



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, February 19, 2015, 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:
	14	14	14	14	14	14	14	14	14	14	15	15	
Dorothy Thomson	P	-	P	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	P	-	P	P	P	P	E	E	E	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	-	P	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Venny Torre	P	-	E	P	P	P	P	P	P	P	P	P	Commissioner Frank C. Quesada
Tony Newell	P	-	P	P	E	P	P	P	P	P	E	^	Commissioner Vince Lago
Carmen Guerrero	P	-	P	P	P	E	P	P	E	E	^	^	Historic Preservation Board
Robert Parsley*	P	-	P	P	P	P	P	P	P	P	P	E	City Manager
Dolly MacIntyre	P	-	P	P	P	P	P	P	P	P	P	P	City Commission
Judy Pruitt	P	-	P	P	E	P	P	P	P	P	P	P	City Commission

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

STAFF:

Dona Spain, Historic Preservation Officer
Kara N. Kautz, Assistant Historic Preservation Officer
Emily Ahouse, Historic Preservationist
Yessenia Diaz, Administrative Assistant
Bridgette Thornton, Deputy City Attorney

GUESTS: Mario Garcia-Serra, Richard Heisenbottle, John P. Fullerton, Andrew Tramont, Royce DeLord, Josh Bailey, Juan and Grace Tamayo, Megan McLaughlin, Eddie Avila, Joe Greenberg, John R. Medina, Maria Moral, Jane Tompkins, Susan Tramont, Alicia Bach-Wiig

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

The meeting was called to order by Chair Torre at 4:04 p.m. A quorum was present.

MINUTES: MEETING OF JANUARY 15, 2015:

A motion to approve the minutes of the January 15, 2015 meeting was made by Ms. Thomson, seconded by Ms. Rolando 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.

DEFERRALS: None.

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

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MEETING ATTENDANCE:

A motion to excuse the meeting absence of Mr. Parsley was made by Ms. Pruitt, seconded by Ms. Rolando and unanimously approved by voice vote.

BOARD RESIGNATION:

The January 21, 2015 resignation from Board service by Mr. Newell was accepted.

PRESENTATION:

An informational presentation regarding 2801, 2901, and 3001 Ponce de Leon Boulevard, "Mediterranean Village at Ponce Circle," lengthy legal description on file in the Historical Resources Department. The proposed development is located surrounding 2901 Ponce de Leon Boulevard, a local historic landmark, legally described as Tract A, Ponce Place Villas East, according to the plat thereof, as recorded in Plat Book 168, Page 42 of the Public Records of Miami-Dade County.

Ms. Spain introduced Attorney Mario Garcia-Serra, representing the owner and developer of the project. Referring to Board comments and concerns expressed during the December 2014 presentation, Mr. Garcia-Serra recalled key issues to be addressed during the presentation:

- The massing of other buildings surrounding the historic building;
- The facades facing the historic building, and their interaction with it;
- Protection measures and guarantees for the historic building during construction;
- Appropriate landscaping around the historic building as the focal point of the project.

Mr. Garcia-Serra announced that Mr. Heisenbottle was added to the team as a consultant to address both structural and aesthetic protections of the historic building during the construction period. He then called forward Mr. Bailey, project architect, to conduct a detailed visual presentation while reviewing all aspects of the revised project rendering, collaborative efforts with the City in further developing the site plan, and all other aspects of the project, particularly as they related to the four key issues, including the planned below-grade structure.

Mr. Heisenbottle stated that his firm's efforts were focused on stabilizing and preserving the historic structure, after which he reviewed in detail the measures to be implemented to ensure its protection during construction.

During discussion, Board comments and questions pertaining to issues related to the historic building were detailed and explained by project team members, and included the following topics:

- Augured pilings;
- Access to the roof garden;
- Active use of the historic building;
- The scale and dominance of the building that looms over the historic structure; (Mr. Bailey: the additional height is needed for the elevator; however, the height can be slightly reduced);
- Protection of the historic building from the standpoint of flying or wet concrete during construction;
- Fountains/water features within the project;
- Wheelchair access;
- The project maintenance plan.

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At the conclusion of discussion, Mr. Torre invited additional audience comment. Hearing no response, he closed the public hearing. Since Board action was not necessary, Mr. Torre moved to the next agenda item.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2014-003:

Consideration of the local historic designation of the property at 1425 Medina Avenue, legally described as Lots 15 and 16, Block 63, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, Page 113 of the Public Records of Miami-Dade County, Florida.

Relaying that this designation application was owner requested, Ms. Kautz conducted a visual presentation as she comprehensively reviewed the location, current and historic photographs, property history, architecture, architect, style, original plans, features and detailing and the property ownership record. She concluded the presentation by stating that staff recommended approval of local historic designation of 1425 Medina Avenue based on its historic, cultural and architectural significance.

Mr. Torre invited Mr. and Mrs. Tamayo (homeowners) to speak, though they declined. The public hearing was closed.

Ms. MacIntyre made a motion to approve Local Historic Designation of 1425 Medina Avenue, seconded by Ms. Thomson.

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

CASE FILE LHD 2014-008:

Consideration of the local historic designation of the property at 905 Andalusia Avenue, legally described as Lots 13 and 14, Block 10, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, Page 102 of the Public Records of Miami-Dade County, Florida.

At the outset of her presentation, Ms. Ahouse stated that this designation application was also owner initiated. She thoroughly reviewed all aspects of the property, its history, photographic evidence, architect and architecture, plans, style and ownership, prior to stating staff's recommendation of approval for local historic designation based on its historic, cultural and architectural significance.

Mr. and Mrs. Tramont (homeowners) were recognized within the audience, and did not choose to speak.

Ms. MacIntyre made a motion to approve Local Historic Designation of the property at 905 Andalusia Avenue, seconded by Ms. Pruitt.

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

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-021:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1242 South Greenway Drive, a contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lots 5 and 6, Block 5, 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 a two-story addition and alterations to the residence.

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Prior to turning the presentation over to Architect John Medina, Ms. Spain called Board attention to an error in the written report that should have stated the addition was two story (versus one story). She added that staff recommended approval of the design proposal conditioned on the following:

- Clarification of the window configurations and types in the front elevation;
- Retain the bay window on the rear elevation;
- Indicate the type of material to be used to infill the wall underneath the new windows on the front elevation and on the rear elevation adjacent to the new doors if the bay window is allowed to be removed.

Mr. Medina reviewed the purpose and configurations of the design proposal, compared original plans to current alteration plans, and explained reasons for design decisions made by the owners to facilitate their use of the house. In response to staff comments pertaining to the window configurations and types in the front elevation, Mr. Medina said that part of the drawing was in error, stating there would be one recessed window beyond the porch opening that would sit beneath a stem wall and have a stucco finish under it. Continued discussion among all parties focused on additional details of the design plans until all issues were either clarified or altered by mutual agreement. At the conclusion of discussion, Mr. Torre invited additional audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. MacIntyre complemented the addition and its relationship to the original structure.

Mr. Silva made a motion to approve the design proposal for a two-story addition and alterations to the property located at 1242 South Greenway Drive, conditioned by tooling the joints to differentiate the old and new coral rock; that the window configurations and clarification are as discussed; and that coral rock will be used to infill underneath the front windows with the same tool treatment; and the bay window will remain as designed. Ms. Rolando seconded the motion.

Ms. Thomson asked staff about the extent of public notice given for the application.

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

Ms. Rolando made a motion to approve issuance for a Special Certificate of Appropriateness for the property at 1242 South Greenway Drive. Ms. Pruitt seconded the motion.

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

BOARD ITEMS:

Board Appointee Position Replacement:

Ms. Spain referred to three resumes distributed in advance of the meeting to all Board members for consideration. Mr. Torre invited each candidate to make a brief introduction and discuss their historic preservation experience.

Ms. Bache-Wiig addressed the Board, followed by Mr. Fullerton and Mr. Greenberg. Thereafter, Ms. Thomson reinforced the importance of maintaining excellent Board meeting attendance. Ms. Spain pointed out that other Board vacancies would occur when both Ms. MacIntyre and Ms. Thomson's terms of service expired later this year, plus the vacancy created by Mr. Newell's resignation.

Subsequent to this discussion, confidential ballots were cast by Board members and tallied by the recording secretary. Mr. Fullerton's selection as Board Appointee was approved by vote and announced.

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OLD BUSINESS:

Historic Plaques:

Ms. Spain said she would deliver a letter to Mr. Roban on Monday. The letter states that the City will begin making the plaques.

Dade Heritage Trust Gala Invitations:

Invitations were distributed to the Board by Ms. MacIntyre for Trust's gala to honor Becky Matkov, who retired as its executive director, and to raise funds.

Dade Heritage Days Brochure:

Ms. MacIntyre reported that the brochure, highlighting events beginning March 1, 2015.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dona M. Spain", with a stylized flourish extending to the right.

Dona M. Spain
Historic Preservation Officer