



# The City of Coral Gables

## Historical Resources Department

### CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, July 17, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

#### MEMBERS:

	A	S	O	N	D	J	F	M	A	M	J	J
	13	13	13	13	13	14	14	14	14	14	14	14
Dorothy Thomson	P	P	P	P	P	P	P	P	-	P	P	P
Margaret Rolando	P	E	P	P	P	P	P	P	-	P	P	P
Alejandro Silva	A	P	P	P	E	P	P	P	-	P	P	P
Venny Torre	P	P	P	P	P	P	P	P	-	E	P	P
Tony Newell	P	P	P	P	P	P	P	P	-	P	P	E
Carmen Guerrero	P	P	P	E	E	E	P	P	-	P	P	P
Robert Parsley*								P	-	P	P	P
Dolly MacIntyre	E	P	P	P	P	P	P	P	-	P	P	P
Judy Pruitt	P	P	P	P	P	P	P	P	-	P	P	E

#### APPOINTED BY:

Mayor Jim Cason  
Vice Mayor William H. Kerdyk, Jr.  
Commissioner Patricia Keon  
Commissioner Frank C. Quesada  
Commissioner Vince Lago  
Historic Preservation Board  
City Manager  
City Commission  
City Commission

#### STAFF:

Dona Spain, Historic Preservation Officer  
Kara N. Kautz, Assistant Preservation Officer  
Yesenia Diaz, Administrative Assistant  
Bridgette Thornton, Deputy City Attorney

A = Absent  
P = Present  
E = Excused  
\* = New Member  
^ = Resigned Member  
- = No Meeting

GUESTS: Sandra Pollack, James Pollack, Margarita Rodriguez, Grettel Duran, Javier Salman, Silvia Galdamez, Natalie Paulino

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 JUNE 19, 2014:

Minutes of the June 19, 2014 meeting were unanimously approved by voice vote.

#### MEETING ATTENDANCE:

Ms. MacIntyre made a motion to excuse the absence of Ms. Pruitt and Mr. Newell from today's meeting. The motion 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.

DEFERRALS: Ms. Spain reported the following case deferrals: Case File COA (SP) 2014-005, 1258 Obispo Avenue; Case File COA (SP) 2014-006, 1100 Coral Way; Case File COA (SP) 2014-007, Venetian Pool, 2701 De Soto Boulevard.

PUBLIC SWEARING IN: Ms. Morgan administered the public swearing in for those testifying during the meeting. Ms. Guerrero arrived at 4:07 p.m.

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SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-008:

An application for the issuance of a Special Certificate of Appropriateness for the property at 1150 Anastasia Avenue, the William H. Kerdyk Tennis Center at the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department. The applicant requested approval for the renovation of the tennis courts, installation of lighting fixtures, and the addition of an entrance pavilion.

Advising that the project architect would review the proposal, Ms. Spain said staff recommended a motion to approve the design proposal and issuance of a Special Certificate of Appropriateness with the following conditions:

- Use true barrel tile on the roofs of the shade shelters;
- Contact Historical Resources staff prior to making a mold of the City Hall loggia capitals;
- Receive Conditional Use approval from the Coral Gables City Commission.

Thereafter, Ms. Spain read an email from Louis O. Gonzalez into the meeting record. In summary, Mr. Gonzalez objected to specific aspects of the proposal and, in general, for a lack of appropriate neighborhood notification of today's meeting.

Mr. Salman presented the proposal, revised from the original to incorporate input from neighbors. He explained that the proposal was totally new in terms of concept and development, and reviewed in detail all plans, drawings and design renovations. At the conclusion of Mr. Salman's presentation, Mr. Torre invited additional audience input.

Ms. Pollack, 1025 Anastasia Avenue, said many neighbors were away and unaware that the proposal would be presented. Those who were in town received 48 hours' notice of this meeting. Ms. Pollack asked for deferral of the application until all neighbors could participate in the public hearing. Specific objections, other than the meeting notice issue, were cited by Ms. Pollack as: (1) The height of the tennis court light poles as compared to original light poles; the spread and spillage of the lights when lit; (2) The route to be used by traffic and trucks if tennis courts were moved towards Granada Boulevard. Mr. Salman responded to each objection as Ms. Pollack voiced them. During discussion between Ms. Pollack and Mr. Salman, several board members discussed design details relating to Ms. Pollack's comments.

Ms. Spain reviewed public notice for this application, explaining that while the original design required variances, this design did not. The notice was posted according to Zoning Code regulations that applied to this application, which was also published in the Daily Business Review. She pointed out that after the required notices were mailed out for the previous hearing [which was deferred and never presented to the Historic Preservation Board], a number of people asked to be notified when the application was revised and presented to the Board. Ms. Spain called each of those people as well as others who later asked to be notified of the rescheduled hearing. Ms. Thomson opined that this level of notification was insufficient, and said additional care was warranted, particularly during summer time.

Ms. Pollack requested an opportunity to "walk" the site with Mr. Salman, to which he agreed.

Mr. Torre advised that the Board review was only for historical purposes, and encouraged Ms. Pollack to make her comments known to reviewing City boards and the City Commission as the project moved forward. Ms. Spain added that a design change would require the application to go back to the Board of Architects and the Historic Preservation Board.

Ms. Guerrero called attention to the lighting study conducted by the project team, and Mr. Silva commented that the lighting appeared reasonable, showing minimal spillage on Anastasia Avenue, with landscaping further reducing light on the street. Ms. Guerrero suggested displaying a section or elevation that showed the light fixtures and the spread of light on the golf course, street and tennis courts.

Ms. Thomson agreed that the proposed lighting didn't appear detrimental to the neighborhood, but restated her concern about vacationing neighbors unaware that the application would be addressed at this meeting.

Ms. MacIntyre and Ms. Rolando urged the Board to move forward with the application's historical issues.

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Ms. Guerrero clarified a portion of the pavilion design with Mr. Salman. Mr. Parsley and Mr. Torre discussed the use of precast keystone versus genuine keystone, and recommended real keystone for column capitals or the entire columns.

Calling attention to Sheet L2A, Mr. Parsley addressed the proposed landscaping along Anastasia Avenue, and suggested rethinking the front area to ensure landscaping compatibility with the rest of the street and the Biltmore environment. He discussed the paving pattern, and cited insufficient water runoff drainage. Mr. Salman accepted Mr. Parsley's suggestion to add landscaping along the walkway and agreed to it as a condition of approval.

Mr. Parsley made a motion to approve the design proposal for the alterations to the tennis courts and the installation of stadium lighting on the property located at 1150 Anastasia Avenue; and to approve the issuance of a Special Certificate of Appropriateness, subject to; (1) inclusion of staff's three recommended conditions; (2) re-examining the hardscape design between the tennis courts; addressing drainage for sufficiency along the entire site; simplifying the landscaping along Anastasia Avenue to reflect the neighborhood and the Biltmore environment; using true keystone on the columns at the entry feature; and permitting landscape and drainage issues to be administratively reviewed by Historical Resources staff. Ms. Rolando seconded the motion.

Ms. Thomson stated her support for the project, but restated concern about the inability to gain input from all neighbors at this level of the City meeting process. She acknowledged the Board's apparent support of the proposal and said she would vote for the project because it appeared to be an excellent project that would be beneficial to the City, and she felt confident that residents input would continue to be heard as the application moved forward.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

The July 22<sup>nd</sup> City Commission agenda includes the second reading on the 6801 Granada Boulevard lot separation; ad valorem tax relief for 641 San Lorenzo; and the proposed text amendment of the Zoning Code TDR Ordinance.

OLD BUSINESS:

Status of Historic Property Plaques / Signage for Historic Districts: Ms. Spain reported that the husband of the artist who designed and developed the mold for the plaques expressed concern about the status of a design copyright, and didn't yet feel comfortable relinquishing equipment and materials to the City. Ms. Spain expressed confidence that the issue would eventually be sorted out.

1110 and 1126 Alhambra Circle: Ms. Spain forwarded concerns about the properties to Code Enforcement for follow up.

MacFarlane Homestead Property Rehabilitation Project: Ms. Spain reported positive forward movement resulting from a meeting July 16th with the City Attorney's office and the County regarding the project to fund rehabilitation of MacFarlane Homestead properties.

NEW BUSINESS:

Ms. MacIntyre reminded the Board about the July 29, 2014 Sea Level Task Force Meeting and requested reservations.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 5:20 p.m.

Respectfully submitted,



Dona M. Spain

Historic Preservation Officer