

EXCERPT



CORALGABLES HISTORIC PRESERVATION BOARD
 Thursday, March 16, 2017 Meeting, 4:00 p.m.
 City Commission Chambers
 405 Biltmore Way, Coral Gables, Florida 33134

| MEMBERS | | A | M | J | J | A | S+ | S | O | N | D | J | F | M | APPOINTED BY: |
|---|--------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|--------------------------|
| | | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 17 | 17 | 17 | |
| <i>Historical Resources & Cultural Arts</i> | Janice Thomson | P | P | P | P | - | P | P | E | E | P | P | P | P | Mayor Jim Cason |
| | Venny Torre | P | P | P | P | - | P | P | E | P | P | P | P | P | Vice-Mayor Frank Quesada |
| | Elizabeth Ghia | P | P | P | E | - | E | E | P | P | P | P | P | P | Comm. Jeannett Slesnick |
| | Alejandro Silva | P | P | E | P | - | P | P | P | P | P | P | P | P | Comm. Patricia Keon |
| | Alicia Bache-Wiig* | | | | | - | | | P | P | P | P | P | P | Comm. Vince Lago |
| | John Fullerton | P | P | P | P | - | E | P | E | P | P | P | P | P | Board-as-a-Whole |
| | Robert Parsley | P | P | P | P | - | P | P | P | P | P | P | P | P | City Manager |
| | Margaret Rolando | P | P | P | P | - | P | E | P | P | P | P | E | P | City Commission |
| | Albert Menendez | P | P | P | P | - | P | P | P | P | P | P | P | P | City Commission |

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LEGEND: A = Absent; P = Present; E = Excused; * = New Member; ^ = Resigned Member; - = No Meeting (lack of quorum); # = Late meeting arrival; S+ = Replacement August 2016 meeting

STAFF:

Kara N. Kautz, Assistant Historic Preservation Officer
 ElizaBeth Guin, Historic Preservationist
 Miriam Ramos, Deputy City Attorney
 Leonard Roberts, Assistant Economic Development Director/Asset Manager
 Yesenia Diaz, Administrative Assistant

GUESTS: I. Srochzynski, Chausey Dickinson, Sherry Preston, Todd Preston, Harry Mardenborough, Leo Gomez, Blanche Brownell, Jeffrey D. Robboy, Antonio Garcia, Caroline Irvin, Paul Buckler, Cristina Gutierrez

RECORDING SECRETARY/PREPARATION OF MINUTES: Yesenia Diaz, Administrative Assistant, Historical Resources & Cultural Arts Department

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

MINUTES: MEETING OF FEBRUARY 16, 2017:

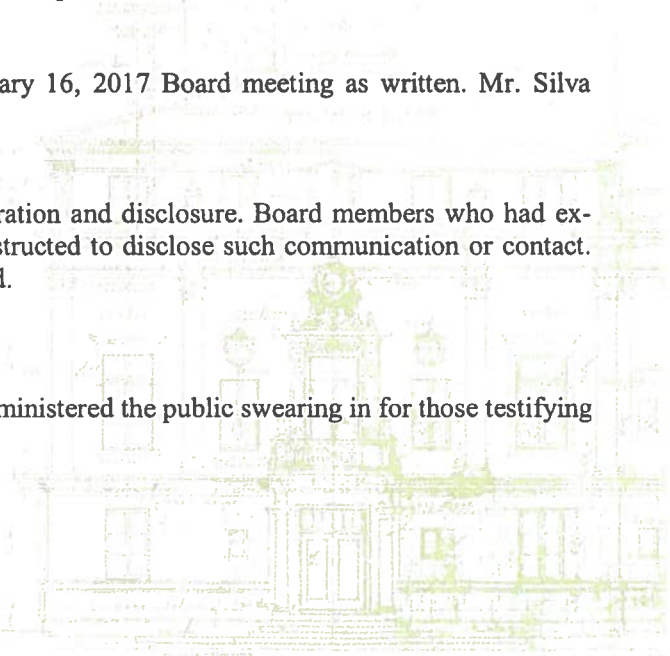
Mr. Fullerton made a motion to approve the minutes of the February 16, 2017 Board meeting as written. Mr. Silva seconded the motion. It was unanimously approved by voice vote.

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.

DEFERRALS: None

PUBLIC SWEARING IN: Yesenia Diaz, Administrative Assistant, administered the public swearing in for those testifying during the meeting.



LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2017-001: Consideration of the local historic designation of the property at 1212 Sorolla Avenue, legally described as Lots 12 thru 14, Block 2, 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 history of the item was addressed having been brought as a historic significance request to Staff. Ms. Guin provided historical context as she detailed the architecture, previous owners, additions and modifications as she displayed drawings and photographs guiding the Board through the item. She relayed some information on the original architect, Eldred Mowery, who specialized in smaller homes. The item was concluded by summarizing the overall significance of the property, particularly recognizing it for its architectural significance.

Mr. Torre invited audience comment.

Chausey Dickinson spoke in support of the designation stating that she favored maintaining the beauty of the street and the style of the Old Spanish homes of the block. Todd Preston gave his support in favor of the designation stating that he would like to see the aesthetics of the home retained as it added value to the street overall. Eileen Garcia, homeowner of 1212 Sorolla Avenue, stated that she never would have bought the home if she knew it had the potential to be historic. She stated that she didn't know that it qualified but that despite that, she loved historic homes. She explained her intention when purchasing the home was to divide the lot.

Mr. Torre advised that he believed as it was a single lot; it wasn't able to be divided per the Zoning Code. Ms. Kautz clarified that if there was a single folio number and permit were available that tied the property together then it would be a determination the Building and Zoning would make. Ms. Kautz informed that in the 1980s a building site determination had been done on the site and it resulted in two building sites, one for the house and garage and the other for the vacant lot. She reminded the Board that the Zoning Code had changed many times since then. It would be a determination that Building and Zoning would have to make.

The Board discussed the item at length. Mr. Torre relayed the benefits of a home being historical designated and being able to build. Mr. Fullerton supported Mr. Torre's statements. Ms. Kautz reiterated that a lot split determination could only be made by Building and Zoning. Mr. Silva reminded the audience that the designation does not include and that there was flexibility regarding alterations. He gave his support in favor of the designation.

Mr. Torre invited additional audience comments. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to approve the local historic designation for the property at 1212 Sorolla Avenue. Mr. Menendez seconded the motion.

Roll Call: Ayes: Mr. Fullerton, Mr. Parsley, Mr. Silva, Ms. Bache-Wiig, Ms. Thompson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Torre. Nays: None.

Ms. Kautz thanked the residents for voicing their support for the designation of the property.

CASE FILE LHD 2017-002: Consideration of the local historic designation of the property at 1206 Cordova Street, legally described as Lot 7 & S ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.

It was explained that the item was coming before the Board due to a Historic Significance request. Ms. Guin comprehensively reviewed the property history and provided background on the development of the surrounding area. She stated that the property was originally built in 1925 by the architect company Sutton and Routt and that it qualified for local historic designation status under the following three (3) criteria under the architectural significance category: 1.) Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles 2.) Embodies those distinguishing characteristics of an architectural style, or period, or method of construction. 3.) Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment. Augmenting the presentation were displays of location maps, photographs, and drawings. At the conclusion of the presentation, she stated that the property was significant to the City's history based on its architectural significance and voiced staff's recommendation of a motion to approve Local Historic Designation of the property.

Mr. Torre inquired about one of the elevations of the garage having a depression on the front wall.

Jeffrey D. Robby, homeowner of 1206 Cordova Street was sworn in for the record.

Mr. Robby clarified Mr. Torre's question and added that at the time the home was purchased the screen porch had already been enclosed.

Mr. Torre opened up the item for public comments. Hearing no requests, he closed the public hearing.

Mr. Parsley made a motion to approve Local Historic Designation for the property at 1206 Cordova Street. Ms. Rolando seconded the motion.

Roll Call: Ayes: Mr. Silva, Ms. Bache-Wiig, Ms. Thomson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Torre. Nays: none

CASE FILE LHD 2017-003: Consideration of the local historic designation of the property at 111 Cadima Avenue, legally described as Lots 25 to 27 Inclusive, Block 19, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

Before beginning the presentation, Ms. Kautz informed the Board that the owner requested this designation. She comprehensively reviewed the property and its history as she displayed a location map and numerous photographs and drawings. The home was designed by the office of renowned architect Phineas Paist. The property qualified as a local historical landmark, meeting two criteria (both falling under the architectural significance categories) outlined in the Coral Gables Zoning Code, Article 3, Section 3-1103. During the review, Ms. Kautz pointed out the original features on the home such as the porte cochere with distinctive detailing (concave quarter circles at corners and pointed notch at center), recessed windows with protruding masonry sills, entry porch with enclosing wall and barrel-tiled hood over original entry door, original light fixtures flanking door, along with other prominent features. Concluding her report, Ms. Kautz informed that Staff recommended approval of the Local Historic Designation of the property at 111 Cadima Avenue based on its architectural significance.

Mr. Torre opened the item up for audience comments. Hearing no comments the public hearing was closed. The item was then opened for Board discussion and a motion.

Hearing no further discussion, Mr. Torre closed the public hearing.

Coral Gables Historic Preservation Board Meeting Minutes
Thursday, March 16, 2017
Continued

Mr. Bache-Wigg made a motion to approve the local historic designation for the property at 111 Cadima Avenue
Mr. Parsley seconded the motion.

Roll Call: Ayes: Ms. Bache-Wiig, Ms. Thomson, Ms. Rolando, Mr. Menendez, Ms. Ghia, Mr. Fullerton, Mr. Parsley, Mr. Silva, Mr. Torre. Nays: None.