



COA (SP) 2015-015 REVISED
April 21, 2021

Historical Resources &
Cultural Arts

STAFF REPORT

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

SPECIAL CERTIFICATE OF APPROPRIATENESS REVISION FOR THE PROPERTY AT 6801 GRANADA BOULEVARD A LOCAL HISTORIC LANDMARK

☎ 305.460.5093
✉ hist@coralgables.com

Proposal: The application requesting design approval for alterations to the property, including an addition of a porte cochere and main entry, extension to the garage, extension to the bedroom wing with a second-floor master bedroom suite, enclosure of the existing screened porch, and sitework was approved on January 21, 2016.

This application requests after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to deviations from the previously approved plans.

Architect: WHAA (William H. Arthur IV)

Owner: Weston Grove LLC (Marcos DeSouza)

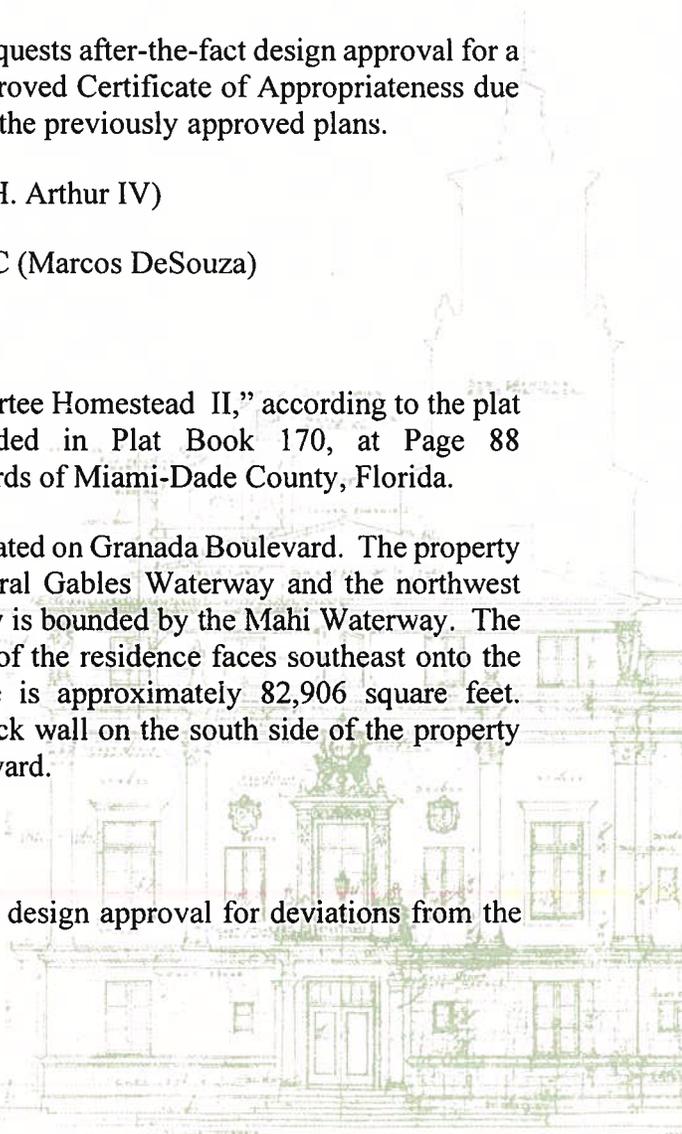
Folio Number: 03-4129-073-0010

Legal Description: Lot 1, Block 1 "Cartee Homestead II," according to the plat thereof, as recorded in Plat Book 170, at Page 88 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on Granada Boulevard. The property backs onto the Coral Gables Waterway and the northwest side of the property is bounded by the Mahi Waterway. The primary elevation of the residence faces southeast onto the property. The site is approximately 82,906 square feet. There is a coral rock wall on the south side of the property on Granada Boulevard.

PROPOSAL

The applicant is requesting after-the-fact design approval for deviations from the previously approved plans.



BACKGROUND/EXISTING CONDITIONS

Permitted on September 27, 1951, the residence located at 6801 Granada Boulevard was designed by international renowned architect Alfred Browning Parker for Mr. Daniel B. Caudle. It is a fine example of Parker's modern style and tenets of architecture. The original property consisted of approximately 2.94 acres. The tree canopy of mature oaks and lush landscaping are important features of this property. In 2014, the property was separated into two building sites. This proposal is for the building site which contains the historic residence.

The residence was designated as a Local Historic Landmark on June 21, 2007. The following is a description in the staff report.

The original plan for the house consists of a largely rectilinear massing with an attached loggia and storage/cabana building that wraps around an irregularly shaped swimming pool. The original residence consists of a largely two-story house that had varying levels within it. One enters the home on the ground level and walks up a small flight of steps to the first floor which is comprised of a living room, dining room, kitchen and utility room. Walking up another flight of open steps from the living room, one lands at the music room – a transitional space between the first and second floors. Up another small flight of open stairs, one arrives at the second floor which is comprised of a study overlooking the living room, master bedroom, dressing room, closet and master bathroom. Completing the original residence is an attached open carport and two-bedroom “wing”/structure to the south of the house and a large screened patio that wraps the northwest and northeast elevations. The open carport is connected by a secondary flight of stairs to the master bedroom.

In September of 1952, one year after the initial permit was issued another permit was issued for a 792 square foot building separate from the house that was also designed by Alfred Browning Parker. This demolition of this structure was approved in 2013 (See description of COA (SP) 2013-11.)

Later additions to the original structure include: a new wing added to the northwest of the original carport, additions to the south of the bedroom “wing”, and the addition of a four car garage. Alterations include: renovation of the master bathroom and closet area, the removal of the secondary master bedroom stair, window alterations in the living room, expansion of the kitchen, the enclosure of the area outside the kitchen and the addition of a spiral staircase to what used to be an exterior balcony. It is unclear if the window system was replaced or refurbished. However, the current window system and wood “Persianas” accurately mimic Alfred Browning Parker's system. In addition, the Garage building was altered by removing the garage door and making the entire structure a living space. There were also some minor changes made to the cabana. A design by Spillis Candela and Partners in 1982 substantially altered the cabana by an addition. In 1983, a tennis court was added to the property south of the house.

The property was designated as a Local Historic Landmark on June 21, 2007.

In September 2013, COA (SP) 2013-011 was approved by the Historic Preservation Board. The application requested design approval for alterations to the property including the demolition of

auxiliary structures and site features and the removal and/or relocation of trees. This application was in association with a proposal to subdivide the property into two building sites which was ultimately approved by the City Commission.

In December 2015, COA (SP) 2015-015 was approved by the Historic Preservation Board. The application requested design approval for alterations to the property that included: the addition of a porte-cochere and main entry, extension to the garage, extension to the bedroom wing with a second-floor master bedroom suite, and enclosure of the existing screened porch. This application also requested removal of the swimming pool, side loggia and pool cabana.

At their meeting, the Board passed the following motion approving several aspects of the proposed project:

A motion to approve issuance of a Special Certificate of Appropriateness for the property located at 6801 Granada Boulevard; and a motion to approve additions and alterations to the main residence as depicted on the plans with the following exceptions: that the planters adjacent to the terrace and screened terrace will remain, that there be a door installed behind the fireplace in the living room with an extension of a landing to avoid life-safety issues, and to allow removal of the pool and installation instead of a pool along the waterway on the north side of the property, and bringing back for consideration design proposals for the cabana and the loggia.

In January 2016, the Board met to consider the remaining aspects of the proposal and approved modified plans for the cabana and loggia.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The architect notes in the Letter of Intent that he “had not been provided with a formal or specific reason for the deferral until April 15, 2021.” This is factually inaccurate. Rejection notes were written in the review comments submitted in the City’s permitting system (EDEN) on November 20, 2020. See Exhibit “A” attached. Please note that this was 16 days after the submittal referred to, not 87 as claimed. Those notes are as follows:

- EXISTING OOLITE WALKWAY TO ORIGINAL FRONT DOOR TO REMAIN.
- PROVIDE PHOTOS OF EXISTING WALL PERPENDICULAR TO FRONT DOOR.
- NO ELEVATIONS PROVIDED FOR WINDOW REPLACEMENT.
- NO DETAILS PROVIDED FOR REINSTALLATION OF PERSIANAS
- MECHANICAL EXHAUST AT FRONT ELEVATION NOT TO PENETRATE ANY DECORATIVE AND BE LOW ENOUGH TO SCREEN WITH LANDSCAPING.
- HOW ARE A/C UNITS ADJACENT TO ORIGINAL FRONT DOOR BEING SCREENED FROM VIEW?

Upon review of pre-construction photographs and photographs of the current condition of the residence, additional deviations from the approved were noted and relayed to the architect. Those have not been addressed in this submittal and will be described in detail later in this report.

Items noted by architect in the Letter of Intent:

- **“Previously-Approved Door, Window & Louver Shop Drawings”**

The original windows and doors on the original historic portion of the home were never indicated on an approved Building Permit to be removed and replaced. The removal of the windows and the doors was never discussed with Department Staff or the Historic Board and no solution for their replacement was ever proposed to either Staff or the Board. A shop drawing (SD-20-09-5828) for window and door replacement on the historic portion of the house was submitted to the City on September 29, 2020. Those drawings were submitted without an approved master building permit showing the revision. The City routed the drawings for Building Plan Review but did not route to Historic or Board of Architects for review. Shop drawing approval was issued in October 2020.

Please note Staff visited the site on September 25, 2020 to perform a scheduled roof inspection. At the time of that inspection, the windows and doors had already been installed.

The architect then applied for a revision (RV-20-11-5271) to the master building permit in November 2020 attempting to permit the removal and replacement of the windows and doors. The revision drawings were rejected, in part, because Staff was unaware of the shop drawing submittal.

The original Persiana louver system was one of the Parker's signature features, which have now been removed. Staff commented on how the original Persians were to be reinstalled. The architect states in the letter of intent that the "original 1951 mahogany louvers could be resourced from the original material and re-purposed into the fenestrations of the new glazing...[and] utilizes the original louver material, shape, order, color, and arrangement...The design meets The Standards for Rehabilitation." Staff questions to which Standard the architect is referring.

The new windows and doors are the wrong color and have tinted/reflective glass. The louvers do not match the original in any way. They are the wrong size, color, density (number of louvers), and angle. Had the proper procedure been followed by the architect – revision followed by shop drawings – a proper solution might have been found.

Please note that the windows have not been inspected as stated in the letter of intent. See Exhibit "C" attached.

Staff requires proof that the original Persiana louver system was retained. Are they being stored somewhere? Staff recommends denial of the window and door removal. New windows should be installed that reflect the material, clear window glass, and louver system as originally on the residence. Drawings should be prepared and permitted that detail the replacement to accurately match the original in size, color, number of louvers, and angle.



(photo 2006)



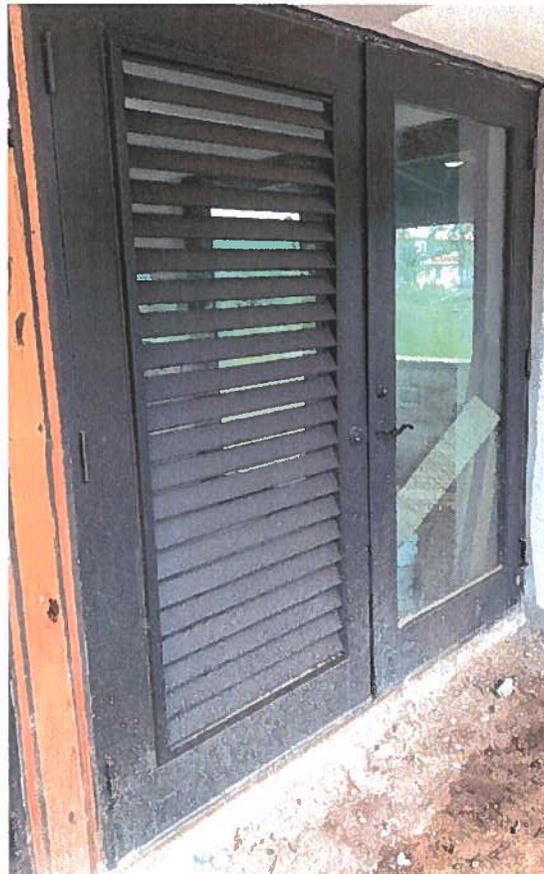
(photo 09-2020)



(photo 2006)



(photo 2015)



(photo 09-2020)



(photo 2006)



(photo 09-2020)



(photo 2006)



(photo 09-2020)

- **“Maintain Existing Oolite Walkway”**

The architect’s letter of intent states that the original oolite walkway leading to the original front door “was disassembled during construction to prevent damage during site grading and deliveries.” It goes on to say that “the walkway was temporarily disassembled during the construction of the septic tank systems and was reinstalled.” The oolite walkway was an original Parker-designed feature of the house and was shown as existing to remain. Staff has not been given any legitimate reason for why the septic tank had to be placed in this location or why this walkway had to be removed in part or in its entirety. No evidence has been shown that it has been reinstalled.

Staff recommends that drawings be prepared and permitted that detail the replacement of the oolite walkway to accurately match the original in pattern and dimensions. Staff requires that the installation be done by a coral stone mason or conservator approved by the Historical Resources and Cultural Arts Department Staff. The walkway also needs to connect to any proposed or existing driveway as shown on the previously approved plans

- **“Removal of Existing Planter Wall”**

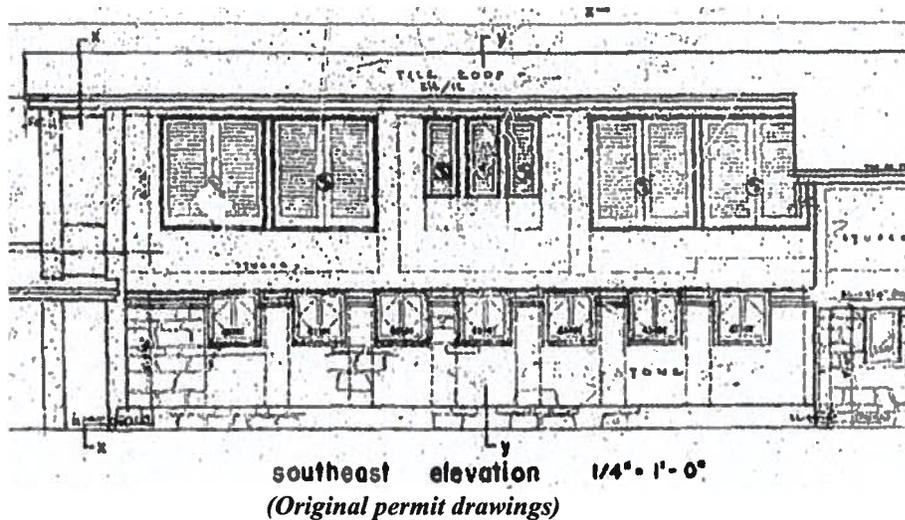
Staff’s initial note referred to the removal of an existing, to-remain wall that encircled the original pool location. While not original to the home, the stucco-clad wall was shown as to remain and was to screen the new air-conditioning units. The wall was removed. No details or elevations have been provided for its reconstruction.



(photo 2015)

The letter also mentions a planter that was removed to accommodate an “on-site sanitary treatment plant.” The oolite-clad planter was an original Parker-designed feature of the house and was shown as existing to remain. Staff has not been given any reason for why this planter had to be removed in part or in its entirety.

Staff recommends that drawings be prepared and permitted that detail the replacement of the coral planter to accurately match the original in pattern and dimensions. Staff requires that the installation be done by a coral stone mason or conservator approved by the Historical Resources and Cultural Arts Department Staff.





(photo 2015)



(photo 09-2020)

- **“Mechanical Duct Terminal”**

The Board packet includes a single mechanical sheet that is believed to be part of the revision but has no revision clouds or marks. Staff’s rejection comment from November 2020 states that “Mechanical exhaust front elevation not to penetrate any decorative [elements] and be low enough to screen with landscaping.” This note was in response to the condition seen in the below photo where the decorative cornice was cut for the installation. Contrary to what the architect states in his letter of intent, no photos of the installation were provided to Staff. Obviously, this location is not appropriate.



(photo 09-2020)

Staff recommends that the vent be removed, and the coral and cornice be patched by to match the adjacent surfaces. Staff requires that this work be performed by a conservator approved by the Historical Resources and Cultural Arts Department Staff.

- **“Location of HVAC equipment”**

There is a discrepancy between the site plan (SP1) and the landscape plan (LA1) as to the location of four air-handling units. In the site plan, they are arranged in a roughly east-west line and hidden by a 4’-0” high wall intending to replace the removed wall described above. In the landscape plans, the units are arranged in a roughly north-south line with no screening. Also note that walkway shown in the landscape plan does not correspond with the site plan.

Staff recommends that the units be relocated to the least-obtrusive location away from the historic portion of the house and screened from view. This must be coordinated across all drawings by all disciplines.

Items not included in architect’s Letter of Intent, but included by Staff for consideration by the Board:

- **Balcony railing**

After Staff pointed out the removal of the original balcony railing, the architect noted in an email that the railing was “temporarily removed” during construction stating: *“The original railing was removed by the General Contractor temporarily during construction and was*

instructed by WHAA to put back to its original condition. Same for the new addition, the railing should match and the contractor has been advised not to deviate.” In 2020, an entirely new railing system had been installed. See photos below.

The railing was existing to remain. The new railing does not match the original. Details and shop drawings are to be provided.

Staff recommends that drawings be prepared and permitted that detail the replacement of the railing. Shop drawings will be required for the railing as well, once the permit is obtained.



(photo 09-25-2020)



(photo 2015)



(photo 2020, per architect)

- **Removal of coral stone at steps**

Upon review of the submittal, it was noted that the coral at the steps surrounding the residence had been removed. The coral planters that were to remain as a condition of approval for the 2015 Certificate of Appropriateness [COA (SP) 2015-015 as described previously] have also been removed. In an email to the architect, Staff requested that they provide documentation where the coral steps permitted as existing to remain were approved to be eliminated. The response from the architect stated that *“There is no documentation. Neither WHAA or the owner proposed elimination of steps or made any application to have the steps removed.”* What appears to be a new concrete slabs and steps have been installed. Please see the photos below and note the regrading of the site.

Staff recommends that drawings be prepared and permitted that detail the replacement of the coral steps and planters to accurately match the original in pattern and dimensions and with the previous grading. Staff requires that the installation be done by a coral stone mason or conservator approved by the Historical Resources and Cultural Arts Department Staff.



(photo 2006)



(photo 2006)



(photo 2020, per architect)

- **Removal of roof overhang**

A small roof overhang original to the residence and visible in the original permit drawings (visible in the Parker’s drawing of the southeast elevation under “Removal of Existing Planter Wall” section above) has also been removed.

Staff recommends that drawings be prepared and permitted to have the roof overhang reinstated.



