



**CORALGABLES HISTORIC PRESERVATION BOARD**  
 Thursday, March 16, 2017 Meeting, 4:00 p.m.  
 City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida 33134

MEMBERS	A	M	J	J	A	S+	S	O	N	D	J	F	M	APPOINTED BY:
	16	16	16	16	16	16	16	16	16	16	17	17	17	
<i>Historical Resources &amp; Cultural Arts</i>														
Janice Thomson	P	P	P	P	-	P	P	E	E	P	P	P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	-	P	P	E	P	P	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia	P	P	P	E	-	E	E	P	P	P	P	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	E	P	-	P	P	P	P	P	P	P	P	Comm. Patricia Keon
Alicia Bache-Wiig*					-			P	P	P	P	P	P	Comm. Vince Lago
John Fullerton	P	P	P	P	-	E	P	E	P	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	P	P	-	P	P	P	P	P	P	P	P	City Manager
Margaret Rolando	P	P	P	P	-	P	E	P	P	P	P	E	P	City Commission
Albert Menendez	P	P	P	P	-	P	P	P	P	P	P	P	P	City Commission

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**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:**

- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam Ramos, Deputy City Attorney
- Leonard Roberts, Assistant Economic Development Director/Asset Manager
- Yesenia Diaz, Administrative Assistant

**GUESTS:** I. Srochzynski, Chausey Dickinson, Sherry Preston, Todd Preston, Harry Mardenborough, Leo Gomez, Blanche Brownell, Jeffrey D. Robboy, Antonio Garcia, Caroline Irvin, Paul Buckler, Cristina Gutierrez

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

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

**MINUTES: MEETING OF FEBRUARY 16, 2017:**

Mr. Fullerton made a motion to approve the minutes of the February 16, 2017 Board meeting as written. Mr. Silva seconded the motion. It was unanimously approved by voice vote.

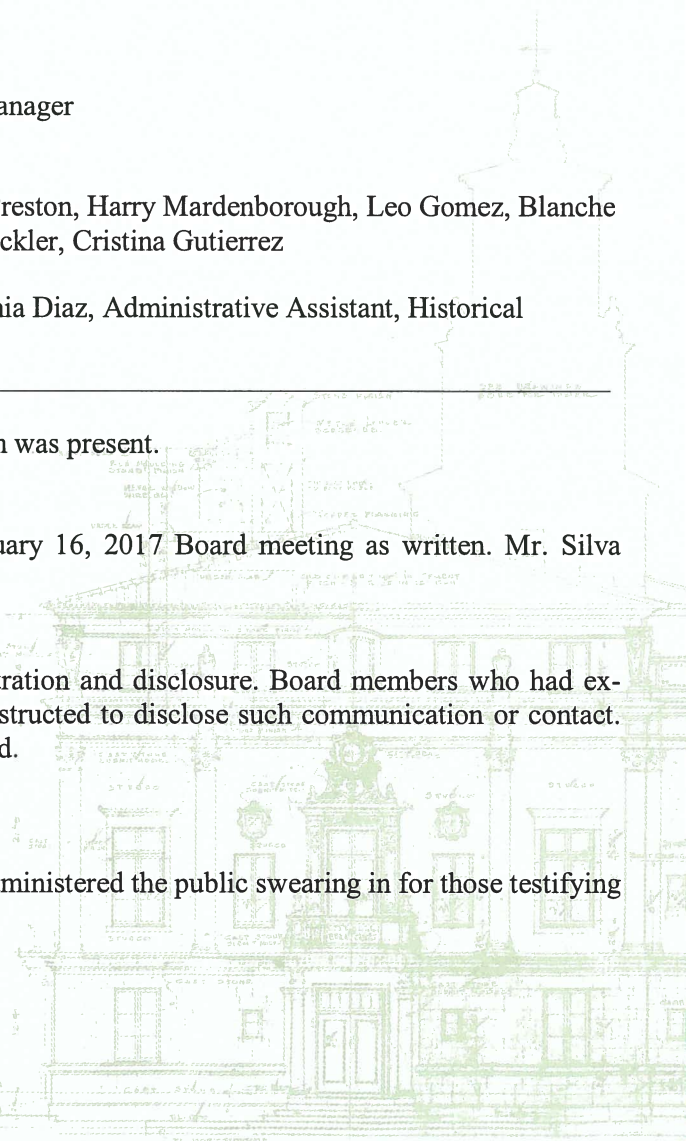
**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

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. Board members did not indicate that any such communication occurred.

**DEFERRALS:** None

**PUBLIC SWEARING IN:** Yesenia Diaz, Administrative Assistant, administered the public swearing in for those testifying during the meeting.

**Historic Art Fund: Coral Gables Library, Fountain Restoration:**



Historic Art Fund: Coral Gables Library, Fountain Restoration:

Leo Gomez introduced himself to the Board as one of the Public Administrators for the Miami-Dade County Public Library System and explained that they were in the process of carrying out multiple renovations at the Coral Gables Library, which include the renovations to the two fountains located at the Coral Gables Library. Mr. Gomez explained that the fountains had suffered vandalism and were in need of much needed repairs. He relayed the scope of work to the Board stating that the project would have two phases, the first being the restoration to both fountains, and the second phase being the repairs to the fountains which would involve extensive plumbing and electrical work. It was clarified by Mr. Gomez that the request coming before the Board was only for the restoration portion of the project. The repair work would be covered by the Capital Project Funds which are already secured. The cost for the restoration portion of the project was estimated at over \$37,000 which covers the work and the supervision that will be carried out by a restoration specialist.

Ms. Kautz explained that the item was coming before the Board as a request from the Historic Art Fund as part of the Art in Public Places Fund. She clarified that the fund was controlled by the Historic Preservation Board and would go to the City Commission for approval as a recommendation from the Board. She updated the Board on the current balance of the fund which was approximately \$338,000. Relaying the item's history to the Board, she stated that Ms. Spain had suggested that the Board to approve the conservator's portion which was \$27,750. Ms. Kautz clarified that the proposal before the Board included extra incidentals.

Mr. Torre asked if the majority of the funding would go towards supervision. Ms. Kautz clarified that the funding request would only pay for the restoration of the fountain, the decorative portions and not the plumbing or electrical work as allowed by the ordinance. Mr. Torre asked who would oversee the project. It was clarified that Public Works would oversee the entire project. Ms. Kautz elaborated that the funding would go to Rosa Lowinger & Associates (RLA), who would be the conservator on the project. The current condition of the fountain was explained, noting that coral stone on the fountain facing the south side of University Drive had been vandalized.

Mr. Torre asked for further clarification. Leonard Roberts explained the \$27,750 portion would be for RLA's conservation work and the additional request for \$10,000 was for general liability, contingency, and securing the site. Ms. Rolando asked if RLA would be supervising the entire project. Mr. Roberts stated that they would only be overseeing the restoration of both fountains.

The Board continued to discuss the item at length with the different amounts. Mr. Roberts explained it would be more appropriately termed as a Red Door subcontract. The discussion continued and it was clarified that Red Door would be supervising the subcontractor, RLA, who would be in charge of conserving the fountains and the stonework.

Ms. Kautz informed the Board that Red Door was also the general contractor on the restoration of the Historic Fountains and Entrances with RLA as the conservation subcontractor. In addition RLA is also the conservation subcontractor for the Merrick House restoration.

Mr. Torre inquired about the fund usage and guidelines. Ms. Kautz explained that under the ordinance in which the Art in Public Places as well as the Historic Art Fund. It was further clarified that the use of the Historic Art Fund was to conserve or repair plazas, entrances, fountains, murals, and other decorative features that have been designated as local historic landmarks. Ms. Kautz read the usage guidelines for the record and then informed the Board that it was within their purview to use the funds for the fountains at the Coral Gables Library.

Mr. Torre inquired if the funds could be used to advertise that Historic Art Fund was being used in the community. Ms. Bache-Wigg asked if this was going to be the first phase of the project. Mr. Gomez confirmed that it was.

Mr. Torre thanked Mr. Gomez and his staff for taking proper care of the building and invited audience comments. Hearing no requests to speak, he closed the public hearing.

Mr. Parsley made a motion to recommend approval to the City Commission to authorize the release of funds from the Historic Art Fund in the amount of \$27,750 to cover the restoration costs of both fountains located at the Coral Gables Library. Ms. Rolando seconded the motion.

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

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2017-001: Consideration of the local historic designation of the property at 1212 Sorolla Avenue, legally described as Lots 12 thru 14, Block 2, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

The history of the item was addressed having been brought as a historic significance request to Staff. Ms. Guin provided historical context as she detailed the architecture, previous owners, additions and modifications as she displayed drawings and photographs guiding the Board through the item. She relayed some information on the original architect, Eldred Mowery, who specialized in smaller homes. The item was concluded by summarizing the overall significance of the property, particularly recognizing it for its architectural significance.

Mr. Torre invited audience comment.

Chausey Dickinson spoke in support of the designation stating that she favored maintaining the beauty of the street and the style of the Old Spanish homes of the block. Todd Preston gave his support in favor of the designation stating that he would like to see the aesthetics of the home retained as it added value to the street overall. Eileen Garcia, homeowner of 1212 Sorolla Avenue, stated that she never would have bought the home if she knew it had the potential to be historic. She stated that she didn't know that it qualified but that despite that, she loved historic homes. She explained her intention when purchasing the home was to divide the lot.

Mr. Torre advised that he believed as it was a single lot; it wasn't able to be divided per the Zoning Code. Ms. Kautz clarified that if there was a single folio number and permit were available that tied the property together then it would be a determination the Building and Zoning would make. Ms. Kautz informed that in the 1980s a building site determination had been done on the site and it resulted in two building sites, one for the house and garage and the other for the vacant lot. She reminded the Board that the Zoning Code had changed many times since then. It would be a determination that Building and Zoning would have to make.

The Board discussed the item at length. Mr. Torre relayed the benefits of a home being historical designated and being able to build. Mr. Fullerton supported Mr. Torre's statements. Ms. Kautz reiterated that a lot split determination could only be made by Building and Zoning. Mr. Silva reminded the audience that the designation does not include and that there was flexibility regarding alterations. He gave his support in favor of the designation.

Mr. Torre invited additional audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to approve the local historic designation for the property at 1212 Sorolla Avenue. Mr. Menendez seconded the motion.

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

Ms. Kautz thanked the residents for voicing their support for the designation of the property.

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Continued

CASE FILE LHD 2017-002: Consideration of the local historic designation of the property at 1206 Cordova Street, legally described as Lot 7 & S ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.

It was explained that the item was coming before the Board due to a Historic Significance request. Ms. Guin comprehensively reviewed the property history and provided background on the development of the surrounding area. She stated that the property was originally built in 1925 by the architect company Sutton and Routt and that it qualified for local historic designation status under the following three (3) criteria under the architectural significance category: 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. 3.) Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment. Augmenting the presentation were displays of location maps, photographs, and drawings. At the conclusion of the presentation, she stated that the property was significant to the City's history based on its architectural significance and voiced staff's recommendation of a motion to approve Local Historic Designation of the property.

Mr. Torre inquired about one of the elevations of the garage having a depression on the front wall.

Jeffrey D. Robby, homeowner of 1206 Cordova Street was sworn in for the record.

Mr. Robby clarified Mr. Torre's question and added that at the time the home was purchased the screen porch had already been enclosed.

Mr. Torre opened up the item for public comments. Hearing no requests, he closed the public hearing.

Mr. Parsley made a motion to approve Local Historic Designation for the property at 1206 Cordova Street. Ms. Rolando seconded the motion.

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

CASE FILE LHD 2017-003: Consideration of the local historic designation of the property at 111 Cadima Avenue, legally described as Lots 25 to 27 Inclusive, Block 19, 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.

Before beginning the presentation, Ms. Kautz informed the Board that the owner requested this designation. She comprehensively reviewed the property and its history as she displayed a location map and numerous photographs and drawings. The home was designed by the office of renowned architect Phineas Paist. The property qualified as a local historical landmark, meeting two criteria (both falling under the architectural significance categories) outlined in the Coral Gables Zoning Code, Article 3, Section 3-1103. During the review, Ms. Kautz pointed out the original features on the home such as the porte cochere with distinctive detailing (concave quarter circles at corners and pointed notch at center), recessed windows with protruding masonry sills, entry porch with enclosing wall and barrel-tiled hood over original entry door, original light fixtures flanking door, along with other prominent features. Concluding her report, Ms. Kautz informed that Staff recommended approval of the Local Historic Designation of the property at 111 Cadima Avenue based on its architectural significance.

Mr. Torre opened the item up for audience comments. Hearing no comments the public hearing was closed. The item was then opened for Board discussion and a motion.

Hearing no further discussion, Mr. Torre closed the public hearing.

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Continued

Mr. Bache-Wigg made a motion to approve the local historic designation for the property at 111 Cadima Avenue  
Mr. Parsley seconded the motion.

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

ITEMS FROM THE SECRETARY:

Pioneer Day: Board members were invited to attend Pioneer Day which would take place on Saturday, March 17<sup>th</sup>, 2017 from 10 a.m. to 12 p.m. at Pinewood Cemetery. Information on the guest speaker, Rick Gonzalez, an architect best known for his restoration work of the West Palm Beach Courthouse, was relayed.

BOARD ITEMS:

Historic Art Fund: Mr. Torre inquired about how best to utilize the fund for City projects. Ms. Kautz informed the Board that there will be a future funding request to restore the color of the windows and doorframes at the Merrick House. After submitting samples for paint analyses, it was discovered that the original finish was shellac. The intent is to restore back the original color and would result in the change order to the project. Ms. Kautz estimated the cost would be around \$175,000 depending on which areas are done.

Mr. Torre inquired how to best use the funds and suggested that a list be produced listing potential projects in need throughout the City. Ms. Rolando inquired about the state of the George Fink Art Studio Building. Ms. Kautz informed that a list could be produced. In reference to the Fink Building, she stated that the University of Miami was set to occupy the building and that there was the possibility of UM seeking State Grants for the building.

Mr. Torre suggested for the next meeting that an explanation of the fund be introduced along with a list of projects that could benefit from it.

Anniversaries: Mr. Torre suggested about the possibility of having an anniversary date. He further added that the public should be informed through marketing or some other means as to the good work that the Board is doing. Ms. Kautz explained historic homes that qualify for Ad Valorem Tax Relief get recognition at the City Commission level. A lengthy discussion ensued among the Board members in regard to various options to accomplish public awareness of historic preservation successes in Coral Gables.

Historic Landmark Plaques: Ms. Rolando inquired about the status of the plaques. It was relayed by Ms. Kautz that the order was increased to 50 plaques and the shipment was expected soon.

NEXT BOARD MEETING:

April 20, 2017, 4:00 p.m.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 6:05 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer