



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, May 19, 2016 Meeting, 4:00 p.m.  
 City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida 33134

<i>Historical Resources &amp; Cultural Arts</i>	MEMBERS	J	J	A	S	O	N	D	J	F	M	A	M	APPOINTED BY:
		15	15	15	15	15	15	15	16	16	16	16	16	
	Janice Thomson*		P	P	A	P	P	E	P#	P	P	P	P	Mayor Jim Cason
2327 SALZEDO STREET CORAL GABLES FLORIDA 33134	Venny Torre	P	P	P	P	P	P	P	P	P	E	P	P	Vice-Mayor Frank Quesada
	Elizabeth Ghia*		P	P	P	P	P	P	P	E	P	P	P	Comm. Jeannett Slesnick
	Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Patricia Keon
	Alexander Adams*		P	P	P	E	P	P	P#	P	P	P#	P	Comm. Vince Lago
	John Fullerton	P	P	P	P	P	P	P	P	P	E	P	P	Board-as-a-Whole
☎ 305.460.5093	Robert Parsley	P	P	P	P	A	P	P	P	E	P	P	P	City Manager
✉ hist@coralgables.com	Margaret Rolando*				E	P	P	P	P	E	E	P	P	City Commission
	Albert Menendez*				P	P	P	P	P	P	E	P	P	City Commission

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

**STAFF:**

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam S. Ramos, Deputy City Attorney
- Yesenia Diaz, Administrative Assistant, Historical Resources

**GUESTS:** Ellen Kellner, Leon Kellner, Dennis Campbell, Christopher Casariego, Stephanie Casariego Yazmin de Guzman, Eduardo Goudie, Jorge Hernandez, Jose Miguel Silva, Alberto Espino, Ira Shapiro, Ralph Azoy, Michael Garlitz, Chris Campos, M. Campos, Eduardo Llano, James Bartholomew, Marina Urban, Deena Bell, April Sharp, Steven Pallot, Mappy Pallot, Gloria Pallot, John Pallot, Jane de Guzman.

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

The meeting was called to order by Chair Torre at 4:06 p.m. A quorum was present.

**MINUTES: MEETING OF APRIL 21, 2016:**

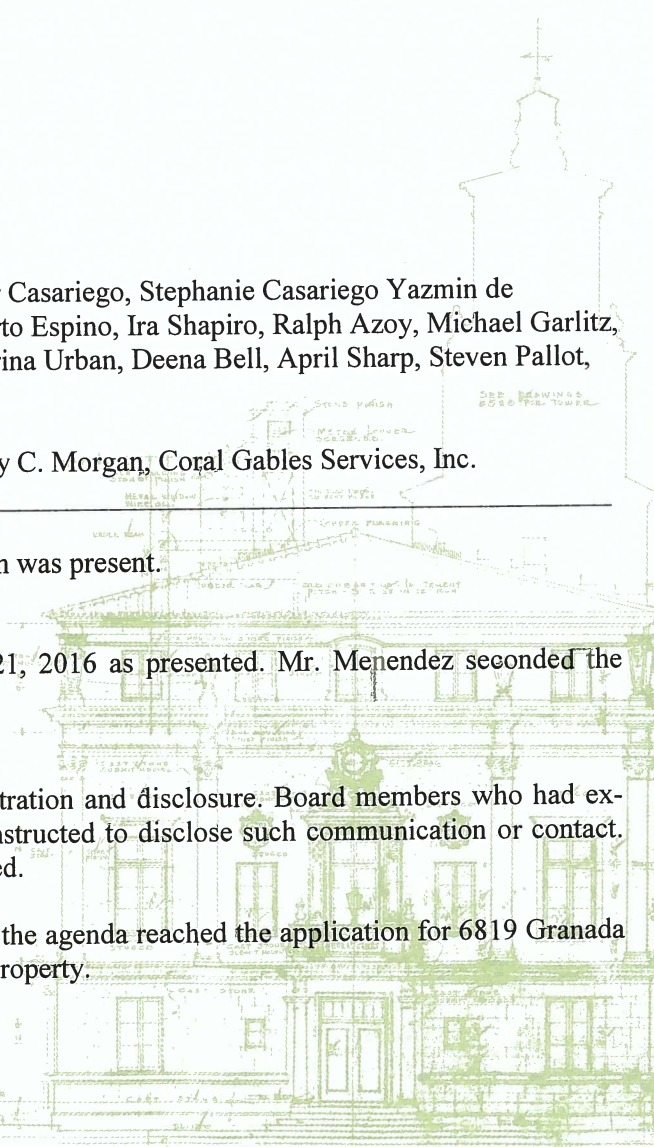
Mr. Silva made a motion to approve the minutes of April 21, 2016 as presented. Mr. Menendez seconded the motion, unanimously passed by voice vote.

**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.

Mr. Torre said he would recuse himself and leave the chamber when the agenda reached the application for 6819 Granada Boulevard. He has made a proposal for construction services for the property.

**DEFERRALS:** None.



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

STANDARD CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (ST) 2016-068:

An application for the issuance of a Standard Certificate of Appropriateness for the property at 1215 Castile Avenue, legally described as Lot 21, Block 6, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The applicant requests approval for the demolition of a wall and the removal of shutters. This work was done without a permit.

Ms. Spain advised that the application came as a Standard Certificate of Appropriateness for the painting, roof, windows and garage door. A letter was received from the architect requesting approval for the demolition of the wall and removal of shutters as the work was performed without a permit. Ms. Spain relayed background details pertaining to the wall and shutters that occurred prior to today's presentation, after which she said staff wanted the Board to make a determination.

Homeowner Ellen Kellner detailed all circumstances (including the relevant description of a portion of the neighbor's house) that contributed to the destruction of the wall as well as the rotten shutters. Ms. Spain added background information related to the City's process, and engaged in discussion with the Board.

Mr. Torre invited other audience members to speak. As there were no requests, he closed the public hearing.

Mr. Parsley made a motion to approve the demolition of a wall and the removal of shutters for the property at 1215 Castile Avenue, and to issue a Standard Certificate of Appropriateness. Ms. Ghia seconded the motion.

Mr. Adams asked questions about the windows, and whether or not Code Enforcement was notified. Ms. Spain responded, and advised that the original permit was still open and this was a revision to that permit. She added that the owners had not been cited and fined by Code Enforcement, and the application came to staff as a permit revision. Ms. Kellner added more information related to how the wall crumbled when the septic tank was replaced.

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

LOCAL HISTORIC DESIGNATIONS:

CASE FILES LHD 2016-03 AND COA (SP) 2016-007:

Consideration of the local historic designation of the property at 1202 Asturia Avenue, legally described as Lots 15 and 16, Block 6, 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 also requested issuance of an Accelerated Special Certificate of Appropriateness and design approval for an addition and alterations to the residence and sitework. A variance was also requested from Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code for maximum floor area ratio.

First addressing the local historic designation application, Ms. Guin provided historical context as she detailed the architecture, previous owners, additions and modifications as she displayed drawings and photographs to orient the Board. She concluded by summarizing the overall significance of the property, particularly recognizing it for its architectural significance, and recommending approval of local historic designation.

Mr. Torre invited audience comment. Hearing no requests, he closed the public hearing.

Mr. Silva made a motion to approve local historic designation for the property at 1202 Asturia Avenue. Mr. Parsley seconded the motion.

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

Ms. Guin then presented and described the application for a Special Certificate of Appropriateness. She also advised that the applicant requested a variance in conjunction with the design request to allow the residence to have a maximum floor area ratio of approximately 5,509 square feet vs. 5,170 square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

Architect Jorge Hernandez comprehensively reviewed the design for the one- and two-story addition, alterations to the residence, including restoration of the front loggia and a new pool, pool deck and site work. He emphasized the importance of enclosing the stairs leading to the courtyard and the resulting need for a variance.

Mr. Hernandez met with staff yesterday to address their nine comments and, for the record, stated his responses to the items in reverse order (9 to 1):

- 9. Agreed. (The pool, deck and other associated site work will be handled under a separate Standard COA.)
- 8. Detailed information for the windows, doors and materials was presented. (Staff requested additional detailed information for windows and doors for additions as well as those slated to be changed on the extant home, garage doors, walkway and courtyard flooring materials, terrace and balcony materials, and wall around the east side wall.)
- 7. Agreed. (Since windows on the extant home are being returned to the appropriate casement configuration and the louvered shutters removed, staff requested that the board-and-batten shutters depicted on the pre-1928 historic photo be reinstated.)
- 6. Agreed. (All pitched roofs are to be true, two-piece barrel tile.)
- 5. A more appropriate solution will be designed for the full height metal grills on the east elevation. (The full-height metal grills proposed for the east elevation should be eliminated and replaced with something more appropriate.)
- 4. There will be differentiation between the historic house and the addition: either a change in stucco or a slight enlargement of the sills. (Staff recommended that the proposed sills and molded cornices be eliminated or be distinctly different from the historic home on proposed additions. A differentiation of the stucco is also appropriate.)
- 3. Agreed. Mr. Hernandez suggested differentiating with either a reveal or a change in stucco texture. (Staff had concern that the new additions are not differentiated from the historic building. The volumes and roofs of the additions appear to be seamlessly incorporated with the extant home. Of particular concern is the connection of the two-story infill with the existing home on the west elevation. Staff recommended that the infill addition be recessed.)
- 2. Mr. Hernandez agreed to either make the solid masonry parapet or railing. (Staff had concerns with the proposed second story addition over the garage on the east façade that faces Columbus Boulevard. The east façade of the historic home is simple with subtle Mediterranean Revival features.)
- 1. Mr. Hernandez presented a modified version of the façade to address staff concerns about the height of the tower portion of the addition and reduce the scale of the façade's features. As the initial submitted design was compared with the modified design, discussion among all parties occurred. Mr. Hernandez expressed preference for the original design of the engaged tower. (Staff recommended substantially lowering the height of the tower portion of the addition and reducing the scale of the features of this façade.)
- In response to multiple Board suggestions, Mr. Hernandez agreed to work with staff to refine details in consideration of all Board comments and staff recommendations.

Discussion continued about the variance as well as the front elevation's "busy" appearance with a balcony, double French doors, pergola and lunette in comparison to the overall design. At the conclusion of discussion, Mr. Torre invited additional audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Adams made a motion to approve the Special Certificate of Appropriateness for 1202 Asturia Avenue, with direction regarding nine written staff comments included in the report: Items 1 and 2 regarding height will be stricken; Item 3: the applicant will work with staff to determine an appropriate differentiation between the historic building and the additions; Item 4: the applicant will work with staff to determine how the sills and cornices will differentiate the historic building from the additions; Items 5 through 9: staff comments are accepted by the

applicant. In addition, the front elevation balcony space will be reduced in size to mimic the original structure so there will be a bit more solid on the edges and a balcony in the middle; three scuppers will drain the porch area; the west elevation should either have awnings or not have awnings, but the design decision needs to be consistent and worked out with staff; and the applicant should work with staff to consider the large blank space on the rear elevation around the door between the first and second floors. Mr. Fullerton seconded the motion.

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

Mr. Fullerton made a motion to approve the variance as requested and as detailed in the staff report. Ms. Ghia seconded the motion.

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

Mr. Hernandez acknowledged the Historical Resources staff for their professionalism and civility.

Announcement regarding Case File COA (SP) 2015-021, 611 North Greenway Drive:

Ms. Spain stated that Board information packets about this property were not submitted by the applicant as required five days in advance of the meeting. Under such circumstances, a provision in the Code permits staff to approve a continuance. Attorney Dennis Campbell, who represents the property owner, concurred with the decision.

Mr. Fullerton suggested that revisions be reviewed with neighbors, which staff will convey to the applicant.

CASE FILE LHD 2016-06:

Consideration of the local historic designation of the property at 315 Romano Avenue, legally described as Lots 15 and 16, Block 1, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

After stating that the owner requested local historic designation, Ms. Guin summarized the property's historical and architectural significance as she reviewed drawings and photographs. She added Coral Gables Cottage status was considered as the residence included 12 identified Cottage character features; however, Local Historic Designation would first be considered. Ms. Guin conveyed staff's recommendation of approval of Local Historic Designation, after which homeowner Ralph Azoy briefly addressed the Board, conveying his hope that both items would be approved.

Regarding the architectural designs of H. George Fink, Mr. Torre asked if the area could be considered as an H. George Fink District. Ms. Spain agreed to research the concept.

Mr. Fullerton made a motion to approve Local Historic Designation for the property at 315 Romano Avenue. Ms. Rolando seconded the motion.

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

#### SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-009 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1401 Pizarro Street, a Local Historic Landmark, legally described as Lot 2 and N 50 FT of Lot 3, Block 7, 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 application requests design approval for an addition and alterations to the residence.



