



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, February 16, 2017 Meeting, 4:00 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	M	A	M	J	J	A	S+	S	O	N	D	J	F	APPOINTED BY:
	16	16	16	16	16	16	16	16	16	16	16	17	17	
Janice Thomson	P	P	P	P	P	-	P	P	E	E	P	P	P	Mayor Jim Cason
Venny Torre	E	P	P	P	P	-	P	P	E	P	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	P	E	-	E	E	P	P	P	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	E	P	-	P	P	P	P	P	P	P	Comm. Patricia Keon
Alicia Bache-Wiig*						-			P	P	P	P	P	Comm. Vince Lago
John Fullerton	E	P	P	P	P	-	E	P	E	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	P	P	P	-	P	P	P	P	P	P	P	City Manager
Margaret Rolando	E	P	P	P	P	-	P	E	P	P	P	P	E	City Commission
Albert Menendez	E	P	P	P	P	-	P	P	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  
 Leonardo Roberts, Assistant Economic Development Director  
 Yesenia Diaz, Administrative Assistant

**GUESTS:** Mirella LaSalle, Bruce Smith, Claudio Alvarez, Maria Alvarez, Raphael Portuondo, Herbert Brito, Alfonso David Gil, James Smith, Myles Smith, Gay Bondurant, Rex Wilkinson, Bob Baer, Victoria Cortes

**RECORDING SECRETARY/PREPARATION OF MINUTES:** Yesenia Diaz, Administrative Assistant, Historical Resources & Cultural Arts Department

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

**MINUTES: MEETING OF JANUARY 19, 2017:**

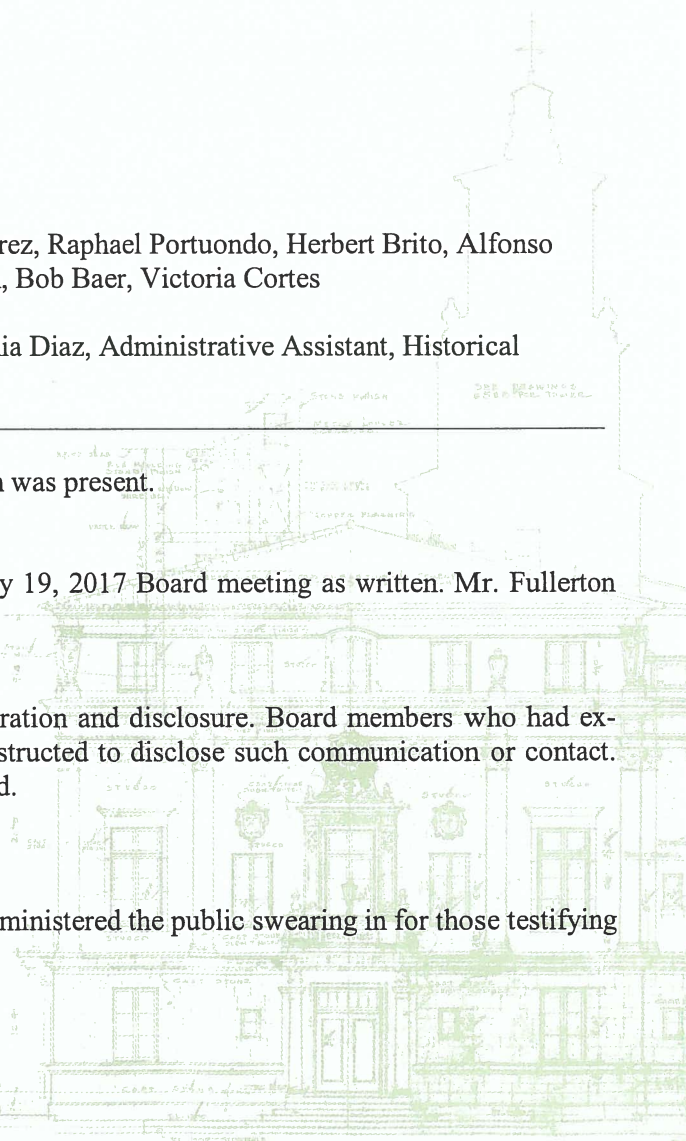
Mr. Menendez made a motion to approve the minutes of the January 19, 2017 Board meeting as written. Mr. Fullerton seconded the motion. It was unanimously approved by voice vote.

**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:** Yesenia Diaz, Administrative Assistant, administered the public swearing in for those testifying during the meeting.



MEETING ATTENDANCE: Mr. Fullerton made a motion to excuse the meeting absence of Ms. Rolando. Mr. Menendez seconded the motion and it was unanimously approved by voice vote.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2017-001:

An application for the issuance of a Special Certificate of Appropriateness for the property at 4125 Santa Maria Street, a contributing resource within the "Santa Maria Street Historic District," legally described as Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 4, Section 4-101 (D) (4) and (5), Article 5, Section 5-108 (D) and Article 4, Section 4-101 (D) (9) of the Coral Gables Zoning Code for minimum side setbacks and maximum floor area ratio.

Ms. Kautz presented a detailed presentation, relaying the home's history and displaying the property location stating that the lot was unique compared other lots surrounding the golf course. She advised that the applicant was asking for variances for setbacks and called on the project's architect to further elaborate. Raphael Portuondo, architect for the project gave a visual presentation explaining the renovations. The architect stated that the home was on a wedge lot. He explained the proposed work which included the removal of additions, the restoration of the original façade of the home, as well new additions. Mr. Portuondo presented the floor plans and elaborated on his proposal and changes. He stated that the windows would return to their original configuration. The goal was to tie the different architectural elements together.

Due the complexity of the floor plan on an irregular lot, Mr. Portuondo explained that the F.A.R. variance requested was for an additional one hundred sixty- three (163) square feet to accommodate for wall thicknesses and other poche areas in the narrow areas of the lot. He pointed out that the house already has a five foot set back on the north side.

Mr. Torre asked for clarification on the elevations of the plan. Mr. Portuondo explained that it was drawn flat to see the sides of the façade.

Ms. Spain read into the record a letter from Cheryl Goldstein, (4321 Santa Maria Street), in support of the project and variances. Mr. Portuondo informed the Board that he had letters of support from Beatriz Bravo, 4209 Santa Maria Street, and Bob Baer, 4101 Santa Maria Street.

Ms. Kautz elaborated on the variances stating that due to the unusual site conditions and the fact that the affected neighbor is in support of the variance the request is reasonable. She explained that first variance was in relation to Article 4, Section 4-101 (D) (4) and (5) and Article 5, Section 5-108 (D) of the Coral Gables Zoning Code which had to do with required side setbacks on a property. Each section of the Code referenced in the variance request addresses a particular architectural feature - namely the location of the south terrace, the built-in barbecue, and the pool. The intent of the Code is for all structures, terraces, or accessory/auxiliary uses maintain the same side setback as is required for the main residence. Due to the existing 5'-0" setback on the north side of the property, the south side setback is required to be approximately 15'-0." She informed the Board that the residence is setback approximately 60'-0" from Santa Maria Street which limits the use of the irregularly shaped rear yard, therefore the terrace, barbecue and pool have been shifted to the south of the house. The pool is proposed to have a 5'-0" setback, the terrace is proposed to have a 4'-1" setback, and the built-in barbecue is proposed at the property line with no setback.

The second variance would allow the residence to have a maximum F.A.R. of approximately seven thousand two hundred eighty-seven (7,287) square feet. Ms. Kautz informed the Board that Zoning calculations require seven thousand one hundred and twenty four (7,124) square feet. The request was for one hundred sixty- three (163) square feet. The rationale for supporting the request was due to the property's layout. The proposed design parallels the rear property line and in order to take full advantage of both the irregular site and also the limited views toward the Riviera golf course behind the

property, quite a bit of solid wall space (poché in the plans) is introduced. With both the ground and upper level, the solid space accounts for approximately 246 square feet. The request, Ms. Kautz reminded the Board, was for 163 square feet.

Mr. Torre asked for clarification of the setbacks. Ms. Kautz clarified that the pool setback was requested to be five feet. Mr. Fullerton asked how much square footage was being eliminated by removing the addition. Mr. Portuondo responded they were removing a carport but was not certain on the exact square footage only that it was significant and gave the property more space.

Mr. Torre inquired about the setback in relation to the barbecue. Mr. Portuondo explained that the existing barbecue goes to the setback. Mr. Parsley commented about the existing trees in the area and asked if Public Service had reviewed the plan. It was clarified by Mr. Portuondo that none of the big trees were going to be removed. Mr. Parsley recommended that the architect double check with Public Service. Mr. Portuondo noted his recommendation.

Mr. Silva stated that he agreed with the request. He commented on the location of the pool approaching the setback and commended the restoration of the front entrance and façade. He if the slump brick wall was going to be original or recreated. Mr. Portuondo informed that as the original wall was no longer there and that they were going to attempt to recreate it.

Ms. Kautz relayed Staff's comments to the Board:

- 1.) The proposed windows on the existing residence are not consistent with those found on the original elevations. Similarly those proposed for the additions do not appear to be consistent either. Staff would like to further review all of the proposed windows to ensure that they reflect what was originally on the residence and that the new additions are consistent.
- 2.) A window or windows should be added on second floor of the northern addition to break up the blank wall.
- 3.) The additions to the rear of the residence and the library are shown to be faced in brick. While this is an attempt to pick up on the brick already found on the front façade of the residence, the existing brick is slump brick and not traditional brick. Staff is concerned about the introduction of conventional brick as a new material that is foreign to the residence.
- 4.) The wood shutters on the historic residence should match those originally on the home and shutters on the proposed additions should be of a modified design.
- 5.) While the pool and terrace are shown on the site plan, separate Standard Certificates of Appropriateness will be required for the final designs as they are not detailed enough for complete review. Similarly, the wall and gates are indicated on the site plan, but no elevations provided for review. The wall and gates will also require a separate Certificate of Appropriateness.
- 6.) The historic house is not to be restuccoed and stucco on the proposed additions it to have a different texture.

Mr. Portundo stated that he would comply with Staff conditions. Ms. Kautz reminded the Board that if a motion was made to approve the variances, the language needed to be stated as presented in the Staff report in order to satisfy Zoning.

Mr. Portundo invited Robert Baer, 4101 Santa Maria Street, to speak. Mr. Baer was sworn in for the record. Mr. Baer informed the Board that he was new to the neighborhood and had looked at the home several times noting its complexity. He complimented Mr. Portundo's vision for the home that reinstate the home's original beauty.

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

Mr. Torre then opened the item to Board discussion. Mr. Fullerton stated that he agreed with Mr. Baer's comments. He complimented Mr. Portundo on making the complicated roofline more understandable.

Mr. Fullerton made a motion to approve the design proposal for the addition and alteration to the residence at 4125 Santa Maria Street, to approve issuance of a Special Certificate of Appropriateness with staff conditions as noted in the Staff report. Mr. Parsley seconded the motion.

Roll Call: Ayes: Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Mr. Menendez, Mr. Torre.  
Nays: None.

Mr. Menendez made a motion to grant a variance to allow the proposed pool, barbecue, and terrace to encroach into the required fifteen feet (15'-0") setback on the south side vs. Inside lots shall have minimum side setbacks which total twenty (20%) percent of the width of the lot, calculated to be fifteen feet (15'-0") on the south side, as required by Section 4-101 (D) (4) and (5) and Section 5-108 (D) of the Coral Gables Zoning Code. Specifically from the South property line, the pool setback will be five feet (5'-0"), the terrace setback will be 4'-1" and the built in barbecue with no setback will be at zero feet, zero inches. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Mr. Menendez, Ms. Ghia, Mr. Torre. Nays: None.

Mr. Fullerton made a motion to grant a variance to allow the residence to have a maximum floor area ratio of approximately seven thousand two hundred eighty-seven (7,287) square feet vs. seven thousand one hundred twenty-four (7,124) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code. Mr. Menendez seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Mr. Torre. Nays: None.

Mr. Portundo thanked the Board.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-020: Consideration of the local historic designation of LaSalle Dry Cleaners located at 2341 LeJeune Road, legally described as the N 75 FT of Lots 1 thru 4 and All of Lot 5, Block 36, and 2345 LeJeune Road, legally described as the S 25 FT of Lots 1 thru 4, Block 36, Coral Gables Section "K," According to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida.

Mirella LaSalle, owner of the property (2341 LeJeune Road and 2345 LeJeune Road), spoke against the designation of LaSalle Cleaners calling the building an eyesore amongst the streetscape project which was taking place. She clarified the designation report stating that LaSalle Cleaners has not been a family owned business since April 1998 when the company and logo were sold to Joe Lancaster, who is now running the business. She stated that while she did not own the business, she did own the property which was costing her thousands of dollars to maintain along with complying state and federal requirements. She opined that the property was best used for another purpose and requested that the Board not designate the property.

Ms. Guin comprehensively reviewed the property history as reported in the extensively-researched designation report. She stated that the property was originally built in in 1923 with a substantial addition in 1924. Ms. Guin stated the importance of the building as the first office of the Coral Gables Construction Company, which constructed many of the first structures in the City as well as being part of Merrick's first building campaign in the commercial district. Augmenting the presentation were displays of location maps, photographs, and drawings. At the conclusion of the presentation, she stated that the property was significant to the City's history based on its historical, cultural significance, architectural significance, aesthetic significance and voiced staff's recommendation of a motion to approve Local Historic Designation of the property.

Ms. Kautz continued the presentation presenting current view photos of the building and spoke about its Mediterranean Revival style still being evident in the building. She pointed out some of the character-defining features which include: the original textured stucco; a variety of rooflines; the square attic vents; and other features. Although alterations have occurred over the years that have diminished some of the property's architectural integrity, many of the features that define it as an early Mediterranean Revival style commercial structure remain intact. Despite the alternations that have occurred

over the years, which are reversible, the building retains sufficient Mediterranean Revival features to distinguish it as a product of the 1920s and a testament Coral Gables' earliest years.

Ms. Spain informed the Board of a request from Gay Bondurant to speak before the opposing side presented. Mr. Torre granted the request. Ms. Bondurant noted that she lived a block a half away from the property in question and opined that the building did not look the same as it did all those years ago due to the many alterations that had taken place over the years.

Mr. Brito introduced himself to the Board relaying his experience of over 25 years with historic preservation. He conducted a PowerPoint presentation, displaying current and historic photographs as he argued against the criteria for the designation point by point. He explained that the building did not warrant designation as a historic property due to the numerous alterations over the years.

Ms. Spain advised the Board that the use of the building was secondary to determinations made by the Board. While not as easy task, Ms. Spain informed the Board that their duty was to make a determination as to whether the building still retained its historic integrity. She suggested that if the Board deemed that it did retain then the vote would have to be for approval of the property as a local historic landmark. She reminded the Board of Staff's points as to why the property was valid for designation.

Mr. Brito addressed the Board responding to Ms. Spain's comments stating that the building would never be considered to be listed on the National Register due to the alterations. He reminded the Board that the neighborhood had changed from the time the building was originally constructed to present time, describing the building as unattractive in close proximity to City Hall.

Ms. Spain clarified further that in order to meet historic designation criteria the building did not have to meet all the listed criteria (location, design, setting, materials, workmanship, or association). It is only necessary to meet one criteria for the designation.

Ms. LaSalle relayed additional comments citing that because her tenant was leaving in the near future and the building was going to pose an economic hardship for her.

Ms. Spain stated that the issue of economic hardship had been brought up in the past and that per the City Attorney it is a separate concern and not a matter deemed for Board review during designation proceedings. She reminded the Board that they had to make a determination of the building meeting certain criteria for historic designation. Deputy City Attorney Ramos echoed Ms. Spain's comments, agreeing with her on the matter. Mr. Parsley asked if the Board could consider potential future land use. Ms. Spain informed that it was not within the Board's purview to make a determination based on the use of the building.

Mr. Silva commented that if the building was designated it could take advantage of the Transfer of Development Rights program available to designated buildings within the Coral Gables Business District. Mr. Silva concluded that he agreed with Mr. Brito's view in regard to the building having a gaping space where the porte cochere was originally located. He complimented Staff on a comprehensive report. Ms. Spain then clarified that the building had to be viewed in its present condition and not make an assumption that the reversible conditions would happen.

The Board continued to deliberate. Mr. Parsley commented that it was difficult to see the historic integrity of the building in its current condition.

Mr. Torre invited comments from the audience.

Rex Wilkinson (422 Alcazar Avenue) didn't think that designating the property would be a beneficial to anyone and would be a mistake to designate given its aesthetics in relation to Miracle Mile and City Hall.

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

Mr. Torre then opened the item to Board discussion. Ms. Ghia commented on the original beauty of the building during the era which it was built and voiced her concerns regarding the numerous alterations and the lack of guarantee that it could be brought back to its original form.

Ms. Bache-Wiig inquired on the current Zoning status for the site.

Leonard Roberts, City's Asset Manager (Economic Development) clarified on the status of the site stating the front was zoned for mid-rise and the back was zoned for high-rise.

Mr. Fullerton commented on the historic significance of other buildings in close proximity to the property and that it seemed that all the historic features were now gone from this building.

Ms. Kautz argued that it could be designated based on the association to George Merrick and that the building could be restored back to its original form.

Mr. Parsley gave the possible scenario of the Board choosing not to designate the property and if the City bought it and decided to bring it back.

Ms. Spain reminded the Board that they did not have the authority of forcing a condition to bring a building back to its original state, if they chose to designate it.

Ms. Thomson asked why the matter was being brought up now and Ms. Spain clarified.

The Board continued to debate their opinions and different scenarios.

Mr. Torre commented that it could cause an issue of precedence and the building had been too altered.

Mr. Parsley made a motion to deny Local Historic Designation for the property at 2341 LeJeune Road and 2345 LeJeune Road. Ms. Thomson seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Mr. Torre. Nays: Mr. Fullerton.

Ms. Spain commended Ms. Guin on her very thorough designation report.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-032:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1407 Ferdinand Street, a Local Historic Landmark, legally described as Lot 1, Block 67, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence.

Ms. Kautz displayed the location map, property photographs and background. She informed the Board that while there were no variances requested, during the preliminary Zoning review, a comment referenced the lack of a garage. Zoning comments stated in December of 1960, a notice was issued declaring the garage an unsafe structure and that it was to be demolished and rebuilt. However that garage was never rebuilt. Ms. Kautz then added that a permit for an addition was issued in March of 1989 without any garage or covered parking. Zoning further noted that if the Historic Preservation

Board approves the current application, it would be approving a site without the required covered parking space. Because the location of the proposed addition is to the side of the existing residence, it would block access to the location of a garage structure in the future.

Ms. Kautz went on to say that when the property was designated it was done so without a garage structure. Additionally, a Special Certificate of Appropriateness was issued in 2006 to the previous owner for a similar addition without off-street parking. In Staff's opinion the property is currently a legally non-conforming condition, it should be allowed to remain as such with the current application and the current owner should not be penalized.

Architect James Smith relayed that his history with the project goes back to 2005. He stated that the garage issue did not come up in 2005 but that they had been aware that the garage had been demolished. Mr. Smith displayed photographs and drawings during a presentation that detailed the proposal along with descriptions of the structure, additions, and alterations. With his presentation concluded, he asked if any Board members had questions.

Mr. Torre asked if the representation of stone was coral rock. Mr. Smith clarified that it was oolite rock. Ms. Kautz relayed Staff's comments regarding the project which were as follows:

- 1.) The new window sills that are shown should not match the existing exactly.
- 2.) The grouped scuppers on the north façade of the north addition should not match those found on the existing house.
- 3.) The new tile roof is to be true, two-piece barrel tile.
- 4.) All window and door muntins are to be high-profile.

Mr. Parsley asked if the relocation of the existing tree had been cleared with Public Service. He relayed some cases in the past where plans went through the process and when it had reached the Public Service level it was then deemed that the tree could not be relocated. Mr. Smith assured that the tree relocation was not an issue.

Mr. Torre commented that the project was straight-forward and asked if there were any comments from the public. Hearing none, he asked the Board members for their comments.

Mr. Fullerton complimented Mr. Smith on his plans with showing the existing and proposed elevations making for an easier read.

Ms. Thomson asked if the patio windows were single-hung or double-hung. Mr. Smith clarified that the windows were fixed. Ms. Thomson then asked if the existing upstairs windows are single-hung. Mr. Smith confirmed that they were. Ms. Thomson stated that the windows, as drawn, did not look correct. Mr. Smith clarified that the window depicted on paper looked better in real life. Ms. Kautz stated that previous departmental policy on window was to allow them to be single-hung if deemed appropriate for the house. Current policy, however, requires windows to be returned to their original type and muntin configuration. Ms. Kautz pointed out that the house currently has single-hung windows, but Staff asked for appropriate casements on the proposed addition, so if in the future impact-resistant windows are installed throughout the existing home, they will be consistent.

Hearing no further discussion, Mr. Torre closed the public hearing.

Mr. Fullerton made a motion to approve the design proposal for the addition and alteration to the residence at 1407 Ferdinand Street, and to approve issuance of a Special Certificate of Appropriateness with Staff conditions. Mr. Menendez seconded the motion.

Roll Call: Ayes: Ms. Bache-Wiig, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Mr. Torre.  
Nays: Ms. Thomson

ITEMS FROM THE SECRETARY:

Board and Committees Books: Ms. Spain presented the Board with favors from the Boards and Committees reception and distributed them to those Board members that did not attend.

Nancy Morgan Note: Ms. Spain read a note received from Nancy Morgan, the Historic Preservation Board's longtime recording secretary, expressing her gratitude and admiration for the Board and City Staff.

Plazas and Entrances Restoration: Ms. Spain informed the Board that she had e-mailed the project architect, Nati Soto, the photos from the 1920s and 1930s and also requested that Ms. Soto send her photographs of the tapered ends of the trellises. She informed everyone that the wood members were in question as to whether or not the pointed ends were appropriate. Mr. Torre asked if the Board had previously approved the plans and Ms. Spain confirmed that the plans had been approved with the tapered ends. Ms. Spain informed the Board that Staff was looking into the issue.

Ms. Kautz added that some of the wood members have blunt edges and some show a chiseled edge, not a pencil point and perhaps that could be rectified. Mr. Silva asked about the squared trellises that were there before. Ms. Kautz informed that the plaza at Alhambra Circle and Granada has squared-off trellis members. Ms. Spain explained that many of the wood members were originally round instead of square.

MacFarlane Project Appliances: Mr. Torre informed that he had reached out to companies in regard to obtaining donated appliances but the companies were requesting further information as to the benefits of making the donations. Ms. Spain informed that it would be possible to include promotional signage on the sites, a blast in the E-News as well an invitation to a grand unveiling ceremony. Mr. Torre requested that more information be sent to him and Ms. Spain stated that she would comply with his request.

NEXT BOARD MEETING:  
March 16, 2017, 4:00 p.m.

ADJOURNMENT:  
There being no further business to come before the Board, the meeting adjourned at 6:12 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer