



**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**July 19, 2007, 4:00 p.m.**  
**Coral Gables Police Department Community Meeting Room**  
**2801 Salzedo Street, Coral Gables, Florida**

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

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**MEMBERS:**

	A#	A	S	O	N	D#	D	J	F	M	A	M	J	J
Dorothy Thomson*														P
Catherine Stewart*	E	P	E	P	P	E	P	P	P	P	E	E	P	P
Ernesto Santos	P	P	P	P	P	P	P	E	P	P	P	P	E	P
Edmund Parnes	P	P	E	E	P	P	P	P	E	P	E	E	P	P
Dolly MacIntyre*													P	P
Michael Beeman	P	P	P	P	P	P	P	E	P	P	P	P	P	P
Joyce Meyers	P	P	P	P	P	P	P	P	E	E	P	P	P	E
Lisa Bennett	E	E	P	P	E	P	P	P	P	P	E	P	P	P
Shirley Maroon	P	P	E	P	P	P	E	P	P	P	P	P	P	E

**APPOINTED BY:**

Mayor Donald D. Slesnick, II  
 Vice Mayor William H. Kerdyk,  
 Comm. Maria Anderson  
 Comm. Rafael "Ralph" Cabrera,  
 Comm. Wayne "Chip" Withers  
 Historic Preservation Board  
 City Manager David Brown  
 City Commission  
 City Commission

**STAFF:**

Kara N. Kautz, Historic Preservation Officer  
 Simone Chin, Historic Preservation Administrator  
 Rodney Carbonell, Historical Resources Department  
 Betty Perez, Historical Resources Department  
 Daphne Kalomiris, Historical Resources Department Intern

**A = Absent**  
**P = Present**  
**E = Excused**  
**\* = New Member**  
**# = Special Meeting**

**GUESTS:** Jordi Esteban, Perfecto Arango, Lillian Arango de la Hoz, Clarence Miller, Burton Hersh, Amber Adamski, Isabel Guerrero, Leslie Escobar, Fred Cardoso, Maurizio Paglialonga, Eddie Llano

**RECORDING SECRETARY:** Nancy C. Morgan, Coral Gables Services, Inc.

The meeting was called to order by Chair Lisa Bennett at 4:05 p.m. A quorum was present.

**SPECIAL CERTIFICATE OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2007-12:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1254 Coral Way, a local historic landmark, legally described as Lots 3 and Lot 4, Block 1, Coral Gables Section "D" REV., according to the Plat thereof, recorded in Plat Book 25, at Page 74, of the Public Records of Dade County, Florida. The applicant is requesting the issuance of a Special Certificate of Appropriateness and design approval for the construction of an addition and alterations to the existing structure.

After stating the applicant's request for design approval, Ms. Kautz reminded the Board that the property was brought for an Accelerated Certificate at the time of designation in 2006. At that time, the COA was being requested for a two-story addition at the rear of the property; however, the addition proved structurally unfeasible, and the applicant returned for consideration of a one-story addition to the rear of the property.

While conducting a Powerpoint presentation, Ms. Kautz reviewed the history and photographs of the house. She said the new addition would call for the removal of some of the non-original spaces. The applicant also proposed a trellis feature for the front of the house. The Board of Architects reviewed the design in May and noted the following: simplify the railings to make them more wood-railing-like in appearance, to re-address the new wood trellis on the west side to align the

mass, provide a finish for the storage roof on the east side of the home and to re-size the windows on the new addition underneath the covered terrace. These comments, Ms. Kautz continued, were not addressed on the set of drawings given to staff. They were discussed with the architect prior to the meeting and he was aware of them. She said that staff agreed with the Board of Architects, stating there were numerous discrepancies that needed correction on the current plans, specifying what they were. Staff recommended approval, with conditions, of the issuance of a Special Certificate of Appropriateness.

Mr. Cardoso, Architect, described the design and a portion of the history. He explained proposed materials, the rationale behind the design and placement of the trellis and the proposed stucco finish. He agreed with the Board of Architects and staff's recommendations for simplifying the railing design.

There followed a discussion and debate about the trellis, which Mr. Santos said detracted from the front façade. Mr. Cardoso disagreed and again reviewed the design. Mr. Beeman and Ms. Bennett voiced support for Mr. Santos' opinion. Ms. Kautz asked for details about how the proposed new trellis connected to the existing coral rock trellis, and how the existing coral trellis would be attached to the new construction.

**Mr. Santos made a motion to approve the design subject to removal of the trellis from the front of the façade to keep the current façade intact as well as staff conditions. Ms. Thomson seconded the motion.**

At Ms. Bennett's request, Ms. Kautz reiterated staff's recommended conditions regarding simplification of the railings as discussed, and clarification of the connection between the existing coral rock trellis and the new construction.

**Roll Call: Ayes: Ms. Stewart, Mr. Beeman, Dr. Parnes, Ms. Thomson, Mr. Santos, Ms. MacIntyre, Ms. Bennett. Nays: None.**

**ADJOURNMENT:**

The meeting adjourned at 6:15 p.m.