

**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**Thursday, October 21, 2010, 4:00 p.m.**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, Florida**

**MEMBERS:**                    **N     D     J   F     M   A   M   J   J   A   S   O**

Dorothy Thomson	P	P	P	P	P	E	P	P	P	P	P	E
Margaret Rolando	E	P	P	E	P	P	P	P	P	P	P	E
Ernesto Santos	P	P	P	P	P	P	P	P	P	P	P	P
Venny Torre	P	P	P	P	E	P	P	P	P	P	P	P
Dolly MacIntyre	P	P	P	P	P	P	P	P	P	P	P	E
Richard Heisenbottle	P	P	P	E	P	P	P	P	P	P	P	P
Deborah Tackett*						P	P	P	P	P	P	P
Gay Bondurant	P	P	P	P	P	P	P	E	P	E	E	P
Judy Pruitt*									P	E	P	P

**APPOINTED BY:**

Mayor Donald D. Slesnick, II  
 Vice Mayor William H. Kerdyk, Jr.  
 Comm. Maria Anderson  
 Comm. Rafael "Ralph" Cabrera, Jr.  
 Comm. Wayne "Chip" Withers  
 Historic Preservation Board  
 City Manager  
 City Commission  
 City Commission

**STAFF:**

Kara Kautz, Historic Resources Officer  
 Simone Chin, Historic Preservation Administrator  
 Betty Perez, Administrative Assistant

**A = Absent**  
**P = Present**  
**E = Excused**  
**\* = New Member**  
**^ = Resigned Member**

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

**GUESTS:** Jim Kononoff, George Peon, B.J. Batchelder, Rafael B. Gomez, Stephen Klindt

The meeting was called to order by Vice Chair Richard Heisenbottle at 4:05 p.m. A quorum was present.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

Mr. Heisenbottle read for the record the statement regarding lobbyist registration and disclosure. He then stated that if any members of the board had any ex parte communication or contact regarding any cases being heard, it was necessary to disclose such communication or contact. Board members did not indicate that any such communication occurred.

**MEETING ATTENDANCE:**

**Ms. Bondurant made a motion to excuse the meeting absence of Ms. MacIntyre, Ms. Rolando and Ms. Thomson. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**MINUTES: MEETING OF SEPTEMBER 16, 2010:**

**Mr. Santos made a motion to approve the minutes of the September 16, 2010 meeting. Ms. Tackett seconded the motion, which passed unanimously by voice vote.**

**DEFERRALS:** None.

**PUBLIC SWEARING IN:** Nancy Morgan swore in audience members who planned to testify during the meeting.

**SPECIAL CERTIFICATE OF APPROPRIATENESS:**

**DONATION:** Acceptance of a donation of a console table made in the Granada Shop from Jim and Cathy Kononoff.

Ms. Kautz expressed appreciation of this donation from the Kononoff family as she displayed photographs of the table and briefly described it. Mr. Kononoff relayed his family's history in Miami, said the console table had been in his family since it was made, and thanked Vice Mayor Kerdyk for his counsel regarding the matter.

**Mr. Torre made a motion to accept with gratitude on behalf of the City of Coral Gables the donation of the console table by the Kononoff family. Ms. Bondurant seconded the motion, which passed unanimously by voice vote.**

**CASE FILE COA (SP) 2010-13 CONTINUED:** An application for the issuance of a Special Certificate of Appropriateness for the property at **700 Alhambra Circle**, a contributing property within the "Alhambra Circle Historic District," legally described as Lots 16, 17, and 18, Block 23, Coral Gables Section "B," as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the construction of an addition and alterations to the existing structure.

Ms. Kautz reviewed former and current submittals and Board comments, adding that this September item was deferred to allow for creation of alternate architectural designs. For comparison to design alternatives, she displayed and described relevant features of other Coral Gables residences designed by Anthony Zink. Ms. Kautz stated that any motion of the Board required five affirmative votes (rather than a majority), adding that the applicant had the option of deferring the application until a full Board was present.

Architect George Peon restated the owners' preference for a roofed terrace, reviewed the original design, presented two alternate designs, and stated the owners' preference for the original design.

Mr. Batchelder confirmed his preference for the original design, adding that the least favored of the two alternatives was the one that included railings.

Mr. Gomez, as project builder, spoke in support of the efforts of Mr. Peon and the wishes of Mr. Batchelder.

Mr. Heisenbottle invited audience comment. Hearing no response, he closed the public hearing portion of the application.

The Board clarified aspects of the designs, noting that the height of all three submittals remained the same, with the railings of one alternative reducing visual height impact. Mr. Santos expressed three concerns: 1) the way the terrace was developed on the second floor rather than the first; 2) the mass of the addition compared to the existing house, which he said could be mitigated by the design with the railings; 3) a need to push the addition back, either by reducing the size of the room or reducing the space between the addition and the pool. He discussed design alternatives to achieve changes with Mr. Peon. Ms. Tackett expressed the same concerns about massing and the appropriateness of the addition as presented, suggesting pushing the second floor back and creating a terrace on the first floor. Mr. Torre agreed, stating that the height of the addition should respect the original house, and suggesting a reduction of the ceiling height and a less-commercial approach to the railings. Dialogue with Mr. Peon, Mr. Gomez and Mr. Batchelder continued. The applicant was given the option of proceeding with the application at this meeting with expressed caveats or deferring the application to continue working on the design. Mr. Batchelder indicated a willingness to try to accommodate Board suggestions without pushing the addition back.

**Ms. Bondurant made a motion to defer the 700 Alhambra Circle application to give the applicant an opportunity to address Board concerns. Ms. Pruitt seconded the motion.**

Mr. Heisenbottle and Mr. Santos continued to offer specific suggestions to the architect and applicant.

**Roll Call: Ayes: Ms. Bondurant, Ms. Pruitt, Ms. Tackett, Mr. Torre, Mr. Santos, Mr. Heisenbottle. Nays: None.**

**CASE FILE COA (SP) 2010-17:** An application for the issuance of a Special Certificate of Appropriateness for the Coral Gables Museum housed within the “Old Police and Fire Station” located at **285 Aragon Avenue**, a local and national historic landmark, generally described as Lots 42-48, Block 34, Coral Gables Section "K" (a lengthy legal is on file in the Historical Resources Department). The applicant is requesting design approval for the installation of signage. Variances have also been requested from the Coral Gables Zoning Code to allow the signage.

Ms. Kautz conducted a PowerPoint presentation as she described the property’s history, restoration and addition as well as variances attendant to the application. She specified staff recommendations and concluded that the various proposed signs did not detract from the historic nature of the building.

Mr. Klindt, Museum Executive Director, added that nine doors existed on the Salzedo side of the building, causing the public to try to enter from all locations, emphasizing that directional signage was needed. Ms. Pruitt pointed out that variances would not be needed if the Museum logo was not included in door signage. Ms. Kautz clarified the doors where this applied (signs 6, 8, 9 and 10), and it was agreed that the Museum logo would not be used in this signage.

Mr. Heisenbottle invited other audience members to comment. Hearing no requests, he closed the public hearing.

**Ms. Tackett made a motion to grant a variance to allow a tenant sign, “Coral Gables Museum,” on the Aragon Avenue façade, on a building in a Special Use District. Mr. Santos seconded the motion. The motion passed unanimously by voice vote.**

**Ms. Tackett made a motion to grant a variance to allow a tenant sign, “Coral Gables Museum,” on the Giralda Avenue façade, on a building in a Special Use District. Mr. Santos seconded the motion. The motion passed unanimously by voice vote.**

**Ms. Tackett made a motion to grant a variance to allow a tenant sign, “Coral Gables Museum,” on the Giralda Avenue façade, to be mounted with a height of approximately 30 feet, 5 inches from the established grade. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” (Salzedo Street façade) on a building in a Special Use District to be approximately 30 square feet in area. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” on the Salzedo Street façade, on a building in a Special Use District to be approximately 30 feet in length. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” on the Salzedo Street façade, on a building in a Special Use District to have a lettering height of approximately 12 inches. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to grant a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” on the Salzedo Street façade, on a building in a Special Use District to be mounted with a height of approximately 26 feet, 6 inches. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny a variance to allow window signage for a tenant, “Coral Gables Museum – Entrance 285 Aragon,” on the Salzedo Street façade, on a building in a Special Use District. Mr. Torre seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny allowing four window signs for a tenant, “Coral Gables Museum – Entrance 285 Aragon,” on the Salzedo Street façade, on a building in a Special Use District. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to deny allowing window signage for a tenant, “Coral Gables Museum – Entrance 285 Aragon,” on the Salzedo Street façade, on a building in a Special Use District to be acrylic panels. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to grant a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” on the Salzedo Street façade, on a building in a Special Use District to be approximately 21 square feet in area. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to grant a variance to allow a wall mounted sign, “Robert and Marian Fewell Gallery,” on the Salzedo Street façade, on a building in a Special Use District to be approximately 25 feet in length. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**Ms. Tackett made a motion to approve the design of the sign as amended for “Coral Gables Museum” and to approve a Special Certificate of Appropriateness. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**ITEMS FROM THE SECRETARY:**

Ms. Kautz showed a video of the early history of the City of Coral Gables which was included in the package presented by the University of Miami for its recent applications.

**Next Board Meeting: Thursday, November 18, 2010, 4:00 p.m.**

**ADJOURNMENT: 5:20 p.m.**

Respectfully submitted,

Kara N. Kautz  
Historic Preservation Officer