



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, November 17, 2011, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	D	J	F	M	A	M	J	J	A	S	O	N
Dorothy Thomson	P	P	P	P	P	P	-	P	P	P	P	P
Margaret Rolando	P	P	P	P	P	P	-	P	P	E	P	P
Alejandro Silva*	P	P	P	P	P	P	-	P	P	P	P	P
Venny Torre	P	P	P	P	P	P	-	P	P	P	P	P`
Kendell Turner*	E	P	P	P	P	P	-	P	P	P	P	P
Richard Heisenbottle	P	E	P	P	P	P	-	P	P	P	P	P
Deborah Tackett	P	P	E	P	P	P	-	P	E	P	P	P
Dolly MacIntyre	E	P	P	P	P	P	-	P	P	P	P	E
Judy Pruitt	P	P	P	P	P	P	-	P	E	A	P	P

APPOINTED BY:

Mayor Jim Cason
 Vice Mayor William H. Kerdyk, Jr.
 Comm. Maria Anderson
 Comm. Rafael "Ralph" Cabrera, Jr.
 Comm. Frank C. Quesada
 Historic Preservation Board
 City Manager
 City Commission
 City Commission

STAFF:

Dona Spain, Historic Preservation Officer
 Kara N. Kautz Assistant Preservation Officer

- A = Absent**
- P = Present**
- E = Excused**
- * = New Member**
- ^ = Resigned Member**
- = No Meeting**
- ` = Late Arrival**

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

GUESTS: Jenifer Briley, Camilla Cochrane, Patricia Laurent, George Richards, Chapman Smith, Esq., Grisel Alonso, Esq., Ricardo C. Oliver, Ronald Kall, Chris MacNair, Steve Schwartz, Linda Meredith, Matt Dates, Emilio F. Bustillo, Natividad Soto; Assistant City Attorney Lourdes Alfonsin-Ruiz

The meeting was called to order by Chair Richard Heisenbottle at 4:02 p.m. A quorum was present.

MEETING ATTENDANCE:

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

MINUTES: MEETING OF OCTOBER 13, 2011:

Ms. Thomson made a motion to approve the minutes of the October 13, 2011 meeting as presented. Mr. Silva seconded the motion, which passed unanimously by voice vote.

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Mr. Heisenbottle read for the record the statement regarding lobbyist registration and disclosure. He then stated that if any members of the board had any ex parte communication or contact regarding any cases being heard, it was necessary to disclose such communication or contact. Board members did not indicate that any such communication occurred.

DEFERRALS/WITHDRAWALS: None

PUBLIC SWEARING IN: Nancy Morgan swore in audience members who planned to testify during the meeting.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2011-02 Continued:

Consideration of the local historic designation of the property at **1248 Coral Way**, legally described as Lots 5 and 6 and Lots 7 and 8, Block 1, Coral Gables Section "D" Revised, according to the Plat thereof, recorded in Plat Book 25, Page 74, of the Public Records of Miami-Dade County, Florida.

Ms. Spain stated that Mr. Smith and Ms. Alonso were present representing the U.S. Government (property owner) to request another continuance, referenced a letter sent by them to Historical Resources and the City Attorney, and added that the property was advertised and scheduled for a December 10, 2011 public auction. Ms. Spain read a portion of the advertised information (Item 3 – Conditions) regarding terms and conditions of the prospective sale, stating, in summary, that the Seller had been notified that the City of Coral Gables was in process of determining whether or not the subject property would be designated historic, also stating that the property was originally constructed in 1928 and that renovations might require approval from the City of Coral Gables.

Mr. Smith requested a continuance, stating a lack of adequate time to prepare for and respond to the Board's historic designation consideration. He said documents requested from the Historical Resources Department were received November 7, 2011, insufficient time to consult with experts and prepare. He reiterated the U.S.'s position that it didn't occupy the property, that the property would likely be liquidated in the next 30 days, that they would not take any action with the property other than the auction, and that the end user would be the best person(s) to be involved with the City and Board regarding historic designation. He urged the Board to encourage a relationship with the end user/potential purchaser, reiterating the U.S.'s need for additional time to prepare and his opinion that the end user should be directly involved in historic designation.

Hearing no further requests for public input, Mr. Heisenbottle invited Board questions and comments.

Ms. Tackett requested clarification regarding the letter and materials referenced by Mr. Smith. Ms. Alonso responded that the applicant's request for public records was submitted on October 27, 2011. Mr. Smith said the request was tailored to the application property, but also included reference to other parcels that had been designated. The letter asked for all background information for this property as well as two others, including plans and documents. Ms. Spain interjected that the referenced other properties were 4908 Washington and 1238 Dickinson Drive.

Ms. Rolando confirmed that the request to the City was made 14 days after the October hearing. Ms. Kautz said the materials were picked up by the applicant on November 7th. Ms. Spain explained that every request for public records is channeled through the City Attorney's office.

During Ms. Rolando's queries and discussion with Mr. Smith and Ms. Alonso, the following comments, opinions and rebuttals were made:

- The City's records were not posted on the auction notice website;
- The City's report on the designation was provided to registered bidders;
- The request by the applicant to the Board was to delay a decision about historic designation until the U.S. Government had a closed sale, anticipated to be 30 days from the auction;

- The U.S. Government would be amenable to an outside closing date if the Board had concern about a lengthy gap between sale and closing;
- Historical Resources Department has not had inquiries from potential bidders specifically about historic designation, but about whether or not the building could be demolished;
- Mr. Smith opined that that the U.S. Government wanted the highest and best price for the property, and that designation could deter potential buyers;
- Mr. Smith referenced the structure's location on lots 5 and 6, and added that the City's position on lots 7 and 8 were unknown, a deterrent to sale;
- Ms. Spain stated that lots 7 and 8 were not separate parcels; thus, a buyer of the property would need to pursue a lot separation process;
- The U.S. may be trying to delay designation to enable it to benefit from a higher valuation;
- If the Board does not designate the property historic, there may be City liability;
- Mr. Smith: Ten days is inadequate time for the U.S. to prepare to address this issue, and the same courtesy notice is not given to the U.S. as is given to citizens;
- Required public notice is 10 days, and the property was properly posted, advertised and noticed;
- The Board made it clear on October 13, 2011 that the continuance would be 30 days.

Ms. Rolando made a motion to deny the U.S. Government's request for further continuance. Ms. Pruitt seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Turner, Ms. Pruitt, Ms. Rolando, Ms. Tackett, Mr. Silva, Mr. Heisenbottle. Nays: None. Mr. Torre was not present at the meeting at the time of consideration and vote.

Commissioner Quesada was welcomed as a visitor to the meeting.

Ms. Kautz presented the property (including historic and current photographs, additions, alterations, architect, builder, and ownership history) for consideration of historic designation. She concluded by stating that staff found the property eligible for designation and recommended approval of Local Historic Designation of the property at 1248 Coral Way.

Mr. Heisenbottle invited Mr. Smith to comment.

In response to Mr. Smith's lengthy and detailed inquiries of staff, Ms. Spain and Ms. Kautz responded as follows:

- The property came to the City's attention via contact from a Realtor;
- Ms. Kautz went to the property before March 28, 2011, and sent a letter dated March 28, 2011 to the property trustee, John Admire;
- Since 2006, staff has been working on historic designation of Coral Way as a district, including this property, and the contents of the file were shared with Mr. Admire;
- Documents relevant to the property provided by Mr. Admire to the City were returned to Mr. Admire;
- The March 28, 2011 letter from Ms. Kautz to Mr. Admire was made a part of the official record of the meeting;
- Ms. Kautz' letter to the owner of 4908 Washington Drive was made part of the record upon request by Mr. Smith;
- Ms. Spain's September 28, 2011 letter (requested as part of the record by Mr. Smith) to the owner of 1248 Coral Way (U.S. Government) notified them that the property was eligible for historic landmark designation;
- Ms. Spain's October 12, 2011 email to the City Attorney regarding designation was cited and made part of the record at the request of Mr. Smith; Ms. Alfonsin-Ruiz objected, referencing attorney/client privilege;
- 1248 Coral Way is considered one building site, one address and one parcel, even though it has separate folio numbers;
- The City cannot bifurcate the building site and only designate a portion of it;
- The vacant lots, that also include a historically-significant wall, are part of the parcel at 1248 Coral Way and considered for designation;

- Regarding the vacant lots, Ms. Spain said that a lot separation application could be made if deemed appropriate by Building and Zoning officials, and which case Historical Resources staff would likely recommend in favor of such an application providing the existing structure is historically designated;
- Ms. Tackett defended Lee Wade as a prominent historic architect, cited his recognized work, and requested that her comments be part of the record;
- Mr. Smith objected to the fore-noticed close of his questioning period, stating he was a construction litigator, not an architect. He recommended the Board continue the hearing to give the U.S. time to hire experts to present testimony.

Additional Board comments:

Ms. Thomson: the Board needs to do its job and is not denying the U.S. Government its right to auction the property.

Ms. Turner: historic designation raises property value, and the structures can be rehabilitated and augmented.

Ms. Rolando: This is a stellar home that needs repair and is worthy of designation. Uncertainty about designation harms the value of the property.

Ms. Pruitt: The location of the house is one of the most historical streets in Coral Gables, and to not designate it would be inappropriate.

Ms. Rolando made a motion to designate the property at 1248 Coral Way as a local historic landmark. Ms. Turner seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Turner, Ms. Pruitt, Ms. Tackett, Mr. Silva, Ms. Rolando, Mr. Heisenbottle. Nays: None. Mr. Torre was not present at the meeting at the time of consideration and vote.

Mr. Heisenbottle called for a brief recess. Mr. Torre arrived at 5:15 p.m.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2010-22 Continued:

An application for the issuance of a Special Certificate of Appropriateness for the property at **814 Coral Way**, a contributing structure within the “Coral Rock Residences Thematic Group Local Historic District” legally described as Lots 7 and 8, Block 1, Coral Gables Section “A,” according to the Plat thereof, recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for at-grade improvements, and the construction of an addition and alterations to the existing structure. This portion of the application is for window replacement only.

Ms. Kautz relayed information about the previous application for this property, stating that the Board wanted the revised window replacement design to more accurately reflect the original windows. She reviewed the proposal and window types, displaying both the original and current proposals for comparison.

Ms. Briley, project architect, stated that she followed Board recommendation and replaced the double hung design for single hung windows. Ms. Rolando and Mr. Heisenbottle commented that the proposed windows were identical to the original windows. Ms. Kautz confirmed that this treatment caused no additional removal of coral rock. The doors shown on the photograph appeared to have a deeper rail at the base and those in the drawings showed the same size rail around them. Therefore, Ms. Rolando recommended that the drawings be properly notated that the design would be as shown in the photograph.

Hearing no further public speaking requests, Mr. Heisenbottle closed the public hearing.

Ms. Tackett made a motion to approve the design for window replacement as presented, subject to the door design matching that on the photograph as discussed. Mr. Torre seconded the motion.

Roll Call: Ms. Rolando, Ms. Thomson, Ms. Turner, Ms. Pruitt, Ms. Tackett, Mr. Torre, Mr. Silva, Mr. Heisenbottle. Nays: None.

CASE FILE COA (SP) 2011-011:

An application for the issuance of a Special Certificate of Appropriateness for the property at **915 Bayamo Avenue**, a Local Historic Landmark legally described as Lots 14, 15, and 16, Block 252, Coral Gables Riviera Section Part Twelve, according to the Plat thereof as recorded in Plat Book 28, Page 35, of the Public Records of Miami-Dade County, Florida. The applicant is request design approval to enclose the existing patio with glass wall and French doors, a privacy wall, and a pool and patio.

Ms. Spain reviewed the property's history, displayed photographs and described details of the application. Original structural drawings and proposed alterations were also shown and reviewed. Ms. Spain stated that staff recommended approval of the patio enclosure and rectilinear wall. She recommended denial of the pool design, stating it did not reflect Alfred Browning Parker's original pool design.

Ms. Meredith, the property owner, described extensive restoration inside the house and efforts to use original features. She acknowledged that the shape of the pool was at issue, advocating for the proposed free form shape rather than the rectangular shape originally designed by Mr. Parker. She added that pavers surrounding the pool would mimic the rectangular shape of Mr. Parker's design, also saying that a free form pool would not restrict use of the back yard.

Architect Ronald Kall further described the application and design of the pool, indicating his opinion that it respected Mr. Parker's design. He urged the Board to favorably consider the application.

Board members and Mr. Kall debated the issues, suggestions were made in an effort to resolve differences of opinion; however, general Board consensus was to honor Mr. Parker's original design and Secretary of Interior Standards.

Ms. Rolando made a motion to approve enclosing the existing patio with a glass wall and French doors and installing a privacy wall as proposed for the property at 915 Bayamo Avenue, but to defer the portion of the application regarding the pool to allow the applicant to consider other design options. Ms. Turner seconded the motion.

Roll Call: Ayes: Ms. Thomson, Ms. Turner, Ms. Pruitt, Ms. Tackett, Mr. Torre, Mr. Silva, Ms. Rolando, Mr. Heisenbottle. Nays: None.

CASE FILE COA (SP) 2011-012:

An application for the issuance of a Special Certificate of Appropriateness for the Venetian Pool located at **2701 De Soto Boulevard**, a Local and National Historic Landmark, legally described as Lot 1 less part described in DB 3865-329 and All of Lot 2 and All of Lot 3 less Beginning of the Northwest corner South 26.12ft East 25 feet of Northerly To Northeast corner West to Point of Beginning and Plot Described as Sevilla Park Block 6, 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. The applicant is requesting design approval for the rehabilitation of the pump house.

Ms. Spain explained the application to rehabilitate the pump house at the Venetian Pool, which has fallen in disrepair, and the project is being managed by the Public Works Department. Architect Natividad Soto presented and described the project as well as the commitment to salvage and use as much original tile as possible. A brief question/answer period followed.

Mr. Silva made a motion to approve the design for the rehabilitation of the Venetian Pool pump house as proposed. Ms. Turner seconded the motion.

Roll Call: Ayes: Mr. Silva, Ms. Rolando, Ms. Thomson, Ms. Turner, Ms. Pruitt, Mr. Torre, Ms. Tackett, Mr. Heisenbottle. Nays: None.

CITY COMMISSION / CITY PROJECTS UPDATE:

313 Sarto Avenue: Ms. Spain reported that the ad valorem tax relief application for 313 Sarto Avenue was unanimously approved by the City Commission.

OLD BUSINESS:

Alhambra Water Tower Update: Ms. Turner reported discussions with staff regarding staining the Water Tower doors mahogany or painting them green. Ms. Spain clarified that research did not reveal that the original doors were painted green. The new doors as manufactured are made of mahogany; however, as a maintenance issue, the doors can be painted green, as the most common color used on City buildings. Ms. Turner commented that the doors have been "Gables green" for 23 years. Ms. Spain will relay the Board's preference to paint the doors. Grommets will remain black iron.

Ms. Turner made a motion to paint the double doors and arched transom above the Alhambra Circle and Ferdinand Avenue side of the Alhambra Water Tower and the tall arched window be painted the same color as the doors on the first balcony above. Mr. Torre seconded the motion, which passed unanimously by voice vote.

NEW BUSINESS:

Holiday Open House – Merrick House: 2:00 to 5:00 p.m., Saturday, December 10, 2011

Villagers Tour: 10:00 to 3:00, Saturday, December 10, 2011

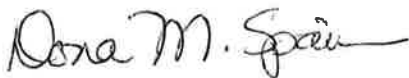
Boy Scout House Event: Saturday, December 10, 2011

Garden Club Tour: Sunday, December 4, 2011

Art Walk to benefit Alhambra Water Tower: Proceeds from Water Tower materials sold at the Art Walk raised Water Tower funds to \$46,000.

ADJOURNMENT: 6:20 p.m.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer