



CORALGABLES HISTORIC PRESERVATION BOARD

Thursday, July 21, 2016 Meeting, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

MEMBERS	A	S	O	N	D	J	F	M	A	M	J	J	APPOINTED BY:
	15	15	15	15	15	16	16	16	16	16	16	16	
Janice Thomson	P	A	P	P	E	P#	P	P	P	P	P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	P	P	E	P	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	P	P	P	E	P	P	P	P	E	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	E	P	Comm. Patricia Keon
Alexander Adams*	P	P	E	P	P	P#	P	P	P#	P	P#	P	Comm. Vince Lago
John Fullerton	P	P	P	P	P	P	P	E	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	A	P	P	P	E	P	P	P	P	P	City Manager
Margaret Rolando*		E	P	P	P	P	E	E	P	P	P	P	City Commission
Albert Menendez*		P	P	P	P	P	P	E	P	P	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
Catherine Cathers, Arts & Culture Specialist
Miriam Ramos, Deputy City Attorney
Cristina Suarez, Assistant City Attorney
Yesenia Diaz, Administrative Assistant, Historical Resources

GUESTS: Faith Krause, Arva Parks, Lorenzo Gutierrez, John Autore, Dennis Campbell, Eduardo Goudie, Marc Compton, Judy Pruitt, Pablo Corazzini, Jenny Ducret, Steven Pallot, Mapy Pallot, Gloria Pallot, Robert Gill, Roberto Behar, Rosario Marquardt.

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

The meeting was called to order by Chair Torre at 4:08 p.m. A quorum was present.

MINUTES: MEETING OF JUNE 16, 2016:

Mr. Fullerton made a motion to approve the minutes of the June 16, 2016 Board meeting as written. 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.

Ms. Thomson relayed a chance brief conversation with Eduardo Goudie, owner of 611 North Greenway Drive, when she stopped at the property to get a visual of the space between Mr. Goudie's property and the Pallot's property next door as well as the proximity of the Pallot's koi pond. At Ms. Ramos direction, she stated what she learned from the site visit and said the experience would not affect her ability to be fair and impartial. Ms. Ramos advised that since this was a quasi-judicial meeting and Ms. Thomson stated on the record that she could be fair and impartial and relayed what she learned, she could participate in the proceedings.

DEFERRALS: Case File COA (SP) 2016-017: 920 Coral Way

MEETING ATTENDANCE:

Ms. Rolando made a motion to excuse the absence of Ms. Ghia for the months of July, August and September 2016. Mr. Fullerton seconded the motion, unanimously approved by voice vote.

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

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-09 AND COA (SP) 2016-018:

Consideration of the local historic designation of the property at 325 Romano Avenue, legally described as Lots 11 and 12, 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. 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.

Ms. Guin stated that the property was eligible for designation based on four architectural criteria. She also stated that the property met the qualifications to become designated as a Coral Gables cottage. Thereafter, as photographs were displayed, she comprehensively reviewed the property's history. She advised that if the Board designated the property, staff could confer cottage status. Ms. Guin concluded the presentation by stating staff's recommendation of approval of Local Historic Designation based on the property's architectural significance.

There followed a brief discussion to clarify process differences between historic designation and conferring cottage status. Hearing no further comments, Mr. Torre invited audience comment. As there were no requests for further input, he closed the public hearing.

Mr. Silva made a motion to approve Local Historic Designation for the property at 325 Romano Avenue as presented. Mr. Menendez seconded the motion.

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

Ms. Guin advised that the applicant also requested design approval for the construction of a one-story addition and a patio area. She said the application was reviewed by the Board of Architects and their only comment was that they were happy to see the choice of CGI as the window manufacturer. Stating that staff had a few comments about the design relating to the separation of the addition from the existing structure, she said the architect would first review the project.

Mr. Autore, project architect, displayed and thoroughly described plans for the addition. After his presentation concluded, Ms. Guin stated staff comments:

- 1) The stucco of the new addition should not match the stucco on the existing structure especially since a textured coating was applied to the home in 1987.
- 2) The window sills and the round vents in the new addition have a different configuration from the historic home. Vents in the existing structure are centered over windows and doors either singly or in a triplet line. Round vents in the proposed addition are not centered over the fenestration but staggered evenly across the façade, which is appropriate. Instead of a line of triplets, staff recommends pairs of vents or, if a cluster of three, that they be arranged in a triangular fashion.
- 3) The new arched windows on the front façade should be configured in such a way that the openings read more like porch openings than windows. Since the applicant is applying for Ad Valorem Tax Relief, staff recommended bringing back the railings in the arched openings on the front elevation as well as the spindles in the entry porch roof as part of the restoration of the home.
- 4) All door and window muntins are to be high-profile.

5) The applicant is encouraged to investigate removal techniques for the textured coating that was applied in 1987.

Mr. Autore explained and discussed the front windows, iron railing and roof tile. During discussion, Mr. Fullerton suggested that lowering the new addition by one foot and keying it into the existing higher roof would improve the appearance of the massing in the façade. Mr. Torre confirmed that the windows were CGI. Mr. Autore said they would be double casement and would include egress ability, which Ms. Spain confirmed. Ms. Rolando confirmed that Mr. Autore would change the configuration of the vents as staff recommended.

Mr. Fullerton made a motion to approve the design proposal for additions and alterations to the existing residence at 325 Romano Avenue, including staff's written conditions as stated above; and suggested lowering the parapet on the new addition as discussed; and, therefore, approving issuance of a Special Certificate of Appropriateness. Mr. Menendez seconded the motion.

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

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2016-021:

An application for the issuance of a Special Certificate of Appropriateness for Balboa Plaza, a Local Historic Landmark, legally described as Unnumbered Lot Marked - Park - Between Andalusia, DeSoto Blvd., and Anderson Road, 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 approval for the installation of a proposed civic monument as part of the City's Art in Public Places Program.

Mr. Torre recused himself and left the room after stating that his company would be doing project construction. Vice Chair Silva served as meeting chair in the absence of Mr. Torre.

Ms. Spain oriented the Board to the location of the project, and relayed that the sculpture installation was proposed as an Art in Public Places project for the City. She invited the artist, Roberto Behar and his wife/partner, Rosario Marquardt, to present the project.

Mr. Behar described and displayed other public art projects they have done in the recent past, and relayed the background of R&R Studio. He explained how they draw from the appearance and ambiance of a site to team the artwork they create to harmonize with its surrounding environment. The name of the proposed project is "Midsummer Night's Dream," which consists of a monumental bench and two equally monumental lamps (to be equipped with LED light bulbs which, under normal usage, will have to be replaced every 8-10 years) to create an "outdoor room." The project will be installed in relationship to an existing banyan tree.

Mr. Behar and Ms. Marquardt alternately addressed the Board as they displayed and described renderings of the project, the proposed location, materials and their vision of how it would reflect and engage the community.

Ms. Spain introduced Catherine Cathers, the City's Arts & Culture Specialist, who stated that the project was presented to and unanimously approved by the Arts Advisory Panel and the Cultural Development Board.

Mr. Fullerton expressed concern about the lack of parking in the area and suggested that the City look into creating some parking spots. Ms. Spain commented that the area is heavily used by pedestrians. Mr. Silva mentioned his understanding that reclaiming portions of the paved area was being considered by the City.

Thereafter, discussion focused on the materials that would be used, safety issues and lighting.

Mr. Silva invited additional audience comment. Hearing no requests to speak, he closed the public hearing, congratulated the artists for creating a good model for other medium-sized projects.

Ms. Rolando made a motion to approve the design proposal for the installation of "A Midsummer Night's Dream" sculpture in Balboa Plaza, and to approve issuance of a Special Certificate of Appropriateness. Mr. Fullerton seconded the motion.

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

CASE FILE COA (SP) 2015-021 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at 611 North Greenway Drive, contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lot 18 Less ELY 57.78 FT and Lots 19 & 20, Block 22, 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 requested design approval for additions and alterations to the residence and sitework.

Mr. Campbell, representing homeowner Eduardo Goudie, recapped the applicant's appearances before this Board, and ten meetings with the Board of Architects. He reviewed that last month's meeting with the Board resulted in two issues to be remedied; one, the trellis, which was removed, and two, the second story of the addition, which was moved back. He asked Mr. Goudie to speak to the Board and to review plans that were submitted.

Ms. Kautz said the current drawings, stamped July 12th, were the drawings the Board should reference.

Mr. Goudie reviewed previous as well as new plans, pointing out that the new plans showed that the carport was moved back and the trellis was removed. Mr. Campbell interjected that the displayed plans were color coded to differentiate the former plans from the current. Mr. Goudie said they complied with comments from the Board and made the requested changes. For the record, Mr. Campbell stated that Mr. Goudie had received numerous awards for his work and had grown up in this house, adding that the statute was more than complied with after ten BOA reviews, and that Historical Resources staff recommended approval.

After expressing appreciation for removing the trellis and reducing the height and overall massing, Board suggestions to Mr. Goudie included a request to line up the arch above the library's arched window; to provide safe storage for the Pallot's koi fish during construction; multiple observations about the large size of the second floor master terrace, and suggestions about changing it to read as a one-story volume rather than two; and to leave the covered terrace on the ground and step back the second story covered terrace.

Mr. Torre invited audience input. Entered into the official record of the meeting were new letters received from Coral Gables citizens related to the application: Two from Mr. Pallot; one each from Mr. Gill and Helen Richards.

Mr. Pallot, 617 North Greenway Drive, submitted two new letters, both of which were included in Board packets. Mr. Pallot read his letter to Board members and staff (included in Board packets) for the record. He said his letter expressed his opinions on three major items: 1) The new rear addition that is higher than the historic home; 2) The second story on the west side; 3) The second story on the east side.

After detailing his thoughts about these issues, Mr. Pallot read his letter to Board members and staff (also included in Board packets) for the record to request Board help concerning four issues related to construction work at 611 North Greenway Drive: 1) toxic construction dust; 2) severe jackhammer vibration and potential damage; 3) construction workers and construction trucks parking on the swale and golf course in front of his house; 4) podocarpus root balls and potential damage.

Ms. Spain said the City Attorney advised that the Board could require a dust screen to protect the neighbors and the koi pond. She said Code Enforcement is aware of the project and will monitor it to allay concerns regarding parking on the swale and golf course. There followed a brief discussion between Board members and Ms. Spain about policy regarding historic properties, after which Mr. Pallot asked for clarification of dimension issues. Ms. Spain and Board members examined plans to respond.

Continuing his remarks, Mr. Pallot said it was his understanding that the Board could make a motion concerning the dust screen and lower power jackhammers. He asked the Board to include in the motion a three story dust screen extending 25 feet to the north and 25 feet to the south of the construction area, and to include that lower power jackhammers be used, not the jackhammer that is mounted on the front of a Bobcat as it vibrates his wall, pond and house. Returning to the addition issue, Mr. Pallot asked the Board to be historic preservationists. Deputy City Attorney Ramos interjected and advised that the City Attorney said the Board could impose the dust screen, but could not impose anything regarding jackhammers, as this is a potential Noise Ordinance issue, which could be addressed by Code Enforcement. Ms. Ramos said she would provide Mr. Pallot with her email address so she can refer his complaint to the appropriate City employee to address this particular issue. Mr. Torre said the Board's motion would add including sensitivity to these issues.

Ms. Parks relayed some personal background information related to historic preservation and this particular area before thanking the architects and owner for revising the plans. Stating she was present at the meeting because of the Ordinance, she said the east side was a façade as well as the front, and said the east façade was an entry feature. She expressed concern about the new addition, which she said was supposed to look like a new addition while being compatible with the existing historic home. She said this design made it difficult to differentiate the new from the historic. She added that George Merrick, H. George Fink and Phineas Paist had a color palette for everything built within the City. She expressed concern about buildings in Coral Gables "turning white." She said this home would not be as prominent if it were not white, and said the Board should consider its importance. Mr. Adams asked Ms. Parks for more information about color. Ms. Parks said colors were intentionally layered to create an aged look. She advised that she had a description of the method of layering color, and added that the original Coral Gables color palette was given to Historical Resources staff.

Mr. Gill said he submitted a new letter dated July 20th registering his opposition to this application. This second letter in opposition to the proposed renovation/addition plans for 611 North Greenway was included in Board packets and made part of the official record. After articulating his opinions, Mr. Gill urged the Board to be steadfast and consistent with historic preservation rules, not to compromise these rules in an attempt to make everyone happy and to reject the plans submitted for 611 North Greenway Drive.

Ms. Pruitt recalled that she was a member of this Board when construction of the wall at 611 North Greenway was an issue, and was the only Board member who did not vote to approve it. She said the revised plans were an improvement from previous plans, but still detracted from the historic nature of the whole neighborhood.

Mr. Torre invited additional audience comment. Hearing none, he closed the public hearing.

Ms. Thomson asked how the proposed design detracted from the historic nature of the entire neighborhood. Mr. Pallot read a portion of the Coral Gables Zoning Code, and paraphrased by saying, "there were not supposed to be any features that will adversely affect the historic, architectural and aesthetic character of the property, changing and disturbing the relationship between the subject property and the historic district." Mr. Campbell said a façade is defined as principal area of the entry from the street. Ms. Parks advised that the value of historic preservation was augmented by economic benefits that were available for properly renovating historic properties.

Mr. Torre relayed another Board case to make a point to demonstrate historic issues the Board had to address as part of its customary responsibilities. He added that he was opposed to the size, but didn't have the right to disallow him from enlarging his home. Ms. Spain read a portion of the Secretary of Interior Standards for Rehabilitation that apply in this case is "new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work be differentiated from the old and shall be compatible with the massing, size, scale and

architectural features to protect the historic integrity of the property and its environment.” She also advised that a front façade is the front; however, a façade was any side of a building.

Referencing change that occurs based on time and people’s needs, Mr. Adams said a large part of Coral Gables’ value achieved and maintained by preservation of its history. However, he also spoke of the positive compromise to achieve compatibility between new and historic issues.

Mr. Torre stated a preference for reducing the size of the trellis, having it substantially cut back or removed altogether. Ms. Rolando suggested reducing the trellis by half so the trellis on the second floor would consist only of the trellis on the west half. She expressed appreciation for the owner’s efforts to respond to Board comments, and added her concerns about the height of the new addition; plans and elevations that are difficult to read; and about the roof ridge not overwhelming the roof ridge of the historic home, not appearing to tower over the historic home from the street view.

Mr. Torre initiated a discussion of technical design issues with Mr. Goudie about ceiling heights of the historic home as well as the new addition, and asked for input from the architects on the Board. Mr. Goudie responded. Mr. Silva advised that the plans showed the least difference in height that can be achieved unless the height completely matches the existing house. Ms. Rolando asked for more clarification about the differential roof ridge height. Ms. Spain said 18 inches was appropriate if from the eave. Ms. Parks said it was common to construct a small connection and then do another addition as a possibility for solving the structural problem and retaining the historic appearance.

Ms. Rolando made a motion to approve the design for the additions and alternations to the residence and sitework for 611 North Greenway Drive with the following modifications: the differential eave to eave from the original home to the addition shall not be more than 18 inches; that the trellis on the terrace of the second story of the addition not be greater than the west half of the terrace; and that the owner provide a dust screen that the adjoining owner requested.

Mr. Parsley suggested the Board not specify anything regarding a dust screen and to refer that issue to Code Enforcement. Board members voiced agreement.

Ms. Rolando agreed to amend the portion of her motion referencing the dust screen.

Mr. Pallot reminded the Board that he provided a copy of a photograph of a house that used a dust screen. Mr. Parsley expressed empathy with the length of and mess associated with construction, and reiterated that the involvement of Code Enforcement was the appropriate course of action.

Ms. Rolando made a motion to approve the design for the additions and alternations to the residence and sitework for 611 North Greenway Drive subject to the following modifications: the differential, eave to eave, from the original home to the addition shall not be more than 18 inches; and the trellis on the terrace of the second story of the addition not be greater than the west half of the terrace. Mr. Adams seconded the motion.

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

Ms. Rolando made a motion to approve that a condition for proceeding with pulling a construction permit be the construction of a temporary dust barrier between 611 and 617 North Greenway Drive. The motion was not seconded.

Mr. Parsley made a motion that the Historical Resources Department involve other City departments in paying particular attention to the means and methods of construction to protect the historic nature of the koi pond and any other of Mr. Pallot’s concerns. Mr. Fullerton seconded the motion.

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

Ms. Spain said she would talk with the head of Code Enforcement about the issue and they will monitor.

Mr. Torre called for a brief meeting break, which began at 6:40 and concluded at 6:49 p.m.

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 requested design approval for an addition and alterations to the residence.

Reminding the Board they had seen this project twice before, Ms. Guin said there was a change of architect; currently Jenifer Briley. She said the proposed plan retains cottage features, has Coral Gables Cottage status and the project is taking advantage of incentives. Ms. Guin reviewed the 1960s addition and pointed out design changes between the previous and current proposal. On July 14th the Board of Architects (BOA) reviewed the project, making a few comments related to proportional discrepancies in the drawings between the initial and current design. The drawings were corrected by Ms. Briley. The BOA also asked for an alteration on the parapet cap on the new addition; to raise the height of the garage parapet; to reconsider the vents on the side of the garage; and to fix the drawing of the double doors in the deck area. At the BOA meeting this morning (the 21st), the BOA gave full approval as all corrections had been made as requested. Ms. Guin advised that variances were not requested, and said staff fully approved of the newest design iteration for an addition and alterations to the residence. She concluded by stating that Architect Marc Compton, affiliated with Ms. Briley, was present to present the project.

Ms. Compton thoroughly reviewed and described the plans, displaying original and proposed elevations, and said that no architectural changes were made to the front façade.

Mr. Fullerton observed that the new garden wall design was a simplified version of the original, and stated a preference for the original, more picturesque design. Mr. Compton said they would consider the suggestion and work with staff. There was a brief discussion about the setback, the forward position of the garage and the prominence of the proposed wall.

Mr. Fullerton made a motion to approve the design for an addition and alterations to the residence, and to approve issuance of a Special Certificate of Appropriateness for the property at 1401 Pizarro Street. Mr. Menendez seconded the motion.

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

CASE FILE COA (SP) 2016-014:

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 displayed a location map and photographs as she described the architectural background and 1970s additions and expansion of the house. The 2009 Board approved a COA for a similar design to this application; however the permit was never issued and the property has since changed hands. At the time, staff recommended approval of the application, and also does so for this application. No variances are requested; the Board of Architects approved the application. Ms. Kautz said she would state staff comments after Architect Corazzini's presentation.

Mr. Corazzini comprehensively reviewed the proposal for a one-story garage, a second floor master bedroom, and to relocate air conditioning equipment to the rooftop of the one-story existing structure, which has a parapet that will hide the equipment. He displayed photographs, plans and elevations of both the existing house and proposed changes.

Pointing out that the proposed garage had two doors, Ms. Rolando asked if it was a one-car or two-car garage. Mr. Corazzini said it was a one-car garage. Mr. Fullerton pointed out that the garage wasn't sufficient for two cars. Mr. Corazzini said it seemed more in keeping with the house and was the owner's preference. Mr. Parsley suggested having only one 10-foot garage door in the middle, which would work well for one normal-sized car. Mr. Corazzini defended his position. Mr. Parsley cautioned that this feature may be a deterrent for subsequent buyers. Mr. Parsley and Mr. Torre indicated agreement with earlier comments by their colleagues. Mr. Adams praised the architecture, and suggested considering a reduction in the square footage/size of the laundry and storage room that may be better utilized as garage space. Mr. Corazzini added that the laundry area could later incorporate a small sleeping area for a housekeeper. Discussion continued with similar suggestions for design alterations.

Ms. Kautz expressed staff comments as written in the staff report:

1. The protrusion of the garbage enclosure at the northwest corner of the garage addition is unnecessary. The enclosing wall could extend from the west side of the corner to the property line instead of towards Alhambra Circle with no loss of functionality.
2. The proposed parapet for the second-floor addition needs to match the existing parapet height.
3. In accordance with the Secretary of Interior's Standards, barrel tile coping should not be introduced and the new stucco texture should not match the existing exactly as a means of differentiating between the existing and new elements.
4. Staff recommends against the relocation of the mechanical units and the raising of the parapets around the original garage structure. The extension of the parapets negatively impacts the proportions of an original portion of the property and looks out of scale when compared to the adjacent areas of the house.

There followed a lengthy discussion among all parties with multiple suggestions for alterations, primarily focused on the garage and laundry area. After extended discussion and in the absence of agreement, Ms. Rolando suggested deferral; however, discussion continued and numerous other options were explored and debated without reaching total consensus. The functionality of the proposed garage was a key issue, despite examination of multiple revision options.

Mr. Fullerton made a motion to approve the design proposal for additions and alterations to the residence and sitework for 1136 Alhambra Circle with staff recommendations, with the exception of removing condition number two in the list above. Mr. Adams seconded the motion.

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

The motion failed. Ms. Rolando left the meeting. Discussion continued.

Board comments: There are issues about functionality of the garage; suggestions are based on accepting a mistake and compounding it by thrusting a nicely designed garage on top of the 1970s addition mistake; if the garage will be a two-car garage, it should be situated sideways and "entered on the left;" this scale house may not need a two-car garage; Mr. Corazzini needs to decide on a one-car or two-car garage; reduce the size of the laundry room and increase the size of the garage; Mr. Corazzini should work with suggestions discussed and come back with alternatives; consider rotating the laundry area the other way and enclosing it; either have a one-car garage or have the garage face the front; the garage issue makes the house unsaleable; tear down the 1970s addition and re-design the garage. Mr. Adams suggested making the same motion but including staff's condition number two. Ms. Ramos confirmed that the motion failed and the application is automatically continued to the next Board meeting. Ms. Kautz suggested truncating part of the existing garage and 1970s addition to cut off enough square footage and add the square footage towards the front, add a real two-car garage and keep it where Mr. Corazzini placed it. Make it larger, but truncate enough of the existing garage and move the square

footage, which would create a gap between the existing garage and the new garage, which could have a covered loggia to connect the two.

Staff and Mr. Corazzini will work together on the design.

ITEMS FROM THE SECRETARY:

MacFarlane Homestead Historic District Project:

Ms. Spain reported that the project is progressing. The architect was hired for restoration of MacFarlane homes. Two homeowners have applied. The project will be presented to the City Commission on Tuesday, July 26th to initiate preparation of the contract and begin negotiations.

City Beautiful Award: John Fullerton

Congratulations were expressed to Mr. Fullerton for winning the City Beautiful Award at the Coral Gables Chamber meeting for 396 Alhambra Circle.

Relocation of Board Member Alexander Adams and Conclusion of Board Service

Ms. Spain expressed appreciation to Mr. Adams for his service on the Board, and wished him well as he and his family relocate to New York.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 8:05 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer