

**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**August 21, 2008, 4:00 p.m.**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, Florida**

MEMBERS:	S	O	N	D	J	F	M	A	M	J	J	J#	A	APPOINTED BY:
Dorothy Thomson*	P	P	P	P	P	P	P	P	P	P	P	P	P	Mayor Donald D. Slesnick, II
Catherine Stewart	P	P	P	P	E	E	P	E	P	P	P	E	E	Vice Mayor William H. Kerdyk, Jr.
Ernesto Santos	P	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Maria Anderson
Gonzalo Sanabria							P	E	E	P	E	P	E	Comm. Rafael "Ralph" Cabrera, Jr.
Dolly MacIntyre*	P	P	P	E	P	P	P	P	P	P	P	P	P	Comm. Wayne "Chip" Withers
Michael Beeman	P	E	P	P	P	P	P	P	P	P	P	P	P	Historic Preservation Board
Joyce Meyers	P	P	E	P	P	P	P	P	P	E	E	P	P	City Manager David Brown
Lisa Bennett	P	P	P	P	P	P	E	P	P	E	E	P	P	City Commission
Shirley Maroon	P	P	P	E	P	P	P	P	P	P	P	P	P	City Commission

**STAFF:**

Kara N. Kautz, Historic Preservation Officer  
 Betty Perez, Historical Resources Department  
 Simone Chin, Historical Preservation Administrator  
 Rodney Carbonell, Historic Resources Department

**A = Absent**

**P = Present**

**E = Excused**

**\* = New Member**

**^ = Resigned Member**

**GUESTS:** Assistant City Manager Dona Lubin, Barbara Stein, David Arisco, Miracle Theater; David and Roberta Lawrence, Jaime and Sally Borrelli, Kevin and Marsha Hennessey, Nan Chumbley, Gina Menendez, David and Kathleen Nateman, Rene Luis, Sergio Concepcion, Jorge Castellano, Tucker Gibbs, Public Works Director Alberto Delgado, Assistant Public Works Director Ernesto Pino; Tony Silio, Martha Salazar-Blanco, Building and Zoning Department; Marshall Bellin, Nati Soto, Paul Buzinec, Craig Werley, Mryna Leal, George Peon, Emilio Cubero, Juan Batin, Mrs. Milian, Herbert Brito, Mario Garcia-Sera, Peter Gonzalez

**RECORDING SECRETARY:** Nancy C. Morgan, Coral Gables Services, Inc.

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The meeting was called to order by Chair Lisa Bennett at 4:00 p.m. A quorum was present.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

Ms. Bennett read for the record the statement regarding lobbyist registration and disclosure. He then stated that if any members of the board had any ex parte communication or contact regarding any cases being heard, it was necessary to disclose such communication or contact. Board members did not indicate that any such communication occurred.

**BOARD MEETING ATTENDANCE:**

**Mr. Santos made a motion to excuse the absence of Mr. Sanabria and Ms. Stewart. Ms. Maroon seconded the motion, which passed by voice vote.**

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Mr. Beeman commented that these Board members miss nearly half the meetings and advised that he didn't feel their attendance should be continuously excused. He asked either the Board chair or staff to take some action on the issue or conduct research about it.

**MINUTES: MEETING OF July 17 (regular meeting), JULY 31 (special meeting), AUGUST 14, 2008 (special information tour meeting):**

**Ms. Thomson made a motion to approve the minutes of the meetings of July 17, July 31 and Special Information Tour Meeting held August 14, 2008. Mr. Beeman seconded the motion, There were no objections to the motion, which was deemed passed.**

**DEFERRAL:**

Ms. Kautz reported the following deferral: Case File COA (SP) 2008-08, 475-495 Biltmore Way.

**SWEARING IN THE PUBLIC:**

Nancy Morgan swore in members of the audience who planned to testify during the meeting.

**SPECIAL CERTIFICATE OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2008-12:**

An application for the issuance of a Special Certificate of Appropriateness for the property located at 2800 Toledo Street, a local historic landmark, legally described as Lot 1, Coral Gables Venetian Towers Section according to the Plat thereof, as recorded in Plat Book 71, at Page 45, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the installation of two on-site generators. A variance was also requested from the Coral Gables "Zoning Code", Article 5-Development Standards, Division 28 (Permanently installed stand-by generators) Section 5-2801 (A) (11) to allow the installation of two (2) generators.

Ms. Kautz reviewed the history of the property, displayed photographs and described the request as well as the variance. At the conclusion of her presentation, she stated that staff recommended approval of both requests. A concern to staff was the placement of the generators because of possible problems exiting the building in case of fire. The Fire Department said that a three-foot path between the generators would provide sufficient distance. Multiple members of the building were present and planned to speak with the Board.

Jaime Borelli, 2800 Toledo Avenue, Unit 3: Mr. Borelli introduced several of his neighbors, after which he discussed the unique qualities of the building, both in design and placement. Six families live in the building, many of which have medical conditions that require electrical devices. Mr. Borelli explained the research conducted over the past 18 months to both meet the needs of the residents and comply with code standards, stating that the combination of all the facts represented a hardship. The request for a variance was for the purpose of installing two small permanent generators that would meet the size and noise requirements. He said the design would not detract from the historic nature of the building and would not be visible from the street. The Board of Architects approved the design and urged the Board to grant the variance.

Mr. Beeman and Mr. Santos clarified information about the generators, after which Ms. Bennett invited other members of the audience to speak.

David Lawrence, 2800 Toledo, Unit 2, spoke in favor of the proposed variance and generators.

Tucker Gibbs, representing Venetian Town Homes LLC, owners of the property to the rear of the subject property, and stated that his clients have no objection to the proposal.

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Ms. Kautz said she received an e-mail from one of the residents of 2800 Toledo, who expressed concern about safety issues. However, the objection was based on uncertainty about the plans and also the cost of the generators, over which the Board has no purview.

Ms. Bennett closed the public participation portion of the meeting after ensuring there were no additional speakers.

**Ms. Maroon made a motion to approve the variance to install two generators as proposed.**

Ms. Salazar-Blanco clarified zoning code regulations pertaining to generators. Ms. Bennett stated concern about the fumes and noise caused by generators and suggested the City consider that it may not be a good policy to permit numerous generators throughout the community. Ms. Thomson agreed about the noise of generators, but added that no one had objected to the installation at 2800 Toledo.

**Ms. MacIntyre seconded Ms. Maroon's motion.**

**Roll Call: Ayes: Mr. Beeman, Ms. MacIntyre, Ms. Maroon, Ms. Meyers, Mr. Santos, Ms. Thomson. Nays: Ms. Bennett.**

**CASE FILE COA (SP) 2008-11:**

An application for the issuance of a Special Certificate of Appropriateness for the Venetian Pool located at 2701 De Soto Boulevard, local historic landmark, legally described as Lot 1 less part described in DB 3865-329 and All of Lot 2 and All of Lot 3 less Beginning of the Northwest corner South 26.12ft East 25feet of Northerly To Northeast corner West to Point of Beginning and Plot Described as Sevilla Park Block 6, Coral Gables Sec A, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the rehabilitation of the facilities.

Stating that the Venetian Pool opened in 1924, Ms. Kautz reviewed the history of the property, stating that the application was for the renovation of the pool and facilities as part of upgrades to City facilities to comply with ADA regulations. She reviewed the list of proposed changes, concluding by saying that staff had no objections.

Ms. Chin conducted a PowerPoint presentation with photographs as Ms. Kautz described each proposed change and the reason for the change. Comments regarding certain changes included:

- The doors and frames of the restrooms should not be replaced;
- The non-skid treatment on the deck needs to be cleared for color and a sample should be reviewed;
- The railings on the sloped walkway are original brass and should remain in place, and the proposed railings in the drawings are not acceptable. Staff asked for a revised design.
- The perimeter fence paint needs to be specified and approved;
- The brass plumbing in the interior fountain should be repaired only;
- Staff will need to review the product to be used to replace the pool fixtures prior to purchase, and informed of the scope of work if it is determined that lights on the Venetian poles need restoration;
- The color of the sealant on the floor of the pool needs to be determined and approved as the proposed color was not acceptable to staff;
- There is no objection to the chlorine water treatment.

Nati Soto, architectural project consultant for the City, presented an alternate solution regarding the brass railing application that would retain the original railings and install ADA compliant railings on minimal posts inside the railing to provide adequate accessibility to handicapped individuals. She displayed renderings of the design

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and described the application and appearance. Regarding the pool floor color, she said the proposed color would be greenish to resemble a lagoon. Work will begin on the pool after Labor Day and should be completed in approximately four months. Tourists will be able to come into the lobby area during renovations, but will not be permitted within the pool area.

Mr. Santos stated that the railing solution appeared acceptable, and discussed various ideas for retrofitting the existing railing with Ms. Soto, who explained obstacles that could make it difficult to distinguish the historic from the new railing.

Ms. Meyers asked if a variance was possible because the building is historic. Ms. Kautz advised that special consideration could be requested. Ms. Soto said the City was specifically advised by the Justice Department to provide this accommodation. Mr. Delgado stated that the City was selected for an audit of all City facilities for accessibility by the Justice Department, and the City must comply with these regulations. Discussion continued regarding problems with the sloping of the area bordered by railings as well as a new entrance that would be added for accessibility.

**Mr. Santos made a motion to study the possibility of an alternative entrance, to leave the ramp and railings intact and to examine the possibility of retrofitting the railings with staff recommendations. Ms. Thomson seconded the motion.**

Ms. Bennett expressed concern that the request might trigger a dispute with the Justice Department that would impeded completion of the project. Ms. Kautz indicated they might be willing to examine the possibility. Ms. Soto said the Justice Department might object because the change could cause a handicapped person to navigate the paths further than an able-bodied person.

Ms. Lubin pointed out that the Justice Department is very detailed about historic properties and specifically wanted this ramp. She said that staff was restricted by time on the project.

**Roll Call: Ayes: Ms. MacIntyre, Ms. Meyers, Mr. Santos, Ms. Thomson, Mr. Beeman. Nays: Ms. Maroon, Ms. Bennett.**

Ms. Soto will research the retrofitting of the railings as a first step. Mr. Santos suggested looking at the settlement agreement with the Justice Department, a suggestion to which Ms. Meyers agreed.

**CASE FILE COA (SP) 2008-07:**

An application for the issuance of a Special Certificate of Appropriateness for the property located at 1119 Lisbon Street, a local historic landmark, legally described as Lot 22, Block 59, 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 applicant requested design approval for the construction of an addition, and alteration of the structure. A variance was also requested from the Coral Gables "Zoning Code," Article 4-Zoning Districts, Division 1 (Residential Districts) Section 4-101 (D) (4) (b) for the allowable minimum total side setbacks.

Ms. Chin described the property's history as she displayed photographs, explained proposed changes, and variance requests, which meet the necessary criteria for variance authorization. She concluded by stating that staff recommends approval of the Certificate of Appropriateness and the variance, after which she introduced the project architect.

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Mr. Buzinec briefly described the proposed alterations and addition and indicated his willingness to respond to questions.

Mr. Santos congratulated Mr. Buzinec on the good set of complete plans, stating that the addition was very compatible with the house. He said he had no problem with the request for the variance.

Ms. Bennett invited members of the audience to speak. Hearing no requests, she closed the public participation portion of the application.

**Ms. Thomson made a motion to approve the setback variance and the Special Certificate of Appropriateness. Mr. Beeman seconded the motion.**

Ms. Meyers and Mr. Buzinec discussed modifications to the front entrance.

**Roll Call: Ayes: Ms. Maroon, Ms. Meyers, Mr. Santos, Ms. Thomson, Mr. Beeman, Ms. MacIntyre, Ms. Bennett. Nays: None.**

**AD VALOREM TAX RELIEF REQUEST:**

**CASE FILE AV 2001-02:**

An application requesting ad valorem tax relief for the property at 1910 Country Club Prado, a local historic landmark, legally described as Lots 3 and 4, Block 26, according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida. The related Certificate of Appropriateness – Case File COA (SP) 2001-06 and COA (ST) 2001-45, were granted design approval on March 22, 2001 and November 13, 2001 respectively, by the Historic Preservation Board.

During a PowerPoint presentation, Ms. Kautz described the property's history and displayed before/after photographs, pointing out extensive restorations throughout the house, and concluded by reviewing the extensive replacements of key infrastructure elements.

Mr. Werley, owner of the home, briefly addressed the Board.

**Ms. Meyers made a motion to approve the application for ad valorem tax relief. Ms. Maroon seconded the motion.**

**Roll Call: Ayes: Mr. Santos, Ms. Thomson, Ms. Meyers, Mr. Beeman, Ms. MacIntyre, Ms. Maroon, Ms. Bennett. Nays: None.**

**LOCAL HISTORIC DESIGNATION:**

**CASE FILE LHD 2000-04 REVISED:**

Consideration of the removal of individual local historic designation of the property at 737 Alhambra Circle, legally described as the Lot 16, Block 24, 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. Property remains a non-contributing structure within the "Alhambra Circle Local Historic District."

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Ms. Kautz advised that this was the first removal of a local historic designation that the Board had considered. The designation was done by ordinance when designations were conferred by the City Commission and would need to be undone the same way. The Board will make a recommendation to the City Commission.

The background of the property was described, photographs were displayed and the Historical Resources Department's data file and summary of Board and City processes/actions regarding the property was referenced (copies included in Board packets). Ms. Kautz described in detail the history of the property since January 2000, when the house qualified as a Coral Gables cottage, including multiple meetings with the Board. The Board on several occasions discussed de-designation, which the owners opposed. After deliberation at one meeting, the Board reconsidered a decision to de-designate to give the owners a chance to finish the property and restore as much as possible, with a four-month (from date of permit) time limit. The applicant was aware that if the construction was not in compliance with approved design, the Board would proceed with de-designation. At the April 8, 2008 meeting, the Board again directed staff to begin de-designation. Ms. Kautz said the proposed de-designation would not affect the property's standing in the historic district; however, the building's historic integrity had been compromised and the loss qualified the house to have its individual landmark designation removed. Ms. Kautz stated that staff endorsed a Board recommendation of approval to the City Commission for the removal of the Individual Local Historic Designation of 737 Alhambra Circle.

Homeowner Rene Luis acknowledged that the process had taken too long, and reviewed circumstances from his perspective. At his request, the implications of de-designation were explained, including the inability to apply for ad valorem tax relief for renovations. Ms. Kautz confirmed that part one of an application for ad valorem tax relief had to be received before construction began and an application for such relief was not on file.

Lengthy discussion continued, during which time it was suggested that Mr. Luis have an opportunity to speak with the City Attorney prior to the Board's consideration of de-designation. Mr. Santos read for the record comments he made at a February 2004 Board meeting (at which time the house was destroyed) and he recommended de-designation. He reminded Mr. Luis that he had been given numerous opportunities by the Board to cure the problems, stating that he never would have approved the design of the back of the house, and reconfirming his earlier opinion that he would repeat the same viewpoint today as he did in 2004.

Mr. Luis acknowledged that his actions were delayed, and pointed out that he wasn't aware that tie beams were not in place (discovered by contractors during construction), and that replacing tie beams caused construction delays. He requested Board reconsideration and indicated he would like to speak with the City Attorney about options. Mr. Santos clarified that his reasoning for de-designation recommendation was not the contemporary addition to the house, which he said he had no problem with; however, the information presented to the Board did not happen. His position was based on the front of the house and what was happening with the house. He said Mr. Luis was ill-advised professionally because the decisions that he was advised to follow were incorrect. The house and construction does not resemble the approved plans. He said the Board's job would be to make a recommendation to the City Commission, and if the applicant did not agree, he could discuss alternatives with the City Attorney and appeal the recommendation to the City Commission.

Ms. Bennett requested staff opinion regarding the final plans the Board approved. Ms. Kautz responded that Mr. Arthur presented plans (displayed to the Board) to the Board in April 2006. She also said a letter from former Historical Resources Director Dona Lubin dated December 2000 advised Mr. Luis that an application for ad valorem tax relief had not been received and enclosed an application with directions about procedure and regulations. Applications are not accepted by the City for ad valorem exceptions after construction has begun,

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nor does Miami-Dade County. Discussion continued, including expressions of empathy to the owner for his inability to qualify for ad valorem tax relief.

**Ms. Thomson made a motion to recommend to the City Commission the de-designation of 737 Alhambra Circle. Mr. Beeman seconded the motion.**

**Roll Call: Ayes: Mr. Santos, Ms. Thomson, Mr. Beeman, Ms. MacIntyre, Ms. Maroon, Ms. Meyers, Ms. Bennett. Nays: None.**

**CASE FILE LHD 2008-08:**

Consideration of the individual local historic designation of the property at 3211 Alhambra Circle, legally described as the Lot 1, Block 50, Coral Gables Country Club Section, Part Four, as recorded in Plat Book 10, at Page 57, of the Public Records of Miami-Dade County, Florida and Lots 24 and 25, Block 6, Coral Gables Country Club Section, Part One, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida.

Ms. Chin displayed current and historic photographs, described the property's history and architecture and design features of the house. The current owners, David and Kathleen Nateman, were present at the meeting. Ms. Chin said that staff's opinion was that changes made to the structure over the years did not affect the overall character and history of the property and recommended approval of historic designation.

Mr. and Mrs. Nateman described conditions they found when they purchased the home, their intentions to preserve it and additions and restorations of features that had been undertaken.

Ms. Kautz reported that staff had received one letter objecting to the designation; however, research proved that the address referenced in the letter was not that of the applicant.

**Mr. Beeman made a motion to approve the local historic designation of 3211 Alhambra Circle. Mr. Santos seconded the motion.**

**Roll Call: Ayes: Ms. Thomson, Mr. Beeman, Ms. MacIntyre, Ms. Meyers, Mr. Santos, Ms. Bennett. Nays: None.**

**CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2008-06:**

An application for the issuance of a Special Certificate of Appropriateness for the Miracle Theater located at 280 Miracle Mile, a local historic landmark, a lengthy legal description is on file in the Historic Preservation Office. The applicant is requesting design approval for the replacement of the marquee. A variance from the Coral Gables "Zoning Code," Article 5-Development Standards, Division 19 (Signs), was requested for the installation of "LED" signage.

Ms. Thomson stated, for the record, that she served as an unpaid member of the Board of Directors of Miracle Theater, and advised that the City Attorney's office indicated there was no conflict of interest in terms of Ms. Thomson's participation in the discussion or vote. She informed the Board that she would temporarily leave the room if the Board felt there was conflict of interest. With no objection, she remained.

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Ms. Kautz, during a PowerPoint presentation, conveyed the history and architecture of the Miracle Theater property, which received interior and exterior designation in 1995. The current application sought to replace the original theater marquee with a light emitting diode (LED) display. Although the proposed signage would mimic the historic changeable letter marquee, the result would be a new sign. The existing sign was original to the building and one of the most prominent character-defining features on the exterior, and is cited as one of the most important exterior elements in the local historic designation report, and stated that the proposed change was motivated by the building tenant to make it easier to change marquee program announcements. The application would require a variance from the signage code. Ms. Kautz stated that staff thought the proposed application was inappropriate and would negatively impact the historic nature of the structure, and recommended denial of the design for replacement of the marquee, the issuance of a Special Certificate of Appropriateness and the requested variance.

Ms. Stein explained the history of the work that was done by her staff to preserve the historic elements of the building, and their efforts to propose a design for the marquee that would both preserve the appearance of the original signage while modernizing the system of displaying program announcements. She described in detail how a revised marquee would appear as photographs of other theaters that had adopted the proposed system were displayed. She also pointed out that the use of LED signage would be a safer application of lettering.

Mr. Arisco spoke of the desire to adapt the use of the marquee space for a three-stage playhouse, rather than as a movie theater, stating that the marquee should represent that which was occurring in the theater as it was occurring. He pointed out that the letters had to be removed whenever a tropical storm appeared to be headed for our community, which required use of a ladder in the middle of a Miracle Mile sidewalk. He also said that the letters used for the old system were old and minimally manufactured today. An entire renovation of the marquee, which was built in 1948, would be necessary to install the LED system, which would be digitally-functional from a computer situated inside the building. The letters to be used in the proposed LED system would replicate the appearance of the letters in use at this time. He urged the Board to favorably consider the application.

Ms. Maroon stated her support of the application as presented.

Discussion ensued between the Board and Mr. Arisco about the properties, colors, surfacing and construction of the proposed marquee. Mr. Santos said he was sympathetic to the idea, but concerned about the actual application, wind loads, code and compliance issues. Mr. Arisco mentioned discussion with Assistant Public Works Director Ernesto Pino regarding those issues, and said Dactronics would provide drawings and components of the proposed marquee. In response to Mr. Santos inquiry about whether or not Mr. Pino had seen any of the marques used as examples, Mr. Pino replied that he had not. Ms. Bennett pointed out that the Board usually had an opportunity to view samples or speak directly with manufacturers regarding proposed materials. Ms. Kautz suggested the Board consider conceptual approval of refurbishing the original marquee and maintaining the lettering system currently in use.

Ms. Stein said the cost of the proposed application would be approximately \$200,000, part of which would be borne by the City (already budgeted). She said the theater would also make an effort to raise funds to provide additional monies to pay for the proposed new marquee.

John Fullerton, architect, stated that he had served as architectural advisor for the theater for 13 years, commended theater staff for their stewardship of the historic building and emphasized the research that had been conducted. He said the proposed application would be completely reversible if necessary, was adaptable

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re-use and sympathetic to the building. Ms. Stein discussed marquees they viewed as part of their research and urged the Board's favorable consideration of the application.

**Ms. Maroon made a motion to approve the application as presented.**

Ms. Meyers expressed concern about preservation of the original building and how the proposed change would appear, particularly the LED projected lighting that might not replicate the current appearance. She asked if it would be possible for Board members to see a sign used on a South Florida theater and suggested that research be done to locate such an example. Ms. Bennett, who, along with other Board members, expressed sympathy for the reasons for the application, suggested deferring a decision to secure more detailed information. Ms. Stein assured that bids and the most optimum resolution would be secured, and the theater would not proceed unless everything was not exactly right. For the record, Ms. Kautz pointed out that if the LED system were installed, it would not be an entirely reversible condition or decision due to unavailability of materials to recreate the marquee and cautioned the Board to include that consideration.

During discussion, Ms. MacIntyre suggested an informal assessment of how the Board would vote.

**Ms. Maroon restated a motion, recommending approval of the concept of the application of the LED marquee. Mr. Santos seconded the motion.**

Ms. Meyers said she would vote no as she preferred deferral and would like to see an example or hear from the manufacturer with assurance that the light could be controlled. Ms. Bennett agreed, and Mr. Beeman observed that LED signage he had seen on various buildings was offensive.

**Ms. Maroon withdrew the previous motion, after which she made a new motion to approve the application as presented with the condition that the applicant return to the Board to allow the Board to monitor progress. This motion did not receive a second.**

Ms. Bennett suggested deferral until the applicant has additional information as previously discussed.

**Mr. Beeman made a motion to defer the item until additional information regarding lighting and other discussed research was available. Ms. MacIntyre seconded the motion.**

Ms. Meyers requested additional research from staff regarding other theaters in similar circumstances.

**Roll Call: Ayes. Ms. Thomson, Ms. MacIntyre, Mr. Beeman, Ms. Meyers, Mr. Santos, Ms. Bennett. Nays: Ms. Maroon.**

Ms. Maroon left the meeting at 6:50 p.m., and the Chair called for a brief meeting break. When the meeting resumed, the following agenda item was addressed.

**CASE FILE LHD 2008-06 AND COA (SP) 2008-14:**

Consideration of the individual local historic designation of the property at 932 Escobar Avenue, legally described as the East 16.86 feet of Lot 4 and all of Lot 5 and the West 33.72 feet of Lot 6, Block 42, Coral Gables Country Club Section Part Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida. The applicant requested issuance of an Accelerated

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Special Certificate of Appropriateness and design approval for the construction of additions and alterations. This matter was deferred from the July 31, 2008, special meeting of the Historic Preservation Board.

Ms. Kautz said the application was a continuation of the July 31 meeting; however, revised drawings were not received in the interim and, as a result, staff did not have a report. Mr. Santos reported that the architect and owners met with him in his office and together they reviewed comments made during the Board meeting. He stated that his comments at this meeting would not be jeopardized by the meeting. Ms. Kautz confirmed that the home would be eligible for ad valorem tax benefits if new drawings were presented.

Ms. Kautz then proceeded with a review of previous Board consideration of the application, stating the Board should determine if the house was appropriate to designate.

Mr. Gonzalez, as attorney for the owners, reviewed the history of the process to date. He also introduced George Peon, Juan Batin, Emilio Cubero and Myrna Leal, homeowner. Building plans for permitting were submitted and approved. Thereafter demolition began. During demolition, the contractor discovered that the property had no footings, tie beams and other appropriate structural applications. The contractor also addressed the Board, detailing specifically his discovery of these problems and describing how they affected the structure, plans and costs and were affected by the building code.

Ms. Kautz relayed the history of the previous demolition permit and City process regarding this property. A site visit was made by Peter Iglesias, Ms. Chin, Ms. Kautz, the contractor, owner and architect, during which time Mr. Iglesias made it clear that the house could never be compliant with the Florida Building Code because of its structural deficiencies.

Mr. Santos' opinion was that the house was not historically significant at this time, and said to bring it up to code would be practically impossible, given the opinions of all the experts.

Ms. Bennett and Mr. Gonzalez engaged in discussion about the demolition permit process, after which Ms. Kautz reviewed the demolition plan.

Mr. Peon, project architect, reviewed his professional background and his familiarity with codes and zoning regulations. He relayed the owner's intentions and the steps that had been taken along the way, again reviewing problems encountered.

Mr. Santos said that 75% of the house was lost, leaving only three walls, restating that he completely disagreed with the historic context of the house.

Representatives of the owner continued to explain the details of the process to the Board and to respond to their specific questions.

Ms. Kautz said the reason for the July 31 special meeting was because staff considered the condition of the house warranted an emergency meeting since the house is unstable. She advised the Board about options in terms of their decision making.

**Mr. Santos made a motion not to designate the house as historic. Ms. Thomson seconded the motion.**

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Discussion continued. It was recommended by the Board that the City Architect meet with the Board to all the Board to convey issues related to this particular case, and to hold a workshop to better enable the Board to address such issues.

**Roll Call: Ayes: Mr. Beeman, Ms. MacIntyre, Ms. Meyers, Mr. Santos, Ms. Thomson, Ms. Bennett. Nays: None.**

**CASE FILE COA (SP) 2008-10 Continued:**

An application for the issuance of a Special Certificate of Appropriateness for the property located at 1256 Castile Avenue, a contributing structure within the "Castile Avenue Historic District," legally described as Lots 1 and 2, Block 7, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the construction of an addition, renovation of the structure, and paint colors. This was deferred from the July 17, 2008 meeting of the Historic Preservation Board.

Mr. Brito reminded the Board that the applicant was asked to clarify some of the drawings and to conduct additional research. He described all changes made to the drawings and responded to each issue discussed at the July 17 Board meeting. At the conclusion of his presentation, he responded favorably to questions and suggestions about the driveway due to the nearby cluster of trees.

**Ms. Meyers made a motion to approve the plans as revised and presented. Mr. Santos seconded the motion.**

**Roll Call: Ayes: Mr. Santos, Ms. Thomson, Mr. Beeman, Ms. Meyers, Ms. MacIntyre, Ms. Bennett. Nays: None.**

**DISCUSSION ITEMS:**

Regarding agenda management, Ms. Kautz and Board members discussed the procedures and timing for meeting agenda inclusion.

Ms. Kautz reported that Ms. Chin would attend the National Trust Conference on a scholarship. She also reported that the City won a City Beautiful Award for City Hall from the Coral Gables Chamber of Commerce.

Ms. MacIntyre commented that she attended an Arva Parks lecture the previous week, during which time photographs of lamp posts with bases were shown. She suggested trying to identify funds to find the mold for such bases to replace them. Ms. Kautz talked about the Historic Preservation Trust Fund for projects adopted by the Board, and Ms. Chin added that the lamp posts were designated historic. Staff will research the issue and report back to the Board.

A brief discussion about Board member meeting absences was held.

**ADJOURNMENT:** 8:37 p.m.

Respectfully submitted,

Kara N. Kautz  
Historic Preservation Officer