Recalling that the property was designated in January, and the COA (SP) was deferred from the previous month, Ms. Guin comprehensively displayed and reviewed the property, proposed addition and alterations as well as Coral Gables Cottage qualifications. She pointed out that the owner and architect were present.

Mr. Muguruza reviewed the proposal, including existing and proposed roof plan, in comparison with existing drawings. Ensuing discussion between Board members and Mr. Muguruza focused on ceiling height in the exercise room, revising the design to lower the ceiling, mimicking the 1960's addition, the parapet and use of barrel tile. Mr. Muguruza said the Board of Architects approved the design on the second visit. Ms. Guin said their comments focused on the garage door.

Mr. Torre, Mr. Adams, Mr. Fullerton and Mr. Silva discussed in detail multiple suggestions pertaining primarily to the design of the garage and exercise area. After lengthy discussion, Mr. Fullerton observed the number of discrepancies in the drawings, and suggested replicating the old garage entrance to bring character to the building. Mr. Parsley added his observation of a layout problem with the porch to the left of the garage, the front façade with steps to the front sidewalk, which is accessed through a closet. He made suggestions about extending the closet to the left to separate the closet and create a hall to enter the deck. He was not pleased with the steps facing the street, stating a preference for a low parapet wall/planter/seating bench to create a filter from the street. Mr. Fullerton agreed, and discussion then focused on windows.

Mr. Fullerton made a motion to defer the application to another meeting with instructions to bring back original and proposed drawings that accurately match the house. Mr. Adams seconded the motion.

Mr. Muguruza assured Board members he understood all suggestions. Ms. Guin said staff would work with him.

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

CASE FILE COA (SP) 2016-012 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 6819 Granada Boulevard, a vacant parcel of land (previously designated with 6801 Granada Boulevard) legally described as Lot 2, Block 1, Cartee Homestead II, according to the Plat thereof as recorded in Plat Book 170, at Page 088, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

Mr. Torre recused himself and left the chamber until this application was completed. As Vice Chair, Mr. Silva introduced the application, continued from the previous month.

Ms. Spain said the architect returned at the Board's request with design changes as a result of Board suggestions. She recalled that among the items were the landscaping and the relationship to the gazebo on the contiguous property. Ms. Kautz said the vehicular gate wasn't depicted on the previous set of plans and the applicant was also asked to bring that elevation along the front façade.

Architect Jose Silva displayed and described how new design boards demonstrated the relationship between the historic Parker house and the proposed structure. Mr. Fullerton pointed out that Mr. Parsley had specifically asked to see how the architecture would affect existing trees on the property and requested a site plan with those details. Ms. Rolando added that they also asked to see the relationship of the proposed building to the Parker building, particularly where the two properties abut. Ms. Kautz said it would be helpful to have side by side views of the site plan of the Parker lot and the adjacent site plan with the proposed building, and advised that the Parker site plan could be obtained from Architect Richard Heisenbottle. Mr. Fullerton asked for a roof plan of the masses that project out on both sides.

Landscape Architect Deena Bell reviewed the landscaping design she described as enveloping the property in foliage and creating total privacy. In response to Mr. Parsley's inquiry about a wall between the two properties, Ms. Bell said there was aluminum fencing, and added that a swell would be created to retain water. Stating his concern about existing trees, Mr. Parsley asked for a detailed plan. Ms. Bell cited the tree disposition plan that included an existing tree inventory. Ms. Spain commented that part of the lot separation agreement required retaining specimen trees. Observing that the tree

disposition plan was very small and difficult to read, Mr. Adams suggested Ms. Bell return with a more readable existing tree and color-coded planting plan that clarified each tree type and which were being moved, removed or would remain. He expressed concern about a live oak situated next to a walkway. Ms. Bell said a colored rendering had been provided.

Mr. Parsley emphasized the importance of having accurate tree information, and again strongly recommended a re-survey of the trees on the property, showing the house staked out prior to construction, the footing and the limits of excavation, as those were factors of greatest significance to preserving trees. He asked for drawings that accurately reflect exactly what is in the field, and suggested that Ms. Bell review his commentary in the April 21<sup>st</sup> minutes. Mr. Silva reinforced that this information was explained to the owner in the prior meeting. Ms. Spain advised that the Board could advise and suggest such actions to the owner, but could not require the owner to heed the advice.