(photo 2006)



(photo 09-2020)

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

This revision has not yet been reviewed by the Board of Architects.

STAFF CONCLUSION

The applicant is requesting design approval for after-the-fact deviations from the previously approved plans. As a whole, these deviations represent an egregious desecration of the work of one of Florida's most important architects. The removal of character-defining features of the home - such as the Persiana louver system - is not, as the architect claims, in keeping with accepted tenets of Historic Preservation or the Secretary of the Interior's Standards for Rehabilitation.

The architect claims that features were "temporarily removed" during construction. Staff has no proof as to whether the materials still exist or were discarded and has seen no documentation on their removal or plans for reinstallation.

The drawings submitted for consideration as a revision to the previously approved plans are in no way sufficient to remedy the damage that has been done to this historic resource.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to deviations from the previously approved plans for the property located at 6801 Granada Boulevard, legally described as Lot 1, Block 1 "Cartee Homestead II," according to the plat thereof, as recorded in Plat Book 170, at Page 88 of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Warren Adams
Historic Preservation Officer

EXHIBIT "A"

Application window: Action Detail Edit

Menu: File Edit Record Navigate Form Reports Format Tab Help

Toolbar: Hide, navigation icons, Jump 1, status icons

Main Panel:

Group: 1 PLAN REVIEW

Action: pbhist HISTORICAL PRE-BOA

Instruction: [Empty]

Schedule Request

Assigned by: [Empty]

Sched start: [Empty] Sched end: [Empty]

Contact: [Empty] Phone: () - [Empty] Received: [Empty]

Result Information

Complete: Code: reject REJECTED

Start date: 11/20/2020 05:37:20 PM Complete date: 11/20/2020 05:37:20 PM Hours: [Empty]

Completed by: kkautz KARA KAUTZ IVR message

Comments: Activity Check List

- EXISTING OOLITE WALKWAY TO ORIGINAL FRONT DOOR TO REMAIN.
- PROVIDE PHOTOS OF EXISTING WALL PERPENDICULAR TO FRONT DOOR.
- NO ELEVATIONS PROVIDED FOR WINDOW REPLACEMENT.
- NO DETAILS PROVIDED FOR REINSTALLATION OF PERSIANAS
- MECHANICAL EXHAUST AT FRONT ELEVATION NOT TO PENETRATE ANY DECORATIVE AND BE LOW ENOUGH TO SCREEN WITH LANDSCAPING.
- HOW ARE A/C UNITS ADJACENT TO ORIGINAL FRONT DOOR BEING SCREENED FROM VIEW?

Private Comments: [Empty]

Footer: EDENLive (server) kkautz

EXHIBIT "B"

Permit #		BL-16-10-6607		Address		6801 GRANADA BLVD CORAL GABLES FL 33146-3823	
Permit type		RESIDENTIAL ADDITION					
Group	Action Code	Action Description	Completion Date	Complete	Code		
6	bl246	SCREW FOR GYPSUM BOARD 02 FLOOR		<input type="checkbox"/>			
6	zn264	SETBACK INSP- FOUNDATION SURVEY	08/31/2017 12:47:01 PM	<input checked="" type="checkbox"/>	apvd		
6	bl281	SHOP DRAWING - BALCONY RAILINGS		<input type="checkbox"/>			
6	bl273	SHOP DRAWING - EXTERIOR DOORS	10/19/2018 12:47:43 PM	<input checked="" type="checkbox"/>	comp		
6	bl282	SHOP DRAWING - STAIR RAILINGS		<input type="checkbox"/>			
6	bl290	SHOP DRAWING - WINDOWS	10/19/2018 12:47:50 PM	<input checked="" type="checkbox"/>	comp		
6	bl292	SLAB 01 FLOOR	02/02/2018 02:26:54 PM	<input checked="" type="checkbox"/>	apvd		
6	bl293	SLAB 02 FLOOR	11/07/2017 02:21:45 PM	<input checked="" type="checkbox"/>	apvd		
6	bl310	STEM WALL	09/06/2017 12:00:00 AM	<input checked="" type="checkbox"/>	apvd		
6	bl981	STORMWATER, EROSION AND SEDIME		<input type="checkbox"/>			
6	pw807	SUBGRADE		<input type="checkbox"/>			
6	bl315	TERMITE TREATMENT CERTIFICATE	02/01/2018 01:28:11 PM	<input checked="" type="checkbox"/>	comp		
6	bl334	TIE COLUMNS 01 FLOOR	09/22/2017 12:00:00 AM	<input checked="" type="checkbox"/>	apvd		
6	bl335	TIE COLUMNS 02 FLOOR	01/22/2018 12:51:53 PM	<input checked="" type="checkbox"/>	apvd		
+ @ 6	bl358	WINDOW/DOOR ANCHORS 01 FLOOR -		<input type="checkbox"/>			
6	bl359	WINDOW/DOOR ANCHORS 02 FLOOR -		<input type="checkbox"/>			
6	bl375	WINDOW/DOOR BUCK 01 FLOOR - SHO		<input type="checkbox"/>			
6	bl376	WINDOW/DOOR BUCK 02 FLOOR - SHOF		<input type="checkbox"/>			
7	PLAN PROCESSING						

EXHIBIT "C"

Permits

File Edit Record Navigate Form Reports Format Tab Grid Help

Jump 1

Main Contractors Routing Status Fee Summary Plan Routing Custom Fields Routing History Actions

Permit # BL-16-10-6607 Address 6801 GRANADA BLVD
CORAL GABLES FL 33146-3823

Permit type RESIDENTIAL ADDITION

Group	Action Code	Action Description	Completion Date	Complete Code
6	bl281	SHOP DRAWING - BALCONY RAILINGS		<input type="checkbox"/>
6	bl273	SHOP DRAWING - EXTERIOR DOORS	10/19/2018 12:47:43 PM	<input checked="" type="checkbox"/> comp
6	bl282	SHOP DRAWING - STAIR RAILINGS		<input type="checkbox"/>
6	bl290	SHOP DRAWING - WINDOWS	10/19/2018 12:47:50 PM	<input checked="" type="checkbox"/> comp
6	bl292	SLAB 01 FLOOR	02/02/2018 02:26:54 PM	<input checked="" type="checkbox"/> apvd
6	bl293	SLAB 02 FLOOR	11/07/2017 02:21:45 PM	<input checked="" type="checkbox"/> apvd
6	bl310	STEM WALL	09/06/2017 12:00:00 AM	<input checked="" type="checkbox"/> apvd
6	bl981	STORMWATER, EROSION AND SEDIME		<input type="checkbox"/>
6	pw807	SUBGRADE		<input type="checkbox"/>
6	bl315	TERMITE TREATMENT CERTIFICATE	02/01/2018 01:28:11 PM	<input checked="" type="checkbox"/> comp
6	bl334	TIE COLUMNS 01 FLOOR	09/22/2017 12:00:00 AM	<input checked="" type="checkbox"/> apvd
6	bl335	TIE COLUMNS 02 FLOOR	01/22/2018 12:51:53 PM	<input checked="" type="checkbox"/> apvd
6	bl358	WINDOW/DOOR ANCHORS 01 FLOOR -		<input type="checkbox"/>
6	bl359	WINDOW/DOOR ANCHORS 02 FLOOR -		<input type="checkbox"/>
6	bl375	WINDOW/DOOR BUCK 01 FLOOR - SHD		<input type="checkbox"/>
6	bl376	WINDOW/DOOR BUCK 02 FLOOR - SHOF		<input type="checkbox"/>
7	PLAN PROCESSING			

Group Title INSPECTION Group Status Working

EDENLive (server) kkautz View 7 of 49