



CORALGABLES HISTORIC PRESERVATION BOARD
 Thursday, September 15, 2016 Meeting, 4:00 p.m.
 City Commission Chambers
 405 Biltmore Way, Coral Gables, Florida 33134

MEMBERS	O	N	D	J	F	M	A	M	J	J	A	S+	S	APPOINTED BY:
	15	15	15	16	16	16	16	16	16	16	16	16	16	
<i>Historical Resources & Cultural Arts</i>														
Janice Thomson	P	P	E	P#	P	P	P	P	P	P	-	P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	E	P	P	P	P	-	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	P	E	P	P	P	P	E	-	E	E	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	E	P	-	P	P	Comm. Patricia Keon
Vacant											-			Comm. Vince Lago
John Fullerton	P	P	P	P	P	E	P	P	P	P	-	E	P	Board-as-a-Whole
Robert Parsley	A	P	P	P	E	P	P	P	P	P	-	P	P	City Manager
Margaret Rolando*	P	P	P	P	E	E	P	P	P	P	-	P	E	City Commission
Albert Menendez*	P	P	P	P	P	E	P	P	P	P	-	P	P	City Commission

2327 SALZEDO STREET
 CORAL GABLES
 FLORIDA 33134
 ☎ 305.460.5093
 ✉ hist@coralgables.com

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, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Yesenia Diaz, Administrative Assistant
- Miriam Ramos, Deputy City Attorney (arrived at 5:32 p.m. and remained until the meeting concluded)
- Cristina Suarez, Assistant City Attorney (arrived at 3:45 p.m. and remained until Ms. Ramos' arrival)
- Carlos Mindreau, City Architect

GUESTS: Alfredo Pou, Mercedes E. Hernandez, John and Kimberly Anzivino, Iris Escarra, Anthony Escarra, Jorge Navarro, William B. Medellin, Alberto Oviedo, Stephanie Throckmorton

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

The meeting was called to order by Chair Torre at 4:15 p.m. A quorum was present.

MEETING ATTENDANCE:

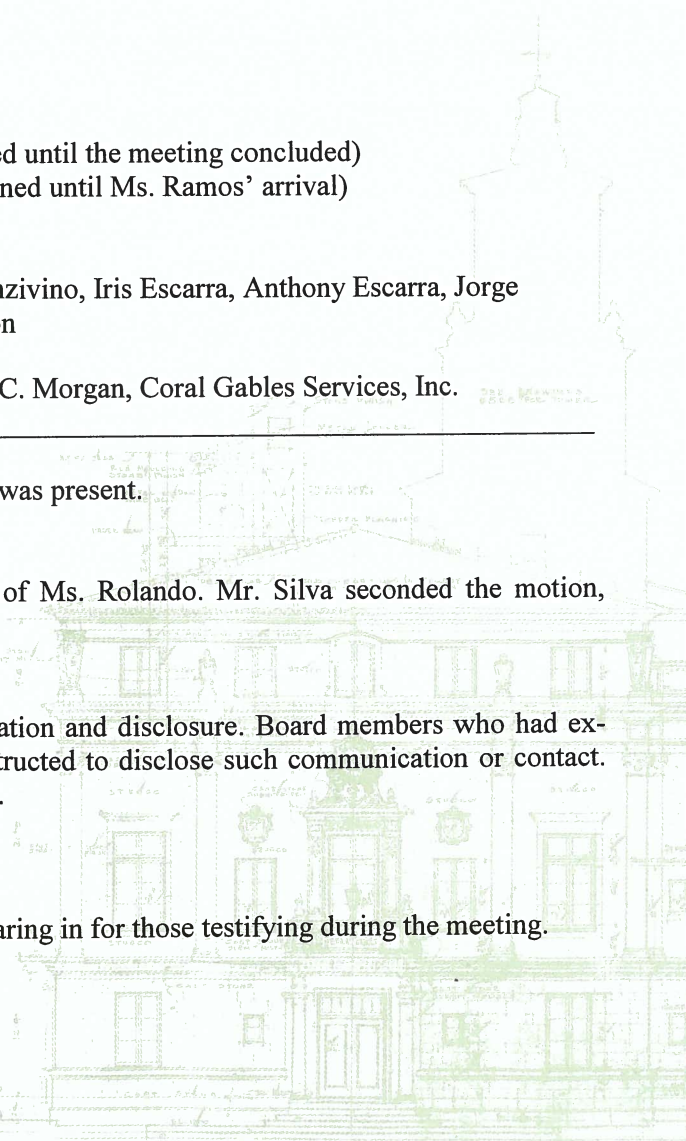
Mr. Fullerton made a motion to excuse the meeting absence of Ms. Rolando. Mr. Silva seconded the motion, unanimously approved by voice vote.

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.

DEFERRAL: Case File COA (SP) 2016-023, 900 El Rado Street

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



DISCUSSION ITEM: The use of fiber cement siding or other alternative materials as a substitute for wood siding for 129 Frow Avenue and 110 Oak Avenue in MacFarlane Homestead Historic District.

Stating that a \$592,000 Miami-Dade County general obligation bond was available to rehabilitate homes in the MacFarlane Homestead Historic District, Ms. Spain said the project would begin with 129 Frow Avenue and 110 Oak Avenue.

As property photographs were displayed, Ms. Spain described the poor condition of the houses. Regarding the rotting house exteriors, she said staff researched materials other than wood to replace the siding. Though wood is the historically correct material, it deteriorates, requires ongoing upkeep and would be a financial burden for the two homeowners. Ms. Spain pointed out the difference in the profiles of the two houses, explaining that fiber-cement siding material is appropriate for the Oak Avenue home and poly-ash siding is appropriate for the Frow Avenue home. Qualities of the poly-ash material was reviewed and discussed. To Mr. Medellin's inquiry if staff could administratively approve poly-ash material in the future, Ms. Spain advised that each application would be considered and determined by the Board on a case-by-case basis.

Mr. Mindreau relayed his discussion with Ms. Spain about the proposed material and concluded that, in accordance with the City's Zoning Code, the Board of Architects (BOA) had jurisdiction to make a decision regarding its use. The poly-ash siding product for the Frow Avenue home was further discussed. Mr. Mindreau advised that the poly-ash siding performed exactly the same as the fiber-cement product. Mr. Fullerton and Mr. Mindreau discussed features, applications and requirements of poly-ash siding, and Mr. Mindreau advised that the BOA recommended it for use in accordance with manufacturer's specifications. Mr. Silva recommended applying a smooth finish on the product.

Mr. Fullerton made a motion to approve the use of fiber cement siding or other alternative materials as a substitute for wood siding for 129 Frow Avenue and 110 Oak Avenue in the MacFarlane Homestead Historic District. Mr. Parsley seconded the motion.

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

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-025: An application for the issuance of a Special Certificate of Appropriateness for the property at 129 Frow Avenue, a contributing property within the "Mac Farlane Homestead Subdivision Historic District," legally described as Lot 8, Block 3-A, Mac Farlane Homestead Subdivision, according to the Plat thereof as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the restoration and rehabilitation of the existing structure.

Ms. Guin introduced the rehabilitation and restoration project, and called on Architect Medellin to present the design proposal. Mr. Medellin comprehensively reviewed plans and drawings as he described the scope and details of the project. At the conclusion of the presentation, he stated that the restoration and rehabilitation of the house would result in it appearing as it did in 1928. Thereafter, he and Ms. Spain responded to Board questions regarding the project budget, bathroom access, siding, ceiling height and reconstruction of the porch. When discussion ended, Mr. Torre invited comments from the audience. Hearing no requests for further input, he closed the public hearing.

Mr. Fullerton made a motion to approve the design proposal for the restoration and rehabilitation of the property at 129 Frow Avenue, and to approve issuance of a Special Certificate of Appropriateness. Mr. Silva seconded the motion.

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

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-10 AND COA (SP) 2016-020: Consideration of the local historic designation of the property at 6808 San Vicente Street, legally described as Lot 14 and NWLY ½ Lot 15, Block 268, Coral Gables Riviera Section Part 11 Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Article 4, Section 4-101 (D) (4b) of the Coral Gables Zoning Code for allowable side setbacks.

As presented in the written designation report and viewed in photographs and drawings, Ms. Kautz comprehensively reviewed the property and its qualifications for landmark designation, stating that the property meets two of the criteria for local historic designation: 1) It portrays the environment in an era of history characterized by one or more distinctive architectural styles; 2) It embodies those distinguishing characteristics of an architectural style, or period, or method of construction. Mr. Kautz concluded that the property is significant to Coral Gables history based on its architectural significance. She stated that staff recommended approval of local historic designation, and added that homeowners John and Kimberly Anzivino were present.

Architect Pou spoke briefly about the house, the project and in support of historic designation. Thereafter, Mr. Torre invited further audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Silva made a motion to approve local historic designation of the property at 6808 San Vicente Street based on its architectural significance. Mr. Fullerton seconded the motion.

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

Regarding the application for the Special Certificate of Appropriateness for additions and alterations, Ms. Kautz described the proposed scope of work, and advised that a variance was requested for allowable side setbacks, which she said she would discuss along with staff comments after the project architect completed his presentation.

Mr. Pou detailed all areas of the original house, changes made over the years by previous owners, aspects of the site and neighborhood, proposal details, current and proposed landscaping and site improvements, issues with mechanical equipment and back terraces, awnings and shutters. Ms. Kautz and Mr. Pou discussed the one-story shed roof and the window on the east/front elevation, and Mr. Pou expressed agreement with Ms. Kautz' recommendations. Mr. Pou advised that the City gave approval to remove two trees on the lot, the coconut palms in the right-of-way and to plant six new oaks.

Ms. Spain asked the Board to consider the requested variance and said staff found that criteria to authorize the variance were met. She called attention to two letters (August 18/September 7, 2016) received from neighbor Gale Bramnick, who would be most affected by noise resulting from the air conditioning equipment's proximity to her property. Ms. Bramnick's letters opposed the variance and were made part of the record. Stating that the variance request resulted from an overall side setback issue, Ms. Spain explained staff's consideration and decision to recommend approval. Mr. Fullerton, Mr. Torre, Mr. Silva, Mr. Pou, Ms. Spain and Ms. Kautz discussed the site and plans, considering possibilities for accommodating the equipment elsewhere on the property.

Thereafter, Board members, Mr. Pou and staff discussed the following design features: south elevation windows; a clear glass versus translucent glass door on the new garage; front elevation window; modifying the length of the overhang on the garage; modernizing the design of the new garage; detailing and proportions of the driveway; smaller gate; pulling the driveway back; transplanting the ponytail tree on the site; avoiding a Baobab tree due to its size; seeking advice of a horticulturist about proposed plants; trying to eliminate the need for the variance; and the horizontal line design over the garage door. It was agreed to separate the landscaping plan from the application. Mr. Pou agreed to modify the overhang as discussed; to eliminate the horizontal line design over the garage door; to seek advice of a landscape architect; to modify driveway detailing; and to try to resolve the air conditioning equipment issue and its impact on the near neighbor.

Mr. Fullerton made a motion to deny the requested variance. Ms. Thomson seconded the motion.

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

Mr. Silva made a motion to approve the design proposal for additions and alterations to the existing residence at 6808 San Vicente Street with recommendations included in the staff report; and to approve issuance of a Special Certificate of Appropriateness with conditions as follows: all door and window muntins are to be high-profile; the original house is not to be restuccoed in its entirety, but is to be patched where necessary; more information is needed about the front property wall (are aluminum portions pickets or panels?); decreasing the overhang of the garage; retaining the window on the east (front) elevation; pulling the driveway back as suggested by Mr. Parsley, aligning it with the garage door; revisiting with staff the glass door in the garage, the landscaping, the driveway material and pattern, and removal of scoring above the gable end of the garage. Mr. Parsley seconded the motion.

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

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-026: 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.

While displaying photographs and drawings, Ms. Kautz reviewed the property's history and background of its design, construction and existing conditions, as published in the application's staff report. She added that the current proposal requested design approval for a two-story addition adding 2,667 square feet, a partial demolition of the existing garage structure, reconfiguration of interior spaces, reopening the existing enclosed porch, and site work. Ms. Kautz concluded by stating that the architect would address the Board, after which she would relay staff observations and comments.

Ms. Escarra introduced her husband and children as well as Architect Oviedo. She relayed their background pertaining to the house, stated they were ready to begin the restoration, additions and alterations project, and thanked Historical Resources staff for their guidance over the past two years. During a visual presentation, Ms. Escarra displayed elevations and photographs, describing the property and proposal, responding along with Ms. Kautz to Board questions as they arose. Mr. Escarra joined his wife in discussions, and added that a fence was proposed for their large dog.

Mr. Torre pointed out that staff report expressed concern about the height of the wall around the site and suggested breaking up the massing or height of the wall where a visual screen was not required. Ms. Kautz advised that a four-foot height was not necessary on the corner portion and sought Board suggestions about how to break up the wall.

During discussion among all parties, several areas of the existing residence and proposal were reviewed and clarified, including the masonry wall, windows, garage position and size, and roof. Ms. Kautz relayed staff comments as follows:

- The roof of the new addition is to be true, two-piece barrel tile.
- All windows and doors are to have high-profile muntins.
- The pool and pool deck will require a separate Standard Certificate of Appropriateness.
- Eliminate the proposed wing wall at the southeast corner of the new addition.
- All window sills and roof vents on the existing residence are to remain.
- The parapet of the existing house is to remain. It is eliminated on Sheet A-1.00 although the parapet of the existing garage is shown. The new one-story additions should be theoretically removable in the future and as the west wall and portion of the south wall abutting the addition are to remain, the parapet should be visible on the roof plan. Mr. Escarra indicated agreement with this request.

Mr. Silva praised the project and quality of the drawings, particularly elevations showing existing and proposed on the same sheet. Mr. Escarra clarified high-profile muntins, and participated in a discussion of fence issues, windows, and barbecue chimney detailing. Mr. Parsley suggested creating a space by the barbecue station, making it a working outdoor fireplace with the barbecue to the side and perhaps a working pizza oven. He opined that the arch by the fireplace was somewhat overblown and suggested reworking it. Regarding the balcony on the second level facing the pool, Mr. Fullerton advised that brackets under the balcony should be at least a foot deep to appear as column support related to the balcony.

Mr. Fullerton made a motion to approve the design for additions and alterations to the residence and sitework for 1402 Pizarro Street, including staff comments as discussed and to study the wall and "man gate" with staff and to make the windows more vertical than square as discussed; and to approve issuance of a Special Certificate of Appropriateness. Ms. Thomson seconded the motion.

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

HISTORIC SIGNIFICANCE DETERMINATION:

Historic significance determination of the property located at 625 Candia Avenue, Coral Gables, Florida, legally described as Lots 15 & 16, Block 151, Coral Gables Country Club Section 6, as recorded in Plat Book 10, Page 1, in the public records of Miami-Dade County, Florida.

Ms. Spain advised that the issue of significance was brought to the Board for consideration due to a dilemma about the property related to the era-specific property survey staff is working on with the University of Miami. Staff estimated that most of the homes of the same era as the subject property, unless they were unique, would be allowed for demolition until survey results were known. She pointed out the recent case with the 229 Ridgewood Road property, the Board's decision to designate the property, and the subsequent appeal of that decision to the City Commission, which upheld the appeal. Ms. Spain advised that the purchaser of the property at 625 Candia Avenue purchased it for the purpose of demolishing it, and added that the home was designed in 1950 H. George Fink. As a result of these factors, the matter was brought to the Board for a determination of the property's historical significance. Ms. Spain then conducted a visual and property history presentation, including a location map, photographs and permit drawings, informing the Board that an addition was built in 1955. After advising that the owner was present, she asked the Board for guidance.

After confirming relevant information about the era-specific survey of homes, Mr. Torre invited Ms. Hernandez, owner of the subject property, to speak.

Ms. Hernandez said she had purchased and renovated several homes in the City, purchased the subject property to build a larger home in accordance with her needs and to then live in it. Mr. Torre explained to her the responsibility of the Board regarding historic preservation issues, and said it was important for the Board to have information about the number of houses in the study era that were designed by H. George Fink. Ms. Spain advised that the survey was currently in pilot program mode. Mr. Silva expressed concern about requesting a designation report as it could impose an unjust burden on Ms. Hernandez and observed that neither the Board nor staff knew the inventory of H. George Fink 1950s-era homes in the City or how many remained unaltered.

Ms. Hernandez said she wanted to demolish the house, build a new one on the property and move in. Mr. Parsley suggested she consider building additions to the home to accommodate her needs. Ms. Spain added that designating homes of this era was very important and the project was just underway. The lack of information caused the dilemma. Ms. Hernandez commented that waiting to proceed with her plans would be a financial burden. Mr. Silva said the Board would consider asking for a designation report on the property at this meeting.

Mr. Parsley asked if Ms. Hernandez had an architect evaluate the house for additions. She talked about the cost of enlarging the house to her specifications, stating that she would still be left with an older home for which she paid over \$700,000. Discussion continued, after which Mr. Fullerton again called attention to the Board's responsibility to make a decision about whether or not to ask staff for a designation report. Ms. Spain advised that if staff were to prepare a historic

designation report, the Board could still allow the house to be demolished. Ms. Kautz added there were numerous H. George Fink designed homes that could be researched, and Ms. Spain added that there may also exist better examples of mid-century modern architecture designed by architects other than H. George Fink. As discussion continued, Mr. Silva observed that a vote on this issue would likely be close, stated that two Board members were absent, and suggested that staff talk with Ms. Hernandez to see if she preferred to wait for a full Board review and vote. Mr. Torre closed the public hearing.

Mr. Parsley made a motion to ask staff to prepare a historic designation report for the property at 625 Candia Avenue. Ms. Thomson seconded the motion.

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

NEW BUSINESS:

Damaged Area in City Hall: Mr. Torre called attention to the need for repair of significant damage to paint and crown molding at the top of the interior City Hall stairway.

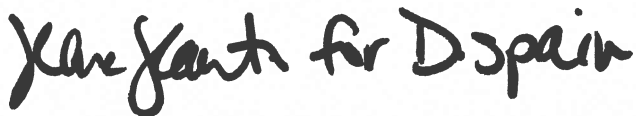
Historic Plaques: Mr. Torre suggested that historic designation plaques be awarded at the time of historic designation. While generally supportive of the idea, Ms. Spain said owners could appeal historic designation. It was agreed that owner-requested historic designations would be appropriate. Additional plaques will be ordered.

ITEMS FROM THE SECRETARY:

November Board Meeting: Ms. Spain thanked the Board for agreeing to move the next meeting to November 10th since staff would be participating on the regular meeting date at the National Trust Conference in Texas.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Dona M. Spain for D Spain". The signature is written in a cursive, flowing style.

Dona M. Spain
Historic Preservation Officer