



**CORALGABLES HISTORIC PRESERVATION BOARD
MEETING MINUTES**

Thursday, January 21, 2016 Meeting, 4:00 p.m.
City Commission Chambers
405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &
Cultural Arts*

MEMBERS

F 15 M 15 A 15 M 15 J 15 J 15 A 15 S 15 O 15 N 15 D 15 J 16

APPOINTED BY:

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Janice Thomson*						P	P	A	P	P	E	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	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	P	P#	Comm. Vince Lago
John Fullerton*		E	P	A	P	P	P	P	P	P	P	P	Board-as-a-Whole
Robert Parsley	E	P	P	P	P	P	P	A	P	P	P	P	City Manager
Margaret Rolando*								E	P	P	P	P	City Commission
Albert Menendez*								P	P	P	P	P	City Commission

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

STAFF:

- Dona M. Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- ElizaBeth Guin, Historic Preservationist
- Miriam S. Ramos, Deputy City Attorney
- Yaneras Figueroa, Assistant City Attorney

GUESTS: Francisco Espinosa; April Sharp; Charles Wu; Zeke Guilford; Martha Salazar-Blanco; Megan McLaughlin; Damon Sanchez; Clara Garcia; Carl Leon Prime; Ramon Trias; Susie Sastre; Mildred Cooper; Richard Heisenbottle; Maria Elena Caruajal; Elizabeth Starr; Matthew Cohen; Marcela Arango; Jorge A. Dalmau; Jordi Dalmau; Leona Louise Cooper Baker; Mildred Cooper

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

The meeting was called to order by Chair Torre at 4:10 p.m. A quorum was present.

MINUTES: MEETING OF NOVEMBER 19 and DECEMBER 17, 2015:

Mr. Silva made a motion to approve the minutes of November 19, 2015 and December 17, 2015 as presented. Ms. Rolando seconded the motion, which was unanimously passed 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.

Ms. Rolando reported that she visited 6801 Granada on January 20th and spoke with the owner's architect, who was present. She stated that the conversation would not affect her opinion. Mr. Torre reported a discussion with the property owner regarding procedure as it relates to this Board, and also stated that the discussion would not affect his opinion.

DEFERRALS: Ms. Spain reported that the first Zoning Code text amendment was removed from the agenda.

PUBLIC SWEARING IN: Nancy Morgan administered the public swearing in for those testifying during the meeting.

MEETING ATTENDANCE:

Mr. Fullerton made a motion to excuse the meeting absence of Ms. Thomson. Ms. Rolando seconded the motion, unanimously passed by voice vote.

ZONING CODE TEXT AMENDMENTS:

1. Removed from consideration: Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Sections 3-1002 and 3-1005 to expand the allowable locations of TDR (Transfer of Development Rights) receiving sites.
2. Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Section 3-1103 to include language regarding integrity.
3. Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 8, "Definitions," to include a definition of historic integrity.

Regarding integrity of site (item 2), Ms. Spain reviewed the background of Article 3, Section 3-1103 and proposed amendment language, recommending the addition of the following: Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, feeling and association.

Mr. Silva pointed out that item 3 (Article 8 – Definitions), regarding the definition of historic integrity, was related to item 2. Ms. Spain agreed they were related, and read the national definition of historic integrity. Mr. Silva expressed concern that this amendment could bolster an argument by someone disputing designation if they disputed the integrity issue. Ms. Spain said the current Zoning Code did not include a definition of historic integrity, adding that it wasn't mentioned in the preservation ordinance. She advised the importance of having historic site integrity if the City considered site designation as a local historic landmark.

After discussion, it was suggested that Article 3, Section 3-1103 be instead amended to read: Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship (eliminating the word, "feeling") or (eliminating the word, "and") association. Ms. Spain agreed to the suggested revisions.

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

Ms. Rolando made a motion to recommend to the Planning and Zoning Board and the City Commission to adopt the addition to Section 3-1103 to the Zoning Code with the following revisions: striking the words "feeling," and "and," and substituting the word "or" for the word "and;" and a motion to recommend approval of the addition of the term historic integrity to Article 8 – Definitions. Mr. Silva seconded the motion.

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

4. Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Section 3-1107 to lengthen the expiration date of historic significance determinations from six (6) months to eighteen (18) months.

Ms. Spain explained that this amendment addressed the amount of time a significance determination remains valid, currently limited to six months. The recommendation was to lengthen the expiration date to eighteen months. Clarification of fees and research discussion occurred.

Mr. Silva made a motion to recommend approval of the recommendation to the City Commission and Planning and Zoning Board to lengthen the expiration date for historic significance determinations from six to eighteen months. Mr. Menendez seconded the motion.

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

5. Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Section 5-2401 to clarify the location and height wood picket fences.

Ms. Spain said this amendment addressed wood fences on Santa Maria Street and residential lots in Golden Gate, MacFarlane Homestead, and Coconut Grove Warehouse Subdivision. The amendment adds that wood picket fences shall be permitted on Santa Maria Street, and clarifies that such fences shall be no more than four feet high; and adds a statement that these specifications do not apply if the fence is a re-creation of a historic fence that was demolished.

Mr. Adams arrived at the meeting at 4:30 p.m.

Discussion between Board members and Ms. Spain reviewed details of the proposed amendment. Mr. Torre invited public comment. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to recommend approval to the Planning and Zoning Board and the City Commission approval of the amendments to Article 5 – Development Standards, Division 24 – Walls and Fences, Section 5-2401 – Materials and specifications. Mr. Silva seconded the motion.

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

STANDARD CERTIFICATE OF APPROPRIATENESS:

An application for the issuance of a Standard Certificate of Appropriateness for the property at 1400 Obispo Avenue, a contributing resource within the "Obispo Avenue Historic District," legally described as Lots 9 & 10, 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 stone facing.

Ms. Guin described the property as she displayed and reviewed property photographs. She explained that the owners wanted to bring back the slump brick feature on the house, which was removed by a former owner. The current owners are requesting to use a different material because slump brick is not readily available.

Ms. Sastre advised that she and her husband wanted to update the front porch side wall, adding that the proposed material, color and appearance was the same as the sample viewed by the Board. At Mr. Torre's request, Ms. Spain said staff recommended approval of the material. Details of the application were reviewed and discussed by the Board, including Mr. Fullerton's observation about the importance of the corner treatment. He suggested a stucco band to terminate the vertical area to produce a clean stucco cap on the wall to which the veneer would be finished. Mr. Menendez requested more detailed documentation about where the proposed treatment would be applied. Ms. Ghia suggested a coordinating stucco for the top cap. Mr. Adams added that the stucco should also go around the front door and end material on the front corner. Mr. Torre clarified that the top elevation would be matching and the back side would be wrapped all around the

corner. Since this was not exactly as it was presented in the application package, Mr. Adams confirmed that the owner understood the suggestions and agreed. Ms. Sastre assured the Board she did understand and agreed. Ms. Spain said staff would work with the owners on details.

Mr. Menendez made a motion to approve the Standard Certificate of Appropriateness for the property at 1400 Obispo Avenue; and to approve the design for the installation of stone facing on the low wall as presented, and for the facing to wrap across the wall and on the other side, wrapping with a stucco band on top; and allowing staff to work out the remainder of the details with the owners as discussed. Mr. Parsley seconded the motion.

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

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2016-02:

Consideration of the local historic designation of the property at 1401 Pizarro Street, legally described as Lot 2 and N 50 FT of Lot 3, Block 7, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

Ms. Guin advised that the owner applied for Coral Gables Cottage designation, and reviewed Cottage designation qualifications as she displayed photographs. She said the property met all Cottage qualifications for designation as a local historic landmark, and comprehensively reviewed the plat map, drawings, historic / current photographs, property history, architect, architecture, features, past ownership / occupants, minor alterations and additions. She concluded by stating that staff recommended approval of Local Historic Designation based on its architectural significance.

Ms. Sharp's (homeowner) presence was noted by Mr. Torre and she briefly spoke. Thereafter, Mr. Torre invited additional audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Fullerton made a motion to approve issuance of Local Historic Designation for the property at 1401 Pizarro Street in accordance with staff recommendations. Mr. Parsley seconded the motion.

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

Ms. Thomson arrived at 5:00 p.m.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-004:

An application for the issuance of a Special Certificate of Appropriateness for the property at 112 Florida Avenue, a vacant parcel within the "MacFarlane Homestead Subdivision Historic District," legally described as Lot 22, Block 1-A, MacFarlane Homestead, according to the Plat thereof as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new two-story residence.

Ms. Kautz advised that the property was vacant, and a contributing parcel within the historic district. She relayed the history of the property that included structure demolition when it was deemed unsafe in 2005.

Francisco Espinosa, property owner, introduced Clara Garcia, a designer representing IAA Design Associates, after which he reviewed photographs, neighboring homes, proposed new construction, the façade of the proposed structure and details of the design. He told of multiple visits to the Board of Architects which generated five revisions to the design during the process. He advised that the Lola B. Walker Homeowners Association expressed concern about the proposed two-story

structure, and explained that site, setback and drain field requirements necessitated a two-story home to provide sufficient square footage for amenities required by modern families. Mr. Espinosa reviewed interior floor and landscaping plans.

For the record, Ms. Kautz called attention to a letter (included in Board packets) received from Edwina Prime (President) and Leona Cooper Baker (Secretary) of the Lola B. Walker Homeowners Association, stating the Association's concerns and requests for a revised design.

Mr. Torre opened Board discussion, which included comments, suggestions and recommendations as follows:

- A two-story structure is permitted at the location;
- The design is preferable to some of the more modern structures in the area;
- There is a lack of detail on the second floor on the north elevation in the back of the railing that isn't clear regarding the size parameters of the siding or the material proposed for the application;
- Wood siding is not permitted as a building product in Coral Gables;
- Three recently-built, one-story buildings necessitated variances for wood construction;
- There are vertical pickets on the second floor, resulting in a suggestion that the stairs to the street on the side of the entry might be better designed with straight pickets;
- A suggestion was made to avoid a modern product or appearance on the front porch floor;
- A suggestion was offered to use a raised panel door on the garage.

Mr. Torre invited members of the audience to comment.

Carl Leon Prime liked the design of the house, but said it didn't address neighborhood concerns. Most residences, he said, had carports rather than garages facing the street. He suggested creating a split-level building to be more representative of the area architecture with a front porch and carport. He suggested avoiding a precedent by creating a larger structure, and advocated preserving the neighborhood's integrity, and asked to alter the design to a split-level structure with a carport.

Leona Cooper Baker, who was raised in the neighborhood, said she tried for a long time to have the MacFarlane Homestead area designated historic, and expressed concern that the area's unique character would be compromised. She voiced opposition to the proposed design and asked that the Board require Mr. Espinosa to create a one-story house.

Mr. Torre spoke in empathy to the request, and also explained that a developer's preference for two-story houses related to economic issues and a need to maximize living space square footage. Ms. Rolando said the house was large and out of scale with the neighborhood and surrounding homes, and said there were parts of the design that could be scaled back. She acknowledged that the lot was small, and added that when drain field and setback requirements were factored in, building space had to diminish; however, she opined that this home didn't need to be as tall as proposed.

Adding an understanding of both sides, Mr. Silva praised the front porch design, but said primacy was given to the garage, adding that the design would be more successful if the size issues were alleviated by pushing the garage back.

Mr. Parsley discussed the benefits of sewer access, which would remove a drain field need. Ms. Rolando praised the design, and agreed the garage was more dominant than necessary. A carport was suggested, about which Mr. Espinosa voiced agreement. Mr. Parsley suggested eliminating the second floor balcony and changing the layout of bedrooms and bathrooms. Mr. Torre suggested moving square footage from above the garage to the left so the garage or carport could be one story. Ms. Spain observed that this design change would be more in keeping with the neighborhood, and pointed out that this designated neighborhood was the only one on the national registry. Mr. Torre reiterated that the design was good, but supported sensitivity to neighborhood issues. Ms. Spain said staff recommended deferral of the application.

Continued suggestions/comments:

- Scale down the plans so the house blends better with the neighborhood;
- The second floor design should be adjusted to remove the second story of the garage/carport area and move that square footage to the other side of the house.

- Some design details seem more colonial than Bahamian. Casing around windows / doors should be wood or stucco material and colorful. Install Bahamian shutters instead of colonial. Build the front porch on piers rather than slab. Use pavers and a salt finish in the driveway instead of the current design. Remove the second floor balcony. If installing a raised panel garage door, have a raised panel front door with added sidelights rather than a double door. A metal roof may be inaccurate for the area. If the garage is pushed back, the kitchen could be located under the rear balcony.

Mr. Torre observed that the lack of solution agreement was the basis for recommending deferral; however, he commented that the benefit of discussion was to provide the applicant with knowledge of how the community viewed the project as well as design ideas and alternatives.

Ms. Leona Cooper-Baker said neighbors realized that change occurs, and is quite aware of neighborhood concerns. Ms. Cooper said she was offended by Mr. Espinosa's remarks that specifically pointed out neighborhood crime activity.

Ms. Rolando made a motion to defer consideration of the application for design approval for the construction of a new two-story residence at 112 Florida Avenue until the next meeting or such time as staff schedules the item with the owner's consent. Mr. Menendez seconded the motion.

Mr. Adams suggested that Mr. Espinosa view suggestions made as guidance and to work on solutions with staff.

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

CASE FILE COA (SP) 2015-15 Continued: An application for the issuance of a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a Local Historic Landmark, legally described as Lot 1, Block 1, "Cartee Homestead II," according to the Plat thereof, as recorded in Plat Book 170, at Page 88 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence, and the relocation of the swimming pool.

Reminding the Board that the application was a continuation from the December 2015 meeting, Ms. Kautz recalled that the architect was asked to return with applicant-approved options for the loggia and cabana. She noted that some Board members were able to visit the site the day before to view the referenced areas.

Mr. Heisenbottle reviewed photographs of the loggia and cabana, and recapped the owners' preferences and staff's advice that demolition of the loggia and cabana would necessitate a return to the Planning Board and the City Commission because preservation of the loggia and cabana were part of the previous lot split and re-platting of the property. Ms. Spain confirmed that when the City Commission approved the lot separation, it was conditioned on maintaining the loggia and cabana. In order to demolish the two features, the owners would need a City Commission resolution. Mr. Heisenbottle said this procedure was time consuming and expensive, and proposed an alternative for Board consideration.

Mr. Heisenbottle displayed a demolition plan that showed removal of the pool, but instead of removing the loggia, he proposed increasing the height of the loggia by removing the coral rock walkway, lowering the walkway and removing the low wall, and adding three steps to transition from the existing coral rock courtyard. The step down would be approximately 18" to the new pool deck which would flow out to the infinity edge pool. A remembrance of the low wall would be created by leaving the first section of it and allowing the decks to flow together. He asked the Board to approve lowering the walkway with the same material, add steps and maintain the loggia, but allow it to flow through from one side to the other. Board members engaged in discussion to clarify details and consider other suggestions. Mr. Parsley observed that the new patio and courtyard had a circular pattern, and suggested restudying it and considering a trapezoidal rather than circular pattern in the middle of the patio. Mr. Heisenbottle said he was uncomfortable with the suggested change, but agreed to further study the courtyard. Ms. Spain asked if it was acceptable for staff to study the area with Mr.

Heisenbottle, to which the Board agreed. They complimented Mr. Heisenbottle and the owner for collaboration on the design.

Additional details, suggestions and options were discussed. When concluded, Mr. Torre invited other audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to approve plans as modified, with staff having authorization to study the courtyard landscaping, replacement of the columns and minor changes. Mr. Silva seconded the motion.

Brief discussion further clarified details.

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

CASE FILE COA (SP) 2015-020: An application for the issuance of a Special Certificate of Appropriateness for the property at 8021 Old Cutler Road, a local historic landmark, a lengthy legal description is on file in the Historical Resources & Cultural Arts Department. The application requested design approval for an addition and alterations to the residence.

Ms. Kautz displayed an aerial view of the property as she described its history as well as the proposal to add approximately 4900 square feet to the property, which has the ability, by Code, to accommodate a structure total of over 42,000 square feet. Ms. Kautz advised that she would relay staff's comments about the alterations after the applicant's presentation.

Ms. Starr, project architect, displayed site plans and pointed out the proposed addition adjacent to the existing stone residence. She reviewed historic and current photographs of the existing residence as well as drawings of a previous renovation that modified the home entry. She said the proposal included removal of the former entry modification and would restore the entry to its original design. She also reviewed landscaping modification plans. During her presentation, she displayed and explained all aspects of the design and features, stating that she discussed with staff bringing back to the proposed design the entry door from the historic, and also renovating the altered windows.

Ms. Kautz reviewed and discussed staff's comments as stated in the written report:

- Clarify the connection from the addition to the historic residence.
- The arched window on the south elevation should be drawn correctly.
- Clarify the material used to infill where the portico will be removed and the size of the window to be installed in that location.
- Provide specifications for the door to be installed on the south side of the foyer.
- Provide details of the scallops that will be returned to the three windows (construction and impact to windows).
- Clarify the alterations to the arched openings in the garage building; staff recommends not filling them in.
- Regarding the proposed site work, a comprehensive site plan is needed that shows existing and proposed elements.
- The drawings of the elevations show in the garage building a rock texture. Doors and materials details are needed.

Mr. Torre referenced the flat keystone in the proposal, asking if it was intended to look similar to the existing surface. Ms. Starr responded that the existing treatment was split faced coral stone and the proposal was flat tile, saw-cut Florida keystone, modernized for the design. Mr. Parsley clarified the difference between the stone materials and the terms used to describe them. Mr. Torre expressed concern about how such a variety of materials and elements would be cohesive. After Ms. Kautz commented that it would have been helpful to have the landscape plan in the applicant's PowerPoint presentation, Mr. Adams suggested bringing the landscape plan to the Board for review. He also noted that two different wood types made the appearance of the design overly complex, and said that additional keystone at the front entrance could create a more cohesive first impression. There followed a discussion relating to these thoughts as well as the cedar garage door. Mr. Adams added that he would require that the existing structure be more prominent and said to either lower the elevation of the new addition or alter the height of the existing house. He said the entry foyer should be the front piece

of the house, and commented that the garage was the most forward feature of the design. Ms. Starr said the garage design was reviewed by the Board of Architects, and said the lot's configuration plus heavy landscaping obscured the garage during an approach to the property.

Mr. Silva respectfully disagreed with Mr. Adams' opinion, stating his view that the garage was set back from the existing house and the view in the approach to the house displayed the long piece of the house and only a narrow piece of the garage. Ms. Ghia suggested reviewing a good rendering of the proposal from the standpoint of the driveway approach to the house. Mr. Adams agreed with Mr. Silva's width comment, but reiterated that the foyer should come forward. Mr. Silva echoed concerns about three different kinds of stone on the buildings, and added that another review including landscaping would be appreciated. Mr. Parsley advised that a return for Board review should include landscape plans that show the hardscape integration between the old and new.

Mr. Torre invited audience comment. Hearing no response, he closed the public hearing.

Mr. Parsley made a motion to approve the architectural plans as shown with the caveat to bring back a landscape hardscape plan for further review for the integration between the two buildings as well as staff recommendations included in the written report. Mr. Fullerton seconded the motion.

Mr. Fullerton requested permission to visit the property before the next meeting. Ms. Starr said it could be arranged.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

ITEMS FROM THE SECRETARY: Staff presented a birthday cake to Mr. Silva in honor of his birthday.

Historic Marker – Frank Button: Ms. Spain advised that the historic marker honoring Frank Button was approved by the City Commission and would be installed on Arbor Day, April 29, 2016.

Ceramic Plaques for Designated Properties: Ms. Spain advised that a ceramicist was hired to craft ceramic plaques identical to those previously approved for historically designated properties. A sample is being made for staff approval, after which the plaques will be ordered.


Ranch Style Survey Update: Professor Rick Lopez, University of Miami co-director for the Center of Urban and Community Design at the School of Architecture, will work with staff on the Board requested survey of ranch homes.

MacFarlane Project Update: The MacFarlane project is ready to launch with the \$600,000 in GOB from Miami-Dade County. An agreement was signed with one MacFarlane property owner, and an architect has been hired to conduct an assessment of the home.

2506 Ponce de Leon Boulevard: The City unanimously approved the purchase of 2506 Ponce de Leon Boulevard, the H. George Fink studio, and its furnishings. Staff will arrange a Board tour of the building after the City assumes ownership.

ADJOURNMENT: There being no further business to come before the Board, the meeting adjourned at 7:05 p.m.

Respectfully submitted,


Dona M. Spain
Historic Preservation Officer