



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, February 18, 2016 Meeting, 4:00 p.m.  
 City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &  
 Cultural Arts*

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MEMBERS	M	A	M	J	J	A	S	O	N	D	J	F	APPOINTED BY:
	15	15	15	15	15	15	15	15	15	15	16	16	
Janice Thomson*					P	P	A	P	P	E	P#	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	P	P	P	P	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia*					P	P	P	P	P	P	P	E	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	Comm. Vince Lago
John Fullerton	E	P	A	P	P	P	P	P	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	P	P	P	P	A	P	P	P	P	E	City Manager
Margaret Rolando*							E	P	P	P	P	E	City Commission
Albert Menendez*							P	P	P	P	P	P	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
- Yesenia Diaz, Administrative Assistant, Historical Resources

**GUESTS:** Damon Sanchez, Elizabeth Starr, Mareela Arango, David Rego, Steven and Mapy Pallot, John Pallot, Boukman Mangones, Robert Gill, Jose Puentes, Eduardo Goudie, Carlos Ramos; Miguel Ruiz, Karen Coppa

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

The meeting was called to order by Chair Torre at 4:10 p.m. A quorum was present.

**MEETING ATTENDANCE:**

Mr. Fullerton made a motion to excuse the meeting absence of Mr. Parsley and Ms. Ghia. Mr. Silva seconded the motion, which was unanimously approved by voice vote.

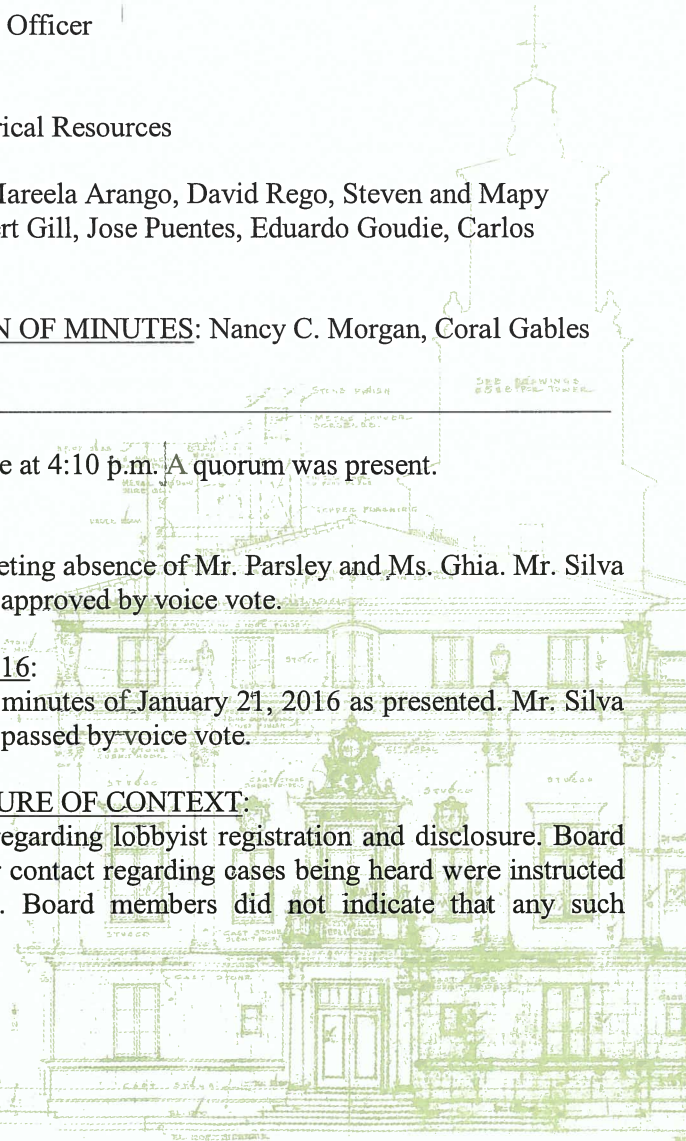
**MINUTES: MEETING OF JANUARY 21, 2016:**

Mr. Menendez made a motion to approve the minutes of January 21, 2016 as presented. Mr. Silva seconded the motion, which was unanimously passed by voice vote.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

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

**DEFERRALS:** None.



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

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-021: An application for the issuance of a Special Certificate of Appropriateness for the property at 611 North Greenway Drive, contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lot 18 Less ELY 57.78 FT and Lots 19 & 20, Block 22, Coral Gables Section "B," according to the Plat thereof as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

At the request of the City Attorney's office, this case was heard first while the Assistant City Attorney was present.

Ms. Spain reported that six reviews of this project were conducted by the Board of Architects, after which it was sent to Zoning who noted issues about setbacks. The design was changed and again reviewed by the Board of Architects this morning, during which meeting the application was deferred with advice to restudy the scale and height of the barbecue pushout; to restudy the scale and proportion and column style of the porch addition to be more similar to the existing porch; reduce the extent of the trellis over the new porch and pull it back to the line of the wall below; itemize finishes; and provide floor plans.

Referring to the staff report, Ms. Spain stated staff's recommendation of design and COA-issuance approval with 14 conditions as follows:

1. The muntins should match the original drawings and be consistent throughout.
2. The relocation of the window as shown in Attachment D should be rejected.
3. The cypress shutter design shown in the original drawings should be returned to the existing window above the front entry.
4. The shutters installed on the front elevation are to be removed and replaced with historically appropriate shutters matching those found in the original drawings.
5. The roof ridge of the existing house is not to be altered.
6. Existing arched openings are not to be altered.
7. The existing front door is not to be replaced until staff has had an opportunity to examine it closely and approves the replacement.
8. No window sills are to be added to the historic residence.
9. Separate Standard Certificates of Appropriateness are required for the pool and deck, the fountains along the rear perimeter wall, and the wall/fence at the rear of the residence, as no information was provided on these items.
10. The second floor window on the west elevation should not be relocated or resized.
11. The front wall of the terrace over the existing carport should be moved to the north to the ridgeline of the existing carport.
12. Roof tile is to be true, two-piece barrel tile.
13. No alterations are to be made to the existing columns, balcony, or window spindles.
14. Alterations that were made to the design of the perimeter wall without approval should be removed.

At the conclusion of these remarks, Ms. Spain called on the project architect for plans review.

Board members first reviewed and clarified the various Attachments with Ms. Kautz, who noted that information was not provided for the deck and material; and the Attachment to be reviewed eliminated the freestanding cabana and instead had a terrace attached to the house.

Mr. Goudie, the property owner, spoke briefly. Ms. Kautz reviewed areas referred to in written staff comments and continued to respond to Board questions.

Mr. Puentes, project architect, summarized the proposal while displaying photographs of neighboring tall structures near the subject house. He said the proposed addition was in the rear of the property, and expressed agreement with 14 staff conditions.

Referring to the design of the perimeter wall, Ms. Spain said the drawings indicated the wall was approved without keystone and with concrete tops. She and Mr. Goudie discussed the feature, and Mr. Goudie clarified that he added the keystone on the shaft of the columns. Assured that the Board approved having the keystone cap and bottom on all columns, she said the columns should be plain, without the addition of the keystone, and deferred the issue to the Board.

Discussion: Mr. Goudie agreed with staff conditions, and relayed that the Board of Architects objected to the size of the pergola and suggested improvements. Mr. Adams requested and received site plan details, during which time Ms. Kautz noted that if the ridge of the existing carport was maintained and the front of the terrace backed up to the ridge, it would keep the front wall off the corner of the house. Mr. Silva clarified that the original two-story portion of the house had a hip roof on the second story and received confirmation that it would remain. Mr. Fullerton asked how the front door issue would be addressed. Mr. Goudie expressed preference for the addition of glass to provide light to the entry. Ms. Spain agreed to administratively review a proposed alteration. Mr. Goudie restated his willingness to comply with all conditions and to bring the front door design to staff for review. Mr. Silva recommended requiring that revised drawings be first reviewed by staff to ensure compliance with conditions before another review by the Board of Architects.

Ms. Spain asked for Board clarification about the finish on the wall's four center columns, in stucco or keystone. She said the addition of keystone to the columns was the only treatment not specifically approved in the prior application. Mr. Goudie said the cost to remove keystone and apply stucco to the affected columns was \$18,000.

Mr. Adams asked Mr. Goudie to provide the approved and as-built wall plans as part of the landscape and overall design submission, and expressed preference for reviewing the house alone at this meeting, and landscaping and other issues at a subsequent meeting. Mr. Puentes restated that the wall was built with permits and approvals, the only issue being the keystone finish.

Mr. Torre advised that with three Board members absent and a procedural requirement of five affirmative votes to approve the application, he was not prepared to vote for approval today due to the size and complexity of the project. Voicing his respect for Mr. Goudie and his efforts, he said this was the Board's first review of the proposed project, remarked that the property was one of the most beautiful on North Greenway Drive, and cautioned that from a historical perspective, careful consideration of all aspects of the project was necessary. He then invited additional audience comment.

Mr. Pallot relayed his background, stating he lived for 23 years west of the subject property at 617 North Greenway. He read his two-page letter with concerns and requests summarized as follows:

- 611 North Greenway Drive (611) is changing the front elevation of the historic house, changing the streetscape of North Greenway and making 611 look like a Cocoplum property.
- 611 should consider putting the huge addition in the rear of the property.
- If the front elevation of 611 is changed as planned, it will be built five feet from his property line, will change the environment of his home and block sun and air to his property.
- His property includes an original H. George Fink designed wall and a pond, which contains his wife's pet koi fish.
- Equipment used for the 611 project causes severe vibrations to their historic wall and house as well as clouds of construction dust which blows into their property, including his wife's koi pond. He asked that the owner be required to erect an effective two-story dust screen during the term of construction to protect his home and family from dangerous and toxic construction dust.
- Mr. Pallot asked that special consideration be given to forbidding construction vehicles and workers from parking on the swale in front of his house and Granada Golf Course during construction.
- He asked the Board to reject the 611 project plan, and to include his letter and photographs in the meeting record.

Mr. Gill, 644 Alhambra Circle, expressed the following concerns: The front elevations appear to be out of scale with the original historic home, making it difficult to discern the historic house. He suggested the owner change the scale so the addition is not overpowering with the additional roof line and the carport.

Hearing no further requests to speak, Mr. Torre closed the public hearing.

Board comments, summarized by individual during lengthy discussion:

- Mr. Adams: Requested more discussion about how the property will be viewed from the traffic circle. Suggested treating the proposed closed garage doors with a memory of the opening, and adding windows to the laundry and maid's room. If the applicant returns to the Board for pending matters, include the front door and landscape plan. The Board needs a comprehensive view of how all aspects of the complex project come together. On Attachment B, which shows the cabana, there is no hatching for the setback. A landscape architect's review of the plans could be helpful. After discussion, Mr. Adams suggested that the owner and architect devise two scenarios for Board of Architect review and Historic Preservation Board review, one that splits the cabana and moves the massing east and one that puts it over the garage.
- Mr. Silva: Concerned about massing, mostly on the east façade, and visible from the corner. Suggested leaving the corner windows in place on that façade. Suggested not installing the trellis to maintain integrity. The giant covered terrace that gives the addition primacy comes way forward of the existing house line, and reads as the house. The eastern façade design is a concern as it is very prominent and passes the front edge of the house. The original applicant submittal had more respect for the original residence.
- Mr. Menendez: The new addition overpowers the historic residence.
- Mr. Fullerton: Minor modifications would alleviate some neighbors' concerns, including moving the mass away from the western property line. It could be pushed to the east and still be successful for the owner's needs.
- Ms. Spain: The Board has the capacity to grant variances. The Board of Architects is a recommending board to the Historic Preservation Board, which has final authority. If this Board approves a plan, when the applicant goes for final permit, Ms. Spain will meet with City Architect Carlos Mindreau, who can administratively sign off on the final plan.
- Mr. Torre: The house is historic and prominent. Sensitivity needs to be applied to the long wall and the elevation from the traffic circle. Consider bringing the roof line down as it is five to six feet higher than the historic house. The cabana and trellis structure are too large and can be modified. Consider deferral today due to the size of the Board. The best course of action would be a re-design of the project.
- Mr. Goudie: If procedures to move this project forward will take months, the cabana will be removed, the house will be presented by itself, and the cabana can be brought forward at a later date.
- Ms. Spain: If a new design is submitted, it will need a Board of Architects' review, after which it will be presented to this Board.

Mr. Fullerton made a motion to defer approval of the design proposal for 611 North Greenway Drive until the applicant's plans are ready for further review. Mr. Menendez seconded the motion.

For the owner's benefit, Ms. Spain clarified that if the owner returns to this Board with the plans approved by the Board of Architects (attachment B), there is no guarantee this Board will approve it because this Board hasn't discussed the elevations of the plan. She clarified with the Board that there was no problem bringing back plans with the cabana.

Roll Call: Ayes: Mr. Silva, Mr. Adams, Mr. Menendez, Mr. Fullerton, Mr. Torre. Nays: Ms. Thomson.

#### MEETING ATTENDANCE:

Mr. Fullerton made a motion to excuse the meeting absence of Ms. Rolando. The motion was seconded by Mr. Menendez and approved by voice vote.

SPECIAL CERTIFICATES OF APPROPRIATENESS (Continued):

CASE FILE COA (SP) 2015-020 Continued: An application for the issuance of a Special Certificate of Appropriateness for the property at 8021 Old Cutler Road, a local historic landmark, a lengthy legal description is on file in the Historical Resources & Cultural Arts Department. The applicant returned to the Historic Preservation Board with landscape / hardscape plans as required at the January 21, 2016 meeting.

Ms. Kautz reminded the Board that landscape and hardscape features would be reviewed to ensure they fully integrated with the residence, previously approved by the Board.

Ms. Starr introduced Damon Sanchez, representing Raymond Jungles, Inc., who presented the landscape/hardscape scope of the project. During a visual presentation, Mr. Sanchez displayed the 2001 landscape design prepared by the owner of Raymond Jungles, said the current scope of work was designed by the same person, and relayed that the 2001 landscape work would not be altered except in areas where it integrated with new architecture. He described in detail the proposed design, plant and hardscape materials, and responded to Board questions about specific aspects of the materials and applications. He displayed photographic examples of the desired outcome to help illustrate the appearance of the finished project, and added that the selected contractors ensured the work would be completed to satisfaction. He and Ms. Starr continued to respond to questions about materials and applications in all areas of the property surrounding the residence and related structures.

Mr. Adams suggested making the connections to the buildings gravel and the landings concrete to continue the visual flow of other entrances. Regarding the center portion of the area around the pool, Mr. Adams said it appeared more like a courtyard, and suggested using oolite in that section and using imitation stone around the pool and periphery areas. Regarding the pool area hardscape, Mr. Adams suggested avoiding a plain grid of expansion joints; and to use two different materials in keeping with the historic house. Mr. Sanchez indicated his agreement with the suggestions.

Regarding landscape materials, Mr. Sanchez said that only two trees were proposed for removal as they are small and unhealthy. All other trees will either remain in place or be relocated on site. He then detailed other native plantings for the property.

Ms. Starr invited Board members to visit the site and will make arrangements with Ms. Spain. Mr. Fullerton relayed his site visit and stated it was the most amazing and stunning South Florida place he had ever seen.

There being no further requests for audience comment, Mr. Torre closed the public hearing.

Mr. Adams made a motion to approve issuance of a Special Certificate of Appropriateness for the property at 8021 Old Cutler Road for landscape/hardscape plans with the following conditions: that any secondary walkways match the materials they are connecting to (such as the side door); and that the central interior space be real stone relating to the boulders; and that the area around the pool be a faux material that ties the feature to the space. Mr. Silva seconded the motion.

Roll Call: Ayes: Mr. Menendez, Mr. Fullerton, Mr. Silva, Mr. Adams, Ms. Thomson, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2016-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 1101 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lot 13, Block 16, 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 an addition and alterations to the residence and sitework.

Ms. Kautz displayed a location and site map, relayed the background of the historic district, and said the subject property was deemed a contributing resource within the district even though it was outside the boundaries of the period of

significance. Stating that very few changes were made to the residence, she said it retained its architectural integrity, and continued to review the application.

Mr. Mangones stated his representation of the property owners who currently live outside the country and will return when renovations are completed. He displayed the site plan, photographs and all areas of the property as he described existing features and spaces as well as the proposal to renovate and add to the residence.

Board members, Mr. Boukman and Ms. Kautz had a lengthy discussion about various aspects of the design, examining multiple suggestions. Mr. Boukman was asked to prepare detailed shop drawings, to study window solutions, and also prepare shop drawings for the aluminum wall and gate. Ms. Kautz commented that staff recommended approval of the proposal as is, adding that the design was a modern solution, but distinguishable from the original house.

Mr. Fullerton made a motion to approve the design proposal for the addition, alterations, and sitework on the property at 1101 Alhambra Circle; and to approve issuance of a Special Certificate of Appropriateness, to include staff recommendations and the preparation and staff review of shop drawings as discussed. Mr. Menendez seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Mr. Silva, Mr. Adams, Ms. Thomson, Mr. Menendez, Mr. Torre. Nays: None

CASE FILE COA (SP) 2016-004: An application for the issuance of a Special Certificate of Appropriateness for the property at 2203 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 9 and 10, Block 10, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence and the installation of a pool and pool deck.

As Ms. Guin conducted a PowerPoint presentation, she summarized the proposal, stating that the pool deck would be brought back to the Board as a separate COA application. Historic and current photographs were displayed as she reviewed the history of the house.

Mr. Ruiz, project architect, reviewed the proposal and responded to Board questions.

Mr. Rego, homeowner, expressed willingness to respond to Board questions.

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

Mr. Silva made a motion to approve issuance of a Special Certificate of Appropriateness for the property at 2203 Alhambra Circle. Mr. Fullerton seconded the motion, recommending the use of corner beads on the smooth stucco to create a crisp finish. Mr. Silva amended his motion to include a not-so-perfect, hand-smooth stucco with corner beads, as agreed by Mr. Fullerton and Mr. Ruiz.

Roll Call: Ayes: Mr. Adams, Ms. Thomson, Mr. Mendez, Mr. Fullerton, Mr. Silva, Mr. Torre. Nays: None

DISCUSSION ITEM: 1248 Coral Way:

Ms. Spain reminded the Board that this house was auctioned off after the previous owner donated it to the federal government. After the current purchase, the owners completed an extensive property restoration. When staff visited the house to conduct a final inspection, there was a discrepancy between permit drawings (which included the term "existing" for the balcony columns and railing balusters) and the actual features, which had been replaced. During the description of these areas, Ms. Spain displayed before and after photographs. Under the circumstances, she said staff didn't want to sign off on the final permit without Board review.

Project architect Pedro Bravo explained that the columns had to be demolished as they were completely rotted, as were the railing balusters, which were also not to current Code height. Since Coral Gables does not permit wood balusters or wood columns, the decision was made to change the drawings to show steel columns wrapped in wood to hold up the roof, and iron railings that were the correct height. Shop drawings were submitted when the revisions were made and went through City processes, with the exception of the Historical Resources Department.

Ms. Spain explained that the owners were seeking final inspection closure, and said if the Zoning Department signed off on the revised drawings, Historical Resources staff was willing to sign off. However, staff first wanted Board input.

Mr. Fullerton made a motion to give approval authority for the described revisions to Historical Resources Department staff. Mr. Menendez seconded the motion, approved unanimously by voice vote.

#### AD VALOREM TAX RELIEF:

##### CASE FILE AV 2011-01:

An application requesting ad valorem tax relief for the property at 1254 Coral Way, a Local Historic Landmark, legally described as Lots 3 and 4, Block 1, Coral Gables Section "D," according to the plat thereof, as recorded in Plat Book 25 at Page 74 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (ST) 2007-012, was granted design approval by the Historic Preservation Board on July 19, 2007.

As Ms. Kautz displayed a location map, historic and current photographs as well as before and after construction pictures, she described the property history, improvements, alterations, addition and restoration. Ms. Kautz concluded her presentation by stating that staff recommended approval of a recommendation to grant ad valorem tax relief.

Board members clarified a few details and favorably commented on the restoration.

Mr. Silva made a motion to recommend approval of ad valorem tax relief for the property at 1254 Coral Way. Mr. Adams seconded the motion.

Roll Call: Ayes: Ms. Thomson, Mr. Menendez, Mr. Fullerton, Mr. Silva, Mr. Adams. Mr. Torre. Nays: None

##### CASE FILE AV 2015-01:

An application requesting ad valorem tax relief for the property at 239 Sarto Avenue, a Local Historic Landmark, legally described as Lots 41 & 42 and West ½ of Lot 40, Block 7, Coral Gables Coconut Grove Section Part One, according to the plat thereof, as recorded in Plat Book 14 at Page 25 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (ST) 2014-020, was granted design approval by the Historic Preservation Board on January 15, 2015.

For the record, Mr. Torre stated that he was no longer the owner of this property and was assured by the City Attorney's office that he could participate in and vote on this case without conflict.

Ms. Kautz relayed the history of the property as she displayed and described the location map, historic and current photographs as well as interior and exterior pictures of the restoration and a small addition to the house in the rear of the property. She concluded by stating that staff recommended approval of a recommendation to grant ad valorem tax relief.

Ms. Thomson made a motion to recommend approval of ad valorem tax relief for the property at 239 Sarto Avenue. Ms. Adams seconded the motion.

Roll Call: Ayes: Mr. Silva, Mr. Adams, Ms. Thomson, Mr. Menendez, Mr. Fullerton, Mr. Torre. Nays: None.

ITEMS FROM THE SECRETARY:

Historic Preservation Workshop:

Ms. Spain announced that on Saturday, February 27, 2016, 9:30 a.m. to Noon, a workshop on the benefits of historic preservation to homeowners would be held at the Coral Gables Museum, featuring as speaker an attorney and former general counsel to the National Trust for Historic Preservation. Board members were invited to attend, and reservations will be accepted by Historical Resources Department staff.

MacFarlane Homestead Project:

Ms. Spain reported that the restoration project funded by the \$600,000 County grant will begin with 129 Frow Avenue.

Ranch House Assessments:

Staff continues to work on the mid-century ranch house assessments. The team met with the University of Miami and is moving forward.

2506 Ponce de Leon Building:

The purchase of the building by the City has closed. The interiors will be protected as well as the exterior. Mr. Torre suggested that architecture in Coral Gables be celebrated in that building.

Drawings:

Mr. Adams asked if staff would review the minimum requirements for the sizes of drawings because it is difficult to read them when they are so small. Mr. Fullerton suggested changing the size of the typeface on the larger drawings so when they are reduced they are readable. Mr. Silva asked that applicants be reminded that the drawings must be legible for Board review.

Historical Markers Inquiry:

Mr. Adams suggested that staff review existing public historical resources to determine how many of them have historical markers. He suggested Board consideration of placing one historical marker annually. In response to Ms. Thomson's observation that the markers were expensive, Ms. Spain mentioned the Board's trust fund that could be used for this purpose.

City Fountains / Features:

Mr. Torre discussed City fountains and public features, many of which need repair, and suggested they be lighted at night, stating that the Art in Public Places program might be an appropriate source of funding. Ms. Spain agreed, was receptive to the idea, will determine the amount of program funds and begin the process of moving it forward.

Regarding the MacFarlane District and recalling the application with the oversized house design, Mr. Silva suggested beginning a dialogue with Ramon Trias in the Zoning Department about relieving the garage/carport requirement in this area.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 7:10 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer