



Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
Thursday, February 16, 2012, 4:00 p.m.
City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

MEMBERS:	M	A	M	J	J	A	S	O	N	D	J	F	APPOINTED BY:
Dorothy Thomson	P	P	P	-	P	P	P	P	P	-	P	P	Mayor Jim Cason
Margaret Rolando	P	P	P	-	P	P	E	P	P	-	E	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	P	P	-	P	P	P	P	P	-	P	P	Comm. Maria Anderson
Venny Torre	P	P	P	-	P	P	P	P	P`	-	P	P	Comm. Rafael "Ralph" Cabrera, Jr.
Kendell Turner	P	P	P	-	P	P	P	P	P	-	P	P	Comm. Frank C. Quesada
Richard Heisenbottle^	P	P	P	-	P	P	P	P	P	-			Historic Preservation Board
Deborah Tackett	P	P	P	-	P	E	P	P	P	-	P	P	City Manager
Dolly MacIntyre	P	P	P	-	P	P	P	P	E	-	P	P	City Commission
Judy Pruitt	P	P	P	-	P	E	A	P	P	-	P	P	City Commission

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

STAFF:
Dona Spain, Historic Preservation Officer
Kara N. Kautz Assistant Preservation Officer

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

GUESTS: Ellen Uguccioni, Rafael Portuondo, Megan Recher, Eric Kuper, Alex Hernandez, Allen J. Smith, Andrew C. Hall, Gay Bondurant, Audrey Ross, Stephen Pardo, Elizabeth Stanton, Jorge Hernandez.

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

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Ms. Tackett read for the record the statement regarding lobbyist registration and disclosure. She 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.

MINUTES: MEETINGS OF NOVEMBER 17, 2011 / JANUARY 19, 2012:

Ms. MacIntyre made a motion to approve the minutes of the meeting of November 17, 2011 Board meeting as written. Ms. Turner seconded the motion, which was unanimously passed by voice vote.

Ms. MacIntyre made a motion to approve the minutes of the meeting of January 19, 2012 Board meeting as written. Ms. Turner seconded the motion, which was unanimously passed by voice vote.

DEFERRALS/WITHDRAWALS: None

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

AD VALOREM TAX RELIEF:

CASE FILE AV 2006-01:

An application requesting ad valorem tax relief for the property at 2421 San Domingo Street, a local historic landmark, legally described as Lots 5 and 6, Block 18 of Coral Gables Section "D," according to the Plat thereof as recorded in Plat Book 25, at Page 74, of the Public Records of Dade County, Florida. The related Certificate of Appropriateness [Case File COA (SP) 2005-14] was granted approval by the Historical Preservation Board on August 18, 2005.

After pointing out that the homeowners were not present at the meeting, Ms. Spain comprehensively reviewed the property's history, architecture, addition, interior and exterior alterations, while displaying historic and current photographs. She stated staff's recommendation to recommend approval of the application for ad valorem tax relief.

Ms. Tackett invited audience comment. Hearing no requests, the public hearing was closed.

Mr. Torre made a motion to recommend approval of ad valorem tax relief for the property at 2421 San Domingo Street. Ms. Turner seconded the motion.

Roll Call: Ayes: Ms. MacIntyre, Ms. Turner, Ms. Pruitt, Mr. Torre, Mr. Silva, Ms. Rolando, Ms. Thomson, Ms. Tackett. Nays: None.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2011-04:

Consideration of the local historic designation of the property at 2 Casuarina Concourse, legally described as Lot 32, Block A, Gables Estates No. 2, according to the Plat thereof, recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida.

Prior to Ms. Kautz' review of the designation report, Ms. Spain read Article III, Section 3-1103 of the Coral Gables Zoning Code as a reminder of the criteria applicable for evaluation of this property. Thereafter, Ms. Kautz comprehensively reviewed staff's detailed research and lengthy report, including criteria met by the property for significance, property description, additions and alterations, distinguishing characteristics, the property's architect (Alfred Browning Parker) and architecture style and the property's ownership history. During the presentation, numerous photographs were displayed. Ms. Kautz stated that, despite the fact that the property had not reached 50 years of age, only one criteria for designation, staff recommended approval of local historic designation of 2 Casuarina Concourse based on its historical, cultural significance; architectural significance; and its exceptional importance to the City of Coral Gables.

Ms. Spain noted letters received in response to notice of the historic designation application:

- Milton J. Wallace: in opposition to designation;
- Randolph C. Henning, Martha Cohen, Sonia Chao, Quentin Dart Parker, Robin Zachary Parker, Arva Moore Parks, Alan Shulman: in support of designation;

Staff's presentation also included:

- a video about the life and architecture of Alfred Browning Parker, and photographs of Mr. Parker's designs and design style;
- reading Resolution No. 2012-04 of the Miami-Dade County Historic Preservation Board in support of designation of 2 Casuarina Concourse;
- reading a letter from Barbara E. Mattick, Deputy State Historic Preservation Officer, Florida Department of State, Division of Historical Resources, which stated that the property was potentially eligible for listing in the National Register of Historic Places or for a determination of its eligibility for listing by the Keeper of the National Register.

Upon conclusion of the presentation, staff clarified Board questions. Mr. Torre requested a legal interpretation of a sentence in the request for significance, which states: “The determination of historic significance and eligibility for designation as a local historic landmark by the Historic Preservation Board is a non-final and non-appealable decision.”

In response, Assistant City Attorney Alfonsin-Ruiz stated the following (verbatim, as requested):
Historical significance is a first step. Property being historically significant does not necessarily mean that the property has to meet all of the other requirements of designation. That is why it is a non-final, non-appealable decision. It does not stop someone from going and seeking to demolish the property; in fact, it doesn't even need to come before the Board in order for the administration to say that it can be demolished. So, there are two steps from the significance and the designation. Under a designation, which is an appealable decision, you are stopping them in their tracks; in other words, an application for demolition would have to come to the Board. If they want to change a window in the home, it has to come before the Board. With a historically designated property, it does not. Significance is an opinion and says that it (the property) may, in the future, become designated.

Staff restated that the application before the Board requested a determination of historical designation.

Ms. Tackett invited members of the audience to speak.

Andrew Hall, representing the estate of the B. Carlin Foundation, owner of the property, stated the following:

- the Board's decision was significant as designation would result in a complex and expensive process;
- the property will be demolished because it is unable to be sold in its current condition;
- the issue to be analyzed is if this architectural work is of such importance that it warrants the imposition of the maintenance burden;
- the house is not marketable at present;
- the house is a demonstration of compromise between Architect Parker and the Landons (original owners);
- the surrounding water views are barely visible within the house;
- the proceeds of the sale of the house will be applied, in entirety, to charitable organizations in the community;
- two years of litigation will ensue if the house is designated.

Ms. Bondurant spoke in favor of the historic designation.

Architect Rafael Portuondo relayed his background, thoroughly reviewed the property, displayed numerous photographs and stated the following (summarized):

- indicated the house was not contextually significant because it didn't engage the landscaping or water view environment; the house was internalized and disengaged from its dynamic surroundings;
- reviewed external and internal features and elements that supported opposition for designation;
- client input to the property design detracted from Mr. Parker's approach to the design and dictated the result.

Mr. Hall reiterated the B. Carlin Foundation position and their recommendation not to designate the property.

Architect Jorge Hernandez relayed his background, addressed designation concerns and criteria, and spoke in support of historic designation, the significance of Alfred Browning Parker and the importance of preserving this example of Mr. Parker's work for the future. In support of his argument, he read an excerpt from National Park Service's National Register Bulletin 22 regarding guidelines for the nation and for locales on evaluating and nominating properties that have achieved significance within the past 50 years, and cited examples.

Ms. Ellen Ugucioni relayed her background, stated that staff's research and presentation was exceptionally thorough. She disputed several of Mr. Portuondo's arguments for non-designation, urged the Board to view the design in context with the period, the site and the clients, pointing out that the residence met and exceeded criteria for historic designation.

Ms. Tackett closed the public hearing after determining that no one else wanted to speak to the application. Lengthy Board discussion ensued, during which time they clarified various points, stated their opinions regarding designation of this property and indicated a willingness to be helpful with the applicants or future buyers.

Ms. MacIntyre made a motion to approve local historic designation for the property at 2 Casuarina Concourse. Ms. Turner seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Pruitt, Mr. Torre, Ms. Turner, Ms. Rolando, Ms. MacIntyre, Mr. Silva, Ms. Tackett. Nays: None.

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

1248 Coral Way: Referencing documents in Board packets, Ms. Spain cited December 12, 2011 and January 30, 2012 letters between government entities as well as a Notice of Voluntary Dismissal of the appeal in reference to 1248 Coral Way.

Vacant Board Position/Resumes Received: Ms. Spain reported that three resumes were received, indicating interest in Board service as the Board appointee (F. Michael Steffens, Rocco J. Ceo and Julio Otazzo). As additional resumes may be submitted, the Board decided to wait until the next meeting to select its Board appointee.

Cotorro Property: Ms. Spain updated Board members on the property's current status.

Segovia Circle Signage: Staff awaits a response from the Public Works Department and will follow up.

ADJOURNMENT:

Ms. Pruitt made a motion to adjourn, seconded by Mr. Torre and unanimously passed, at 6:55 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer