



CORALGABLES HISTORIC PRESERVATION BOARD
 Tuesday, September 6, 2016 Meeting, 5:00 p.m.
 City Commission Chambers
 405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &
 Cultural Arts*

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 CORAL GABLES
 FLORIDA 33134

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MEMBERS	O	N	D	J	F	M	A	M	J	J	A	S+	APPOINTED BY:
	15	15	15	16	16	16	16	16	16	16	16	16	
Janice Thomson	P	P	E	P#	P	P	P	P	P	P	-	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	E	P	P	P	P	-	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	P	E	P	P	P	P	E	-	E	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	E	P	-	P	Comm. Patricia Keon
Vacant											-		Comm. Vince Lago
John Fullerton	P	P	P	P	P	E	P	P	P	P	-	E	Board-as-a-Whole
Robert Parsley	A	P	P	P	E	P	P	P	P	P	-	P	City Manager
Margaret Rolando	P	P	P	P	E	E	P	P	P	P	-	P	City Commission
Albert Menendez	P	P	P	P	P	E	P	P	P	P	-	P	City Commission

LEGEND: A = Absent; P = Present; E = Excused; * = New Member; ^ = Resigned Member;
 - = No Meeting (lack of quorum); # = Late meeting arrival; S+ = Replacement August 2016 meeting

STAFF:

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam Ramos, Deputy City Attorney
- Cristina Suarez, Assistant City Attorney

GUESTS: Raul Bejel, Darlen Cremé, Angie Michalakakis, Carolina Calzada, Matthew Trussoni, Jorge A. de la Llama, Michael Bax, Julio Grabiell, D. Michel Nedeff, Luigi Vitalini, Maria G. Dines.

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

The meeting was called to order by Chair Torre at 5:12 p.m. A quorum was present.

MINUTES: MEETING OF JULY 21, 2016;

Mr. Silva made a motion to approve the minutes of the July 21, 2016 Board meeting as written. Mr. Parsley seconded the motion, unanimously approved by voice vote.

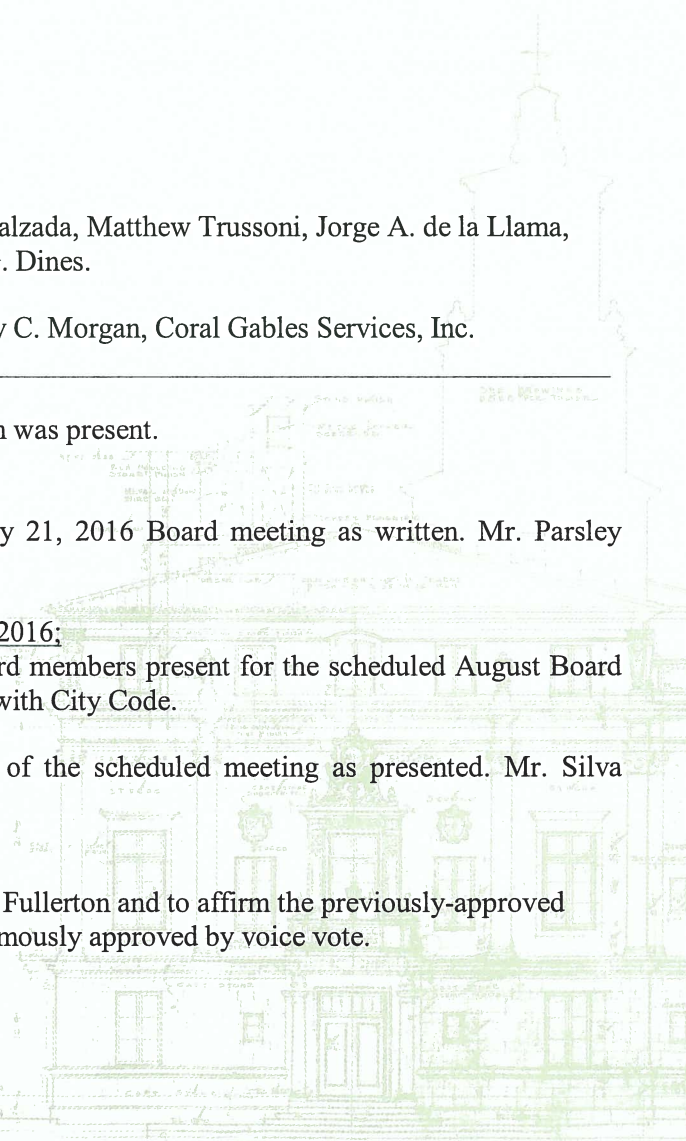
SUMMARY REPORT, SCHEDULED MEETING OF AUGUST 18, 2016;

Lacking required meeting quorum with only four of nine Board members present for the scheduled August Board meeting, the meeting was canceled at 4:30 p.m. in accordance with City Code.

Ms. Rolando made a motion to approve a summary report of the scheduled meeting as presented. Mr. Silva seconded the motion, unanimously approved by voice vote.

MEETING ATTENDANCE:

Mr. Silva made a motion to excuse the meeting absence of Mr. Fullerton and to affirm the previously-approved absence of Ms. Ghia. Ms. Rolando seconded the motion, unanimously approved by voice vote.



DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

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

DEFERRALS: None

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

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-07 AND COA (SP) 2016-022:

Consideration of the local historic designation of the property at 1211 Pizarro Street, legally described as Lot 22, Block 4, Coral Gables Granada Section Revised, 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 also requested issuance of an Accelerated Special Certificate of Appropriateness and design approval for an addition and alterations to the residence and sitework. Variances were requested from Article 4, Section 4-101 (D) (4b) for allowable side setbacks, from Article 5, Section 5-1402 (A) 5a for the allowable minimum dimension of a carport, and from Article 5, Section 5-503 (A) 1a to waive the side yard area requirement for a Coral Gables Cottage.

During a visual presentation, Ms. Guin comprehensively described the property and its history, architecture, additions, alterations, cottage features and ownership as well as the requested application variances. After concluding the designation portion of the presentation, Ms. Guin stated that the property was deemed significant based on its architectural significance, and advised that staff recommended approval of Local Historic Designation.

Mr. Torre invited comment from the owner and other members of the audience. Hearing no requests to speak, he closed the public hearing.

Mr. Silva made a motion to approve Local Historic Designation of the property at 1211 Pizarro Street. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Parsley, Ms. Rolando, Mr. Menendez, Mr. Silva, Ms. Thomson, Mr. Torre. Nays: None.

Ms. Guin then presented the proposal for alterations and additions to the residence, specified the requested four variances and added that the applicant planned to apply for ad valorem tax relief.

Mr. Bejel, project architect, displayed and reviewed project plans, after which Mr. Torre initiated discussion to clarify specific areas of proposed demolition and design. Ms. Guin and Ms. Spain joined the discussion along with Mr. Silva, who expressed concern about placement of the carport. In response, homeowner Darlen Cremé described numerous challenges affecting the structure and infrastructure which were partially addressed by design compromises.

Board questions and comments continued with the architect, focused primarily on the carport, front columns, wing wall and bump-out. Regarding the front door design, Mr. Torre recommended a white, cottage-type, simplistic door. Ms. Cremé noted that staff discussed the door with her, and pointed out that the living room had only one window and additional light in the room could only be achieved by having a window in the front door. She agreed to a white, more cottage-type door but advocated for the additional light. Ms. Guin said staff would work on that feature with her.

Ms. Guin reviewed staff-recommended conditions as follows:

To differentiate the new work from the old as required by the Secretary of Interior Standards for Rehabilitation:

- 1) The new parapets, as proposed, are to be the same height and detailing of the existing and in some areas will attach seamlessly with the existing. Staff recommends that a differentiation between the new and the historic be apparent by

the implementation of parapets of differing heights, as is appropriate to this style, and /or detailing; (Mr. Bejel agreed to work with staff to devise an appropriate solution.)

- 2) New round vents should not match existing but be in a different configuration from the original – perhaps in two’s or in a triangle; (Mr. Bejel agreed.)
- 3) There is no historic precedent for a metal railing along the front façade’s portal. The wood railings on the porch are to be recreated. Staff is concerned that the metal railing will complete and detract from the original features of the front façade and therefore should be removed from the proposal; (Mr. Bejel agreed.)
- 4) All door and window muntins are to be high-profile; (Ms. Kautz advised that any windows being replaced must have high-profile muntins. Ms. Rolando said that included French doors off the kitchen.)
- 5) Original sills must be retained; (Mr. Bejel agreed.)
- 6) The applicant will work with staff regarding the partial removal of walkways to meet code requirements and regarding the materials for the new driveway, walkways and terrace. (Mr. Bejel agreed.)

Mr. Torre invited additional audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to approve issuance of a Special Certificate of Appropriateness for the property at 1211 Pizarro Street with staff conditions as stated above and printed in the staff report. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Menendez, Mr. Silva, Ms. Thomson, Mr. Parsley, Ms. Rolando, Mr. Torre. Nays: None.

Ms. Rolando made a motion to grant a variance to allow the proposed addition to have a side setback of approximately two feet six inches on the north side vs. inside lots shall have minimum side setbacks, which total twenty percent of the width of the lot, calculated to be five feet on the north side, as required by Section 4-101(D)(4b) of the Coral Gables Zoning Code. Mr. Silva seconded the motion.

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Ms. Thomson, Ms. Rolando, Mr. Menendez, Mr. Torre. Nays: None.

Ms. Rolando made a motion to grant a variance to allow the single-family residential property to provide a minimum total side setback of approximately seven feet six inches, which totals fifteen percent of the lot width vs. inside lots shall have minimum side setbacks, which total twenty percent of the width of the lot as required by Section 4-101(D)(4b) of the Coral Gables Zoning Code. Mr. Menendez seconded the motion.

Roll Call: Ayes: Mr. Silva, Ms. Thomson, Ms. Rolando, Mr. Menendez, Mr. Parsley, Mr. Torre. Nays: None.

Ms. Rolando made a motion to grant a variance to allow the proposed carport addition to have an interior dimension of nine feet one and a half inches by nineteen feet four inches vs. the minimum dimensions of garages, carports and porte-cochere are twelve feet by twenty-two feet as required by Section 5-1402(A)(5a) of the Coral Gables Zoning Code. Ms. Thomson seconded the motion.

Roll Call: Ayes: Mr. Menendez, Mr. Parsley, Mr. Silva, Ms. Thomson, Ms. Rolando, Mr. Torre. Nays: None.

Ms. Rolando made a motion to grant a variance to allow the proposed additions to have a side yard on the north of approximately one-hundred forty-eight square feet and a side yard on the south of approximately two-hundred forty-eight square feet vs. additions/alterations to a Coral Gables Cottage may not result in a side yard no less than two-hundred-and-fifty square feet as required by Section 5-503(A)(1a) of the Coral Gables Zoning Code. Mr. Menendez seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Rolando, Mr. Menendez, Mr. Parsley, Mr. Silva, Mr. Torre. Nays: None.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-014 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1136 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lot 3 and the west 35 FT of Lot 4, Block 15, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

Ms. Kautz presented the application, displayed a site map and photographs, and explained that Board packets contained a new submittal and information as well as the previous drawings and comments for comparison. She advised that some staff comments were slightly different than previous submittals, and said she would clarify information as the presentation went forward.

Mr. Vitalini, project architect, displayed existing elevations and reviewed design modifications made to comply with previous Board requests. He pointed out that the garage door design was modified to sixteen feet with a carriage-style wood door with the middle column removed and lights placed on the sides. The air conditioning unit was moved to the rooftop and the parapet was raised, designed to minimize the visual equipment impact. The new proposal also changed the type of stucco to eliminate confusion between the existing structure and the addition.

Ms. Kautz advised that previous application comments primarily focused on the garage and asked the Board for a review and determination about two items: 1) the garbage enclosure (still situated at the front of the garage); 2) staff's previous and still-current recommendation against raising the parapets. When asked for the staff-recommended height, Ms. Kautz said staff's initial comment was that the air conditioning units should remain on the ground. She questioned whether or not the units were proposed for elimination from their current position for aesthetic purposes. Joining the conversation, Mr. Vitalini explained that the relocation of the units was at the owner's request, and reiterated his hope for approval of the request. Board members, Mr. Vitalini and staff continued to discuss design modification, primarily focused on the position and size of the garage; the garage door; the air conditioned garage storage area; and increasing the garage width to have a functional two-car garage. The debate about garage size continued and alternate design solutions were considered. Mr. Vitalini said increasing the size of the garage would require additional FAR. Ms. Spain recalled that the City Attorney previously advised that if a Board-required condition triggered a variance, it would not be considered a variance. Discussion and additional garage design suggestions continued.

Mr. Parsley made a motion to accept the design proposal for the plans for 1136 Alhambra Circle as shown with the following conditions: 1) For the proposed garage: add two feet to the garage width (towards the north) to allow for two 9'-0" garage doors with an 18" wide center column; 2) Eliminate the protruding garbage enclosure. Instead, make it flush with the front (north) façade of the new garage. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Silva, Mr. Menendez, Mr. Parsley, Ms. Rolando, Mr. Torre. Nays: Ms. Thomson.

CASE FILE COA (SP) 2016-015:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1404 Obispo Avenue, a contributing resource within the "Obispo Avenue Historic District," legally described as Lot 8, Block 17, 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 application requested design approval for additions and alterations to the residence and sitework.

Ms. Spain explained that the application resulted from a violation notice for work done without a permit. She said the applicant was requesting design approval for demolition of a screen enclosure, construction of a new family room and bedroom, new windows and doors, stucco repair, installation of pavers, a pool, new driveway and new wood deck. She thereafter reviewed cited areas of the structure and staff comments related to the application (detailed in the staff report in Board packets). Staff concerns (also included in the staff report) were expressed, explained and discussed, including sitework concerns regarding an existing street tree on the swale (not indicated in the plans) that may be in the way of the approach; and a circular driveway on a fifty foot lot that would take up most of the front yard and is not in keeping with the age of the home.

Ms. Spain advised that the Board of Architects (BOA) reviewed plans on April 6, 2016 and asked that the following conditions apply: 1) that the three arched window openings on the front façade be fixed-glass with no muntins; and that the white tubular picket railings shown on each arched opening are omitted. Subsequently, on July 7, 2016 the BOA reviewed and approved revised plans and issued following conditions: to have raised muntins on all windows; to retain the outline of the window in the stucco on the south elevation; and advised that the removal of the tree required a permit.

Architect de la Llama advised that he was retained by the owners after most of the work on the house had been done. During his presentation, he displayed residence photographs, described alterations made through the years and reviewed details of the current proposal. Thereafter, Board members, Mr. de la Llama and staff engaged in lengthy discussion, addressing numerous areas of the proposal, debating and considering constructive suggestions. Among others, issues addressed included the screen enclosure, garage, circular versus straight-line driveway, trees, swale parking, stucco applications, windows, façade/front door / and in-swinging versus out-swinging, barrel tile roof and corner beads.

Mr. Menendez made a motion to approve the design proposal for the additions to the residence at 1404 Obispo Avenue, and to approve issuance of a Special Certificate of Appropriateness with the following conditions: 1) The arched windows on front façade are to be fixed glass; 2) The new front door should be a solid in-swinging door approved by staff prior to installation; 3) Railings are to be installed that match the original porch railings. Prior approval of a sample railing by staff required; 4) An outline of the window on the west façade shall be retained; 5) The proposed circular driveway is to be eliminated. Resurface the existing driveway and walkway with material approved by staff; 6) High-profile raised muntins required on all windows; 7) Paint color should be by a separate permit; 8) Remove the new stucco and corner beads installed without a permit and apply new stucco to the residence without corner beads after a sample has been approved by staff; 9) Reintroduce two-piece barrel tile coping at parapets. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Ms. Thomson, Ms. Rolando, Mr. Menendez, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2016-017:

An application for the issuance of a Special Certificate of Appropriateness for the property at 920 Coral Way, a Local Historic Landmark, legally described as Lots 6 to 8 Inclusive, Block 10, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

Ms. Kautz displayed the location map, property photographs and background, pointing out drawings in Board materials to identify both the original structure and the proposed addition as reference tools. She pointed out the 1988 addition and the cabana, pool and gabled structure. She advised that when the staff report was issued, it included multiple comments and observations that needed clarification and/or additional information. Subsequent to issuance of the report, she met with the owners and architect and they discussed and clarified many of the comment areas included therein.

Architect Grabiell introduced one of the homeowners and described the background related to their purchase of the residence. He displayed photographs and drawings during a presentation that detailed the proposal along with descriptions of the structure, additions and alterations. Stating that the owners wanted to bring the house back to its original design, Mr. Grabiell reviewed restoration plans and concluded his presentation.

After stating that staff was pleased that the front arched openings would be restored and that the owners agreed to retain the muntin pattern in windows in the existing house, Ms. Kautz relayed staff comments about other aspects of the proposal as follows:

- Muntin-less windows are fine on the later addition.
- On the new garage, the exposed rafter ends are the same as on the existing house and should be different. (Mr. Grabiell agreed to the change.)
- On the west elevation, the shape and size of the existing circular attic vent should not be altered.

- There should be a door centered on the outside wall of the cabana building. Ms. Kautz agreed to Mr. Grabiél's suggestion to show a door on the outside, but permit inside wall space behind the door.
- The dormers on the south (rear) façade are not appropriate and negatively impact the historic character of the 1922 structure. Lengthy discussion produced numerous suggestions, focused primarily on allowing natural light in the space. Ms. Kautz suggested altering the gabled end of the 1988 addition. Mr. Grabiél said it was impossible to see the dormers from the street, and said the attic space could only be used if natural light could be provided. He suggested having glass on three sides, keeping windows as small as possible. Ms. Kautz commented favorably about the concept of dormers on the sides of the gables, Mr. Torre added that the dormers should be more authentically styled; however, Ms. Spain suggested a design foreign to the period and introduced the possibility of flat skylights.

After discussion about garage position as it related to a nearby oak tree and consideration of a garage structure versus porte-cochere, Mr. Torre confirmed that staff was satisfied with resolved issues and would resolve outstanding items with Mr. Grabiél and the owners, including the oculus window, dormers and gable windows. Mr. Grabiél indicated understanding and agreement with all conditions.

Mr. Silva made a motion to approve the design proposal for the additions and alterations to the residence at 920 Coral Way and to approve issuance of a Special Certificate of Appropriateness, conditioned upon incorporating staff recommendations and working with staff to resolve the following issues: the exact shape of the gable end windows; a pull back of the dormer on the left side of the drawings from the edge of the roof by one additional bay, justifying it to the right to be farther from the west gable end and less intrusive; and to eliminate the front dormer. Mr. Menendez seconded the motion.

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Ms. Thomson, Mr. Menendez, Mr. Torre. Nays: Ms. Rolando.

CASE FILE COA (SP) 2016-019:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1125 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 18 & 19 and the east 25 FT of Lot 20, Block 16, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. The application requested design approval for additions and alterations to the residence and sitework.

As Ms. Guin displayed the property's location, she reviewed additions that had been made to the structure. She relayed that the applicant was proposing design approval for a 1341 square foot two-story addition to the rear of the property and a reconfiguration of interior spaces, which she described. At the conclusion of the presentation, she advised that there were no variances attendant to the proposal (approved by the BOA) and that staff recommended approval of the application with conditions.

As project architect, Ms. Calzada advised that the owners were present and, as she displayed photographs and plans, she reviewed all aspects of the proposal, showing existing conditions and proposed alterations.

When Ms. Calzada's presentation concluded, Ms. Guin stated that staff recommended approval of the application with conditions as follows:

- The proposed new door on the west façade of the existing home should be in keeping with but not mimic the original door.
- There needs to be differentiation between the existing historic home and the proposed addition. Since a change in stucco was not appropriate for the style, it was suggested that differences in the windows were appropriate. Ms. Guin recommended that the windows on the new addition not be as deeply recessed as those on the historic house.
- The "memory" (silhouette or contour) of the arched porte-cochere should be maintained.
- All muntins are to be Colonial high-profile.

Homeowner Angie Michalakakis stated that she and her husband agreed with all staff recommendations.

Mr. Torre invited additional audience comment. Hearing no requests to speak, he closed the public hearing and called for Board comments.

Ms. Rolando made a motion to approve, with staff conditions as presented, the design proposal for a two-story addition, a swimming pool and pool deck on the property at 1125 Alhambra Circle, and to approve issuance of a Special Certificate of Appropriateness. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Silva, Ms. Thomson, Ms. Rolando, Mr. Menendez, Mr. Parsley, Mr. Torre. Nays: None.

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Commission Chambers Chairs:

Ms. Spain pointed out the restored leather chairs in Chambers, commenting that the process had taken years to complete.

ITEMS FROM THE SECRETARY:

Landmark Plaques:

Ms. Spain advised that the completed plaques for historically-designated properties were in hand and available to owners of qualifying properties at no charge.

National Trust Conference:

The Conference will be held November 15th to 18th, 2016 in Houston, Texas.

Zoning Code Text Amendments:

Ms. Spain advised that the text amendments, approved by the Planning and Zoning Board, will be presented for approval at the September 13th City Commission meeting.

229 Ridgewood Avenue:

The historic designation appeal by the owners of 229 Ridgewood was heard by the City Commission, which upheld the appeal. The property was not historically designated.

DISCUSSION ITEMS:

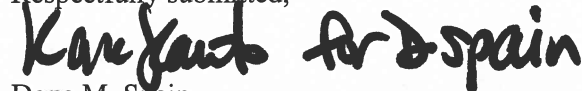
Standardization of Application Drawings:

Mr. Torre advocated for standardizing application drawings brought to the Board for review. Ms. Spain relayed efforts to resolve the frustrating issue, including a meeting with the BOA and its staff. She explained that the first step in the permit process is the applicant's presentation of drawings to the BOA. If the BOA approves plans, they are next reviewed by Historical Resources staff as they were presented to the BOA, and are often unacceptable for Historic Preservation Board application purposes. Mr. Torre asked staff to coordinate with the BOA to develop an agreement and form for joint standardization. Ms. Spain advised that, as a result of the discussion with BOA, they are advising applicants that existing and proposed drawings need to be shown on the same sheets. Mr. Silva commented that showing existing and proposed drawings side-by-side is not difficult. After discussion, Ms. Spain said staff would work on resolving the issues and a format would be devised. Mr. Torre added that procedures and requirements should be in writing.

Ms. Rolando pointed out that the quality of the plans had substantially degraded and suggested the following: Floor plans for each floor for each elevation should show existing and proposed drawings; and revisions should be highlighted or clouded to differentiate existing from proposed. Mr. Torre added that the drawings should also be compiled in logical order.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 8:43 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer