



DRAFT

CORAL GABLES HISTORIC PRESERVATION BOARD
MEETING MINUTES

Thursday, November 19, 2015 Meeting, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida 33134

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

305.460.5093
hist@coralgables.com

MEMBERS D J F M A M J J A S O N APPOINTED BY:

	D	J	F	M	A	M	J	J	A	S	O	N	APPOINTED BY:
	14	15	15	15	15	15	15	15	15	15	15	15	
Janice Thomson*								P	P	A	P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	P	P	P	P	P	P	P	Vice-Mayor Frank Quesada
Elizabeth Ghia*								P	P	P	P	P	Comm. Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Comm. Patricia Keon
Alexander Adams*								P	P	P	E	P	Comm. Vince Lago
John Fullerton*				E	P	A	P	P	P	P	P	P	Board-as-a-Whole
Robert Parsley	P	P	E	P	P	P	P	P	P	P	A	P	City Manager
Margaret Rolando*										E	P	P	City Commission
Albert Menendez*										P	P	P	City Commission

LEGEND: A = Absent; P = Present; E = Excused; * = New Member; ^ = Resigned Member; - = No Meeting

STAFF:

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam Ramos, Deputy City Attorney
- Carlos Mindreau, City Architect
- Carolina Vester, Venetian Pool Aquatic Supervisor

GUESTS: Javier Torres, Judy Pruitt, Osmundo Martinez, Grettel Duran, Juana Tameyo, Christopher Coule, Rhonda Anderson.

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

The meeting was called to order by Chair Torre at 4:07 p.m. A quorum was present.

MINUTES: MEETING OF OCTOBER 15, 2015:

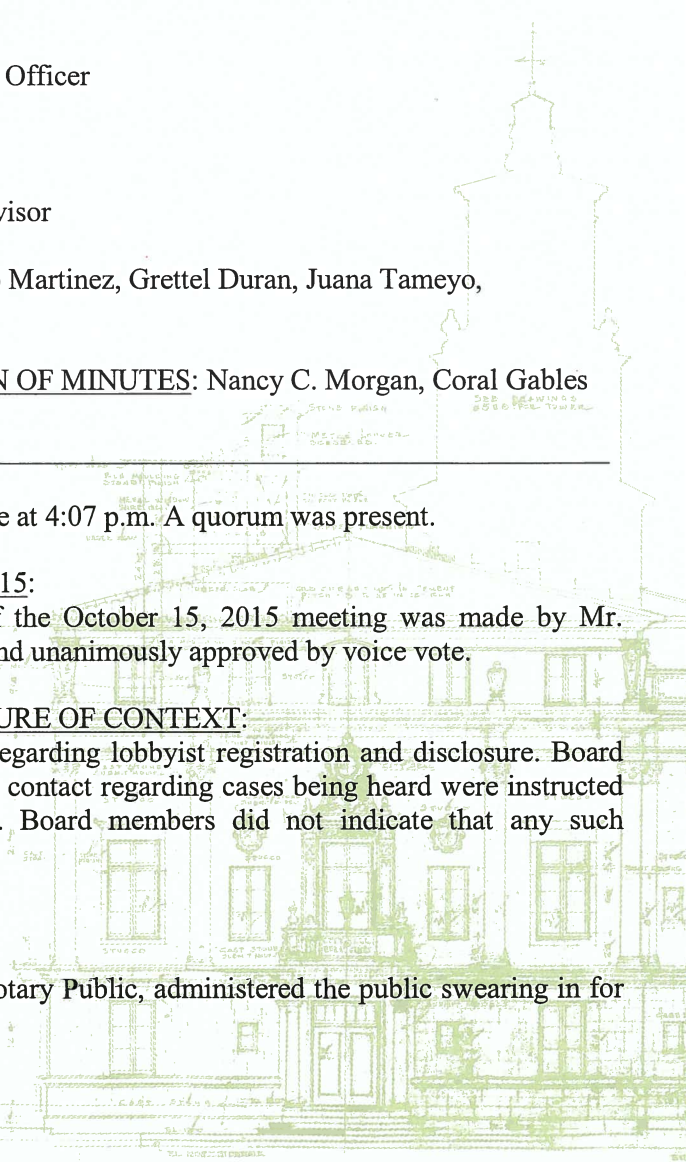
A motion to approve the minutes of the October 15, 2015 meeting was made by Mr. Parsley, seconded by Mr. Menendez and unanimously approved by voice vote.

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: Nancy Morgan, Notary Public, administered the public swearing in for those testifying during the meeting.



SPECIAL PRESENTATION:

In recognition and appreciation of Judy Pruitt's outstanding eight-year volunteer service to the City and the Historic Preservation Board, Ms. Spain presented her with a commemorative plaque.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-016:

An application for the issuance of a Special Certificate of Appropriateness for the Venetian Pool, located at 2701 De Soto Boulevard, a Local and National Historic Landmark, legally described as Lot 1 less part described in DB 3865-329 and All of Lot 2 and All of Lot 3 less Beginning of the Northwest corner South 26.12ft East 25 feet of Northerly To Northeast corner West to Point of Beginning and Plot Described as Sevilla Park, Block 6, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for restoration and renovations to the property.

As a location map and photographs were displayed, Ms. Kautz described the history and background of the iconic landmark. After she overviewed the proposal (summarized below), Ms. Kautz added that staff had concerns about the proposed scope of work and would relay those concerns after the project architect completed his presentation. She added that variances were not involved in the project, and said the Board of Architects reviewed the proposal on November 5, 2015, primarily focused their comments on the Pool bottom and epoxy, and provided a sketch illustrating their preferred treatment.

Ms. Kautz itemized design approvals requested for restoration and renovations to the Pool and its structures, including:

Sitework:

Repair and/or replacement of perimeter fencing; repair of perimeter masonry walls and columns; new masonry wall with wooden gate surrounding the A/C and pool filtration equipment.

Pool/Pool Deck:

Refinishing and restoration of pool bottom/sides and providing new epoxy coating on the surfaces of the pool and island; repair/refinish or replace existing metalwork submerged or partially submerged in the pool (pool ladders, lifeguard stands, railings, grates, drains); replacing the existing, original clay tile at the pool deck, the trellis patio deck, the veranda deck, and the steps leading into the wading pool.

Courtyard:

Restoration of original terrazzo flooring and tile banding; restoration of original decorative tile fountain.

Buildings:

Interior renovation at Classroom Building, including partition removal and replacement of existing clay tile floor; the replacement of one louver and one casement window with new wood air-intake louvers at the Pool Pump Building.

Architect Javier Torres, MC Harry Associates, detailed project elements as he displayed photographs of affected areas throughout the property. He said all aspects of the project would be examined, surveyed and approved before proceeding with the work, thereafter methodically reviewing proposed plans for repair, replacement or restoration.

Although all aspects of the proposal were scrutinized and discussed, a key area of concern was the Pool. Ms. Vester was asked to inject her knowledge and expertise about Pool processes, operations, challenges and issues affected by its nearly daily use by thousands of people. Keeping her remarks relevant to the discussion, she explained the facility's daily water intake, outflow, pump and drainage system, filtration, pressure cleaning, algae treatments, safety factors and numerous other elements included in her Venetian Pool maintenance oversight responsibilities.

Discussion continued as Pool related issues, proposed materials and treatments were reviewed and debated. Numerous suggestions were examined for paint color, coatings and surface materials and their chemical reactions to water with a high iron content. Lengthy discussion explored: sample testing; color gradations; Pool draining; conducting a portion of the next Board meeting at the site; after-project Pool maintenance; retaining the Pool's natural appearance; difficulty in identifying consulting professionals for such a complex historic project; engaging a conservation specialist; selection of materials; and shelving the project another year to ensure it is correctly done. Mr. Torres advised that timeline and budget considerations had to be factored in if the Pool were to be ready for spring opening. Ms. Kautz noted that Public Works was managing the Venetian Pool project.

Board members continued to suggest, consider and debate issues. Ms. Vester pointed out that the Pool's peak season would begin with spring break in March. She said many of the suggestions, if adopted, would delay the Pool opening.

Mr. Adams made a motion to defer the Pool portion of the application, to have a third party conservationist review the Pool portion, and to secure reports of various experts on the issues of concern as discussed. The motion was not immediately seconded. Discussion continued.

Mr. Adams restated his motion to defer consideration of the plans for the Pool section of the proposal, while pursuing the gathering of samples and securing appropriate consultants as discussed. Mr. Fullerton seconded the motion.

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

Regarding the veranda, Ms. Spain referenced the proposal to remove damaged tiles in order to replace them, and asked if the identical tile size could be secured. Mr. Torres answered in the affirmative. Within the same area, she also inquired about drainage issues. Ms. Vester explained that the primary feature in the veranda area that needed attention was the steps, which have severe cracks and chipped tiles and contribute to accidents. An anti-chip finish applied a few years ago was not successful, nor were the use of mats to alleviate accident problems. Ms. Vester reiterated that tiles are damaged, drainage and tile cupping issues must be addressed, all of which combine to spawn algae and result in slippery conditions.

A discussion about the tile and cupping issues generated suggestions to use a more porous stone tile. As this topic was examined, historic and safety considerations were reviewed as well. It was recommended that a modern solution be considered for safety reasons.

Questions and comments that followed included a request to bring sample tiles to the December meeting; to view sample tiles next to the existing tiles; and to develop two separate concurrent courses of action, the first being to prepare bid drawings and the second to patch damaged areas sufficiently to be ready for the 2016 summer season and proceed with additional project phases later in 2016 when the Pool can be closed.

Mr. Parsley made a motion to direct the City to engage MC Harry to have an additional services interim solution while they further progress on the longer term solution.

Discussion focused on clarifying and refining the motion, without consensus on full clarification; thus, the motion did not move forward. However, staff interjected practical suggestions about the fountain, terrazzo, trellis and pergolas.

Ms. Rolando made a motion to defer consideration of the plans and proposal until the December 2015 Board meeting. Mr. Fullerton seconded the motion.

Roll Call: Ayes: Mr. Menendez, Ms. Ghia, Mr. Silva, Mr. Adams, Ms. Thomson, Mr. Fullerton, Ms. Rolando, Mr. Torre. Nays: Mr. Parsley.

Ms. Rolando made a motion for the Historic Preservation Board to consider separating the project set forth in the presented plans into two phases:

Phase One: consists of work necessary to address safety considerations, address Pool leakage and perform interim work necessary to prepare the Pool for opening in spring 2016;

Phase Two: consists of restoration work necessary for the terraces, veranda, Pool bottom and sides (the aesthetics of the project) after consultation with conservationists and materials experts and after necessary testing so the end result is a well-conceived, well-thought out project that will satisfy the aesthetics expected by the Historic Preservation Board and the Historical Resources staff.

Mr. Adams seconded the motion.

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

Mr. Adams initiated a discussion about allowing the applicant to move forward with repair of the walls and fence as requested. Ms. Spain cautioned against complicating the issue and bifurcating the process. Ms. Rolando asked for a recommendation at the December 2015 meeting about inclusions in Phase One and Phase Two. Ms. Spain advised that Public Works would address these project issues.

STANDARD CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (ST) 2015-138:

An application for the issuance of a Standard Certificate of Appropriateness for the property at 1100 Coral Way, a contributing resource within the "Coral Way Historic District," legally described as Lots 10 and 11, Block 18, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida. The application requested design approval for the installation of flat, charcoal grey roof tiles on the residence.

Ms. Kautz relayed that this house was presented to the Board two months prior. At the end of the first meeting, the applicant mentioned a desire to replace the existing brown/red flat tile with a dark charcoal flat concrete tile. The roof tile application was being presented at this meeting for Board consideration. Ms. Kautz said the Board of Architects reviewed the application and recommended a light color tile rather than dark charcoal gray. While displaying the location of the property as well as historic and current photographs of the house, Ms. Kautz described staff's research about the original roof application as well as current roof applications found in the surrounding neighborhood.

Homeowner Osmundo Martinez addressed the Board and described research he and his wife conducted, which resulted in their conclusion to select the proposed roof tile. Mr. Martinez, staff and Board members discussed roof and tile related matters.

Mr. Fullerton made a motion to approve the presented design for installation of flat, charcoal grey roof tiles on the residence at 1100 Coral Way. Mr. Parsley seconded the motion.

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

CASE FILE COA (ST) 2015-141:

An application for the issuance of a Standard Certificate of Appropriateness for the property at 1320 Obispo Avenue, a contributing resource within the "Obispo Avenue Historic District," legally described as Lot 15 and the East ½ Lot 14, Block 17, 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 application requested design approval for the installation of an aluminum fence and gates with masonry columns on the property.

Ms. Kautz displayed historic and current property photographs, and explained that the application was brought to the Board for review and input. After explaining customary City procedures followed by Historic Resources staff and the Board of Architects regarding projects proposed for the City's historic districts and properties, she relayed that this application was administratively signed off without review by the Board of Architects. As a result, in addition to staff's discomfort with the review omission, Ms. Kautz stated concern about the height and size of the proposed fence, gates and columns. For context, she reviewed limited walls and fencing in the general neighborhood, pointing out that the few properties with such barriers had low walls.

Ms. Rolando said the proposed project seemed large and out of scale for the house and the neighborhood, and added that she would consider a proposal for a low, traditional Coral Gables 24" to 30 " wall. Ms. Kautz invited the homeowner to speak to the Board.

Ms. Tamayo explained her reason for wanting the fence was due to unpleasant issues with a neighbor, which she said was evidenced in police reports. She was amenable to lowering the fence, if necessary, but added that her purpose for the barrier was to feel safer.

Board members reviewed and discussed the plans, clarifying unclear areas. They pointed out height discrepancies within the design, commented on the size and thickness of the columns, and discussed a variety of design changes to create a more residential appearance in keeping with the Coral Gables historic neighborhood. Mr. Parsley suggested bringing the scale of the columns down to five feet and proportionately reducing the height of the metal railing, and reducing the columns from 16 to 12 inches. During the interchange of ideas, Mr. Fullerton asked City Architect Mindreau to render an opinion.

Mr. Mindreau revealed his family relationship to the applicants, and said he had not been involved with the application, which was directly reviewed by Ramon Trias. He concurred with Historical Resources staff that the columns were too tall, noted that the arched area of the two gates competed with the architecture of the house; recommended that the pillars not be narrower than 16" but agreed they could be scaled down to not exceed five feet for better proportion. Regarding elimination of the columns at the pedestrian gate, Mr. Mindreau said the pillar accent should relate to the architecture of the home, and added that the gate could serve as the main gate. During discussion, Ms. Rolando pointed out that a circular driveway would make the front yard a parking lot, a comment to which Mr. Mindreau agreed. Discussion continued about design alterations to provide constructive direction to the applicant. It was suggested that the plans be altered to reflect the Board's suggestions and brought back to the Board's December meeting; however, Ms. Kautz said the application was already undergoing the permitting process.

Mr. Parsley made a motion to approve the application, conditioned upon the following: that the columns for the vehicular gates be no taller than five feet, including the cap; that the aluminum wrought fencing be a maximum height of four feet; that the metal gate posts for the pedestrian gate and the arched piece on the vehicular gates be removed and kept horizontal at four feet. Mr. Fullerton seconded the motion.

After the motion was seconded, Mr. Parsley added that the bottom metal panel should be removed.

Ms. Rolando proposed an amendment to the motion to remove the bottom metal panel, and have strictly vertical pickets. Mr. Adams said he was fine with the bottom panel if it was proportional, and added that it should be no taller than five feet and to let staff work out the details.

Mr. Parsley said he would remain with his motion as stated and it could be amended. He reiterated a part of his motion as follows: four feet on the aluminum wrought fencing with a proportional bottom panel. Mr. Fullerton seconded.

Roll Call: Ayes: Mr. Silva, Mr. Adams, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley. Nays: Ms. Thomson, Ms. Rolando, Mr. Torre.

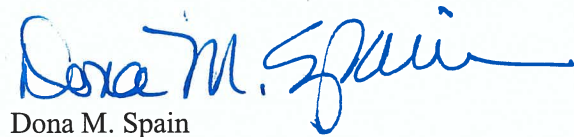
BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Ms. Spain reported that the next City Commission meeting is scheduled for December 8, 2015, at which time the text for the historic markers will be presented for approval. At the same meeting, the removal of the historic designation of 2900 Ponce de Leon Boulevard will be presented to the Commission for approval.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 7:10 p.m.

Respectfully submitted,



Dona M. Spain

Historic Preservation Officer