



**City of Coral Gables
CITY COMMISSION MEETING
February 15, 2022.**

ITEM TITLE:

Historic Preservation Board Meeting of November 17, 2021

SUMMARY OF MEETING:

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Ms. Spain to approve the minutes of October 20, 2021.

The motion passed (Ayes: 7; Nays: 0). Mr. Garcia-Pons and Ms. Rolando were not present.

APPROVAL OF ABSENCES:

A motion was made by Mr. Fullerton and seconded by Ms. Bache-Wiig to approve the absence of Mr. Cesar Garcia-Pons.

The motion passed (Ayes: 7; Nays: 0).

DEFERRALS: None

Ms. Rolando joined the meeting

AD VALOREM TAX RELIEF:

CASE FILE AV2016-006: An application requesting ad valorem tax relief 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, Page 102 of the public records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2016-006, was granted design approval by the Historic Preservation Board on March 17, 2016.

A motion was made by Mr. Maxwell and seconded by Ms. Spain to approve the ad valorem tax relief for the property at 800 Coral Way.

The motion passed (Ayes: 8; Nays: 0).

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD2021-008: Consideration of the local historic designation of the property at **1541 Sopera Avenue**, legally described as the West ½ of Lot 16, All of Lot 17, and the East ½ of Lot 18, Block 56, Coral Gables Country Club Section Part Four, according to the Plat thereof, as recorded in Plat Book 10, at Page 57 of the Public Records of Miami-Dade County, Florida.

A motion was made by Ms. Rolando and seconded by Mr. Fullerton to approve the local historic designation of the property at 1541 Sopera Avenue.

The motion passed (Ayes: 8; Nays: 0).

CASE FILE LHD2021-010: Consideration of the local historic designation of the property at **4100 Monserrate Street**, legally described as Lot 4 & S15 Feet of Lot 3, Block 1, Coral Gables Riviera Section Part One Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida.

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve the local historic designation of the property at 410 Monserrate Street.

The motion passed (Ayes: 8; Nays: 0).

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA(SP)2021-009: An application for the issuance of a Special Certificate of Appropriateness for the property at **1021 Hardee Road**, a Contributing Resource within the “French City Village Historic District,” legally described as Lot 16, Block 145, Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, at Page 29 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 (D) 6a, 6b, and 6c of the Coral Gables Zoning Code for the maximum allowable floor area, and maximum allowable ground area coverage.

A motion was made by Ms. Spain and seconded by Ms. Bache-Wiig to approve the design proposal for the construction of the alterations to the residence at 1021 Hardee Road with the conditions following conditions:

1. The new garage door shall be inset into the wall.
2. Specifications for the garage door shall be submitted to Staff for review.
3. The carport shall be moved closer to the existing portico to further minimize its visibility from the street.
4. The two interior columns on each side of the proposed carport shall be removed if approved by a Structural Engineer.
5. Details of the proposed pool deck tile shall be submitted to Staff for review.
6. Specifications for the proposed new railing shall be submitted to Staff for review.
7. The proposed roof terrace decking material shall be specified and submitted to Staff for review.
8. The applicant shall identify the two circular features shown on the plans at the roof terrace access door and submit specifications to Staff for review.
9. The applicant shall clarify the design of the north wall of the courtyard/terrace with railing above the abutting neighbor.
10. The applicant shall confirm the height and coordinate of the top of the party wall at the second-floor terrace which is inconsistent between Sheets A302 and A303.
11. The applicant shall clarify the proposed use of the open second floor terrace overlooking north neighbor’s courtyard.
12. The proposed roof terrace shall cause no negative impacts to the adjoining neighbors.
13. All roof terrace drainage issues shall be appropriately addressed.
14. Details and specifications for the proposed new exterior spiral staircase along with proposed methods of attachments to existing walls shall be submitted to Staff for review.
15. Details of the proposed floor tiles for the rear first floor gallery shall be submitted to Staff for review.

16. All windows shall resemble the original windows in appearance and in operation unless egress is required by Code.
17. Details and specifications for all proposed windows shall be submitted to Staff for review.
18. All doors shall resemble the original doors in appearance and operation.
19. Details and specifications for all proposed doors shall be submitted to Staff for review.
20. All historic ironwork shall be assessed by a conservator to determine which features can be restored and which features require replication.
21. The applicant shall retain all ironwork that can be restored.
22. All restoration work shall be undertaken by a conservator.
23. All replicated ironwork shall match the original in material, dimensions, texture, and color.
24. The pattern, color, and material of the proposed pavers for the driveway, courtyard, and front steps shall be submitted to Staff for review.
25. Specifications for the proposed new front portico parapet tile shall be submitted to Staff for review.
26. The A/C units shall be screened from view from the right-of-way and all neighbors.
27. The applicant shall provide a landscape plan for review.
28. The applicant shall provide a storm drainage system for the courtyard and the carport.

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Ms. Spain and seconded by Mr. Durana to grant a variance to allow the residence to have a maximum ground area coverage for a principal building of approximately two thousand three hundred forty-four (2,344) square feet (47% of the lot) vs. one thousand seven hundred fifty (1,750) square feet (35% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Ms. Spain and seconded by Ms. Bache-Wiig to grant a variance to allow the residence to have a maximum ground area coverage for principal buildings and accessory structures of approximately two thousand four hundred (2,400) square feet (48% of the lot) vs. two thousand two hundred fifty (2,250) square feet (45% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code.

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Ms. Spain and seconded by Mr. Ehrenhaft to Grant a variance to allow the residence to have a maximum floor area ratio of approximately three thousand three hundred eighty-three (3,843) square feet (77%) vs. The maximum square foot floor area for a single-family residence on a 5,000 square foot building site is two thousand four hundred (2,400) square feet (48%) as required by Article 2, Section 2-101, (D) 6b and 6c of the Coral Gables Zoning Code.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2021-019: An application for the issuance of a Special Certificate of Appropriateness for the property at **155 Cocoplum Road**, a Local Historic Landmark, legally described as Lots 69 & 70, Block 4, Coral Gables Biscayne Bay Section Part One – Plat “B,” according to the Plat thereof, as recorded in Plat Book 25, at Page 50 of the Public Records of Miami-Dade County, Florida. The application requests approval to maintain the existing auxiliary structure as a guesthouse. Variances have also been requested from Article 3, Section 3-505 and Article 3, Section 3-505 (A) of the Coral Gables Zoning Code to permit a guesthouse as an accessory use.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to approve the request to maintain the existing auxiliary structure as a guesthouse with the condition that it cannot be increased in size.

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Mr. Fullerton and seconded by Ms. Bache-Wiig to grant a variance to permit a guesthouse on a single-family residential site comprising an area of 15,000 square feet and having a lot width of one hundred (100) feet and a lot depth of one-hundred-fifty (150) feet vs. A guesthouse will be permitted as accessory to a Residential Estate which is a single-family residential site comprising an area of not less than one and one half (1½) acres and having a minimum lot width of two hundred (200) feet and a minimum lot depth of two-hundred-fifty (250) feet as required by Article 3, Section 3-305 of the Coral Gables Zoning Code.

The motion passed (Ayes: 7; Nays: 0).

A motion was made by Mr. Fullerton and seconded by Mr. Durana to grant a variance to permit a guesthouse of seven hundred (700) square feet in ground area and twenty-nine (29%) percent of the ground area of the main building on the premises vs. The guesthouse shall not exceed six hundred (600) square feet in ground area or ten (10%) percent of the ground area of the main building on the premises, whichever is greater feet as required by Article 3, Section 3-305 (A) of the Coral Gables Zoning Code.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2021-020: An application for the issuance of a Special Certificate of Appropriateness for the property at **416 Garlenda Avenue**, a Local Historic Landmark, legally described as Lots 4 to 6, Block 265, Revised Plat Riviera Section Part II, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

A motion was made by Mr. Durana and seconded by Ms. Rolando to approve the request design approval for additions and alterations to the residence and sitework with the following conditions:

1. Window muntins are to be high-profile.
2. Window and door glass is to be clear.
3. Existing windowsills are to remain, and new ones should not be added.
4. Roof tile to be true, two-piece barrel tile.
5. The existing house is not to be re-stuccoed. Patch as needed.
6. Stucco at the new additions is noted to be smooth. A sample should be provided for review by architect and Historical Resources Staff.
7. If Staff determines the front door is original, it is to remain.
8. Clarify the window/door openings at the south façade (dining room).

9. All existing and proposed elevations of the auxiliary structure and portions of the house not visible (i.e., windows flanking chimney) are to be depicted in the permit set in order to evaluate all of the proposed windows and doors.
 10. Corner beads are not to be used during stucco application on addition.
- The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2021-021: An application for the issuance of a Special Certificate of Appropriateness for the property at **1224 Country Club Prado**, a Local Historic Landmark, legally described as the S15 Feet of Lot 10 and the S15 Feet of Lot 23 and All of Lots 11 to 13 Inclusive and Lots 20 to 22 Inclusive, Block 77, Coral Gables Granada Section, 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 the demolition, relocation and/or reconstruction of historic site features.

A motion was made by Ms. Rolando and seconded by Mr. Fullerton for design approval for the demolition, relocation and/or reconstruction of historic site features subject to staff conditions:

The following items were approved: (as noted by the reference numbers in the Staff Report for COA (SP) 2021-021)

1. The retention in-situ and restoration of 1. the pond.
2. The alteration of 3. the gazebo by dismantling the small sections of the walls on the eastern lots and building a new eastern wall of the gazebo on the property line using salvaged coral rock from the site so that all of the gazebo is within the northwestern lot.
3. The retention and restoration of 8. coral rock firepit.
4. The removal of 2. the coral rock circle, 4. the coral rock surrounding the water basin, 5. steps, 6. curved coral rock path border with partial broken concrete paving. 7. broken concrete walkway, 9. coral rock path border, 10. coral rock path border, and 11. scattered coral rock and concrete slab features.

The following are the staff conditions:

1. All coral rock from the removed features and found scattered throughout the site shall be salvaged and re-used on the properties for example to build a new eastern wall on the gazebo or construct new site features.
2. All coral rock boundary walls around the site shall be retained.
3. All significant trees and plants and groupings of trees and plants as determined by the Public Works Department shall be retained. The applicant shall return to the Board with all future plans for the restoration, alteration, relocation, reconstruction, and/or removal of site features and structures.
4. The applicant shall inform all potential purchasers of the lots to the west that all alterations and new construction shall require review by the Historic Preservation Board.
5. The applicant shall ensure that all potential purchasers of the lots to the west will be required to enter into a legally binding agreement that the gazebo and firepit (if retained on the western lots) will be retained and maintained.
6. All features to be dismantled, relocated, and reconstructed shall be fully documented through photographs and drawings prior to dismantling.
7. An experienced conservator and architect with historic preservation experience shall be retained to oversee the dismantling, relocation, and reconstruction of site features.

8. The Preservation Office shall be immediately informed of any issues arising from the dismantling, relocation, and reconstruction of site features and all work on the features shall immediately cease until the Preservation Office has been given the opportunity to provide advice.
9. The Preservation Office shall be immediately informed if any additional features, materials, or artifacts not identified in this report are uncovered during excavation of the site and all excavation work shall immediately cease until the Preservation Office has been given the opportunity to provide advice.
10. All additional features, materials, or artifacts uncovered during excavation shall remain in-situ until the Preservation Office has been given the opportunity to provide advice.
11. If the Preservation Office determines further expert advice is required for any features, materials, or artifacts uncovered during excavations, the property owner shall, at their expense, employ the services of an archaeologist.
12. The landscape plan shall be revised to include all existing site features and submitted to the Preservation Office along with photographs of the site features.
13. All future purchasers of the lots to west shall be fully informed of and be required to comply with these conditions.

The motion passed (Ayes: 7; Nays: 0).

CASE FILE COA(SP)2017-025 REVISED: An application for the issuance of a Special Certificate of Appropriateness for the property at **4200 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 10 & 11, Block 99, Coral Gables Country Club Section Part Five, 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 requesting design approval for an addition and alterations to the residence was granted approval with conditions on February 15, 2018. This application requests after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to a deviation from the previously approved plans.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to defer the item to have the city building department send a qualified inspector to the property to measure, document and photograph the area in question above the floor of the bedroom up to the ceiling of the tower to show how much space the equipment is actually taking up and give the board drawings from the elevator company pertaining to this space and the operation of the elevator that might be pertinent to determine what might be possible. Also, that the as-proposed design go to the Board of Architects for review prior to coming back to the Historic Preservation Board.

The motion failed (Ayes: 3; Nays: 4).

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve the after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to a deviation from the previously approved plans, subject to the conditions in the staff report plus inspection by the city and the furnishing of the shop drawings or the review of the shop drawings by our preservation office.

1. The applicant will work with staff to amend the design of the top of the elevator tower and roof to lessen the impact on the front elevation of the historic structure.

2. The design of the proposed railings be more in keeping with the architectural style of the house.
3. A sample and/or specifications of the proposed natural limestone be submitted to staff for review.
4. Allow the City's Development Services Department inspectors to visit the site to document the elevator tower, shaft, and equipment.
5. Furnish elevator shop drawings and any other pertinent documents or information regarding the elevator and machinery to Staff for review.

The motion passed (Ayes: 6; Nays: 1).

A motion was made by Ms. Rolando and seconded by Mr. Durana to extend the Historic Preservation Board meeting past nine o'clock pm.

The Board members responded "Aye" collectively.

CASE FILE COA(SP)2015-015 REVISED: An application for the issuance of a Special Certificate of Appropriateness for the property at **6801 Granada Boulevard**, a Local Historic Landmark, 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. The application requesting design approval for addition and alterations to the residence, and the relocation of the swimming pool was approved with conditions on January 21, 2016. An application requesting after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to deviations from the previously approved plans was denied by the Historic Preservation Board on April 21, 2021. This application again requests after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to deviations from the previously approved plans.

A motion was made by Mr. Fullerton and seconded by Mr. Durana to approve the after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to a deviation from the previously approved plans.

The motion failed (Ayes: 3; Nays: 4).

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve the after-the-fact design approval for a revision to the approved Certificate of Appropriateness due to a deviation from the previously approved plans with conditions of everything, but the replacement of the exterior doors and windows.

The motion passed (Ayes: 6; Nays: 1).

A motion was made by Mr. Fullerton and seconded by Mr. Durana to approve the glass and the glazing.

The motion failed (Ayes: 4; Nays: 3).

A motion was made by Mr. Fullerton and seconded by Ms. Bache-Wiig not to defer but to approve the doors and windows subject staff being able to work with the applicant to see find an acceptable way to mitigate the reflective quality of the glass.

The motion passed (Ayes: 7; Nays: 0).

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

Mr. Adams reported that he had viewed the gondola building which has collapsed and he had met with two shoring companies that will be giving proposals to shore up the remaining structure. He said The Biltmore would be putting a six-foot fence around the structure. The mayor's office had requested Mr. Adams to help with preparing funding appropriation forms for the state, one for the house and one for the senate which would involve requesting \$750,000 and \$750,000 from the city. He had completed them, and they would be presented in Tallahassee on Friday. There was discussion amongst the board as to how the structure had collapsed.

Ms. Bache-Wiig requested permission to leave which was granted by Chair Menendez.

Ms. Karelia Carbonell spoke on Zoom about the gondola building and commented that the board had been laughing and conjecturing about the gondola building.

Mr. Ehrenhaft stated that he found it offensive and wanted it on the record that no one on the board was laughing or making jokes.

Mr. Gillis also spoke on Zoom and requested Mr. Adams look at the Alhambra water tower as the condition of it was disgusting. Mr. Adams said he would. There was some discussion by the board regarding the Water Tower.

ITEMS FROM THE SECRETARY: None

DISCUSSION ITEM: None

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

Ms. Spain motioned to adjourn.

The meeting was adjourned at 10:08 pm.