Mr. Adams summarized that the Board wanted drawings at a scale that could be clearly read, and that dots depicted in the drawings be accurately scaled, and scaled in relation to the house, the walkways and other elements. Ms. Bell said she would ensure that the DBH of the trunks were shown to scale as everything else was to scale. Mr. Silva said the Board needed to know trunk diameters, canopy spreads and have the survey of the gazebo incorporated into the site. Ms. Rolando added that the site plan should show the adjacent property plus the subject property. Mr. Parsley, in continued discussion with Ms. Bell, specified areas of specific importance on the plan, including tree 217 at the driveway's notch; the size of the notch and whether the notch was large enough to properly preserve the tree as well as several additional details in an effort to clearly communicate all Board requests. Ms. Bell indicated her understanding.

Mr. Adams asked about installing tree protection barriers for the construction phase. Ms. Bell said the information was part of the current plan specifications. Mr. Adams reiterated that the plans were too small to be read. Mr. Parsley cautioned that contractors must know exactly where their vehicles could be parked to avoid damaging trees.

Ms. Rolando made a motion to defer approval of the application for the construction of a new two-story residence at 6819 Granada Boulevard. Mr. Menendez seconded the motion.

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

#### CASE FILE COA (SP) 2016-013:

An application for the issuance of a Special Certificate of Appropriateness for the property at 2614 Alhambra Circle, a vacant parcel within the "Alhambra Circle Historic District," legally described as Lot 4, Block 13, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

Ms. Kautz displayed the map of the vacant site as she reviewed the application's background. At the conclusion of her presentation, she introduced Architect Eduardo Llano, and relayed staff comments as follows:

- A pool and pool deck are shown on the site plan; however, information about those features was not provided and is necessary. A separate Standard Certificate of Appropriateness for those items will be handled administratively.
- A Standard Certificate of Appropriateness is requested for the aluminum gates, which were shown in the plans; however, there were no elevations or descriptions given. This will also be handled administratively.
- In the front of the property, there is no walkway from the front door to the sidewalk, and one must be added.
- The site is filled with a large number of substantial-sized fruit trees. It is hoped they will be incorporated into the site plan rather than removed.

Mr. Llano apologized for going through City processes prior to appearing before this Board, and reasoned that he wasn't aware of the property's historic status. He detailed the proposal and thereafter responded to comments/questions related to the following:

- The walkway from the front door to the sidewalk: Mr. Llano suggested a paver pathway leading from the carport. Mr. Silva said the pathway needed to connect the front door to the sidewalk. Citing drain field and septic tank requirements, Mr. Llano suggested jogging the pathway to accommodate those circumstances.
- Front entrance door: nine-foot high doors are tall and narrow, unsuitable in size and scale for the home's entrance.
- Front entrance area: Consider applying stone instead of textured stucco. Consider a small window in the den to balance the door, and a textured stone in the façade of the entrance for the interior wall.
- To better harmonize with existing homes in the historic district, suggestions were made to use barrel tile on the roof rather than flat tile; to align the front door with the center of the façade; to create a porch balcony with railings over the front door; to bring the soffit down to the size of the door; to reduce the height of the parapet over the carport; too many features appear super-sized and don't reflect the historic district.
- The composition of the house, elevation and plan is well done and matches the scale of other buildings in the district. Details don't have to be the same as others. The proportions are good, and the centering of the door is not important. The massing is dominant. The flat roof tile appears appropriate for this design.
- Suggestions regarding the same topics continued to be discussed and were considered by Mr. Llano.

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

Mr. Silva made a motion to approve the design for the construction of a new two-story residence with the following conditions: to revisit the front walkway to create a connection either from the street or the driveway; and to heed staff recommendations regarding the pool, pool deck and aluminum gates; and to approve issuance of a Special Certificate of Appropriateness for the property at 2614 Alhambra Circle. Mr. Fullerton seconded the motion.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

City-required Board member financial statements: Ms. Spain advised that financial statements had to be completed by Board members and submitted to the City Clerk's office.

ITEMS FROM THE SECRETARY:

Ms. Spain expressed gratitude to Mr. Fullerton and Mr. Silva, who served on the selection committee to determine the contractor for Merrick House.

Survey of single-family homes built between 1935 and 1966: The City has an agreement with the University of Miami to conduct the survey. Staff displayed a map illustrating the numerous homes that qualify within the category.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 7:30 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer