



**CORAL GABLES HISTORIC PRESERVATION BOARD**  
**Wednesday, July 20, 2022, Meeting, 4:00 p.m.**  
**Coral Gables City Hall, City Commission Chamber**  
**405 Biltmore Way, Coral Gables, Florida 33134**

*Historical Resources &  
 Cultural Arts*

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MEMBERS	D 21	J 22	F 22	M 22	A 22	M 22	J 15	J 20	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	E	P	P	E	Commission-As-A-Whole
Cesar Garcia-Pons (Vice Chair)	E	P	P	P	P	E	E	P	City Manager Peter Iglesias
Alicia Bache-Wiig	P	P	P	P	E	P	P	E	Mayor Vince Lago
Margaret (Peggy) Rolando	P	P	E	E	P	#	P	E	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	P	P	E	E	E	P	P	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	P	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	P	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	P	P	Board-as-a-Whole

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

**STAFF:** Warren Adams, Historic Preservation Officer, Kara Kautz, Assistant Historic Preservation Officer, Gus Ceballos, Assistant City Attorney

**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy Kay Lyons, Administrative Assistant

**OPENING STATEMENT**

Vice-Chair Garcia-Pons read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:06 pm by Vice-Chair Garcia-Pons and attendance was stated for the record.

**APPROVAL OF MINUTES:**

The approval of the minutes was deferred until the next meeting.

**DEFERRALS:**

- 4320 Santa Maria Street:  
Mr. Adams said 4320 Santa Maria Street was deferred but was removed from the agenda. There were two representatives present to request a deferral on the Local Historic Designations.
- 713 Minorca Avenue:  
Lauren Kahn with offices at 1450 Brickell Avenue spoke on behalf of the property owners, Mr. & Mrs. Arista (who were out of town). She requested a continuance to the next meeting and the opportunity to meet with staff to review the report which they received the week of July 4, 2022. There is no pending demolition permit on the property. Staff had no objections.

Mr. Fullerton asked if the owners were against the designation.

Ms. Kahn said that if they were to proceed today, she thought they would have to oppose, but the intention is to meet with Staff and get a better understanding.

Ms. Spain asked why it had taken so long for this to be brought to the board when the significance was done in September 2020. The owner had requested a deferral in October 2020. Ms. Kautz said the request for the letter was submitted and the property was found to be significant, and they were going to move it forward to the Board. At the time the owners were working with an architect to figure out what they were going to do, and it was also during the first part of COVID, so they decided to wait. The owners wanted to withdraw their application, but staff was not comfortable with that so instead gave them six months to work out their issues and then send it to the board. The demolition permit has been withdrawn and they received the designation report about two weeks ago.

Vice-Chair Garcia-Pons asked if anybody had any thoughts or comments on the request for deferral.

Mr. Ehrenhaft said he was comfortable with the deferral for the time requested as the demolition permit had been withdrawn, he was giving his vote of approval provided the demolition permit did not pop up in the interim.

Ms. Kautz said if it did it would come before the board.

Vice-Chair Garcia-Pons asked if they could push through a demolition permit within the next thirty days? Mr. Adams said no.

Vice-Chair Garcia-Pons asked what the agenda looked like at the next meeting.  
Mr. Adams said relatively light so there were no concerns pushing it to the next meeting.

A motion was made by Ms. Spain and seconded by Mr. Durana to defer the designation of 713 Minorca Avenue to the next meeting.

The motion passed (Ayes: 6; Nays: 0).

**SWEARING IN OF THE PUBLIC:**

Attorney Ceballos administered the oath.

**DEFERRALS CONTD:**

3. 1006 Madrid Street:

Mr. Adams said there was concerns about the condition of the building and requested that protective measures be taken in the interim if the deferral is granted.

Mr. & Mrs. Ortiz requested to defer the historic designation until November so they could meet with architects and find out what their options were.

Mr. Adams said that he had spoken with the architect and the plan was to come forth in November with both the designation and the Certificate of Appropriateness for the repairs and alterations to the house. The reason that they are requesting November is to allow time to have the drawings prepared and meet with staff and submit five weeks before the meeting. However, he once again stressed his concerns about the state of the building.

Ms. Spain asked if the property had been cited by Code Enforcement. Mr. Adams said Code Enforcement was aware and waiting to hear what would happen with the designation before moving forward. Ms. Spain said she would feel more comfortable if they were cited by code enforcement if there is neglect of the building as it would be incentive for them to come back to the board in a reasonable time frame. Mr. Adams said they could do that.

Mr. Ehrenhaft asked the owners how long they had resided in the house. They responded since 1996. The house has been vacant for a year and a half. Ms. Ortiz said that Mr. Ortiz had been ill which is why they had waited this long.

Mr. Fullerton stated a deferral would not make a difference as to whether it was determined to be historic or not. If the board determines it to be historic based on the reports that they received, then it is historic whether the owners believe or want it.

Mr. Adams said that this was designated as a cottage at the owner's request in 2001. Ms. Spain said that this must have been some time ago, as now to be designated as a cottage it must be designated historic.

Ms. Prieto said they had never completed the process and never received any notification that it was designated as a cottage. Ms. Spain said cottage designations don't come to the board they are done administratively and in 2001 she oversaw the department and letters were sent to all property owners. Being a cottage gives you zoning incentives.

Mr. Ehrenhaft asked if there were any conditions that related to water incursion in the house or anything else. He asked if waiting until November would exacerbate the problems that needed to be addressed? Mr. Adams said they had only viewed the property from the sidewalk. There was deterioration of windows, doors and the ceiling on the roof of the carport. Protecting the house from the elements was advisable.

Mr. Ehrenhaft asked the owners if they knew of conditions where water was getting into the house and causing deterioration? They answered affirmatively. He said this gave him pause about deferring this project unless there was some mitigation.

Mr. Maxwell said if they were returning in November and proposing, he did not see a reason for a deferral. It met the criteria and it had already been designated a cottage, so deferral was just putting off the inevitable.

Ms. Prieto said they should be allowed an opportunity to better inform themselves. Mr. Maxwell asked what they needed to inform themselves of. Ms. Prieto said she had received the letter of the hearing but wanted to meet with an architect.

Vice-Chair Garcia-Pons said if there was a motion for deferral, when none was made, he said the case would be heard today.

#### **NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Vice-Chair Garcia-Pons read a statement regarding Notice of Ex-Partee Communications. Board members who had Ex-Partee communication of contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

#### **APPROVAL OF ABSENCES:**

A motion was made by Mr. Maxwell and seconded by Ms. Fullerton to approve the absence of Ms. Peggy Rolando, Ms. Alicia Bache-Wiig and Chair Albert Menendez.

The motion passed with a collective aye.

Mr. Xavier Durana, stated that regarding ex-partee communications for 3800 Granada Boulevard, he had been contacted by the owner for construction services. He did not know it was going to be on the agenda today.

Vice-Chair Garcia-Pons asked the city attorney if Mr. Durana needed to say anything else. Attorney Ceballos asked Mr. Durana if he was acquired or if he had signed an agreement with the owners. Mr. Durana said no. Attorney Ceballos said he was fine.

Mr. Fullerton said he was on the board many years ago when this came up. Attorney Ceballos said it had no bearing on the matter.

Vice-Chair Garcia-Pons read a description of the first item as follows:

**CASE FILE LHD 2020-005:** Consideration of the local historic designation of the property at 3800 Granada Boulevard, legally described as Lots 112 to 114 & the South 20 Feet of Lot 115, Block 50, 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.

The on-screen presentation was played. Highlights were as follows:

1. Staff is presenting the property for designation in accordance with City Commission Resolution 2004-30 the details of which are provided in the designation report.
2. As per Article 8, Section 8-103 of the Coral Gables Zoning Code--Criteria for designation of historic landmarks: a local historic landmark must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation.

For designation, a property must meet one (1) of the criteria outlined in the Code.

3800 Granada Boulevard is eligible as a Local Historic Landmark based on **four criteria:**

**Historical, Cultural significance**

*Criteria 4. It Exemplifies the historical, cultural, political, economic or social trends of the community.*

**Architectural significance**

*Criteria 1. It Portrays the environment in an era of history characterized by one or more distinctive architectural style*

*Criteria 2. It Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

*And*

*Criteria 4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

3. Designed in 1925, the single-family residence at 3800 Granada Boulevard is located in the Coral Gables Country Club Section Part 4 along the Biltmore Golf Course near the 12<sup>th</sup> hole. It sits on an approximately 31,790 SF lot.
4. The home at 3800 Granada Boulevard is an excellent example of the 1920s Mediterranean Revival architecture which characterizes founder, George Merrick's vision for Coral Gables.
5. Country Club Section Part 4 is outlined in blue (shown on screen). 3800 Granada Boulevard was one of the first homes built in this area and along the golf course.
6. In 1925 the Owens purchased the property at 3800 Granada Boulevard. Located along the golf course it was chosen for its 'direct access and proximity' to the University of Miami.
7. They commissioned architect Robert Law Weed to design the home and it was built by Merrick's Coral Gables Construction Company.
8. A newspaper article from August 1925 provided a description of the planned home making special note of the exceptionally large living room. At \$100,000 the home's price tag far exceeded contemporaneous homes in Coral Gables.
9. Construction at 3800 Granada Boulevard continued for well over a year. The prolonged construction was, in part, due to shipment delays of special-order materials and then later by the 1926 hurricane.
10. It is not clear when construction was completed but records indicate that during 1927 the property was used by University of Miami for various events making good use of the large living room.
11. In December 1927 Major Reginald Owen passed away and his wife Ruth Owen decided not to move into their new home. It continued to be used by the University of Miami. After winning her Congressional seat she allowed Pi Chi fraternity, one of the first organizations founded at the University, to occupy the home from 1928 until she sold the property in 1930.
12. In 2006, the city park located at northwest corner of Granada Boulevard and Bird Road was renamed the Ruth Bryan Owen Waterway Park.
13. An aerial photo showed the park (outlined in red) located approximately 250 feet south of 3800 Granada Boulevard (outlined in yellow). It stands as a testament of her environmental endeavors – which included writing legislation to create Everglades National Park – as well as her legacy to the City of Coral Gables.
14. 3800 Granada Boulevard was one of the few Mediterranean Revival homes built in this area and stands as a testament to Merrick's vision for Coral Gables.
15. 3800 Granada Boulevard is an excellent example of a scarcer version of the style in the City which drew inspiration from Italian architecture.
16. This home by architect Robert Law Weed is contemporaneous to houses he designed nearby, just across Bird Road, which are now part of the Italian Village Historic District.

17. The home has an Italian farmhouse U-shaped plan arrangement with the hallmark composition of a series of narrow, one-room wide, one- and two-story sections that gives the impression of the home growing over time.
18. Also in the farmhouse vernacular are the use of the local materials including pecky cypress and coral rock.
19. Other Italian-inspired hallmark features include distinctive tall, slender chimneys with chimney caps reminiscent of belfries, arched openings, colored glass leaded windows, vertical plank doors, eave brackets and rafter tails, oculus and transomed windows, balconies with square wooden posts and brackets, simple classical pillars, metal and tile accents, barrel tiled roofs and slightly textured stucco.
20. Additional character-defining features are listed below and discussed further in the designation report.  
**Character-defining features include:**
  - Projecting and recessed planes.
  - narrow, one-room wide, one- and two-story sections giving impression of the home growing over time.
  - Low-pitched roofs covered in two-piece barrel tile.
  - Local materials including pecky cypress & coral rock.
  - Coral rock features: stucco cladding has “weathered away” in sections.
  - Distinctive tall, slender chimneys with caps reminiscent of belfries.
  - “Hanging” wall chimney with corbel supports.
  - Arched loggia entry.
  - Colored glass leaded windows.
  - Vertical plank doors.
  - Eave brackets and rafter tails.
  - Oculus and transomed windows.
  - Balconies with square wooden posts and brackets.
  - Simple classical pillars.
  - Arched and decorative openings.
  - Textured stucco.
  - Metal grates and ornamentation.
  - Decorative masonry insets and screens.
  - Ornamentally grouped tile vents.
21. The U-shaped home opens onto Granada Boulevard.
22. The front door is accessed by a curved paver walkway leading to the arched entry porch along the northern wing of the home.
23. The segmental arched front door at the west end of the porch is the original vertical plank door.
24. There are five Italian-inspired chimneys on the home. Each chimney has a different configuration with caps reminiscent of belfries. Also of note are the various masonry screens and decoratively arranged vent configurations.
25. A photo on the screen showed one of the home’s balconies with its decorative metalwork, as well as the segmental-arched colored glass leaded window that is original to the home.
26. The original wood casement windows were replaced with the current hurricane-impact casement windows in 2005. Care was taken to retain the original high-profile muntins configurations.
27. A photo was shown with provided a clear view of the large protruding, “hanging” wall chimney with corbel supports that is one of the hallmark features of the home. The adjacent pair of French doors and its associated oculus window open into the large living room.
28. The original floor plan showed the living room originally opened into loggia the wrapped around the interior southwest corner (denoted in blue). The photo also showed the loggia was enclosed as an interior hallway at an unknown date, but it retained the original masonry pillars and openings.
29. At the southeast corner of the home is the original asymmetrical gabled-roof garage.
30. The 1930 photo and the original permit drawings show the garage doors were originally on the north façade and a small shed-roofed tool room faced Granada Boulevard.
31. In 1940 the vehicular openings were reoriented to the east façade. The original arched openings were infilled and decorative masonry vents copying the original vent under the eave were installed.
32. At an unknown date the carport was added and one of the arched openings was reopened and enclosed to its current configuration.
33. Views of the rear façade that looks onto the Biltmore Golf Course were shown on the screen.
34. The taller central bay is the large living room, and the French door and oculus window configuration of the front façade is continued on this façade.

35. At the southwest corner of the bay is one of the Italian farmhouse-inspired hallmark features of the home. The coral rock corner feature is designed to appear as if the stucco cladding of a stone house has weathered away in sections to exposed corner quoins and the Gothic arched window's voussoirs. This exposed stone effect also occurs on the southern wall of the projecting adjacent bay. This façade also retains its original second story covered balcony with its original carved posts and spindle railings.
36. Both corners of this façade originally covered outdoor features which were enclosed at unknown dates.
37. Like the loggia on the front façade the loggia at the southern end was enclosed with windows inserted between the loggia's original masonry columns.
38. At the northern end the original pergola (denoted in yellow on the floor plan), was enclosed as a Florida room, with windows between its original structural members. Some pecky cypress members have been retained which include rafters with carved exposed tails and beams.
39. Along the north side façade is another original second story balcony.
40. There was originally a loggia along the one-story section which is now enclosed for an interior hallway.
41. The French doors assemblies were inserted between the original cypress post and lintel frames. (denoted in blue on the floorplan).
42. The single-family home at 3800 Granada Boulevard was designed by nationally recognized architect Robert Law Weed for Major Reginald Owen and his wife Ruth Bryan Owen. They were instrumental in aiding founder George Merrick in promoting Coral Gables and establishing the University of Miami. During late 1920s the home was used to help launch the University.
43. The home was amongst the earliest built in City and it exemplifies the Mediterranean ideals espoused by Merrick. It is an excellent example of the 1920s Mediterranean Revival architecture which was the founding premise of Coral Gables.
44. Since the property retains its architectural integrity and significantly contributes to the historic fabric of the City of Coral Gables, and it is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City, Staff recommends APPROVAL of the Local Historic Designation of the property at 3800 Granada Boulevard based on its historical, cultural, and architectural significance.

Vice-Chair Garcia-Pons asked if the owners were present. No one came forward.

Vice-Chair Garcia-Pons asked if anyone in the audience would like to speak in favor of or in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the local historic designation of the property at 3800 Granada Boulevard, based on the Historic, cultural and architectural significance and based on the substantial competent evidence presented by city staff.

The motion passed (Ayes: 6; Nays: 0).

Vice-Chair Garcia-Pons read a description of the next item as follows:

**CASE FILE LHD 2022-004:** Consideration of the local historic designation of the property at 1006 Madrid Street, legally described as Lot 16, Block 51, 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.

A PowerPoint presentation was shown. Highlights were as follows:

1. 1006 Madrid Street has been cited for minimum housing and work without a permit.
2. The property at 1006 Madrid Street is before you for consideration for designation as a local historic landmark.
3. The single-family home was designed in 1925 by architect John Rainbow.
4. The designation is the result of historic significance determination requested by the owner. The home has already been conferred the status of Coral Gable Cottage in 2001 as a result of an application of the current owner.
5. Please note that observations were made from the public right-of-way.
6. As per Article 8, Section 8-103 of the Coral Gables Zoning Code--Criteria for designation of historic landmarks: a local historic landmark must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation. For designation, a property must meet one (1) of the criteria outlined in the Code. 1006 Madrid Street is eligible as a Local Historic Landmark based on three criteria:

***Historical, Cultural significance***

*Criteria 4. It Exemplifies the historical, cultural, political, economic or social trends of the community*

***Architectural significance***

*Criteria 1. It Portrays the environment in an era of history characterized by one or more distinctive architectural style*

*Criteria 2. It Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

7. 1006 Madrid Street is in the Coral Gables Granada Section, a residential single-family home neighborhood. It is on a 50' x 105' interior lot on the west side of Madrid Street between La Mancha and Mariana Avenues. Most homes on this block are one-story.
8. The home at 1006 Madrid Street exemplifies the Mediterranean ideals and climate adaptations espoused by Coral Gables' founder, George Merrick.
9. Merrick was keen on developing Madrid Street for two reasons first to help with further acquisitions in the area, and second to demonstrate his vision for moderately affordable homes. As a result, Madrid Street was of the few streets that was heavily developed in the 1920s.
10. 1006 Madrid Street, whose location lies within a portion of the Granada Section that Merrick dedicated to homes affordable by the middle class. He had his architects design finely detailed Mediterranean-inspired homes on 50- and 65-foot-wide lots to demonstrate that, though smaller, moderately priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. These smaller one-story homes would later be classified as Coral Gables Cottages.
11. Architect H. George Fink designed at least six homes of this type on the west side of Madrid Street for Merrick in late 1923. As demonstrated in the designation report, the home at 1006 Madrid Street was built in 1925 following these examples.
12. The home at 1006 Madrid Street, as well as its neighbor at 1002 was designed by John Rainbow for the Dixie Construction Company.
13. Merrick chose to develop Coral Gables as Mediterranean-inspired city because he felt that this type of architecture harmonized best with south Florida's climate and lifestyle. The home at 1006 Madrid Street honors Merrick's vision.
14. Built over a crawl space to provide ventilation and separation from the high-water table, the home has thick masonry walls to aid in keeping the home cool and varied recessed casement windows and porch features that were arranged to provide much needed cross-ventilation and light in this tropical environment.
15. The home includes many additional prominent and character-defining features of the Mediterranean Revival style which include but are not limited to:
  - Textured stucco finish.
  - Front porch (currently enclosed).
  - Swoop hood above front entry.
  - Chimney with Bishop's arch cap.
  - Porte cochere with segmental arched openings.
  - Combination of roof types.
  - Two-piece barrel tile on parapets.
  - Vents grouped as decorative accents.
  - Asymmetrical cascading front entry tile steps in original configuration.
  - Cast plaque applied to front elevation.
  - Deeply recessed casement windows with high-profile muntins and projecting sills.
16. Slides were shown walking around the home pointing out some character-defining features and alterations of the home.
17. Original floor plan – shows the home retains its original massing.
18. The one-story residence has a gable roof over the front entry porch and flat roofs over the remainder of the living space and the Porte cochere.

19. Front façade - is comprised of a full-façade entry porch and a one-car Porte cochere at the southeast corner of the home.
20. The screened openings of the entry porch - were enclosed with windows and doors at an unknown date. The full-height size of the openings was retained as well as their projecting sills. There is a small, swooped hood over the entry doors as well as the round vent centered over each opening.
21. Masonry plaque - centered in the gable eave. It calls attention to the off-center arrangement of the gable apex and the front door which is balanced by the asymmetrical cascading front entry steps The 1940 historic photo - demonstrates that these are original to the home.
22. 1940's Photo - an alteration involves the front-facing gable roof over the enclosed front porch. Originally there was a cascading transition parapet between the gable roof of the porch and the flat roof of the lower Porte cochere. A portion of the parapet was removed, and the line of the gable pitch extended down to the Porte cochere. There are no permits on record for this work.
23. Gable Roof - additionally, the gable roof is bare. There is no record of when the original barrel tile was removed. Google Earth images indicates this condition has existed at least since 2009.
24. Porte Cohere - a view of the Porte cochere with its segmental arch openings and two-piece barrel tile roof parapet coping was shown. On the inside are original tile steps that led from the Porte cochere into the entry porch. Also visible at its rear is the chimney stack that comes down through the Porte cochere.
25. South side façade - there is pair of double casement wood windows that may be original to the home. At the center were a larger pair of double casement windows that was enlarged to accommodate a pair of French doors. This change dates to the mid-1990s.
26. Casement Windows - records show that a few casement windows were replaced with awning windows in 1955. Their location or number is not indicated however, the window adjacent to the Porte cochere appear to date to that intervention. As with the other windows changed in 1955 the original size and protruding sills were retained.
27. Southwest corner of the home – shows the location of the arched-topped chimney at the junction of the home and the Porte cochere.
28. Rear façade – show the original back stoop and rain pipe. At the north end of the façade a large window was enclosed at an unknown date. The outline of it is clearly distinguishable as the infill stucco has a different texture.
29. North side of the home - is 3'-0" from the property line and obscured by vegetation. In a photo supplied by the owner it appears that the original sizes of the fenestration openings are retained.
30. In 1993 a permit was granted to demolish the original detached one-car garage near the southwest corner of the property. Its location is shown in the 1992 property survey. Other documentation of the garage has not been located to date.
31. Current property survey shows the brick patio was added along the south side of the home in 2001.
32. As demonstrated by the photos shown the single-family home at 1006 Madrid Street has retained its historic integrity for nearly a century. There have been no additions or changes to the form or style of the home.
33. It was built during the City's initial boom years in accordance with founder George Merrick's plan for a Mediterranean-inspired city based in part on Garden City precepts which included providing affordable middle-class housing.
34. Madrid Street was specifically developed with financing from George Merrick as a street of 'moderately priced attractive houses.' The houses on the street are amongst the earliest of what is now known as Coral Gables Cottages.
35. The property at 1006 Madrid Street was officially granted the status as a Coral Gables Cottage in 2001 and it is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.
36. Staff recommends APPROVAL of the Local Historic Designation of the property at 1006 Madrid Street based on its historical, cultural, and architectural significance.

Mr. Adams read letters of support into the record. The list of people shown below also provided letters of support for the previous property at 3800 Granada Boulevard.

1. Karelia Martinez Carbonell, President Historic Preservation Association of Coral Gables
2. Brett Gillis - brett.gillis@gmail.com
3. Jaime and Zully Pardo - 49 Campina Court, Coral Gables, Florida 33134
4. Bruce Fitzgerald - 2842 De Soto Blvd., Coral Gables, Florida 33134
5. Alice Goldhagen - 6395 Maynada Street, Coral Gables, Florida 33146

Vice-Chair Garcia-Pons asked if the property owners would like to speak.

Geovanny & Myrna Ortiz said they did not have anything to say as they were not prepared, and this was not their area of expertise and based on what Mr. Fullerton said that it was going to be designated.

Attorney Ceballos said the following to clear the record. Typically, when a deferral is requested the boards in the City of Coral Gables will grant a one-month extension minimum. There is no duty for more than that. Particularly as in this case when the property is at risk, it is typically not afforded. The owners were provided with the report two weeks ago. They have been given the proper amount of time to review the report. Additionally, he had spoken with them, and asked if they'd like to possibly request a one-month extension with additional shoring up. They chose to hear the items today. He wanted to make it clear that there was an opportunity to grant at least a minimum of one month extension, but they chose to proceed today, so any statement that they are not prepared, and that they didn't have sufficient time was improper in this case.

Vice Chair Garcia-Pons said that Mr. Fullerton had said that the item will be heard today, he did not say it will be approved today, as he could not know beforehand whether it would be approved.

Vice Chair Garcia-Pons asked if anyone in the audience would like to speak in favor of or in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

A motion was made by Mr. Ehrenhaft and seconded by Mr. Maxwell to approve the local historic designation of the property at 1006 Madrid Street, based on the Historic, cultural and architectural significance and based on the substantial competent evidence presented by city staff.

The motion passed (Ayes: 6; Nays: 0).

Mr. Fullerton said to the owners that this is not a bad thing and he hoped they did not feel that they were being railroaded into something that they would regret. The Historic staff is helpful and supportive, and he thought that they would ultimately be glad that they had allowed this to happen.

Vice-Chair Garcia-Pons read a description of the next item as follows:

**CASE FILE COA (SP) 2022-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue, a Local Historic Landmark, legally described as Lots 1 to 3 Inclusive, Block 6, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for an addition to the residence.

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. Property is located at 1498 Sevilla Avenue.
2. Constructed in 1926, as the 706th building in the city.
3. It is a significant as an excellent example of residential Mediterranean revival style architecture.
4. The house is of an irregular ground plan due in part to additions over the years.
5. Originally the house was designed straddling diagonally the three lots on the corner of Alhambra and Sevilla.
6. In 1968, a wing was added on the north side of the house which developed the three separate directions of the plan seen today.
7. The applicant is requesting approval for a small addition.
8. The work proposed in the application consists of a small 300 SF second story addition located above the 1926 one-story link between the two-story 1926 house and the 1968 addition.
9. The drawings indicate the addition will match that of the 1968 addition.

10. The proposal was scheduled for review by the Board of Architects on July 14, 2022, who approved it.
11. Summary:  
The application requests approval of a small second studio addition between the 2 story elements of the house.
12. Staff Conditions:
  - a) Glass shall be clear.
  - b) Muntins shall be high profile.
  - c) The stucco on the new addition shall be differentiated from the stucco on the original 1926 structure and the 1968 addition.
13. Staff recommends approval

Mr. Eduardo Betancourt and partner Eduardo Vera representing Arko Architecture, 2980 McFarlane Road, Suite 200, Miami, Florida 33133 made the following presentation:

1. Site is located at 1498 Sevilla Avenue on the corner of Sevilla and Alhambra.

Attorney Ceballos swore him in as he was not previously present when other members of the audience were sworn in.

Mr. Betancourt continued:

2. It consists of a historical house built in 1926 and an addition built in 1968 connected only through the first level.
3. They are proposing a small second story addition to extend the master bedroom and truly connect both sides of the home for it to have a cohesive look and more functionality for the owner.
4. He showed existing and proposed site plans side by side showing the extension of the gable roof over the addition.
5. Ground Level – They were removing the secondary access within the addition so that they can have a big open den and powder room.
6. Second level - master bedroom now has a foyer seating area from which you step up into the primary bedroom through double French doors.
7. Area over the 60's addition - now serves as the connection to an existing bathroom and walk in closet.
8. Master Bedroom - will have a nice, vaulted ceiling with a decorative tongue and groove finished look which is achieved by using scissors trusses and will have a small cricket at the end point where the two roofs connect to drain the water.
9. Front Elevation before and after – the two wing walls at the secondary entrance have been removed in favor of having a bracket supporting the entry portico. On the portion of the addition the roof line extends, and the new windows align with the ones below.
10. They are using the same roof finishes and types of windows but are still differentiating the design from the rest of the house having a smooth stucco finish and not having windowsill frames which are original to the historical site. This was requested by staff.

Mr. Maxwell asked that they consider putting a score line between the existing and the new stucco to delineate it. Mr. Betancourt said he had no problem with that.

Vice Chair Garcia-Pons asked if anyone in the audience would like to speak in favor of or in opposition of the case.

When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Mr. Ehrenhaft referred to Sheet A2.00 and compared it to A2.01. The existing condition on A2.00 shows the end gable of the portion of the house that it being extended and the side wall window. He referred to the drawing showing the extension of the rear elevation on A-2.01 lower drawing and stated that they had created an even rhythm starting with the prior existing window and adding three more. The gable end then exactly replicates what was on the house. He assumed that the end wall would be demolished and thought it was an excellent solution to a need.

A motion was made by Mr. Maxwell and seconded by Mr. Durana to approve the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue for design approval for an addition to the residence with Staff conditions and the additional condition stated by Mr. Maxwell.

The motion passed (Ayes: 6; Nays: 0).

**Conditions are as follows:**

1. *Glass shall be clear.*
2. *Muntins shall be high profile.*
3. *The stucco on the new addition shall be differentiated from the stucco on the original 1926 structure and the 1968 addition.*
4. *Introduce a score line to delineate the existing stucco finish and the new stucco texture.*

Vice-Chair Garcia-Pons read a description of the next item as follows:

**CASE FILE TDR 2022-004:** Consideration of the Transfer of Development Rights for the property at 111 Salamanca Avenue, legally described as Lots 10 & 11 and the East 30 Feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer. On March 4, 2020, the Historic Preservation Board approved the transfer of 6,588 SF from the property, and also approved the Receiving Site (100 Miracle Mile).

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. The application requests approval of the maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.
2. The amount requested to be transferred is 17,009 square feet.
3. The amount available for transfer is 24,863 square feet.
4. Permitted in 1924 the structure was designed by H. George Fink.
5. Designed in the Mediterranean Revival Style the building is an excellent example of the type of apartment buildings constructed in the city during the height of its development.
6. On March 4, 2020, the Historic Preservation Board approved the transfer of 6,588 square feet. from the property, and the stabilization and maintenance plan and schedule.
7. The Board also approved the receiving site 100 Miracle Mile and determined that the proposal development will not adversely affect the historic, architectural or aesthetic character of the local historic landmarks within 500 feet of the property.
8. The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan with Schedule (see pages 37-38 of Report) done by Martinez Alvarez Architecture, dated November 26, 2019.
9. This report evaluates the general condition of the building and site, identifies those areas that require remedial work, proposes corrective actions, proposes a maintenance schedule and assigns corresponding repair cost estimates. The report is based on field observations.
10. The report concludes that the building is in good condition overall. The report recommends certain remedial work to be performed within six months. Thereafter the condition of the building will be reviewed annually by staff.
11. The Letter of Intent states:  
*“In compliance with the Maintenance Plan, the owner of the Sending Site Property proactively addressed most of the minor renovations and completed a substantial amount of the work outlined in the Maintenance Plan.”*
12. Staff recommends that no building permit for the receiving site proposed at 100 Miracle Mile be issued until the remedial work is completed.
13. The Historic Preservation Staff recommends the following:  
**APPROVAL** of the Conditions Assessment Report and Maintenance Plan and Schedule.  
**APPROVAL** of the issuance of Certificates of Transfer of 17,009 square feet from 111 Salamanca Avenue, legally described as Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.  
**RECOMMEND TO THE CITY COMMISSION** that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

**RECOMMENDATION OF APPROVAL** of the conditions. assessment, report and maintenance plan on Schedule

Mr. Jorge Navarro, 333 SE 2<sup>nd</sup> Avenue, Miami, Florida, made the following comments:

1. They had come to the board in 2020 to have two sites approved for their receiver site. Unfortunately, they had issues with the second site that they chose. They are now back to replace that site with the other site that the board approved and obtain additional TDRs from that site.
2. The owner has been proactive in making the repairs that are needed under the maintenance plans, and they felt comfortable moving forward for the full TDR considering that it's going to be a condition of the building permit that those improvements be made.
3. He requested the board to approve the additional TDRs to allow them to move forward with the project.
4. There is no additional increase in square footage just switching out one sending site for another.

Vice Chair Garcia-Pons asked if anyone had any questions for staff or the applicant?

Vice Chair Garcia-Pons referred to the conditions and modifications. The first six were immediate and were addressed. The future four improvements were recommended. Did that mean they were not required. Mr. Adams said that he thought they were recommended future improvements. Mr. Navarro said that they were not immediately needed, but they are recommended to be done in the future. There is no timeline to comply them as with the roof which was in good condition now but would have to be repaired and enhanced in the future.

Mr. Adams said he did visit the property and the windows are in good condition but need repainting on the side. He said it would ultimately be up to the board.

Vice Chair Garcia-Pons said this time they were going to approve the TDR and wanted to make sure they understood what maintenance they were approving, and that the money would be spent on maintain the building. The Letter of Intent stated that Staff may have the opportunity to review all the repairs, modifications to make sure that they've been completed,

Mr. Adams asked Mr. Navarro if this came straight from the report done by the architect? Mr. Navarro said that the architect identified the items that needed to be addressed immediately, and then provided a future maintenance plan that would be adopted to address items that came up.

Ms. Spain's concern was the wiring to be reviewed by an electrical contractor. Mr. Navarro said that it was part of the required maintenance every 8 years in accordance with the 40-year re-certification. They had to do a structural and an electrical report, and any maintenance or repair items will need to be addressed by the property owner.

Mr. Adams said he thought staff should visit the property once a year to monitor the condition of the building and notify the code enforcement department of any required work.

Mr. Navarro said the property was built in 1924 the next recertification is going to be in 2024,

Mr. Adams said the maintenance report stabilization and maintenance plan required the first six items to be performed within the first six months. No timeline was given for the other items, but the board could impose conditions.

Mr. Navarro said based on the inspection the immediate ones needed to be addressed right now. They did address the broken windows and the AC units attached. When items needed to be replaced in the future they would comply as part of the maintenance plan.

Mr. Adams asked if the six remedial items had been addressed, and what would the funds from the sale of the TDRs be used for.

Vice Chair Garcia-Pons said it was also his question. They had completed the first six items which are easier and make a big difference aesthetically. The other four were important it was just a matter of timing and requirement, as opposed to recommendation. If the Board wanted to amend the operation plan this was the time to do it.

Mr. Navarro said the owner had been a good steward maintaining the property at his own cost.

Ms. Spain had visited the property with Architect Ana Alvarez and was concerned if the owners were relying on historic staff to catch future required repairs.

Mr. Navarro suggested putting a condition that they had to submit a letter from the architect or contractor verifying the repairs were done. The repairs would be dealt with as part of the 40-year re-certification.

Ms. Spain suggested the historic department get a copy of the 40-year recertification on historic buildings and compare it to the files particularly on sending sides. Mr. Navarro said he thought they would get notification, once they applied for a permit, but Ms. Spain said if they did not do it, they would never know. Mr. Navarro said the new system better linked communication between the building, historic and code enforcement departments, but would have no problem providing a copy.

Mr. Maxwell said the TDRs would yield a substantial amount of money the intent of which was to maintain the property.

Mr. Navarro said there is nothing in the code that requires TDRs be put in back into the property. He felt they served two purposes:

- a) To compensate the owners for loss of property value associated with the designation.
- b) To ensure that you have the monies on hand, to maintain the property.

He went on to say that the property owner has been taking money out of his own pocket for year and has not been compensated for that. He shouldn't be penalized for doing that. If so, owners would not maintain the property and then sell the TDRs and have a laundry list of items that need to be repaired.

Mr. Maxwell did not agree, he said it was an income producing property, they are not denied anything, it's only the conversion of the land it's not the building.

Mr. Navarro said the price of TDRs is nowhere close to the price of the square footage.

Mr. Maxwell said that TDR is an option for historic owners, not a recompense or payment for being historically designated. Many historic properties do not have the option of a TDR. The intent of the TDR is to maintain the security of the building as a historic property.

Mr. Navarro said if the owner could develop the TDR footage he would make more money, while the repairs needed on a historic building were costly.

Mr. Adams said everyone is required to maintain their property. TDRs are bonuses/benefits available to only a select number of historic properties, because sending sites are only located within particular areas.

Jorge Navarro said the owner had not waited on the funds from the TDRs to make the repairs. They should promote this type of property preservation. Based on his track record the owner would continue to maintain the building.

A motion was made by Mr. Durana and seconded by Mr. Ehrenhaft to approve the Transfer of Development Rights for the property at **111 Salamanca Avenue**, approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

The motion passed (Ayes: 6; Nays: 0).

**The approval is as follows:**

1. **APPROVAL** of the Conditions Assessment Report and Maintenance Plan and Schedule
2. **APPROVAL** of the issuance of Certificates of Transfer of 17,009 square feet from **111 Salamanca Avenue**, legally described as Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

3. *A RECOMMENDATION TO THE CITY COMMISSION that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.*
4. *A Restrictive Covenant is required on both the sending and receiving properties outlining any and all applicable conditions of approval. The Restrictive Covenant shall require review and approval by the City Attorney prior to recordation. The Certificate of Transfer of Development Rights is valid for up to two years from the date of issuance.*

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:** None

**ITEMS FROM THE SECRETARY**

**1. Joint meeting of the Landmarks Advisory Board and the Historic Preservation Board:**

- a) The code states that the board shall hold one joint meeting annually with the Historic Preservation Board to discuss matters of mutual concern. The Landmark Advisory Board as per the Code, are required to hold the joint meeting with the historic Preservation Board.
- b) The joint meeting will be held on October 3, 2022. The joint meeting will commence at 3 pm and close at 4pm. The Historic Preservation Board Meeting will commence at 4pm.

**2. New House Bill – Chapter 2022-136:**

Mr. Adams stated that if you have a property, where the finished first, floor level. is at base flood elevation or below or whichever else elevation is used by the individual municipality. If we attempt to designate that property against the homeowners wishes, we cannot do it because it is at or below the base flood level elevation. This does not affect properties that were designated prior to January 1, 2022.

Everything we have is pretty much secure and this does not affect historic designations where the owners are in support. None of our designations since January 1, 2022, have been appealed so the assumption is that the owners are in favor of it. However potentially it could affect future designations, where the owner is not supportive of the designation. He would get a map from GIS or to show what areas may be affected. He was not overly concerned, because a lot of the properties in the Gables are above the elevation, but there is some concern with properties that are on the waterways.

Ms. Spain asked if it meant that you couldn't designate without the owner's consent, or you can't prevent a demolition without the owner's consent? Mr. Adams responded that you can't designate with the owner's consent.

Vice Chair Garcia-Pons said he understood that it meant that you cannot prevent a demolition.

Mr. Adams read the ordinance:

“Local ordinance or regulation may not prohibit or otherwise restrict the ability of a private property owner to obtain a building permit to demolish his or her single-family residential structure located in a high hazard area”.

Vice-Chair Garcia-Pons asked if Mr. Adams could meet with the city attorney and come back at the next meeting.

Attorney Ceballos said it is not prevention of designation. It is a pre-emption on preventing our ability to demolish. We can designate a property without an owner's consent, but if they want to demolish it there is nothing that we can do. We can designate a property and make it come before this board for review for modifications, but we cannot prevent demolition.

Mr. Adams read the clause that stated, “applications may not be subject to any additional local land development regulations or public hearings”, and asked if that included designation? Attorney Ceballos responded: “For the purpose of demolition”.

Ms. Spain asked if there was a Certificate of Appropriateness for demolition of a historic property in a flood zone you could not bring to the board?

Mr. Fullerton asked if that wouldn't be on a property that was below flood criteria to begin with. Mr. Garcia-Pons corrected “at or below”.

Ms. Spain said to check with Manny Lopez for the flood maps.

Mr. Adams reiterated his question: "If we were to designate someone's property against their wishes, they could potentially say they would apply for a demolition permit?"

Attorney Ceballos said yes, if there are in a flood area, and it's not all flood areas. It needs to be in a special flood hazard area defined by the maps which are very limited. There are very few homes that would fall into that category.

Mr. Adams asked if staff determined that a property was eligible for designation, and the owner was against it, but did not have any intentions of doing modifications, could he say that since it was in the flood zone, he would submit a demolition application. Attorney Ceballos responded affirmatively.

Mr. Adams read the statement: "If a single-family residential structure is demolished pursuant to a demolition permit, local government may not impose additional regulatory or business requirements on the new single family residential structure constructed on the site of the demolished structure". He went on to say that his understanding was that if they approved the demolition of a noncontributing building in a historic district that was within the flood zone, they would not be able to review the proposed new building put in its place. Attorney Ceballos said they would have to look at that.

Mr. Ehrenhaft said that when a property is designated there are additional benefits that many people do not understand. Repairs, upgrades and mitigation are considered for tax abatements. He proposed that flood mitigation should be included in those abatements.

Mr. Maxwell asked if they had plotted the flood areas? Attorney Ceballos said he could pull up the areas on a case-by-case basis.

Vic-Chair Garcia-Pons said that staff is working on a map and requested this to be a discussion item on the upcoming meeting agenda. Mr. Adams said he hoped he would have a map by then that highlighted the most endangered areas.

Mr. Fullerton said it applied to a lot of properties east of Old Cutler Road. He did not think that someone would demolish a multimillion-dollar home just because it was designated.

**DISCUSSION ITEMS:** None

**OLD BUSINESS**

1013 Castile Avenue is under construction and moving rapidly.

**NEW BUSINESS:** None

**ADJOURNMENT**

Vice Chair Garcia-Pons asked for a motion to adjourn.

A motion was made by Mr. Maxwell and seconded by Ms. Spain to adjourn the meeting.  
The motion was unanimously approved.

There being no further business, the meeting adjourned at 6:02 pm.

Respectfully submitted,



Warren Adams  
Historic Preservation Officer