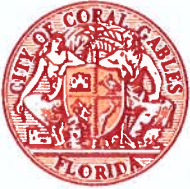


EXCERPT



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, August 20, 2015, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	S	O	N	D	J	F	M	A	M	J	J	A	APPOINTED BY:
	14	14	14	14	15	15	15	15	15	15	15	15	
Janice Thomson*												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	Commissioner Jeannett Slesnick
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Alexander Adams*												P	Commissioner Vince Lago
John Fullerton*							E	P	A	P	P	P	Historic Preservation Board
Robert Parsley	P	P	P	P	P	E	P	P	P	P	P	P	City Manager
Dolly MacIntyre	P	P	P	P	P	P	E	P	P	P	P	P	City Commission
Judy Pruitt	P	P	P	P	P	P	P	P	P	P	P	P	City Commission

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

STAFF:

- Dona Spain, Historic Preservation Officer
- Kara N. Kautz, Assistant Historic Preservation Officer
- Yesenia Diaz, Administrative Assistant, Historical Resources Department
- Craig Leen, City Attorney
- Ernesto Pino, Assistant Public Works Director

GUESTS: Osmundo Martinez, ElizaBeth Guin, Jose Diaz, Grettel Duran, Bert Leon, Nestor Vega, Javier Torres, Jennifer Goldstein, Kathrina Saladrigas, Carlos M. Perez, P.E.

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

The meeting was called to order by Chair Torre at 4:04 p.m. A quorum was present.

MINUTES: MEETING OF JULY 16, 2015:

A motion to approve the minutes of the July 16, 2015 meeting was made by Mr. Silva, seconded by Ms. MacIntyre and unanimously approved by voice vote.

Mr. Parsley arrived at 4:06

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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Continued

CASE FILE COA (SP) 2015-007:

An application for the issuance of a Special Certificate of Appropriateness for the property at 936 Castile Avenue, a contributing resource within the "Castile Avenue / Plaza Historic District," legally described as Lot 8, Peacock Re-Subdivision, according to the Plat thereof, as recorded in Plat Book 35, at Page 60 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence.

Ms. Kautz displayed a property location photograph, reviewed the property's history, architecture and alterations, and said the alterations did not interfere with historical integrity. She reviewed the proposal, said there were no variances requested and informed the Board that the Board of Architects reviewed and approved the proposal with the comment that the applicant study adding windows to the proposed east elevation of the garage structure, which she advised had been addressed.

Architect Bert Leon introduced homeowner Kathrina Saladrigas, as well as his architectural partner, Nester Vega. He described the project and its three components: 1) to restore the maintenance to its original condition; 2) to reconfigure some of the bedrooms and work previously done in these areas; 3) the addition and upgrading of the structure over the existing garage. He reviewed addition features previously constructed in the structure, many without permits, and said the current owners wanted to rectify those issues. Mr. Leon described plans for the restoration and alteration work throughout the property.

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Continued

Ms. Kautz and Ms. Spain spoke positively about the house, said there were a few windows that should be checked to ensure they were casement, but added that would be addressed when the project went to permitting. Regarding the wood picket grill detail, Ms. Kautz said the remaining existing wood picket grill should serve as a model in the design of replacement pieces and should be approved by staff prior to fabrication.

At the conclusion of the presentation, Mr. Torre invited members of the audience to comment. Hearing no requests, he closed the public hearing.

During Board discussion, Mr. Adams clarified information about the parapet roof and coping, and also referred to the four windows across the front elevation on the original plans, commenting that one in the current front elevation appeared lower. Ms. Saladrigas and Mr. Leon explained the feature and said their intention was to restore what currently appears as a small balcony design to a replication of originally designed window.

Mr. Torre expressed a desire for distinction in the addition, suggesting it might make a distinction if the barrel tile were removed from the garage top.

Mr. Parsley commented about a downspout through the shutter and asked how it would work. The architect said it had to be moved. Ms. Kautz observed that it was a scupper, not a downspout.

Ms. Ghia questioned the history about the decorative ironwork shown on the plans. Mr. Leon said it was not original to the house, and Ms. Saladrigas said the designs were created by a previous owner's wife.

Mr. Torre invited audience comment. Ms. Saladrigas asked, for purposes of permitting, if the decision about the roof alteration on the addition could be left to the discretion of staff since her husband was unable to attend this meeting and she wanted to give him an opportunity for input.

Mr. Parsley made a motion to approve the design proposal as presented for the property at 936 Castile Avenue without the barrel tile coping on the garage parapet to distinguish the addition from the existing structure; and for issuance of a Special Certificate of Appropriateness.

Roll Call: Ayes: Mr. Silva, Mr. Adams, Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Ms. Ghia, Mr. Fullerton, Mr. Torre. Nays: None.

Mr. Silva left the meeting at 5:45 p.m.