

**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**Thursday, August 19, 2010, 4:00 p.m.**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, Florida**

MEMBERS:	S	O	N	D	J	F	M	A	M	J	J	A	APPOINTED BY:
Dorothy Thomson	P	P	P	P	P	P	P	E	P	P	P	P	Mayor Donald D. Slesnick, II
Margaret Rolando	P	P	E	P+	P	E	P	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Ernesto Santos	P	P	P-	P-	P	P	P	P	P	P	P	P	Comm. Maria Anderson
Venny Torre	P	P	P	P-	P	P	E	P	P	P	P	P	Comm. Rafael "Ralph" Cabrera, Jr.
Dolly MacIntyre	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Wayne "Chip" Withers
Richard Heisenbottle	P	P	P	P	P	E	P	P	P	P	P	P	Historic Preservation Board
Deborah Tackett*							P	P	P	P	P	P	City Manager
Gay Bondurant	P	P	P	P	P	P	P	P	P	E	P	E	City Commission
Judy Pruitt*										P	E		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:** Dr. James and Marta Hutson, Nelson de Leon, Martha Salazar-Blanco, Dona Spain.

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The meeting was called to order by Chair Dolly MacIntyre at 4:05 p.m. A quorum was present.

**DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

Ms. MacIntyre read for the record the statement regarding lobbyist registration and disclosure. She 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:**

**Mr. Heisenbottle made a motion to excuse the meeting absences of Ms. Bondurant and Ms. Pruitt. Mr. Santos seconded the motion, which passed unanimously by voice vote.**

**MINUTES: MEETING OF JULY 15, 2010:**

Regarding the Douglas Entrance item under Old Business in the July minutes, a request was made to eliminate the double negative in the last sentence.

**Ms. Thomson made a motion to approve the minutes of the June 17, 2010 meeting as revised. Mr. Heisenbottle seconded the motion, which passed unanimously by voice vote.**

**DEFERRALS:** None.

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

**SPECIAL CERTIFICATE OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2010-02 REVISED:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 5133 Riviera Drive, a contributing structure within the "Chinese Village Historic District," legally described as Lots 13 and S ½ of Lot 12, Block 100, Coral Gables Riviera Section 2, according to the Plat thereof, recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida. The applicant received design approval for the construction of an auxiliary structure and for a variance from the Coral Gables "Zoning Code" to exceed the allowable maximum square foot floor area from the Historic Preservation Board on March 18, 2010. The applicant requested a revision to the previously-approved variance from the Coral Gables "Zoning Code" to exceed the allowable maximum square foot floor area.

Ms. Kautz presented the property and explained that revision was a change in square footage from 4,179 to 4,854.

Architect Nelson de Leon reviewed the discrepancy in the initial square footage calculation for the auxiliary structure, and reiterated that nothing else in the plans or the design had been changed.

Ms. MacIntyre invited audience comments. Hearing no requests to speak, she closed the public hearing.

Ms. Spain confirmed that the design had not changed and indicated support of the application. Board members discussed Code regulations and design issues pertaining to the application.

**Mr. Heisenbottle made a motion to approve the variance as revised. Mr. Santos seconded the motion.**

**Roll Call: Ayes: Mr. Torre, Mr. Santos, Ms. Rolando, Ms. Thomson, Mr. Heisenbottle, Ms. Tackett, Ms. MacIntyre. Nays: None.**

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:**

**Board Meeting Attendance:** Ms. MacIntyre expressed appreciation to Board members for their consistent meeting attendance.

**Coral Gables Museum Building:** Ms. Kautz reported that the restoration of the former City of Coral Gables Police and Fire Station to house the Coral Gables Museum received the City Beautiful Award for Historic Restoration at the Coral Gables Chamber of Commerce meeting earlier today.

**OLD BUSINESS:**

**1044 Coral Way:** Ms. Kautz reported that the appeal would be heard at the August 24, 2010 meeting of the City Commission. Ms. Bondurant, initially selected by the Board as spokesperson for this issue, will be out of town. Ms. MacIntyre will serve as Board spokesperson. A discussion ensued about issues related to this property. Mr. Torre expressed interest in supporting the discussion at the Commission meeting.

**Ms. Tackett made a motion to appoint Mr. Torre as additional representative for this issue at the City Commission meeting. Mr. Heisenbottle seconded the motion, which passed by voice vote.**

Mr. Heisenbottle suggested establishing additional historic districts to protect houses in areas such as that where the house at 1044 Coral was located.

**National Alliance of Preservation Commission's Conference:** Ms. MacIntyre, who attended the Conference on June 23<sup>rd</sup>, reviewed her written notes (copies distributed to Board members) and highlighted the portion about acknowledging property owners for restoration and ongoing care of historic properties. Ideas discussed included officially recognizing

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exceptionally-executed projects and maintenance through certificates or awards. Historic markers and bronze plaques were discussed. Ms. Kautz described a designed and approved bronze plaque program that would be City administered, and the challenge of identifying a foundry to accommodate minimum production. Ms. MacIntyre suggested discussion of the issue with local artist Freda Tschumy.

Related to the Conference discussion, Ms. Thomson raised the issue of making efforts to preserve properties under adversarial circumstances, designated and undesignated. Among suggestions offered: 1) research the possibility of saving historic structures under foreclosure by banks during the interim period between ownership; 2) when it is known that properties are undergoing foreclosure, notify organizations such as Dade Heritage Trust and Heritage Network to let them and their constituents know these historic houses are on the market.

**NEW BUSINESS:**

**September Historic Preservation Board Meeting:** Ms. Kautz spoke of the possibility of moving the September Board meeting date to the 9<sup>th</sup> (versus the 16<sup>th</sup>) to accommodate an applicant. Board members indicated consensus. The meeting date will be confirmed after discussion with the two other Board members.

**ADJOURNMENT:** 4:40 p.m.

Respectfully submitted,

Kara N. Kautz  
Historic Preservation Officer