



# The City of Coral Gables

Historical Resources Department

## CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, March 20, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	A	M	J	J	A	S	O	N	D	J	F	M	APPOINTED BY:
Dorothy Thomson	-	P	P	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	-	P	P	P	P	E	P	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	-	P	P	P	A	P	P	P	E	P	P	P	Comm. Patricia Keon
Venny Torre	-	P	P	P	P	P	P	P	P	P	P	P	Comm. Frank C. Quesada
Tony Newell*	-				P	P	P	P	P	P	P	P	Comm. Vince Lago
Carmen Guerrero	-	E	E	P	P	P	P	E	E	E	P	P	Historic Preservation Board
Robert Parsley*	-											P	City Manager
Dolly MacIntyre	-	P	P	P	E	P	P	P	P	P	P	P	City Commission
Judy Pruitt	-	P	P	P	P	P	P	P	P	P	P	P	City Commission

A = Absent

P = Present

E = Excused

\* = New Member

^ = Resigned Member

- = No Meeting

### STAFF:

Dona Spain, Historic Preservation Officer  
Kara N. Kautz Assistant Preservation Officer  
Emily Ahouse, Historic Preservationist  
Yesenia Diaz, Administrative Assistant  
Yaneri Figueroa, Assistant City Attorney

GUESTS: Anthony B. Wilson, Eugenio J. Silva, Marcello Messina, Alessandro Colace, Flavia Bentante, Oscar Longa

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

The meeting was called to order by Chair Torre at 4:05 p.m. A quorum was present.

### MINUTES: MEETING OF FEBRUARY 20, 2014:

Ms. MacIntyre made a motion to approve the minutes of the meeting of February 20, 2014 as presented. Ms. Rolando seconded the motion, 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.

DEFERRALS: None

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

INTRODUCTION OF STUDENTS: Ms. Guerrero introduced three students of the University of Palermo School of Architecture who are assisting Ms. Guerrero at the University of Miami School of Architecture with research on the City of Coral Gables.

STANDARD CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (ST) 2014-022: An application for the issuance of a Standard Certificate of Appropriateness for the property at 517 Hardee Road, a contributing structure in the "French Country Village Historic District," legally described as Lots 15 less the east 25 feet and lots 16, 17, and 18, Block 125, Second Amended Plat of Coral Gables Riviera Section, according to the Plat thereof, as recorded in Plat Book 31, Page 1 of the Public Records of Miami-Dade County, Florida. The applicant requested approval of a method of roof installation that was done in 2006 without a Notice of Acceptance from the Miami-Dade County Building Code Compliance Office.

Ms. Kautz presented the property, displayed photographs and reviewed the 2006 application for a Standard Certificate of Appropriateness to replace a tile roof with a slate roof. A subsequent inspection revealed a copper ridge cap rather than slate. As a result, the application and inspection were rejected. Recently, staff met with the owner, the roofing representative and Development Services staff to discuss options. Ms. Kautz explained that with Board approval of aesthetics, one option is leave the roof as installed; another is to replace the copper ridge cap with slate. Additional as-built and current photographs were displayed as Ms. Kautz highlighted areas under discussion.

Ms. Spain asked the Board to give direction to the applicant, and recommended leaving the roof as it is as the metal has aged and blended, thus allowing the owners to seek approval from Miami-Dade County.

Mr. Wilson, owner of Anthony Wilson Roofing, reviewed reasons for using a metal ridge cap on the roof, and cited four houses on Santa Maria with similar roof installations.

Hearing no further requests for audience input, Mr. Torre closed the public hearing.

Board members voiced opinions and debated the relevant issues. Ms. Spain said the Board of Architects approved the roof as installed; the applicant would also need this Board's approval to go before Miami-Dade County.

Lengthy discussion ensued between Mr. Wilson, staff and homeowner Eugenio Silva. Ms. Spain advised that the roof issue arose when Mr. Silva put his house on the market and the open permit was discovered.

Ms. MacIntyre made a motion to approve the application and method of installation as requested. Mr. Newell seconded the motion.

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

CASE FILE COA (ST) 2014-019: An application for the issuance of a Standard Certificate of Appropriateness for the property at 801 Majorca Avenue, a Local Historic Landmark, legally described as Lot 11, Block 29, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The applicant requested approval of windows for the residence.

Ms. Ahouse conducted a presentation that included historic and current photographs, and a description of the structure's window types. She reviewed replaced windows and those proposed for replacement, advising that the applicant wanted to install single-hung sash windows.

Mr. Longa, the general contractor, said half the windows on the house had been replaced with single-hung windows as original casement windows rotted, and added that the decision to replace rotted casements with single hung was to match the majority already installed. He pointed out that the applicant purchased the house about three months ago, and had not replaced any windows since purchasing.

If the Board were to approve single-hung windows as replacement windows at this meeting, Ms. Ahouse asked the Board to then direct staff to administratively approve further window replacements.

Mr. Longa, Board members and staff discussed original casement windows, single-hung windows previously installed and the applicant's preference to replace the remaining windows with single-hung. Opinions expressed by the Board during discussion were varied and on both sides of the matter. Because of issues raised by the application, it was observed that the topic was ideal for a future workshop. Discussion and debate continued. Mr. Longa suggested altering the application's wording to approve changing the remaining wood windows with aluminum single hung windows.

Ms. Rolando made a motion to approve the windows for which the applicant applied for replacement as casement windows, not single hung as proposed. Ms. Guerrero seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Mr. Parsley, Ms. Rolando, Ms. MacIntyre, Mr. Silva, Mr. Torre. Nays: Mr. Newell, Ms. Thomson.

#### DISCUSSION ITEMS:

Board Workshop: Staff will conduct a Board workshop that will cover issues including windows, Secretary of the Interior's Standards, matters considered when properties are designated and other complex issues that have arisen during Board meetings.

New Board Member: Mr. Parsley was welcomed to Board membership and relayed his background as requested by Mr. Torre.

Board Appointee: Ms. Spain advised that the Board's appointee to Board membership should be determined as all current Board members were present. Ms. Guerrero, the current Board appointee, whose work has caused numerous absences from Board service this past year, said that in the coming year, her University of Miami position will require travel during a short summer trip and again for a brief time in November 2014.

Ms. MacIntyre made a motion to re-nominate Ms. Guerrero for another Board term. Ms. Rolando seconded the motion.

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

Alhambra Water Tower: Ms. Spain announced that the Water Tower plaque will be dedicated and placed on Thursday, April 10, 2014 at Noon, and invited Board members to attend.

National Alliance on Preservation Commission: Ms. MacIntyre said the Board qualified for an award from the Commission, and recommended that the nomination be pursued.

#### NEW BUSINESS:

Villagers Historic Hunt: Ms. MacIntyre extended an invitation to Board members to participate in the Hunt on Saturday, April 12, 2014, 4:00 p.m. and distributed event information.

MacFarlane District Update: Ms. Spain and the City Attorney attended the County's Health and Social Services Committee meeting, which will recommend to the County Commission that \$592,000 be allocated for affordable housing for owner-occupied, wood frame homes. The recommendation will be heard at an upcoming County Commission meeting. If passed, the City will request 90% of the funding, which, if approved, will be managed along with the project by the Historical Resources Department. Seven homes have been identified as a recommendation by staff and will be reviewed by the Board. Ms. MacIntyre recommended that Board members show support of the project to the County Commission. Ms. Spain will advise the date of the County Commission meeting.

TDR Program Expansion Update: Ms. Spain reported that the issue is on track and moving forward.

Historic District Signage: Ms. Rolando discussed signage for historic districts, and recommended moving forward with district signage as well as the availability of signage for individually-designated homes. Ms. Spain reported circumstances related to the artist who created the original ceramic plaque mold, which was paid for by the City. Staff will secure the mold and proceed with efforts to have plaques manufactured. A discussion was then held about conducting a workshop open to University art students to design the district signage.

Copper Wire and City Plaque Thefts: Ms. Thomson mentioned recent thefts of copper wire from public places, and recalled people stealing City plaques in the past. Ms. Spain said the City is in process of replacing all those stolen in the past.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 5:22 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer