



CORAL GABLES HISTORIC PRESERVATION BOARD
Wednesday, August 16, 2023, 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	S 22	O 22	N 22	D 22	J 23	F 23	M 23	A 23	M 23	J 23	J 23	A 23	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	P	P	P	#	P	P	P	E	Commission-As-A-Whole
Cesar Garcia-Pons (Vice-Chair)	P	P	P	P	P	P	P	P	P	P	P	P	City Manager Peter Iglesias
Margaret (Peggy) Rolando	P	E	#	P	P	P	E	P	A	P	P	E	Commissioner Melissa Castro
Dona Spain	P	P	P	P	P	P	P	P	A	P	P	P	Commissioner Rhonda Anderson
Michael J. Maxwell	P	P	P	P	P	P	P	P	P	P	P	P	Commission Kirk R. Menendez
Bruce Ehrenhaft	P	E	P	P	P	E	P	P	P	P	P	P	Commission-As-A-Whole
Brett Gillis	*	*	*	*	*	*	*	*	*	E	P	P	Commissioner Ariel Fernandez
Michelle Cuervo- Dunaj	*	*	*	*	*	*	*	*	*	*	P	P	Mayor Vince Lago

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

STAFF: Anna Pernas, Historic Preservation Officer, Kara Kautz, Assistant Historic Preservation Officer, Stephanie Throckmorton, Deputy City Attorney, ElizaBeth Guin, Historic Preservation Coordinator.

RECORDING SECRETARY/PREPARATION OF MINUTES: Yvelisse Bonilla, Administrative Assistant

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

The meeting was called to order at 4:11 pm by Vice-Chair Garcia-Pons and attendance was stated for the record.

APPROVAL OF MINUTES:

Previous meeting minutes will be provided at a later date.

NOTICE REGARDING EX-PARTE COMMUNICATIONS:

Vice-Chair Garcia-Pons read a statement regarding notice of ex-parte communications. Board members who had ex-parte communication of contact regarding cases being heard were instructed to disclose such communication or contact.

ANNOUNCEMENT OR DEFERRAL OF AN AGENDA ITEM:

None

CHANGES TO THE AGENDA:

Ms. Pernas requested that Case File LHD 2023-003 - 541 Giralda Avenue be heard first. The Vice-Chair and Board members accepted the change.

SWEARING IN OF THE PUBLIC:

The court reporter administered the oath to audience members who planned to testify during the meeting.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2023-003: Consideration of the local historic designation of the property at **541 Giralda Avenue**, legally described as Lot 23, Block 11, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Ex-Parte Communication :

1. Mr. Gillis is a member of the Villagers, Inc. and is friendly with the family of the property owner. He stated his does not impact his ability to be impartial.
2. Mr. Maxwell stated that he is friends with the property owner and stated this does not impact his ability to be impartial.

Ms. Pernas stated the Historic Preservation Association of Coral Gables submitted a public comment in support of the local designation.

During a PowerPoint presentation wherein current and historic photographs and original drawings were displayed, Ms. Guin reviewed the property’s history, features, notable architectural characteristics, additions, replacements and ownership record. She concluded by stating that the property met the criteria for designation based on its historical, cultural, and architectural significance.

1. The property owner’s son, Mayor Don Slesnick addressed the Board, stating his parents moved into the property in 1977. His mother still resides in the home and will be celebrating her 101st birthday in three weeks. He hopes this designation contributes to the historic environment of the City of Coral Gables for many years to come.
2. Kathleen Slesnick Kauffman, the property owner’s grand-daughter and the Historic Preservation Officer for City of Gainesville, addressed the Board in support of the designation. She complimented the staff and noted that the city is very fortunate to have archives that have original building plans and historic photos.
3. Ms. Pernas noted that resident Ellen Dyer submitted an email in support of the designation of 541 Giralda Avenue, 1800 Country Club Prado, and 932 Tendilla Avenue.

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to approve the local historic designation of the property at 541 Giralda Avenue based on its historical, cultural and architectural significance as evidence in the staff presentation and report.

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

CASE FILE LHD 2023-002: An application for the issuance of a Special Certificate of Appropriateness for the property at **1800 Country Club Prado**, legally described as Lots 1 & 2 and 11 & 12, Block 27, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 86, of the Public Records of Dade County, Florida.

During a PowerPoint presentation wherein current and historic photographs and original drawings were displayed, Ms. Guin reviewed the property’s history, features, notable architectural characteristics, additions, replacements and ownership record. She concluded by stating that the property met the criteria for designation based on its historical, cultural, and architectural significance.

Mr. Florian, the property owner, addressed the Board, whereupon it was evident that he confused this hearing with the code enforcement board. Vice-Chair Garcia-Pons requested a five minute recess to allow staff to meet with the property owner.

Ms. Pernas spoke with the homeowner and owner’s representative, explaining the process for historic designation. Staff will be meeting with them should alterations to the property be needed. The property owner expressed their support for the designation.

Ex-Parte Communications:

Ms. Spain was in this house as the Historic Preservation Officer for the City of Coral Gables. It has no bearing on the matter at hand.

A motion was made by Mr. Gillis and seconded by Ms. Dunaj to approve the local historic designation of 1800 Country Club Prado based on the historic, cultural, and architectural significance identified in the staff report.

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

CASE FILE LHD 2023-007: Consideration of the local historic designation of the property at **932 Tendilla Avenue**, legally described as Lots 3, 4 & 5, Block 39, Coral Gables Country Club Section Past Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Dade County, Florida.

During a PowerPoint presentation wherein current and historic photographs and original drawings were displayed, Ms. Guin reviewed the property's history, features, notable architectural characteristics, additions, replacements and ownership record. She concluded by stating that the property met the criteria for designation based on its historical, cultural, and architectural significance.

1. Tony Moralejo and wife Tonya, the property owners, are 26-year residents of Coral Gables. Mr. Moralejo introduced plans for the home even though this is not the forum. The property will be in front of this board again soon for renovation and addition. Mr. Moralejo is seeking to demolish the two-story detached structure located in rear of property, the 1940 car port addition to the east, the 1980 garage addition to the west, and kitchen and family room additions added in 1981 and expanded again in 1992.

Mr. Moralejo continued to express his desires to modify the site for a future addition and renovation. Mr. Moralejo is not aligned with the staff's recommendation. He continued to discuss the modification made to the structures and the site over time, making the use of the two-story, detached structure unusable as a garage. He believes portions of the site have lost their historic integrity.

Staff clarified that the application before the Board was to designate the property, they should not take into consideration the future plans. The designation would apply to the entire site.

Mr. Gillis asked Staff why the property was not identified as an outstanding work by an architect or designer? Staff responded the property has undergone multiple additions by different architects overtime, making it difficult to give credit to one designer.

Mr. Gillis also asked if the homeowner's concerns are before this board at this time. Staff confirmed that the significance of the structure based off the criteria in our code. Staff has met with the property owner and design team for the past two months. This item was deferred from last Board meeting to give the property owners more time to review the report and understand the process moving forward.

The Applicant stated the intention is to bring back the property to what it was. Their firm has a lot of experience in this type of restoration work. He questioned if there is anything that can be done about the demolition of the two-story garage. Ms. Spain responded that not currently. The Board designates the entire property, not just parts of it. She noted that this is the perfect project for Ad Valorem tax relief, and that they must apply before construction starts.

A motion was made by Ms. Spain and seconded by Mr. Maxwell to approve the local historic designation of 932 Tendilla Avenue based on the historic, cultural, and architectural significance identified in the staff report.

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

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2023-16 The application for the issuance of a Special Certificate of Appropriateness for the property at **1318 South Greenway Drive**, a Contributing Resource within the Country Club of Coral Gables Historic District and the Coral Rock Residences Thematic Group, legally described as Lots 7 & 8, Block 12, 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 requests design approval for demolition, additions, and alterations to the residence and auxiliary structure and sitework. Variances have also been requested from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback and the minimum overall side setback.

Ms. Kautz read from the staff report accompanying the on-screen presentation and described the property.

Ex-Parte Communications:

Mr. Gillis stated that he visited the property when it was for sale, but never met with the current owner.

Mr. Esteban, Esteban Design Studio, presented the project. He explained that this property is situated between two properties that were sold off, which created the non-conforming condition for the carport. The applicant is requesting to enlarge the carport, adding a covered terrace at the rear, adding master bathroom addition at the current location of a semicircular wall added in 1979, and adding a wall at the front of the property.

Regarding the site wall, Mr. Esteban has gone through several iterations with BOA. He began with four feet high, then realized these properties have a reduced set back, and triangle of visibility issue. He lowered the solid portion of wall and added fencing above that to make it four feet high. Felt that a 30" wall to a 5 ft column with no transition felt harsh, and looking at examples in the neighborhood we realized this wall to column transitions does exist. The owner would like to have this.

He went on to explain that the intent of the project is trying to improve living space for the homeowner. The connection of living space to the rear yard is poor and it is important to expand living room all the way out to the back by creating a rear porch. The existing bay window was part of the 1990 covered terrace addition. He would like to expand the opening to allow for better daylight, removing the bay window.

The master bathroom replaces a currently exterior uncovered area. He noted that the house has been modified over time and the existing front porch is not a historic condition. They want to install impact-resistant windows and doors with custom shaping.

Regarding the carport, the homeowner has a daughter with special needs and they need covered access into the house. The current width between the columns at the base does not allow a vehicle to drive in. They are requesting to keep the columns that are adjacent to the property line and slightly enlarge the car port towards the house and add length to the south. The carport roof is in a state of disrepair and would be reconstructed to match. The intention is to rebuild using the same geometry and materials. Mr. Maxwell asked what is the width column of the columns, column to column? The response was: *Existing width of the columns, upper part is 8 feet, at the base it goes down to 7.5 feet. Base of columns is 18 inches tall.* Mr. Gillis opined that a vehicle does fit in the carport. Homeowner says it doesn't fit a van. A question was asked whether the carport materials will be salvaged. The response was: *intent is for it to be salvaged and not look like it was rebuilt later on.*

The homeowner, Mr. Smith, would like to use the detached structure as a living space for his family. Staff made it clear that the structure is not a part of this application.

Mr. Gillis inquired about the finish of the perimeter wall. The architect replied that the intent was to make it look like the old walls - coral rock smeared with concrete. Mr. Gillis noted that the rendering looks like mashed

limestone and recommended a stucco wall. Mr. Gillis shared concern that the proposed wall will take away from the existing structure. He did not have an issue with the detached structure.

The Deputy City Attorney explained that there are zoning issues regarding the cottage that need to be resolved before it comes before the Board for review. Mr. Smith explained that the cottage was included in the square footage of the property and is part of the property records for the address. There is a zoning permit from 2008 replacing tiles for the cottage. Paper missing that it was permitted and approved. Staff cannot address his concerns until Zoning issues are resolved.

Discussion of the wall resumed with Mr. Maxwell opining that it does not go with the house as shown on the plans and will take away from the house. He encouraged it to be reworked into something more compatible and suggested coral rock. Mr. Ehrenhaft agrees with Mr. Maxwell, the wall proposed is very distracting. The details of the wall should be worked out with the staff. As for the carport, he is not in favor of demolition.

Discussion about the carport resumed. Mr. Esteban explained that the existing steps would be altered to allow the access desired. Part of the request is to take the flanking walls back to be flush with the first riser so its not changing the step. Part of the compliance issue is they need to meet building code is a landing is needed coming out of that door.

Mr. Esteban clarified the columns and the setback issue. We cannot get closer to the side setback than we already are, so we must take the two inner columns and displace them towards the house exactly one column width. The setback of the carport stays the same, width increases because it tightens up towards the house. A variance is needed because our carport is less than the required minimum side setback. Existing and by default proposed because they are maintaining that.

Ms. Kautz further explained that the variance is needed to expand it to the west because they are taking off the roof structure. Those two columns are within the side setback. To do construction within a required set back it needs a variance.

Mr. Ehrenhaft commented on Staff comments regarding fenestration. In this case when you look at the porch at the front, between two bays that extend you have the porch, if you look at photos from 1920's or 1940's you have in that facade a triple set of windows per photos, 6/1 left, 6/1 right and 8/1 panes in the center. At an unknown date we have then those windows were taken out and a door way was placed. Looking at your drawing you have A101.1 you have notes in the bay at the bottom opening to be enlarged to accommodate new door refer to proposed elevation for size and geometry. When you look at the existing and proposed demo plan if you look at the same opening where you have the prosed elevation with the same entryway instead of saying that you are going to enlarge/demolish it conflicts with that. It says block up portion of existing opening patch and repair and finished to match existing. Does not understand the conflict.

Mr. Esteban responded the demolition note is one that should have been revised. This has gone through many iterations from the BOA process. Trying to determine what is the appropriate thing to do for that opening coupled by what the homeowner would like in terms of expanding on the view to the golf course and the fact that this is a coral stone house and what we could do structurally is also still under exploration. Our current proposal is what you see here which is a reduced overall opening that we can allow for a wide double door solid lower panel and clear glass above. Since the original fenestration is not there anymore when we looked at the front of the house with the elliptic opening, we thought that having arch top door would be more cohesive.

Because the finish floor of this house is raised 18 inches, our site wall solid portion is only 30 inches. If you are standing in the house looking through that front door, your top of the site wall is about 15 inches above the floor. The large hurricane windows were the former porches. The BOA agreed that the window openings should have a mutin pattern to match the previous screen openings, rather than a single pane of glass.

Mr. Kautz reminded the Board that this has been approved in the past. Where there was a screened opening, there would have been a screen frame and basically clear view. This triple configuration is appropriate.

Ms. Spain made the following observations: She agrees that the proposed wall should either be coral or all stucco, but that the mixed material proposed is never successfully installed. She mentioned that to comply with Zoning, you may consider attaching the back structure to the car port or the main house. That would be the only way to meet Zoning.

Mr. Garcia-Pons noted that he prefers the tri-partite opening of the arched windows to match the screen configuration. Regarding the carport, he supports what the application proposes, noting that the solution is doing as little as you can do to get the most out of it. He went on to share his concern with the size of the rear porch addition, and recommended looking at a single slope roof addition, perhaps a simple shed roof extending out from the main roof. The hip roof in the middle is disrupting the beauty of the straight lines of the house.

Ms. Spain suggested looking at the site wall at 814 Coral Way. They installed a new coral rock wall using a flat faced coral. This is a good example for installation of a wall at a coral rock house.

Noting that the design has to be worked out, Ms. Kautz noted that if at any point Staff finds that the solution is not acceptable, it can always be brought back to the board. Ms. Kautz noted that she assumed the rendering was not accurate, assumed it was some variation of a stucco wall.

Discussion was had regarding the Staff conditions and clarification of several items.

A motion was made by Mr. Maxell and seconded by Mr. Ehrenhaft to approve based on the staff conditions that we have all determined are reasonable the design proposal for an addition to the residence and sitework on the property located at 1318 South Greenway Drive. The conditions of approval are as follows:

1. The existing, original carport is to remain and not be demolished or widened.
2. Window and door muntins are to be high-profile / dimensional and the frames are to be a dark color.
3. Window/door glass to be clear/non-reflective/non-tint.
4. Roof tile is to be true two-piece barrel tile.
5. Work with Staff to minimize alterations to existing window and door openings.
6. Any new rafters at the proposed rear terrace should be differentiated from those on the existing carport.
7. The window sill on the addition is to be eliminated or detailed to be differentiated from the existing sills.
8. A recess is to be provided at the blocked up rear window opening and finished in stucco. Concrete lintel and sill are to remain.
9. The proposed pool and pool deck will require separate Standard Certificates of Appropriateness.
10. Material to be specified for new pool deck.
11. For the front wall, work with Staff to address Zoning comments as well as the design.
12. Provide a detail for the termination of the front wall/fence on the east and west sides.
13. Provide elevations of the east and west fences.

The motion passed (Ayes: 5, Nays: Mr. Garcia-Pons).

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to deny the design proposal for the demolition and reconstruction of the existing original car port at the property of 1318 South Greenway Drive.

The motion passed (Ayes: 5, Nays: Mr. Garcia-Pons).

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to approve a variance to allow the addition to the residence to have a west side setback of 12' 8" which provides a minimum total side setback of approximately 14' 1" totaling 14.1% of the lot width to approve the variance as stated herein on the side setback.

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

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to deny a variance to allow the car port addition to have an interior side setback of 2'10" versus all single family in the code on this property.

The motion passed (Ayes: 5, Nays: Mr. Garcia Pons).

CASE FILE COA (SP) 2023-018: An application for the issuance of a Special Certificate of Appropriateness for the property at **434 Alcazar Avenue**, a Contributing Resource with the Alcazar Avenue Historic District, legally described as Lot 4, Block 5, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the enclosure of the front porch.

Ms. Pernas read from the staff report, accompanying on-screen presentation.

Homeowner Anis Saleh addressed the Board explaining that they want to add windows to the open porch. They would be inserting glass behind the metal grille of the porch area. He stressed that you will not see the frame of the glass and they will not be removing the grille.

Mr. Gillis asked the owner how they felt about the portico. The owner responded that the portico was an addition and not original to the house, but it is staying. Ms. Pernas clarified that that the portico and the addition were done as part of expedited COA with the designation in 1994 and are not part of this application.

Ms. Spain noted that the Board needs to be consistent. If the board has approved porch enclosures before, it is not appropriate to deny it on one occasion. Mr. Gillis agreed that this board previously allowed another home on Alcazar Avenue to do the same.

Mr. Gillis made a motion and Ms. Spain seconded to approve the COA and the design proposal for the enclosure of the open front porch with impact resistant windows on the property at 434 Alcazar Avenue provided they follow the Board of Architects recommendations.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

None.

ITEMS FROM THE SECRETARY:

A motion was made Ms. Dunaj and seconded by Mr. Maxwell to excuse the absence of Mr. Menendez and Ms. Rolando from this meeting.

The motion passed (Ayes: 6, Nays: 0)

Mr. Gillis brought to the Board's attention Brutalism in Coral Gables and the property at 385 Andalusia Avenue - the brutalist garage. List of city-owned properties updated. Needs to be looked at. Ms. Pernas will share the updated list.

A discussion was had about the replacement of the windows at City Hall. Mr. Gillis would like the Historic Preservation Board and the staff to be involved with the replacement of windows at City Hall.

Mr. Gillis moved, and Ms. Dunaj seconded that before the windows and door replacement plan is set for public hearing before the City Commission of Coral Gables, that it come to this board in order to participate in the process. In addition, the Historic Preservation staff should be included

in the review and decision process. Staff to provide a report to the Historic Preservation Board, the Historic Preservation Board to provide a recommendation to the City Commission.

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

The Attorney's office will create the resolution and it will be scheduled to go before the City Commission with the meeting minutes.

Mr. Gillis inquired about a property that was designated with a non-historic house in the front with a coral rock structure in back, south on Davis Road. He asked if it was added to the Coral Rock Residences Thematic District or was it done separately. Ms. Kautz replied that it was individually designate. Mr. Gillis also mentioned that 825 South Alhambra is another example with a coral rock building at the back that might be a pool house. He recommended that the property be looked into.

Mr. Maxwell inquired about the date of the next Landmarks Advisory Board. Ms. Pernas responded that the meeting is going to be pushed to December and she is still trying to determine their next meeting date. Ms. Pernas also mentioned that at their September meeting, the Historic Preservation Board can pick a date for the joint meeting.

Mr. Maxwell noted that the TDR process and review needs to be streamlined and discussed having a workshop on the TDR process. He is looking to have reasonable long-term facilities plan for these things. Ms. Pernas noted she is in the middle of an application for a TDR. As she works through it, she will figure out the steps and work on how to put together that information. This is an important issue that will continue to grow.

DISCUSSION ITEM:

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

**A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft adjourn the meeting.
The motion was unanimously approved by voice vote.**

The meeting was adjourned at 7:50 pm.

Respectfully submitted,



Anna Pernas
Historic Resources and Cultural Arts Director