



CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
Thursday, January 15, 2015, 4:00 p.m.
City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

*Historical Resources &
 Cultural Arts*

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 CORAL GABLES
 FLORIDA 33134

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MEMBERS:	F	M	A	M	J	J	A	S	O	N	D	J	APPOINTED BY:
	14	14	1	14	14	14	1	14	14	14	1	1	
			4				4				4	5	
Dorothy Thomson	P	P	-	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	P	P	-	P	P	P	P	E	E	E	P	P	Vice Mayor William H. Kerdyk,
Alejandro Silva	P	P	-	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Venny Torre	P	P	-	E	P	P	P	P	P	P	P	P	Commissioner Frank C. Quesada
Tony Newell	P	P	-	P	P	E	P	P	P	P	P	E	Commissioner Vince Lago
Carmen Guerrero	P	P	-	P	P	P	E	P	P	E	E	^	Historic Preservation Board
Robert Parsley*		P	-	P	P	P	P	P	P	P	P	P	City Manager
Dolly MacIntyre	P	P	-	P	P	P	P	P	P	P	P	P	City Commission
Judy Pruitt	P	P	-	P	P	E	P	P	P	P	P	P	City Commission

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

STAFF:

Dona Spain, Historic Preservation Officer
 Kara N. Kautz, Assistant Historic Preservation Officer
 Emily Ahouse, Historic Preservationist
 Yesenia Diaz, Administrative Assistant
 Bridgette Thornton, Deputy City Attorney
 Cathy Swanson-Rivenbark, City Manager

GUESTS: Monica Loreda, Lee Schragar, Linda Pollack, Manuel Menendez, Gaston and Lutgarde Artois, Nelson de Leon

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

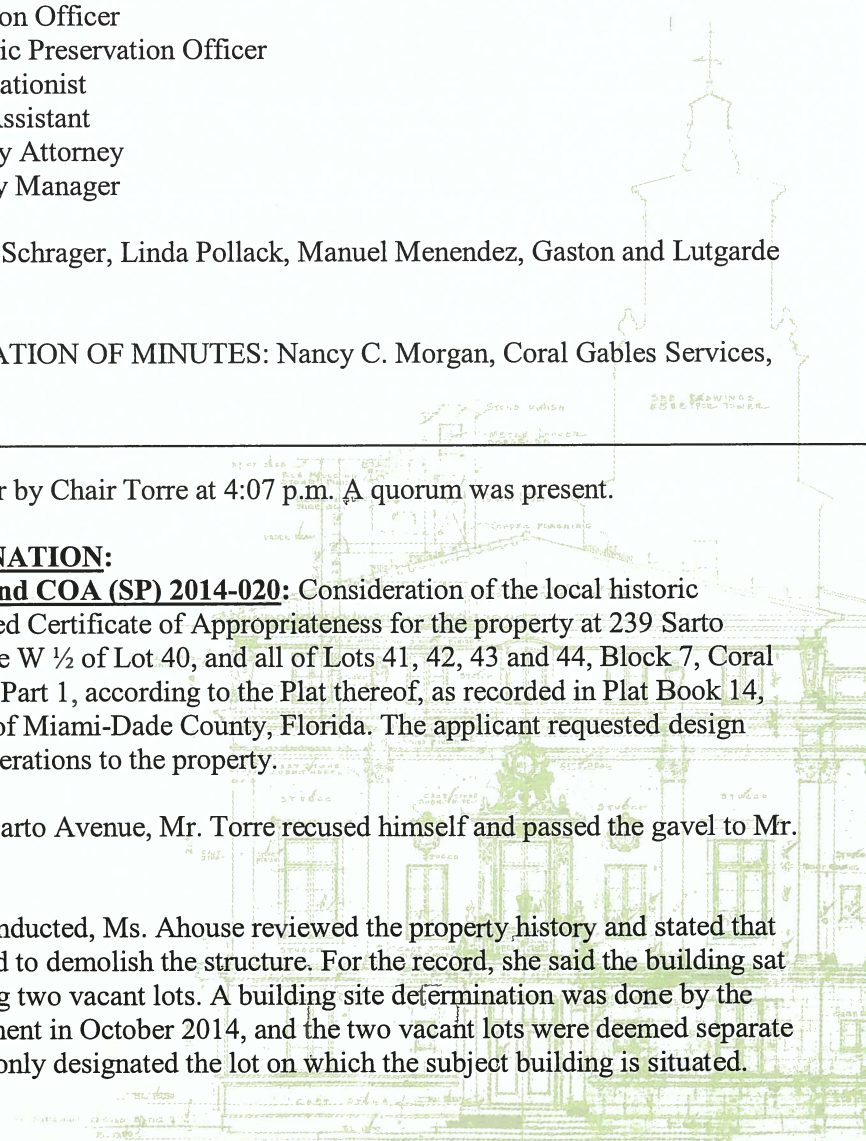
The meeting was called to order by Chair Torre at 4:07 p.m. A quorum was present.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2014-005 and COA (SP) 2014-020: Consideration of the local historic designation of and an accelerated Certificate of Appropriateness for the property at 239 Sarto Avenue, legally described as the W ½ of Lot 40, and all of Lots 41, 42, 43 and 44, Block 7, Coral Gables Coconut Grove Section Part 1, according to the Plat thereof, as recorded in Plat Book 14, Page 25 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for an addition and alterations to the property.

As the property owner of 239 Sarto Avenue, Mr. Torre recused himself and passed the gavel to Mr. Silva.

As a video presentation was conducted, Ms. Ahouse reviewed the property history and stated that the current owner did not intend to demolish the structure. For the record, she said the building sat on two and a half lots, including two vacant lots. A building site determination was done by the Development Services Department in October 2014, and the two vacant lots were deemed separate building sites. Therefore, staff only designated the lot on which the subject building is situated.



Ms. Ahouse displayed location maps and historic/current photographs as she described the property's history, plans, architectural background, typology and features. She said existing alterations did not detract from the building's historical integrity and added that staff recommended approval of local historic designation.

As the homeowner, Mr. Torre briefly addressed the Board and responded to questions. Hearing no further requests for audience input, Mr. Silva closed the public hearing and called for Board comments.

Ms. MacIntyre made a motion to approve local historic designation for the property located at 239 Sarto Avenue. Ms. Thomson seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Mr. Parsley, Ms. Rolando, Ms. Thomson, Ms. MacIntyre, Mr. Silva. Nays: None.

Regarding the application for design approval for an additional and alterations, Ms. Ahouse briefly reviewed the application, thereafter calling forward Architect Nelson de Leon.

Mr. de Leon described the proposed addition and alterations focused on restoring the house to its original condition. He noted that impact windows were proposed in a design nearly replicating the appearance of the original windows, but also providing necessary protection. At the conclusion of his remarks, he responded to Board questions about various elements of the proposal. Mr. Torre further described details of the proposed windows.

Hearing no additional requests for audience input, Mr. Silva closed the public hearing.

Ms. MacIntyre made a motion to approve issuance of a Special Certificate of Appropriateness for the design of the addition and alterations, with the condition that a score line be added to the stucco to delineate the addition from the original portion of the residence. Ms. Rolando seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Pruitt, Ms. MacIntyre, Mr. Parsley, Ms. Rolando, Mr. Silva. Nays: None.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 5:24 p.m.