



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

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

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

**STAFF:**

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

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

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

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

**MINUTES: MEETING OF FEBRUARY 18, 2016:**

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

**MEETING ATTENDANCE:**

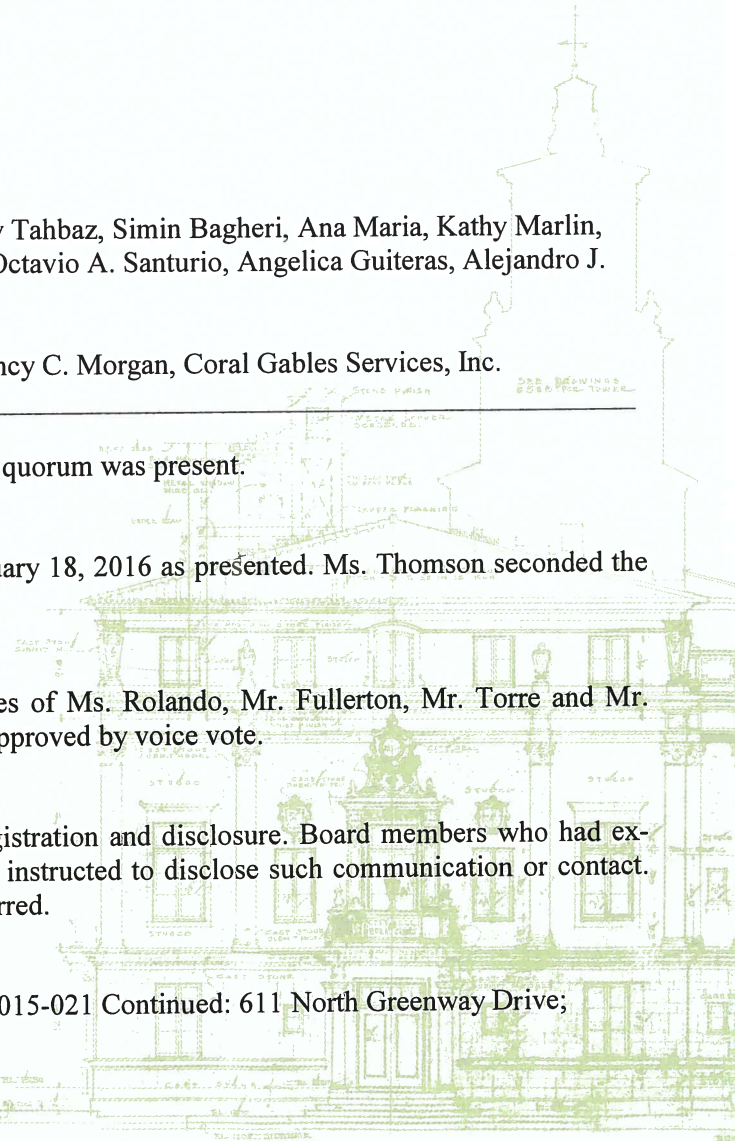
Mr. Parsley made a motion to excuse the meeting absences of Ms. Rolando, Mr. Fullerton, Mr. Torre and Mr. Menendez. Mr. Adams seconded the motion, unanimously approved by voice vote.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

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

**DEFERRALS:**

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



Ms. Spain announced that only five of nine Board members were present, and advised that all five Board votes were necessary to pass an agenda item. If a vote was tied or an item received only four affirmative votes, the item would automatically be deferred to the next meeting.

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

DISCUSSION ITEM:

Discussion regarding the replacement of tile at the front entry of 1818 Granada Boulevard, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 13 and 14, Block 3, 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.

Ms. Spain explained that the topic of discussion was about replacement of tile in the front entry, believed to be original to the house. She advised that staff did not have a problem with replacing the tile, but because the tile was original fabric it was brought before the Board for consideration. Ms. Spain displayed demolition and hardscape plans, as well as a photograph of the residence entry.

The property homeowner, Ms. Marlin, said she and her husband purchased the house in 2013, have since completed numerous renovation projects and are now focused on the property exterior. She reviewed completed City procedures pertaining to the overall exterior plan prior to this meeting, all of which were positively received and said, however, that because there were mixed views about the original front walkway, a Board determination was sought. She provided photographs of the deteriorated front walkway, advised that Ms. Bell, landscape architect, would speak about the plans' technical aspects, and presented photographs of the tiles for Board review.

Ms. Bell explained that they wanted to remove the orange terracotta tiles entirely, including up to the front door. The tiles to the front door may have been original; however, original plans were not available. She detailed the proposed materials and style in the overall design, and proposed that the front walkway be changed to large coralina flagging set in a Zoysia lawn in character with the historic home. Ms. Bell distributed photographs of the hardscape plans for Board review.

Ms. Spain advised that Historical Resources staff administratively signed off on everything else proposed except this portion. Ms. Bell said the only area remaining in question was a small, open-air and roofed porch that contained old square terra cotta tiles, and said they were proposing encaustic tile bordered with coralina. Board members and Ms. Bell discussed design and materials. At the conclusion of discussion, Mr. Silva invited additional audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Adams asked Ms. Spain for and received clarification of procedure for a discussion agenda item versus a scheduled item. Ms. Ghia, Mr. Parsley and Mr. Silva did not object to proposed plans as shown, suggesting only that the proposed tiles looked genuine and weathered, and that it made sense for the walkway and porch tile be cohesive with the rest of the exterior tile.

Ms. Thomson made a motion to approve replacement of tiles as proposed and to accept the plans as presented. Ms. Ghia seconded the motion.

Roll Call: Ayes: Mr. Parsley, Ms. Ghia, Ms. Thomson, Mr. Silva. Nays: Mr. Adams.

Ms. Spain announced that the item was automatically deferred to the next meeting in the absence of a five-member vote of approval. Mr. Adams requested a full set of plans to review before the next meeting.

City Attorney Craig Leen advised the Board that one reason the 1818 Granada Boulevard tile item was brought for discussion to the Board was because the applicant had endured a lengthy review process and wanted the matter resolved. Secondly, because the item was a discussion versus quasi-judicial item, Mr. Leen said a 4 to 1 vote was sufficient as it

provided the requested guidance to the Historic Preservation Officer and allowed her to make a decision based on the Board's guidance.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-005:

An application for the issuance of a Special Certificate of Appropriateness for the property at 525 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 19 and 20, Block 12, 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 an addition to the residence and the installation of a pool and pool deck.

As Ms. Kautz displayed historic and current photographs, she reviewed its history, architectural background and stated that it had retained its historic integrity. She added that no variances were requested, and that the Board of Architects reviewed the application in January without comment. Ms. Kautz relayed staff's comments as follows:

- The original window configuration should be maintained in the proposed windows. The design reduces the number of muntins, which should remain as in the original windows.
- The original windows were double casement and the application proposes single casement.

Dan Lewis, project architect, described the proposal. Stating that proposed work was primarily in the rear of the residence, he said nothing in the front was proposed for change except the windows. He explained that the curved form over the front entry door was mimicked in the rear, and added that the main bay window on the eastern façade influenced the window proposal with two muntins versus three. Referencing the curved form over the front entry door, he described how it was mimicked in efforts to continue the language throughout the structure. He displayed and detailed the design for the rear of the house, described the addition, existing and new site plans. Addressing concerns about double casement windows, he expressed difficulty in locating small frame double casement windows without a center framework to accommodate wind loads or meet egress requirements.

Mr. Adams referred to Mr. Lewis' comment about the front façade not changing and pointed out that shutters were missing in the drawings. Mr. Lewis said the absence of shutters was a drawing error, verified that they exist and would remain. He added that existing shutters in the rear of the property would be used on the addition, and displayed a rendering of the current house as well as the house with proposed alterations and the addition.

Mr. Silva confirmed that the central issue was the windows, and asked if a permit set of plans was available. Ms. Kautz said if the windows are not a pair of double casements, they should at least have a thicker center vertical muntin that reads as a double casement as the windows as proposed read very horizontal. Mr. Lewis said he would be happy to add that element and had no issue with the request.

Mr. Adams pointed out that one of two upstairs windows on the addition had a shutter. There followed a discussion with multiple suggestions about shuttered windows versus shutter-less windows. Based on the original plan, Ms. Kautz said it didn't appear that a second shutter would clear the roof line. Mr. Lewis agreed to examine the area to see if two shutters could work. Staff will look at the area with Mr. Lewis. It was agreed that the window treatments should be consistent.

Discussion returned to window muntins, during which time Ms. Kautz said all the windows were now aluminum awning windows and the original drawings were steel casements so they have a very thin profile. She mentioned staff's debate about introducing impact windows with bigger frames and bigger muntins. Staff recommended going back to the original configurations.

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

Mr. Adams made a motion to approve issuance of a Special Certificate of Appropriateness for 525 Alhambra Circle, and to approve the design for an addition to the residence and the installation of a pool and pool deck, with an exception to approval being staff's recommendation regarding window muntins (as discussed above). For the record, Mr. Adams noted that existing drawings omitted shutters on the front bottom left window; referencing the two windows in the rear (one with shutters and one without), both need to be symmetrical, and the solution should be worked out with staff. Mr. Parsley seconded the motion.

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

#### CASE FILE COA (SP) 2016-006:

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

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

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

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

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

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

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

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

Board comments / suggestions:

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



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

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

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

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

#### CASE FILE COA (SP) 2016-008:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1400 Coral Way, a contributing resource within the "Coral Way Historic District," legally described as Lots 6 and 7 Less the South 35 FT, Block 11, Coral Gables Section "D" REV PLAT, according to the Plat thereof as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the residence.

Ms. Guin described the property location and history while displaying current and historic photographs, and provided an overall review of the proposal. She advised that the Board of Architects asked the applicant to restudy configuration of the windows on the terrace, and lowering the gates, and reported that both items had been addressed in the plans. Ms. Guin stated that no variances were requested with the application.

Property owner Juan Mayol expressed gratitude for staff's recommendation of approval, briefly described completed renovation projects, displayed photographs and reviewed plans for the addition and alterations. He acknowledged staff's recommended conditions, stated in the written report as follows: 'Smaller windows on the north side of the proposed second story addition aid in differentiating the historic home from the new addition; however, staff recommends additional measures to further differentiate the two, including a different type or removal of shutters and removal of the flower boxes.' Mr. Mayol mentioned that the window openings on the addition were already different from the existing house and were replaced in 2004. He suggested removing or changing the design for the shutters and flower boxes next to the two new windows above the garage, and expressed willingness to work with staff to create a plan in acceptance of staff's conditions as part of their recommendation for Board approval.

Ms. Thomson and Mr. Adams received and discussed clarification on the design of the new addition on the garage. Mr. Ponce, project architect, advised that the entire two-story addition was set back. Indicating understanding that the addition was set back into the property with the roof line and roof pitch continued, Mr. Parsley asked if it were possible to take that line and lower it two feet so the pitch was the same but notched down so the peak notches and distinguishes between the historic house and the new addition. Mr. Ponce responded that it would compress the ceiling too much. Mr. Adams observed that larger spaces typically occur when second stories are added to garages, and asked if a small roof structure could be added to the addition to break up the verticality, like a stoop. He, Mr. Ponce and Mr. Mayol discussed awning possibilities.

Regarding garage addition windows, all parties engaged in lengthy discussion focused on design solutions for the second story addition outer wall. Mr. Adams suggested having one double window rather than two. Mr. Mayol indicated his wife may prefer two windows and offered to work with staff to develop an agreeable solution. Ms. Kautz suggested consideration of a stucco panel. Mr. Silva said the feature addition would bring attention to the garage addition and draw it away from the existing house. Ms. Ghia suggested moving the flower boxes to further differentiate the addition with a different sized window. Mr. Silva suggested a simple form stucco band around the garage door, taking the top band up to the same height as the existing windows. Mr. Ponce and Mr. Mayol favored the suggestion and agreed to work with staff to develop an appropriate solution.

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

Mr. Adams made a motion to approve the design for an addition and alterations to the residence at the property located at 1400 Coral Way, as well as installation of perimeter fencing and gates, and partial demolition of the original attached garage, with the following conditions: the applicant will work with staff to minimize the blank wall space volume above the garage and consider discussed suggestions to resolve concerns; and to remove the flower box over the addition and retaining the shutters; and to approve issuance of a Special Certificate of Appropriateness. Mr. Parsley seconded the motion.

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

#### BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Ms. Spain reported that the ad valorem tax relief requests for 1254 Coral Way and 239 Sarto Avenue were unanimously approved at the City Commission meeting.

#### ITEMS FROM THE SECRETARY:

Merrick House Afternoon Tea with Arva Parks: Board members were invited to attend a Sunday, April 17<sup>th</sup> an afternoon tea with Arva Parks at Merrick House 3 to 5 p.m. Ms. Parks will introduce her latest book, which was favorably reviewed by the Wall Street Journal

2506 Ponce de Leon Boulevard: Board members were invited and encouraged to attend a community open house of H. George Fink's historic building to be held Saturday, March 19<sup>th</sup> from 10 to 11:30 a.m. in celebration of the City's purchase of the property.

OLD BUSINESS:

Mr. Adams asked for an update on the number of sites with historic markers. Ms. Spain acknowledged the project and staff will continue to work on it.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 6:10 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer