



**CORALGABLES HISTORIC PRESERVATION BOARD**  
Thursday, November 10, 2016 Meeting, 4:00 p.m.  
City Commission Chambers  
405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &  
Cultural Arts*

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MEMBERS	N	D	J	F	M	A	M	J	J	A	S+	S	O	N	APPOINTED BY:
	15	15	16	16	16	16	16	16	16	16	16	16	16	16	
Janice Thomson	P	E	P#	P	P	P	P	P	P	-	P	P	E	E	Mayor Jim Cason
Venny Torre	P	P	P	P	E	P	P	P	P	-	P	P	E	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	E	P	P	P	P	E	-	E	E	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	E	P	-	P	P	P	P	Comm. Patricia Keon
Alicia Bache-Wiig*										-			P	P	Comm. Vince Lago
John Fullerton	P	P	P	P	E	P	P	P	P	-	E	P	E	P	Board-as-a-Whole
Robert Parsley	P	P	P	E	P	P	P	P	P	-	P	P	P	P	City Manager
Margaret Rolando	P	P	P	E	E	P	P	P	P	-	P	E	P	P	City Commission
Albert Menendez	P	P	P	P	E	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  
Jessie Diaz, Administrative Assistant  
Miriam Ramos, Deputy City Attorney  
Stephanie M. Throckmorton, Assistant City Attorney

**GUESTS:** Marlin Ebbert, Dagoberto Cabral, Ramiro Cortez

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

The meeting was called to order by Chair Torre at 4:10 p.m. A quorum was present.

**MINUTES: MEETING OF OCTOBER 20, 2016:**

Mr. Rolando made a motion to approve the minutes of the October 20, 2016 Board meeting as written. Mr. Menendez 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.

**DEFERRAL:** Ms. Spain announced the deferral of Case File LHD 2016-015, 625 Candia Avenue.

**PUBLIC SWEARING IN:** Jessie Diaz, Administrative Assistant for the Historical Resources and Cultural Arts Department, administered the public swearing in for those testifying during the meeting.

Mr. Fullerton and Mr. Silva both arrived at 4:11 p.m.

Thursday, November 10, 2016

Continued

MEETING ATTENDANCE:

Mr. Menendez made a motion to excuse the meeting absence of Ms. Thomson. Mr. Parsley seconded the motion, unanimously approved by voice vote.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-017: Consideration of the local historic designation of the property at 516 Navarre Avenue, legally described as Lots 8 and 9, Block 14, 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.

Ms. Kautz comprehensively reviewed the property, while conducting a visual presentation. She relayed its location, historic images, current photographs, history, architects and architecture, criteria for designation and home ownership record.

Mediterranean Transitional style architecture which characterized 1930's Coral Gables.

Continuing her presentation, Ms. Kautz stated that the property at 516 Navarre Avenue met the criteria for designation as a historic landmark based on 2 significance criteria, both pertaining to architectural significance. 1.) Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; 2) Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;

Ms. Kautz informed the board that the property came to staff via a historic significance request application and after the research was done it was deemed to be significant.

For the record, Mr. Torre disclosed that he had visited the property several months ago with a client and viewed the inside of the home. He voiced his concern having an issue with the movement for approval based on the Mediterranean Transitional style. Mr. Torre stated it was out of context for him, due to insufficient information as to how many types of homes were built at the time. Mr. Torre questioned whether the home, which looked simplistic, had enough merit as it stood to be designated.

Ms. Spain stated that it was not a question that was asked of only the 1920's Mediterranean homes but it was a question that could be asked of all architectural styles in the City.

Ms. Kautz pointed out that the content was based on 1935 when a very limited amount of construction was occurring within the City. She continued stating that out of the 42 single family residences built that year, ones like 516 Navarre Avenue that remain intact are rare. Ms. Kautz informed that Board that 504 Navarre Avenue which was considered the twin to 516 Navarre Avenue was designated as part of the Coral Rock Historic District. She concluded that she believed the property met the designation criteria as it met the typology, fitted within the context of the City and had not been altered.

Mr. Torre had issues with finding the merit of significance pointing out that 516 Navarre Avenue and, the house that was deferred, 625 Candia Avenue and constructed a decade apart were similar. Mr. Torre questioned if the bases for his judgement would only be based on the Mediterranean style. Ms. Kautz pointed out that it would also be based on the architect in addition to the style, which in this case were Paist and Steward in their more mature Mediterranean revival. She reminded the Board the criteria considered for the current case was as follows: an outstanding example of a prominent designer and builder.

Mr. Torre pointed out that the based on those criteria he would have to judge 625 Candia Avenue with the same merit. Ms. Kautz pointed out that the pedigree was there but that certain criteria did not apply to that house. Mr. Fullerton stated that based on who the architects were Paist and Steward, would be the tipping point in regard to his vote and the fact that it was intact.

Thursday, November 10, 2016

Continued

Ms. Rolando stated that she found the number of building permit issued each year on the Candia report to be helpful in making her judgement. Addressing Mr. Torre's issue, Ms. Rolando suggested in future reports listing the number of single family homes build three years prior and three years after. Ms. Rolando stated that what made Coral Gables so unique were the mix of homes along with the architectural fabric. Mr. Silva asked if there was any opposition to the house being designated. Ms. Spain informed him that there was not. Mr. Torre stated that when there is opposition to a designation that he has to analyze them and he needed to understand the weight of some of the homes versus others and the rationale behind it to make a better judgement.

Mr. Silva stated that it was more applicable to 625 Candia Avenue.

Ms. Kautz stated that many homes are seen by Staff and many cannot be designated due to undergoing modern Mediterranean modifications with the addition of stone columns and other modifications. She continued on stating that 516 Navarre was clearly intended to be a mix that was not changed.

Mr. Torre stated that it looked like a simple home for him and needed to understand the rational to make it justifiable.

Mr. Torre invited the audience to comment and invited the owner of 516 Navarre Avenue to speak.

The homeowner introduced himself for the record as Dagoberto Cabral and stated that when he viewed the property it was really distinctive to him and relayed to the Board the hope for an addition in the future per the City Code. Mr. Cabral also stated his interest in taking advantage of the Ad Valorem Tax Relief program if the property was approved for designation.

Hearing no requests to comment, Mr. Torre closed the public hearing.

Ms. Rolando remarked her experience with the flow of space with having lived in 2 Phineas Paist homes in Coral Gables and wished the homeowner the best in his new home.

Mr. Cabral praised Phineas Paist and his eye for design with spaces.

Hearing no requests to speak, Mr. Torre closed the public hearing.

Mr. Fullerton made a motion to approve Local Historic Designation of the property at 516 Navarre Avenue as per Staff recommendation. Ms. Rolando seconded the motion.

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

Ms. Spain noted to the board that, Jessie Diaz, from the historical Resources & Cultural Arts office was doing the minutes for the meeting. Mr. Torre thanked Jessie for her work.

#### HISTORIC SIGNIFIANCE DETERMINATION:

Historic significance determination of "La Salle Cleaners," located at 2341 Le Jeune Road, Florida, legally described as the north 75 feet of Lots 1 thru 4 and all of Lot 5, Block 36, and 2345 Le Jeune Road, legally described as the south 25 feet of Lots 1 to 4 Inc., Block 36, Coral Gables Section K, as recorded in Plat Book 8, at Page 33, in the public records of Miami-Dade County, Florida.

Ms. Spain provided background on the process and procedure to the Board as to how historic significance applications are processed. She explained the ordinance that was in place that required the Historic Preservation Officer's signature on demolition permits. She described the various situations that can lead to the historic significance application such as if the property owner wants to demolish the home to build a new one or such as in the current case, the property goes on the

market and the potential owners want to know if it would be possible to demolish. Ms. Spain explained that when she received the application she thought that it was historic. She advised that even though it had been altered, staff thought it was historically significant. However, despite staff's thoughts on the matter, Ms. Spain had decided instead of deeming the property to be historically significant, writing the designation report and bringing it to the board for consideration with the chance of the board deciding it wasn't significant, she decided to bring it to the board for discussion instead.

Ms. Spain then conducted a visual and historic presentation on the property, including a location map, photographs and permit drawings, informing the Board that the original Architect was H. George Fink. She informed the Board of alterations done in 1966 for additions and alterations to the property by Architect William H. Merriam. Also in the 1960's alterations were done by Architect R.J. Filer. Also in the 1960's alterations were done by Architect R.J. Filer. Ms. Kautz added that in the 1970s some windows were removed from the property. Ms. Spain informed the Board that if one looked at the stucco on the property, one could still see the outline of the original windows. Ms. Spain pointed out additional information done in 1979, in the form of a site inventory form. She presented it to the Board. She explained the site inventory form which was produced in the 1970's stating that it was architecturally noteworthy for its stylistic features and Mediterranean style.

Ms. Kautz relayed that the County Preservation Office had done a survey documenting all the important building in the City of Coral Gables and La Salle Cleaners fell into that category of importance. Ms. Spain added that it is an important site in the history of Coral Gables but does not necessarily mean that it has to be designated based on its architecture but it still retained a Mediterranean style of architecture despite having been altered.

Ms. Spain pointed out that it could still be designation based on the fact that it is associated significantly with the past with a continuing institution which has contributed sustainably to the life of the City. The building served as the construction company for the City of Coral Gables in the 1920s. Ms. Spain concluded that she wanted the Board's direction.

Ms. Rolando asked if the addition, which in her opinion was insensitive considered historic. Ms. Spain stated that the addition was 50 years of age. Mr. Torre inquired who the owner of the parking lot to the east was. Ms. Spain believed that the owners were a combination of the City of Coral Gables and a private owner.

Mr. Parsley asked who approved the current color of the building. Ms. Spain informed that it had been approved by the Board of Architects. Ms. Rolando asked if certain parts of the structure could be designated. Ms. Spain informed that the whole building would have to be designated. Ms. Kautz relayed to the Board that if a potential buyer bought the property, wanted to restore to its original glory, they could take advantage of the Ad Valorem Tax Relief and Transfer of Development Rights.

Mr. Torre asked for further clarification on the process and gave the scenario if the property was deemed by staff to be significant and brought to the board as a historic designation with the Board voting to not designate. Ms. Spain explanation that if the Board were to vote that way and the permit was issued for demolition it would be signed by her. Mr. Torre asked if there was a statute of limitation on the Historic Preservation Officer's determination. Ms. Spain informed that it was 18 months. The Board continued to deliberate on various scenarios.

Mr. Fullerton asked if there were any parts in the original drawings that were visible on the building. Ms. Kautz explained that the original drawings were permitted before the City was incorporated. The Board continued to discuss the matter. Ms. Kautz suggested that if the Board wished, they could instruct them to write a designation report for the next Historic Preservation Board meeting and the board could make their decision then.

Mr. Torre stated that he needed more clarification on the changes made to the building. Ms. Spain explained the Board's options to either direct them to write the designation report or to deem that the property is not historically significant. Mr. Torre suggested to the Board members that a report would be favorable. Mr. Menendez agreed and stated that he would like to see a report.

Thursday, November 10, 2016

Continued

Mr. Parsley asked if the report could include the adaptive reuse of the building as the building is commercial. Ms. Spain stated that staff does not include the future use of a building as it is not part of what has to be considered by the Department. Mr. Torre suggested taking a walking tour in the hopes of making a more informed decision. Ms. Spain recommended, if Board members were interested in that option to call the Department individually to schedule as otherwise it would have to be noticed and would run the risk of breaking the Sunshine law.

Hearing no requests to speak, Mr. Torre closed the public hearing.

Mr. Silva made a motion to ask staff to prepare a historic designation report for the property at 2341 Le Jeune Road and 2341 Le Jeune Road. Mr. Menendez seconded the motion, unanimously approved by voice vote.

Ms. Rolando requested that the report include the establishment of when the various modifications were made. Staff was in agreement.

STANDARD CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (ST) 2016-162: An application for the issuance of a Standard Certificate of Appropriateness for the property at 4106 Santa Maria Street, a Contributing Property in the Santa Maria Historic District, legally described as Lots 12 & 13, Block 94, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for windows and doors.

Ms. Spain explained the process of how staff handles historic properties that come in with applications for windows. She added that if it is a contributing property in a historic district, staff requires the windows to go back to what it was originally: the configuration, the muttin pattern in order for the permit to be approved without having to go to the Historic Preservation Board. However in the current case, Ms. Spain explained that due to the muttin pattern not matching the original configuration of the windows, she was uncomfortable signing off on the permit and decided to get the Board's input. She continued by stating that the plans had been reviewed by the Board of Architects and that they had no issues with what was being proposed.

Ms. Spain gave a visual presentation, relaying its location, historic images, and current photographs, elevations comprehensively reviewing the proposal and displayed photographs. She disclosed that the windows had already been purchased which was an issue.

The Board reviewed the plans and started to debate about the casement windows.

Ms. Spain invited the contractor to speak. The contractor introduced himself as Ramiro Cortez and explained that the home owner could not be present as they were traveling. He explained that he had purchased the windows after meeting with the homeowner and informing them that in order to avoid problems with the City that all windows had to be casements. The homeowner agreed without knowing that the home was in the Santa Maria Historic District.

Ms. Spain explained that the original windows were casements but that the windows above were fixed. It was explained that the muttin pattern was different but that she did not believe that it was that important.

The Board deliberated the muttins of the windows. Ms. Spain informed the Board that she believed the original windows had chalices and casements. After a lengthy discussion it was decided that since the street is Colonial it was appropriate to have the casement windows.

Mr. Torre asked if there were any members of the audience wanting to speak on the item. Hearing no further request, Mr. Torre closed the public hearing.



Coral Gables Historic Preservation Board Meeting Minutes

Thursday, November 10, 2016

Continued

Mr. Parsley made a motion to approve the windows as shown on the engineering plans for 4106 Santa Maria. Ms. Rolando seconded the motion.

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

ITEMS FROM THE SECRETARY:

PastForward National Trust Conference: Ms. Spain informed the Board that Ms. Kautz and Ms. Guin will be attending the conference the coming week.

Next Board Meeting: December 15, 2016, 4:00 p.m.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 5:25 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer