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August 18, 2020

**Coral Gables Historic Preservation Board Meeting August 19, 2020
Attention: Historic Preservation Board**

Re: 603 Minorca Avenue, Coral Gables #COA 2020-007

Dear Members of the CGHPB,

I am writing to you this letter to respectfully oppose the issuance of a Special Certificate of Appropriateness for the relocation of the historic residence located at 603 Minorca Avenue.

The conception of the property as a cottage built in the early 1920's, as well as its distinctive Mediterranean Revival style, are testimony of the beginnings of the City of Coral Gables. Both are important characteristics that have made the city so unique since its foundation, and is still today being considered one of the most beautiful cities in Florida.

Its particular architectural concept as a cottage would be completely modified if the dwell is relocated to a smaller lot, and consequently, the property would see its historical value diminished.

This historic Coral Gables Cottage has maintained its character and main architectural features for almost 100 years, and it should be preserved for the cultural heritage of the City of Coral Gables and for future generations to appreciate and enjoy.

I respectfully ask the Historic Preservation Board to oppose the staff's recommendation to allow the relocation of 603 Minorca Avenue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Claudia Lagrange-Kaufman'.

Claudia Lagrange-Kaufman
Architect, U.C.V.
Fmr. Prof. Contemporary Architectural History

Kautz, Kara

From: joyce@cosmopolitanjewels.com
Sent: Friday, August 21, 2020 12:44 PM
To: Urquia, Billy; Kautz, Kara
Cc: Historic Preservation Association of Coral Gables
Subject: 603 MINORCA AVENUE

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the members of the Historic Preservation Board:

I am unable to attend the meeting but would like to express my opposition to the City staff 's position of accepting the owner's request

of relocating the historic property with a 100-year old coral rock stem.

Approving this request will jeopardize the delicate coral rock, negatively impact the historic integrity of the property,

and set a bad precedent for the future of historic properties in Coral Gables.

Thank you,

Cheers 🍷🍷🍷🍷🍷

Joyce E. Nelson

305.505.1147



"Be good, be giving, be a good citizen,
and be a good friend...therein all honor lies."

John Fonville

We never touch someone so lightly that we don't leave a trace.

"There are three apples that changed the world: Eve's, Isaac Newton's, and Steve Jobs'."

The world's oceans will contain more plastic than fish in 2050.

8 MILLION TONS OF PLASTIC ARE DEPOSITED IN THE OCEAN
A YEAR.

One drop of water per second from a leaky faucet wastes 2,700 gallons of water per year.'

Who owns the water? Only 1% of water on earth is drinkable. The first medicine on this planet was water.

REFUSE! REUSE. REDUCE.
RECYCLE.

Measure your life by the quality of life you can improve in other people.

Kautz, Kara

From: Brett Gillis <brett.gillis@gmail.com>
Sent: Monday, October 19, 2020 11:24 PM
To: Kautz, Kara
Cc: Urquia, Billy
Subject: Re: 603 Minorca objection

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Kautz and the Historic Preservation Board,

I have reviewed the DWA Report and continue to have the same concerns as I did prior to the report.

I must respectfully object to the issuance of a certificate that would permit moving this coral rock and wooden cottage.

The Report only includes a "preliminary assessment." There are too many limitations and variables for anything to be guaranteed at this point. The Report only concludes that the move is "feasible;" it does not conclude that it will be successful or guaranteed. Frankly, how can we afford to risk the loss of any historic resources of this caliber in Coral Gables?

Also, I reiterate my previous concerns that the historic elements could even be preserved; I do not see any proffering of funds for the expensive restoration of original features if they are damaged.

Regarding a potential lot split, please also be on notice of the disparate treatment that may be called if this certificate is granted since 501 Aragon, 910 Capri, and 6810 Maynada could also potentially benefit from a real estate standpoint if they were allowed to move their residences but have not been able to do so up to today. If you allow the moving of a historic home once.. what stops these owners or others from coming before you to do the same.. and how could you fairly tell them no? Furthermore, the current Commission has already denied the lot split idea for 910 Capri, so I would hope they are consistent and do not allow it for 603 Minorca either.

Thank you,

Brett Gillis
915 Ferdinand

On Tue, Aug 18, 2020 at 8:17 PM Brett Gillis <brett.gillis@gmail.com> wrote:

Dear Mrs. Kautz and the Historic Preservation Board:

I must respectfully object to the applicant's proposal to move the Fink-designed cottage at 603 Minorca and split the lot.

Whilst it is important that we be reasonable with owners of historic buildings I believe that moving this coral rock and wooden cottage and splitting the lot would be going too far.

1. The applicant purchased the home knowing that it was located in the middle of the lot. *What's fair is fair.*

2. Moving a historic structure should only be undertaken in rare cases when there is no suitable alternative such as when a historic home becomes totally surrounded by commercial development or engulfed by water. *In this case, they could just do a sensitive addition and still be surrounded by single-family homes.*

3. The fragile, heritage coral rock foundation, stem wall, and chimney are delicate, irreplaceable historic resources. The applicant is not guaranteeing that these resources will survive the move, nor have they included a coral rock expert in their plan. *Thus, the most special element of the historic nature of the property could be destroyed.*

4. No bond has been proffered by the applicant, so if the coral rock or wooden elements are irreversibly damaged during the move, then there is no guarantee that these elements could even be saved. *I am not accusing the owners or LLC of anything and am merely stating the obvious - nobody can predict the future, and many things are possible in life. How many projects have we seen end unfinished or be interrupted by a storm or other issue. Wouldn't it be terrible if they tried to move the structure, it fell apart, funding ran out, there was no way to finish it, and then the lot split ended up with 2 new houses being built?*

5. When 6801 Granada (the site of the beloved Parker design on the Waterway) was split - we must remember that this lot was 2.94 acres!!! And it was only split into 2 and the historic home was not moved or demolished. *This was a reasonable outcome. Let's be reasonable but not throw our historic fabric away.*

6. There are several other historic homes with encroachments that, if this move and lot split are approved, could likely trigger them to try and do the same or, possibly, even grieve in court for disparate treatment as they apparently were told they were not able to split their lots: 501 Aragon, 910 Capri, and 6810 Maynada, as examples. *Tread carefully as a new precedent could be very detrimental to the historic fabric of Coral Gables. A run on lot splits could ensue!*

Recommending for staff to work with the applicant on a sensitive addition similar to 637 Alcazar (recessed and differentiated from the original building).

Thank you,
Brett Gillis
915 Ferdinand