brought with him a list of the birds

1 he had personally counted who flocked into the  
2 trees of this property. Dr. Brown could not be  
3 here today, tonight because of a personal medical  
4 situation.

5 Ms. Eichenwald goes on to say, this is a  
6 historical landmark by nature, by nature. In '07,  
7 this board, by unanimous decision, declared this to  
8 be a historical landmark and there was no appeal.  
9 And I hate to correct my extinguished counsel when  
10 he said that Mr. Guilford and Architect Hernandez  
11 accepted that determination. They didn't accept it  
12 at all.

13 They advanced it. They were the proponents of  
14 it. They wrote a letter to the historical  
15 resources requesting historical designation, and  
16 Mr. Jorge Hernandez stood here and explained to  
17 this board -- and I believe Mrs. MacIntyre heard  
18 Jorge Hernandez explain why this entire property  
19 should be designated. And when the staff walked  
20 this property in '07, they did so in the face of a  
21 contention that there had been changes like the  
22 garage door, that there had been alterations, that  
23 there had been additions, and your staff made a  
24 finding of fact that those changes were not  
25 material to the historic characterizations of this

1 property and they are not.

2 Somewhere we started calling names and they  
3 called this structure a guest house. It was  
4 originally a service quarters, and when you put a  
5 brand on something, all of a sudden it has an  
6 elevated significance or other significance but the  
7 size of this building doesn't matter. This  
8 building is key to their strategy.

9 The driveway has been there as long as Jackie  
10 and I have lived at that property, which, well, we  
11 are close to celebrating the third birthday of our  
12 great grandson, and that magnificent brick  
13 serpentine driveway lush with trees has been there  
14 ever since we have been there.

15 Mrs. Eichenwald goes on to say, over the last  
16 few years, unfortunately, most of the big trees,  
17 particularly those close to the street because now  
18 we can see the house -- and I think, Madam  
19 Chairman, you asked about a tree survey. There was  
20 a tree survey in '07. They designated and  
21 identified every single one of these major trees in  
22 that property.

23 We compare the pictures of the property from  
24 '05 to the ones now and the trees are different.  
25 We want to leave a legacy to our generations to

1       come, this lady says, a lush green and special  
2       Coral Gables. For this reason, I oppose totally  
3       the effort to demolish part of this property.

4               I have a long letter here myself which I am  
5       not going to read because it's a lot less important  
6       than Mr. Eichenwald's letter.

7               I have another letter, which is in my  
8       handwriting, I'm sorry to say, which I won't read.  
9       But Mr. Mosquera says, as a Coral Gables resident,  
10      I am totally opposed to the demolition of any  
11      portion of this historic Alfred Browning Parker  
12      complex. Arturo Mosquera, Doctor, as a resident I  
13      am opposed to the demolition of any portion of this  
14      historic property.

15              Juan and Tina Valdes, we are opposed to the  
16      lot splitting. We are opposed to building  
17      demolition. We are opposed to tree destruction in  
18      order to develop 6801 Granada. Please preserve our  
19      historic code in order to protect this historic  
20      property.

21              From Shirley Herris, I do not approve the  
22      demolitions and the tree destructions. In big  
23      black letters, do not allow the destruction and  
24      demolition.

25              Now, I believe, I have been told there are

1 many more e-mails and such, but these are actually  
2 letters. There is an expression that one who seeks  
3 to act as counsel for himself has a fool for a  
4 lawyer, and I don't want to make a fool of myself  
5 because my counsel, who is a very, very inexpensive  
6 lawyer, my counsel gave the presentation and he hit  
7 it right on the head.

8 This board determined, unanimously, on the  
9 basis of finding of fact by your staff that these  
10 elements of this complex designed by Professor  
11 Parker are, in fact, historical. And although  
12 Mr. Guilford put on the record if he doesn't get  
13 his lot split he wants to appeal that finding, he  
14 never appealed it.

15 As a matter of fact, these folks, these good  
16 folks behind me as early as '05 asked Building and  
17 Zoning for a use determination. They got a  
18 specific determination and an official letter that  
19 this property was for single family use only and  
20 they took no appeal from that.

21 What the legal significance of that is, I  
22 don't know. That's over my pay grade, but they  
23 have taken no appeal from any one of the six or  
24 seven previous unanimous decisions, staff  
25 recommendation, H&R; staff recommendation of P&Z,

1 unanimous vote of this board, unanimous vote of the  
2 P&Z board and unanimous vote of the City Commission  
3 of Coral Gables that there be no lot split and the  
4 recommendations of no destruction of these  
5 properties.

6 Now, let's stop the music for a minute. They  
7 want you to destruct, demolish a building designed  
8 by Alfred Browning Parker. You have said no to  
9 that before and now you are going to do the City of  
10 Coral Gables and the citizens of Coral Gables who  
11 have to pay the tab the enormous favor of saying,  
12 yes, take down an Alfred Browning Parker structure  
13 that we have previously unanimously determined to  
14 be of historical significance.

15 Well, I guess I will get out my checkbook if  
16 you make that record just because of this marketing  
17 tool that they are asking you to employ.

18 In '07, I spent five or ten minutes up at  
19 Historical Resources. I didn't try to lobby  
20 anybody. The ladies there were patient and  
21 gracious and smart and hard-working and they gave  
22 me a few documents I asked for. A few months ago I  
23 went again to Historic Resources. I saw the way  
24 the office was improved. The ladies there were  
25 smart, hard-working, industrious, polite, diligent

1 and considered me with great honor as one of the  
2 citizens of this community. They have done good  
3 hard work.

4 Now this, I don't know, is it a pin print or  
5 no, it's not. It's almost a tsunami in what you  
6 call of certificate of appropriateness. That word  
7 has confused me, "appropriateness". I will leave  
8 that to you experts to decide on that, but to me it  
9 means nothing more than appropriate.

10 Now, is it appropriate? Let me tell you who  
11 is the honest man in this room. There is an honest  
12 man in this room and it's that gentleman sitting  
13 right there, Mr. Heisenbottle, because when he  
14 drew -- where is it?

15 They have taken it down. I don't blame them  
16 because there are so many letters in this file  
17 saying don't pay any attention to  
18 Mr. Heisenbottle's drawings. They are just for  
19 illustrative purposes only. Don't pay any -- this  
20 property was listed for sale and it's in the  
21 record. I am not telling you anything that's not  
22 on the record. This property was listed for sale  
23 in '07 for \$13.5 million and now they want to split  
24 off a third of it here, five, six years later with  
25 the market going up. So, is the price now

1           3 million, 4 million, 5 million?

2           If it's only 3 million, figure that out -- and  
3           architectural specialist on historic  
4           preservation -- how much structure you have to put  
5           on that property to justify that per square footage  
6           land price, and you will see that Mr. Heisenbottle  
7           was telling the truth when he drew those sketches  
8           showing that enormous structure.

9           What does that structure have? It has a south  
10          elevation, a south elevation that's 20 feet from  
11          Mrs. Eichenwald's home that she bought because of  
12          this property being a natural hammock. Her words,  
13          not mine. She has maintained, paid taxes and  
14          relied on the code that Mayor Thompson said we are  
15          all familiar with, the section of the code that  
16          says, wherever a parcel has been used as a single  
17          family home in this city and where there are  
18          swimming pools, check; tennis court, check; walls,  
19          check; outbuildings, check; that property shall  
20          forever be a single family parcel.

21          Now, I am not saying there is not a procedure  
22          for lot splitting, but, in my humble opinion, that  
23          process relates more to commercial areas,  
24          undeveloped areas. But where it's residential, the  
25          code, which is a matter of policy, there may be



1 legal ways to squirm around and all of that but we  
2 lay citizens have a right to rely on that code.

3 Now, I think I have a duty to talk to you  
4 because the last time around in '07 there were 40  
5 or 50 people who wrote letters and came to hearings  
6 and every time we had a large crowd at a hearing,  
7 the hearing got cancelled for some reason. I don't  
8 understand that strategy, but I think maybe those  
9 things do happen.

10 But we as citizens ask you most respectfully  
11 -- and you have been incredibly patient. We ask  
12 you to vote no on this proposed motion because  
13 there is too many blue content. That's missing  
14 parts. Jot that down if you don't know that, it's  
15 missing parts. There is just too many missing  
16 parts here.

17 It's obvious this is a marketing tool. It's  
18 obvious this is the strategy to pave the way when  
19 you get to the next level. This board is being  
20 used for that purpose.

21 I spoke to Alfred Browning Parker in '07, and  
22 Mr. Guilford uses a legal term, competent and  
23 substantial evidence. And he says the staff final  
24 is competent and substantial evidence and the staff  
25 has found what they call a guest house and what

1 Alfred Browning Parker calls service quarters. And  
2 it doesn't matter what the label is, it's an Alfred  
3 Browning Parker structure. It has already been  
4 determined to be of historic significance.

5 I am not going to tell you about my  
6 conversation with Professor Parker because somebody  
7 might call that secondhand or even hearsay, and  
8 your staff talked to Professor Parker at the same  
9 time and from that conversation they put in the  
10 record the paragraph that Mr. Gibbs read to you  
11 about why the integration and all of that.

12 All I can tell you is, Professor Parker was  
13 quite elderly when I spoke to him, and he wanted to  
14 talk so much about the fact that one of his houses  
15 had recently been designated as one of the ten most  
16 beautiful residences in the word. That's what he  
17 wanted to talk about. He remembered this property.  
18 He remembered this, and I am permitted to tell you  
19 my impression of that conversation, not the words  
20 but my impression. And the one word that stands  
21 out from my conversation with Professor Parker is  
22 the word inhale, inhale.

23 He designed this property to inhale the  
24 environment, to inhale the trees, the sounds of the  
25 animals, the cool breezes from those trees and

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

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

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

1 increases. Apparently, he was using this property  
2 for either some commercial financial purpose like  
3 writing off the expenses or whatever.

4 I don't know what they did. I wasn't there.  
5 I haven't seen their books but, you know, they  
6 claim it's a hardship to maintain the property.  
7 But, boy, if they spin off a third of the property,  
8 why does that affect maintenance. The third they  
9 want to spin off is nothing but magnificent  
10 beautiful trees, and what does it cost to maintain  
11 them. The maintenance costs are on the land  
12 improvements, the other structures. They say,  
13 well, maintenance is a problem, maintenance of that  
14 third of the property, no.

15 Now, Mr. Heisenbottle's sketches tells us what  
16 they want to do is to have another lot that's  
17 150-foot of frontage on Granada Boulevard.  
18 Miracle, strange, that 150 feet net 130 after the  
19 setbacks is precisely one-third of the total  
20 Granada Boulevard frontage.

21 Their aim is to eventually do exactly what  
22 they wanted to do in '07 is put multiple houses on  
23 that property which they were turned down by every  
24 agency in the city and took no appeal. That's what  
25 they want to do. They have sketches of this

1 property of a house on top of the tennis courts.

2 That's what they want to do.

3 In terms of the word used "inhale", they will  
4 have to regret -- you folks can tell me how high a  
5 two-story building is. The north elevation of a  
6 future building, it will be 50 to 55 feet from the  
7 Parker house. A basketball court is 50 feet wide.  
8 A six-year-old boy can throw a tennis ball across  
9 the rim of a basketball court.

10 So, what happens to the vision? What happens  
11 to the inhaling? What happens to the entire aspect  
12 of this design, this property that you have already  
13 managed and determined to be entirely, the trees,  
14 the driveway, the magnificent wall that Mayor  
15 Thompson commented on, all of it previously  
16 determined to be historic without one complaint  
17 from the people who asked for it to be declared  
18 historic?

19 I want to thank you for your patience. I want  
20 to thank your staff for its courtesies to me and  
21 just be pretty darn careful about taking down an  
22 Alfred Browning Parker structure. There may be  
23 people watching and saying why can one go down and  
24 not another.

25 That's very worrisome.

1 MS. TACKETT: Thank you.

2 Is there anyone else from the public that  
3 wishes to speak?

4 MS. MOURE: I'm Almalee Moure, all one word,  
5 Moure, M-O-U-R-E. I live at 6619 Granada  
6 Boulevard. I am here to oppose approval of this  
7 measure.

8 I will just give you a little brief step back  
9 in time. My father was the original owner of that  
10 piece of property. He bought it at the same time  
11 he bought the place which we now live, but when he  
12 and my mother were looking for a place to build a  
13 home, raise a family and settle down for the rest  
14 of their lives, they looked a lot around the City  
15 of Miami. They looked at Miami Beach, at some of  
16 the islands there, but when they came to Coral  
17 Gables, the one thing that they saw was a real  
18 commitment to preserving and protecting what the  
19 city has set out to be.

20 I can remember well as a child wandering  
21 through the property that's being discussed today.  
22 The idea here was with Coral Gables was so  
23 different than, say, Star Island. One of the  
24 places they were looking was that the city  
25 government had a real commitment to preserving and

1 protecting the character of the city, and for that  
2 we have all been very grateful. Thank you.

3 MS. TACKETT: We have one more public comment  
4 and then we are going to take a five-minute break  
5 and resume.

6 MS. EBBERT: Good morning. My name is Marlin  
7 Ebbert. I live at 6935 Almansa Street, about a  
8 block from the property. When I talked to Almalee  
9 this morning, I urged her to come, and if you know  
10 where she is talking about, her father purchased  
11 the land on either side of the bridge that passes  
12 over the Mahi Canal, and it's all connected by that  
13 stone wall that runs from the beginning of her  
14 property through the property that's in discussion  
15 today.

16 And I just think that, you know, I lived in  
17 Coral Gables for 25 years, and 12 years on this  
18 side of the highway, 13 years in my present  
19 location. And some of you, I know many of you  
20 sitting up here and where you live. I ran for a  
21 commission seat this past winter, and in walking  
22 through the city, I was reminded again of the rich  
23 history of the homes in the northern part of the  
24 city, on this side of the highway. On the east  
25 side of the highway, we just don't have the

1 personality of Coral Gables, that much of a  
2 personality that you have in the north part of the  
3 Gables. And this is one of the few pieces of  
4 property that really kind of says Coral Gables to  
5 me. And I think you really need to consider very  
6 carefully.

7 You are the first step in -- call it whatever  
8 you want. You are the first step in breaking this  
9 property apart, so consider very carefully what you  
10 do today. Thank you.

11 MS. TACKETT: I have been requested that we  
12 are going to take a five-minute break. Just to  
13 remind all the board members not to discuss this  
14 current application off the microphones.

15 (Brief recess.)

16 MS. TACKETT: Okay. Before we get started, I  
17 was just notified that one of the board members  
18 will have to leave no later than 6:50, so that's a  
19 consideration for the applicant that we will be  
20 losing a board member at 6:50.

21 MR. DALMAU: Good evening, my name is Jorge  
22 Dalmau, and my parents are the owners of the house.  
23 They are Califon Company. If anybody wants to know  
24 that's who Califon Company is, it's my mom and my  
25 dad. My parents bought the house in 1979 and then



1       preserved the existing structure.

2               We worked together with Spillis and Candela to  
3       design a family house that would be built along the  
4       existing structure to help accommodate the family  
5       of two parents, three kids, grandmother and a  
6       nanny. We lived in the house for many years. It  
7       was a great experience. I loved the house. I  
8       loved the property. We have always done whatever  
9       we can to preserve the trees, take care of the  
10      trees.

11             We spent a fortune in maintenance. We paid  
12      all the taxes on this property since 1979, so we  
13      are a big contributor to the city's tax revenues.  
14      It's one of the most expensive tax bills in the  
15      city, I would say.

16             And I want to say that the house is a very  
17      special house and we are committed to preserving  
18      the historic part of the house. The historic part  
19      of the house has been designated by staff that was  
20      designed by Alfred Browning Parker. All the other  
21      structures that were added by Mr. Candela and other  
22      architects that have been involved in this property  
23      are irrelevant and insignificant for the future of  
24      this property.

25             The structure, which we have been describing

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

20 It's important to note that this house is so  
21 expensive that most families in this city cannot  
22 afford to maintain it, to keep it or to live in it.  
23 So, basically my parents now are retired. They are  
24 living in Spain, and the house is empty. They are  
25 taking the burden of paying all the taxes,

1 maintaining the house, etcetera, etcetera,  
2 etcetera. They cannot afford, at this present,  
3 anymore the house in this condition. So,  
4 basically, the house has been on the market and so  
5 far we have received no offers, even though the  
6 whole neighborhood is really having a lot of houses  
7 being demolished and getting ready for building.  
8 The house next door, no, but the one over one more  
9 has already been leveled. That used to be the  
10 Suarez estate, and it's basically a one-acre lot  
11 and now it's going to be built upon.

12 A few houses further over, they are just  
13 finishing the demolition and they are going to  
14 build another house. So, construction in the  
15 neighborhood is going to happen, and it's a good  
16 thing because this brings the value of all the  
17 properties in the neighborhood up and they are  
18 going to like to see their house values go up.

19 We are committed to preserving the main house  
20 as a historic house, and anything we do will be  
21 always keeping that historic portion of the house.  
22 But, in order for us to basically recoup some of  
23 the investment that we have in the house, we want  
24 to divide the house into two lots because one lot  
25 is too big. Three acres for Mr. Parker's house is

1 not three acres today.

2 When Mr. Parker built that house, an acre was  
3 not worth as much as it is today. So, basically,  
4 even after we divide and carve one acre, in the  
5 future if we get this approved, the main single  
6 family house is still going to be a spectacular  
7 two-acre estate that Mr. Parker would dream of  
8 being able to live there.

9 So, to me, in my opinion, it's irrelevant that  
10 this argument happens in this scenario because our  
11 family is committed to preserving all the trees.  
12 When we built the tennis court, it was contingent  
13 upon moving some oak trees so that they would not  
14 be damaged. So, basically, we had to bring these  
15 amazing cranes from the street. Maybe you were  
16 already living in your house and you can testify to  
17 this because the crane was right in front of your  
18 house, Mr. Haddad, and basically we moved the trees  
19 so that no trees were lost. And we built a  
20 beautiful tennis court, which is part of the  
21 property.

22 So, anyway, I just wanted the board to  
23 understand that our family is committed to  
24 preserving the historic significance of the house,  
25 but our family needs to establish ourselves in a

1 situation where since we have not been able to sell  
2 the house for many years, we have to try to split  
3 the house into two so that we can sell the lot to  
4 recover some of our investment, and that's why we  
5 are here today.

6 Thank you.

7 MR. GUILFORD: I just want to take a couple of  
8 minutes. I want to have Mr. Heisenbottle -- and  
9 Mr. Gibbs went into some nature and the interplay  
10 of the house and I think Mr. Heisenbottle is better  
11 to address that and then I will just have a couple  
12 of comments.

13 MS. TACKETT: All right. Just keep an eye on  
14 the time.

15 MR. GUILFORD: We won't be more than ten  
16 minutes.

17 MS. TACKETT: Thank you.

18 MR. HEISENBOTTLE: I will be brief, as well.

19 MR. DALMAU: I'm sorry, one more thing. The  
20 same way Mr. Haddad has ten letters saying that  
21 people are against it, we also have letters that  
22 are people for the support of the board to  
23 acknowledge that there are people interested in us  
24 dividing the house because they know that this is a  
25 good thing for the neighborhood. It's a good thing

1 for property values and they are all behind us a  
2 hundred percent. Thank you.

3 MR. HEISENBOTTLE: Board members, if I may, I  
4 know Mr. Gibbs gave you all a lecture on the  
5 Secretary of Interior Standards. I just disagree  
6 with him in the fact that Mr. Gibbs does not have  
7 an idea how to apply the Secretary of Interior  
8 Standards.

9 Does historic designation mean that you can  
10 never remove a tree or relocate a tree on your  
11 property?

12 Absolutely not.

13 Does historic designation mean that you can't  
14 remove a garage that has been so significantly  
15 altered that it doesn't, you know, that it is now a  
16 guest house and no longer really resembles the  
17 elevations that Al Parker's very basic and  
18 insignificant garage, no, it does not. Absolutely  
19 not.

20 Does -- do the Secretary of Interior Standards  
21 somehow freeze a building and an entire site in  
22 time as his client suggests to you?

23 No, it does not freeze a building in time.

24 You deal with alterations and modifications to  
25 historic structures at every meeting you have. You

1       apply the standards. You understand and you assure  
2       yourself when you are demolishing something that  
3       this is not a contributing element to the building,  
4       to the building's designation and you allow someone  
5       to put an addition on it.

6               In this case, we are not asking to put an  
7       addition on the house at all. We are asking to  
8       demolish portions of the structure that have all  
9       been severely altered. We have agreed with staff's  
10      conditions and we simply don't -- and by the way, I  
11      should say, there is a tree survey in your packet  
12      there listing every tree. We did that on purpose,  
13      so as we located that road, Alejandro, we could  
14      make sure that the new driveway didn't impact any  
15      of the significant trees.

16             There are no additions before you today. We  
17      are not kicking the can down the road. We are not  
18      proposing to build 14 townhouses out there in some  
19      convoluted manner that's totally ridiculous.

20             What we are proposing to do is still keep the  
21      Alfred Browning Parker portion of the site, that  
22      whole half, 1.85 acres. That's probably still the  
23      largest section you can find in the North Gables  
24      anyway.

25             I want you to think of one thing as you go

1 through this. I want to encourage you to go  
2 through this item by item on the list that we  
3 hopefully put back up here so everybody can refer  
4 to it the individual areas we are looking to  
5 demolish.

6 What message, as a board, are you sending to  
7 this community about historic preservation if a  
8 property owner is not allowed to alter the site at  
9 all, if a property is frozen in time in perpetuity  
10 because the owner made a good judgment in having  
11 this property designated because he is proud of it.  
12 He is proud it is an Alfred Browning Parker house,  
13 but the Secretary of Interior, contrary to what  
14 Mr. Gibb said over there, do not take away your  
15 property rights as an owner.

16 They do not freeze your building in time and I  
17 hope the decision you make today doesn't freeze  
18 this building in time. Thank you very much for  
19 your attention.

20 MR. GUILFORD: Madam Chairperson, I just want  
21 to touch on a couple of things.

22 First of all, don't be fooled by Mr. Haddad.  
23 He was one of the finest trial attorneys in the  
24 State of Florida, and he showed you some of what he  
25 had here tonight.



1           Really, what I want to touch on here is some  
2 of the comments Mr. Gibb said and kind of the  
3 standards he throws out and he keeps saying the  
4 entire property is historic. Do not be misled.

5           By designation, the whole property gets  
6 designated anywhere. You don't designate portions,  
7 but if you go back to the staff report they talk  
8 about in 2007, and you look at the staff report  
9 that was done for this hearing, what is  
10 historically significant?

11           It's not the land. It's the fact that the  
12 house was designed by Alfred Browning Parker. That  
13 is what is historically significant. They talk  
14 about it and talk about what Alfred Browning Parker  
15 did. So, don't be misled by saying it's the trees  
16 and it's over there. Again, remember that this  
17 piece of property was designed, this house was  
18 designed for one person, a bachelor. We don't know  
19 why he did it the way he did it.

20           Also, I just want to point out something else,  
21 and Mr. Dalmau did not mention it, but one of the  
22 things that he says he has had this house for sale  
23 for a long period of time, which is true. I think  
24 probably around ten years if not give or take a  
25 year or two. What he is finding is that people who

1 go to this piece of property, looks at this piece  
2 of property, they want to build their house exactly  
3 where the Alfred Browning Parker is.

4 If you are going to buy three acres of land in  
5 the City of Coral Gables, you are going to want the  
6 house you want. So, it has been an impediment.  
7 So, the way -- in order to, let's say recoup that  
8 is to split this lot.

9 Also, the letter that Mr. Haddad talked about  
10 from the neighbor does not talk about the  
11 demolition, does not talk about the demolition.  
12 All it talks about is saving trees. Those trees  
13 are going to come back before you at a later date  
14 when a house is designed for this piece of  
15 property.

16 Now, staff has gone through each element of  
17 what we are trying to do and what is actually  
18 before you today. They have gone piece by piece,  
19 why it is significant, why it is not significant.  
20 We are asking you to support staff's recommendation  
21 and approve this application.

22 If you have any questions, my team is  
23 available to answer at this time. Thank you.

24 MS. TACKETT: Thank you.

25 Is there anyone else from the public that

1 wishes to speak? If not, we will close the public  
2 hearing and open it up to board discussion.

3 MR. NEWELL: I will start off.

4 First, the impassioned appeals I really do  
5 appreciate. I just want to say that first off  
6 because I think this city could use more people who  
7 really do care. Whether you are on the wrong side  
8 or right side of the issue doesn't matter to me.  
9 The fact that you do care means a lot to me as a  
10 city resident. Marlin, your opinion, too.

11 That said, for me, I think this is clear. The  
12 issue before us is not to second-guess or to  
13 correct mistakes of the board, if it made any in  
14 the past. The board made the determination as to  
15 what is or what isn't historic in that property and  
16 the issue here is, there are certain things that  
17 contribute to the historic quality of this property  
18 and there are certain things that don't. And there  
19 is a difference between a contributing factor and  
20 one that detracts. I don't think anything that is  
21 going to be done here with the exception of the  
22 loggia would detract from what is, I think  
23 historically significant about this property.

24 I don't want to say too much and perhaps sway  
25 the members of the board, but I just want to get

1       that out there that it has nothing to do with I  
2       think opinion or a subjective interpretation of  
3       what is or isn't historic. It's been designated  
4       already, so as far as I am concerned, I am bound by  
5       the determination that has been made in the past.

6               Last month I had to do something I wouldn't  
7       want to do and force a man to pick up about ten  
8       square feet of perfectly laid tile to try to  
9       salvage a mosaic on this giant house because that  
10      was a historically significant feature of the  
11      house. I didn't want to do it, but I had to. I  
12      was bound by the determination of the board before,  
13      and I am bound just the same today. I think I have  
14      tipped my hand a bit, but that's how I feel about  
15      it just to get the discussion about it.

16             MS. GUERRERO: Some comments I want to share.

17             Although I understand why we might construe  
18      the history of this house as one of a piecemeal  
19      additions, all the alterations that took place, I  
20      don't really see from the images provided anything  
21      with the exception of the planters and the coral  
22      rock base on the guest house that goes against the  
23      aesthetic or the ideas of Alfred Browning Parker.

24             I also disagree with demolishing the pool  
25      because even though the pool is not such a big part

1 of the property or the house, you know, as a  
2 reference there is this great book called "From the  
3 Springboard to the Pond" that documents post-war  
4 pools in America and how these pools are  
5 disappearing. And I looked at this initially, I  
6 said this is classic post-war American swimming  
7 pool, and there is a whole other part of the  
8 culture that is associated with a pool of that  
9 shape, which is pretty much the design of Alfred  
10 Browning Parker.

11 So, I don't agree with the demolition of the  
12 loggia or the pool, and I also have -- I am not  
13 convinced that the subsequent alterations were done  
14 in a way that fights this character, except for a  
15 few accoutrements that were placed on the guest  
16 house. I haven't understood maybe the interior  
17 alterations, you said it was significant but, you  
18 know, I don't see how these additions have hurt the  
19 character of the original ideas.

20 MR. SILVA: Go ahead, Ms. Thompson.

21 MS. THOMPSON: All right. When I stood  
22 outside the gate, because it's locked, you can't  
23 walk in or drive in or see in too well until you  
24 walk down the roadway somewhat then you can peer  
25 through the foliage and so forth, but I got to tell

1       you that it was a moment of reverence or serenity.  
2       It gave me that feeling. I stood there and even  
3       tears came to my eyes thinking this is such a  
4       beautiful tract of land, oh, my goodness. It's  
5       unexcelled, as far as I know, the City of Coral  
6       Gables.

7               Despite the beautiful homes in Gables Estates  
8       and down in Cocoplum, this is so unique. It's old  
9       and it's been designated. I would have liked to  
10      have had the 2007 historic designation report.  
11      That would have bolstered my thinking, although it  
12      didn't need bolstering after listening today. It's  
13      really an estate. It's like a Shangri-la, as far  
14      as I am concerned.

15             Yes, Alfred Browning Parker is an esteemed and  
16      revered architect and there is no question, doubt  
17      about that, but I also have a very high opinion of  
18      the Spillis and Candela firm. They have been  
19      around a long time and Hilario Candela, he's  
20      wonderful and so is Spillis himself.

21             I knew Hilario better than I knew Spillis and  
22      you only had to look at the Douglas Entrance to see  
23      what they have done with that, preservation wise  
24      and otherwise.

25             And Dolly, you remember the Villages and you

1 know the history of that more than I and they have  
2 done wonderful.

3 They are a keeper of our integrity and  
4 historical integrity of the city. I don't want in  
5 any way to denigrate that work or put them down in  
6 relationship to Alfred Browning Parker because to  
7 my estimation our local architectural firm did a  
8 magnificent job and continues to do a magnificent  
9 job.

10 When you look at that tract of land and see  
11 the beautiful trees, it's almost sacrilegious to  
12 think of scuttling them, any of them just because  
13 it's so beautiful. It would be a sad day here in  
14 the City of Coral Gables to lose some of that  
15 ambience that is not apparent readily or at all  
16 anywhere else in our city.

17 This has already come to this board in 2007.  
18 I don't think I was a part -- when did we come on  
19 this board, Dolly? Were you on it then?

20 I came in right after you, but, anyway, it's  
21 already been designated. It's already been, as is  
22 pointed out here, before the Historic Board, the  
23 Planning and Zoning Board and everything else. It  
24 was determined then and what has changed now is the  
25 economics apparently have changed it.

1 I can empathize -- rather, I can understand  
2 the applicants, the owners' dilemma, but we have  
3 had that come before us before in other properties.  
4 Economic hardship is something else again. It's  
5 not being utilized. There is evidence of some  
6 recent living in the house because there is a  
7 child's toy in the tennis court area and so forth  
8 and it's not -- it doesn't show wear and tear from  
9 being there for a long period of time. I don't  
10 know who or what was living there recently.

11 It has that harmony between the nature and the  
12 buildings and for us to allow any of that part to  
13 be destroyed -- there is an answer to the  
14 applicants' dilemma by selling it, by lowering the  
15 property, the price on the property or whatever.  
16 That's not in our purview here.

17 The coral rock wall that I mentioned before,  
18 it certainly is unique and it's a far better one in  
19 our estimation than the one we considered along  
20 Coral Way. This, again, is so unique.

21 What's the Cardee name come from? Is that  
22 Horace Cardee? The Cardee name --

23 MS. SPAIN: It's from the original plat. I am  
24 not sure.

25 MS EBBERT: Oh, Almalee's maiden name was



1 Cardee.

2 MS. TACKETT: You need to be on the mike to  
3 speak, and we are running short on time to lose the  
4 board member.

5 MS. THOMPSON: I don't want to be the cause of  
6 that so I will stop talking.

7 Honestly, this is so unique that I will not be  
8 able to sleep tonight if I saw this board, who is  
9 such a keeper of the integrity of the City of Coral  
10 Gables, Historic Preservation wise, to allow  
11 anything to happen in this tract of land. I will  
12 stop there.

13 MR. SILVA: I'd like to quickly echo  
14 Mr. Newell's comments on appreciating, as far as  
15 the presentations on both sides. I think they were  
16 thoroughly researched on both points.

17 I agree with Mr. Heisenbottle that declaring a  
18 property historically significant does not and  
19 should not freeze it in time. I think we have the  
20 responsibility to apply the secretary's standards  
21 responsible to make historic preservation viable.

22 Following that kind of logic, I don't have a  
23 problem demolishing the driveway. I can follow  
24 your logic, and I am on board with the guest house  
25 demolition. Where you lose me is the demolition of

1 the pool, the cabana and that whole area back  
2 there. I think that's central to Alfred Browning  
3 Parker idea to indoor/outdoor living.

4 I think the original design of the house, even  
5 though the existing screen porch has been enclosed,  
6 I think that that arm wrapping around, coming along  
7 the canal and making this outdoor room, really  
8 framed by the loggia, framed by the cabana and the  
9 house on the other side is really critical to the  
10 house. And, in fact, your diagram shows it very,  
11 very clearly. What we want to save is the blue,  
12 and that area is the blue.

13 MR. GUILFORD: Mr. Silva, if that is your  
14 decision, we can actually save the cabana and the  
15 pool.

16 MS. SPAIN: I went back and forth on that  
17 myself, I will tell you, because the front part of  
18 that cabana has not been altered. The loggia wraps  
19 around itself and has been clipped on. The clip-on  
20 piece has been altered. Actually, I think it's  
21 nicer than when Alfred Browning because they put a  
22 bar in. It was a storage area and now it's open to  
23 the pool. Actually, I would agree with you that  
24 that should be saved.

25 MR. SILVA: To me, that whole piece is

1 critical along the main waterway.

2 MS. TACKETT: Any more comments?

3 MR. TORRE: I guess I will speak. I guess  
4 these are the hard ones. These are the ones that  
5 show the power of this board and what we can and  
6 cannot do and how our votes really sometimes make a  
7 big difference. But, you know, I think of the  
8 times that the word here hardship is brought upon  
9 us and that really is the key in our judgment and  
10 our determination and our ruling. And from a  
11 personal standpoint, as much as you try to avoid  
12 it, that's really the basis for your decisions.  
13 So, you have to judge historical determination  
14 against sometimes these other moral things or these  
15 hardship things and you weigh the two and in this  
16 case, I am leaning towards the hardship being  
17 removed from the homeowner.

18 And sometimes we take it where it's the  
19 complete opposite and I am very aware of what we  
20 are doing and what it's causing but in some cases  
21 the sacrifice that we are doing from the historic  
22 significance of the property sometimes is not  
23 sufficient to me to not allow some of these things  
24 to be relieved for the homeowner. Again, that's  
25 the weighing part, how much does that cost to the

1 historic determination, and if it's too much you  
2 have to say no. But sometimes it's just enough to  
3 say, you know, what, I am going to have to tip the  
4 other way.

5 In this case, I think the hardship is  
6 significant to me and I know that by saying this, I  
7 am sort of leaning to the decision for the  
8 separation of the lot, which is the key here, but  
9 that's what I'm saying, really.

10 By doing this, I am aware that we are tipping  
11 it toward a lot separation, but in my eyes I am  
12 conscious of that. And I am for that because  
13 historically speaking, I think that there is enough  
14 there. I think that trees and the other things  
15 will be ultimately preserved and I think we are not  
16 doing a disservice to Alfred Browning Parker by  
17 taking these two pieces out. That's my opinion,  
18 and I will be voting for the certificate of  
19 appropriateness.

20 MS. TACKETT: If I could just follow up on  
21 Venny's comments, I am a historic preservationist.  
22 My whole life I have studied architecture. I have  
23 a master's degree in historic preservation. I do  
24 this every day in my job, and I think what Venny  
25 said is something that I relate to very much

1 because historic preservation gets a bad name a lot  
2 of the times. And I think ultimately what my job  
3 is that I get paid to do every day and as a board  
4 member here, I think we need to find a balance. I  
5 think we need to find a balance to preserve highly  
6 significant structures but also understand times  
7 change. The way families live change. The  
8 economics change, and I agree with Mr. Torre and I  
9 will be voting in favor; although I do like the  
10 amendment that Mr. Silva proposed, and I would  
11 suggest that that be part of a motion.

12 Any other comments?

13 MS. MACINTYRE: Well, this, of course, is a  
14 classic preservation dilemma. Both points of view  
15 have made compelling arguments, and I appreciate  
16 the economic factor that's involved here. And I  
17 think in the long run that we need to try to find  
18 solutions to this kind of dilemma in the future.  
19 It's not going to help you right now, but this is  
20 such a classic situation. And I am really torn  
21 between the needs of the homeowner financially in  
22 supporting this property and the needs of the  
23 community in preserving the property.

24 MS. TACKETT: Any other discussion?

25 Do I have a motion?

1 MR. TORRE: I will make a motion to approve  
2 the staff comments.

3 MS. TACKETT: Are we going to include  
4 Mr. Silva's recommendation that a portion of the  
5 cabana structure --

6 MR. NEWELL: I think we should.

7 MS. GUERRERO: Yes.

8 MS. TACKETT: Well, that's the maker of the  
9 motion.

10 MR. GUILFORD: Again, it's acceptable to us.

11 MR. TORRE: The cabana being --

12 MS. SPAIN: To save the pool and the cabana  
13 and the loggia.

14 MR. TORRE: All of it.

15 MS. SPAIN: If they go for a lot separation,  
16 the lot line would actually shift or it would move  
17 over entirely to keep that.

18 MR. HEISENBOTTLE: I would illustrate that for  
19 a minute, if you would, what is being suggested  
20 here.

21 MS. TACKETT: You need a microphone.

22 MR. HEISENBOTTLE: What is being suggested  
23 here is that this lot line jog at an island and go  
24 back to the water. Instead of being a 130-foot  
25 wide, it might be 110 or 105-foot wide at the rear.

1 This is what I believe Alejandro was suggesting.  
2 It's a compromise we can live with.

3 MS. TACKETT: Does the maker of the motion  
4 accept that?

5 MR. TORRE: I am trying to think about that.

6 Again, I haven't seen enough of that part.  
7 There is no visual here to even understand what is  
8 really there. I will accept it as such.

9 MS. TACKETT: We have a motion. Do we have a  
10 second?

11 MR. NEWELL: I will second.

12 MS. TACKETT: We have a motion and a second.

13 Roll call.

14 MS. MACINTYRE: Would you read the motion  
15 before we move?

16 MR. TORRE: My motion is to approve with staff  
17 comments and amendments as proposed by Mr. Silva to  
18 allow for the cabana and the pool to also remain by  
19 shifting the lot line in the back.

20 MS. TACKETT: We have a motion and a second.

21 Roll call.

22 THE CLERK: Ms. Pruitt?

23 MS. PRUITT: This is a very difficult decision  
24 but I am going to vote no.

25 THE CLERK: Ms. Guerrero?

1 MS. GUERRERO: Yes.

2 THE CLERK: Mr. Torre?

3 MR. TORRE: Yes.

4 THE CLERK: Mr. Silva?

5 MR. SILVA: Yes.

6 THE CLERK: Mayor Thompson?

7 MS. THOMPSON: No.

8 THE CLERK: Mr. Newell?

9 MR. NEWELL: Yes.

10 THE CLERK: Ms. MacIntyre?

11 MS. MACINTYRE: Yes.

12 THE CLERK: Ms. Tackett?

13 MS. TACKETT: Yes.

14 MR. GUILFORD: Thank you very much.

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

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## REPORTER'S CERTIFICATE

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COUNTY OF MIAMI-DADE


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

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

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Patricia Diaz, RPR, FPR

2013 JUL 15 PM 1:47

**CITY OF CORAL GABLES**

RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL RESOURCES

**HISTORIC PRESERVATION BOARD**

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

**AUGUST 15, 2013**



**6801 GRANADA BLVD.**

**CORAL GABLES, FLORIDA 33146**

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6801 Granada Blvd.  
Coral Gables, Florida

*Guilford & Associates, P.A.*  
*Attorneys at Law*

F. W. ZEKE GUILFORD  
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

July 8, 2013

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

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

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

Dear Ms. Spain:

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

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

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

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

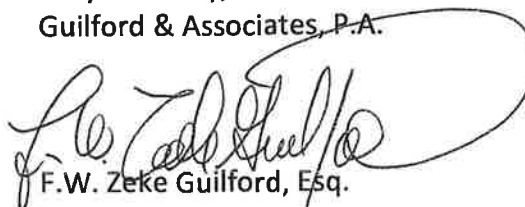
As part of this application, we are requesting the Historic Preservation Board's recommendation to re-plat the property into two (2) separate building sites. It is important to note that if the application to re-plat the property is successful, whatever is constructed on the property will require additional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

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

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

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

Very sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

**CERTIFICATE OF HISTORIC PRESERVATION**  
**A P P L I C A T I O N**  
 CITY OF CORAL GABLES • HISTORIC PRESERVATION DIVISION

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

Tract 2 of "Cartee Homestead as recorded in Plat Book 43, at Page 30

Legal Description: Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Section \_\_\_\_\_

Califon Co. N V 6801 Granada Park Blvd., Coral Gables, FL 33143 (786) 375-1444

Owner's Name \_\_\_\_\_ Street Address \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone No. \_\_\_\_\_  
 e-mail: jadalmau@aol.com

Guilford & Associates 1222 Ponce de Leon suite 600, FL 33134 (305) 446-8411

Applicant's Name \_\_\_\_\_ Street Address \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone/Fax \_\_\_\_\_  
 e-mail: ZGuilford@guilfordassoc.com

Richard Heisenbottle 2199 Ponce de Leon Blvd. suite 400, Coral Gables, FL 33134 (305) 446-7799

Contractor/Arch/Engineer's Name \_\_\_\_\_ Street Address \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone/Fax \_\_\_\_\_  
 e-mail: richard@rjha.net

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

☐ Minor Alterations ☐ New Construction ☐ Addition ☐ Rehabilitation  
☒ Demolition ☐ Other: Replat

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

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

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

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

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

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

<input type="checkbox"/> Site Plan (with dimensions) Before/After	<input type="checkbox"/> Floor Plan(s) (with dimensions) Before/After	<input type="checkbox"/> Elevations(s) (with dimensions) Before/After	<input type="checkbox"/> Mailing list & 3 sets of labels VARIANCES/DEMOLITIONS
<input type="checkbox"/> Photos Labeled 2 per page	<input type="checkbox"/> Survey (5 yrs or younger) Board review (1 Orig + 16 copies) Non-Board (1 original)	<input type="checkbox"/> Color/Material Sample Board review (16 swatches) Non-Board review (1 set)	<input type="checkbox"/> Letter of Intent Board review (16 copies) Non-Board review (1 copy)
<input type="checkbox"/> Regular size 1 signed/sealed set	<input type="checkbox"/> Reduced Plans 11x17 Board review 2 sign/seal + 14 reg. Non-Board review (1 set)	<input type="checkbox"/> Fee due to variances/violations	<input type="checkbox"/> Other _____
<input type="checkbox"/> Copy of Board of Architects Comments/Recommendations	<input type="checkbox"/> CD with electronic copies of drawings/photos		

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

9. I, Califon Company N V, as Owner of Lot(s) Tract 2  
 (Print Owner's Name)

Block(s) \_\_\_\_\_, Section Cartee Homestead do hereby authorize the  
 filing of this application. Califon Co NV 7/1/2013  
 (Date)

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



DATE RECEIVED: \_\_\_\_\_  
 CASE FILE: \_\_\_\_\_  
 EDEN FILE: \_\_\_\_\_  
 POTENTIAL HPB MEETING: \_\_\_\_\_

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

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

**Exhibit "A"**

**LEGAL DESCRIPTION**

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

**Exhibit "B"**

**Folio Number:**

03-4129-031-0020

6801 Granada Blvd.  
Coral Gables, Florida



**PROOF OF OWNERSHIP**

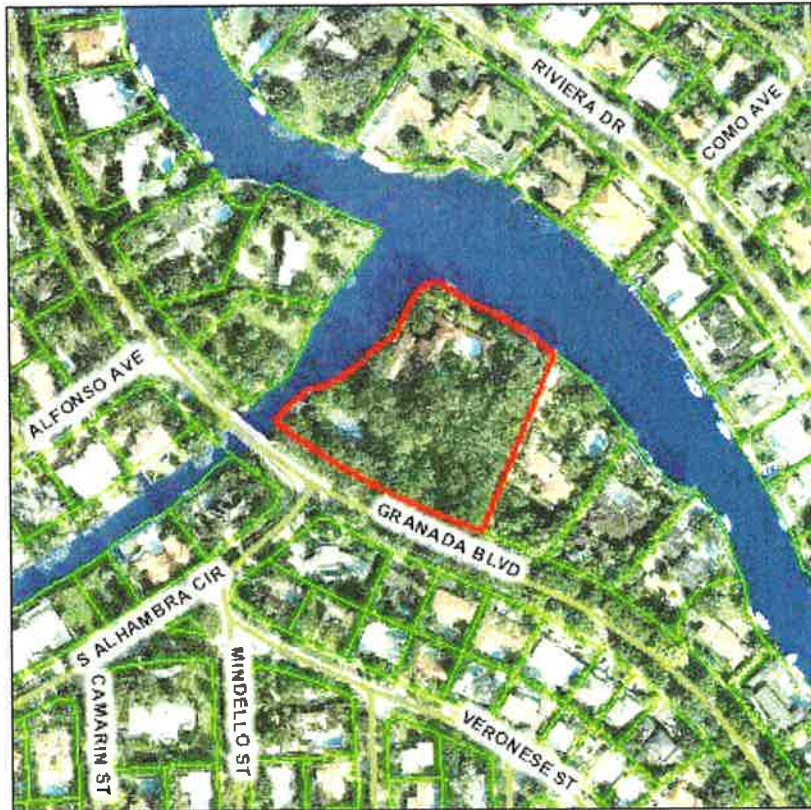
6801 Granada Blvd.  
Coral Gables, Florida

**My Home**  
Miami-Dade County, Florida



[miamidade.gov](http://miamidade.gov)

**Property Information Map**



Aerial Photography - 2012

0 153 ft

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

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



Close

**Summary Details:**

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

**Property Information:**

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

**Assessment Information:**

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

**Taxable Value Information:**

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

**Sale Information:**

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

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

[View Additional Sales](#)

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

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

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

**Owner:**

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

**Attorney:**

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

**Architect:**

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

6801 Granada Blvd.  
Coral Gables, Florida

# TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

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

## FIELD WORK DATE

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

## ADJOINING ZONING: EXISTING

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

## ADJOINING LAND OWNERS

PATTERSON TRACT NO. 1 (46-49) RICARDO AND LINA EICHENWALD 6835 GRANADA BOULEVARD CORAL GABLES, FLORIDA 33146

## ADJOINING ZONING: EXISTING

REFER TO SHEET 3 EXISTING			
ID	FOLIO NO.	CLUC	PRIMARY ZONING
I	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
PROPOSED			
II	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
III		SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

## BENCHMARK INFORMATION

BM#	ELEVATION	N-S STREET	E-W STREET	LOCATION	DESCRIPTION
197	11.61	GRANADA BOULEVARD	SUNSET ROAD	N.E. LY CORNER	PKBW B.S.W. @ N. PROP. LINE #8865 GRANADA
200	10.99	BARQUERA STREET	SUNSET ROAD	N.E. LY CORNER	PKBW P.O.C. F.S.W.

## PROPERTY ADDRESS

6801 GRANADA BOULEVARD  
CORAL GABLES, FLORIDA 33146

## FLOOD INFORMATION

FLOOD ZONE: AH  
MAP & PANEL: 12086C0459  
COMMUNITY No.: 1208639  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.= +10.00 NGVD 1929

## SURVEYOR'S REFERENCES



## LOCATION MAP

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

## LEGAL DESCRIPTION

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

## OWNERS CONTACT INFORMATION

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

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 54-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
LAST DATE FIELD WORK: 02-12-2013

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

DATE: 05-06-2013

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

## ZONING REFERENCES

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

## SURVEY NOTES

- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF GRANADA BOULEVARD, HAVING A BEARING OF N89°17'45" EAS SHOWN ON THE "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (NGVD28) AND REFERENCED TO THE FOLLOWING BENCHMARKS:  
A) CITY OF CORAL GABLES BM # 107, ELEVATION= 11.61  
B) CITY OF CORAL GABLES BM # 200, ELEVATION= 10.99
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
- TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN



# TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

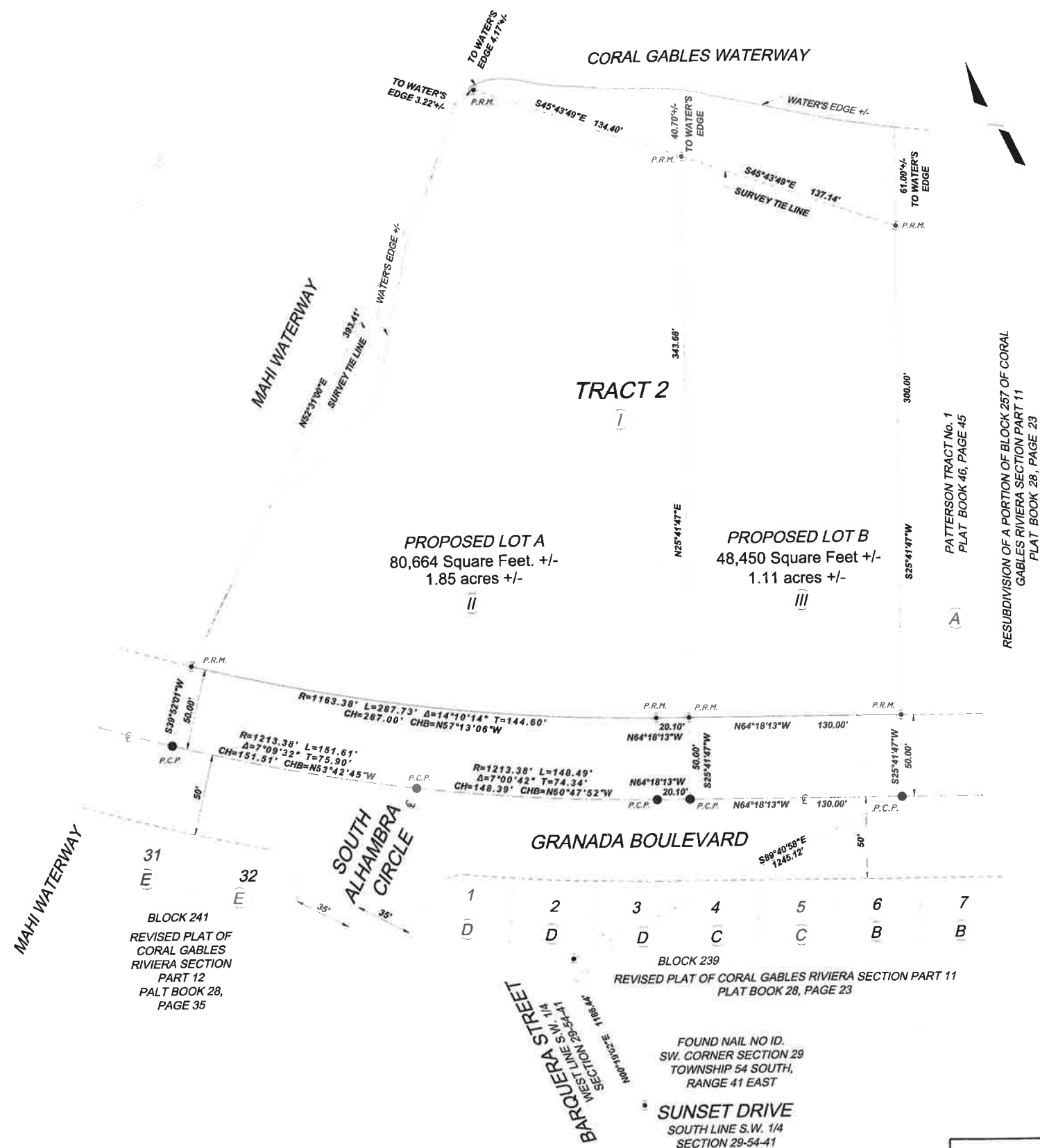
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## TREE LEGEND

#	DIA	TYPE	#	DIA	TYPE	#	DIA	TYPE	#	DIA	TYPE
1	1.50	HARDWOOD TREE	133	2.50	HARDWOOD OAK TREE	264	2.00	HARDWOOD TREE	395	1.50	PALM TREE
2	1.50	HARDWOOD TREE	134	1.50	PALM TREE	265	4.00	FIG TREE	396	0.50	PALM TREE
3	2.50	HARDWOOD TREE	135	2.00	HARDWOOD OAK TREE	266	1.00	PALM TREE	397	3.00	HARDWOOD OAK TREE
4	1.00	HARDWOOD TREE	136	1.50	PALM TREE	267	3.00	HARDWOOD TREE	398	0.50	PALM TREE
5	2.00	HARDWOOD TREE	137	1.50	PALM TREE	268	4.00	FIG TREE	399	1.00	HARDWOOD TREE
6	3.00	HARDWOOD TREE	138	1.50	PALM CLUSTER TREE	269	1.50	PALM TREE	400	1.50	PALM TREE
7	1.50	HARDWOOD TREE	139	1.50	HARDWOOD OAK TREE	270	1.00	PALM TREE	401	1.00	PALM TREE
8	1.50	HARDWOOD TREE	140	1.50	PALM TREE	271	12.00	FIGS TREE	402	1.50	PALM TREE
9	1.50	HARDWOOD TREE	141	1.00	PALM TREE	272	0.50	PALM TREE	403	1.50	PALM TREE
10	3.00	HARDWOOD TREE	142	0.50	PALM TREE	273	4.00	HARDWOOD TREE	404	1.50	PALM TREE
11	2.00	HARDWOOD TREE	143	1.00	HARDWOOD TREE	274	0.50	HARDWOOD TREE	405	1.50	PALM TREE
12	2.00	HARDWOOD TREE	144	0.50	HARDWOOD FIGS TREE	275	2.00	PALM CLUSTER TREE	406	1.50	HARDWOOD OAK TREE
13	1.50	PALM CLUSTER TREE	145	1.50	PALM CLUSTER TREE	276	2.00	PALM CLUSTER TREE	407	1.50	PALM TREE
14	2.00	PALM CLUSTER TREE	146	1.50	PALM CLUSTER TREE	277	1.00	PALM TREE	408	1.50	HARDWOOD OAK TREE
15	2.00	PALM CLUSTER TREE	147	1.50	PALM CLUSTER TREE	278	1.00	PALM TREE	409	1.50	PALM TREE
16	1.50	PALM CLUSTER TREE	148	1.50	PALM CLUSTER TREE	279	1.00	PALM TREE	410	2.00	HARDWOOD OAK TREE
17	1.00	FIGS TREE	149	1.50	PALM CLUSTER TREE	280	1.00	PALM TREE	411	1.50	PALM TREE
18	1.50	PALM CLUSTER TREE	150	1.00	PALM CLUSTER TREE	281	1.50	PALM TREE	412	3.50	HARDWOOD OAK TREE
19	1.50	PALM CLUSTER TREE	151	1.50	PALM CLUSTER TREE	282	1.50	PALM TREE	413	1.50	PALM TREE
20	0.50	PALM TREE	152	1.00	PALM CLUSTER TREE	283	1.50	PALM TREE	414	1.50	PALM TREE
21	1.50	PALM TREE	153	1.00	PALM CLUSTER TREE	284	1.50	PALM TREE	415	1.50	PALM TREE
22	1.50	PALM CLUSTER TREE	154	0.50	PALM TREE	285	1.50	PALM TREE	416	1.50	PALM TREE
23	1.50	HARDWOOD TREE	155	1.00	PALM CLUSTER TREE	286	1.50	PALM TREE	417	2.00	PALM TREE
24	1.50	PALM CLUSTER TREE	156	1.00	PALM CLUSTER TREE	287	1.00	PALM TREE	418	0.50	PALM TREE
25	0.50	PALM TREE	157	2.50	PALM CLUSTER TREE	288	2.00	PALM CLUSTER TREE	419	0.50	PALM TREE
26	0.50	PALM TREE	158	1.50	PALM CLUSTER TREE	289	1.00	PALM TREE	420	7.00	HARDWOOD TREE
27	1.00	PALM CLUSTER TREE	159	1.50	HARDWOOD TREE	290	2.50	PALM CLUSTER TREE	421	1.50	PALM TREE
28	1.50	PALM CLUSTER TREE	160	1.50	PALM CLUSTER TREE	291	2.00	PALM CLUSTER TREE	422	4.00	HARDWOOD OAK TREE
29	1.50	HARDWOOD TREE	161	1.50	PALM CLUSTER TREE	292	1.50	HARDWOOD TREE	423	2.50	HARDWOOD OAK TREE
30	1.50	PALM CLUSTER TREE	162	2.00	PALM CLUSTER TREE	293	4.00	HARDWOOD TREE	424	2.50	HARDWOOD OAK TREE
31	1.50	PALM CLUSTER TREE	163	2.00	PALM CLUSTER TREE	294	0.50	PALM TREE	425	1.00	PALM TREE
32	1.00	PALM CLUSTER TREE	164	2.00	PALM CLUSTER TREE	295	0.50	PALM TREE	426	0.50	PALM TREE
33	1.00	PALM TREE	165	1.50	PALM CLUSTER TREE	296	0.50	PALM TREE	427	0.50	PALM TREE
34	1.50	PALM CLUSTER TREE	166	1.50	PALM CLUSTER TREE	297	0.50	PALM TREE	428	1.00	PALM TREE
35	2.00	PALM CLUSTER TREE	167	1.50	PALM CLUSTER TREE	298	0.50	PALM TREE	429	0.50	PALM TREE
36	1.50	PALM CLUSTER TREE	168	2.00	PALM CLUSTER TREE	299	1.50	PALM TREE	430	1.00	PALM TREE
37	1.50	PALM CLUSTER TREE	169	1.00	PALM CLUSTER TREE	300	0.50	PALM TREE	431	1.50	HARDWOOD TREE
38	1.50	PALM CLUSTER TREE	170	1.50	PALM CLUSTER TREE	301	1.50	PALM TREE	432	1.00	HARDWOOD TREE
39	1.00	PALM CLUSTER TREE	171	0.50	PALM TREE	302	1.50	PALM TREE	433	2.50	PALM TREE
40	1.50	PALM CLUSTER TREE	172	1.00	PALM CLUSTER TREE	303	1.50	PALM TREE	434	1.00	HARDWOOD TREE
41	1.00	PALM CLUSTER TREE	173	2.00	HARDWOOD OAK TREE	304	1.50	PALM TREE	435	1.00	PALM TREE
42	2.00	PALM CLUSTER TREE	174	2.00	HARDWOOD TREE	305	1.50	PALM TREE	436	3.00	HARDWOOD TREE
43	1.00	PALM TREE	175	0.50	PALM TREE	306	1.50	PALM TREE	437	1.50	PALM TREE
44	1.50	PALM TREE	176	0.50	PALM TREE	307	1.50	PALM TREE	438	1.00	PALM TREE
45	1.50	PALM CLUSTER TREE	177	1.00	PALM TREE	308	0.50	HARDWOOD TREE	439	1.50	HARDWOOD MANGO TREE
46	1.50	PALM CLUSTER TREE	178	2.50	HARDWOOD TREE	309	2.00	HARDWOOD OAK TREE	440	0.50	HARDWOOD TREE
47	1.50	PALM CLUSTER TREE	179	1.50	PALM TREE	310	1.50	HARDWOOD OAK TREE	441	1.00	PALM TREE
48	0.50	PALM CLUSTER TREE	180	1.50	PALM CLUSTER TREE	311	4.00	HARDWOOD OAK TREE	442	1.00	PALM TREE
49	0.50	PALM TREE	181	1.00	PALM CLUSTER TREE	312	4.00	HARDWOOD OAK TREE	443	0.50	PALM TREE
50	1.00	PALM CLUSTER TREE	182	1.00	PALM TREE	313	2.00	HARDWOOD OAK TREE	444	0.50	PALM TREE
51	2.50	HARDWOOD TREE	183	3.00	PALM CLUSTER TREE	314	2.00	HARDWOOD OAK TREE	445	2.00	PALM CLUSTER TREE
52	1.50	PALM CLUSTER TREE	184	1.50	PALM CLUSTER TREE	315	2.50	HARDWOOD OAK TREE	446	0.50	HARDWOOD TREE
53	2.00	HARDWOOD TREE	185	1.00	PALM CLUSTER TREE	316	1.50	PALM TREE	447	1.00	PALM TREE
54	4.00	PALM CLUSTER TREE	186	3.00	HARDWOOD TREE	317	2.00	PALM TREE	448	1.00	PALM TREE
55	1.50	PALM CLUSTER TREE	187	1.50	PALM CLUSTER TREE	318	1.50	PALM TREE	449	1.00	PALM TREE
56	1.50	PALM TREE	188	2.00	PALM CLUSTER TREE	319	1.00	PALM TREE	450	1.50	HARDWOOD OAK TREE
57	1.50	PALM CLUSTER TREE	189	1.50	PALM CLUSTER TREE	320	1.50	HARDWOOD OAK TREE	451	1.50	HARDWOOD OAK TREE
58	1.50	PALM CLUSTER TREE	190	2.00	PALM CLUSTER TREE	321	1.50	HARDWOOD OAK TREE	452	1.50	PALM TREE
59	1.50	PALM CLUSTER TREE	191	1.00	PALM CLUSTER TREE	322	3.00	HARDWOOD OAK TREE	453	2.00	HARDWOOD OAK TREE
60	1.50	PALM CLUSTER TREE	192	1.00	PALM CLUSTER TREE	323	1.50	PALM TREE	454	1.50	PALM TREE
61	1.00	PALM CLUSTER TREE	193	0.50	PALM TREE	324	3.00	HARDWOOD TREE	455	2.00	HARDWOOD OAK TREE
62	1.50	PALM CLUSTER TREE	194	2.00	PALM CLUSTER TREE	325	1.50	PALM TREE	456	1.50	HARDWOOD OAK TREE
63	1.00	PALM CLUSTER TREE	195	2.00	PALM CLUSTER TREE	326	1.50	PALM TREE	457	1.50	PALM TREE
64	2.00	PALM CLUSTER TREE	196	3.00	HARDWOOD TREE	327	1.50	PALM TREE	458	1.50	PALM TREE
65	2.00	PALM CLUSTER TREE	197	2.00	HARDWOOD TREE	328	3.00	HARDWOOD OAK TREE	459	2.00	HARDWOOD OAK TREE
66	2.50	PALM CLUSTER TREE	198	4.00	HARDWOOD TREE	329	4.00	HARDWOOD TREE	460	1.50	HARDWOOD OAK TREE
67	2.00	HARDWOOD TREE	199	1.00	PALM TREE	330	1.50	PALM TREE	461	1.50	PALM TREE
68	1.50	PALM CLUSTER TREE	200	5.00	HARDWOOD OAK TREE	331	0.50	HARDWOOD TREE	462	1.00	PALM TREE
69	1.50	PALM CLUSTER TREE	201	1.00	PALM TREE	332	1.00	PALM CLUSTER TREE	463	1.50	PALM TREE
70	1.50	PALM CLUSTER TREE	202	1.00	PALM TREE	333	1.00	PALM TREE	464	1.50	PALM TREE
71	1.00	PALM CLUSTER TREE	203	1.00	PALM TREE	334	1.50	PALM TREE	465	0.50	PALM TREE
72	2.00	PALM CLUSTER TREE	204	1.50	PALM TREE	335	1.50	PALM TREE	466	1.50	PALM CLUSTER TREE
73	2.50	PALM CLUSTER TREE	205	5.00	PALM TREE	336	1.50	HARDWOOD OAK TREE	467	1.00	PALM CLUSTER TREE
74	2.00	PALM CLUSTER TREE	206	2.00	PALM TREE	337	0.50	PALM TREE	468	2.00	PALM CLUSTER TREE
75	1.50	PALM CLUSTER TREE	207	1.50	PALM TREE	338	1.00	PALM TREE	469	2.00	PALM CLUSTER TREE
76	2.00	PALM CLUSTER TREE	208	2.00	HARDWOOD OAK TREE	339	1.50	FIG TREE	470	2.00	PALM CLUSTER TREE
77	2.00	PALM CLUSTER TREE	209	2.50	HARDWOOD OAK TREE	340	2.00	HARDWOOD OAK TREE	471	1.50	PALM TREE
78	2.00	PALM CLUSTER TREE	210	2.00	HARDWOOD OAK TREE	341	1.00	PALM TREE	472	2.00	PALM CLUSTER TREE
79	1.00	PALM CLUSTER TREE	211	2.00	HARDWOOD OAK TREE	342	0.50	PALM TREE	473	1.50	PALM CLUSTER TREE
80	1.50	PALM TREE	212	1.50	PALM TREE	343	1.50	HARDWOOD TREE	474	1.50	PALM CLUSTER TREE
81	1.00	PALM CLUSTER TREE	213	1.50	HARDWOOD OAK TREE	344	2.50	HARDWOOD OAK TREE	475	1.50	PALM CLUSTER TREE
82	2.00	PALM CLUSTER TREE	214	1.50	HARDWOOD OAK TREE	345	1.50	PALM TREE	476	4.00	HARDWOOD OAK TREE
83	0.50	PALM CLUSTER TREE	215	1.50	HARDWOOD OAK TREE	346	0.50	PALM TREE	477	2.00	PALM TREE
84	2.00	PALM CLUSTER TREE	216	2.00	HARDWOOD OAK TREE	347	1.50	HARDWOOD OAK TREE	478	0.50	PALM TREE
85	2.50	HARDWOOD TREE	217	3.00	HARDWOOD OAK TREE	348	1.50	PALM TREE	479	1.50	PALM CLUSTER TREE
86	1.00	PALM CLUSTER TREE	218	1.50	PALM TREE	349	1.50	PALM TREE	480	2.00	PALM CLUSTER TREE
87	1.50	PALM CLUSTER TREE	219	2.00	HARDWOOD TREE	350	0.50	PALM TREE	481	1.50	PALM CLUSTER TREE
88	3.50	HARDWOOD TREE	220	1.00	PALM CLUSTER TREE	351	0.50	PALM TREE	482	1.50	PALM CLUSTER TREE
89	1.50	PALM TREE	221	1.50	PALM CLUSTER TREE	352	1.50	PALM TREE	483	2.00	PALM CLUSTER TREE
90	1.50	PALM CLUSTER TREE	222	2.50	PALM CLUSTER TREE	353	1.50	PALM TREE	484	4.50	HARDWOOD TREE
91	1.50	PALM CLUSTER TREE	223	2.00	PALM CLUSTER TREE	354	1.50	PALM CLUSTER TREE	485	0.50	PALM TREE
92	1.00	PALM TREE	224	1.00	PALM TREE	355	1.50	PALM TREE	486	1.00	PALM TREE
93	1.00	HARDWOOD OAK TREE	225	1.50	HARDWOOD TREE	356	1.50	HARDWOOD TREE	487	1.50	PALM CLUSTER TREE
94	4.00	HARDWOOD TREE	226	0.50	PALM TREE	357	5.00	HARDWOOD CLUSTER TREE	488	1.00	PALM CLUSTER TREE
95	2.50	HARDWOOD OAK TREE	227	1.00	PALM TREE	358	1.50	PALM TREE	489	2.00	PALM CLUSTER TREE
96	1.00	PALM TREE	228	0.50	PALM TREE	359	1.50	HARDWOOD TREE	490	2.00	PALM CLUSTER TREE
97	2.00	HAWAIIAN SHRUBBY TREE	229	1.00	PALM TREE	360	1.50	HARDWOOD TREE	491	1.50	PALM CLUSTER TREE
98	0.50	PALM TREE	230	1.00	PALM TREE	361	1.00	PALM TREE	492	3.00	PALM CLUSTER TREE
99	1.00	PALM TREE	231	1.50	PALM TREE	362	1.50	PALM TREE	493	2.50	PALM CLUSTER TREE
100	0.50	PALM TREE	232	1.00	PALM TREE	363	1.50	PALM TREE	494	1.50	PALM CLUSTER TREE
101	0.50	PALM TREE	233	1.00	PALM TREE	364	1.50	PALM TREE	495	2.00	PALM CLUSTER TREE
102	0.50	PALM TREE	234	1.00	PALM TREE	365	10.00	FIGS TREE	496	1.50	PALM CLUSTER TREE
103	0.50	PALM TREE	235	2.00	HARDWOOD TREE	366	2.00	BANAYAN CLUSTER TREE	497	2.00	PALM CLUSTER TREE
104	0.50	PALM TREE	236	2.00							

# TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

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



## ZONING REFERENCES

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

## DEVELOPMENT INFORMATION

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

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

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

## LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- Δ DELTA ANGLE
- +/- MORE OR LESS
- L ARC LENGTH
- C CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- MIN. MINIMUM
- N NORTH
- No. NUMBER
- NO ID. NOT IDENTIFIABLE
- O.R.B. OFFICIAL RECORDS BOOK
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- REQ'D REQUIRED
- S SOUTH
- T TANGENT

## GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft

SURVEY NUMBER: 221463C

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

FIELD DATE: 02-13-2015



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





LEGEND	
	DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
	DENOTES EXISTING TO BE DEMOLISHED
	DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED

# 6801 GRANADA BOULEVARD

## DEMOLITION SITE PLAN

SCALE: 1"= 20'-0"

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

JULY 9, 2013





## CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

## SITE AREA

GROSS SITE AREA - LOT A:

80,664 SF. (1.85 AC.)

GROSS SITE AREA - LOT B:

48,450 SF. (1.11 AC.)

## ZONING REQUIREMENTS

LOT A	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES

LOT B	100 FT.	130.00 FT.
MINIMUM LOT WIDTH:	2 STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT:		

## MAX. GROUND AREA COVERAGE:

LOT A		
principal structure Max. 35%	28,232.4 SF.	8,510 SF.
principal+auxiliary struct. Max. 45%	36,298.6 SF.	N/A

LOT B		
principal structure Max. 35%	16,957.5 SF.	9,068 SF.
principal+auxiliary struct. Max. 45%	21,802.5 SF.	N/A

## MAX SF. FLOOR AREA:

48% X first 5000 SF.	2,400 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	21,199 GSF. (LOT A)	
	11,535 GSF. (LOT B)	

## LOT A

TOTAL MAX. SF. FLOOR AREA	25,349 GSF.	10,947 GSF.
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MIN. SITE AREA OPEN LANDSCAPE	32,266 SF. (40%)	48,819 S.F. (60)
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## LOT B

TOTAL MAX. SF. FLOOR AREA	15,685 GSF.	15,658 GSF.
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MIN. SITE AREA OPEN LANDSCAPE	19,380 SF. (40%)	27,991 S.F. (57)
-------------------------------	------------------	------------------

## SETBACKS:

LOT A		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	49 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.
LOT B		
FRONT:	25 FT.	126 FT. 3 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	81 FT. 2 IN.

## AREA TABULATION

## LOT A

## HISTORIC HOUSE AREA TABULATIONS:

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

## LOT B

## NEW CONSTRUCTION AREA TABULATIONS:

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

## 6801 GRANADA BOULEVARD

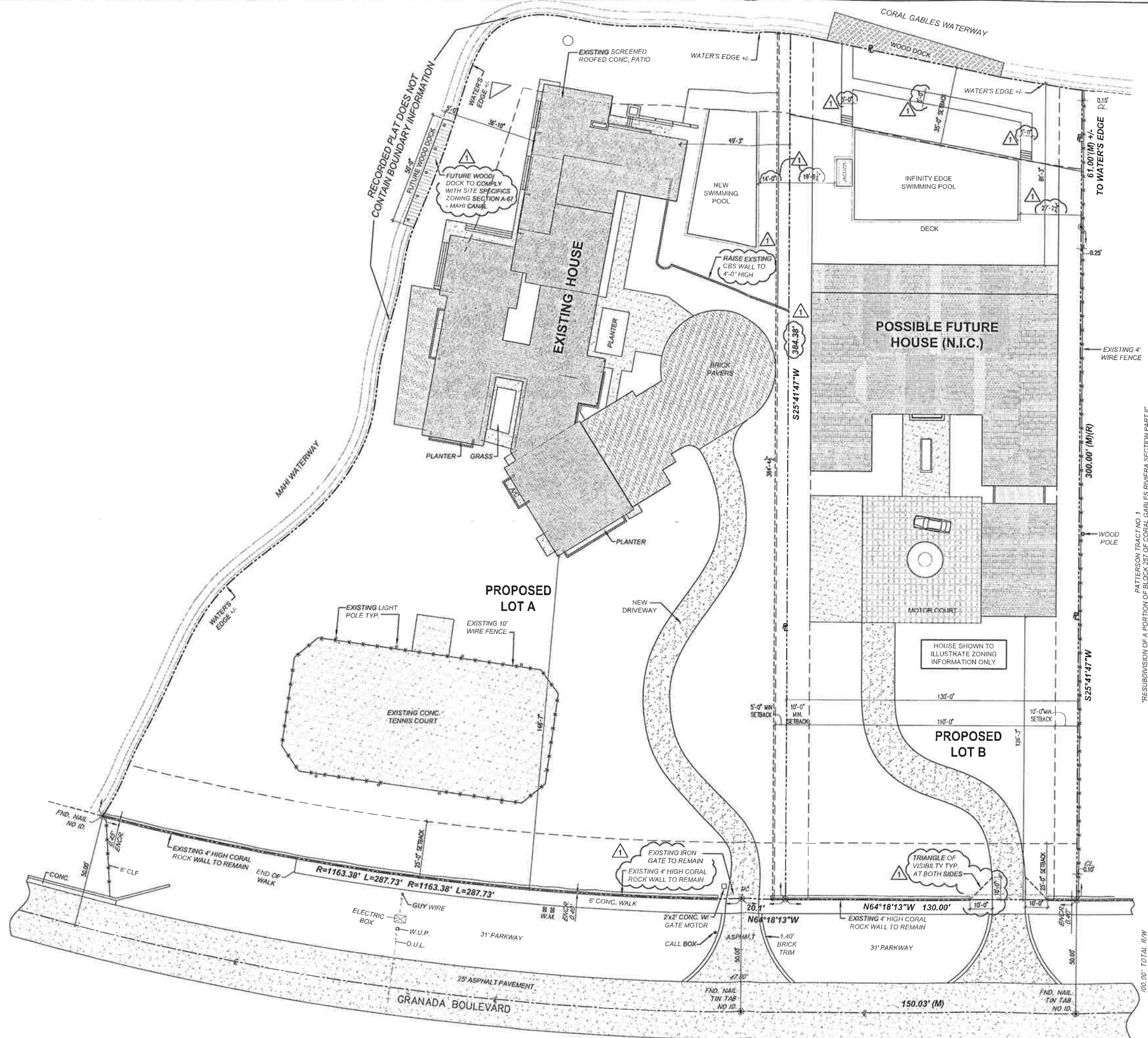
## PROPOSED SITE PLAN

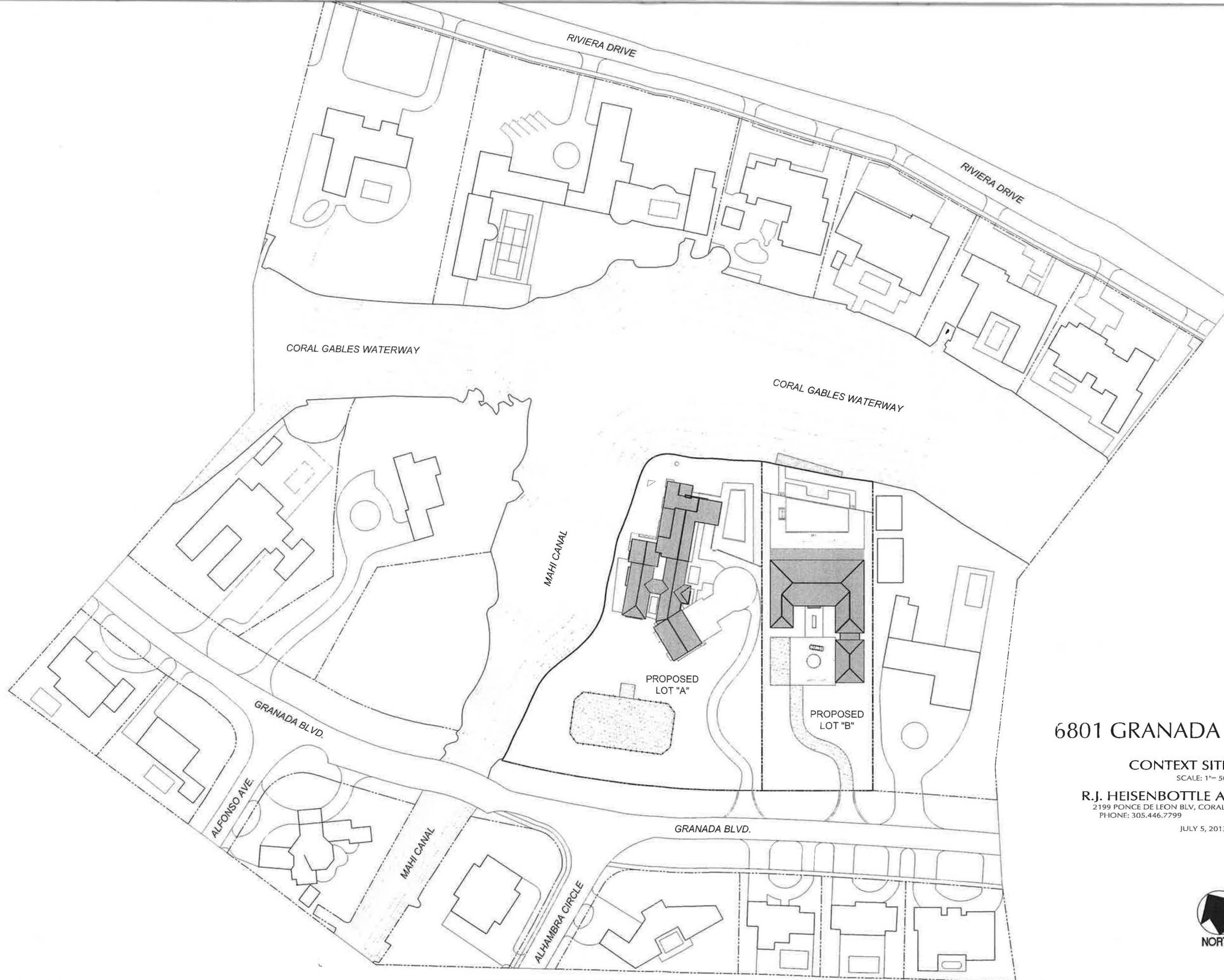
SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.

2199 PONCE DE LEON BLV., CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

August 2, 2013





## 6801 GRANADA BOULEVARD

### CONTEXT SITE PLAN

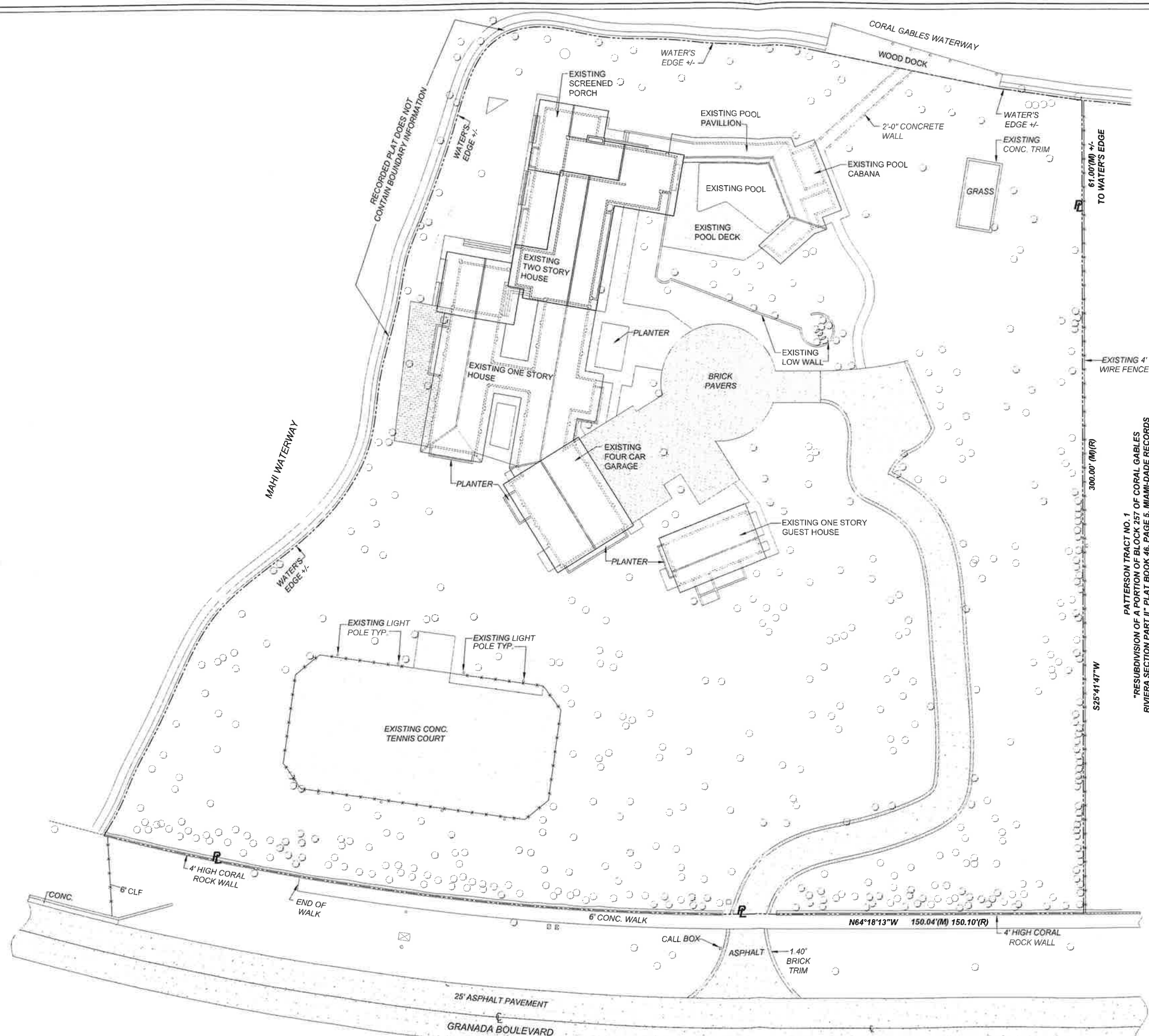
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R.J. HEISENBOTTLE ARCHITECTS, P.A.

2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 5, 2013





LEGEND:

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

# 6801 GRANADA BOULEVARD

HISTORICAL SITE PLAN  
SCALE: 1"= 20'-0"

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

MAY 7, 2013



PATTERSON TRACT NO. 1  
"RESUBDIVISION OF A PORTION OF BLOCK 257 OF CORAL GABLES  
RIVERA SECTION PART II" PLAT BOOK 46, PAGE 5, MIAMI-DADE RECORDS





EXISTING RESIDENCE



EXISTING RESIDENCE (ORIGINAL PARKER / CANDELA REMODEL)





EXISTING TWO STORY RESIDENCE (ORIGINAL PARKER)



EXISTING RESIDENCE ENTRANCE (ORIGINAL PARKER / CANDELA REMODEL)





EXISTING RESIDENCE AND POOL AREA (ORIGINAL PARKER)



EXISTING POOL AREA (ORIGINAL PARKER)





EXISTING RESIDENCE (ORIGINAL PARKER)



EXISTING POOL CABANA (ORIGINAL PARKER / CANDELA REMODEL)





EXISTING SCREENED PORCH AND CANDELA ADDITION



EXISTING RESIDENCE (CANDELA ADDITION)





EXISTING RESIDENCE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)





EXISTING FOUR CAR GARAGE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)





EXISTING RESIDENCE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)



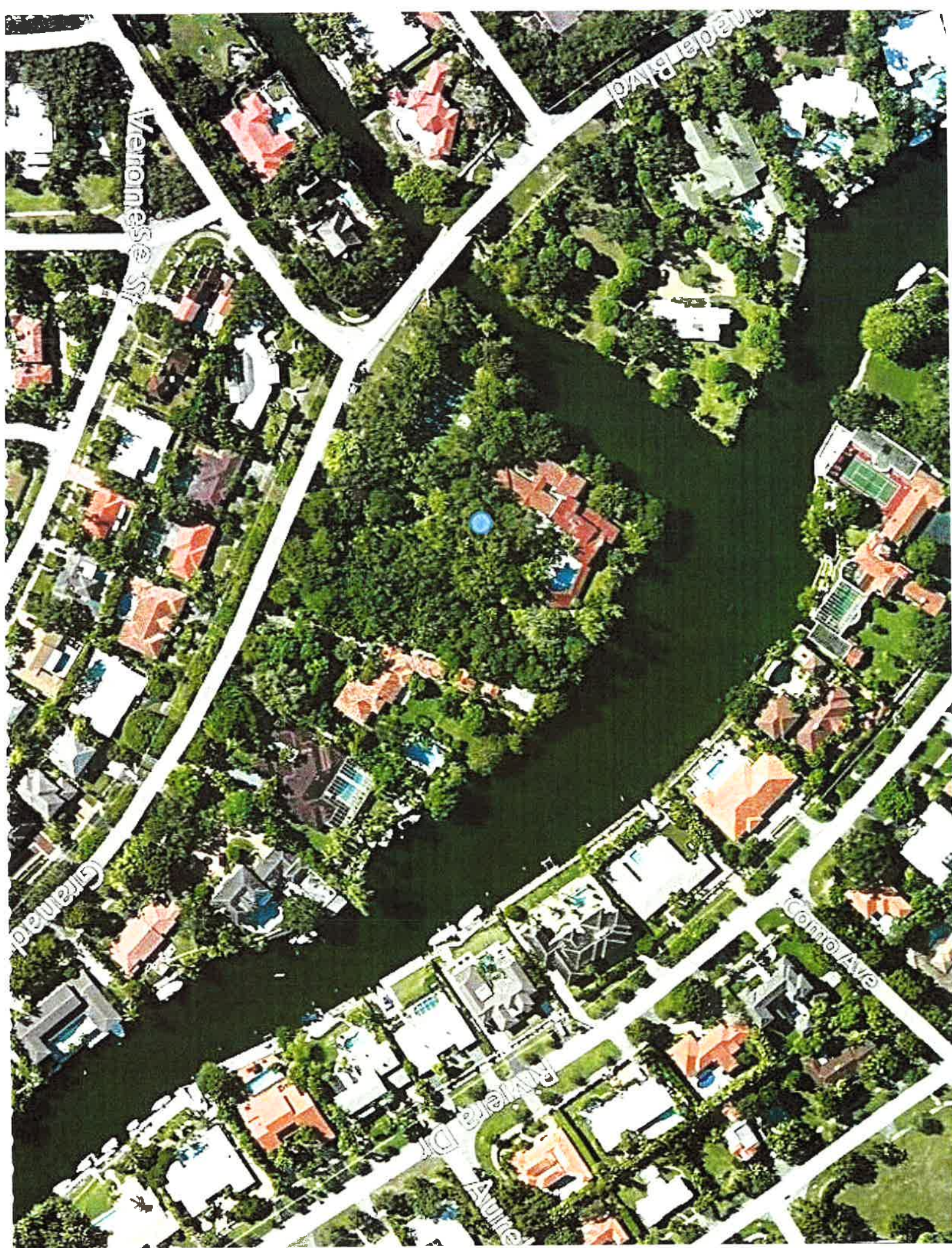


EXISTING RESIDENCE (CANDELA ADDITION)

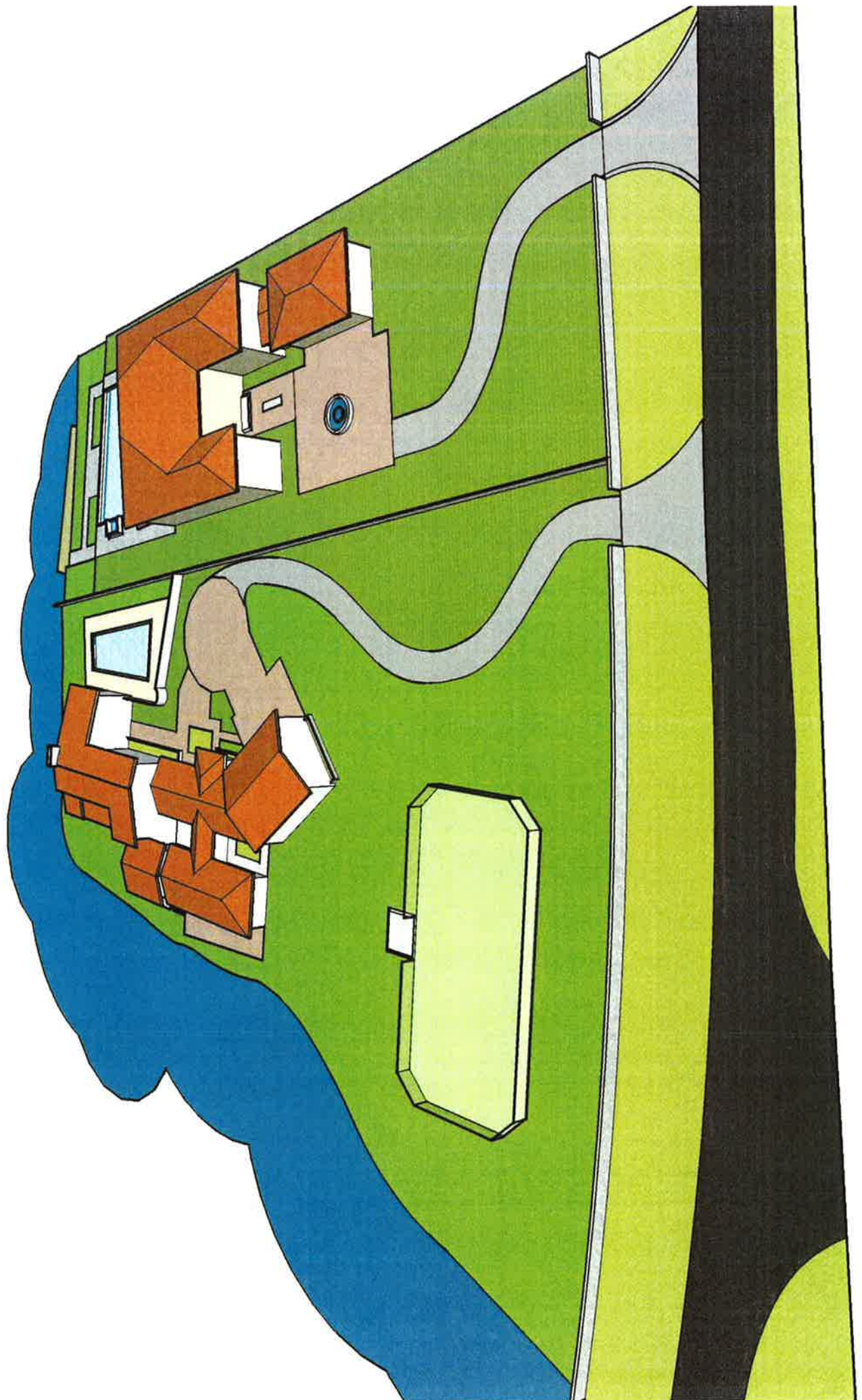


EXISTING GUEST HOUSE BUILDING (PARKER ADDITION)

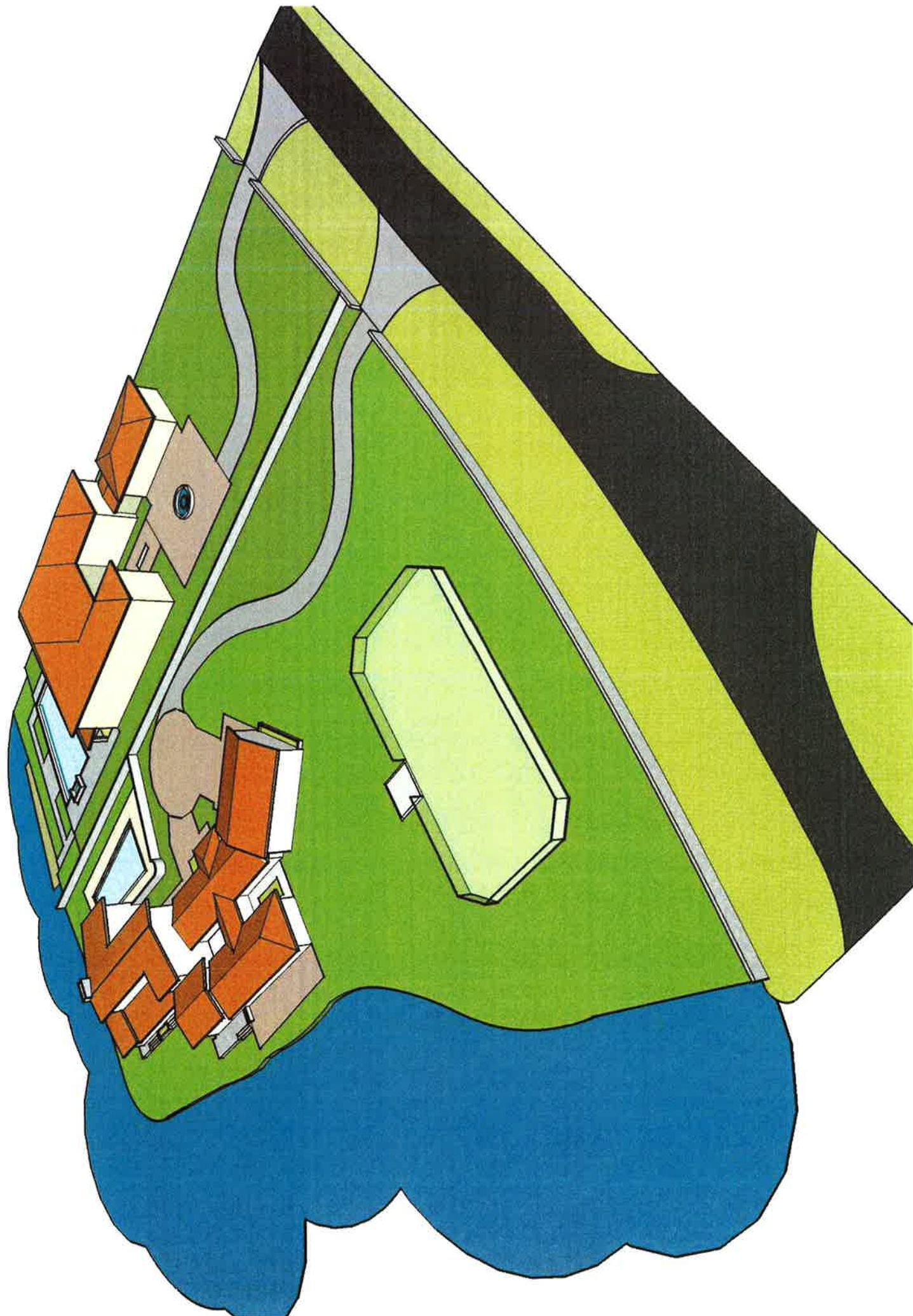




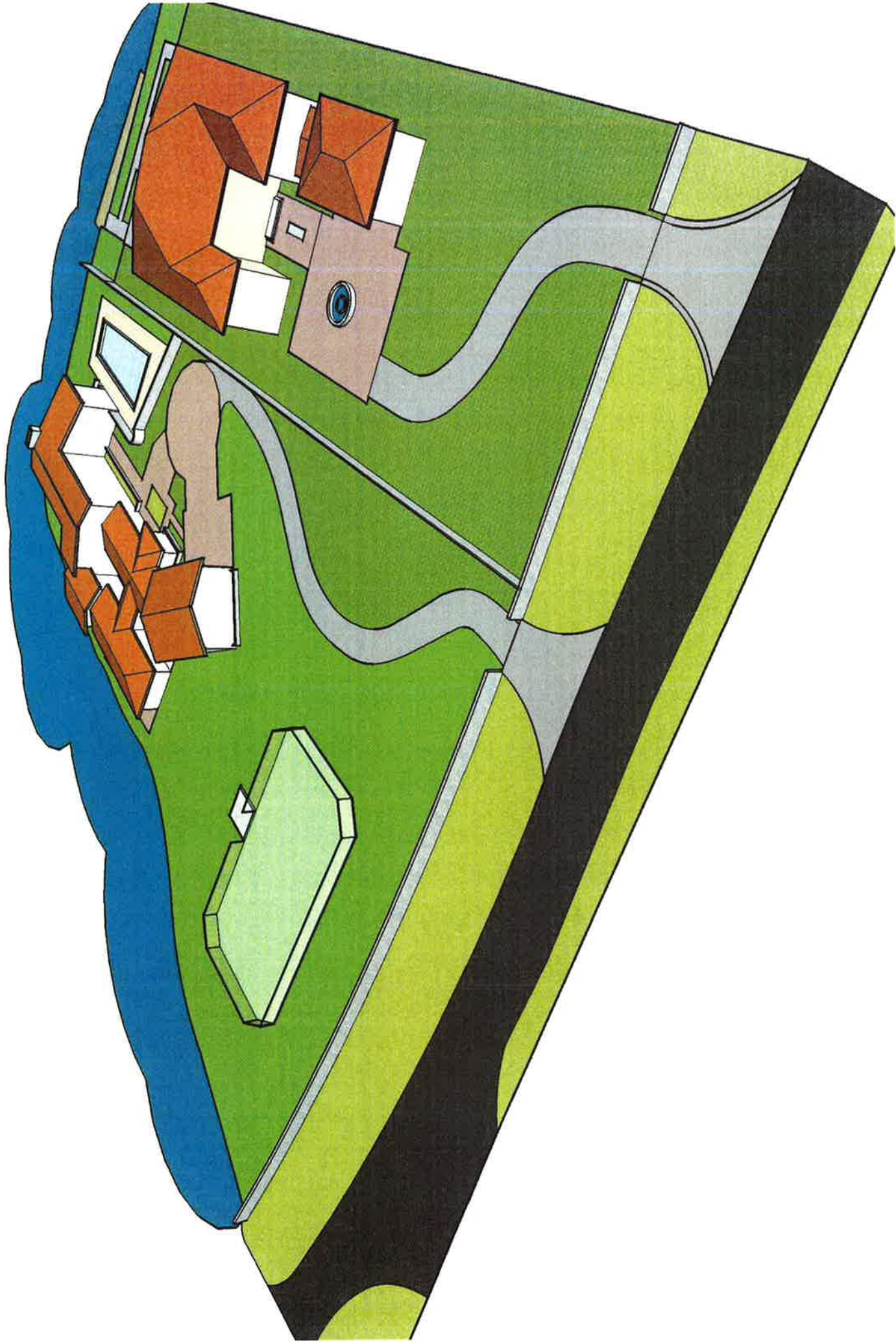




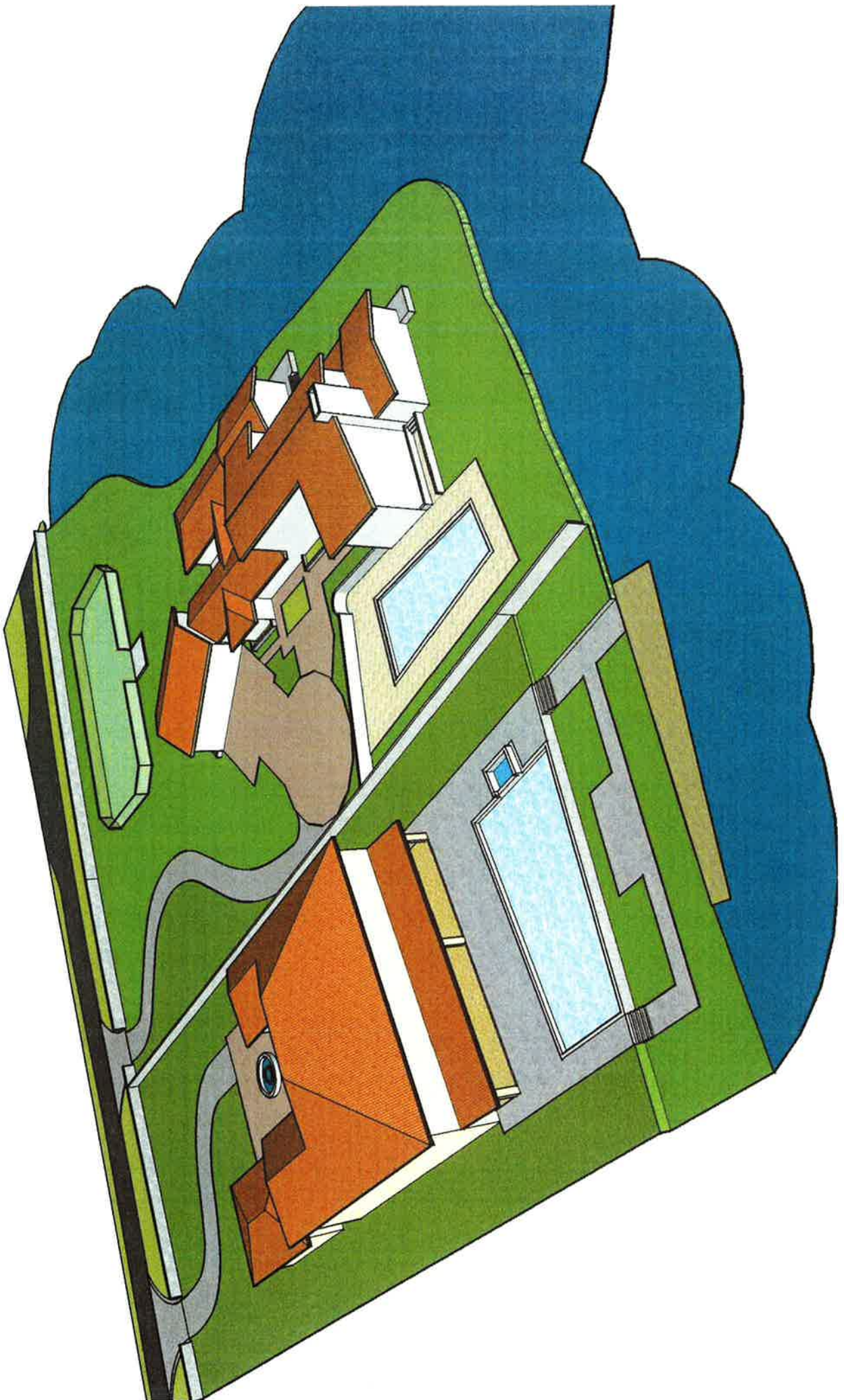




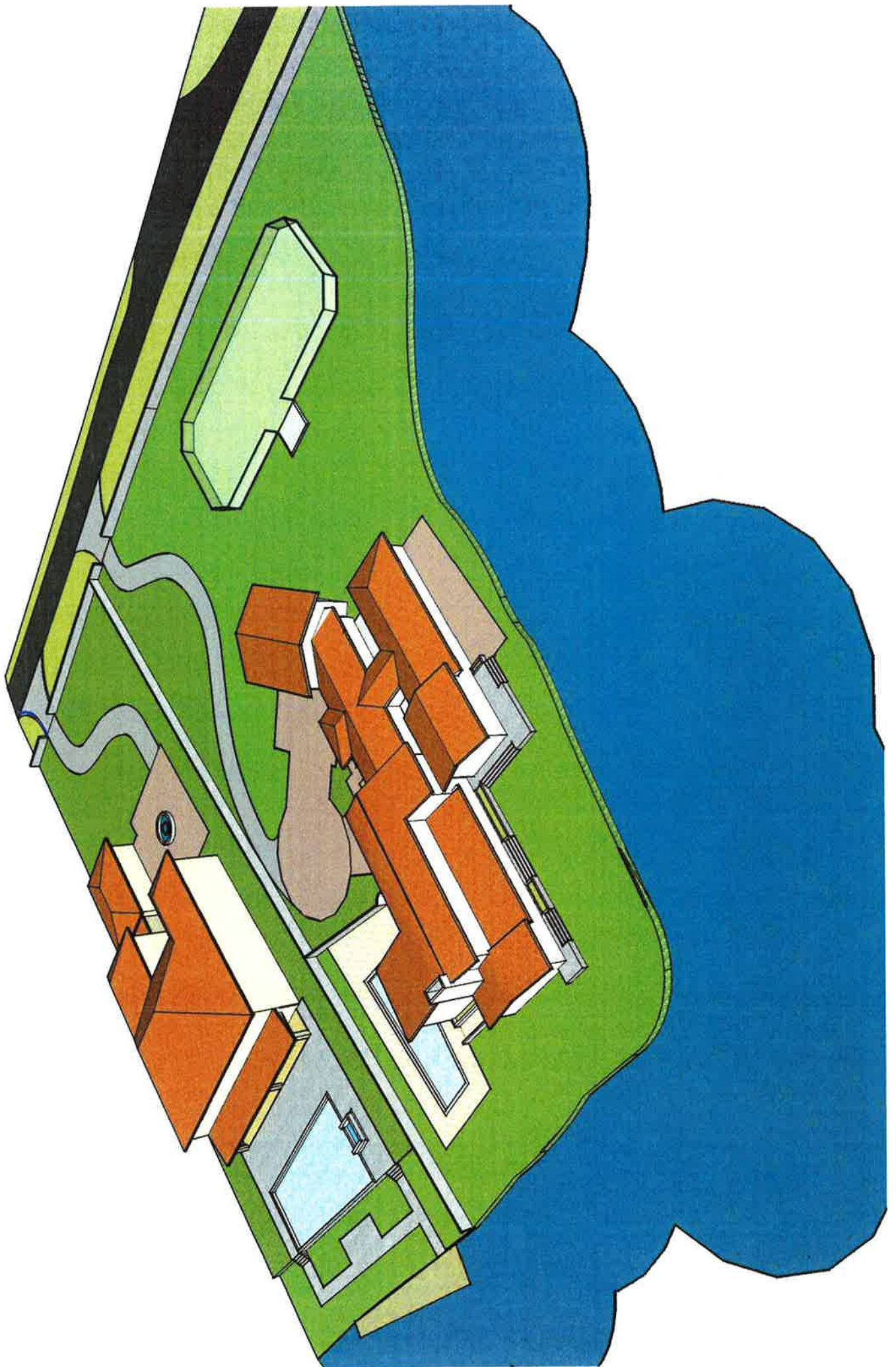




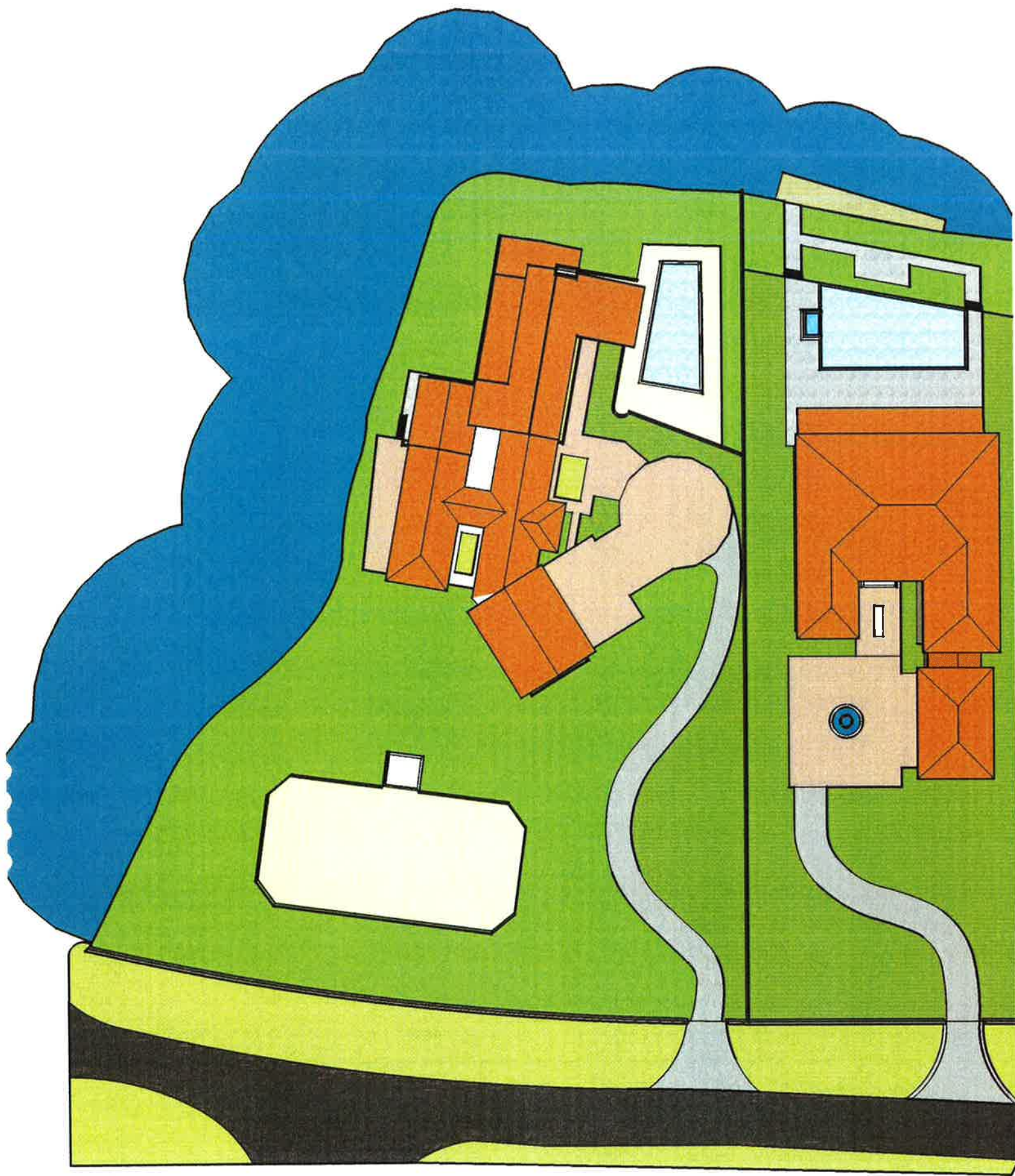












REVISED PLAT OF  
CORAL GABLES  
RIVIERA SECTION  
PART II - PB.28-P.23  
Not a part of this plat



Horace L. Cartee joined by his wife Frank Alma  
plot of "CARTEE HOME-STEAD" a replot of the  
plot of Coral Gables Riviera Section Part II  
of page 23 of the public records of Dade County  
between the aforesaid Lot 53 Block 257 and Mahi  
between Lots 59, 60, 61, 62 and 63 Block 257 of the  
Part II, as aforesaid, and the Yacht Basin in  
said plot. Also that portion of the circular end  
adjacent to lot 63 as aforesaid, lying Southeastern  
allel with the center line of said 40 ft. street,  
terly 25 feet of Lot 64, Block 257 of the Revised Plat  
to plot thereof recorded in Plat book 28 of page  
together with the land lying between the  
Waterway and the Yacht Basin in Coral Gables  
ed plat of Coral Gables Riviera Section Part II.  
tion of the above described property into two  
as shown on the attached plat together with all  
liberty located thereon are hereby dedicated to  
uses, reserving to ourselves, our heirs, execut-  
ereof, whenever discontinued by law,  
fect, or as the same may be from time to time  
re area covered by this plat, will be observed,  
set our hands and seals this 27th day of

Horace L. Cartee SEAL  
Frank Alma Cartee SEAL

ily appeared Horace L. Cartee and Frank Alma  
persons described in and who executed the fore-  
arn acknowledged the execution thereof to be  
the purposes therein set forth.  
of the said Horace L. Cartee, upon private exami-  
husband, acknowledged that she executed the  
without compulsion, constraint, apprehension  
at Miami, Fla. this 27th day of April, 1943.

Notary Public State of Florida,  
City Engineer Coral Gables Fla.  
Resolution No. 23, 1943, passed and adopted by  
the 11th day of April, A.D. 1943.  
Clerk, Signed Thomas J. ... Mayor  
County Engineer Dade County, Fla.  
by the Board of County Commissioners  
this 10th day of August, A.D. 1943.  
Clerk, Signed Thomas J. ... Chairman of the Board

"CARTEE HOME-STEAD" is a true and correct plat  
and platted under my direction. I also Certify that  
set the 28th day of April, A.D. 1943 in accord-  
with the Laws of the State of Florida.

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

Filed for record this 14th day of Aug. A.D.  
1943 at 1:34 PM in Book 49 of plats of page 30  
of the Public Records of Dade County, Florida.  
This plat complies with the provisions of Chapter 10275  
(No. 253) Laws of the State of Florida.

E. B. Leatherman  
Clerk of the Circuit Court

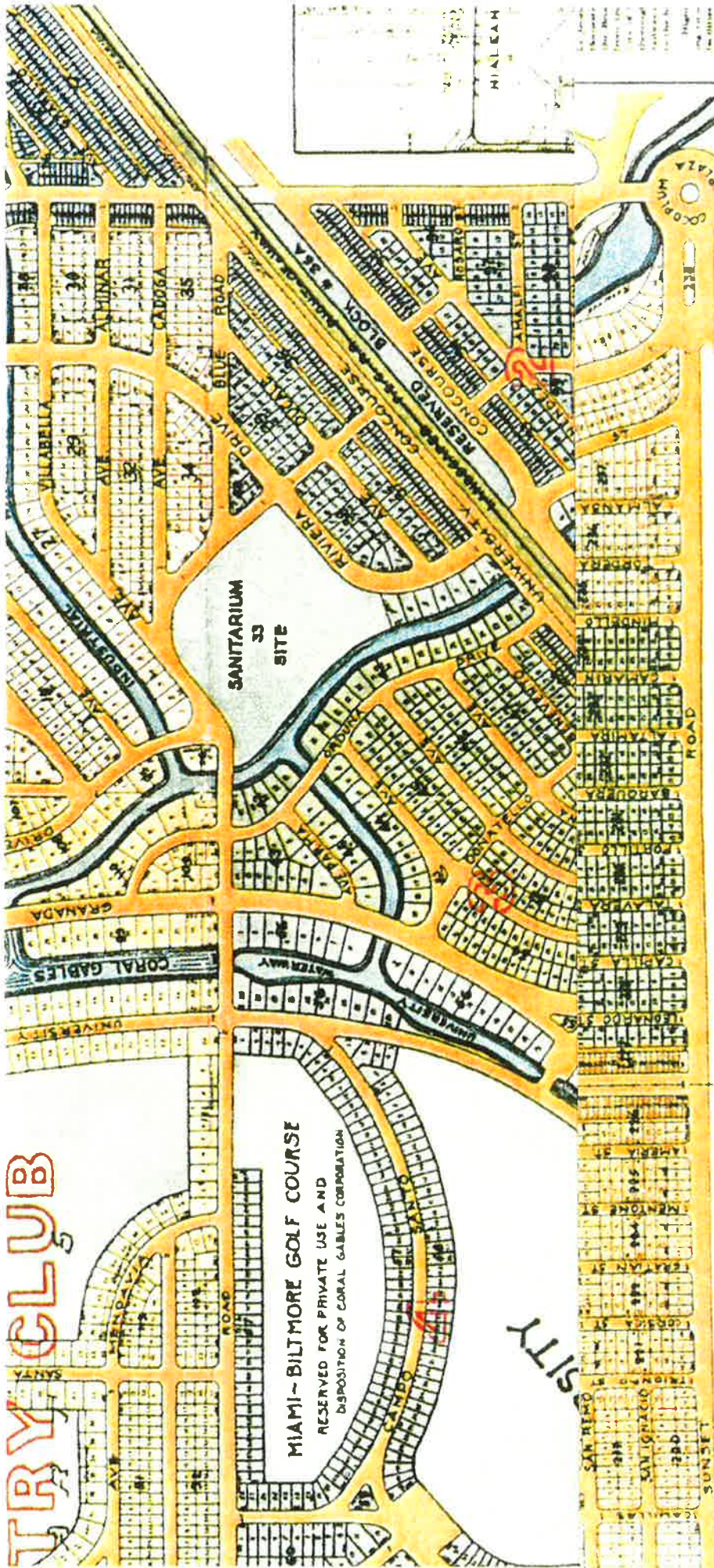
By W. E. Watson  
Deputy Clerk.

**CARTTEE HOME-STEAD**

A Subdivision  
City of C  
M. B. Garriss Co.  
April, 1943



TRY CLUB



May 1925



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

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

2013 MAY 13 AM 11:24

REGISTRATION #: \_\_\_\_\_

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

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

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

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

Print Your Name Richard J. Heisenbottle  
LOBBYIST

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

Business Telephone Number (305) 446-7799

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

Federal ID#: 59-2783815

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

**PRINCIPAL REPRESENTED:**

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

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



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

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

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

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

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

  
Signature of Lobbyist

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

STATE OF FLORIDA     )  
                                      )  
COUNTY OF DADE     )

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

WITNESS my Hand and Official Seal this

February 11, 2013



Notary Public  
State of Florida

☒ Personally Known

☐ Produced ID

\$150.00 Fee Paid \_\_\_\_\_

Received By \_\_\_\_\_ Date: \_\_\_\_\_

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

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_



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

CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION

2013 MAY 13 AM 11:24

REGISTRATION #: \_\_\_\_\_

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

CITY OFFICIALS:

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

FOR THIS PURPOSE:

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

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

Print Your Name Richard J. Heisenbottle  
LOBBYIST

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

Business Telephone Number (305) 446-7799

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

Corporation, Partnership, or Trust Represented:

Principal Name: Califon Co. N.V.  
6801 Ponce de Leon Blvd.

Principal Address: Coral Gables, Fl 33143 Telephone Number: (786) 375-1444

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

Submission and Re-Plat of property.

Warning: IllegalSize

PCL XL error



2013 MAY 13 AM 11:24

I Richard J. Heisenbottle hereby swear or affirm under penalty of per-

Print Name of Lobbyist

jury that all the facts contained in this Application are true and that I am aware

that these requirements are in compliance with the provisions of the City of Coral

Gables Ordinance No. 2006-11, governing Lobbying.

  
Signature of Lobbyist

2-8-13

Date

STATE OF FLORIDA )

)

COUNTY OF DADE )

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

WITNESS my Hand and Official Seal this February 11, 2013



☒ Personally Known

☐ Produced ID

Notary Public  
State of Florida

For Office Use Only

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

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

Description	Demolition	Ext Work
1. Remove existing concrete slab and formwork.	1. Demolition of concrete slab.	1. Formwork removal.
2. Prepare new concrete slab and formwork.	2. Formwork preparation.	2. Concrete slab preparation.
3. Pour and finish concrete slab.	3. Concrete pouring and finishing.	3. Formwork removal.
4. Install reinforcement bars.	4. Reinforcement bar installation.	4. Concrete slab preparation.
5. Final inspection and cleanup.	5. Final inspection and cleanup.	5. Formwork removal.

**HISTORIC  
PROPERTY**

# City of Coral Gables

## Building & Zoning Department

---

**PROPERTY:**

**ADDRESS:** 6801 GRAMADA BLVD

**APPROVED:**

**By:** *[Signature]*

**Date:** 7.11.13

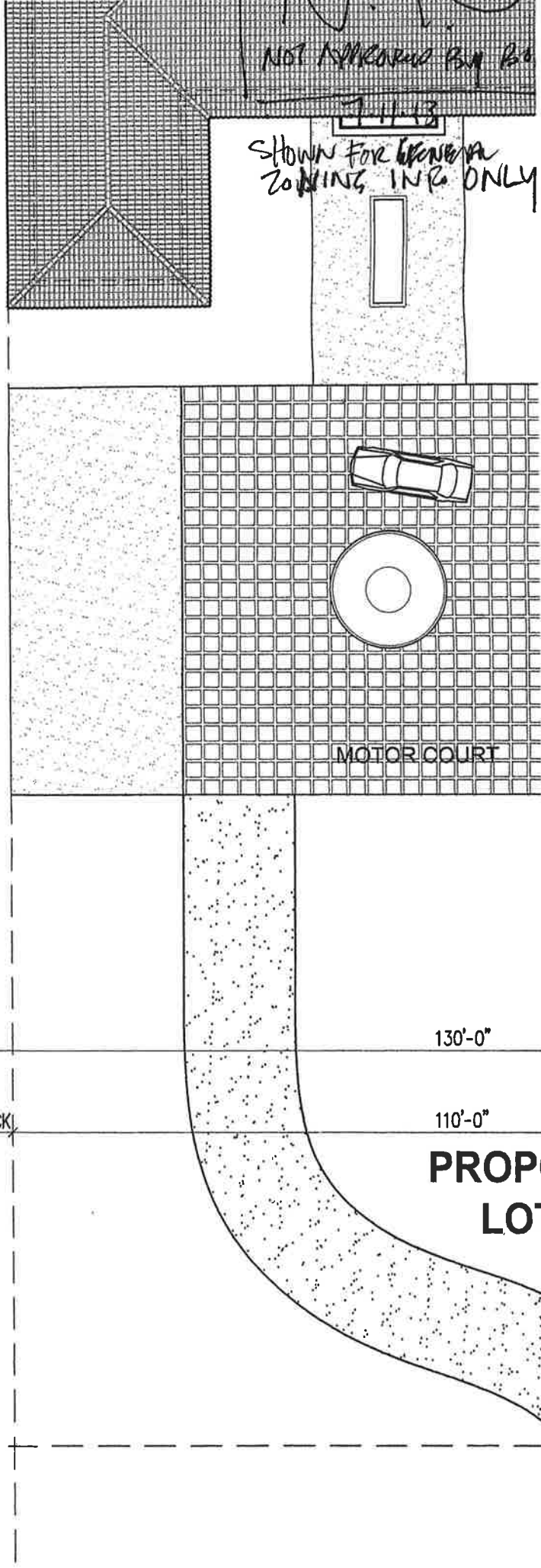
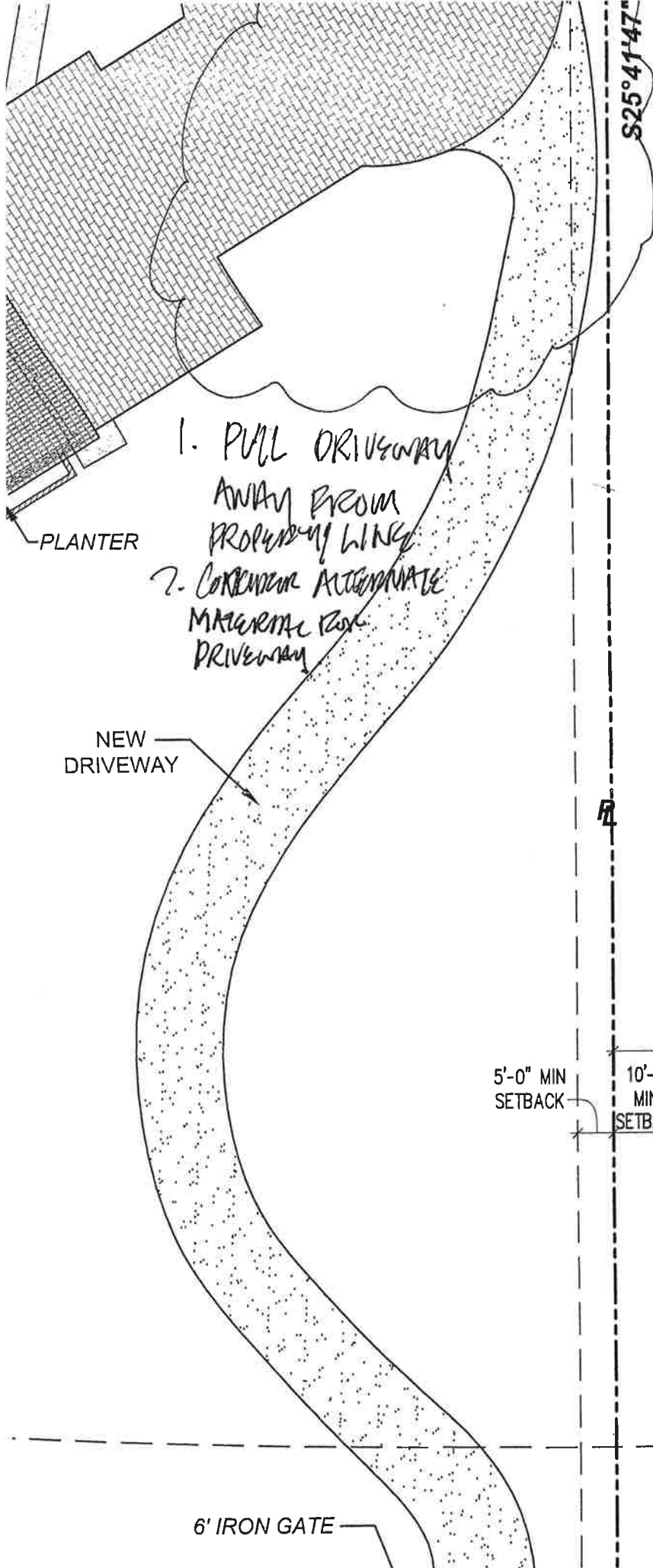
SECTION	APPROVED	DATE
GENERAL		
LAND USE		
ENVIRONMENTAL		
PLANNING		
INSPECTION		
PERMITS		
RECORDS		
FINANCIAL		
LEGAL		
ADMINISTRATIVE		
OTHER		

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE AT ALL TIMES FOR INSPECTION BY THE CITY ENGINEER.

52005

AS NOTED  
7.11.13 AS NOTED

Pursuant to the Florida Administrative Code Chapter 62-41 construction sites are required to use appropriate sedimentation and erosion control Best Management Practices (BMP).





# 6801 GRANADA BLVD - EXISTING SITE - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS

8/30/2013

## CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

### SITE AREA

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

### ZONING REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	437.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES

### MAX. GROUND AREA COVERAGE:

	REQUIRED	PROVIDED
principal structure Max, 35%	45,189.9 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	58,101.3 SF.	10,724 SF.

### MAX. SF. FLOOR AREA:

	REQUIRED	PROVIDED
48% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	35,734 GSF.	

TOTAL MAX. SF. FLOOR AREA	39,734 GSF.	13,161 GSF
---------------------------	-------------	------------

MIN. SITE AREA OPEN LANDSCAPE	51,646 SF. (40%)	91,545 S.F. (71%)
-------------------------------	------------------	-------------------

### SETBACKS:

	REQUIRED	PROVIDED
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	203 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.

### AREA TABULATION

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

GUEST HOUSE =	786 GSF
POOL CABANA =	354 GSF
POOL TERRACE =	1,074 GSF
TOTAL AREA - AUXILIARY STRUCTURES =	2,214 GSF

TOTAL AREA - HISTORIC HOUSE + AUX. =	13,161 GSF
--------------------------------------	------------

## 6801 GRANADA BOULEVARD

### EXISTING SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.

2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

September 3, 2013



9.3.13





EXISTING POOL LOGGIA TO BE DEMOLISHED



EXISTING POOL LOGGIA TO BE DEMOLISHED





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



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

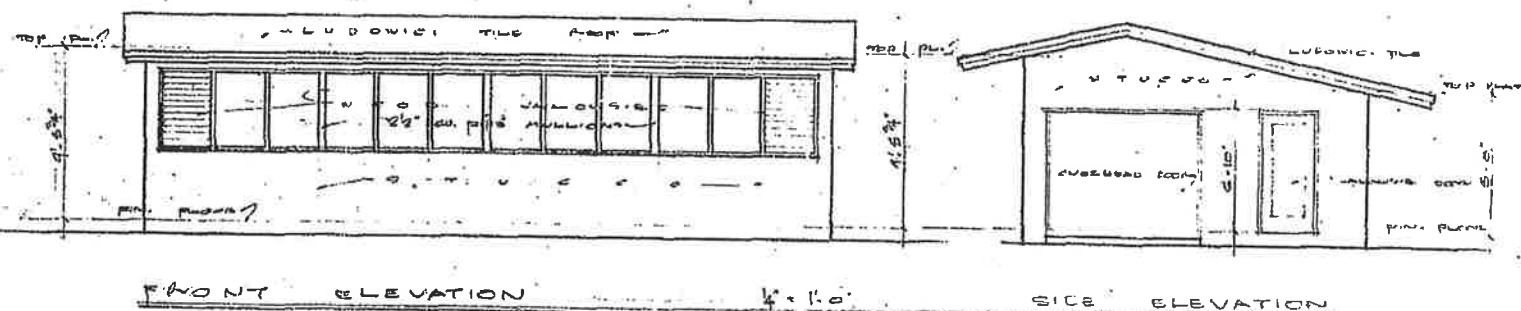
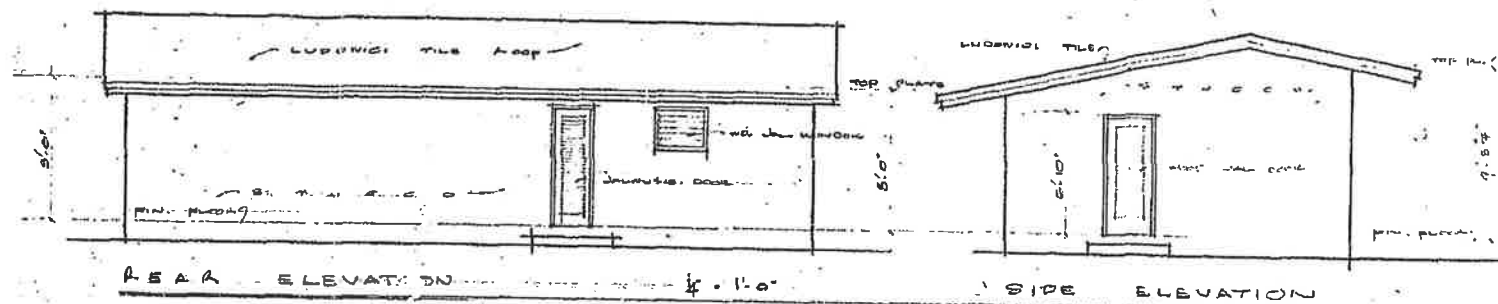
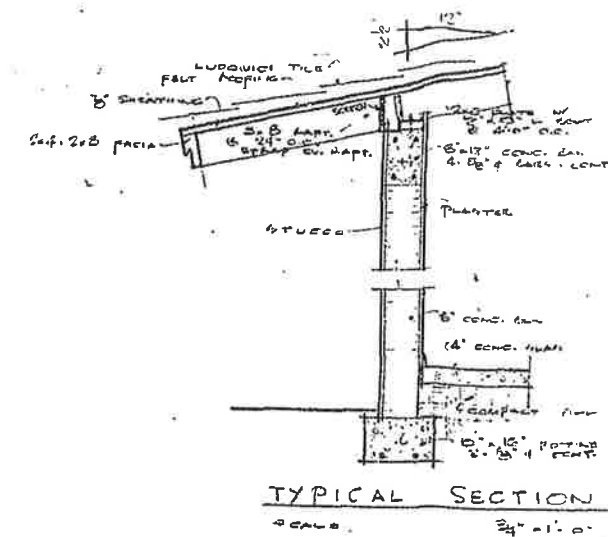
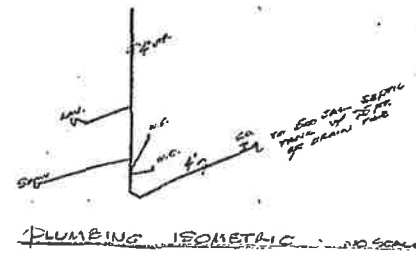
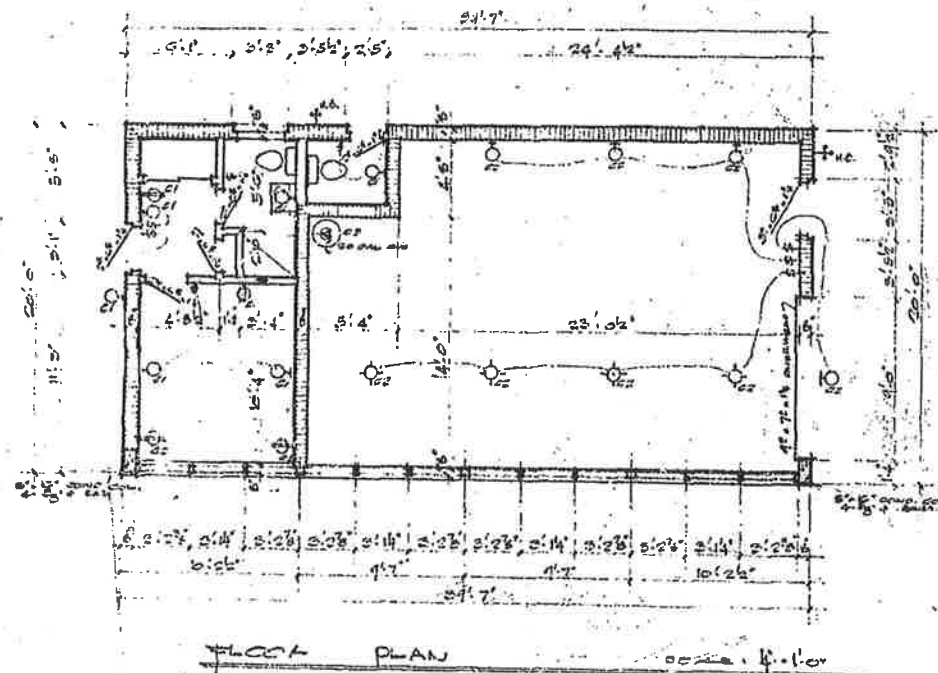
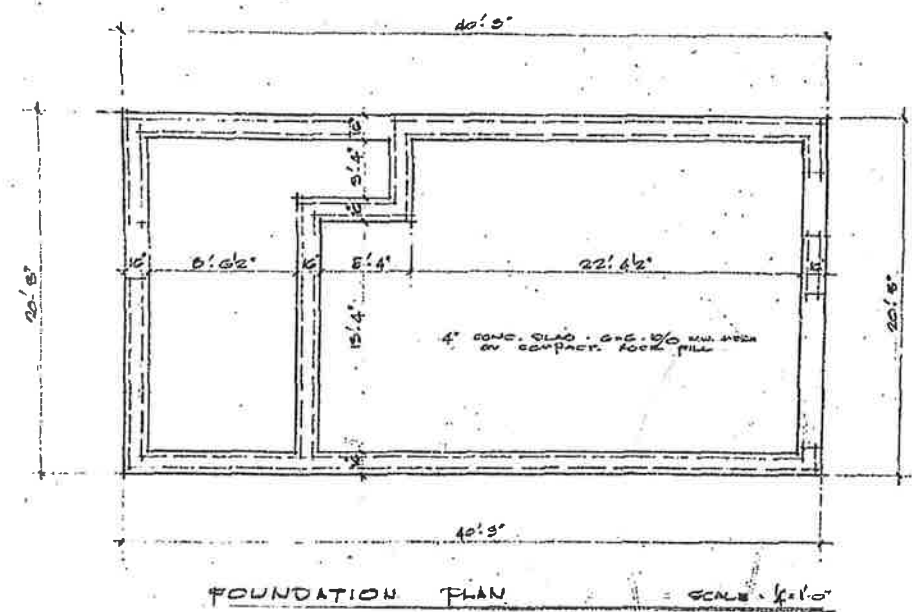




EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)



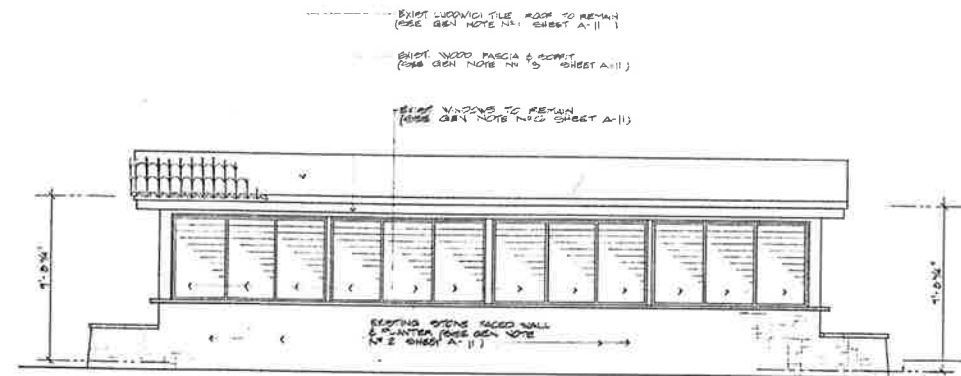
EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)



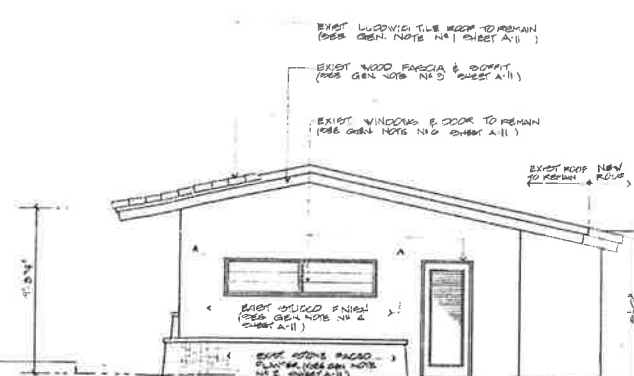
GARAGE, 5 FOR  
D.B. CAUL  
**ALFRED BROWNING**  
2023 E. 101 27th AVENUE : MA

11127

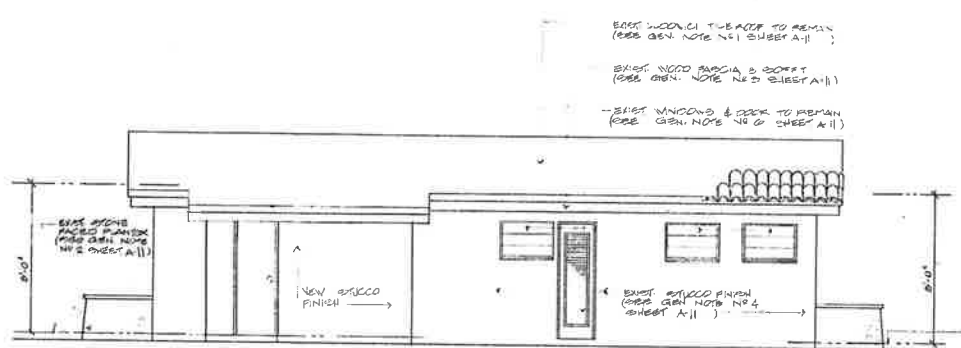




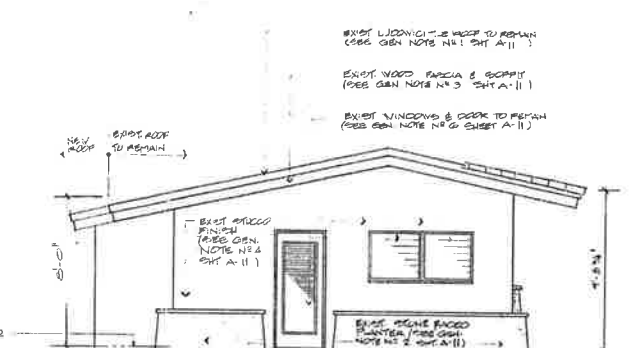
1 FRONT ELEVATION  
A-4 SCALE: 1/4"=1'-0"



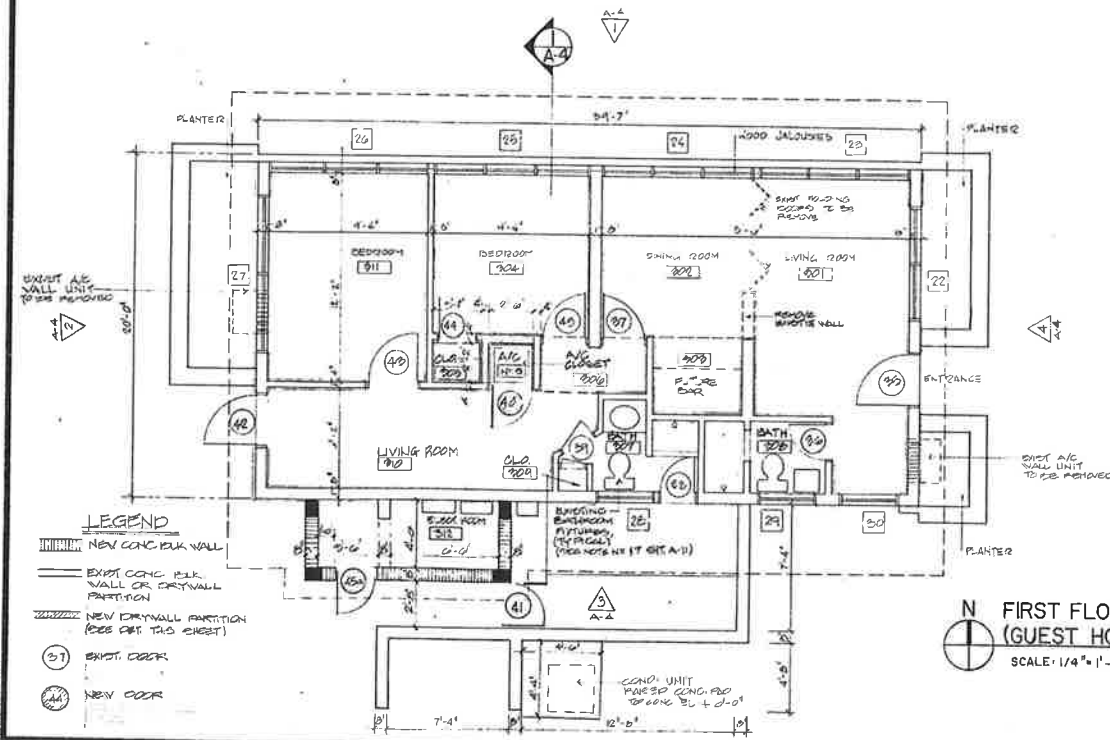
2 SIDE ELEVATION  
A-4 SCALE: 1/4"=1'-0"



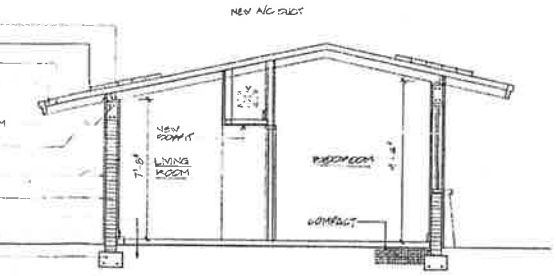
3 REAR ELEVATION  
A-4 SCALE: 1/4"=1'-0"



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



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

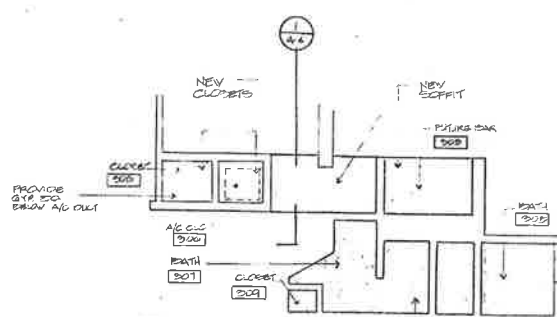


5 BUILDING SECTION (ROOFING)  
SCALE: 1/4"=1'-0"

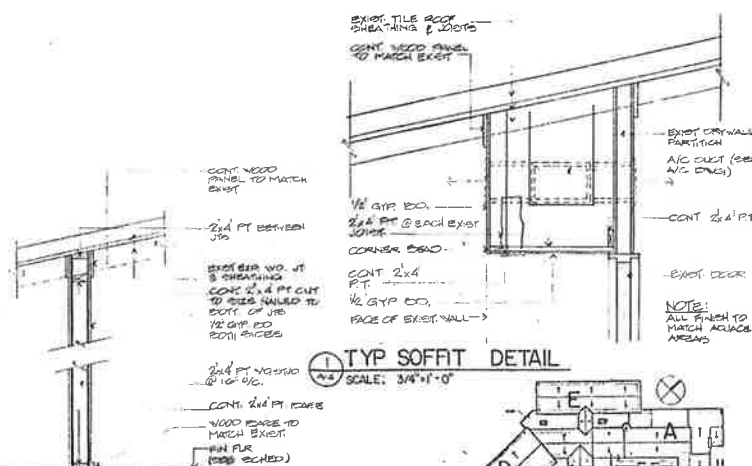
ROOM FINISH SCHEDULE													
ROOM NO.	ROOM NAME	FLOOR	BASE	N	S	E	W	C	HT	REMARKS			
201	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
202	DINING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
203	KITCHEN	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
204	BEDROOM	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
205	CLOSET	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
206	A/C CLOSET	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
207	BATHROOM	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
208	BEDROOM	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
209	CLOSET	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
210	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
211	BEDROOM	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			
212	ELECTRICAL RM	WOOD	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	PAINT*	10'-0"	SEE NOTE NO. 14			

DOOR SCHEDULE													
DOOR NO.	DOOR TYPE	DOOR MATERIAL	DOOR FRAME	DOOR HINGES	DOOR LOCKS	DOOR SWEEPS	DOOR HANDLES	DOOR KICKERS	DOOR COVERS	DOOR COVERS	DOOR COVERS	DOOR COVERS	DOOR COVERS
20	FL	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
21	FL	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
22	FL	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD

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

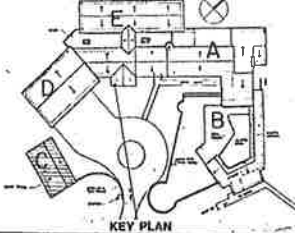


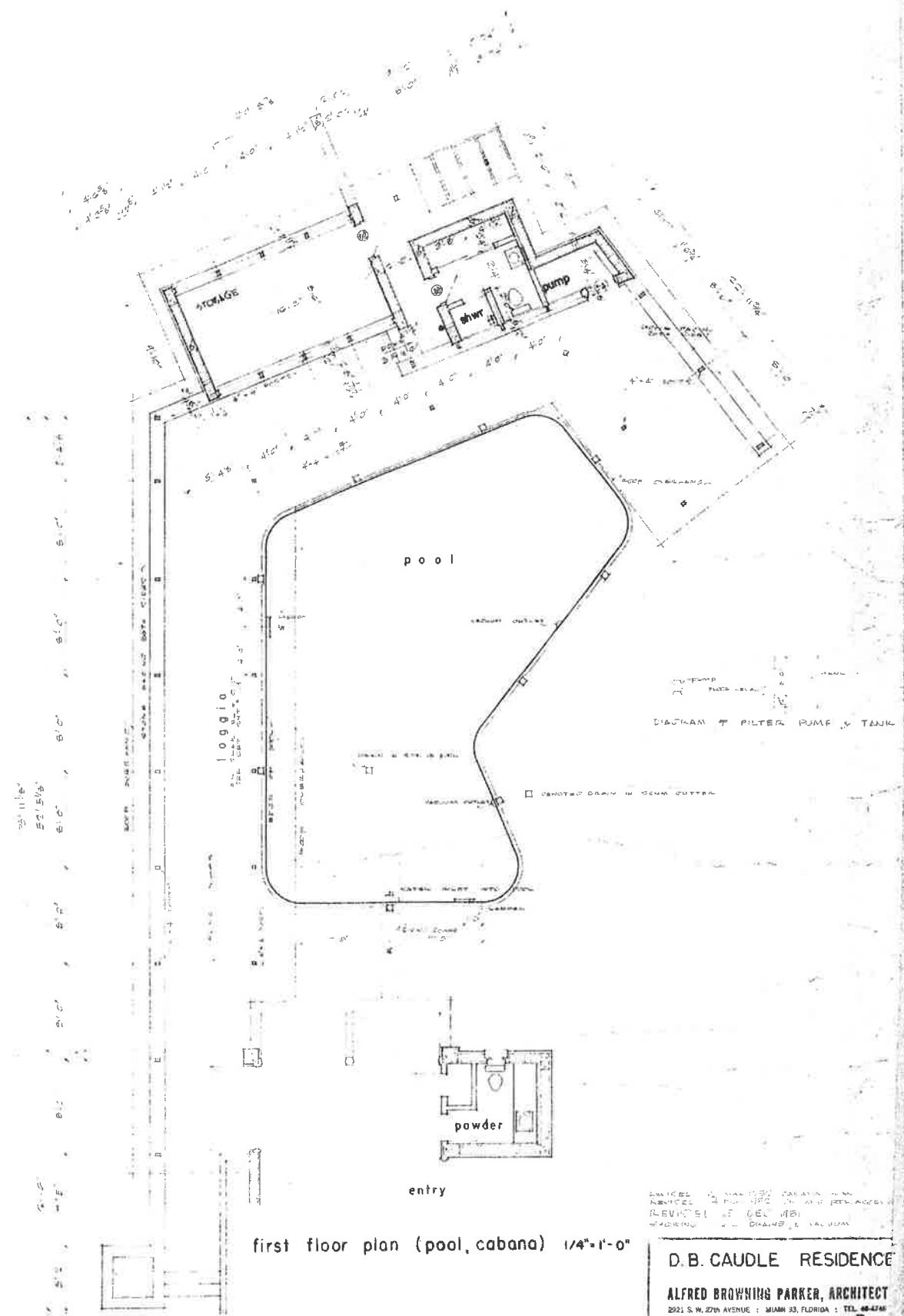
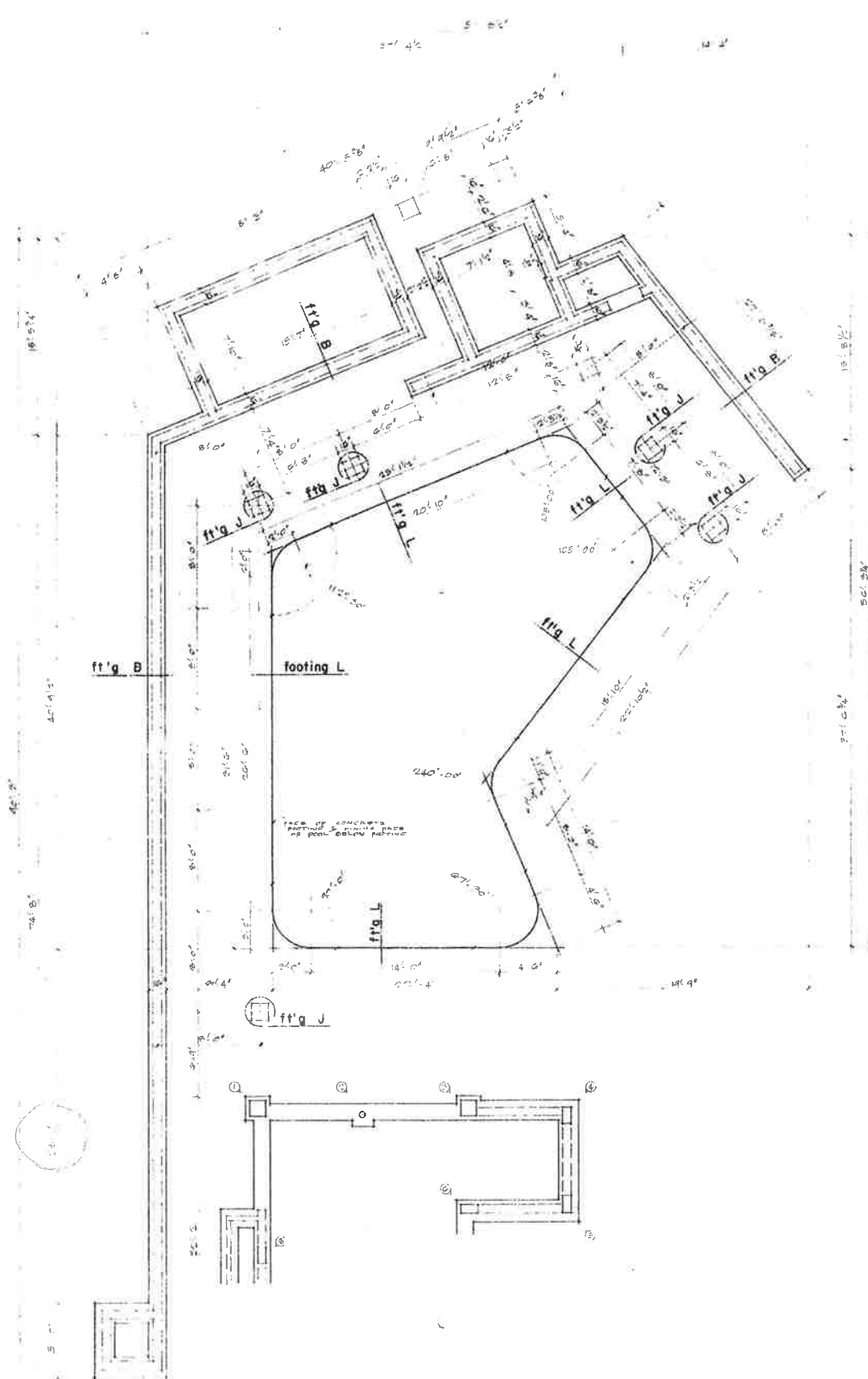
REFLECTIVE CEILING PLAN (PARTIAL)  
SCALE: 1/4"=1'-0"



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

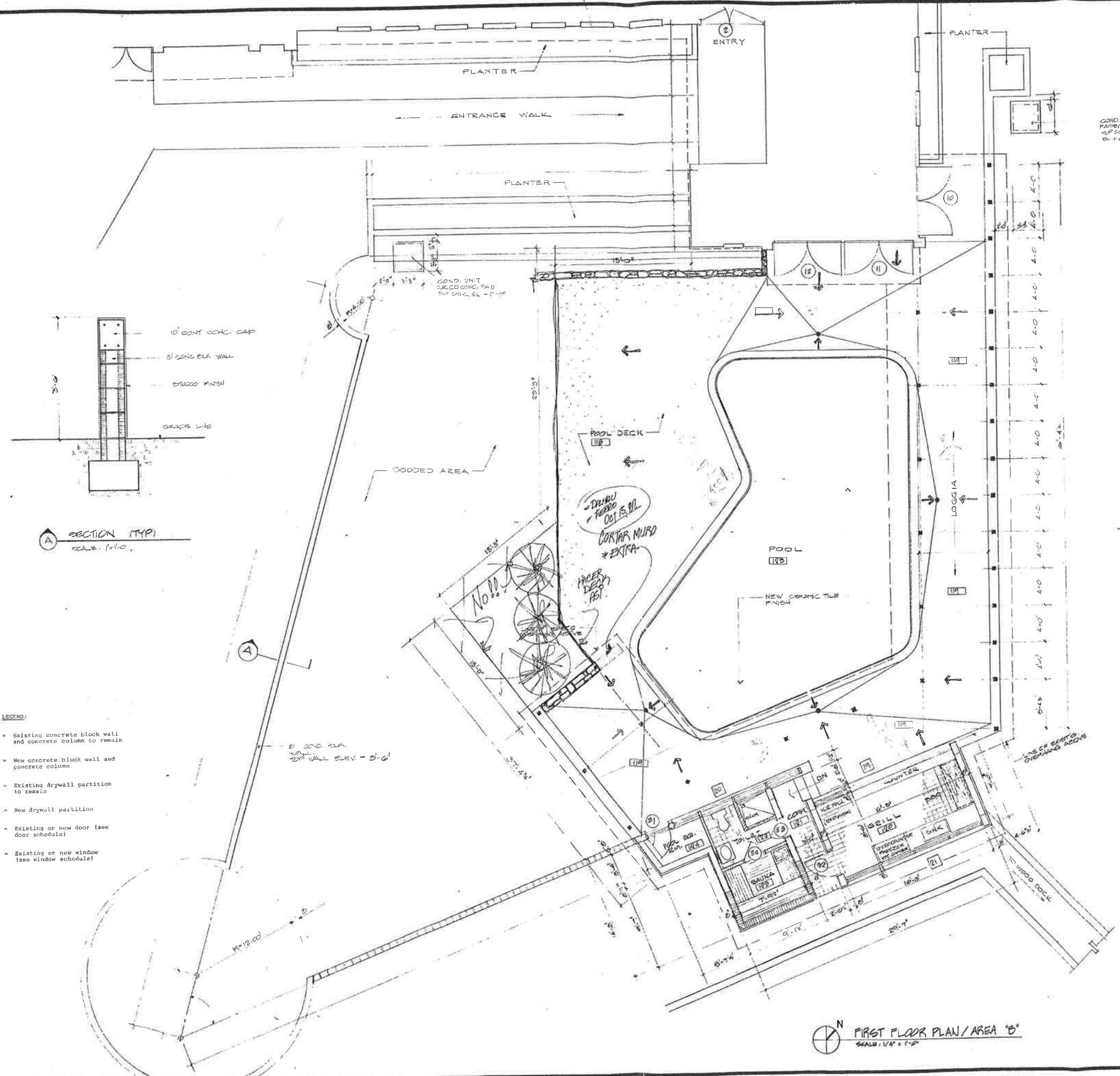
TYP. PARTITION DETAIL (NEW)  
SCALE: 1/4"=1'-0"





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

D. B. CAUDLE RESIDENCE  
 ALFRED BROWNING PARKER, ARCHITECT  
 2921 S. W. 27TH AVENUE - MIAMI 33, FLORIDA - TEL. 46-4746  
 SHEET 3



- LEGEND:**
- Existing concrete block wall and concrete column to remain
  - New concrete block wall and concrete column
  - Existing drywall partition to remain
  - New drywall partition
  - Existing or new door (see door schedule)
  - Existing or new window (see window schedule)

**FIRST FLOOR PLAN / AREA "B"**  
SCALE: 1/4" = 1'-0"





## The City of Coral Gables

*Historical Resources Department*

**COA (SP) 2013-11  
SEPTEMBER 19, 2013**

### **STAFF REPORT**

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

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

### **BACKGROUND/EXISTING CONDITIONS**

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

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

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

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

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



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

### **PROPOSAL**

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

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

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

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### **STAFF OBSERVATIONS**

The proposal includes the following building demolitions:

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

The proposal also includes the following site work:

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

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

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

### **VARIANCES**

No variances have been requested with this application.

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<sup>1</sup>Calculations provided by applicant

### **BOARD OF ARCHITECTS**

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

### **STAFF CONCLUSION**

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

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

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

### **Therefore, Historical Resources Department Staff recommends the following:**

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

1. Retain the existing loggia (noted on the plans as "existing pool pavilion")
2. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of

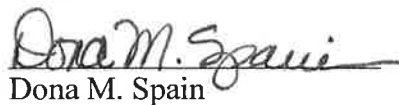
Appropriateness and review by the Historic Preservation Board. Staff is not recommending approval of any construction on Lot B at this time.

3. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.
4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.
5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved. Staff is not recommending approval of the removal/relocation of trees on Lot B at this time.
6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

**AND**

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

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer



## LETTERS IN OPPOSITION TO APPLICATION

Gil Haddad  
6800 GRANADA BOULEVARD  
Coral Gables, Florida 33146

8-8-2013

Historic Preservation Board

Re: 6801 Granada Blvd.

City of Coral Gables

Attn: Historical Resources Dept.

Donna Spain, Director

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

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

We comment:

1. The original circa 1920's platting is irrelevant for historical preservation purposes. The "... across the Mahi Waterway..." property contains modest improvements that have not been held historical.
2. "... subject property the largest ..." ; owner has marketed the property as a secluded estate, boasting of the size, hence privacy, and of the eclectic importance of the space and the foliage.
3. "... no longer...primary residence... uninhabited...". Again the "owner's" choice is irrelevant here. There seems to be occupants.
4. "... costly to maintain..." Decades ago this owner purchased as a residence enjoying the seclusion and beauty of the property for years.

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

Gil Haddad  
6800 GRANADA BOULEVARD  
Coral Gables, Florida 33146

8.14.13

Re: 6801 GRANADA BLVD.

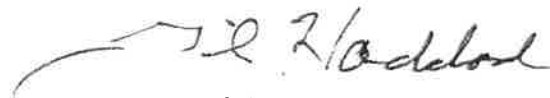
DEAR MRS. SPAIN,

PLEASE excuse my handwriting. my  
GRANDDAUGHTER/TYPIST is off to Medical School.

I have highlighted ATTACHED  
PORTIONS OF THE SECRETARY OF INTERIOR  
STANDARDS: PAGES 3, 4 5, 6, 31(!)+34.

CERTAINLY you AND THE H/R DEPARTMENT  
ARE ALREADY FULLY AWARE OF THESE.  
THESE ENCLOSURES ARE JUST A BIT OF  
SELF-MEDICATING CONSOLING.

THANK YOU

  
305-665-7037

RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL RESOURCES

2013 AUG 16 AM 9:06

## ARTICLE 3 - DEVELOPMENT REVIEW

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

### B. Guidelines for review of certificates.

1. The Historic Preservation Board has adopted the U.S. Secretary of the Interior's Standards for Rehabilitation as the standards by which applications for any Certificate of Appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the Board to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall also serve as criteria for staff to make decisions regarding applications for Standard Certificates of Appropriateness. From time to time, the Board may adopt additional standards to preserve and protect special features unique to the City.
2. For applications related to alterations or new construction, the proposed work shall not adversely affect the historic, architectural, or aesthetic character of the subject improvement or the relationship and congruity between the subject improvement and its neighboring improvements and surroundings, including but not limited to form, spacing, height, setbacks, materials, color, or rhythm and pattern of window and door openings in building facades; nor shall the proposed work adversely affect the special character of special historical, architectural or aesthetic interest or value of the overall designated historic landmark or historic landmark district. Except where special standards and guidelines have been specified in the ordinance creating a particular designated historic landmark or historic landmark district, or where the Board has subsequently adopted additional standards and guidelines for a particular designated historic landmark or historic landmark district, decisions relating to alteration or new construction shall be guided by the U.S. Secretary of the Interior's standards for rehabilitation.

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

1. Request for the extension is submitted in writing to the Historical Resources Department.
2. The work completed is consistent with the approved scope of work.

### D. Preapplication conference.

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

### E. Standard certificates.

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

U.S. Department of the Interior  
National Park Service

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

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



# INTRODUCTION

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

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

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

# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

## Technical Guidance Publications

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

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

## Repair

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

## Replace

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

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

## Design for Missing Historic Features

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

## Alterations/Additions to Historic Buildings

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

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

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

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## BUILDING SITE

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

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### Recommended

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archaeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor erode the historic landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archaeological materials.

Surveying areas where major terrain alteration is likely to impact important archaeological sites.

Protecting, e.g., preserving in place known archaeological material whenever possible.

Planning and carrying out any necessary investigation using professional archaeologists and modern archaeological methods when preservation in place is not feasible.

### Not Recommended

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery or equipment into areas where their presence may disturb archaeological materials.

Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archaeological material is destroyed.

Leaving known archaeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.

Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archaeological material.

## DISTRICT/ NEIGHBORHOOD

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

NOT APPLICABLE?

### Recommended

YET, SEE "TREES"

### Not Recommended

**Identifying, retaining, and preserving** buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

**Retaining** the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

**Protecting and maintaining** the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

**Protecting** buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

**Evaluating** the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

**Repairing** features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.



Coral Gables, September 12th 2013

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

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

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

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

An Historical Landmark by Nature!

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

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

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

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

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

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

Lina Eichenwald

**Ahouse, Emily**

---

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

Please be advised that we are opposed to any change of lot status regarding the 6801 property. Demolition of trees and portions of structures may be the first step of a division of the property.

Yours, Joseph Mensch  
6207 Granada Blvd  
Coral Gables, Fl. 33146

## Spain, Dona

---

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

Good Morning-

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

Regards-

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

**Kautz, Kara**

---

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

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

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

**Kautz, Kara**

---

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

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

*Arturo F. Mosquera, DMD, MS*



## Hernandez, Cristina

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

---

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

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

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

## LETTERS IN SUPPORT OF APPLICATION

## **Zeke Guilford**

---

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

Dear Mr. Guilford:

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

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

Sincerely,

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

## Zeke Guilford

---

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

Fyi

Sent from my iPhone

Begin forwarded message:

**From:** Juan Carlos <jcanto@nexogy.com>  
**Date:** September 19, 2013, 11:41:25 AM EDT  
**To:** Jorge A Dalmau <jadalmau@aol.com>  
**Subject: Re: 6801 Granada Blvd**

Jorge:

I have reviewed the plans that have been submitted to the City of Coral Gables. I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.

Regards,

**juan carlos.canto**

CFO  
[www.nexogy.com](http://www.nexogy.com)  
p.305.503-5267

---

<image[12].jpg>

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

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

<image[12].jpg>

<image[13].jpg>

## Zeke Guilford

---

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

Another supporting neighbor

Sent from my iPhone

Begin forwarded message:

**From:** "Carlos Grande" <[cmgrande@transmissionparts.com](mailto:cmgrande@transmissionparts.com)>  
**Date:** September 19, 2013, 1:26:48 PM EDT  
**To:** "Dalmau, Jorge A" <[jorge@bigstar.tv](mailto:jorge@bigstar.tv)>, "Jorge A Dalmau" <[jadalmau@aol.com](mailto:jadalmau@aol.com)>  
**Subject:** **6801 GRANADA**

To whom this may concern:

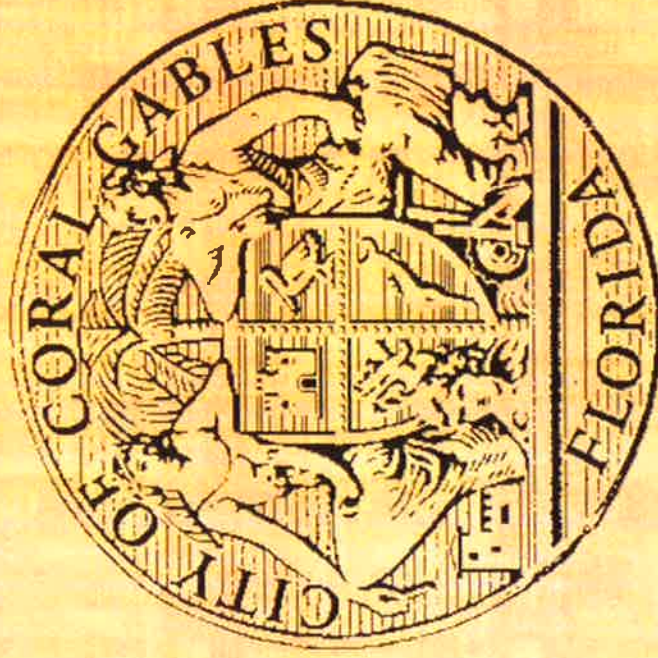
I have reviewed the plans that Mr. Dalmau has submitted to the City of Coral Gables. My wife Ana and I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.

Sincerely,

Carlos Manuel Grande  
1133 Alfonso Avenue  
Coral Gables Florida 33146

Carlos M. Grande  
Lory Transmission Parts  
2414 SW 8 Street  
Miami, Florida 33135  
305-642-4621 ext 8009  
305-541-1444 Fax  
786-866-0229 Direct  
305-519-7195 Cell  
Skype: carlos.grande.lory

Lory Transmission Parts of the Dominican Republic  
Americo Lugo, No. 240  
100 metros este de La Plaza de la Salud  
Santo Domingo, Dominican Republic  
809-616-2509  
809-549-7081  
Argentina 11-5031-4742



City of Coral Gables  
Historic Preservation Board  
September 19, 2013

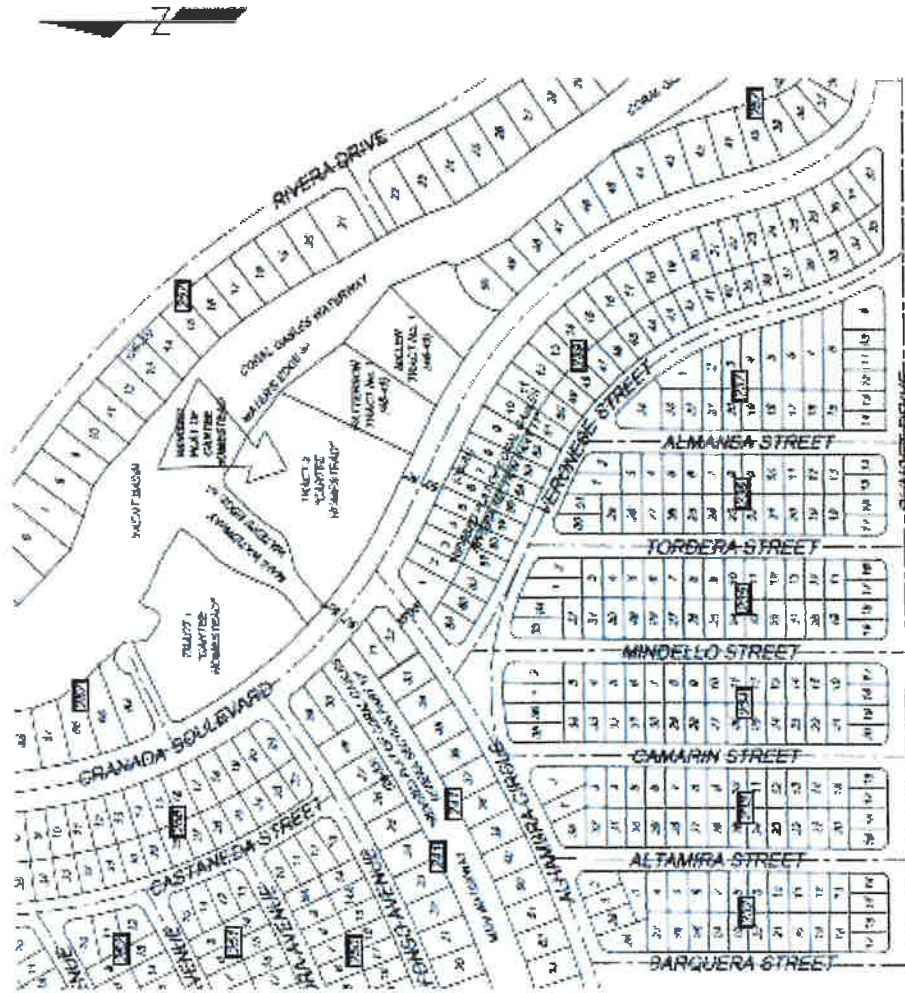


## **SPECIAL CERTIFICATE OF APPROPRIATENESS:**

### **CASE FILE COA (SP) 2013-011**

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





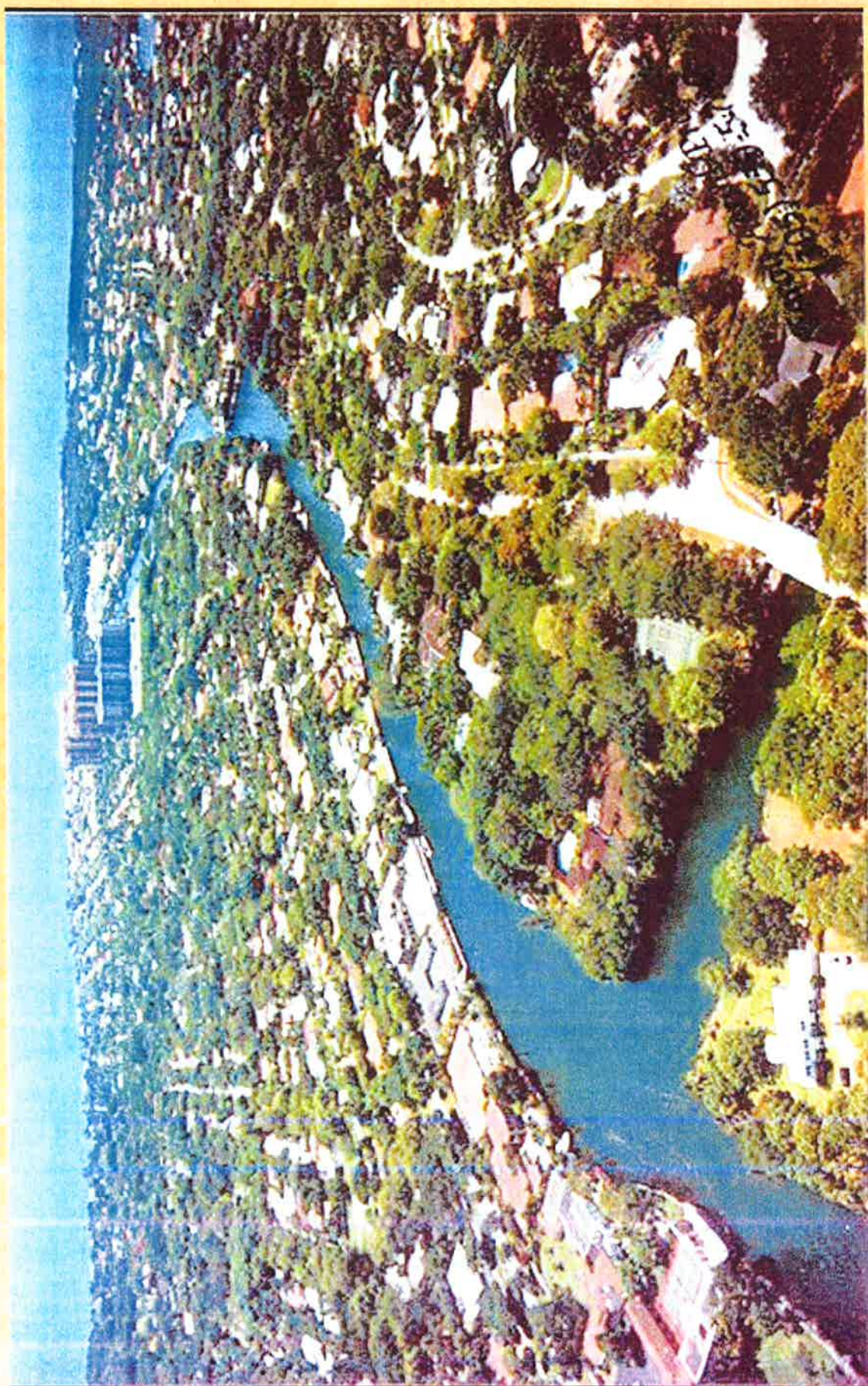
## LOCATION MAP

SCALE 1" = 300'  
 LYING IN THE SOUTHWEST 1/4 OF SECTION 28,  
 TOWNSHIP 54 SOUTH, RANGE 41 EAST





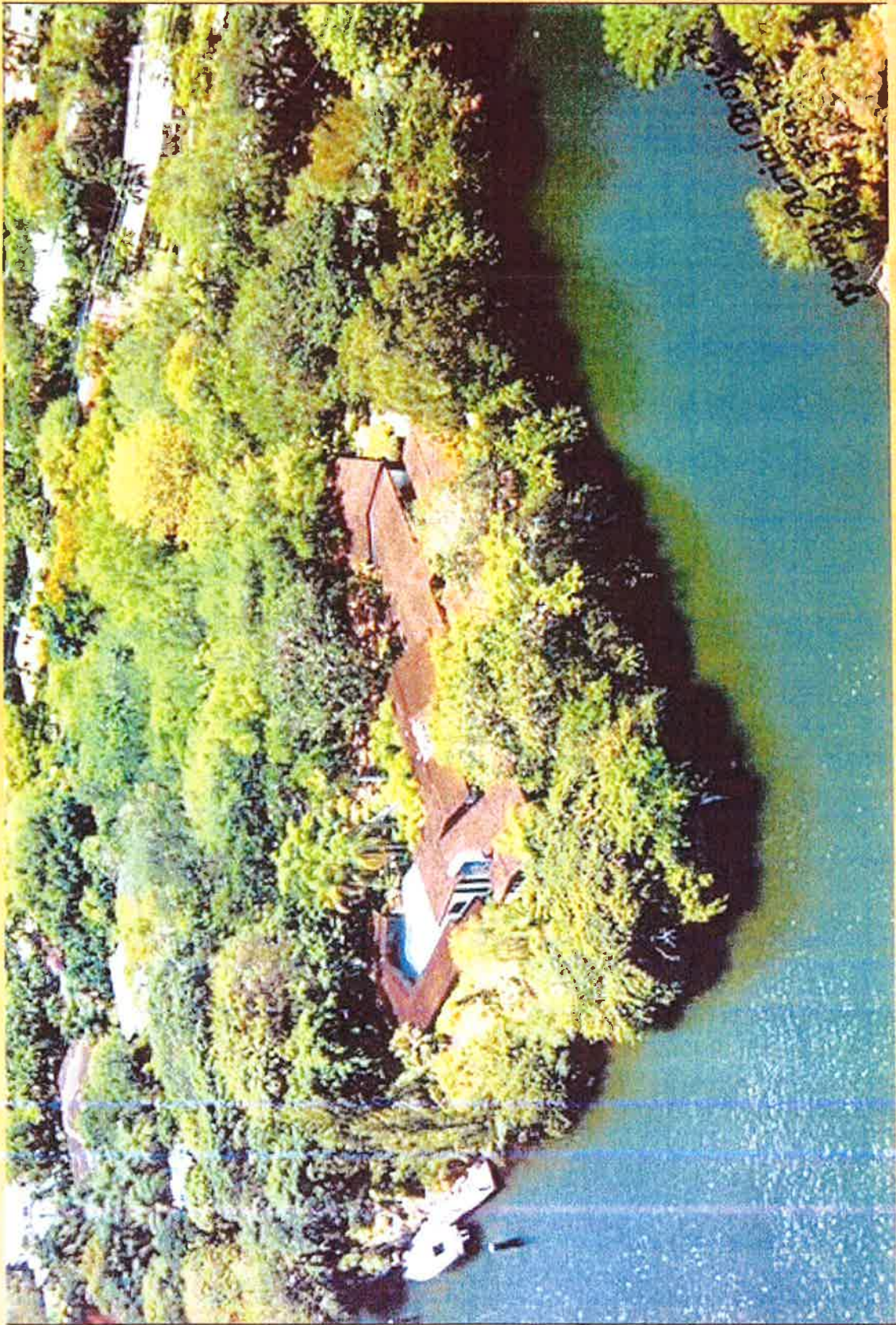






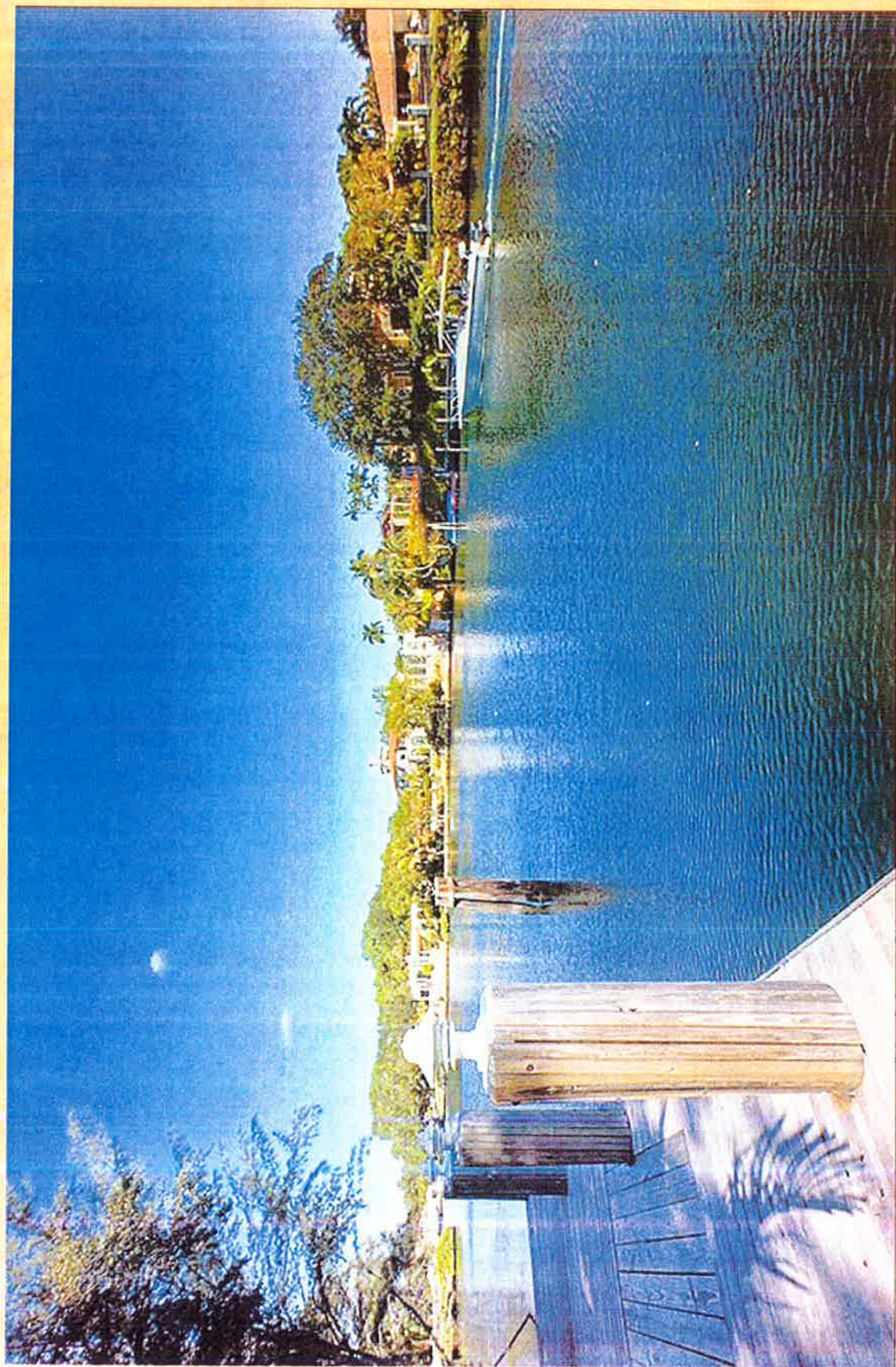




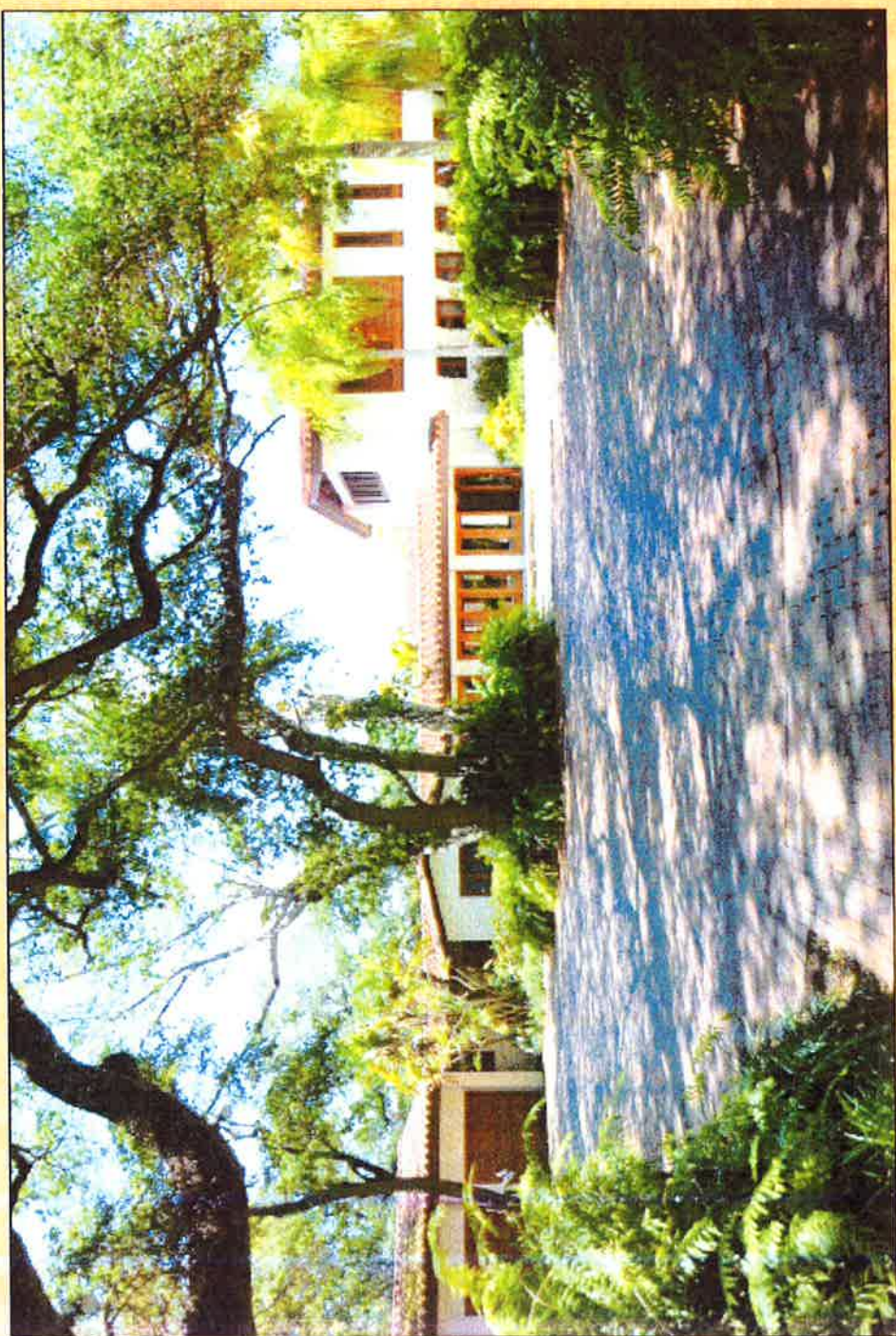


Forest aerial photo  
1985-1986

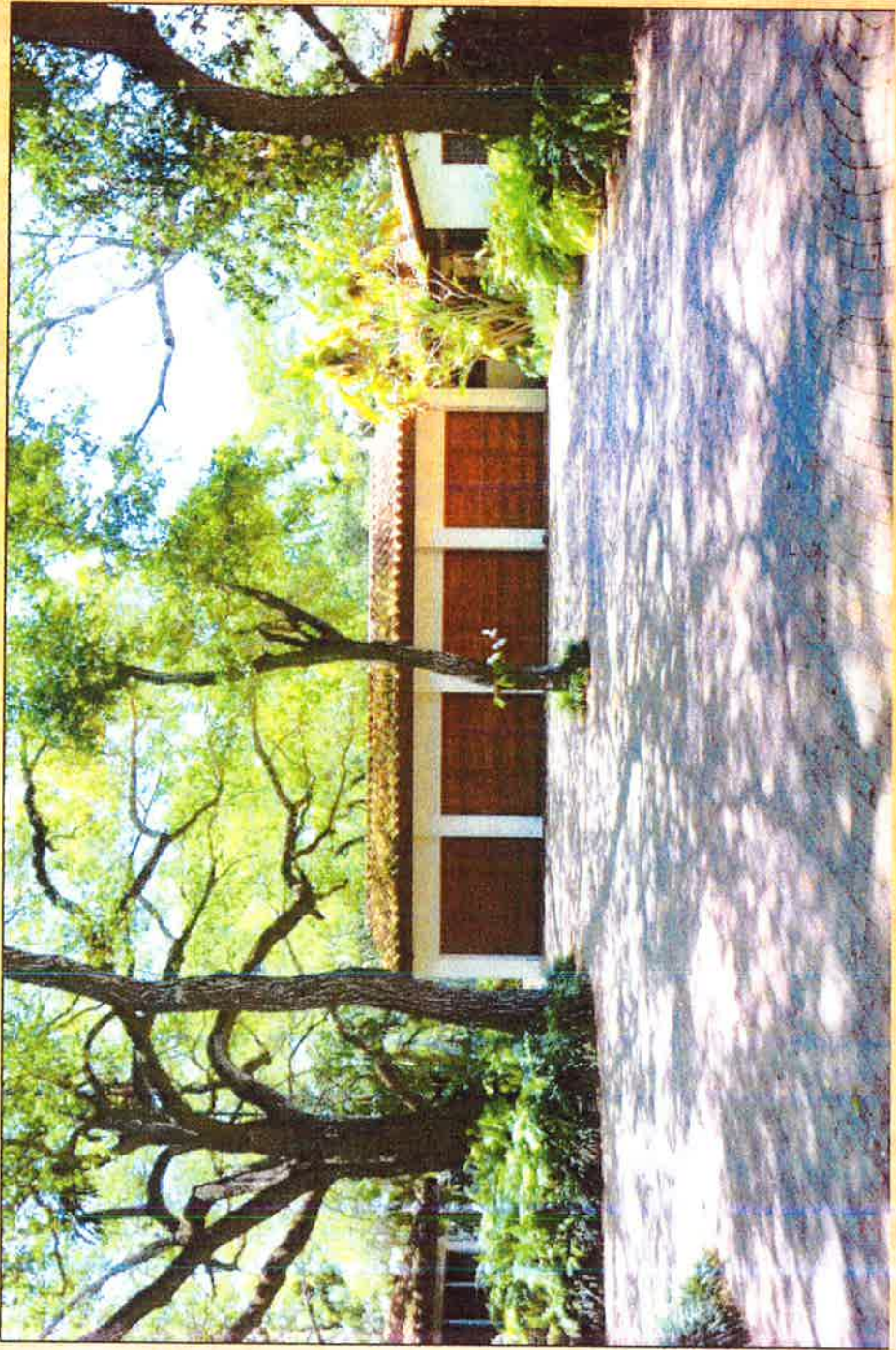








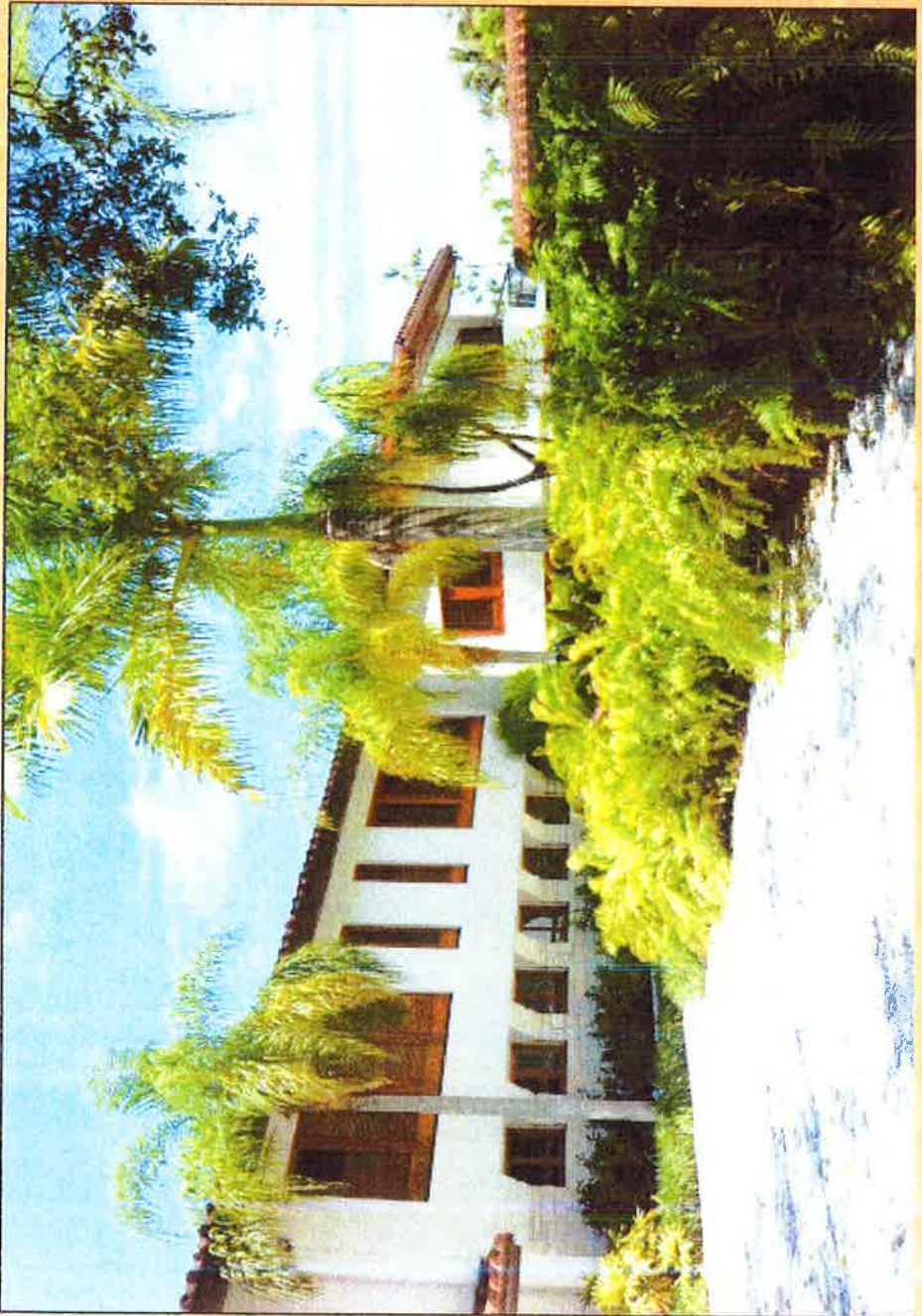












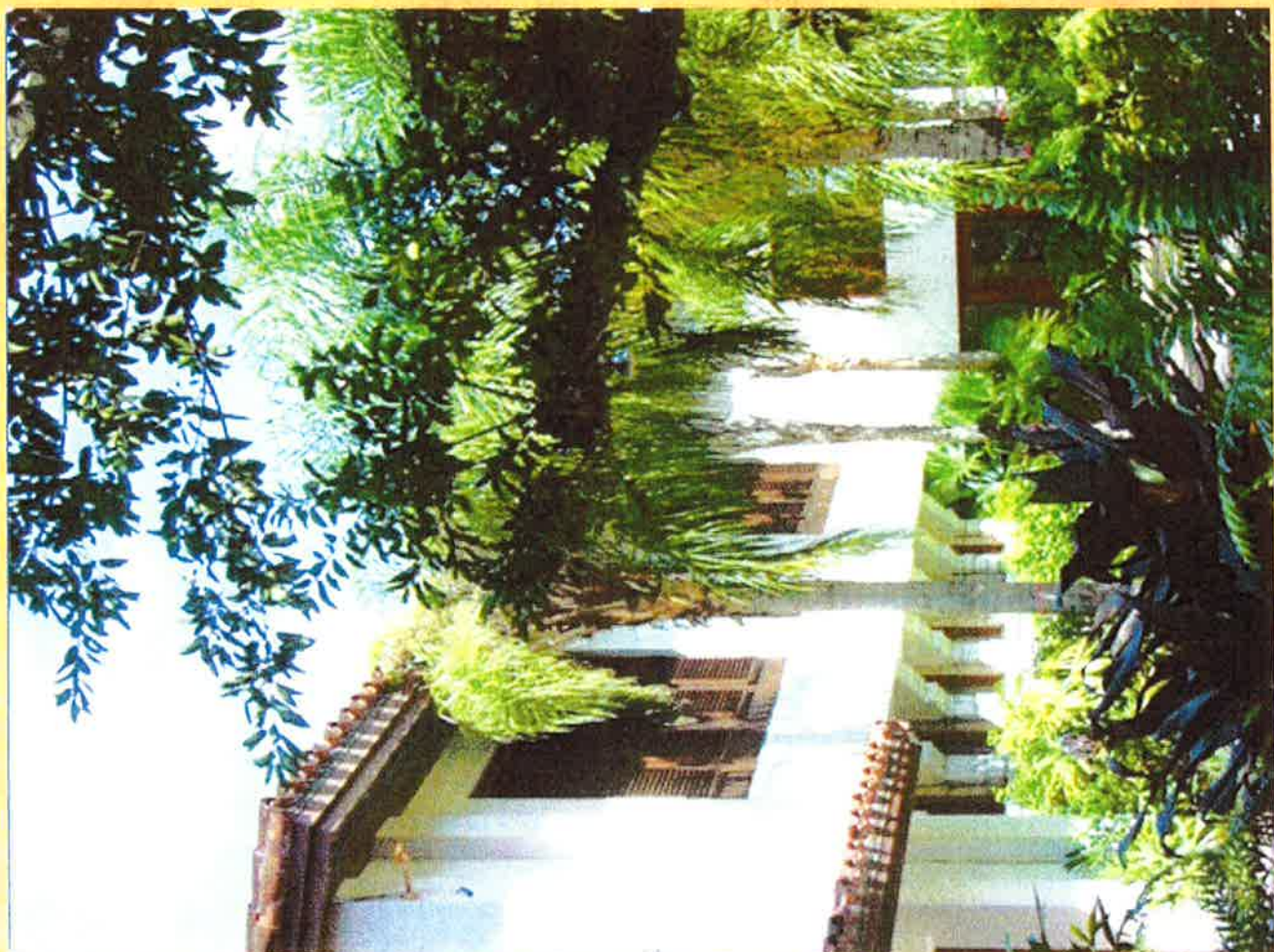




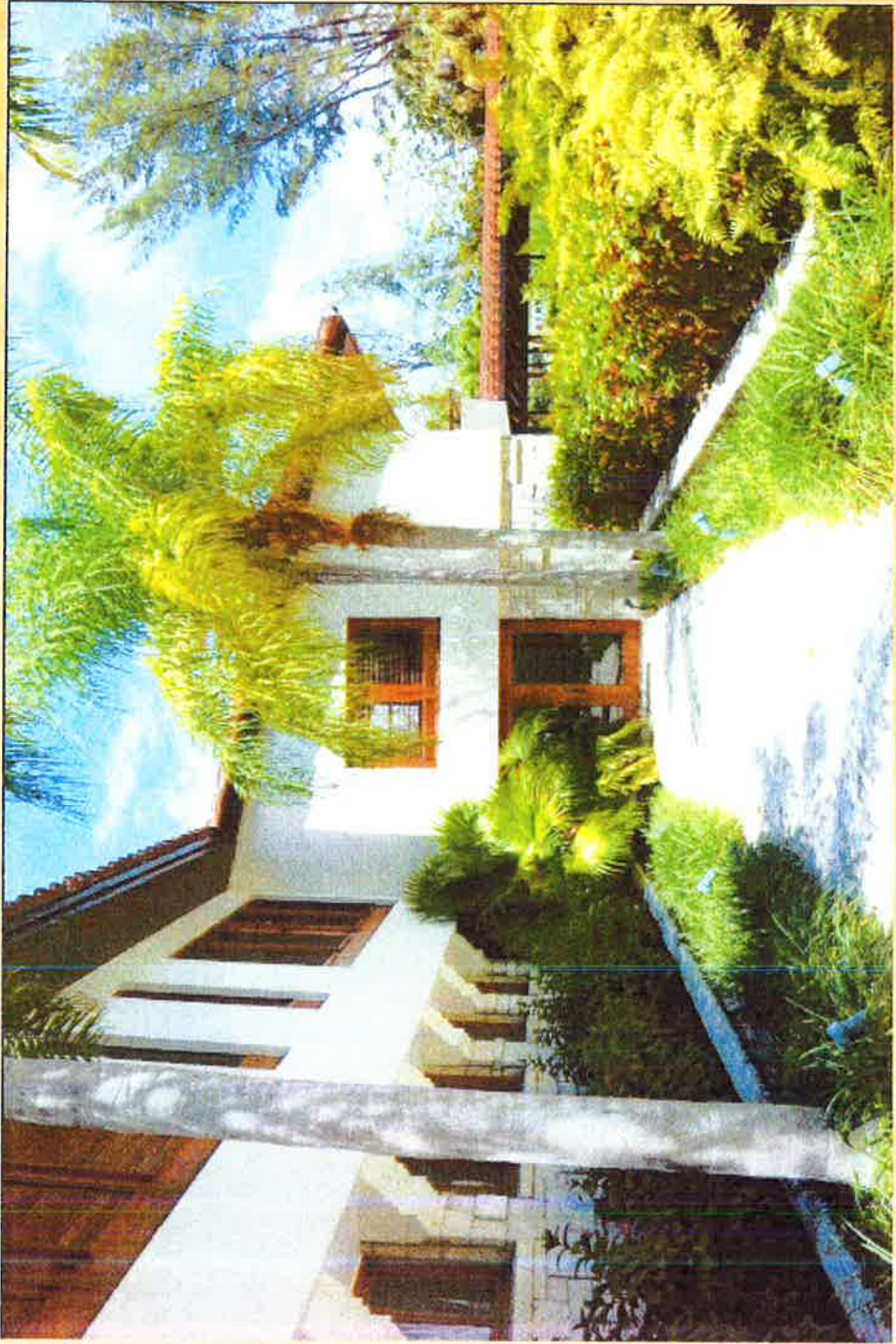








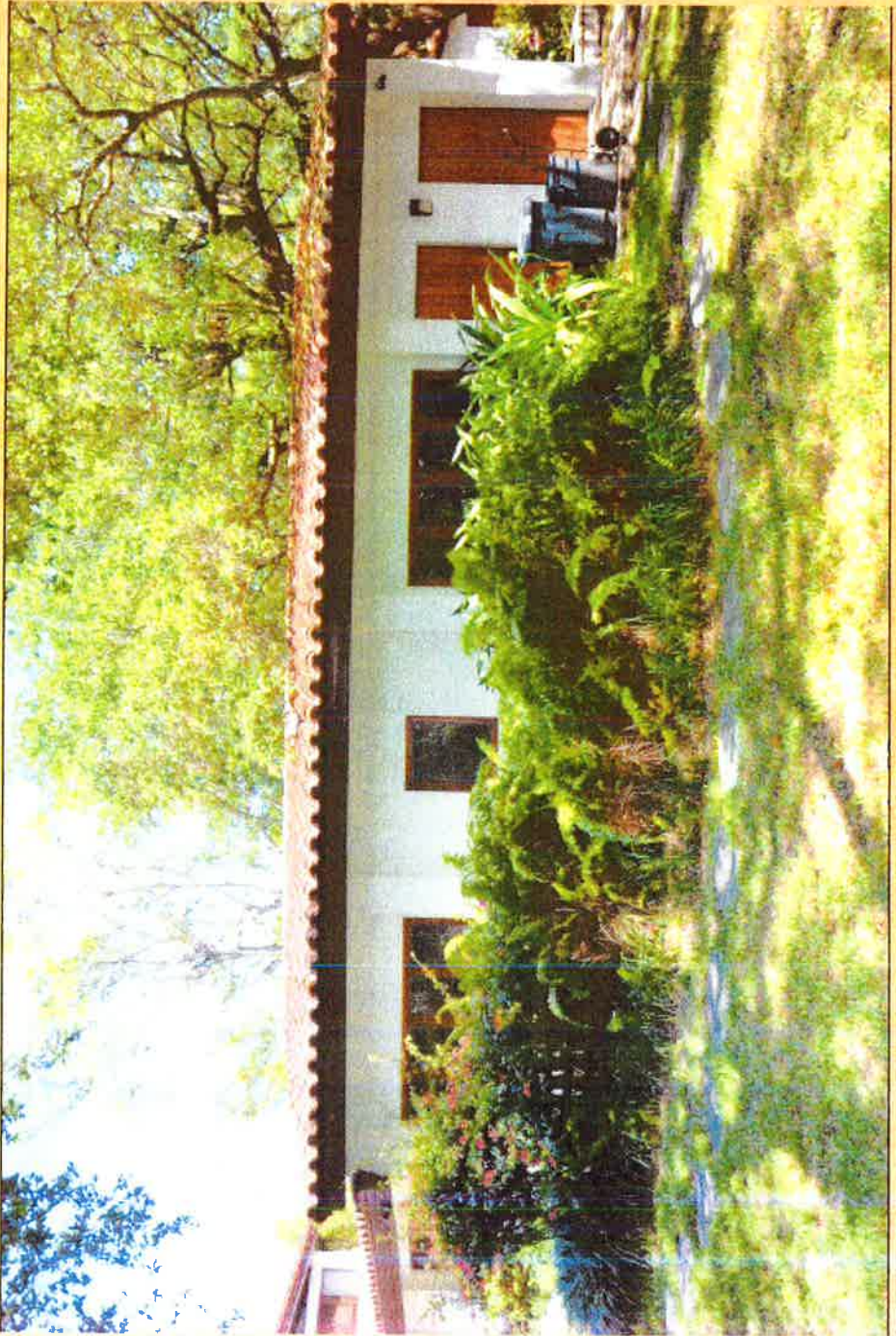




















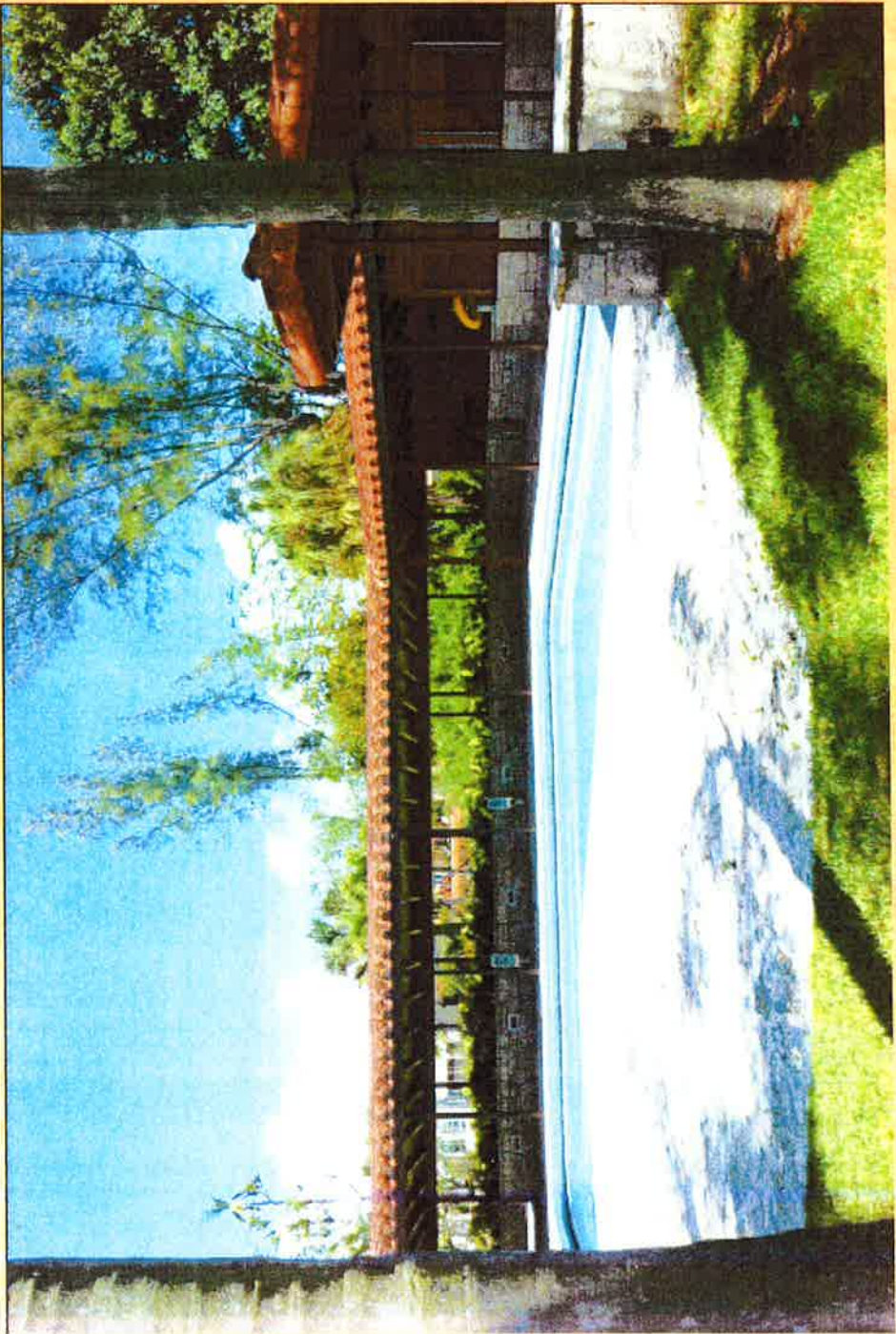












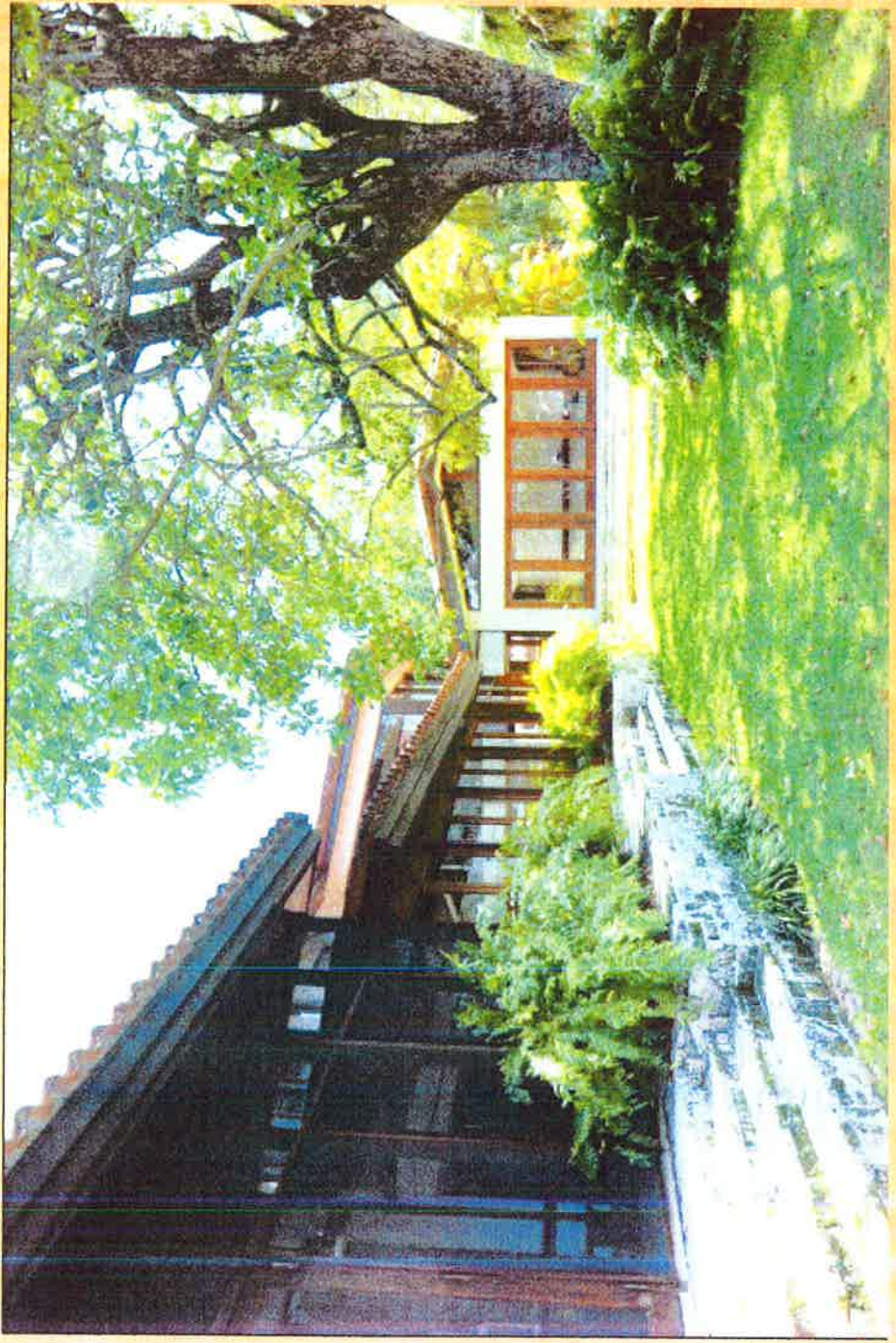








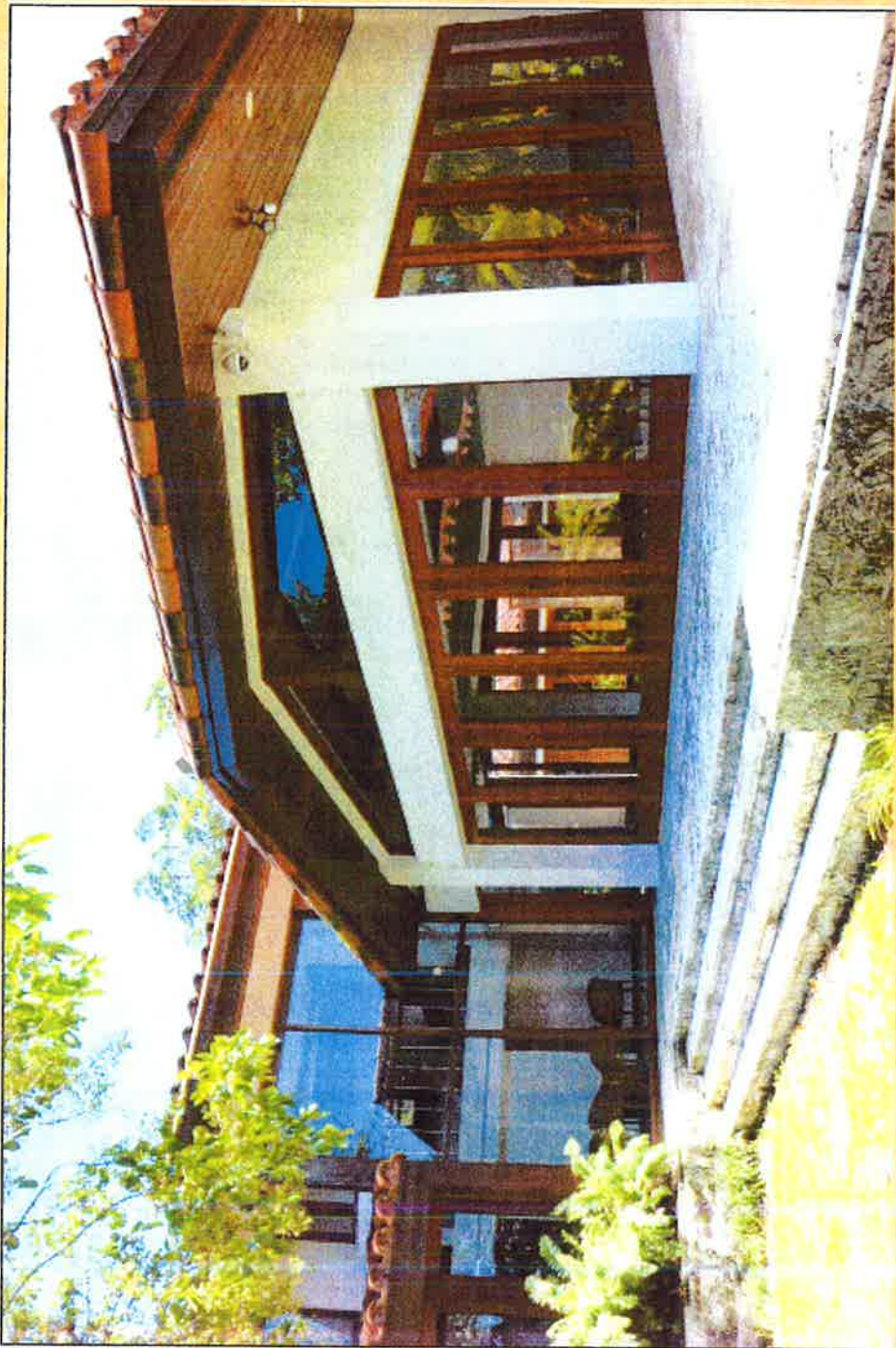
































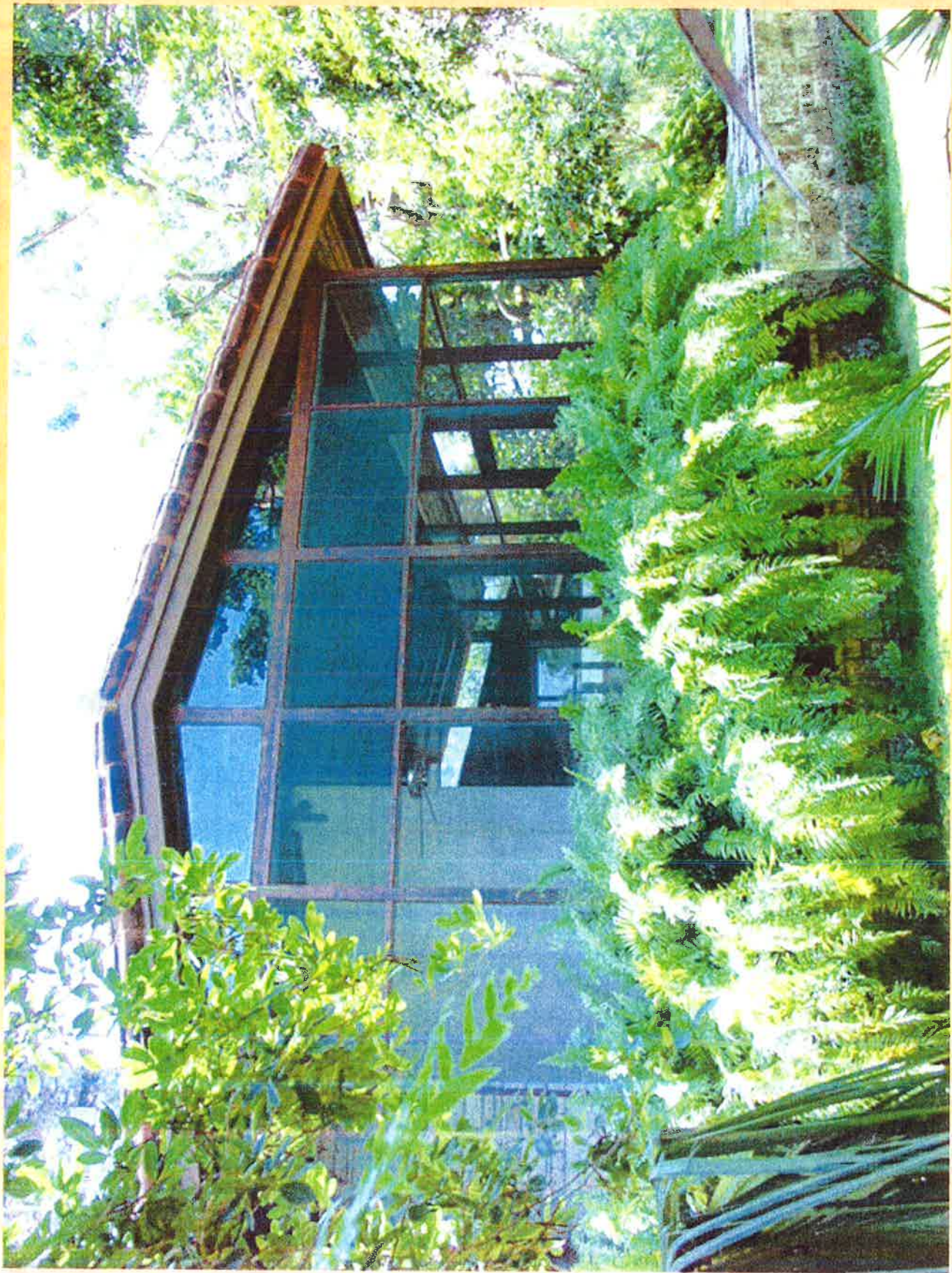




















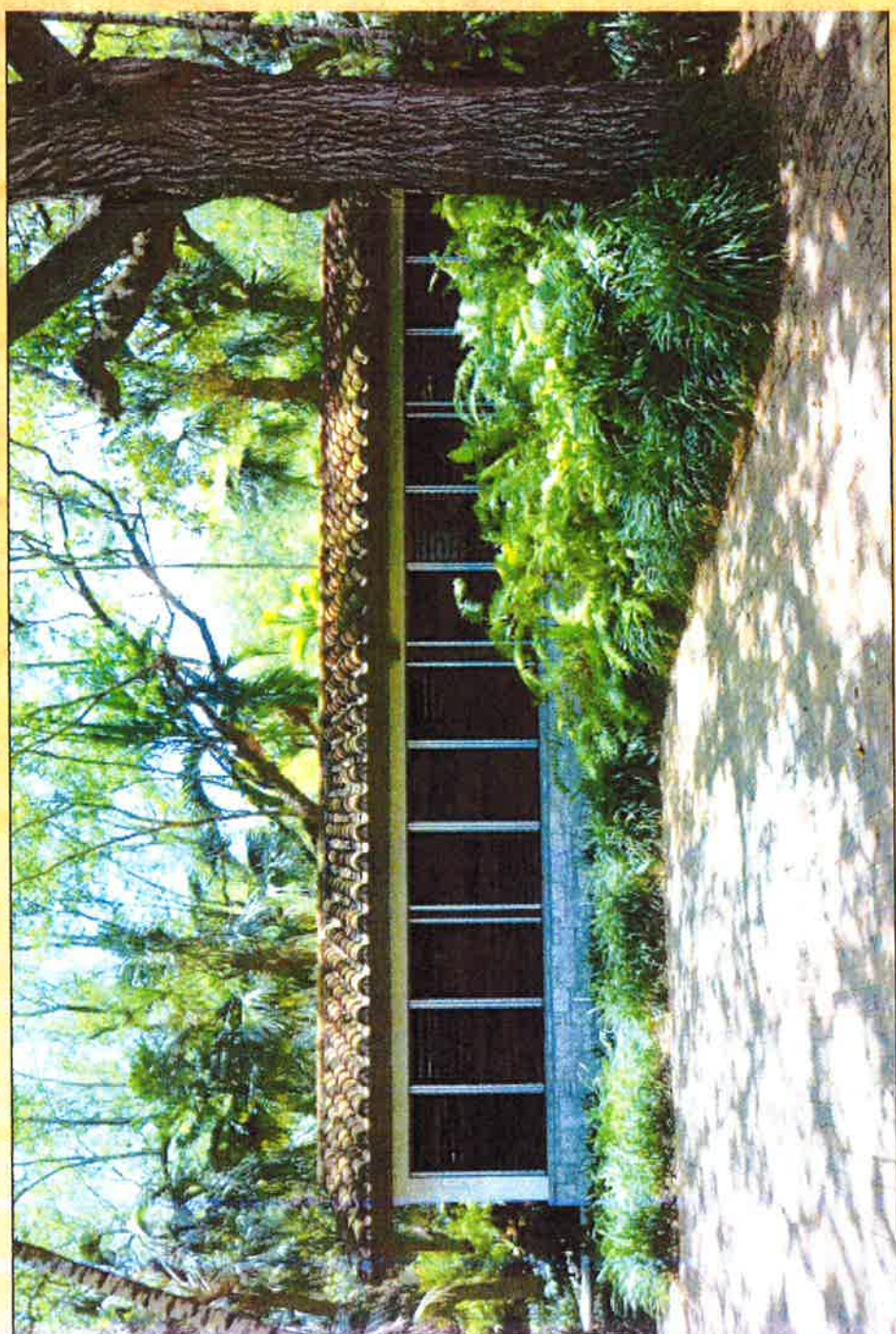












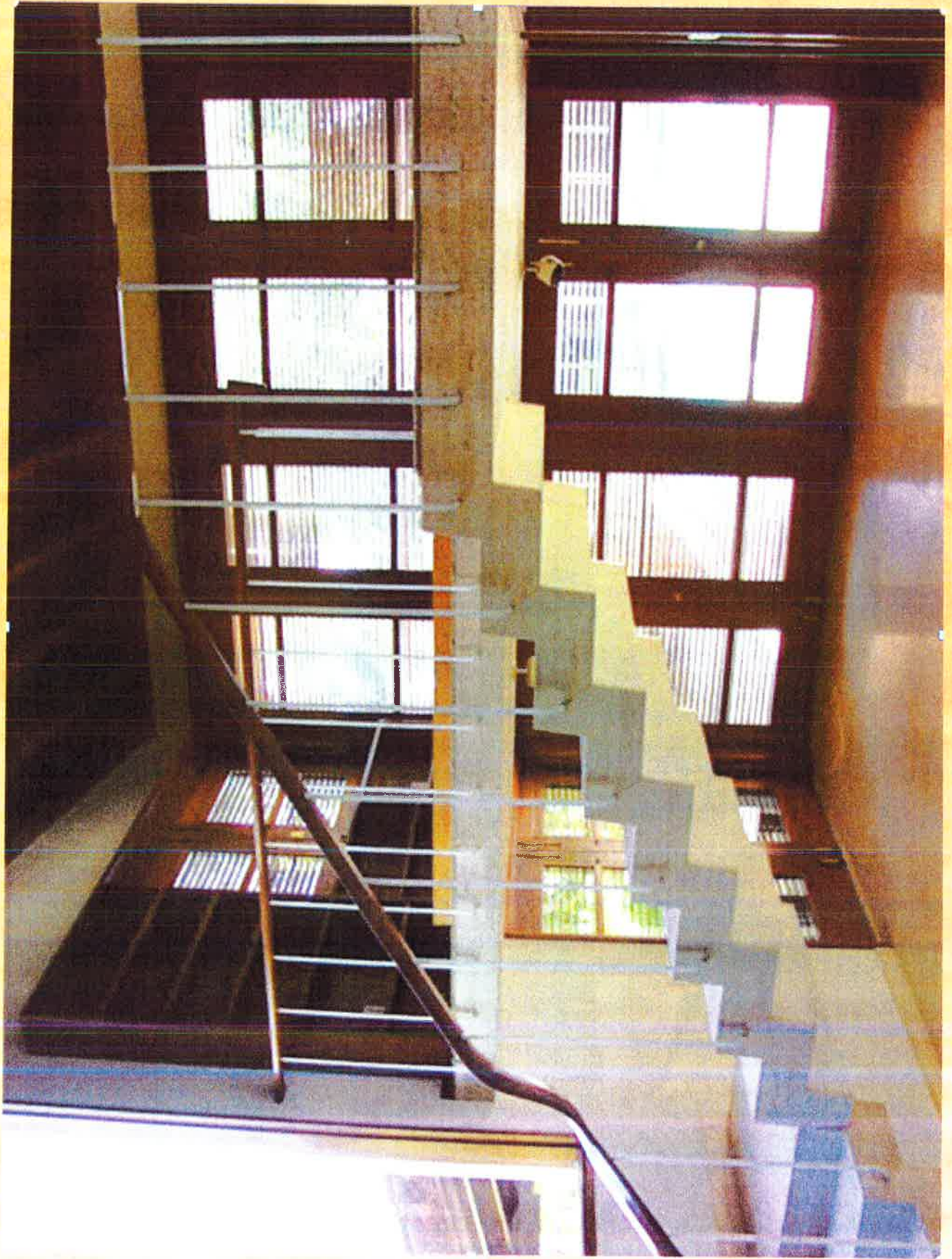
















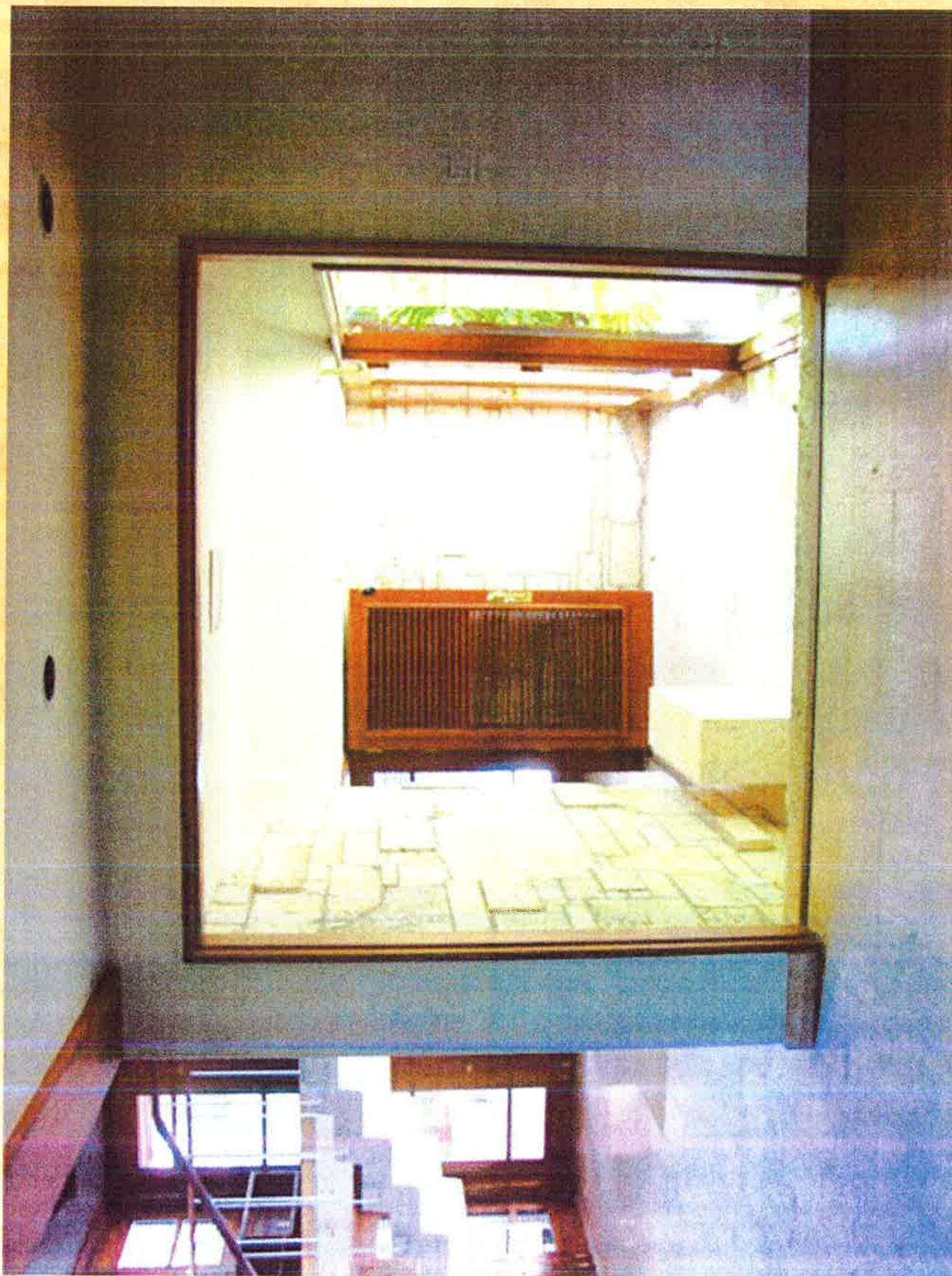












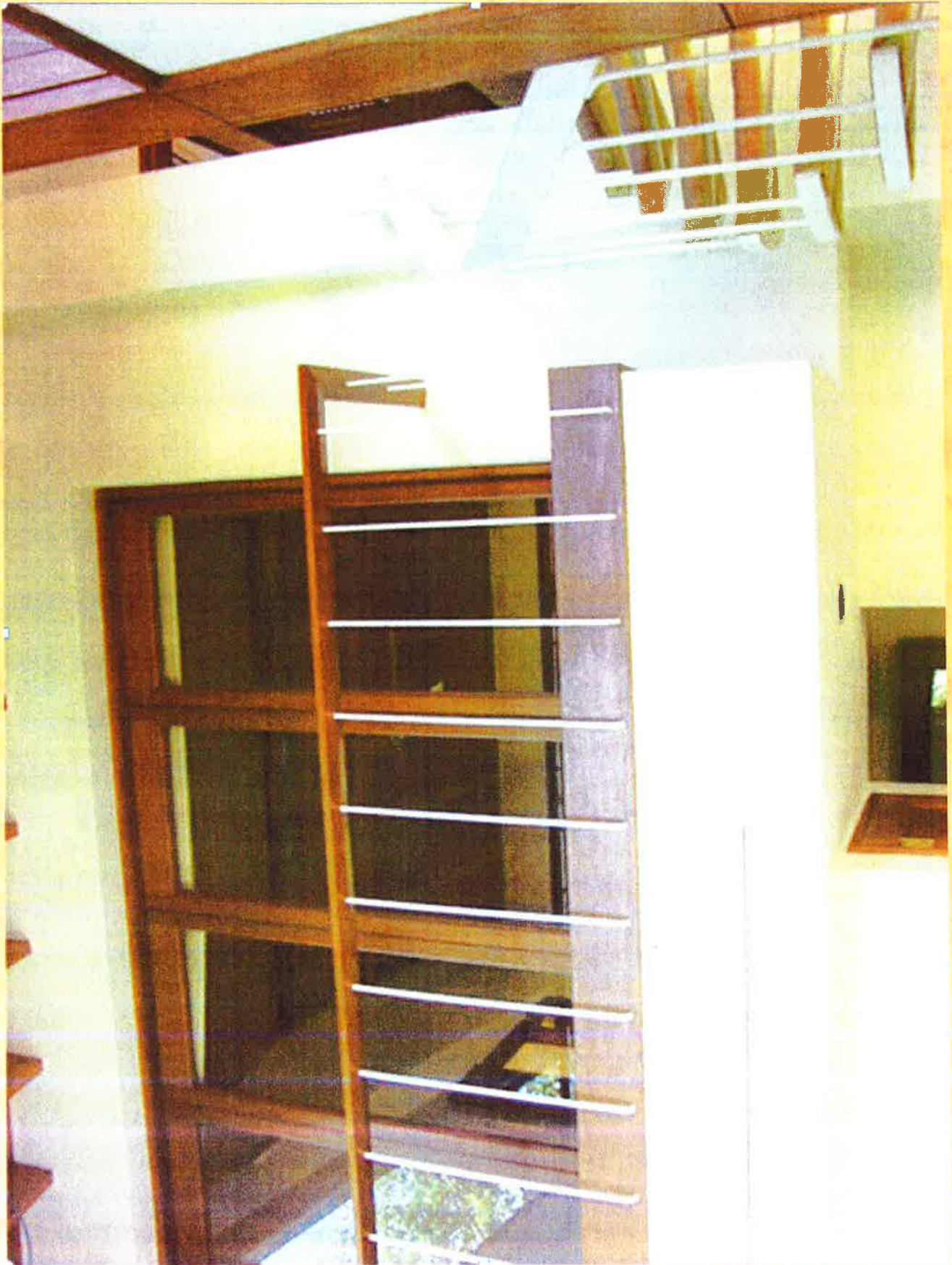








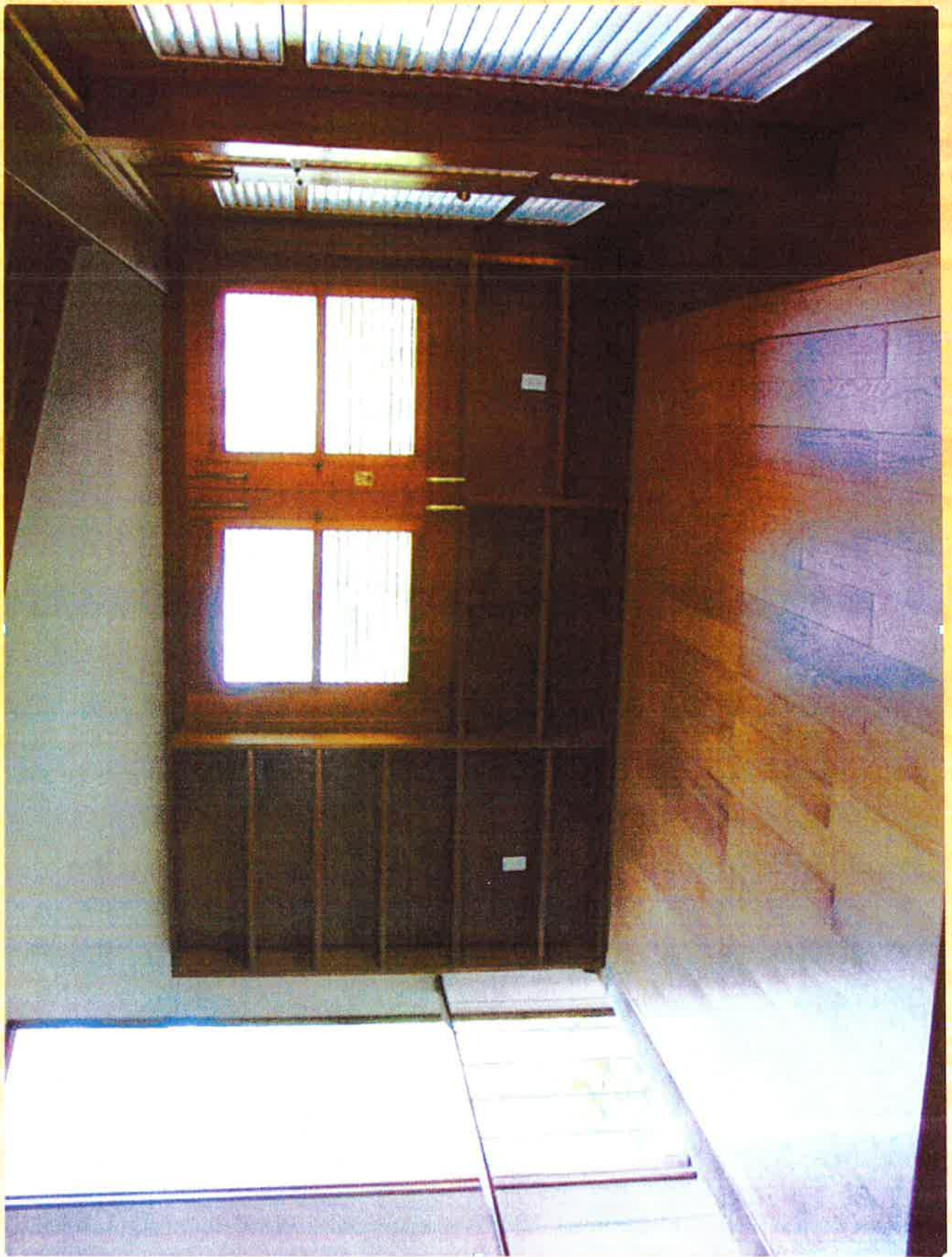




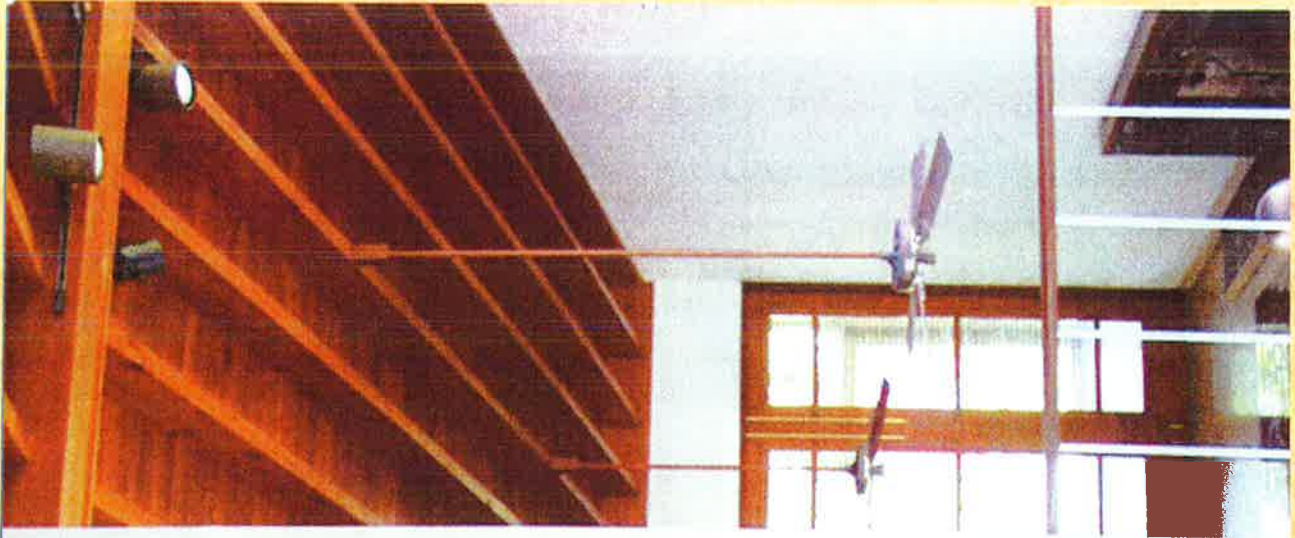
















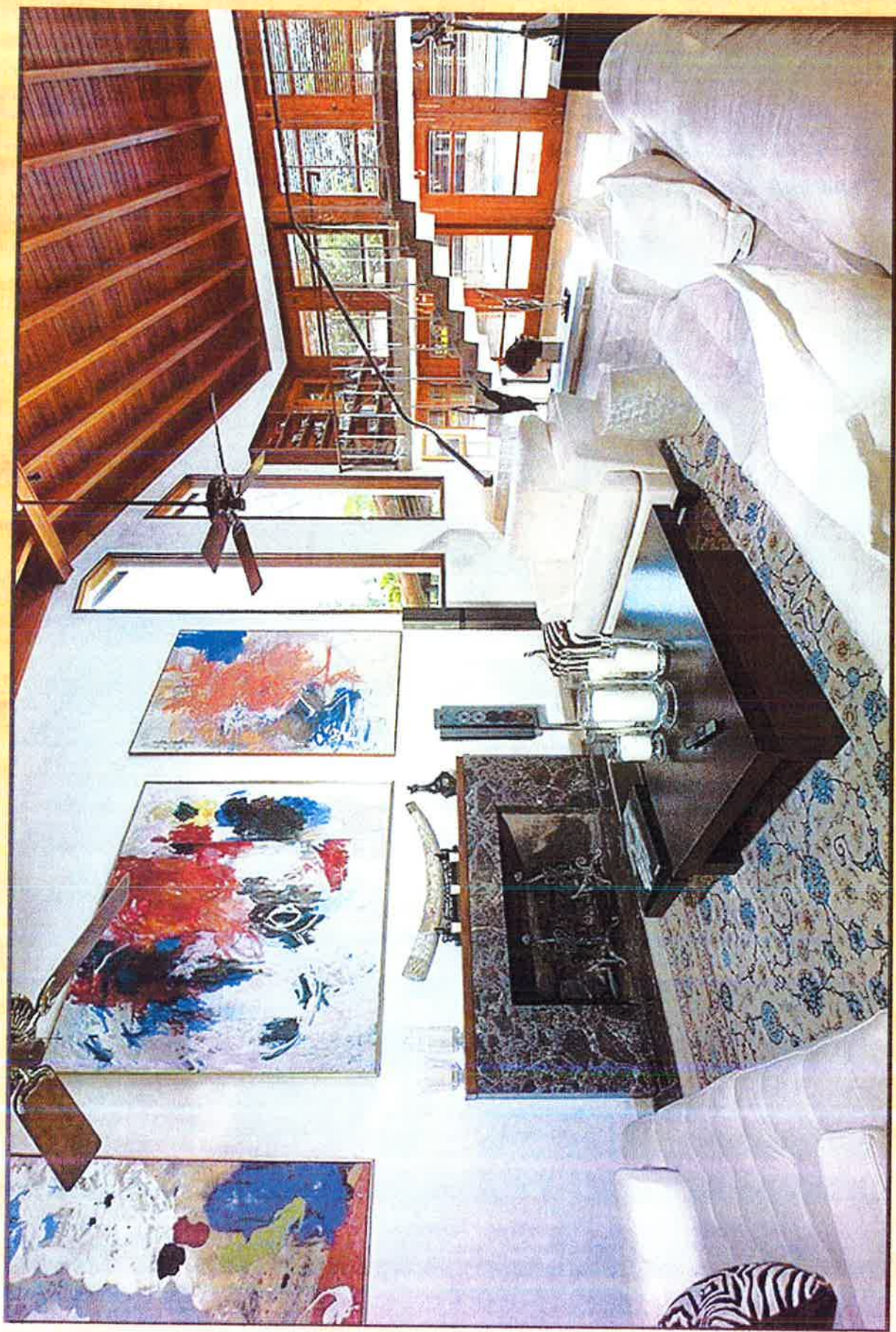












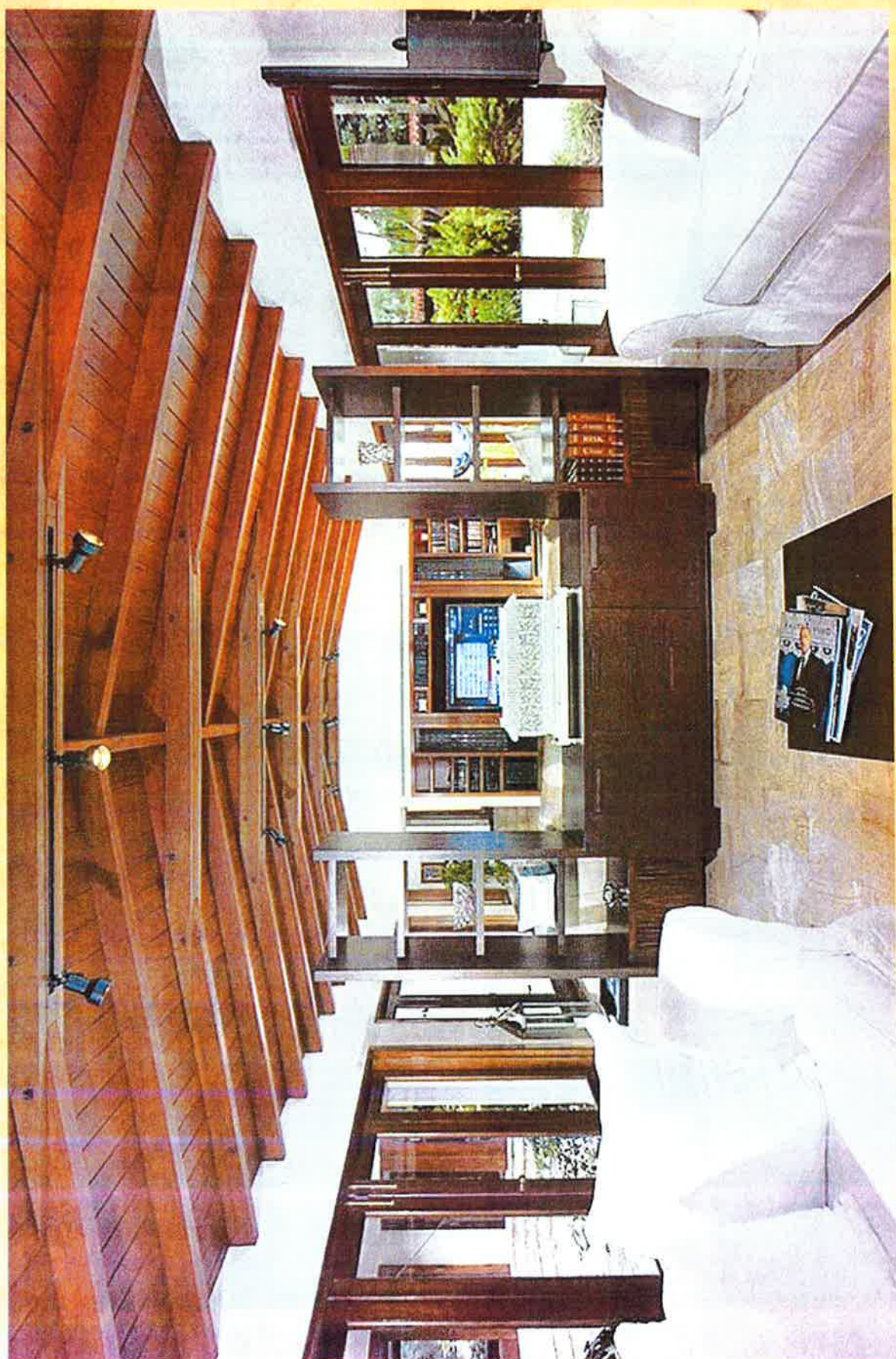












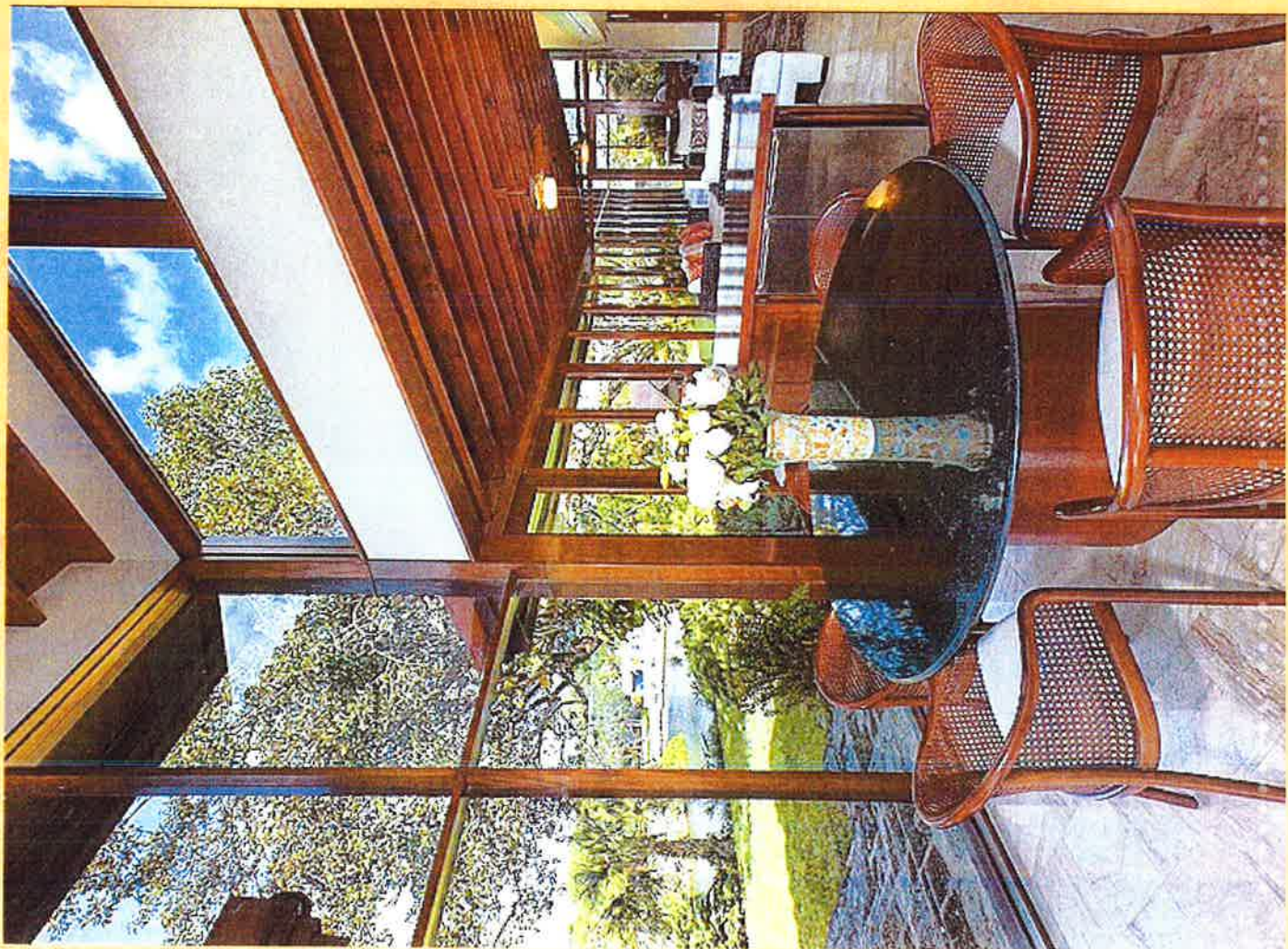








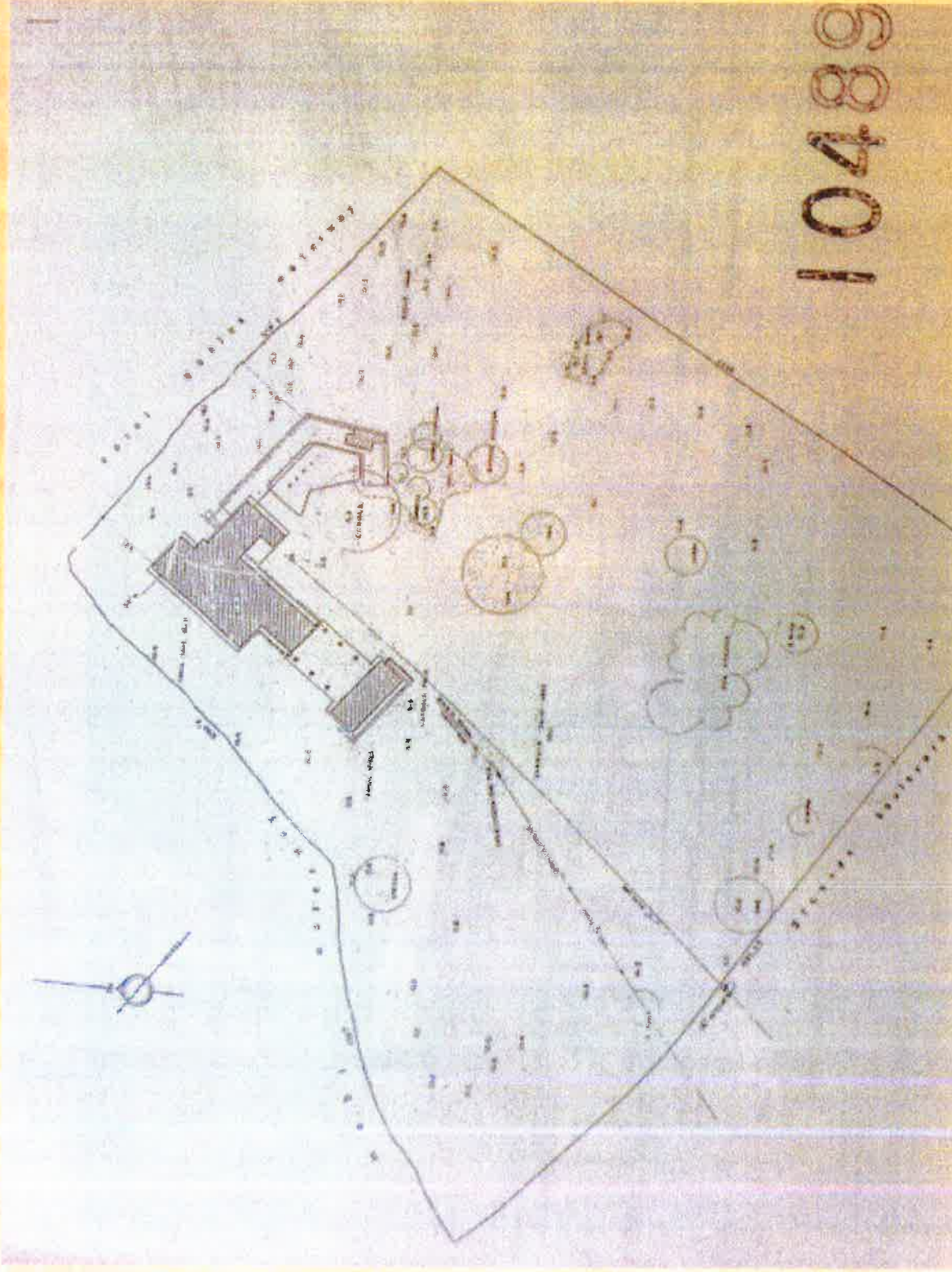




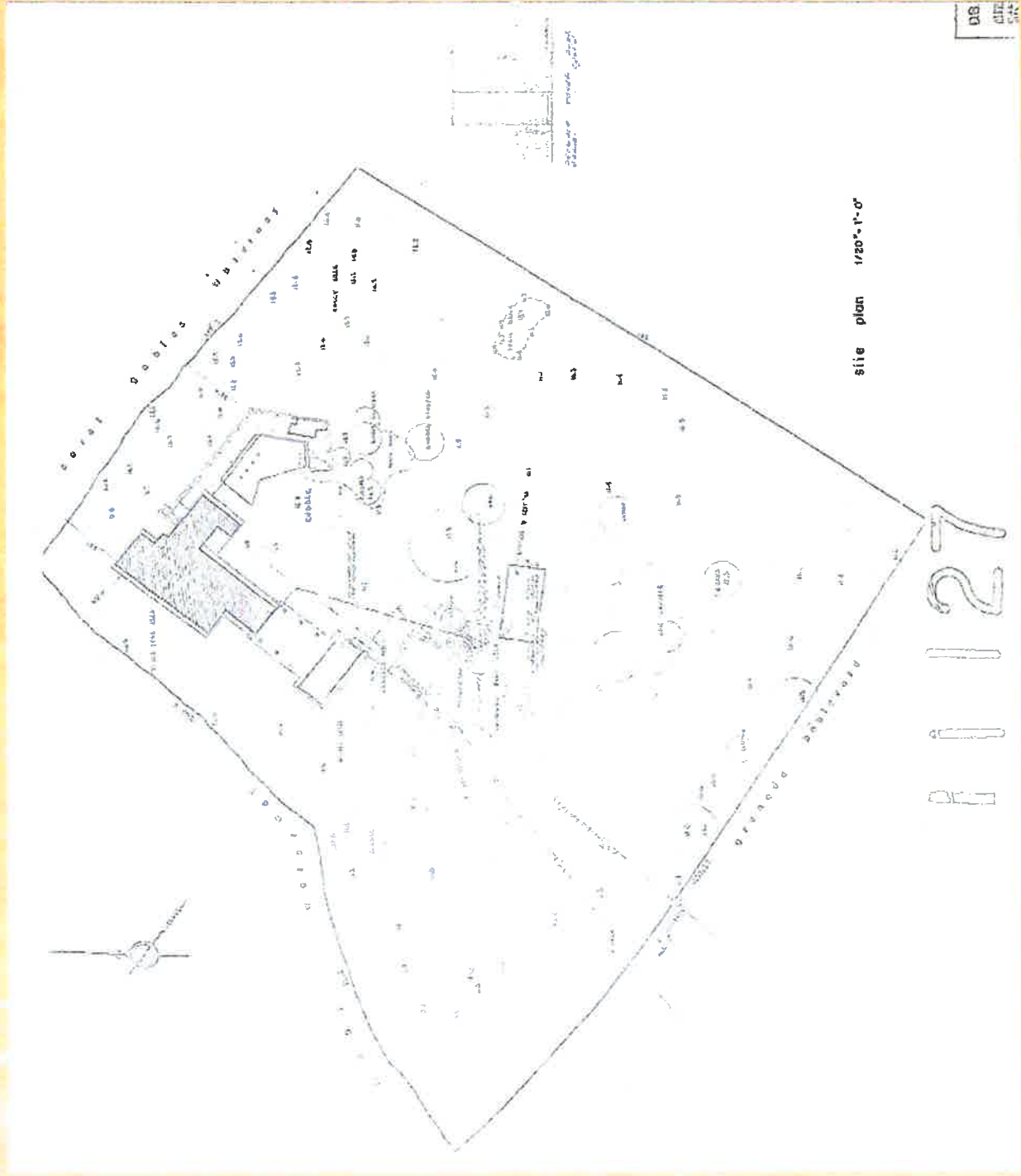






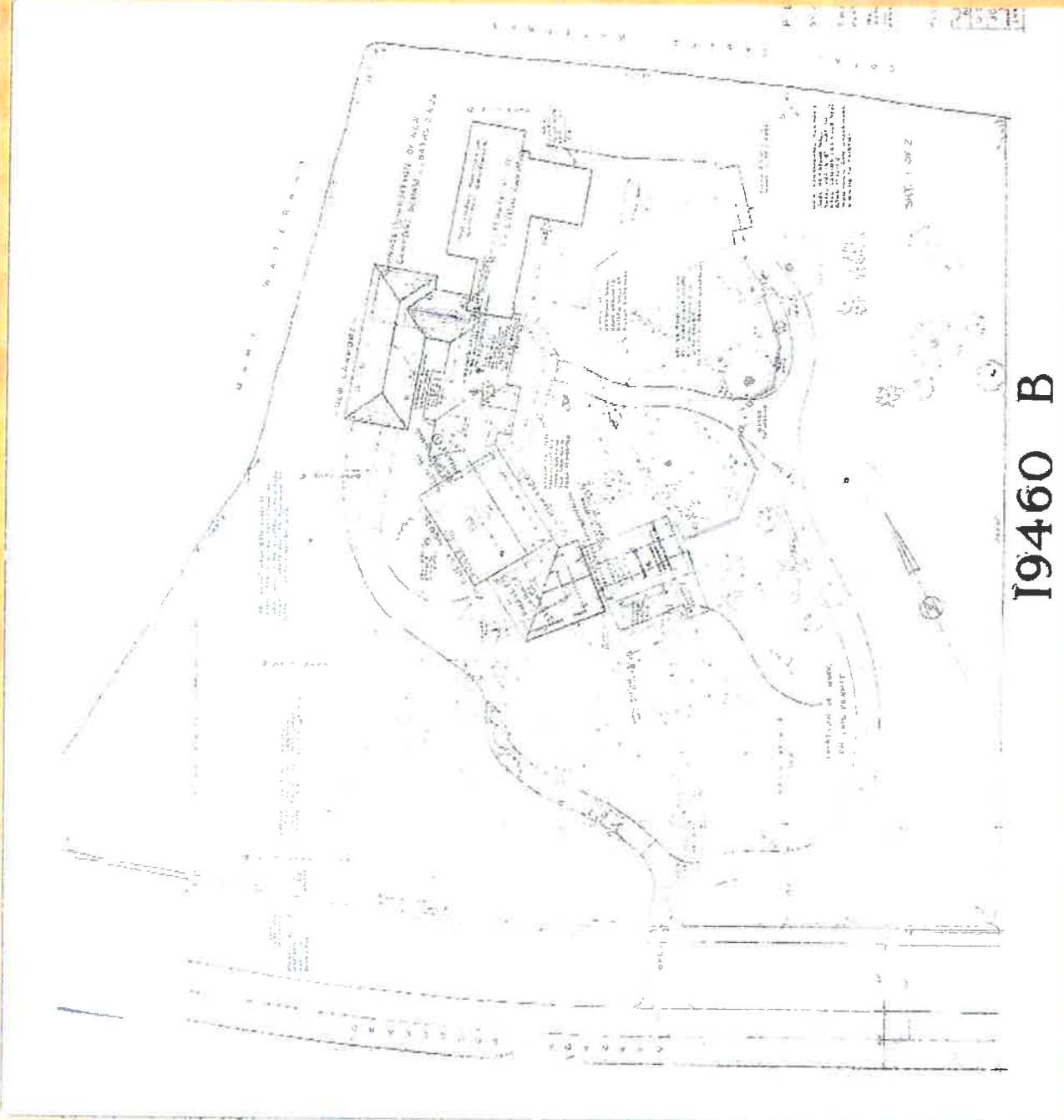


1951 – Original Site Plan



1952 – Maids Room and Garage Addition



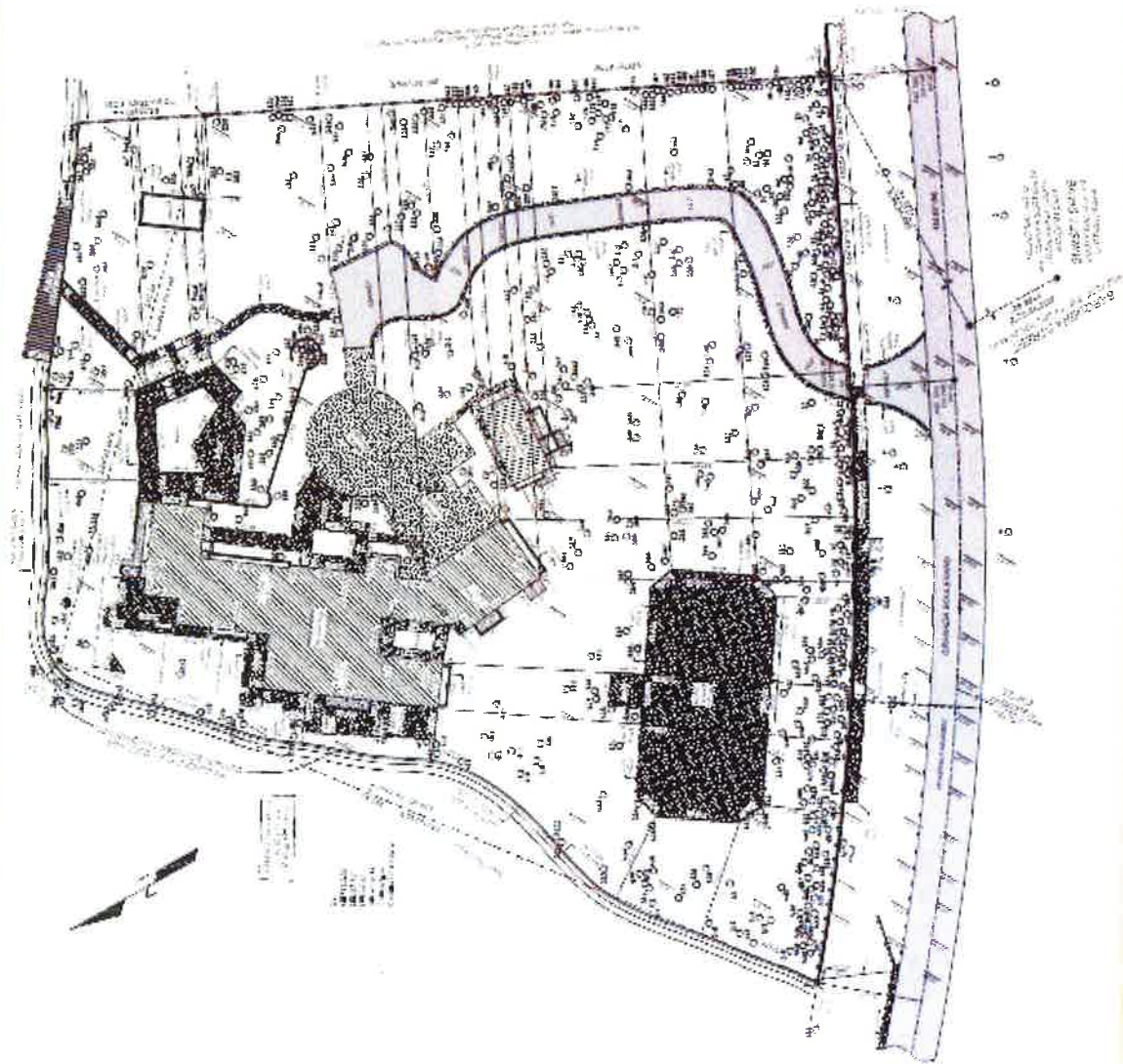


19460 B

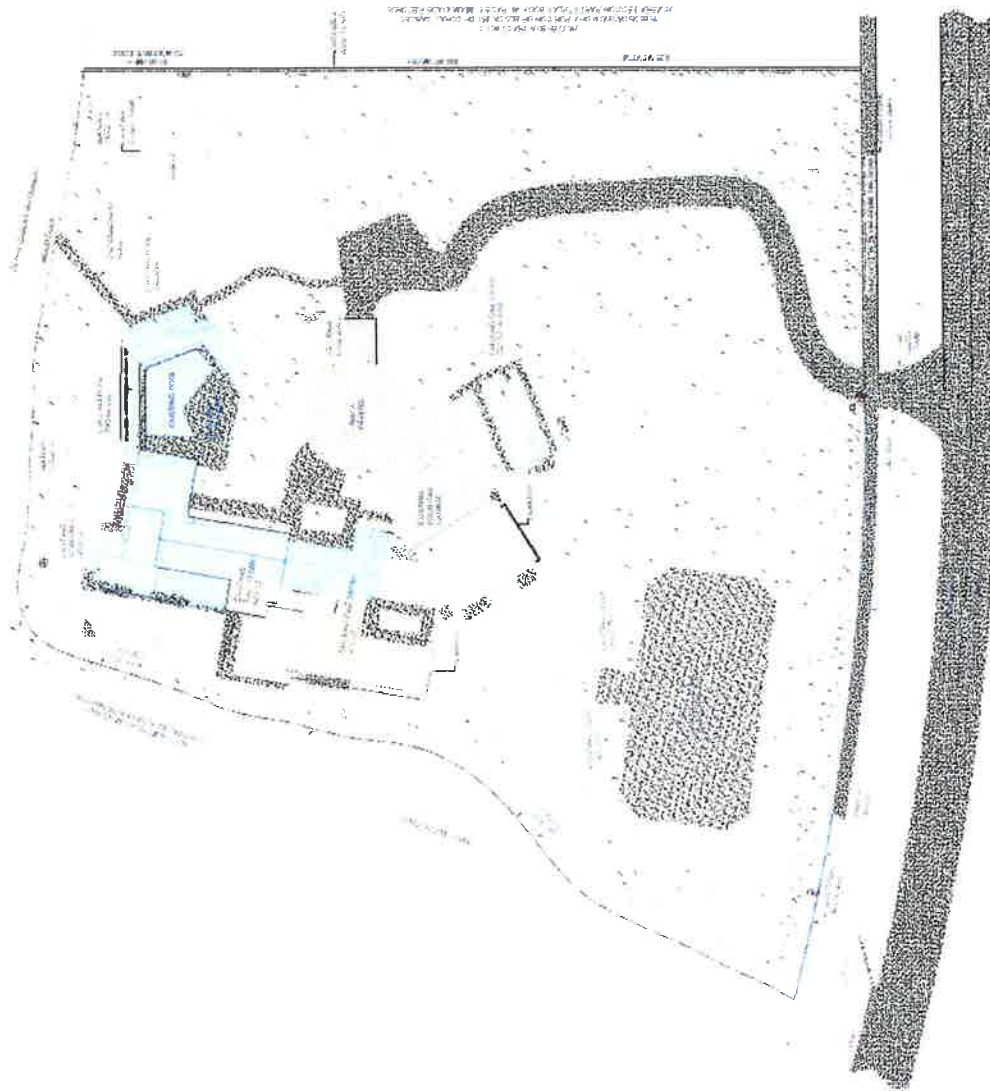
1967











1. 1/2" = 1' - 0"	2. 1/4" = 1' - 0"	3. 1/8" = 1' - 0"	4. 1/16" = 1' - 0"
5. 1/32" = 1' - 0"	6. 1/64" = 1' - 0"	7. 1/128" = 1' - 0"	8. 1/256" = 1' - 0"

6801 GRANADA BOULEVARD

LUS ORCA SITE PLAN

2. J. J. NICHOLS ARCHITECTS, P.A.

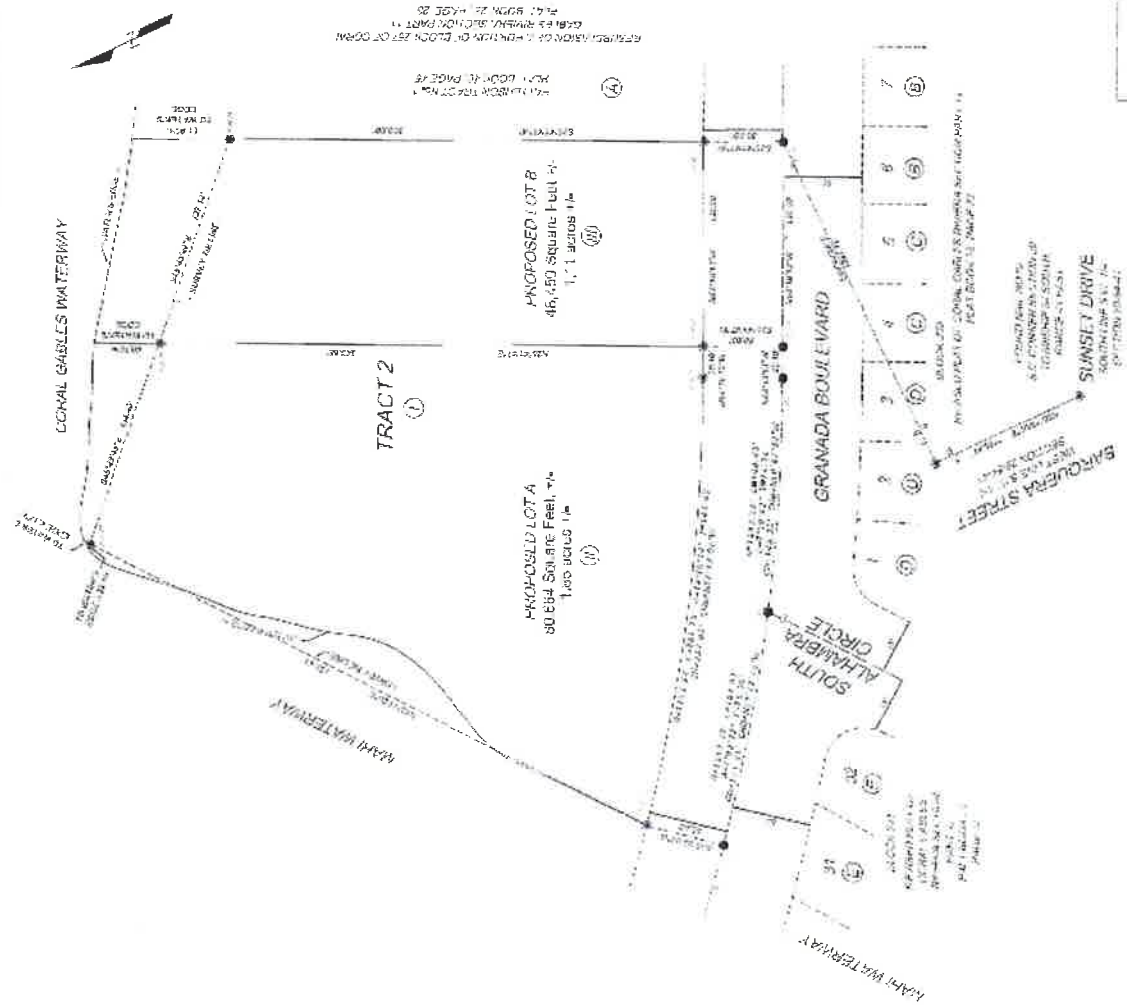
1000 N. 10th Street, Suite 100, Tallahassee, FL 32304

Page 1 of 1



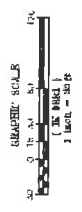
# TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

NOTE: A REVISION OF THE TENTATIVE PLAT OF THE CARTEE HOMESTEAD, AS RECORDED IN PLAT BOOK 2, AT PAGE 40, OF THE PUBLIC RECORDS OF LAMAR COUNTY, MISSISSIPPI, IS HEREBY SUBMITTED FOR RE-RECORDATION. THE REVISION IS A CORRECTION OF THE ORIGINAL PLAT, AND IS NOT A NEW PLAT.



REVISION OF THE TENTATIVE PLAT OF THE CARTEE HOMESTEAD, AS RECORDED IN PLAT BOOK 2, AT PAGE 40, OF THE PUBLIC RECORDS OF LAMAR COUNTY, MISSISSIPPI, IS HEREBY SUBMITTED FOR RE-RECORDATION. THE REVISION IS A CORRECTION OF THE ORIGINAL PLAT, AND IS NOT A NEW PLAT.

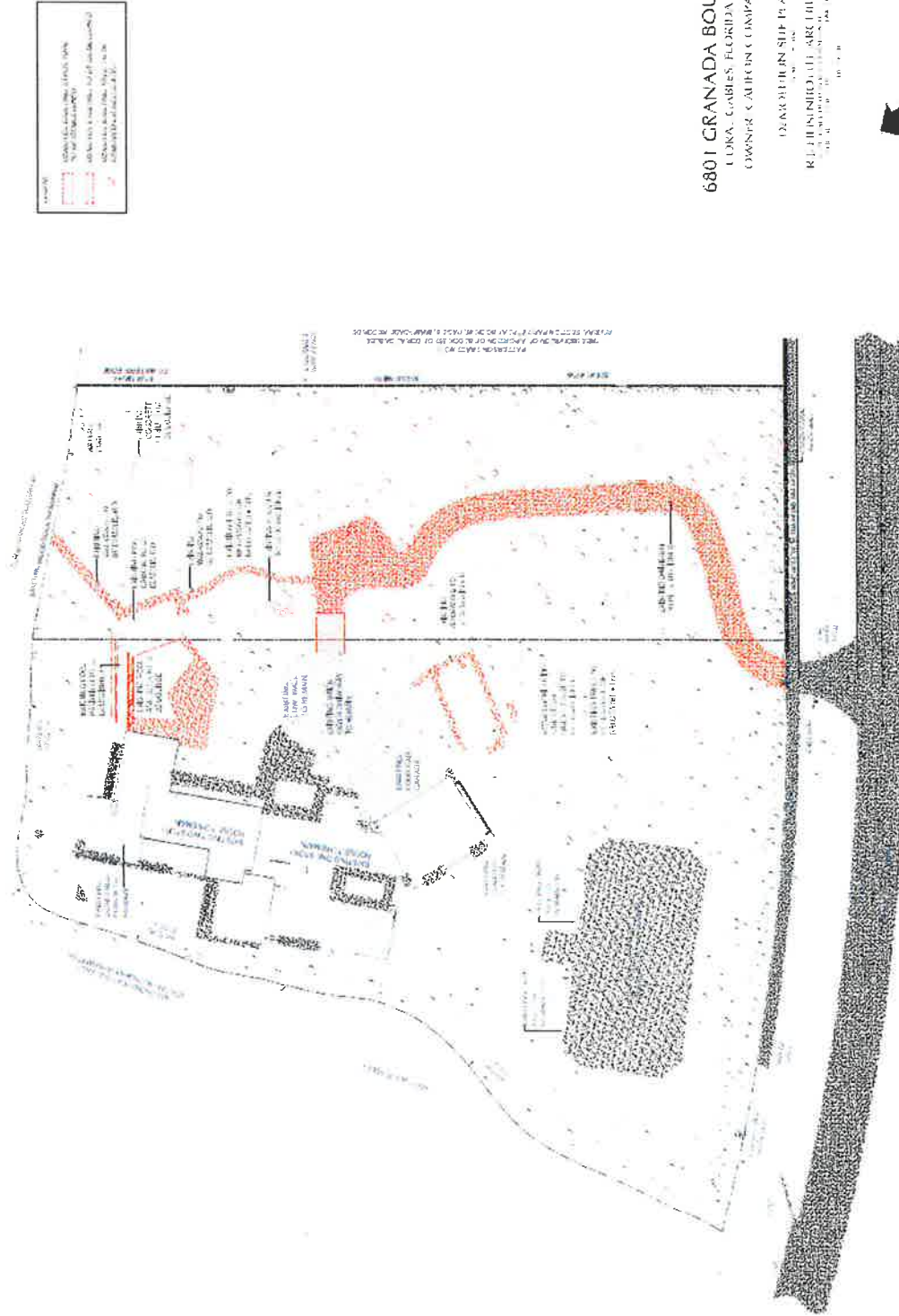
GENERAL INFORMATION	
PLAT NUMBER	1
PLAT TITLE	TENTATIVE PLAT OF THE CARTEE HOMESTEAD
PLAT DATE	1911
PLAT AREA	1.11 ACRES
PLAT DIMENSIONS	1.11 ACRES
PLAT LOCATION	1.11 ACRES
PLAT OWNER	1.11 ACRES
PLAT SURVEYOR	1.11 ACRES
PLAT NOTES	1.11 ACRES




  
 J. J. JONES & SONS, INC.
   
 1000 NORTH 10TH STREET
   
 JACKSON, MISSISSIPPI 39201
   
 PHONE 462-1111
   
 TELEX 151111
   
 CABLE J. J. JONES
   
 POST OFFICE BOX 1000
   
 JACKSON, MISSISSIPPI 39201

RECEIVED BY THE DIRECTOR, FBI  
JAN 21 1964

RECEIVED: APRIL 15, 1964

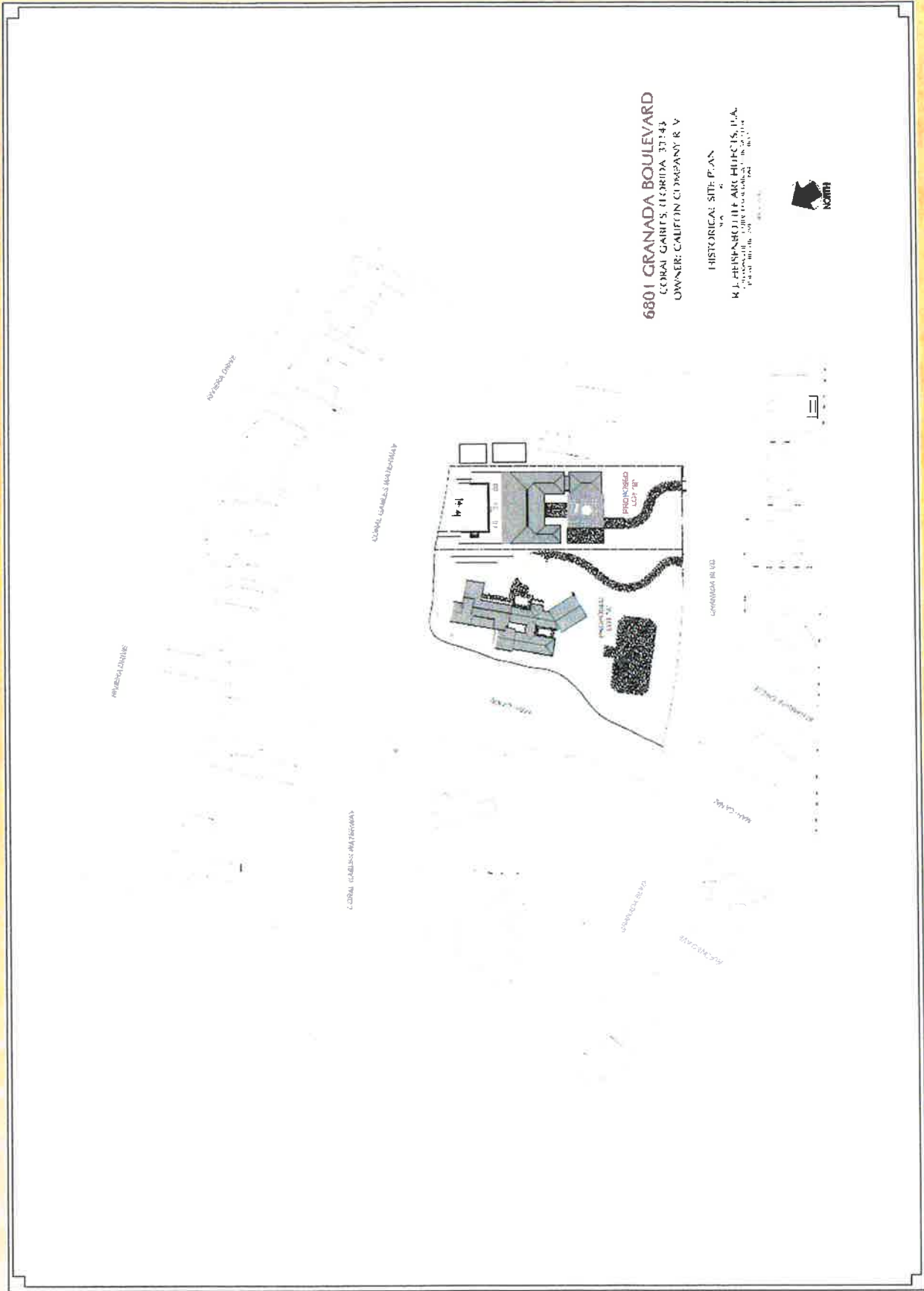


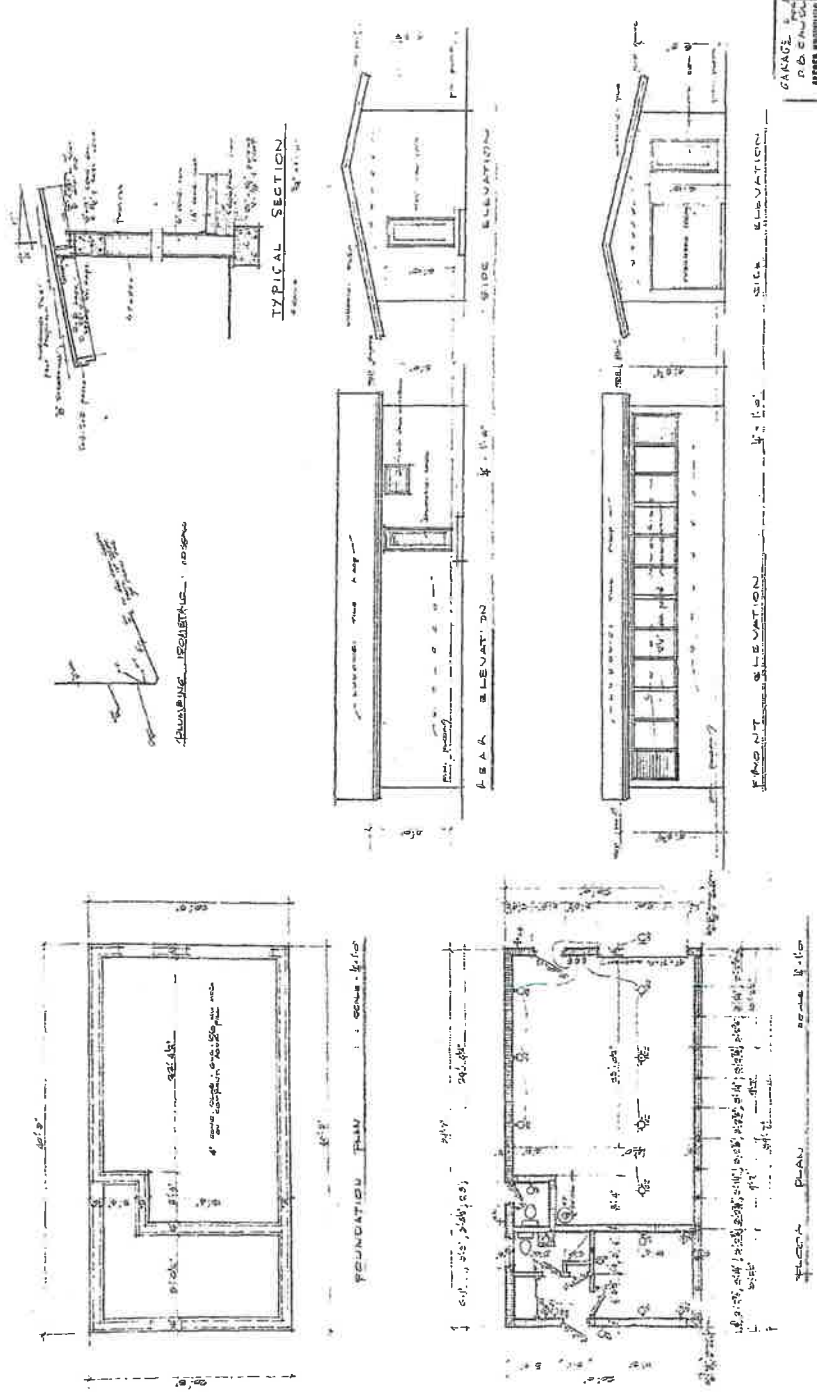




6801 GRANADA BOULEVARD  
CORAL GABLES, FLORIDA 33143  
OWNER: CALIFON COMPANY R.V.

HISTORICAL SITE PLAN  
R.L. HENSHAW & ASSOCIATES, P.A.  
10000 SW 11th St., Suite 200  
Miami, FL 33156  
Tel: 305.351.1234

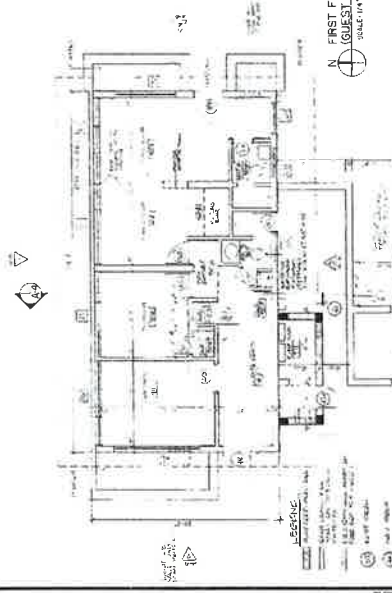
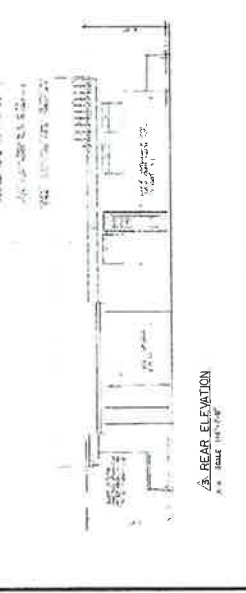
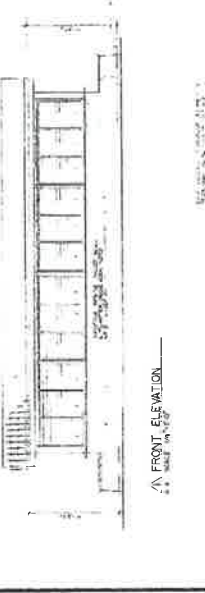
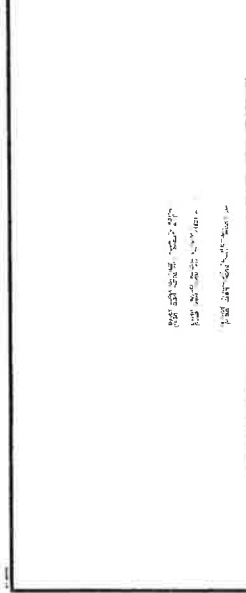
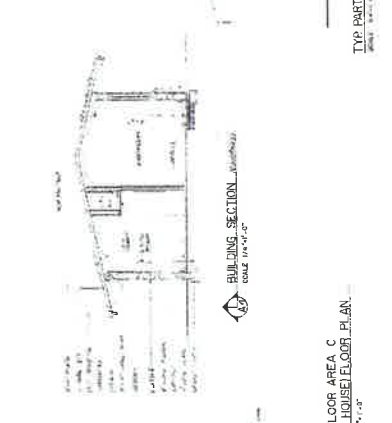
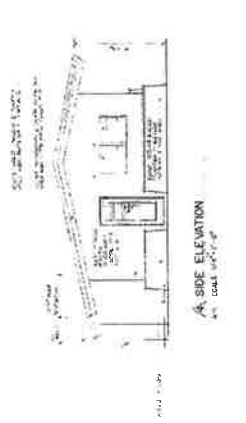
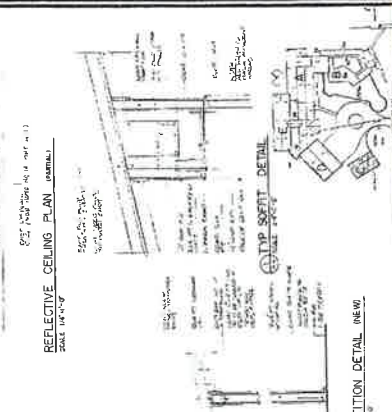
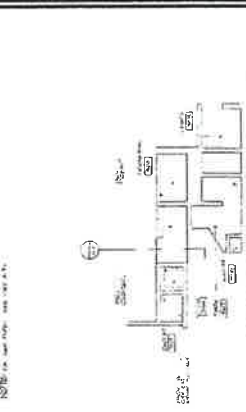




11127

1952 - -Garage and Maid Quarters



[illegible][illegible]









Guest house - Location of original garage door

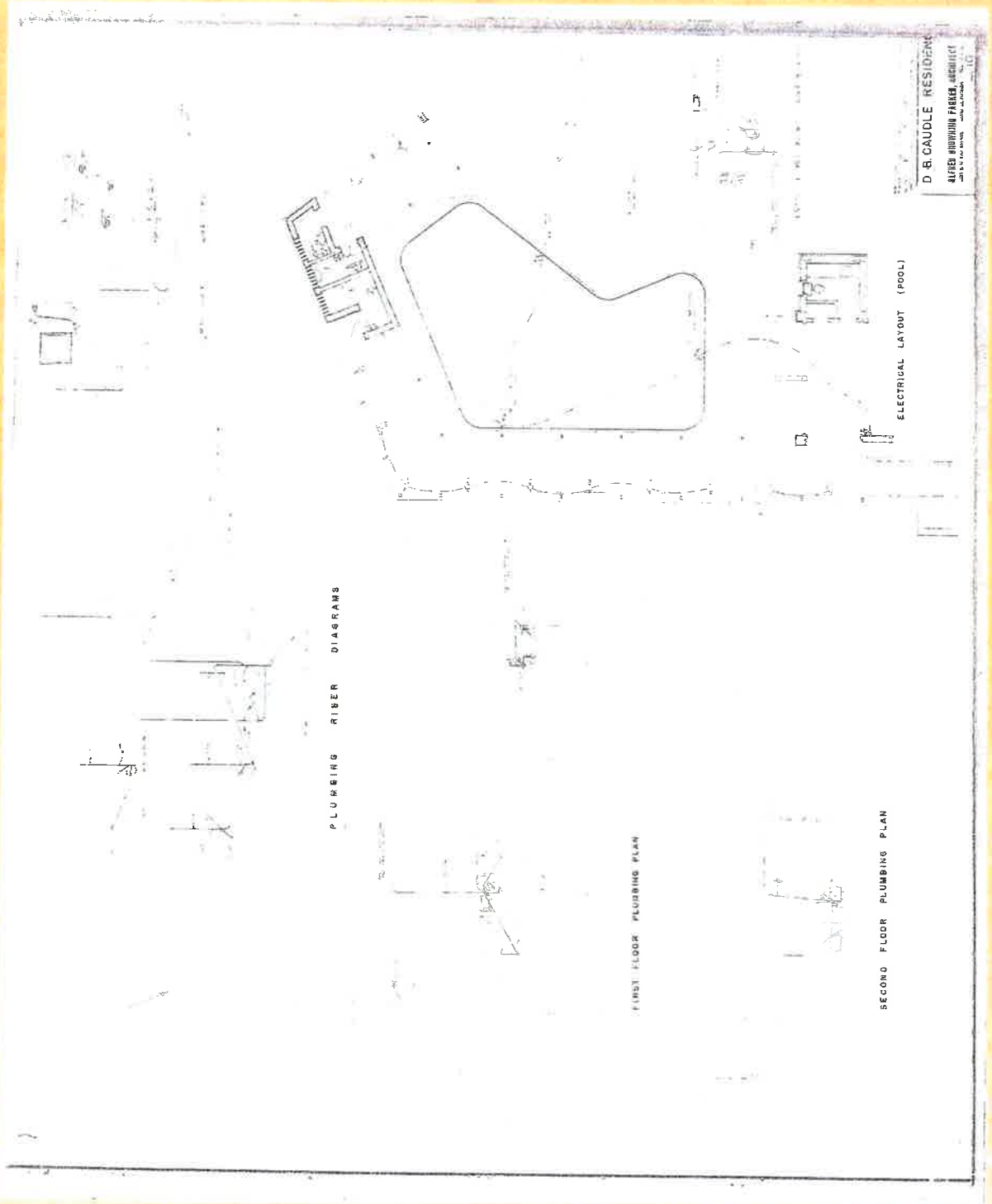






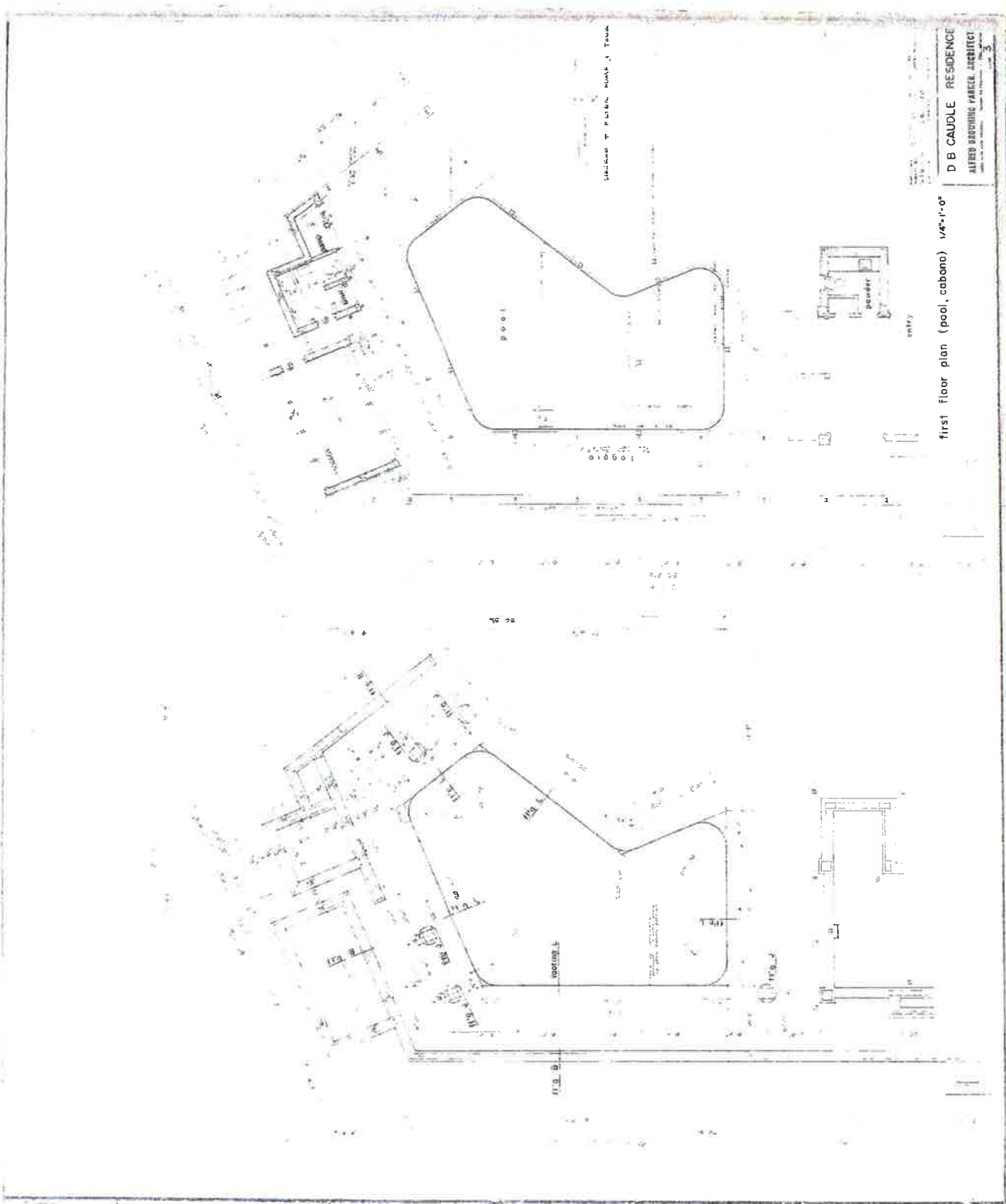






D. B. CAUDLE RESIDENCE  
ALFRED J. JORDAN, ARCHITECT  
1000 10th St. N.W.  
WASHINGTON, D.C.





D B CAUDLE RESIDENCE  
ALFRED BRONKHORST PARKER, ARCHITECT

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





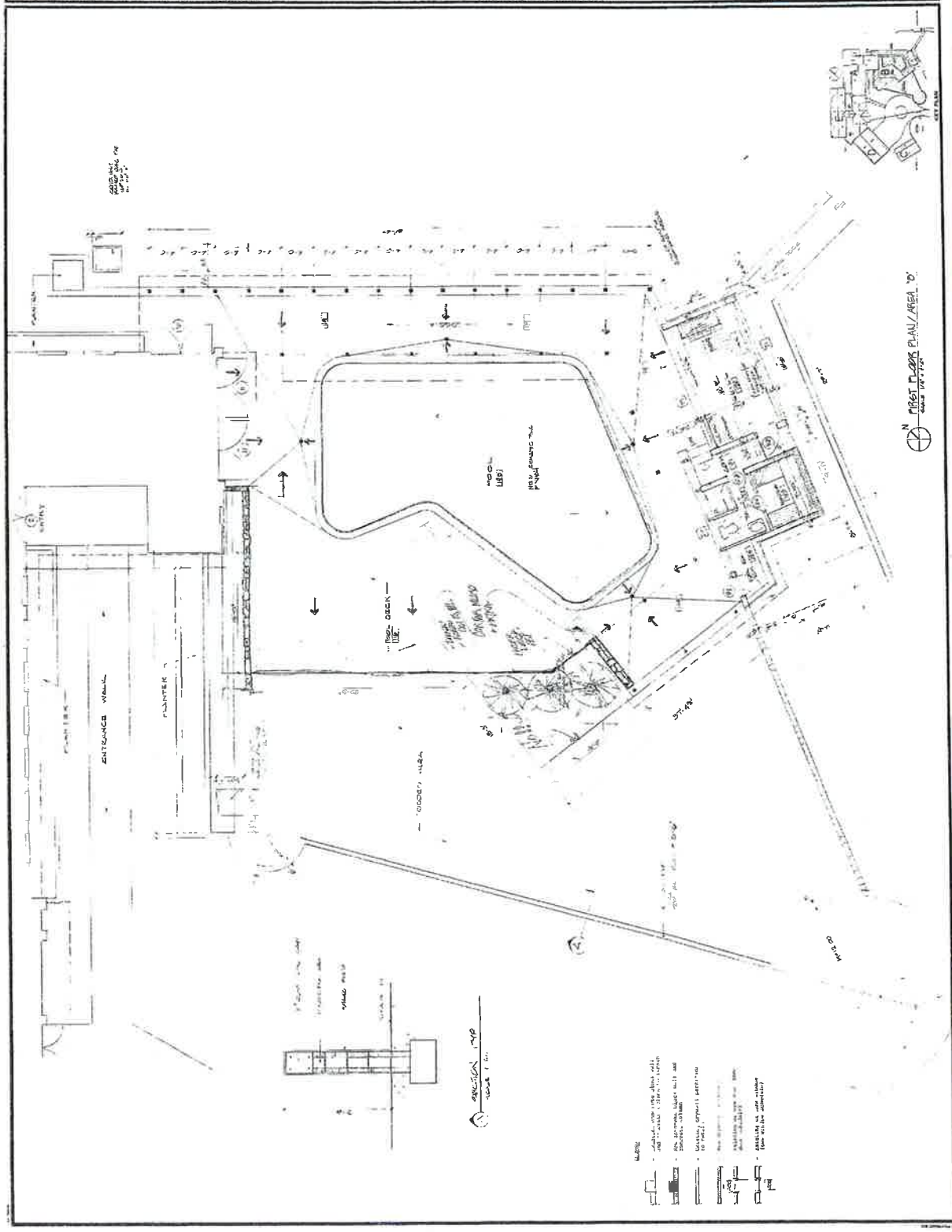
**Ferndino**  
architects-engineers-planners  
**Spillio**  
Camp Design & Build 2014  
Candela  
1001 14th St NW, Suite 1000  
Nashville, TN 37203

FIRST FLOOR PLAN  
AREA "B"

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

DATE: 01/15/14  
DRAWN BY: J. SPILLIO  
CHECKED BY: J. SPILLIO

CONTRACT NO.  
SHEET NO.  
A-3  
TOTAL 19





























6801 GRANADA BLVD. PROPOSED - ZONING AREA 2012

BY: HENRIK OTTELI ARCHITECTS

5/20/19

PROPOSED SITE PLAN

PROPOSED SITE PLAN

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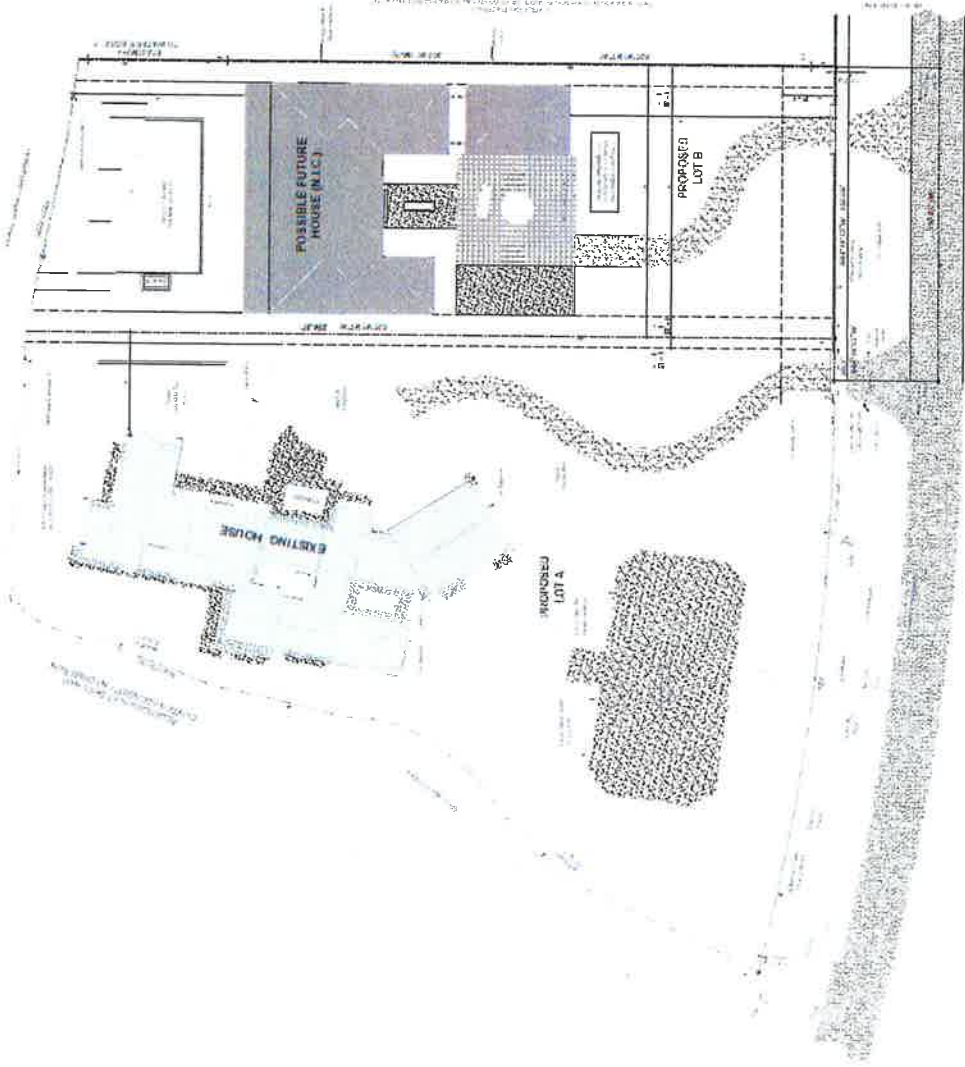
PROPOSED SITE PLAN

PROPOSED SITE PLAN

PROPOSED SITE PLAN

PROPOSED SITE PLAN

PROPOSED SITE PLAN



6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

BY: HENRIK OTTELI ARCHITECTS, P.A.

DATE: 5/20/19



NORTH



## The City of Coral Gables

### *Historical Resources Department*

September 24, 2013

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

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

Dear Mr. Dalmau:

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

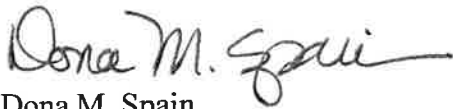
1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.
3. Any new construction on the parcel of land that will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

6801 Granada Boulevard  
COA (SP) 2013-011  
September 24, 2013  
Page 2

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Dona M. Spain", with a stylized, flowing script.

Dona M. Spain  
Historic Preservation Officer

Enclosure

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



**CITY OF CORAL GABLES  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

**SITE ADDRESS/LOCATION:** 6801 Granada Boulevard

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

**CASE FILE NUMBER:** COA(SP)2013-011

**CERTIFICATE TYPE:**        STANDARD   X   SPECIAL

**DECISION BY:**        STAFF

  X   HISTORIC PRESERVATION BOARD

**ACTION DATE:** September 19, 2013

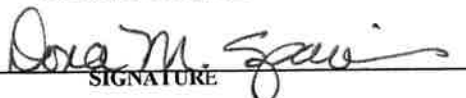
**ACTION:**   X   APPROVE WITH THE FOLLOWING CONDITIONS:

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

**EXPIRATION DATE:** September 19, 2015

Dona M. Spain  
**PRINT NAME**

Historic Preservation Officer  
**TITLE**

  
**SIGNATURE**

September 24, 2013  
**DATE**