



EXCERPT

HISTORICAL PRESERVATION BOARD MEETING
Meeting Minutes of December 15, 2021, at 4:00 p.m.
Coral Gables City Hall, City Commission Chamber
405 Biltmore Way, Coral Gables, Florida 33134

Historical Resources &
Cultural Arts

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

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

STAFF: Warren Adams, Historic Preservation Officer, Kara Kautz, Assistant Historic Preservation Officer, ElizaBeth Guin, Historic Preservation Coordinator

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

OPENING STATEMENT

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

The meeting was called to order at 4:10 pm by Chair Menendez and attendance was stated for the record. Mr. Durana and Ms. Rolando were not yet present.

APPROVAL OF MINUTES:

Mr. Adams stated that the minutes were not completed in time so they would be brought to the next meeting. Mr. Fullerton requested an edited version of the minutes, but Mr. Adams stated that even though they had contacted the company who prepared the minutes several times, they had not been received. As they did not have the time to review the minutes Mr. Adams thought it best that they be provided to the board at the next meeting. Chair Menendez asked who was doing the minutes today. Mr. Adams replied that they would be using the Zoom transcript for the minutes.

Chair Menendez announced the arrival of Ms. Peggy Rolando and Mr. Xavier Durana.

NOTICE REGARDING EX-PARTE COMMUNICATIONS.

Chair Menendez read a statement regarding Notice of Ex-Partee Communications. The Board was quasi-judicial in nature which requires Board members to disclose all ex-partee communications. Board members who had ex-partee communications or contact regarding cases being heard were instructed to disclose them. Board members did not indicate that any such communications or contact occurred.

DEFERRALS

Chair Menendez asked if there were any deferrals. Mr. Adams stated that they had received the following requests for deferrals.

1. The Historic Designation of 737 Minorca Avenue.
2. The Historic Designation of 333 University Drive – the owner of the property had requested a deferral until February as he would be travelling to Europe the beginning of the following week and would not be back until January and he would like time to review the report and discuss with his legal counsel.

Mr. Menendez then went on to announce the first case and read the description which also appeared on the television screen.

AD VALOREM TAX RELIEF:

CASE FILE AV 2016-005: An application requesting ad valorem tax relief for the property at 936 Castile Avenue, a Contributing Resource within the "Castile Avenue/Plaza Historic District," legally described as Lot 8, Peacock Re-Subdivision, according to the Plat thereof, as recorded in Plat Book 35, Page 60 of the public records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2015-007, was granted design approval by the Historic Preservation Board on August 20, 2015.

SWEARING IN:

Ms. Kautz stated that the public needed to be sworn in. Mr. Ceballos requested all persons who were present and would be speaking on this item and any other items to please stand up and be sworn in. Mr. Ceballos administered the oath.

Ms. Kautz made a presentation for the agenda item following a presentation on screen. She read a description of all the renovations that had been done on the home and showed before and after pictures of the property and renovations performed.

1. Constructed in 1931.
2. Designed by architect Lester Avery.
3. General improvement restoration, renovations of the property included the following:
 - a) New impact resistant casement windows to match the original configuration.
 - b) Replacing a vertical windowsill.
 - c) New barrel tile roof.
 - d) Painting of the house.
 - e) New mechanical, electrical and plumbing systems.
 - f) Restoration, recreation of decorative wood spindles the front elevation.
 - g) Replacement of original wood shutters.
 - h) Restoration of original front doors and doors surround.
 - i) Restoration of stucco details at front façade.
 - j) Restoration of the rear covered terrace.
 - k) Installation of new wooden brackets in that location.
 - l) Demolition of unpermitted rear covered terrace addition, and bathroom addition.
 - m) Addition of a second story on the garage which consisted of a guest bedroom and bathroom.
 - n) A rear one-story addition consisting of a laundry room, and a cupboard entry. This was an unpermitted addition that was made on to the house. It was removed.
 - o) Restoration of the original tile floors.
 - p) Restoration of the fireplace, mantel, and the Peccary cypress ceiling.
 - q) Interior reconfiguration.
 - r) Restoration and repurposing of doors at the front entry
 - s) Site improvements include:
 - i) Installation of brick paver driveway and walkways.
 - ii) Installation of new swimming pool & deck.
 - iii) Installation of new landscaping.
 - iv) Restoration of existing water fountains.

Ms. Kautz stated that the staff recommended approval.

Mr. Menendez asked if the homeowners would like to speak to which Katrina and Jorge Saladrigas stated that they thought the presentation was complete, but if there were any questions, they would be happy to answer them.

Mr. Fullerton asked about the pot. The homeowners stated that they had moved it to the backyard and made it a central feature. Ms. Kautz added that they had restored a wall fountain at the rear of the house that was not in the photographs. Mr. Saladrigas stated that he had restored it to working order as it was not previously working. Mrs. Saladrigas said when they bought the house, they did not know there was a fountain as there was so much overgrowth.

Ms. Rolando asked if they had been to the board before. They responded that they had been to the board before to address some minor items that had been completed. Mr. Saladrigas thanked everyone for their help.

Mr. Menendez announced that Ms. Bache-Wiig had arrived.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to approve the ad valorem tax relief for the property at 936 Castile Avenue.

The motion passed (Ayes: 8; Nays: 0).