

**CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**  
**September 15, 2009, 4:00 p.m.**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, Florida**

<b>MEMBERS:</b>	<b>O</b>	<b>N</b>	<b>D</b>	<b>J</b>	<b>F#</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>APPOINTED BY:</b>
Dorothy Thomson	P	P	P	P	P	P	P	P	E	P	P	P	P	Mayor Donald D. Slesnick, II
Margaret Rolando*			P	P	P+	P	P	P	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Ernesto Santos	E	P	P	P	A	E	P	P	P	P	P	P	P	Comm. Maria Anderson
Venny Torre*							P	P	P	P	E	P	P	Comm. Rafael "Ralph" Cabrera, Jr.
Dolly MacIntyre	P	P	P	P	P	P	P	P	P	P	P	P-	P	Comm. Wayne "Chip" Withers
Richard Heisenbottle*												P	P	Historic Preservation Board
Joyce Meyers	E	P	P	P	A	P	P	P	P	P	P	P-	E	City Manager
Gay Bondurant*										P	P	P	P	City Commission
Sharon Langer*											P	E		City Commission

+ Ms. Rolando recused herself from discussion of one application at the special February meeting.

- Ms. MacIntyre arrived at 6:53 p.m.; Ms. Meyers departed at 6:54 p.m.

**STAFF:**

Kara Kautz, Historic Resources Officer  
 Simone Chin, Historic Preservation Administrator

**A = Absent**

**P = Present**

**E = Excused**

**\* = New Member**

**^ = Resigned Member**

**# = Special Meeting**

---

**GUESTS:** Ted Faust, Oscar Compain, Alex Acosta, Rogelio Arenas, Estrella Arenas, Silvia Unzueta, Nick Di Donato, Judy Santos, Natividad Soto, Oscar Roger, George Volsky, Roxcy Bolton, Burton Hersh, Lester Garcia, Claire Georgatos, Jim Georgatos, Hector Fernandez, Laura Russo, Debra Kolsky; City Staff: City Manager Patrick Salerno, Assistant City Manager Maria Alberro Jimenez, Dan Keys, Martha Salazar-Blanco, Walter Carlson, Carlos Mindreau, Ed Weller

**RECORDING SECRETARY:** Nancy C. Morgan, Coral Gables Services, Inc.

---

The meeting was called to order by Chair Dolly MacIntyre at 4:09 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.

**ELECTION OF CHAIRPERSON:**

Ms. Bondurant made a motion to nominate Dolly MacIntyre as Board Chair. Ms. Thomson seconded the motion. As there were no further nominations, Ms. MacIntyre's election was deemed unanimous.

September 15, 2009

Continued

**ELECTION OF VICE-CHAIRPERSON:**

**Mr. Heisenbottle made a motion to nominate Joyce Meyers as Board Vice-Chair. Mr. Torre seconded the motion. As there were no further nominations, Ms. Meyers' election was deemed unanimous.**

**MINUTES: MEETING OF AUGUST 20, 2009:**

Mr. Torre said he recused himself from only one application at the August meeting, and did not leave the meeting as reported. The record will be corrected.

**Mr. Heisenbottle made a motion to approve the minutes of the meeting of August 20, 2009 with the noted change. Ms. Thomson seconded the motion. The motion passed unanimously by voice vote.**

**DEFERRALS:** None.

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

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2009-19 Continued:**

An application for the issuance of a Special Certificate of Appropriateness for the Coral Gables Country Club, located at 997 North Greenway Drive, a contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B," as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for alterations to the building. Variances are requested from the Coral Gables "Zoning Code" for setbacks, minimum landscape open space, open air dining, the construction of a trellis, and to allow structures to be closer to the street than the main building. This application was heard at the August 20, 2009 meeting of the Historic Preservation Board.

Mr. Torre recused himself due to a possible future conflict of interest.

Ms. Kautz distributed an updated staff report, reviewed the application, addressed points made at the August meeting and displayed property photographs. She informed the Board that, in addition to seeking design approval for building alterations, the applicant sought several variances, read for the record as follows:

- To allow the proposed brick pavers to have a front street setback facing upon North Greenway Drive of approximately nine feet, ten inches.
- To allow the proposed brick pavers to have a front street setback facing upon North Greenway Drive of approximately twenty feet, eight inches.
- To allow the proposed brick pavers to have a front street setback facing upon Granada Boulevard of approximately thirty feet, four inches.
- To allow the proposed brick pavers and proposed colonnaded trellis to have a front street setback facing upon Granada Boulevard of approximately nineteen feet, seven inches.
- To allow the proposed relocated irrigation pump and tank to have a front street setback facing upon Granada Boulevard of approximately forty-one feet, five inches.
- To allow the property to provide 17.8% landscaped open space.
- To allow the proposed trellis as an accessory use in a Special Use (S) District.
- To allow the proposed colonnaded trellis to be located closer to the front or side street of a lot or building site than the main or principal building.
- To allow the proposed open-air dining area to occupy an area of 82% of the public indoor area of the primary restaurant operation.

Issues raised at the August meeting were addressed as follows:

- **Alteration to the historic part of the building and concern about destroying historic fabric:** Ms. Kautz displayed photographs, pointing out the original, floor-level concrete sill as part of a screened-in loggia, and windows and infill construction that later occurred. Staff does not object to a return of this area to its original shape and configuration as long as the original sill remains intact.

- **Changes proposed to Tweed Room:** Ms. Kautz asked the Board to focus on physical alterations to the historic structure, stating that the operator and Commission would address the Tweed Room.
- **Paving materials:** The architect brought samples of materials, to be reviewed later in the meeting.
- **Porte cochere and pedestrian entrance:** The area was re-designed. The proposed design of the plantings, fountain and sidewalk were shown and briefly explained.
- **Parking:** No changes are proposed to existing parking. Parking requirements are not the purview of the Board, and were deemed adequate by Zoning. The Planning and Zoning Board and the City Commission will address parking as it relates to building usage.

Ms. Thomson argued that additional parking was necessary for additional facility usage.

Nick Di Donato, President and CEO of Liberty Entertainment Group and project applicant, thoroughly reviewed his company's background as he conducted a Powerpoint presentation. He emphasized his plans to ensure the success and long-term viability of the facility.

Proposed design plans were displayed and detailed. Samples of proposed exterior materials were shown and explained and, regarding planters and landscaping, Architect Ted Faust said the group would work with the City's Public Service Department.

Mr. Di Donato continued his presentation, further describing proposed alterations and uses of the facility. He reviewed the uses and placement of the proposed materials. The porte cochere, fountains, sidewalk, and areas for service and garbage were also described.

Ms. MacIntyre invited audience members to comment.

George Volsky, 1008 Alhambra Circle: Stating that he was speaking for himself and two neighbors, Mr. Volsky said the City was fortunate to have Mr. Di Donato engaged in the project. He requested proper notification of meetings and signage, agreed with Ms. Thomson regarding insufficient parking, added that landscaping was insufficient and expressed concern about outdoor activities on the western side of the building. He urged approval of the application.

Roxcy Bolton, 124 Cadima Avenue: Ms. Bolton expressed concern about contamination and requested an EPA examination for contamination safety. She also requested knowledge of the entity responsible for payment of the many initiatives proposed for the property.

Assistant City Manager Jimenez responded that the applicant would pay for proposed improvements, and the City would pay for elimination of contamination by DERM and related experts. She described the phases of the remediation, and stated that post-remediation monitoring would be conducted. A copy of the notice sent to property owners within a 1,000-foot radius letting them know about the de-contamination will be sent to Ms. Bolton along with a list of the property owners so noticed.

Regarding the environmental issue, Mr. Di Donato said the City immediately notified him of the contamination and said they were working cooperatively to get the issues resolved. Ms. Jimenez added that once Mr. Di Donato receives all his approvals, his group can proceed with work on the interiors and areas unaffected by the contamination.

In view of ongoing comments by Mr. Volsky and Ms. Bolton, Mr. Santos commented that it was not unusual to discover contamination in older buildings. He pointed out that the issue was being managed, and the procedure was in place to clean the site.

In response to Ms. Bolton's question about involving the Health Department in approvals for the outdoor dining portion of the facility, Ms. Jimenez assured her that all the appropriate approvals were a normal part of the regulatory process.

Hearing no further requests for public input, Ms. MacIntyre closed the public hearing portion of the application.

**Mr. Heisenbottle made a motion to grant a Special Certificate of Appropriateness and to approve the requested variances in accordance with staff recommendations for 997 North Greenway Drive.**

Ms. Bondurant expressed concern about outdoor seating obscuring any portion of the historic section of the building. Ms. Kautz pointed out that outdoor seating is temporary, was not a year-round feature and wouldn't obscure historic features. Ms. Bondurant added that native plants should be used in the landscaping and should remain low enough to provide visibility.

**Ms. Rolando seconded the motion.**

Mr. Heisenbottle complimented the project architect on his responses to previous Board comments, stating that the entrance and porte cochere area was greatly improved. He also related the proposed alterations to the Secretary of Interior Standards, and stated his intention to approve the motion.

Ms. Thomson stated a preference for voting on variances individually, citing disapproval of outdoor dining on the North Greenway side and its relation to the need for additional parking. Ms. Kautz said the variance addressed the percentage of outdoor dining, and pavers that would be used in the area. After additional discussion, Mr. Heisenbottle called the question on the motion under consideration.

**Roll Call: Ayes: Mr. Santos, Ms. Bondurant, Mr. Heisenbottle, Ms. Rolando, Ms. MacIntyre. Nays: Ms. Thomson. Recused: Mr. Torre.**

Ms. Thomson asked Ms. Kautz to provide an overview of the Board's comments to the Planning and Zoning Board at its meeting the following night, and specifically asked Ms. Kautz to explain her nay vote.

**CASE FILE COA (SP) 2009-17:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 475-495 Biltmore Way, a non-contributing structure within the "City Hall Historic District," legal described as Lots 20-26, Block 4, Coral Gables Biltmore Section, as recorded in Plat Book 20, at Page 28 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the installation of a metal entrance canopy.

Ms. Kautz displayed property photographs and reviewed the application, reminding the Board that a Certificate of Appropriateness (COA) was approved in 2007. The application was revised and returned for Board review in 2008 and was granted design approval with multiple variances. Due to the economic downturn, the designs previously approved were not implemented. At this time, she said, the applicant was requesting a COA and design approval for the addition of a metal entrance canopy on the existing structure. Ms. Kautz displayed the architect's rendering of the entrance canopy, added that no variances were requested and said that staff believed the design did not detract from the overall historic district. Staff requested assurance that the canopy would remain a metallic/silver color and that the type of paving will be stone or tile. A separate COA will be required for the address sign. She concluded that the owner and architect were present.

Board members clarified details with Architect Natividad Soto and Ms. Kautz regarding canopy placement as it relates to parking, pavers and the entryway to the buildings.

**Mr. Santos made a motion to approve the Special Certificate of Appropriateness as requested. Mr. Heisenbottle seconded the motion.**

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

September 15, 2009

Continued

**CASE FILE COA (SP) 2009-20:**

An application for the issuance of a Special Certificate of Appropriateness for the property at 114 Oak Avenue, an empty parcel of land within the "Mac Farlane Homestead Subdivision Historic District," legally described as Lot 21, less beginning at NE corner, thence S to SE corner, thence W 4 feet, thence N to point of beginning, Block 3-A, MacFarlane Homestead Subdivision, according to the Plat thereof as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The applicant is requesting variances from Article 4, Division 1, 4-101(D)9 and 4-101(D)4B for lot coverage, side setback, and total side setback. The applicant was granted conditional design approval for the construction of a new residence at the Historic Preservation Board meeting of May 7, 2009.

After reviewing the background of the application, Ms. Kautz said the review at hand was to address variances that were unknown at the time of the previous hearing. The variances were needed because the subject property is 46 feet wide at the front and increases to 50 feet wide in the rear of the property, resulting in non-parallel sides. The first variance is for a side setback of two feet two inches versus five feet. The second variance is for lot coverage of 38.3% versus 35%.

Mr. Hersh explained in detail how they slightly adjusted the house design after they discovered the true dimensions in the survey. Ms. Russo, representing the Lola B. Walker Homeowners Foundation, advised the Board that they are proceeding with construction, with an anticipated completion date of December 20, 2009.

After Board members clarified depth, utility easement and structure positioning issues, Ms. MacIntyre invited further comment from audience members. Hearing no requests to speak, she closed the public hearing.

**Mr. Santos made a motion to approve the Special Certificate of Appropriateness as well as the three requested variances. Mr. Heisenbottle seconded the motion.**

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

**AD VALOREM TAX RELIEF:**

**CASE FILE AV 2007-02:**

An application requesting ad valorem tax relief for the property at 1137 Asturia Avenue, a local historic landmark, legally described as Lot 20, Block 12, Coral Gables Section C, according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida. The related Certificate of Appropriateness – Case File COA (ST) 2007-42, was granted design approval on June 21, 2007, by the Historic Preservation Board.

During a Powerpoint presentation, Ms. Kautz displayed photographs, relayed the property's history and described alterations to the interiors and exteriors.

Homeowner Silvia Unzueta praised staff for their efforts and help, adding her willingness to participate in showing other homeowners that historic designation and home restoration were positive processes.

Ms. MacIntyre invited other comments from the audience. Hearing no requests to speak, she closed the public hearing portion of the application and called for Board comments.

**Mr. Heisenbottle made a motion to approve the application for ad valorem tax relief. Ms. Thomson seconded the motion.**

Ms. MacIntyre mentioned that it was difficult for the Board to digest information when documentation was received during the meeting, and recommended additional time to study application information. Ms. Kautz apologized for the lateness of the Board's material.

September 15, 2009

Continued

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

**LOCAL HISTORIC DESIGNATION:**

**CASE FILE LHD 2009-05 AND COA (SP) 2009-18:**

Consideration of the local historic designation of the property at 839 Palermo Avenue, legally described as Lots 20 and 21, Block 27, Coral Gables Country Club Section Part Two, according to the Plat thereof, recorded in Plat Book 32, Page 63, of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the construction of additions and alterations.

Ms. Chin displayed property photographs, described the history of the residence, reviewed alterations and stated that staff recommended approval of local historic designation. Acknowledging the presence of the owners at the meeting, Ms. Chin advised that the two applications would be reviewed separately, with the designation application considered first.

Homeowner Estrella Arenas spoke briefly in support of the designation. Other members of the audience were invited to speak by Ms. MacIntyre; however, there were no requests for further comment and the public hearing was closed.

**Ms. Bondurant made a motion to approve the local historic designation. Mr. Santos seconded the motion.**

Ms. Thomson asked questions about the guest house/garage structure, commenting on the number of cars parked in the swale area. Mr. Arenas said they are planning to construct a circular driveway and garage as they, too, want the swale area clear of vehicles.

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

Regarding the Special Certificate of Appropriateness application, Ms. Chin described the request for design approval for a master bedroom suite. Plans were reviewed, during which time Ms. Chin advised that the applicants were also requesting design approval to change the windows for all openings except for openings in the rear.

Board members engaged in discussion with Architect Judy Santos about the windows, after which Mr. Santos questioned the floor plan as compared to the original design. He suggested turning the addition to utilize an overall 14-foot rhythm that exists in the original design and ease the roof transition. Ms. Kautz advised that 20-feet in overall side setbacks were needed. Mr. Torre clarified window design, suggesting consideration of double casement units. Ms. Santos agreed to the change. Mr. Torre noted that future plans for a circular driveway would not match historic design. Ms. Rolando said the proposed addition didn't relate to the main structure and wasn't compatible. Mr. Heisenbottle added that the addition inferred a false sense of history with brick on the north elevation of the addition, and suggested the architect re-examine design aesthetics and return with a re-design at the next meeting. Mr. Santos also suggested working with the geometry of the 14-foot dimension.

Mr. Arenas said he would discuss design suggestions and a possible deferral with his wife prior to making a decision.

**Ms. Thomson made a motion to defer the application to the next meeting to provide an opportunity to work with the design, taking Board suggestions into consideration. Mr. Heisenbottle seconded the motion.**

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

\* 7:44 p.m.: Ms. Arenas returned to the meeting and requested withdrawal of the designation and the addition. Mr. Arenas added that the limit in size recommended by the Board would not be sufficient for the master bedroom they want.

September 15, 2009

Continued

**Ms. Thomson made a motion to rescind former action to approve local historic designation for 839 Palermo Avenue. Mr. Heisenbottle seconded the motion.**

Expressing understanding of the applicants' concern, Mr. Santos said that historic designation is sometimes enforced by the Board and cautioned that rescinding the designation could be an issue of concern later. He urged the Board to remember this case. Ms. Kautz advised that it is clearly communicated to all applicants that even if staff liked a proposed design, the Board might not approve it. Ms. Rolando advised that the house deserved to be designated, adding that architectural plans were sometimes not completely ready. Ms. Arenas appealed on behalf of her husband and his decision to withdraw the designation.

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

**LOCAL HISTORIC DESIGNATION DETERMINATION:**

**CASE FILE LHD 2003-19:**

Consideration of the local historic designation status of the property at 1112 Cordova Street, legally described as Lots 10 and 11, Block 1 Amended Plat of Coral Gables Granada Place Section as recorded in Plat Book 13, at Page 51, of the Public Records of Miami-Dade County, Florida. Applications for the local historic designation and an Accelerated Special Certificate of Appropriateness were presented to the Historic Preservation Board on November 20, 2003 and were granted conditional approval.

Ms. Kautz said the application was a reconsideration of a local historic landmark designation approved in 2003 that was conditioned on restoration work to be done in the associated Certificate of Appropriateness. That work on the COA never occurred. She advised that the Board should consider designation of the property as it exists and whether or not it should remain a local historic landmark. Ms. Kautz called attention to documentation, displayed photographs, described the property's history, architectural features and changes. At the conclusion of her presentation, she stated that alterations over the years had a significant impact on the historic integrity of the property, and said staff opined it could not be locally landmarked based on its original architecture. She recommended removal of the local historic designation.

Architect Hector Fernandez, representing the owners, explained background of the circumstances, and said the owners wanted the designation rescinded as the restoration work never occurred. Ms. Kautz reported that the City Attorney said the language in the resolution indicated the property was designated, despite the issue of the contingency. She also stated that the owners want to construct a small mudroom addition to the rear of the property and don't know how to proceed.

Hearing no further requests to speak, Ms. MacIntyre closed the public hearing portion of the application.

**Mr. Heisenbottle made a motion to rescind the local historic designation for 1112 Cordova Street as the previously-approved COA was not acted upon and the building has been severely altered, rendering it no longer justifiably historic. Ms. Bondurant seconded the motion.**

Mr. Santos said the intent of the contingency was to restore the historic fabric of the house, and the intent was unexecuted. Mr. Heisenbottle then explained his reasoning for the motion, and the issues were discussed among Board members.

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

**STANDARD CERTIFICATE OF APPROPRIATENESS:**

**CASE FILE COA (ST) 2009-72:**

An application for the issuance of a Standard Certificate of Appropriateness for the property at 2024 Alhambra Circle, a contributing structure within the "Alhambra Historic District," legally described as Lot 14, and the South 5 feet of Lot 13,

Coral Gables Historic Preservation Board Meeting Minutes

September 15, 2009

Continued

Block 22, Coral Gables Section "E" revised, as recorded in Plat Book 8, at Page 86, of the Public Records of Miami-Dade County, Florida. The applicant is requesting replacement of windows.

While relaying the history of the historic district and contributing property, Ms. Kautz displayed photographs. Proposed were horizontal sliding windows and fixed picture windows. Staff objected to the use of horizontal sliding windows as they have no historic precedence. She then introduced homeowner Oscar Compain.

Mr. Compain introduced Alex Acosta, owner of Triton Window Distributors, who comprehensively reviewed the proposed window style and background of his company. At the conclusion of his presentation, he asked for Board approval of the horizontal sliding windows with colonial grids.

Hearing no further requests for public input, Ms. MacIntyre closed the public hearing.

Board members discussed the proposed windows and design with Mr. Acosta, during which time Mr. Santos suggested suppliers who could provide casement windows. Mr. Heisenbottle pointed out that windows and doors were among the most character-defining features of historic structures. There followed a lengthy discussion and examination of the original windows and Secretary of Interior Standards as the proposed windows did not "best resemble" the originals. Ms. Kautz informed the Board that past decisions had approved horizontal sliding windows on a house with casement windows elsewhere. Mr. Santos suggested using horizontal sliding windows on two second floor side elevation windows (where they wouldn't be obvious) and to install casement windows everywhere else. Debate of the issue continued.

**Mr. Heisenbottle made a motion to defer the application until the next Board meeting. Mr. Santos seconded the motion.**

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

\* At 7:44 p.m., Mr. and Mrs. Arenas, 839 Palermo Avenue (**CASE FILE LHD 2009-05 AND COA (SP) 2009-18**), returned to the meeting and asked to address the Board, the summary of which is noted as an extension of the earlier discussion.

Immediately following the resolution of the above-stated discussion extension, Mr. Compain, 2024 Alhambra Circle (**CASE FILE COA (ST) 2009-72**) requested clarification of the Board's recommendation regarding his proposed windows. Mr. Heisenbottle clarified that two windows on the second floor on the side of the house that needed to maintain egress could be horizontal sliding windows. All other windows would need to be casement windows that match the original windows.

**MEETING ATTENDANCE:**

**Mr. Torre made a motion to excuse meeting absence of Ms. Langer and Ms. Meyers. Mr. Santos seconded the motion, which was unanimously approved by voice vote.**

**ITEMS FROM THE SECRETARY:**

Ms. MacIntyre reminded Board members that the first session of the historic preservation series would be held Thursday, October 1 at the Biltmore Hotel Conference Center beginning at 7 p.m.

Ms. Kautz said the Boards and Committees Seminar was set for Friday, October 2, 2009, beginning at 9 a.m.

In response to a request for an update about the Miracle Theatre marquee, Ms. Kautz reported that she appealed the Board's decision and requested an opinion of the City Attorney about the language within the tenant's lease agreement wherein a provision states that no changes may be made to the exterior, including the marquee, without the approval of

Coral Gables Historic Preservation Board Meeting Minutes

September 15, 2009

Continued

the Historical Resources Department official. After discussion, Ms. MacIntyre asked Ms. Kautz to notify the Board if staff appeals a Board decision in the future.

**ADJOURNMENT:** 8:10 p.m.

Respectfully submitted,

Kara N. Kautz  
Historic Preservation Officer