



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, April 20, 2017 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 16	J 16	J 16	A 16	S+ 16	S 16	O 16	N 16	D 16	J 17	F 17	M 17	A 17	APPOINTED BY:
Janice Thomson	P	P	P	-	P	P	E	E	P	P	P	P	P	Mayor Jim Cason
Venny Torre	P	P	P	-	P	P	E	P	P	P	P	P	E	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	E	-	E	E	P	P	P	P	P	P	E	Comm. Jeannett Slesnick
Alejandro Silva	P	E	P	-	P	P	P	P	P	P	P	P	E	Comm. Patricia Keon
Alicia Bache-Wiig*				-			P	P	P	P	P	P	P	Comm. Vince Lago
John Fullerton	P	P	P	-	E	P	E	P	P	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	P	-	P	P	P	P	P	P	P	P	P	City Manager
Margaret Rolando	P	P	P	-	P	E	P	P	P	P	E	P	P	City Commission
Albert Menendez	P	P	P	-	P	P	P	P	P	P	P	P	P	City Commission

**LEGEND:** A = Absent; P = Present; E = Excused; \* = New Member; ^ = Resigned Member;  
 - = No Meeting (lack of quorum); # = Late meeting arrival; S+ = Replacement August 2016 meeting

**STAFF:**

Dona M. Spain, Historical Resources & Cultural Arts Director  
 Kara N. Kautz, Assistant Historic Preservation Officer  
 ElizaBeth Guin, Historic Preservation Coordinator  
 Miriam Ramos, Deputy City Attorney  
 Yesenia Diaz, Administrative Assistant

**GUESTS:** Carlos Ramos, Dagoberto Cabral, Hamed Rodriguez, Octavio A. Sanbriro

**RECORDING SECRETARY/PREPARATION OF MINUTES:** Yesenia Diaz, Administrative Assistant, Historical Resources & Cultural Arts Department

The meeting was called to order by Temporary Chair Menendez at 4:12 p.m. A quorum was present.

**MINUTES: MEETING OF MARCH 16, 2017:**

Mr. Parsley made a motion to approve the minutes of the March 16, 2017 Board meeting as written. Ms. Thomson seconded the motion.

Roll Call: Ayes: Ms. Bache-Wiig, Mr. Menendez, Mr. Parsley, Ms. Thomson, Mr. Fullerton. Nays: None.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

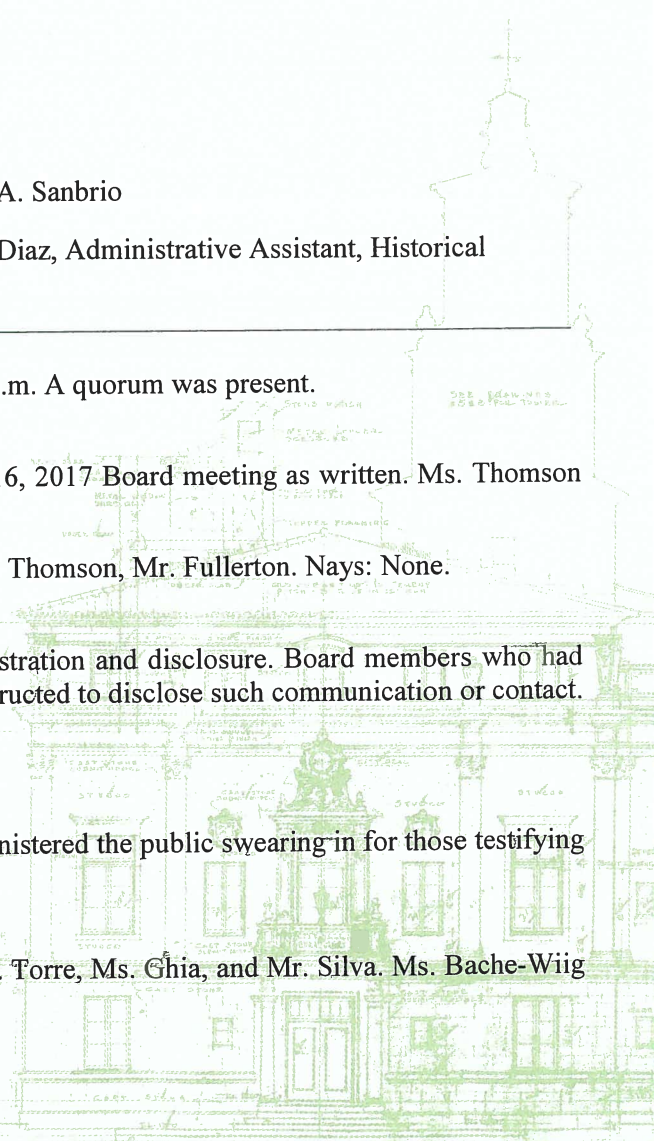
Mr. Menendez read for the record the statement regarding lobbyist registration and disclosure. Board members who had ex-parte communication or contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

**DEFERRALS:** None

**PUBLIC SWEARING IN:** Yesenia Diaz, Administrative Assistant, administered the public swearing-in for those testifying during the meeting.

**MEETING ATTENDANCE:**

Mr. Fullerton made a motion to excuse the meeting absence of Mr. Torre, Ms. Ghia, and Mr. Silva. Ms. Bache-Wiig seconded the motion.



Roll Call: Ayes: Mr. Menendez, Ms. Thomson, Mr. Fullerton, Ms. Bache-Wiig, Mr. Parsley. Nays: None.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2017-002: An application for the issuance of a Special Certificate of Appropriateness for the property at 200 Edgewater Drive, a Local Historic Landmark, legally described as Lot 4 & Lot 6 of Resubdivision of a portion of Baker Homestead, according to the Plat thereof, as recorded in Plat Book 80, Page 15, of the Public Records of Miami-Dade County, Florida AND the East 30.5 Feet of Tract 6 and the West 33.5 Feet of Tract 7, Less the North 31 Feet thereof, of Baker Homestead, according to the Plat thereof, as recorded in Plat Book 41, Page 38, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the garage building and sitework.

The item was introduced for the record by Ms. Kautz who described the site and the scope of the proposed project. The presentation was then turned over to Raphael Portuondo, architect for the project. Mr. Portuondo gave a visual presentation explaining the restoration undertaken on the historic residence and notable details found on the house. He went on to explain the proposed work on the garage structure in detail which includes one- and two-story additions. He elaborated on his inspiration for the garage redesign taken from the carriage house at Carrollton School of the Sacred Heart.

Ms. Rolando arrived at 4:29 p.m.

Mr. Portuondo continued with his presentation going into the landscaping detail and view corridors. He continued elaborating on the garage design and noted that the wrought iron detail for the second floor railings and an overpanel above the doors is modeled on an art deco feature found on the existing residence.

The proposed overall site plan was displayed with the architect explaining the future intent of the site including reusing the original front entrance on Edgewater as the main entrance to the property creating a longer processional driveway and formal motorcourt.

Mr. Portuondo relayed his agreement with the Board of Architects comment about making the garage doors match the existing doors. Discussion continued about the garage doors and how they would look like swing doors. Ms. Spain clarified that if the doors for the garage doors were approved, they would be roll-up carriage doors made to resemble swing doors. Mr. Portuondo explained that the bottom panel would be modified to match existing and that the arch would be kept even though the door is actually rectangular behind it. Ms. Thompson stated her preference for how the door was designed on the plans.

Ms. Guin pointed out with the rerouting of the driveway in the plans and with the addition to the proposed garage, Staff noted that the addition is now the first building that one approaches when driving onto the estate. She questioned if it was appropriate and wanted to know if the Board approved of that change. She continued noting that the manner in which the driveway was routed in the plans was sensible and stated staff's conditions contained in the staff report: 1.) The circular wall and planter at the southeast corner of the garage must remain intact, 2.) The windows and doors must be approved under a separate permit, 3.) All window and door muntins are to be high-profile, 4.) The sitework shown in plan is conceptual. Applicant must return to the Historic Preservation Board for design approval when the design has been finalized and materials have been determined.

Discussion with Mr. Portuondo and the Board continued about the garage addition and the impact of rerouting the driveway. Mr. Fullerton thought the change was dramatic with sequences of experiences before one reaches the garage and also approved of the landscaping plans for the project. Ms. Bache-Wigg echoed her agreement with Mr. Fullerton's statements, stating that the change helps to celebrate the grounds more than before. Ms. Spain stated that she had no issues with the changes but just wanted the board's opinion. Mr. Fullerton asked about the boat slip. Mr. Portuondo stated that the boat slip would be kept in place. Ms. Bache-Wigg asked for the intention with the color. Mr. Portuondo clarified that house would be white or off white and the brick would be a taupe color. The new windows are a charcoal gray color.

Mr. Menendez invited audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Fullerton made a motion to approve with staff recommendations (as stated in the written report) the design proposal for the alterations and additions to the residence at 200 Edgewater Drive and allowing the new garage doors to match the existing garage doors. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Parsley, Ms. Rolando, Ms. Thomson, Mr. Fullerton, Mr. Menendez, Ms. Bache-Wiig.  
Nays: None.

CASE FILE COA (SP) 2017-003: An application for the issuance of a Special Certificate of Appropriateness for the property at 516 Navarre Avenue, a Local Historic Landmark, legally described as Lots 8 and 9, Block 14, 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 requests design approval for additions and alterations to the residence and sitework. A variance has been requested from Article 4, Section 4-101 (D) 4 b of the Coral Gables Zoning Code for the overall side setbacks.

Ms. Spain briefly relayed some of the property's history stating that the structure had been built in 1935 and designed by Paist and Steward. It was designated as a local historic landmark in November 2016. She stated that the applicant was requesting a variance for the overall side setbacks and read the variance request into the record, "Grant a variance to allow the single-family residential property to provide a minimum total side setback of approximately thirteen feet nine inches (13'-9"), which totals seven (13.75%) of lot vs. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot as required by Section 4-101(D) 4.b of the Coral Gables Zoning Code."

Staff was in favor of granting the variance for the one-story addition to the one-story house, explaining that a two-story addition could easily have been proposed but would have had a dramatic impact on the residence. In addition the applicant was requesting approval to demolish an existing garage building which was briefly discussed when the property was first designated. Due to the addition being a one story addition, Ms. Spain thought that granting the request was appropriate as the garage has fallen into the disrepair and retaining the garage would decrease the open space on the property.

Ms. Spain stated Staff's conditions for approval which were the following:

1. The windows shown on the existing and proposed elevations appear to be proportionally wrong when compared to the original drawings and photos of the existing residence. The existing window openings should remain unchanged throughout. The existing front (kitchen window) is drawn incorrectly and is to remain its current size.
2. The existing front door is not drawn as it currently exists. The door and the decorative relief panel above it are to remain.
3. The low wall surrounding the front patio should remain as currently exists. (Trellis removal is fine.)
4. The stucco score lines that wrap the corners of the house are not indicated on either the existing or proposed drawings and are to remain.
5. The historic house is not to be restuccoed and stucco on the proposed additions it to have a different texture.
6. To differentiate the additions, the proposed windows should have no sills or they should be of a modified design.
7. The windows facing north and south that frame the front (north) open terrace are to remain and be shown in plan.
8. The built-in planter at the southwest corner does not need to be altered to accommodate any portion of the additions and should remain.
9. The additions are to be clad in true, two-piece barrel tile to match the existing residence.

10. While the pool and deck are shown on the site plan, a separate Standard Certificate of Appropriateness will be required for them as they are not detailed enough for complete review and should be done with a separate permit.

Octavio Santurio, architect for the project, displayed and reviewed the project and explained how they came to the agreeable conclusion of doing a one-story instead of a two-story addition. Homeowner, Dagoberto Cabral relayed some background with purchasing the home and working with Historical Staff and the architect reaching the current proposal. Ms. Spain noted how pleasant it was to work with the homeowner and how accommodating they were to Staff's requests with the project.

Mr. Fullerton commented on the poor state of the garage structure and agreed that it be removed. Ms. Spain stated that the homeowners had a letter from an engineer which stated those same sentiments. Mr. Fullerton then went on to praise the art deco style of the home and asked for clarification that the same horizontal stucco scoring would not be continued on the new additions. Mr. Santurio confirmed that the score lines would not be continued. Ms. Thomson commented on how the flow of spaces within the house is improved with the removal of the existing garage.

Mr. Menendez invited audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando suggested promoting homes in the City by significant architects regardless of the era. She complimented the homeowner and the architect on preserving the home and respecting the historic features while making it suitable for a modern family. Mr. Fullerton commented on the wall and questioned if it was going to be done under a separate permit. Board discussion continued about the wall and gates. Mr. Cabral agreed that it needs to be reexamined. Mr. Parsley suggested getting rid of the dead-end walkway in the front and suggested an alternative that would give some room for landscaping. Mr. Santurio stated that they would re-study the sitework. Ms. Spain clarified that the wall should not be part of the Board's motion.

Ms. Rolando made a motion to approve the Special Certificate of Appropriateness for 516 Navarre Avenue subject to the Staff conditions and excluding the perimeter wall and gates, the driveway, and walkway within the property boundaries. Ms. Thomson seconded the motion.

Roll Call: Ayes: Ms. Rolando, Ms. Thomson, Mr. Fullerton, Ms. Bache-Wiig, Mr. Parsley, Mr. Menendez.  
Nays: None.

Ms. Rolando made a motion to grant a variance to allow the single-family residential property to provide a minimum total side setback of approximately thirteen feet nine inches (13'-9"), which totals seven (13.75%) of lot vs. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot as required by Section 4-101(D) 4.b of the Coral Gables Zoning Code. Mr. Fullerton seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Rolando, Ms. Thomson, Mr. Fullerton, Ms. Bache-Wiig, Mr. Parsley.  
Nays: None.

CASE FILE COA (SP) 2017-004: An application for the issuance of a Special Certificate of Appropriateness for the property at 1402 Pizarro Street, a Local Historic Landmark, legally described as Lots 7 & 8, Block 12, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Ms. Guin displayed a site map and photographs while briefly presenting the application, noting that no variances were requested and relaying the Board of Architects' comment regarding the full-length windows on the front façade of the new addition. She informed the Board that Staff recommended approval of the one story addition the home with the following conditions:

1. On the north elevation, the proposal requests the enlarging of the two extant western windows. Staff does not recommend in favor of this alteration. The extant windows and their sills are to remain their original size and configuration.
2. The new tile roof is to be true, two-piece barrel tile.
3. All window and door muntins are to be high-profile.
4. Extant sills are to remain same size.

Carlos Ramos, project architect, displayed existing elevations and reviewed design modifications. He pointed out the original open porch had been enclosed with awkward windows and noted that the proposal included new windows and front doors. He explained that part of the garage will be demolished to accommodate the proposed addition, but that the garage doors will mimic those found on the original drawings. He continued to explain his proposal in extensive detail noting that the addition consists of a playroom, a master suite, a second bedroom and bath. On the façade facing Ortega Avenue, the proposal includes elongating two existing windows. Regarding the Board of Architects' comment about the windows on the front façade of the addition, Mr. Ramos stated that instead of having three doors, he favored having one door and two windows with eight panes. Homeowner Christie Pacheco agreed with the architect.

Ms. Guin clarified that the Board of Architects made the recommendation that the windows be changed to the doors along the façade. However, Staff's took no issue with the windows as presented.

Mr. Menendez invited additional audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Thomson asked for clarification regarding Board of Architects comments. Mr. Fullerton noted his approval of the plans noting the amount of yard and the general layout. However, he pointed out his concern over the placement of the A/C unit between the garage and the house and suggested that the placement be restudied. Ms. Bache-Wigg commented on the efficiency of the design and concurred with Mr. Fullerton's comments. Mr. Parsley requested clarification about the arched door and two arched windows on the east façade and also asked about the mango tree being moved.

Ms. Pacheco stated that they wanted to honor the historic home and that the design was in keeping with the structure. They didn't want to construct something that was overpowering. The Board continued to discuss the lowering/elongating of two windows on the east façade. The Board continued to discuss the item at length.

Ms. Guin reinstated Staff's position on not granting the request to lower the windows.

Ms. Rolando made a motion to approve the Special Certificate of Appropriateness for 1402 Pizarro Street including the Staff conditions with the existing windows on the east façade to remain. Ms. Thomson seconded the motion.

Ms. Rolando inquired if there was a consensus on the windows. Mr. Fullerton stated that the new window sizing was appropriate. Mr. Parsley was in agreement favoring the new windows.

After lengthy discussion of the window placement, Ms. Rolando withdrew her previous motion. Ms. Bache-Wigg stated that while aesthetically the new window made sense, she agreed with Staff's view on keeping the historic integrity of the home. Mr. Ramos stated that he would comply with the decision of the Board.

Mr. Parsley stated that the proposed new window size worked better for the home and opined that it doesn't significantly detract from the historic integrity of the home. Ms. Rolando pointed out that the sills would also be removed.

Ms. Spain suggested that since a motion was on the floor that the Board make a decision.

Roll Call: Ayes: Ms. Thomson, Mr. Menendez, Ms. Bache-Wiig, Ms. Rolando, Nays: Mr. Fullerton, Mr. Parsley.



The motion failed.

Mr. Parsley made a motion to approve the Special Certificate of Appropriateness for 1402 Pizarro Street including the Staff's conditions except for Staff's recommendation to keep the existing two windows on the north facade and allowing the taller, narrower windows as shown on the north façade. Mr. Fullerton seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Ms. Thomson, Mr. Menendez, Ms. Rolando, Ms. Bache-Wiig, Mr. Parsley.  
Nays: None.

CASE FILE COA (SP) 2017-005: An application for the issuance of a Special Certificate of Appropriateness for the property at 4101 Santa Maria Street, a non-contributing property within the "Santa Maria Street Historic District," legally described as Lot 5 and South 25 FT of Lot 4, Block 96, Coral Gables Country Club Section Part 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 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 introduced the item for the record stating that the applicant was requesting design approval for a two-story covered terrace addition and alterations. She informed the Board that no variances were being requested and that the project was approved by the Board of Architects on September 8, 2016 with a comment to continue the louvered shutters around the northwest corner of the rear terrace. In addition, she stated Staff had the following conditions for granting the approval:

1. Staff required a separate Standard Certificate of Appropriateness application and an after-the-fact permit for the paint.
2. Staff required clarification on the alterations to the windows and for the drawings and/or altered windows to be corrected before a permit is issued for the work contained in this application.

Ms. Kautz informed the Board that a paint permit had been issued before the Board meeting, satisfying the first staff condition. Regarding the windows, she clarified that the existing windows on the residence are to remain and that the single-hung windows depicted on the drawing were an error. The photographs illustrate the window that will remain on the residence.

Raphael Portuondo, architect for the project, introduced himself for the record and presented his proposal. He informed the Board that the intention of the application was to bring the residence stylistically closer to the historic residences on the street and organize the façade to make the home more cohesive.

He continued to explain the project at length and stated the Board of Architects comments which are stated above. Ms. Kautz added that the project made a vast improvement to the home. Ms. Bache-Wigg echoed that it was a positive improvement and more in keeping with the street. Ms. Kautz stated that since the home is non-contributing, it was reviewed with the impact on the entire district in mind and in staff's opinion it was a positive impact.

Mr. Menendez invited additional audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando stated that she was in favor of the project. Mr. Menendez praised of the project's design and inquired if the front door would be changed. Mr. Portuondo stated that a wood clad impact pivot door would be installed.

Ms. Rolando made a motion to approve the design proposal for the one-story addition to the building at 4101 Santa Maria Street and approve the issuance of a Special Certificate of Appropriateness. Mr. Fullerton seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Ms. Bache-Wigg, Mr. Parsley, Mr. Menendez, Ms. Rolando, Ms. Thomson.  
Nays: None

ITEMS FROM THE SECRETARY:

CLG Workshop: Board members were invited to attend the Certified Local Government Workshop taking place on Wednesday, April 27th, 2017 and Thursday, April 28<sup>th</sup>, 2017 at the Biltmore Hotel. The workshop is geared towards preservation board members.

Historic Preservation Board Meeting Date Change: Ms. Spain requested that the regularly scheduled meeting of the Historic Preservation Board on Thursday, May 18, 2017 be moved to Thursday, May 25, 2017 due to Staff attending the Florida Trust conference. The Board agreed on the date change.

BOARD ITEMS:

Merrick House: Mr. Fullerton inquired about the possibility of touring the Merrick House as it was still under construction. Ms. Spain recommended that the Board go individually with Staff to tour the home. Ms. Kautz will make arrangements.

Historic Landmark Plaques: Ms. Rolando inquired about the status of the plaques. It was relayed by Ms. Kautz that the order was increased to 50 plaques and the shipment was expected soon.

NEXT BOARD MEETING:

May 25, 2017, 4:00 p.m.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 6:02 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer