



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
Thursday, November 15, 2012, 4:00 p.m.
City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

Table with columns for MEMBERS, months (D, J, F, M, A, M, J, J, A, S, O, N), and APPOINTED BY. Lists attendance for members like Dorothy Thomson, Margaret Rolando, etc.

STAFF:

Dona Spain, Historic Preservation Officer
Kara N. Kautz Assistant Preservation Officer
Cindy Dorrel, Administrative Assistant
Brigitte Thornton Richard, Assistant City Attorney

A = Absent
P = Present
E = Excused
\* = New Member
^ = Resigned Member
- = No Meeting

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

GUESTS: Rafael Portuondo, Dana Nason

The meeting was called to order by Ms. Tackett at 4:08 p.m. A quorum was present.

MEETING ATTENDANCE:

Ms. MacIntyre made a motion to excuse the absence of Ms. Rolando. Ms. Turner seconded the motion, unanimously passed by voice vote.

MINUTES: MEETING OF OCTOBER 18, 2012:

Ms. Turner made a motion to approve the minutes of the meeting of October 18, 2012 as presented. Ms. Pruitt seconded the motion, unanimously passed by voice vote.

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Ms. Tackett read for the record the statement regarding lobbyist registration and disclosure. She stated that if any members of the board had ex parte communication or contact regarding any cases being heard, it was necessary to disclose such communication or contact.

Mr. Silva received a letter from representatives of 745 Minorca Avenue, but said he didn't respond and the letter would not affect his objectivity about the application. A few other board members also received the letter; however, it was not deemed a problem. Ms. Spain then reported that the application had been deferred.

**DEFERRALS:** 745 Minorca Avenue, Case File LHD 2012-07

**PUBLIC SWEARING IN:**

Ms. Morgan administered the public swearing in for those who would testify during the meeting.

**AD VALOREM TAX RELIEF:**

**CASE FILE AV 2009-04:** An application requesting ad valorem tax relief for the property at **1021 Alhambra Circle**, a contributing structure within the “Alhambra Circle Historic District,” legally described as Lots 15 and 16 and the East ½ of Lot 17, Block 3, 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 (SP) 2009-09] was granted approval by the Historic Preservation Board on May 7, 2009.

A review of the property’s history was given by Ms. Kautz as early and current photographs and drawings were displayed, and alteration/restoration work was described for all areas of the interior and exterior of the property. Staff recommended approval of the application, with the integration of written comments within the Staff Report under the heading “Staff Conclusion.” Both homeowner and architect were present.

Architect Rafael Portuondo spoke briefly about the property’s renovation.

Ms. Tackett invited additional audience comment. Hearing no requests to speak, she closed the public hearing.

**Mr. Torre made a motion to recommend approval for ad valorem tax relief for the property at 1021 Alhambra Circle. Ms. Turner seconded the motion.**

**Roll Call: Ayes: Ms. MacIntyre, Ms. Turner, Ms. Pruitt, Ms. Guerrero, Mr. Torre, Mr. Silva, Ms. Thomson, Ms. Tackett. Nays: None.**

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:**

**Miami Herald Building:** Ms. Tackett asked Board consideration of drafting a resolution in support of the historic designation of the Miami Herald building and the adaptive re-use of it in the future. She advocated for an open, friendly public process, conducive to encouraging public input, noting that the hearing for the property would occur on December 10<sup>th</sup> before the Miami Historic Preservation Board. Ms. MacIntyre expressed support as well and also emphasized the process of examining each building before decisions were made to demolish at every preservation hearing. Ms. Spain noted that the City Attorney said it was within the Board’s purview to send a resolution regarding the issue.

Ms. Guerrero, adding her support, suggested involving DOCOMOMO because the building is a 20<sup>th</sup> century, modern architectural building. Ms. MacIntyre described Dade Heritage Trust’s efforts on a report regarding the building, which was not distributed to the Miami board by City of Miami staff. Mr. Torre responded that non-delivery of public letters, reports and comments was an issue that should also be addressed. Ms. Thomson expressed opposition to designation of the building, primarily because of its style and obstruction of the waterfront.

**Ms. MacIntyre made a motion to issue a Board resolution in support of the historic designation of the Miami Herald building. Ms. Pruitt seconded the motion.**

**Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Mr. Torre, Mr. Silva, Ms. Turner, Ms. MacIntyre, Ms. Tackett. Nays: Ms. Thomson.**

**(Note: Ms. Turner abstained, but was advised by the Deputy City Attorney that it would be counted as an Aye vote)**

Regarding procedural concerns, Ms. MacIntyre suggested waiting until after the December 10<sup>th</sup> hearing before the Board comments on procedure. If the procedure is not corrected, she encouraged the Board's formal expressions of concern.

**Board Annual Report:** Ms. MacIntyre requested the Board's receipt of an email copy of the annual report.

**Windows Seminar:** Ms. MacIntyre reported that the Villagers approved the \$1,000 grant for the windows seminar. She requested volunteers to help with ideas and details. Seminar ideas will be sent to staff, and staff will disseminate them to Board members. Ms. Turner requested a breakdown of the seminar budget.

**Lifetime Achievement Award for Historic Preservation Advocacy:** Ms. Spain announced that Ms. MacIntyre received this prestigious and well-earned award from Miami-Dade County.

**UM Building Restorations/City Recognition:** Ms. Guerrero asked staff to consider recognizing appropriate University restorations of historic buildings. She also requested a discussion with staff about UM School of Architecture students and their independent study projects for next semester.

**George Merrick Painting:** Ms. Spain reported that the painting was being restored by Rustin Levenson, a process that should be completed in six months. The Board recognized Ms. Turner's advocacy for and initiation of the project.

**1044 Coral Way:** Ms. Spain reported that the property was de-designated after being heard on appeal by the City Commission. Future plans for the property are required to be brought before this Board and the Board of Architects, each being a recommending board, with the City Attorney attending each of the Board meetings and then to the City Commission for final approval. When the street becomes a district, Board review will be part of the regular process. A historic landmark marker will be installed on the property.

**Merrick House Holiday Open House:** Saturday, December 8, 2012, 1:00 to 4:00 p.m.

**ADJOURNMENT:** The meeting adjourned at 4:45 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer