



**CORAL GABLES HISTORIC PRESERVATION BOARD**  
**Wednesday, February 15, 2023, Meeting, 4:00 p.m.**  
**Coral Gables City Hall, City Commission Chamber**  
**405 Biltmore Way, Coral Gables, Florida 33134**

Historical Resources &  
 Cultural Arts

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 CORAL GABLES  
 FLORIDA 33134

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MEMBERS	M 22	A 22	M 22	J 22	J 22	A 22	S 22	O 22	N 22	D 22	J 23	F 23	APPOINTED BY
Albert Menendez (Chair)	P	E	P	P	E	E	P	P	P	P	P	P	Commission-As-A-Whole
Cesar Garcia-Pons (Vice-Chair)	P	P	E	E	P	P	P	P	P	P	P	P	City Manager Peter Iglesias
Alicia Bache-Wiig	P	E	P	P	E	P	E	P	#	P	P	E	Mayor Vince Lago
Margaret (Peggy) Rolando	E	P	#	P	E	P	P	E	#	P	P	P	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	E	E	P	P	P	P	P	P	P	P	#	#	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	P	E	P	P	P	E	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	E	P	P	P	P	P	P	Board-as-a-Whole

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

**STAFF:** Warren Adams, Historic Preservation Officer, Gus Ceballos, Assistant City Attorney, Kara Kautz,  
 Assistant Historic Preservation Officer

**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy Kay Lyons, Administrative Assistant

**OPENING STATEMENT**

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

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

A motion was made by Mr. Garcia-Pons and seconded by Mr. Maxwell to approve the minutes from the January 18, 2023, Historic Preservation Board Meeting.

The motion passed (Ayes: 6, Nays: 0).

In answer to Ms. Spain's question Mr. Adams responded that they were required to have a court reporter at every meeting but would not be required to have a transcript. It would be the responsibility of the appealing party to request the transcript from the court reporter.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

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

Board members did not indicate that any such communication occurred.

**APPROVAL OF ABSENCES:**

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

The motion passed (Ayes: 6, Nays: 0).

Ms. Kautz said Ms. Bache-Wiig would try to make the meeting.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:**

1. Request for Deferral:  
**CASE FILE LHD 2022-013:** Consideration of the local historic designation of the property at **517 Aragon Avenue.**
  
2. Request for Deferral:  
**CASE FILE LHD 2022-015:** Consideration of the local historic designation of the property at **1710 Hernando Street.**
  - a) Staff Opinion: Staff has no issues with these requests.
  - b) Property Owners: Property owners and representative are in attendance.
  - c) Previous Deferrals: Both items had been to the board before and were previously deferred. 517 Aragon Avenue was deferred at the December meeting and 1710 Hernando Street was deferred at the January meeting.
  - d) Reason: Staff is working with the applicants on the proposed alterations for the properties. Both intend to submit a COA along with the Historic Designation review.  
1710 Hernando Street - just missed the deadline to submit the COA application and has been to the Board of Architects.  
517 Aragon Avenue - staff is trying to work through some items with the property owner.
  - e) Advertisement: Both properties have been advertised twice.
  - f) City Legal Opinion: Both requests for deferral are from the property owner and the applicant and neither property is at risk of demolition by neglect. The only injured party by any further delays is the applicant so the items should be deferred in both cases. No vote is necessary it could have been deferred at the staff level.
  - g) Applicants: Neither applicant wanted to comment.

**SWEARING IN OF THE PUBLIC:**

The court reporter administered the oath.

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

**CASE FILE LHD 2022-012:** Consideration of the local historic designation of the property at **1231 Columbus Boulevard**, legally described as Lot 32 and Lot 33 Less ST, Block 28, Revised Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Dade County, Florida.

A Power Point echoing the Designation Report was played onscreen.

Mr. Adams made a presentation following the on-screen Presentation, comments were as follows:

1. Letters of support were received from:
  - a) Karelia Carbonell - Historic Preservation Association of Coral Gables.
  - b) Brett Gillis.

Mr. Juan Berry, Berry Design Studio, 2640 S Bayshore Dr #301, Coconut Grove, FL 33133, architect for the renovation of the property made the following comments and asked the following questions. Responses and comments from the board and staff are in italics.

1. His clients are renovating the house as it is quite small. He is recommending to somehow attach the auxiliary building (built in 1948, which is not historical) to the rear, maintaining the main façade on Columbus Boulevard Venetia Avenue as historical as possible.
2. If the property is designated as historical are all the structures on the property designated historical?  
*Yes.*
3. Does the board see an issue in growing the auxiliary building?  
*A design will have to be submitted to the board to review.*
4. Is the property wall considered historic?  
*Yes, it is the entire site.*

Vice-Chair asked the following questions and made the following comments: Mr. Adams response is in italics.

1. The staff report says the decorative elements that were added to the building are possible reversible in the future. If the applicant comes back with a COA will staff request that they remove the non-historic elements that were added? How will that conversation happen?  
*I believe they will be coming back with a COA for alterations, this could be brought up at the time of review.*
2. The building is beautiful and the later added elements detract from the original historic nature of the property. The architect should try to bring the house more to its original state.

Mr. Durana joined the meeting at 4:35 pm.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve **CASE FILE LHD 2022-012** the local historic designation of the property at **1231 Columbus Boulevard**, legally described as Lot 32 and Lot 33 Less ST, Block 28, Revised Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Dade County, Florida based on the historical, cultural and architectural significance as exemplified in the Staff Report.

The motion passed (Ayes: 7, Nays: 0).

Mr. Durana asked legal counsel if he could vote on this item as he was not present for the presentation. Legal counsel responded that if he had reviewed enough information that he could provide a fair and impartial decision on the fact pattern and he believed he could approve the motion then he could vote. Mr. Durana said he had read the report and voted on the item.

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

**CASE FILE COA (SP) 2022-038:** An application for the issuance of a Special Certificate of Appropriateness for the property at **Balboa Plaza**, a Local Historic Landmark, located at the intersections of Coral Way (a Local and State Designated Highway and a contributing resource within the “Coral Way Historic District”), De Soto Boulevard, South Greenway Drive, and Anderson Road. The application requests design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout.

Mr. Adams made a presentation following the on-screen Presentation. He read excerpts of the following from the staff report:

1. Background/Existing Conditions.
2. Proposal.
3. Staff Observations.
4. Staff Conclusion.
5. Images were shown onscreen of the intersection from different directions and different years.
6. **The Historical Resources Department Staff recommends the following:**  
A motion to **DEFER** a recommendation of approval to the City Commission for the alteration of the historic street grid and the introduction of a vehicular roundabout for the property located at Balboa Plaza at the intersection of Coral Way, DeSoto Boulevard, South Greenway Drive, and Anderson Road and **DEFER** a recommendation of approval of the issuance of a Special Certificate of Appropriateness to allow the applicant time to work with Staff and address any Board comments to achieve a design that is compatible with the historic city plan.

Yanek Fernandez from the Miami-Dade County Department of Transportation and Public Works made a presentation following the on-screen Presentation:

1. They were here to present improvements to the intersection at Coral Way and Anderson Avenue.
2. Coral Way is designated historic through the state and the county.
3. There are funding restrictions, state funds are not supposed to be spent on these types of improvement. They are being funded by RIFT monies as this type of feature increases capacity.
4. Photographs were shown to indicate the changes.
5. Three corners have changed. The one on the northeast where the golf course is has remained the same.
6. Data was shown on how the volume of population has changed.
7. Photographs were shown of the existing conditions at the intersection.
8. Coral Way is a free-flowing road, and the intersection is controlled on the side streets by stop signs.
9. There are no pedestrian crossings and no control along Coral Way.
10. The project was initiated by residents and the City in order to improve angle crashes at the intersection.
11. As part of the evaluation, they looked at the actual capacity of the intersection.
12. The capacity in the A.M. will increase.
13. They are proposing crossings on all sides that are not currently present.
14. The proposed improvements:
  - a) Maintain the number of lanes in each direction.
  - b) There is no widening.
  - c) Drainage improvements.
  - d) Lighting.
  - e) Landscaping in the roundabout and on the islands.
  - f) Green area will increase versus the amount of asphalt that is there now.

15. They are tied to existing historic items on this road i.e., the columns on the fountain on the Southeast corner.
16. They are restricted mainly on the west side by the cones.
17. The county is proposing regular landscaping and standard lighting on the roundabout. Any additional features, flowers, specific landscaping, or decorative lighting will have to be funded by the city.

Mr. Adams provided the board with a copy of a letter of opposition to the proposal from Karelia Martinez Carbonell with The Historic Preservation Association of Coral Gables.

Questions, comments, answers, and concerns:

Board members asked questions and the County representatives Ms. Yamilet Senespleda and Ms. Yanek Fernandez provided information and answered questions. Mr. Adams also provided comments. The county's responses are in italics.

1. How will the lighting affect the nearby residents.  
*The county does not have a design for the lighting yet. The presentation had shown a sample of a similar roundabout designed at a different location. They will need to have lighting on the roundabout and on the approaches.*
2. Has Planning/Zoning Departments reviewed the proposal?  
*There has been coordination with Public Work about the circle, but not the lighting as the City requested the improvements,  
It has not been submitted to Zoning or Planning.*
3. No one was present from Public Works and Mr. Adams had not spoken with Public Works.
4. When did the City request the improvements?  
*There are various dates, it was thought that it had been requested from 2004 to 2006.  
Originally the City was going to do the roundabout and the County was going to provide funding, but somehow it was cancelled through the City, and it never happened.*

Ms. Spain said she was against a circle at this location, it is inappropriate as this is a main historic roadway, and it was designated as a State historic roadway. She understood it is about funding, but it is locally designated because it is part of the plan of the City. It may be designated also because it is part of the district, and this will totally change. She felt that it will harm the aesthetics of the City, and that there must be a better way. The crosswalks will be safer for pedestrians.

5. Does the county have the reports on accidents in this location?  
*Every time an evaluation is done, they look at historical data.*
6. Is the reason the county is here because people are crashing all the time or running over pedestrians?  
*Crosswalks have been requested before, either regular crossings or ones with lights. The completed evaluation concluded that the pedestrian count on the intersection is not sufficient to propose that crossing.*

*Yamilet Senespleda, Chief of the Traffic Engineering Division, a former City employee said she is familiar with the history of the roundabout. Back in 2004 to 2005 the City wanted to proceed with a roundabout, but during subsequent years there has been a back and forth. The County had \$200,000 set aside for this project, which was put on hold after 2008, then the City decided not to move forward. One and a half to two years ago the Assistant City Manager, Peter Iglesias and the Public Works Department decided that they wanted to move forward with the roundabout. The county once again considered to use those funds*

*to design the roundabout, and since then have been working on the design. This was not imposed by the county; it is the City's request and Public Works has been involved the entire time.*

7. The Board does not have the final say they would make a recommendation to the City Commission who would have the final approval of the COA.
8. Pedestrian accidents and fatalities were taken into consideration when designing, does anyone have that data?  
*The county did not have the data with them, they could provide it later. Through the years there have been requests for providing a crosswalk where the bus stop is east of North Greenway and Anderson Road. Twice the City requested the County to have a crosswalk for that location because of accidents, pedestrian activities, the bus stop, and the golf course. Twice the County denied the request because there was not enough pedestrian volume, etc., so that request died. Approximately in 2005 the signal was evaluated at that location and then there was another no from the county. Granada and Coral Way have also been in the works with a signal versus a roundabout. The county has been working with the accident data and that is one of the reasons that the improvement is being considered.*
9. The traffic date needs to be reviewed for a decision to be made.  
*There are not a lot of options to improve the safety at that intersection. If the City wants to proceed with a crossing, it must be controlled somehow be controlled, if not nothing is being done.*
10. Are there traffic counts for the turning movements at South Greenway Drive and Anderson Avenue?  
*The county did not have the data with them and could provide it later.*
11. The plazas are individually designated as historic landmarks, the roadway is historic as part of a historic district and a part of the plan of the City. There are several north/south streets along Coral Way, which cross Coral Way. There are plazas. There is Columbus Boulevard and Alhambra Circle. Staff has already received request for circles at each one of these. There are intersections that are more challenging than this one. The county was asked to provide traffic counts at different times and fatality and accident reports.  
*Vehicle angle crashes were the type of crashes that generated support of this improvement. They were not specifically pedestrian accidents.*

Resident Carlos Mijuilarena, 2401 Anderson Road, Apartment 5 was sworn in and made the following comments:

1. He instigated this action as the daughter of a good friend was almost killed trying to cross the road at that intersection.
2. People speed up to 50 or 60 mph at that intersection on Coral Way. On one side is North Greenway Drive and on the other Anderson Road.
3. It is impossible to cross the street. He tells his daughters not to use this intersection instead to cross at Granada.
4. People try to cross at this intersection because it is faster.
5. The canopy of trees on North Greenway makes it dark and hard to see who is coming on Coral Way.
6. He has witnessed 10 or 12 accidents and videoed some. In one a lady was hit, and the car almost flipped, another car flipped and ended up on the golf course. It is very dangerous.
7. His public records request for accidents at that intersection from 2019 to 2022 showed approximately 45 to 50 accidents, even though it was during COVID when traffic was reduced.
8. He didn't know if the roundabout was the right thing. There is a traffic light on Granada and another traffic light will have cars backing up on each side of the roads. No one will use a pedestrian crossing as it is too dangerous.
9. Something needs to be done quickly before someone gets killed, and while the roundabout is a big change it appears to be the right thing to do.

Melissa DeZayas, Senior Transportation Engineer for Public Works joined by ZOOM and was sworn in.

Questions and comments directed to her are as follows: Ms. DeZayas comments and answers are in italics.

1. *The City has been working with the county on this intersection for quite some time. Research shows this is the best option. Based on coordination with the police department and with the county the roundabout seems like the safest alternative. It will provide connectivity for pedestrians at this intersection which is critical, and it will reduce the conflict movements at which will help to greatly reduce the accidents at this location.*
2. How many accidents occur, what type in any one year, not just a range for the last 10 since this has been on the board for about 15 years?  
*Ms. DeZayas was unaware that the presentation was today and will have to look for the information.*
3. What are the turning movements for Anderson and Greenway and estimated pedestrian crossings?  
*Ms. DeZayas did not have the actual information, but as per the consultant there was enough pedestrian activity to warrant a crosswalk.*

Due to conflicting information being heard the following motion was made:

A motion was made by Vice-Chair Garcia-Pons and seconded by Ms. Rolando to defer **CASE FILE COA (SP) 2022-038** n application for the issuance of a Special Certificate of Appropriateness and design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout for the property at **Balboa Plaza**, until the next meeting.

Board Comment: It will give the county time to provide the information requested as well as any additional information that the board requires, and also information from Public Works and Staff regarding the designations of specifically the plazas and not just the map.

The motion passed (Ayes: 7, Nays: 0).

The board made the following recommendations and requests for information:

1. **Request for Additional Information:** Additional information is requested from the Historic Preservation Department on the following:
  - a) The specific designations of these area?
  - b) The applicants regarding the data of the impetus of why this being done.
  - c) What other options were explored prior to the roundabout. Provide discarded options?
  - d) Data and alternative approaches should be provided.
  - e) What is the rationale for this solution?
2. **Meeting to discuss Options:** In the interim the applicant has the time to speak with the Historic Preservation Department and not just the Public Works Department to talk about any potential historically appropriate options that may be available. This intersection is difficult, but it is also important.
3. **Board Questions:** The board should provide the questions they have to staff and the applicant so that they can be prepared for the next meeting.
4. **Recommendation to the City Commission:** As part of the City Plan this would be a recommendation to the City Commission, but it is a landmark so it should be presented to the board as a Certificate of Appropriateness for alteration to a locally historic landmark with a staff recommendation.
5. **Consultation with Legal Counsel:** Mr. Adams will speak with legal counsel on how to present the option for the approval or denial and the recommendation.

6. **Staff Recommendations:** There should be recommendations from staff.
7. **Alternatives:** There should be alternatives to the circle presented.
8. **Discussion of Options.**  
The following options were discussed:
  - a) Narrowing the road so that it becomes better, slowing traffic.
  - b) Changing the pavement then cars will know they are in an intersection. Something that will not be so jarring when you hit this and every other intersection on Coral Way.
  - c) The traffic on South Greenway and Anderson is not the same as Coral Way. Maybe South Greenway and Anderson could be a right turn only onto Coral Way with a crosswalk, something less obtrusive.
9. **Representatives to be present at the next board meeting:** Representatives from the City, Public Works and the County should be here to answer questions at the next meeting.
10. **Where to send information:** Information should be sent to Mr. Adams.

Ms. Karelia Carbonell, Historic Preservation Association of Coral Gables spoke on ZOOM and made the following comments:

1. Agreed with Ms. Spain.
2. Underlined the importance of this historic landmark. It is not only part of the historic map and the city grid, but it is an individual historic landmark.
3. It was one of the first entrances or plazas designed by Denman Fink and Mr. Button back in 1922.
4. This was one of the earliest envisioned by George Merrick.
5. The board has the letter from her organization.
6. Thanked everyone for deferring this for further review because it is a very important landmark, and it should not be altered or tampered with, and she hoped that other solutions could be found.

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

**CASE FILE COA (SP) 2023-002:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1117 Castile Avenue**, a Contributing Resource within the Castile Avenue / Plaza Historic District, legally described as Lots 15 & 16, Block 11, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of an S-tile roof.

Ms. Kautz made a presentation following the on-screen Presentation reading excerpts of the following from the staff report:

1. Background/Existing Conditions.
2. Proposal.
3. Staff Observations.
4. Staff Conclusion.
5. Images of the intersection from different directions and different years were shown onscreen.
6. **Historical Resources Department Staff recommends the following:**  
A motion to **DENY** the design proposal for the installation of an S-tile roof on the property located at 1117 Castile Avenue, legally described as Lots 15 & 16, Block 11, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.
7. A current photo of the property was shown.

Mr. & Mrs. Jeff Gordon, Owners, made the following comments and asked the following questions. Responses and comments from the board and staff are in italics.



1. The roof on the house currently is an “S” tile roof and is consistent with other “S” tile roofs in the immediate neighborhood under the same historic designation. Their intent is to replace exactly what is in place today.
2. Why was there is a denial from Historic Preservation on this request?  
*“S” tile is not the original tile to the roof and that is what is required. When re-roofing it is required that they install the original roof tile.  
The Department or Staff can only review and approve the original roof covering.  
If an applicant wishes to do something with is not the original roof covering it has to come to the board. Staff explains that process to applicants. Director Adams tells applicants that he has never seen the board approve an “S” tile.  
Staff cannot stop an applicant from presenting to the board.*
3. The roof was previously installed and has not changed during their ownership. Maybe it was not designated historic at the time the roof was done last. The roof has been on from the last inspection for 26 years.  
*Right after hurricane Andrew and for a few years it was impossible to acquire true 2-piece barrel tile and a lot of historically designated properties could not find the right tile. The city is correcting that now and requiring the 2-piece barrel tile.*
4. They have a different opinion about detracting from the aesthetic of the house given the nature of the other houses consistent in the area with the same “S” tile roof, with the same color. It is their intent to maintain the exact same aesthetic as it was today and previously.  
*There is a huge difference between 2-piece barrel tile and “S” tile.*
5. They were told that the roof that was put on the house 26 years ago and was previously approved is better for wind and water protection of the historic residence which they intend to wholeheartedly protect. They have examples of other historic homes in the area with the exact same “S” tile roof and color. Their roofer said that 2-piece barrel tile does not last as long, is more likely to have wear and tear and become projectiles in a hurricane. They want to keep the integrity of the home but want it to be functional and last as long as it should. They had brought in 3 different roofers and got tons of quotes etc.  
*There are some roofs on homes in Coral Gables that are the original 2-piece barrel tile. The last a fairly long time.*
6. They made calls asking about certain things and were told that how the house looks when they purchased it is how it had to continue to look which is what was on there now.  
*That was incorrect.*
7. Is every home that was done with an “S” tile roof before the historic designation that now requires a new roof dealing with the exact same problem?  
*Yes, we are very consistent, whenever someone comes before the board with the same issue, they are told to replace the roof with 2-piece barrel tile.*
8. Will every “S” tile roof be converted to a barrel tile roof?  
*Hopefully, if it is historic, appropriate, and a Mediterranean home built in the 1920’s.  
The board has been very consistent.  
If it is a 1940’s or 50’s ranch style home that is designated the “S” tile is may not be required.  
Your roof is really not the tile, it just protects the roof, it is what is underneath that counts, that is why you need to get with your roofer.*
9. They have a good roofer and have been recommended to use the “S” tile from a protection standpoint.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to deny **CASE FILE COA (SP) 2023-002** an application for the issuance of a Special Certificate of Appropriateness and design approval for the installation of an “S” tile roof for the property at **1117 Castile Avenue**, a Contributing Resource within the Castile Avenue / Plaza Historic District, legally described as Lots 15 & 16, Block 11, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. Denial of request is based on that the “S” tile roof is not compatible with the historic character of the property.

The motion passed (Ayes: 7, Nays: 0).

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

**CASE FILE COA (SP) 2023-003:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1200 Anastasia Avenue**, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department. The applicant is requesting design approval for additions and alterations to the Golf Operation Building.

Mr. Adams made a presentation following the on-screen Presentation. He read excerpts of the following from the staff report:

1. Proposal.
2. Staff Observations:
  - a) Addition to members lounge (east wing).
  - b) Addition to Nineteenth Hole Café (west wing).
  - c) Addition to locker room (north elevation).
  - d) Terrace extension (south elevation).
3. Pictures were shown of:
  - a) South elevation of the building facing the golf course.
  - b) North elevation facing the hotel.
  - c) Portico that will be taken down and extended and replicated.
4. Date of Construction:
  - a) No exact date was known.
  - b) Aerial photographs show that it was built between 1986 and 1994.
  - c) It is not original to the Biltmore Complex plan.
- d) Board of Architects.
- e) Staff Conclusion.
- f) Staff requests the following conditions be incorporated into any motion for approval.
  - i) Details and specifications of all doors and windows shall be submitted to Staff for review.
  - ii) Window glass and muntins shall match those on the existing structure.
  - iii) Roof tiles and patio floor tiles shall match those on the existing structure.
  - iv) The additions shall be differentiated from the original structure.
- g) **Historical Resources Department Staff recommends the following:** A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for additions and alterations to the Golf Operation Building on the property located at **1200 Anastasia Avenue**, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Ms. Spain believed that the building was designed by Subrata Bassu.

Mr. Tom Prescott with the Biltmore Hotel made the following comments:

1. Introduced himself and made note of himself and his family’s charge with this landmark of the asset.
2. This is in relation to the golf building and not the Biltmore Hotel.

3. Clarification: It is 1210 Anastasia Avenue instead of 1200.
4. He was there as a resource to answer questions.
5. He introduced John Olson with Peacock and Lewis the architect.

John Olson, Peacock + Lewis Architects And Planners, LLC made the following comments following a presentation on the screen:

1. He had two pieces of information.
2. The piece that the board has describes more technically the nature of the renovation and additions.
3. His presentation today is a little more reference to the existing building photos and what they plan to do.
4. They were charged to look at the building, understand the efficiencies that might be had as well as enhance guest and member experience.
5. They reviewed the locker rooms, the 19<sup>th</sup> hole Member Lounge, the terraces which are a big part of the experience which looks out on the short game golf.
6. They wanted to solve some of the ugly aspects, back-a-house stuff.
7. When you play golf there and you come into that environment you are walking right past the cart staging area. All the cleaning supplies and that sort of thing is pretty much out in the open. With Tom's guidance they came up with a plan that allowed them to put that in the cart barn because the 19<sup>th</sup> hole will be extended above it. All of the cart washing etc. would be down below so only a ramp to the lower level will be visible.
8. Pictures of the terrace on both sides were shown. It has a heavy timber ceiling and cast stone columns.
9. This is Mediterranean, not Mediterranean Revival.
10. It is sympathetic to the hotel, but in no way matches the beautiful architecture of the hotel.
11. One of the pieces that they are not touching is the main entry stair up to the pro shop, it will remain with some improvements. Some of the railings needed to be attended to.
12. A picture was shown of the cart staging area.
13. Everything required for replenishing the golf carts will be happening down below, including the cart washing.
14. More pictures were shown. A couple pieces of the building that referenced Mediterranean architecture is the barrel tile, cast stone columns, cast stone detailing, or stone detailing, the archway.
15. A picture of the existing loggia on what he called the backside of the building was shown. The thickness of those walls should be enhanced. It will read as much more substantial, and they expected to reuse the emblem on the top.
16. More pictures were shown of back of the house items.
17. Demolition: A drawing was shown which described what they are doing to the site in terms of demolition.
18. Ends of the Building: He pointed to the two ends of the building, grayish components on the site plan. Here they were specifically adding 800 square feet to enhance the program. Basically, they were stretching the building and that is what they are doing architecturally. The loggias will be heavy timber framing, cast stone columns matching all of the existing materials. Hopefully when completed it will look better, but very much the same as what you see today.
19. Back Piece: They are adding onto the back piece (indicated on the screen) and recreating the loggia. He pointed out the thickness of the walls back there. They will actually take some stone and wrap the central arch to give it a little bit more prominence.
20. 19<sup>th</sup> Hole: He showed the enlargement of the existing 19<sup>th</sup> hole. The bar is going to be refurbished but staying in essentially the same place.
21. Center Portion: The men's and women's locker rooms and the general toilets for the 19<sup>th</sup> hole will be enhanced to create more of a ceremonial entry on the backside.
22. Right Hand Side: On the right-hand side he pointed out the 800 square foot addition to the Member's lounge. There is a handicap access on this side as well. Currently this is embedded in the terrace, and it blocks your access to the terrace because it runs lengthwise along that existing lounge.

23. They were trying to implement some efficiencies so that it makes better sense and provide a more usable experience at the club.
24. Artist renditions and proposed elevations showed the additions.
  - a) Backside: Shows the new loggia and the extending of the roofs and windows. The windows in the last renovation in 2007 were fabricated by the hotel specifically to match the existing from 1985, and the same will be done again.
  - b) Artist's rendition: Showing what this will potentially look like. It looks pretty much like what it is today, except it is bigger. The proportions work well, and the backdrop of the hotel makes this a very special environment.
  - c) Rear View: He indicated where they have added some detailed stone and you can actually see the thickness of the walls, but again matching the existing architecture.
  - d) Artistic Rendering – Front Elevation: Outlookers underneath the eaves will be repeated, same materials and the terrace is being pushed out about 10 feet to add seating and additional umbrellas, but again will feel almost exactly the same as what is there today, but bigger.
  - e) Artistic Rendering – Rear Elevation.
  - f) Artistic Rendering – Side Elevation.
  - g) Artistic Rendering: Showed a cleaned-up cart barn area. The chimney is going to stay intact as it is today. No substantive changes in the large mass which actually is the pro shop where the open beam ceiling will remain. It will be protected with fire protection to meet the current codes.

The following are questions and comments from the board. Responses from Mr. Olson are in italics.

1. Looking at the number of tables that you seem to have in addition to what is there now, did you enlarge the restaurant, and did you get rid of the pro shop?  
*The restaurant was enlarged, the pro shop will remain where it is. It will be cleaned out predominantly with more efficient equipment.*
2. Will you have food service on the west side, the far side?  
*Yes, and the dining area will be expanded on the inside by 800 square feet and approximately 1000 feet on the terrace.*
3. Are you in agreement with the staff conditions?  
*I have read through these and I agree with those conditions.*
4. On the extension of the 19<sup>th</sup> hole deck, there is a concern specifically about the wall as you walk by. There is currently the transition of the slope of the grass which keeps all the sections very different from what you are proposing to what it was because you are bringing it out further. It will be great on the 19<sup>th</sup> hole, but the applicant is encouraged to keep that wall green, not just low, but all of it.
5. Could you explain in a little more detail what you are doing with the golf cart area and cleaning that up?  
*Expanding the 800 square feet in the 19<sup>th</sup> hole above, gives us a whole new section of cart barn below, because we are going to build two levels. The lower level will become the cart washing station for multiple carts. When there is an event or a tournament you have as many as 60 to 80 carts that you have to prep and get out. That will actually happen inside versus outside.*
6. So, there will basically be a subterranean?  
*There is currently a cart barn, you may not know that but there is a whole level below the building that is behind that berm.*

Mr. Fullerton commented that he had added the deck in 2007. He had lowered it and put that berm flat for a while and then sloped it down so it wouldn't be a fall off situation.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to approve with staff conditions **CASE FILE COA (SP) 2023-003** an application design approval for additions and alterations to the Golf Operation Building for the property at **1200 Anastasia Avenue**, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department and approve the issuance of a Special Certificate of Appropriateness with the conditions noted.

The motion passed (Ayes: 7, Nays: 0).

*Conditions are as follows:*

1. *Details and specifications of all doors and windows shall be submitted to Staff for review.*
2. *Window glass and muntins shall match those on the existing structure.*
3. *Roof tiles and patio floor tiles shall match those on the existing structure.*
4. *The additions shall be differentiated from the original structure.*

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE: None**

**ITEMS FROM THE SECRETARY:**

**1. The Garden of our Lord:**

The board's decision from the last meeting not to designate has been appealed. It will be going to the City Commission in first meeting in March.

**DISCUSSION ITEMS:**

**1. Roof Tiles:**

- a) The conversation regarding putting some language on the application to make it clearer about the type of roof tiles required earlier in the process had not yet been implemented.
- b) Mr. Adams said he has been notifying applicants that he had never seen the board approve "S" tiles in his time here, but it did not stop people from coming to the board.
- c) Vice-Chair Garcia-Pons said:
  - i) He liked Mr. Adams' proposal to put a sentence on the application. It makes a difference when it is in writing versus hearing it from staff.
  - ii) In today's meeting he had heard that roofers were telling owners not to go with the 2-piece barrel tile, that the "S" tile is preferable. He wanted the City to provide some kind of notice to the roofing companies letting them know or reminding them that these are the rules, and they need to know that before they advise their clients otherwise. The applicant is in an unfortunate situation when professional roofing companies are advising them contrary to staff. This way they could not say they didn't know.
- d) Attorney Ceballos asked a question and made the following comments:
  - i) What should the language be?
  - ii) If the sentence reads: "S" tiles are not approved in historic homes. That is the exactly the same as if it is put in the City Code. That is not what the city wants to do. This is on a per case per item issue.

Vice-Chair Garcia-Pons response:

There was a sentence which was not difficult to understand and wasn't prohibiting "S" Tiles it was clarifying some information. There is a record and staff should find that record and bring it to the next meeting to discuss.

2. **Windows:**
  - a) Mr. Durana suggested the same with regards to windows. Maybe a hyperlink tutorial that could be clicked on when they apply for a permit.
3. **Patching of central stairs in City Hall.**
  - a) The city has patched the stairs in white.
  - b) It was unacceptable and needed to be brought to someone's attention.
  - c) Was it permanent?
4. **Court Reporter:**
  - a) About a year ago it was decided that a court reporter was not required all the time and the funds could possibly be used for a Conservator.
  - b) Historical Resources had been advised that a court reporter is required to attend all meetings, but a transcript is not required.
5. **Conservator:**
  - a) Mr. Adams had mentioned it to the Assistant City Manager.
  - b) It will not happen in this year's budget, but it will have to be suggested as a possibility for next year.
  - c) There is a number of issues with City landmarks that require maintenance.
  - d) It was suggested that the conservator could do both artworks and historic buildings as well.
  - e) It would mean creating a new position.
6. **TDRs:**
  - a) The question was asked if it was advisable to create a subcommittee of the board to create an outline of items that should be addressed in each one of the preservation plans.
  - b) Mr. Adams suggested that the board provide a list of the items that they needed to see addressed in the Maintenance Plan so that they can successfully review an application for the sale of TDRs. The board should send the requirements to him.
  - c) There are no TDRs upcoming. Inquiries have been received and applications sent, but nothing has been received.
7. **Illegible Application:**
  - a) The paperwork received by the board for the Biltmore application was almost totally illegible due to the comment marks. Without today's presentation by the architect, they would not have been able to understand the applicant.
  - b) Staff should review the applications and make recommendations to the applicant.
8. **Use of Board Member Passes:**
  - a) Mr. Fullerton had asked a question and Ms. Kautz had sent an email to the board members.
  - b) Mr. Maxwell requested Ms. Kautz to change his email address.

#### **APPROVAL OF ABSENCES CONTD:**

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

The motion passed (Ayes: 7, Nays: 0).

**OLD BUSINESS:** None

**NEW BUSINESS:** None

#### **ADJOURNMENT:**

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

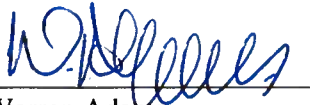
The motion passed with a collective aye.

Coral Gables Historic Preservation Board  
February 15, 2023

The meeting was adjourned at 5:58 pm.

Everyone wished Mr. Durana a happy birthday.

Respectfully submitted,



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Warren Adams  
Historic Preservation Officer