



CORALGABLES HISTORIC PRESERVATION BOARD
 Thursday, March 17, 2016 Meeting, 4:00 p.m.
 City Commission Chambers
 405 Biltmore Way, Coral Gables, Florida 33134

MEMBERS		A	M	J	J	A	S	O	N	D	J	F	M	APPOINTED BY:
		15	15	15	15	15	15	15	15	15	16	16	16	
Historical Resources & Cultural Arts <hr/> 2327 SALZEDO STREET CORAL GABLES FLORIDA 33134 ☎ 305.460.5093 ✉ hist@coralgables.com	Janice Thomson*				P	P	A	P	P	E	P#	P	P	Mayor Jim Cason
	Venny Torre	P	P	P	P	P	P	P	P	P	P	P	E	Vice-Mayor Frank Quesada
	Elizabeth Ghia*				P	P	P	P	P	P	P	E	P	Comm. Jeannett Slesnick
	Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Patricia Keon
	Alexander Adams*				P	P	P	E	P	P	P#	P	P	Comm. Vince Lago
	John Fullerton	P	A	P	P	P	P	P	P	P	P	P	E	Board-as-a-Whole
	Robert Parsley	P	P	P	P	P	P	A	P	P	P	E	P	City Manager
	Margaret Rolando*						E	P	P	P	P	E	E	City Commission
	Albert Menendez*						P	P	P	P	P	P	E	City Commission

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

STAFF:

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam S. Ramos, Deputy City Attorney
- Yaneriis Figueroa, Assistant City Attorney
- Yesenia Diaz, Administrative Assistant, Historical Resources

GUESTS: Hector C. Fernandez, Juan Mayol, Rafael Tapanes, Hedy Tahbaz, Simin Bagheri, Ana Maria, Kathy Marlin, Deena Bell, Dan Lewis, Pamela B. Pierce, Michael F. Chenoweth, Octavio A. Santurio, Angelica Guiteras, Alejandro J. Ponce, Royd Lemos, Greg Guiteras.

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

The meeting was called to order by Vice Chair Silva at 4:03 p.m. A quorum was present.

MINUTES: MEETING OF FEBRUARY 18, 2016:

Mr. Parsley made a motion to approve the minutes of February 18, 2016 as presented. Ms. Thomson seconded the motion, unanimously passed by voice vote.

MEETING ATTENDANCE:

Mr. Parsley made a motion to excuse the meeting absences of Ms. Rolando, Mr. Fullerton, Mr. Torre and Mr. Menendez. Mr. Adams seconded the motion, unanimously approved by voice vote.

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

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

DEFERRALS:

LHD 2016-03 and COA (SP) 2016-007: 1202 Asturia; COA (SP) 2015-021 Continued: 611 North Greenway Drive; Historical Significance Determination for 909 Sorolla Avenue.

CASE FILE COA (SP) 2016-006:

An application for the issuance of a Special Certificate of Appropriateness for the property at 800 Coral Way, a contributing resource within the "Coral Way Historic District," legally described as Lots 9 and 10, Block 1, Coral Gables Section "A," according to the Plat thereof as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the residence.

As Ms. Kautz presented photographs showing the property location, she relayed the background and history of the property. She said the submitted plans addressed comments made by the Board of Architects at their January meeting, and added that no variances were requested with the application.

Ms. Kautz relayed staff recommendations to be addressed as follows:

- The roof height of the master bedroom suite addition should be reduced in scale to be more in line with the historic structure.
- The proposed driveway gate to the south of the property should be restudied.
- Additional information is needed on some proposed elements, including the proposed terrace columns, proposed front door, the gates shown on the south elevation, and the paving materials proposed for the new driveway(s).

Architects Fernandez and Tapanes alternately addressed the Board, detailing plans as they displayed photographs. They relayed that they worked closely with staff and the Board of Architects. Regarding the terrace columns referenced by Ms. Kautz, they will remove existing stone column wraps and apply squared off wood column wraps. They also pointed out design areas modified in compliance with Board of Architect recommendations, as well as areas where they reached agreement with Historical Resources staff.

Referring to staff requests, Mr. Fernandez stated agreement with:

- reducing the roof height of the master bedroom suite addition;
- providing additional detail regarding the gate proposed off De Soto Boulevard;
- correcting the error regarding the existing front door, mistakenly shown as swinging out rather than in;
- retaining the doors of the front façade as is;
- ensuring six over six on window muntins; appropriately correct them in the drawings.

In response to Mr. Silva's request to specify to what extent the addition would be reduced, Mr. Fernandez said they will match existing tie beams and work with staff to reach an agreeable solution. Mr. Silva then invited additional audience comments. Hearing no requests to speak, he closed the public hearing, and called for Board input or a motion.

Board comments / suggestions:

- Regarding the existing fountain where the addition of the garage intersects the fountain arch, Mr. Parsley suggested a faux wall design for the north wall that would allow the garage wall to continue and better frame the fountain. Mr. Fernandez and Ms. Kautz agreed to consider the suggestion.
- Regarding the driveway on De Soto Boulevard, Mr. Parsley questioned the wall, its proximity to the historic feature and suggested that Public Works re-examine the area. Ms. Kautz said she researched the wall and the segment from the column directly across from the historic feature terminated at the Balboa Plaza wall. The extension that extends to the property line was added in 1957. There is sufficient distance from the feature and the right of way, but the City

Architect is requiring the owners to install parabolic mirrors on the property. Mr. Fernandez said they will modify the wall and move that portion of the wall into the property line which will cause a separation between the existing wall and the new. In response to Mr. Parsley's second request to have Public Works examine line of sight issues, Mr. Tapanes said they did meet with Public Works personnel who said parabolic mirrors would be installed on the property's portion of the wall.

- Regarding the low wall, Mr. Adams recommended creating a differentiation in the appearance by extending a picket fence to the property line rather than extending the wall. Mr. Fernandez agreed and the owner indicated assent.
- Regarding the front walkway, Mr. Tapanes explained that the City Architect requested removal of a portion of the walkway to eliminate perception of a direct connection to City property.
- Mr. Adams pointed out a rectangular air vent in the roof pitch that was not shown in the drawings. Mr. Fernandez agreed it was an oversight.
- Regarding the height of the new master bedroom suite, after detailed discussion it was mutually agreed to a compromise one foot reduction in height.
- Regarding the tree by the driveway, Mr. Parsley said the driveway would work as proposed; however, he questioned the accuracy of the tree survey and if the driveway as planned would avoid damaging the tree. He also recommended countersinking the root crown, the swelling at the base of the tree, and said it should not be cut. He recommended a field adjustment sensitive to the tree, and pointed out where a notch in the driveway would be necessary to avoid damaging the tree. Mr. Fernandez suggested doing a half round cutout to accentuate the tree and tree base.
- Mr. Parsley suggested differentiating the walkway and driveway for a more elegant design than shown in current plans.
- Mr. Silva agreed with all comments, including lowering the height of the addition by 12 inches, pointed out that the reduction will affect the windows and create a need to incorporate transom windows.
- Ms. Thomson restated her opinion that the height of the master bedroom suite should not need to be lowered.
- Mr. Adams pointed out that shutters should be added to the window on the brick façades. Mr. Fernandez agreed.
- Mr. Adams suggested that the return on the eaves should be uniform. Mr. Fernandez agreed.
- Mr. Parsley suggested removing the two courses of brick above the windows so the stucco band on the sides of the windows extend up and wrap around.

Mr. Parsley made a motion to approve issuance of a Special Certificate of Appropriateness and the design for a one-story addition and alterations to the residence at 800 Coral Way with the following conditions: to include a wing wall on the right side of the garage wall to help frame the existing fountain; to make a field adjustment on the new front driveway, possibly necessitating a notch in the driveway, to avoid damaging the existing oak tree; the existing walkway to the corner De Soto Boulevard historic feature should remain but be replaced with brick; the brick pattern should be articulated between the driveway and walkway; the height of the master bedroom suite should be adjusted lower by approximately one foot, to be determined by staff; reintroduce shutters back to the brick façade; ensure consistency of the returns at the eaves; the south wall/gate should be a picket fence and located within the property; re-check automobile/pedestrian visibility issues; and to show the existing air vent at the west façade on the drawings. Ms. Ghia seconded the motion.

Roll Call: Ayes: Mr. Adams, Ms. Thomson; Ms. Ghia, Mr. Parsley, Mr. Silva. Nays: None.