



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, September 18, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:

	O	N	D	J	F	M	A	M	J	J	A	S
	13	13	13	14	14	14	14	14	14	14	14	14
Dorothy Thomson	P	P	P	P	P	P	-	P	P	P	P	P
Margaret Rolando	P	P	P	P	P	P	-	P	P	P	P	E
Alejandro Silva	P	P	E	P	P	P	-	P	P	P	P	P
Venny Torre	P	P	P	P	P	P	-	E	P	P	P	P
Tony Newell	P	P	P	P	P	P	-	P	P	E	P	P
Carmen Guerrero	P	E	E	E	P	P	-	P	P	P	E	P
Robert Parsley*						P	-	P	P	P	P	P
Dolly MacIntyre	P	P	P	P	P	P	-	P	P	P	P	P
Judy Pruitt	P	P	P	P	P	P	-	P	P	E	P	P

APPOINTED BY:

Mayor Jim Cason
 Vice Mayor William H. Kerdyk, Jr.
 Commissioner Patricia Keon
 Commissioner Frank C. Quesada
 Commissioner Vince Lago
 Historic Preservation Board
 City Manager
 City Commission
 City Commission

STAFF:

Dona Spain, Historic Preservation Officer
 Kara N. Kautz, Assistant Preservation Officer
 Yesenia Diaz, Administrative Assistant
 Bridgette Thornton, Deputy City Attorney

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

GUESTS: Rita Gross, Marcia M. Borden, Joseph Fadel, Magali Uribarri, Zeke Guilford, Marshall Bellin, Dean Warhaft, Vicky Rua, Glenn Pratt, Nareiso Iturralde, Alexandra Mandado, David Suarez, Xavier Duran, Juan Carlos Delgado, Patricia Myer, Maria Andreina Espinoza, Jose Antonio Espinoza, William Ferrence, Jerome Hollo, Magdalena Rodriguez, Magda S. Granda, Muriel Raus, Ann Goodman, Karelia M. Carbonell, Alejandro Crespo, Roger Shay, Ryan Shay, Linda Pollack, Connie Quinlivan, Delia Beauprithy, Lourdes Ecarranza, Maria Elena Negrin, Marcelino Uribarri, W. Tucker Gibbs, Lynn Kerdyk, Leigh Kerdyk, Marlene Kerdyk, Randall Glass, Angel (_ _ iona), Christina Meitzner, Martha Garcia Chrynewski.

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

The meeting was called to order by Chair Torre at 4:03 p.m. A quorum was present.

MINUTES: MEETING OF AUGUST 21, 2014:

The motion made by Ms. MacIntyre, seconded by Ms. Pruitt, to approve the minutes of the August 21, 2014 meeting was unanimously approved by voice vote.

MEETING ATTENDANCE:

Ms. MacIntyre made a motion, seconded by Ms. Thomson, to excuse the absence of Ms. Rolando from this meeting. The motion was 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.

DEFERRALS: None

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

PERSONAL APPEARANCE: Leigh Kerdyk / Venetian Mooring Pile Project in the Coral Gables Waterway.

Ms. Spain introduced Ms. Kerdyk, who was seeking funding from the Historic Preservation Trust Fund (current balance \$34,799) in the amount of \$5,000 as a Girl Scout Gold Award project.

Referring to her written proposal (distributed to the Board in advance of the meeting), Ms. Kerdyk said the purpose of her request for funding was to construct two replicas of George Merrick's Venetian pillars to be installed in the Coral Gables waterway adjacent to city-owned land/parks.

- The City's Public Works Department will obtain necessary permits from Miami-Dade County.
- The Board will select the location.
- Two possible locations recommended by staff: 1) the LeJeune Road bridge adjacent to Cocoplum Circle and Ingraham Park; 2) the north side of the bridge at the intersection of Granada Boulevard and Bird Road, adjacent to Ruth Brian Owen Park.
- Two pillars will be installed at no cost by Glen Larsen, who volunteered his services and recommended fiberglass pillars instead of wood as they have a 75-year lifespan and have the appearance of wood.
- Pillars will be painted after installation by an artist recommended by Arva Parks. The painted design will be modeled after pillars at Venetian pool.
- Solar lights will top the pillars, the design of which will be chosen by Architect Jorge Hernandez.
- Cost: \$2500 per pillar plus the permit (City of Coral Gables will obtain and underwrite); fiberglass piling (\$1,000 each) Cost of solar lights: approximately \$700 to \$800 each, depending on selection; painting the pilings (cost to be determined); possible oriental cap (\$500).
- The project will commemorate the history of Coral Gables, and the installation of pillars may influence individual waterway homeowners to renovate or install Venetian pillars the complete the waterway project.

Ms. Spain stated that staff recommended approval, recommended that an appropriately-worded plaque be placed by the waterway. Board members, Ms. Kerdyk and staff engaged in discussion.

Ms. MacIntyre made a motion to approve the request for \$5,000 in Historic Preservation Trust Fund funding to construct and install two replicas of George Merrick's Venetian pillars in the Coral Gables waterway adjacent to Ruth Brian Owen Park.

Discussion: Mr. Silva recommended the Cocoplum Circle location in lieu of the Ruth Brian Owen Park location for greater public visibility and pedestrian traffic.

Ms. MacIntyre amended the motion and specified the Cocoplum Circle area site for installation of the two pillars. Ms. Thomson seconded the motion.

Roll Call: Ayes: Mr. Newell, Ms. Pruitt, Ms. Guerrero, Mr. Parsley, Mr. Silva, Ms. MacIntyre, Ms. Thomson, Mr. Torre. Nays: None.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-010:

An application for the issuance of a Special Certificate of Appropriateness for the property at 42 Navarre Avenue, a Local Historic Landmark, legally described as Lot 2, Block 15, Coral Gables Section "L," according to the Plat thereof as recorded in Plat Book 8, at Page 85, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the construction of a 16-story building on the remainder of the block. A variance was requested from Article 4, Section 4-302(D)(4) and Article 5, Section 5-604 of the Coral Gables Zoning Code for floor area ratio in order to exclude the floor area of the historic building (approximately 2,000 square feet) in the calculations for the project (33 Alhambra Circle).

Ms. Spain stated:

- The project was deferred at the last Board meeting.
- Staff recommended: approval of issuance of a Special Certificate of Appropriateness for the property; approval of the design proposal for a 16-story building for the remainder of the block; that approval be conditioned on the applicant's receipt of a change of zoning from MF2 Multi-Family to C Commercial, and a change of land use from mid-rise to high-rise; a motion to grant the variance to allow the floor area of the existing local historic landmark at 42 Navarre Avenue (approximately 2,000 SF) to not be counted in the allowable FAR for the proposed development at 33 Alhambra Circle, the remainder of the block.

Ms. Spain reviewed photographs of the property, site survey, historic building, neighboring buildings, intersections, floor and roof plans, proposed development elevations and pedestrian courtyard. She explained details of the historic property, and pointed out architectural elements of the proposed building, designed to be reminiscent of the historic structure.

Mr. Guilford, representing TWJ Alhambra (owner of the block), introduced Mr. Hollo, Mr. Warhaft and architects Bellin and Pratt. In lieu of repeating a previous Board presentation, he asked to speak after the Board received comments from neighbors.

Ms. Spain read for the record the names of neighbors who submitted emails in opposition to granting the requested variance, and said if the application moved forward as a result of this Board's action, all messages would be forwarded to the Planning and Zoning Board. Emails were received from:

- One Alhambra Circle Condominium: Francisco J. Roig, Yocasta Gomez, Kelvin Garcia, Amanda Santa Cruz, Marcelo R. Salup; Sergio Leymarie, President of One Alhambra Circle Condominium Association and owner of properties located 261 and 323 Navarre Avenue, and 37 Majorca Avenue.

Audience Comments:

Mr. Gibbs (representing Villa Alhambra Condominium Association Joe and Angela Monagle and Magali Uribarri) objected to the following summarized issues:

- issuance of a Certificate of Appropriateness;
- the lack of zoning approval of the project before review and potential approval by the Board;
- the application not meeting requirements of the Secretary of Interior Standards for rehabilitation, or variance review standards in the Code;

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- the variance being in error as Zoning Code states, “Under no circumstances shall the Historic Preservation Board or the Board of Adjustment grant a variance to permit a use not permitted in the district involved for any use expressly or by implication prohibited by the terms of these regulations in said district.”
- the Board reviewing and approving a variance until the mixed-use project has proper land use and zoning (the underlying MF2 multi-family property does not permit a mixed use project).
- staff processing a zoning variance for a non-permitted property use in violation of Code and Land Development Regulations.
- the application not meeting Code related to variances as well as the Secretary of Interior Standards (Section 67.7.b.9, known as Criteria 9, read in entirety by Mr. Gibbs).
- plans at pages A.1.1.A, A.1.2 and A.1.3. (reviewed to illustrate issues important to his clients); the current configuration not being compatible with massing, size or scale in that its construction will distort the historic property in the environment by being so close;
- a lack of respect on the part of the developer for the scale and massing (with a request to pull the building back and eliminate having a 16-story building be constructed adjacent to a historic property on the plaza side at the rear of the structure; allow at least a 20-foot space between the building and garage);
- the current configuration of the building, that does not meet Standard 9 and should be rejected;
- the variance to apply the 2,000 square foot historic building to the overall project, when the historic building will be used, to which the Code applies (applicable Code read in detail and explained by Mr. Gibbs);
- the claim made by the applicant of hardship.

Ms. Gibbs urged the Board to deny the requested variance and the Certificate of Appropriateness.

Ms. Uribarri, 50 Alhambra Circle, #401: Ms. Uribarri, President of the Board of her condominium association, presented 20 email messages for the record from owners of 50 Alhambra Circle who were unable to attend the meeting: Randall Gluss, #101; Teresita Catoni-Seifert, #105; Angela Monagle, #108; Gaspar M. Fernandez, M.D., #109; Robert Gordon, #110; Federico and Adelina Close, #111; F. Juan Gonzalez and Evelyn S. Gonzalez, #301; Michael Dearing and Lilian Camin, #302; Maria Rosa and Ernesto Velazquez, #303; Francisco Belisario Perez and Yosmelina J. Sanchez Yanez, #305; Christina M. Meitzner, #306; Yolanda Miragaya, #308; Jose D. Martinez and Carmen Mendoza de Martinez, #309; Joao Fernando Kfoury and Sandra Loreen Kfoury, #310; Jose L. Ruiz, #312 and #406; Nicole de Delva, #402; Manuel Cao, #404; Tito Cabrera, #407; Fernando Perez, #408; Nega Dagley, #410. Ms. Uribarri restated that the project was inappropriate for the neighborhood and urged the Board to deny the COA and the variance.

Ms. Gross, 2030 S. Douglas Road (The Minorca), #422: Stating that the new building would “swallow” the historical structure, that the neighborhood was a beautiful residential area, that the elementary school was part of the neighborhood, Ms. Gross urged the Board to deny the variance.

Mr. Fadel, One Alhambra Circle: Mr. Fadel said granting the variance would allow construction of a much larger and more massive building that would crowd the historic property at 42 Navarre by the scale, size and massing of the proposed building that would relegate the historic property to a "footnote" of the neighborhood. He urged the Board to deny the variance.

Ms. Granda, 49 Minorca Avenue: Speaking as President of her condominium association, urged the Board to keep the neighborhood residential, and deny the variance.

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Mr. Guilford's rebuttal comments:

- The entire project was reviewed and approved by the Board of Architects, including how the historic structure fits into the overall project, which leaves the historic structure as the focal point on Navarre Avenue.
- Architectural details of the historic structure were added to the new building.
- The City Attorney said a legal hardship exists.
- Staff's written report states that the project meets the criteria for a variance, as did the City Attorney, and staff recommended approval of the application as presented.
- Referring to item 10 in the staff report, Mr. Guilford read item 10 in entirety.
- He urged the Board to support staff's recommendation.

Hearing no other requests to speak, Mr. Torre asked for the City Attorney to address the Board. While awaiting his arrival, Ms. Spain reported that the City Attorney said the proper process for this application was to be heard first by the Board of Architects and thereafter, in order, by the Historic Preservation Board, Board of Adjustment, Planning and Zoning Board and finally the City Commission. Ms. Spain then read the section of the Code that specifically applies to variance applications brought to the Historic Preservation Board for review and approval.

Mr. Leen was unable to directly address the Board at this time, but met with Deputy City Attorney Thornton and authorized her to speak on his behalf. Ms. Thornton reported that their opinion was that the Board's current process regarding this application was appropriate as the Board had jurisdiction in this matter. The Board would make a determination about the 2,000 square foot historic structure as it related to the F.A.R. calculation for the entire project, which she said was not a use variance. Mr. Leen and Ms. Thornton agreed it was appropriate for this Board to rule on the matter because of the historic structure on the property. Approval of the variance would be contingent on the Planning and Zoning Board approving the overall plan.

Mr. Torre questioned how a change in the design of the project could alter the process. Ms. Thornton responded that any substantial changes to the project would also involve the Board's involvement in the process because of the presence of the historic structure. Ms. Spain added that changes to a project design in a case like this was reviewed by the City Attorney's office to determine if the change was sufficient to warrant returning for Historic Preservation Board review. She advised that the Board would determine approval of this application based on the current design, which would be contingent on the applicant securing the change of zoning. A substantial change in the design would necessitate the applicant's return for Board review of the project.

Ms. MacIntyre made a motion to deny the Special Certificate of Appropriateness and variance. Ms. Guerrero seconded the motion.

Discussion:

Ms. Thomson expressed concern about ruling on the variance when an outstanding zoning change pended approval approved by another City board. Mr. Parsley asked if the new structure would be redesigned to eliminate 2,000 square feet if the Board denied the variance.

Mr. Warhaft detailed how the application proceeded from concept to present with City staff's involvement and advice, even prior to historic designation of 42 Navarre Avenue. He said every decision made by the development team was predicated on honoring preservation of 42 Navarre Avenue as well as its position, use and appearance within the new structure. He discussed possible uses of the historic structure as part of the new urbanism approach of the project.

There followed a discussion between Mr. Silva and Mr. Pratt about the project's square footage, the significance of the 2,000 square feet of 42 Navarre Avenue and whether or not a variance was necessary. Mr. Warhaft pointed out limited uses for the interior of 42 Navarre Avenue.

Ms. MacIntyre expressed appreciation for the team's work to preserve the building and apply the concept of new urbanism, but couldn't justify a hardship requiring a variance. There followed lengthy deliberation among Board members and the applicant's representatives.

Although he favored denial of the variance, Mr. Silva recommended the Board discuss how the new building relates to the historic building, stating that if the variance were denied, the applicant would re-design the project and return with a Code-compliant building without a variance, leaving other issues unresolved. Thereafter, multiple design options were explored by Mr. Pratt and Board members.

Stating that she would seek an opinion from the City Attorney's office, Ms. Spain advised that a possible outcome of variance denial could be a separation of the historically designated 42 Navarre Avenue from the new project. If this occurred, the applicant could possibly design another structure adjacent to 42 Navarre Avenue without including it, which could negate further Board review of the project. She reminded the Board that today's application was to approve the design based on the variance being required for this specific design. Discussion continued among all parties.

Mr. Guilford asked Ms. MacIntyre if she would consider making two motions [one for the variance and one for the Certificate of Appropriateness (COA)] which, if either he or Mr. Gibbs chose to appeal a Board decision, the appeal would be based on a single issue. Ms. MacIntyre stated her willingness to split the motion. However, it was pointed out that if the Board denied the variance, the COA could not be approved because the size of the building as presently designed required a variance in order for a COA to be issued. Multiple opinions were expressed about that issue.

Ms. MacIntyre made a motion to deny the Special Certificate of Appropriateness for the property at 42 Navarre Avenue. Ms. Guerrero seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Ms. MacIntyre. Nays: Mr. Newell, Mr. Parsley, Ms. Thomson, Mr. Silva, Mr. Torre.

Ms. MacIntyre made a motion to deny the requested variance. Ms. Guerrero seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Mr. Silva, Ms. Guerrero, Ms. MacIntyre. Nays: Mr. Parsley, Ms. Thomson, Mr. Newell, Mr. Torre.

Mr. Guilford asked the Board to make the first motion positive.

Mr. Newell made a motion to approve the Special Certificate of Appropriateness for the property at 42 Navarre Avenue. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Ms. Thomson, Mr. Newell, Ms. Pruitt, Mr. Torre. Nays: Ms. Guerrero, Ms. MacIntyre.

HISTORICAL SIGNIFICANCE DETERMINATION:

Historical Significance Determination of 312 Sarto Avenue, legally described as Lots 15, 16, 17, and 18, Block 9, 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.

Advising that the owner of 312 Sarto was present, Ms. Spain described the history of the property, designed by Architect Upton Ewing. She said staff had not made a determination on the property and requested Board review. As photographs of the property were displayed, Ms. Spain said if staff or the Board deemed the property historically significant, a demolition would be blocked. The owners were requesting demolition of the entire structure.

Mr. Torre opened the public hearing, and invited members of the audience to speak.

Ms. Pollack, 250 Sarto Avenue: Ms. Pollack said the Craft section was losing its character, citing the fact that 235 Sarto was demolished and a contemporary structure was built. She expressed concern about the loss of green space and lot splitting that was occurring in the neighborhood.

Mr. Shay (son), 6975 S.W. 79th Street, who owns the property with his father, stated that the house is quite small, and said anyone who purchased it would want to significantly change the home. He relayed that the house was on the market for sale; however, potential purchasers wanted to know what they might be allowed to do with the property.

Ms. Spain expressed appreciation to the owner for bringing the matter to the Board, and reiterated that if the Board deemed the house not significant, staff would allow it to be demolished; if significant, staff would prepare a designation report and bring the matter back to the Board for consideration of historic designation.

Mr. Shay (father), 13635 Deering Bay, said he originally purchased the house for his daughter, who later moved, after which he rented the house. He said the building had fallen in disrepair, wasn't worthy of historic designation and didn't appeal to potential buyers without resolution of historic issues. He added they had a contract on the property, but lost the buyer after the buyer learned of the necessity of having the historical significance review by the Board.

Mr. Parsley made a motion that the property located at 312 Sarto Avenue does not warrant consideration as a historic property. Mr. Newell seconded the motion.

Roll Call: Ayes: Mr. Parsley, Mr. Silva, Mr. Newell. Nays: Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Ms. Guerrero, Mr. Torre.

Mr. Newell made a motion to deem the house at 312 Sarto Avenue historically significant. Mr. Parsley seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Ms. Guerrero, Mr. Torre. Nays: Mr. Silva, Mr. Newell, Mr. Parsley.

Ms. Spain said staff will prepare a designation report and bring the property back to the Board for review. She will also send the historic designation report to the applicants and Ms. Rua (Realtor, 50 Alhambra Circle).

Mr. Torre invited additional audience comment.

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Mr. Crespo, 261 Navarre Avenue, stated that he submitted a contract for this house, and added that the house needed to be demolished. He inquired how long he would have to wait before his contract could move forward. Ms. Spain replied that the report would be brought before the Board within 60 days.

Historical Significance Determination of 239 Sarto Avenue, legally described as the West ½ of Lot 40 and all of Lots 41, 42, 43 and 44, Block 7, 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

Mr. Torre recused himself as he recently purchased the property. He officially passed the gavel to Vice Chair Silva.

As photographs, drawings and a survey were displayed, Ms. Spain reviewed the history of the house designed by H. George Fink. She added that an application was currently in the Zoning Division to determine if Lots 43 and 44 were buildable, thereafter explaining the original purchase of the property. Lots 43 and 44 were purchased later. If the property is determined historically significant, staff will designate the entire parcel. The entire parcel is owned by one owner. Whether or not the Lots 43 and 44 are buildable will be determined by the Zoning Division. There is no unity of title.

Mr. Silva invited comments from the audience.

An email received from Jeannette Martinez (313 Sarto) supported preservation of the house at 239 Sarto Avenue.

Ms. Garcia-Chrynewski a neighbor of the property owner for 40 years, explained the history and circumstances of the owner and expressed her support of the historic designation of the property.

Ms. Pollack, 250 Sarto Avenue, described her interest in the house and stated her support of historic designation.

Mr. Torre acknowledged his recent ownership of the property and his desire to preserve it. He advised that he would be coming back to the Board with plans to add a small master bath and for paint color approval.

Ms. Thomson made a motion to deem the property at 239 Sarto Avenue historically significant. Ms. Pruitt seconded the motion.

Roll Call: Ayes: Ms. MacIntyre, Ms. Pruitt, Ms. Guerrero, Mr. Parsley, Ms. Thomson, Mr. Silva. Nays: Mr. Newell.

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

TDR Zoning Code Amendment: Ms. Spain reported that the TDR Zoning Code amendment passed September 11, 2014 on first reading. The City Commission asked staff to research the possibility of extending receiving sites Citywide versus confined to the CBD. Staff will return to the Board with the results of their research.

Handmade Barrel Tile Roofs: Ms. Spain reported that the City Commission passed an ordinance permitting handmade barrel tile roofs to be allowed to patina, even if the structures under the roofs are not designated historic. The Code Enforcement Board wanted clarification.

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ITEMS FROM THE SECRETARY:

Department of State Grant: Ms. Ahouse is writing a special category grant in an amount up to \$350,000 to the Department of State for Merrick House, which is in dire need of repairs. Staff will be asking the Board for letters of support. At Ms. Thomson's request, Ms. Spain described several extensive repairs that were needed.

At Mr. Torre's request, Ms. Spain explained how money was generated for the Board's trust fund. Regarding the Art Fund (for City-owned historic projects), staff will report the amount of the fund to the Board after the account is reconciled.

Green Building and Historic Preservation Workshop: Ms. MacIntyre distributed an announcement of the workshop on making historic buildings sustainable and livable, to be held Thursday, October 9, 2014 from 10 a.m. to 4 p.m. at the Coral Gables Museum, sponsored by The Villagers and the Coral Gables Historic Preservation Board.

University of Miami Golf Tournament: Ms. Guerrero announced that the School of Architecture would host a tournament to benefit the Tom Spain Rome Program Endowment and scholarships for the Rome program at the School of Architecture on Friday, October 3rd beginning at 1 p.m.

Coral Rock Project: Ms. Martinez Carbonell, President of Historic Preservation Association-Coral Gables, announced two upcoming events focused on educating the public about historic preservation and also supporting City landmark projects that need care. Tuesday, September 24th, 6 to 8 p.m., at the Coral Gables Museum, will feature a presentation on coral rock and its significance to the founding of Coral Gables. The second event is a fundraiser (City Hall After Hours) to be held October 18th outside City Hall.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 6:53 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer