



CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, September 17, 2015, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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MEMBERS:	O	N	D	J	F	M	A	M	J	J	A	S	APPOINTED BY:
	14	14	14	15	15	15	15	15	15	15	15	15	
Janice Thomson*											P	P	Mayor Jim Cason
Venny Torre	P	P	P	P	P	P	P	P	P	P	P	P	Vice Mayor Frank C. Quesada
Elizabeth Ghia*											P	P	Commissioner Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Alexander Adams*											P	P	Commissioner Vince Lago
John Fullerton*						E	P	A	P	P	P	P	Historic Preservation Board
Robert Parsley	P	P	P	P	E	P	P	P	P	P	P	P	City Manager
Margaret Rolando*												E	City Commission
Albert Menendez*												P	City Commission

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

STAFF:

Dona M. Spain, Historic Preservation Officer
Kara N. Kautz, Assistant Historic Preservation Officer
Yesenia Diaz, Administrative Assistant, Historical Resources and Cultural Arts Department
Miriam Ramos, Deputy City Attorney

GUESTS: Carlos Fernandez, Jorge Esteban, George Prendes, Dolly MacIntyre, Tim Foreman, Allen Greenwald, Michael Jackson, Miguel Delage, Antonio Sosa, Jason Bush

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 AUGUST 20, 2015:

A motion to approve the minutes of the August 20, 2015 meeting was made by Mr. Fullerton, seconded by Mr. Menendez and unanimously approved by voice vote.

MEETING ATTENDANCE:

A motion to excuse the meeting absence of Ms. Rolando was made by Mr. Silva, seconded by Mr. Menendez 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. Board members did not indicate that any such communication occurred.

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

PRESENTATION TO DOLLY MacINTYRE:

Ms. Spain presented to Ms. MacIntyre a plaque stating the City's appreciation of her service to the Historic Preservation Board from 2007 to 2015, after which Ms. MacIntyre expressed her appreciation for the opportunity to participate. She noted that the Board never missed a meeting in those eight years, and commented that she didn't think any other board in Miami-Dade County had that record. She charged the Board to continue the same fine legacy.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2015-04 (Continued):

Consideration of the local historic designation of the property at 927 Valencia Avenue, legally described as Lots 17 to 20 Inclusive, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida.

After Ms. Spain explained that the application was continued, that the property was under consideration for purchase and staff met with the potential buyers to give them a comfort level. She stated that Ms. Kautz would present the designation report, and added that the potential buyers were in the audience.

During display of a location map and detailed property photographs, Ms. Kautz reviewed the property's historical facts and its current status. She concluded by stating that staff found the property significant based on its historic, cultural and architectural attributes, and recommended approval of local historic designation.

At the conclusion of the presentation, Mr. Torre invited audience comments. Hearing no requests to address the Board, he closed the public hearing.

Mr. Parsley made a motion to approve local historic designation of the property at 927 Valencia Avenue. Mr. Fullerton seconded the motion.

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

CASE FILE LHD 2015-07:

Consideration of the local historic designation of the property at 906 Lisbon Street, legally described as Lot 10, Block 61, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

As she reviewed all elements of the historic designation report, Ms. Kautz displayed plans, historic and current photographs and described the property's architectural history and style, features and ownership records, adding that the designation was requested by the owner. She concluded the presentation by stating that staff found the property significant based on its historic and cultural significance as well as its architectural significance. Ms. Kautz stated that staff recommended approval of local historic designation for the property.

Mr. Torre invited comments from the audience. Homeowner Carlos Fernandez addressed the Board, expressing appreciation for the Board's consideration of the designation, how sincerely they loved the house and their plans to restore it appropriately.

Ms. Kautz responded to Mr. Torre's questions about the makeup of the colorful window images. Mr. Fernandez further explained that the images were colorful Plexiglas. Mr. Torre commented that the house had untapped

potential and praised the George Fink designed house. He asked if the open porch could be restored to its original condition, though expressed understanding that the designation was for the property as it currently exists.

Mr. Adams asked if the portion of an ornate perimeter wall was part of the property. Ms. Kautz said from the survey it appears the walls are part of this property and, for now, that portion would be protected.

Mr. Adams made a motion to approve local historic designation for the property located at 906 Lisbon Street. Mr. Parsley seconded the motion.

Roll Call: Ayes: Mr. Fullerton (who suggested the owner perform remedial work on the beautiful openings that were altered), Mr. Parsley, Mr. Silva, Mr. Adams, Mr. Menendez, Ms. Ghia, Mr. Torre.
Nays: None.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-012:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1511 Ferdinand Street, a local historic landmark, legally described as Lot 20, Block 68, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence.

Ms. Kautz relayed that the property was designated historic during last month's meeting, displayed photographs of the residence and, after providing an overview of the plans for the addition and alterations, said project architect Tony Sosa would review the plans in detail.

Ms. Kautz presented staff comments as follows:

- 1) The roof tile to be installed is to be true, two-piece barrel tile;
- 2) Notes #13 on Sheets A6.1 and A6.2 indicates that the stucco is to match existing throughout the property; however, the Notes should only apply to the new surfaces and the new stucco should be slightly distinguishable from that of the existing house.

During a visual presentation, Mr. Sosa detailed all aspects of the proposed addition and alterations. When his remarks concluded, Mr. Torre commented on the column style, stating it appeared more classical in design than Mediterranean, and asked Mr. Sosa to revisit the design. Mr. Silva echoed Mr. Torre's comments, and Mr. Sosa agreed to alter the design.

Mr. Adams commented positively about the overall project, and observed that the cornice on the taller new area of the house appeared small. Mr. Sosa agreed to alter the design appropriately.

A discussion ensued about casement windows, during which time Ms. Kautz explained that the windows on the house were too narrow to meet egress requirements. The purpose of the resulting design decision was to make all windows consistent. Mr. Torre described an alternative approach for windows that could optimize the overall appearance. His suggestion was well-received.

Mr. Silva made a motion to approve the design proposal for the alterations and one-story addition to the building at 1511 Ferdinand Street, conditioned on including: staff comments shown above and stated in the staff report; a review of the design of the columns as discussed; at the design size of the cornice on the new addition; and at the flareup on the new addition; all to be reviewed by staff; and also to approve issuance of a Special Certificate of Appropriateness. Mr. Adams seconded the motion.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

Ad Valorem Tax Relief - 1203 Asturia: Ms. Spain reported that the City Commission unanimously approved the application as recommended by the Board.

Historic Preservation Board Appointment: Ms. Spain explained that Carmen Guerrero's Board term of service, filled after her resignation by John Fullerton, expired. In order for Mr. Fullerton to continue Board service, it is necessary for the Board to confirm the appointment, after which it will be presented to the City Commission for confirmation.

Mr. Silva made a motion to appoint John Fullerton for an additional term of Board service. Ms. Adams seconded the motion, which was unanimously approved by voice vote.

ITEMS FROM THE SECRETARY:

Board Workshop Plans: Ms. Spain advised that after the department's new historic preservationist is hired, Board members will be contacted to schedule a date for a Board orientation workshop.

DISCUSSION ITEMS:

Proposed Plantation District: Mr. Adams asked for information regarding a proposed plantation district in the north half of the City that was noted in the 927 Valencia Avenue designation report. Ms. Kautz relayed that at some point, all 1920s-era houses from Bird Road north to the City boundary were researched, planning for a district was done and subsequently the project halted.

Maintenance for City Entrances and City-owned Public Properties: Mr. Adams expressed concern about a general, long-term maintenance plan for the City's historic entrances and older original features that identify and promote the City. Ms. Spain advised that the City budget included funds for the maintenance, repair and/or restoration of entrances, iconic City features, City Hall and Merrick House, among others, all of which will be performed by the Public Works Department.

Street Lighting / Designated City Districts: Mr. Fullerton stated that within the approximately one-mile length of the Castile Avenue designated district, there existed three streetlights. He recommended that all historic City districts be examined for appropriate street lighting, and suggested mounting an effort to examine the districts to determine the feasibility of increasing such lighting in a way more sympathetic to the historic nature of the districts. Ms. Spain advised that Florida Power & Light Company had a light pole similar to the historic white way light pole that may be appropriate. She will discuss the issue with the Public Works Department.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 5:23 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer