

## **CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES**

**February 28, 2008, 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**

Dorothy Thomson*				P	P	P	P	P	P	P	P
Catherine Stewart	P	E	E	P	P	E	P	P	P	E	E
Ernesto Santos	P	P	P	E	P	P	P	P	P	P	P
Dolly MacIntyre*				P	P	P	P	P	P	E	P
Michael Beeman	P	P	P	P	P	P	P	E	P	P	P
Joyce Meyers	E	P	P	P	E	P	P	P	E	P	P
Lisa Bennett	P	E	P	P	P	E	P	P	P	P	P
Shirley Maroon	P	P	P	P	E	P	P	P	E	P	P

### **APPOINTED BY:**

Mayor Donald D. Slesnick, II  
Vice Mayor William H. Kerdyk, Jr.  
Comm. Maria Anderson  
Comm. Rafael "Ralph" Cabrera, Jr.  
Comm. Wayne "Chip" Withers  
Historic Preservation Board  
City Manager David Brown  
City Commission  
City Commission

### **STAFF:**

Kara N. Kautz, Historic Preservation Officer  
Betty Perez, Historical Resources Department  
Simone Chin, Historical Preservation Administrator  
Rodney Carbonell, Historical Resources Department

**A = Absent**

**P = Present**

**E = Excused**

**\* = New Member**

**^ = Resigned Member**

**GUESTS:** George Volsky, Michael Steffens, Rafael Reyes

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

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The meeting was called to order by Chair Lisa Bennett at 4:06 p.m. A quorum was present.

### **DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:**

Ms. Bennett 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. Santos made a motion to excuse meeting attendance of Ms. Stewart. Ms. Maroon seconded the motion, which passed unanimously by voice vote.**

### **MINUTES: MEETING OF JANUARY 17, 2008:**

Ms. Bennett corrected the minutes as follows: Regarding the Board's assumption of some responsibilities of the Board of Architects, Ms. Bennett stated that she was opposed to this suggestion and so stated during the discussion.

**Mr. Beeman made a motion to approve the minutes of the meeting of January 17, 2008 as revised. Mr. Santos seconded the motion, which was unanimously passed by voice vote.**

**DEFERRALS:**

Ms. Kautz reported deferrals as follows: Case File LHD 2007-14, 1700 Cortez Street; Case File LHD 2007-21 and COA (SP) 2007-33, 320 Miracle Mile.

**SWEARING IN THE PUBLIC:**

Nancy Morgan swore in members of the audience who planned to testify during the meeting.

**AD VALOREM TAX RELIEF:**

**CASE FILE AV 2004-01**

An application requesting ad valorem tax relief for the property at 637 Alcazar Avenue, a local historic landmark, legally described as Lots 23 and 24, Block 19, Coral Gables Section "B", according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness – Case Files COA (SP) 2002-18 and COA (SP) 2004-02, were granted design approval on October 17, 2002 and February 19, 2004, respectively by the Historic Preservation Board.

During a photographic presentation, Ms. Kautz thoroughly described the property, its history, the Certificate of Appropriateness granted for submitted design work and a variance. She reviewed all property improvements, and concluded that staff recommended approval of the ad valorem tax relief application. As the owner of the property was present, he was invited to speak.

Homeowner Rafael Reyes briefly addressed the Board, and was congratulated on his project.

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

**Roll Call: Ayes: Ms. Maroon, Ms. Meyers, Mr. Santos, Mr. Beeman, Ms. MacIntyre, Ms. Thomson, Ms. Bennett. Nays: None.**

**SPECIAL CERTIFICATE OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2008-01** An application for the issuance of a Special Certificate of Appropriateness for the property at 1126 Obispo Avenue, a local historic landmark, legally described as Lot 6 and the west 25 feet of Lot 7, Block 16, Coral Gables Section "C", according to the Plat thereof, recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for additions and alterations to the existing structure.

Ms. Chin presented the property, featuring photographs, additions and drawings as she discussed the history and recalled that a Certificate of Appropriateness was issued in 2005 and was being replaced by the one proposed for today as the design had changed. On January 24, 2008 the design was presented to the Board of Architects for review, with one resulting recommendation: that the new window between the front door and the new carport be a casement window unit rather than a sash window. Ms. Chin explained that this was also staff's recommendation and said the architect agreed with the recommendation.

Architect Michael Steffens recalled and described the original design as well as the newer design, explaining that the cost of the previous design was not affordable for the owners. During Board discussion, Mr. Santos suggested centering the bathroom window, to which Mr. Steffens agreed. Further discussion ensued about ensuring that the casement window more closely matched the other windows.

**Ms. Thomson made a motion to approve the design with staff recommendations. Mr. Beeman seconded the motion.**

**Roll Call: Ayes: Ms. Meyers, Mr. Santos, Ms. Thomson, Ms. Maroon, Mr. Beeman, Ms. MacIntyre, Ms. Bennett. Nays: None.**

**BOARD ITEMS/CITY COMMISSION UPDATE:**

Ms. Kautz stated that no appeals of Board decisions regarding the historic districts were made.

**ITEMS FROM THE SECRETARY:**

3009 Alhambra Circle: Ms. Kautz reported that the City signed an order to seal and protect the property.

Museum Curator Position: Ms. Kautz reported that the City was eliminating the Museum Curator position and would instead hire an Archivist to oversee all aspects of City archives.

**DISCUSSION ITEMS:**

In response to Ms. Meyers' request, Ms. Kautz reported that staff is moving forward to coordinate appropriate participants to meet with the Board to discuss streamlining design procedures through the Board of Architects.

Trust Fund: Ms. Kautz reported that the balance is currently \$40,947.

MacFarlane Restoration: Mr. Santos requested an update on efforts to restore homes in the MacFarlane district. Ms. Chin stated that three homes were completed. Others are scheduled to move forward, but have been impeded by monetary constraints. Staff will provide an update and photographs at the next meeting.

Ms. Kautz reported that the restoration of the Althea Merrick painting of Solomon Merrick was nearly finished. An unveiling celebration will be held at Merrick House when the painting is completed.

Ms. Thomson relayed some of the history of Young Park, part of the recently-designated Castile Avenue historic district. She learned that in the scrapbooks made by the Coral Gables Garden Club, which were donated to the University of Miami and viewable on line, a newspaper article indicated that the Garden Club had placed a bench in the park along with a plaque. However, the bench and plaque no longer exist. Ms. Thomson asked Ms. Kautz if she would research through City storage areas to see if the plaque is in existence.

Ms. Kautz researched Commission meeting minutes in the City Clerk's office and learned that the City passed a resolution in 1927 to rename the park from Castile Plaza to "J.L. Young Memorial Park." Mr. Young was a City employee for whom the park was named. A bench and plaque were installed at the site in his honor. The next resolution regarding the park was made in the 1960s. Ms. Kautz will research photographs and other City meeting minutes to find additional information if it exists. Ms. Thomson said the Garden Club would want to attend a Board meeting and discuss their idea about effecting a restoration.

**ADJOURNMENT:**

**Mr. Beeman made a motion to adjourn the meeting at 4:40 p.m. Ms. Maroon seconded the motion, which passed.**

Respectfully submitted,

Kara N. Kautz  
Historic Preservation Officer