



# The City of Coral Gables

Historical Resources Department

## CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, October 16, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	N	D	J	F	M	A	M	J	J	A	S	O	APPOINTED BY:
	13	13	14	14	14	14	14	14	14	14	14	14	
Dorothy Thomson	P	P	P	P	P	-	P	P	P	P	P	E	Mayor Jim Cason
Margaret Rolando	P	P	P	P	P	-	P	P	P	P	E	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	E	P	P	P	-	P	P	P	P	P	P	Commissioner Patricia Keon
Venny Torre	P	P	P	P	P	-	E	P	P	P	P	P	Commissioner Frank C. Quesada
Tony Newell	P	P	P	P	P	-	P	P	E	P	P	P	Commissioner Vince Lago
Carmen Guerrero	E	E	E	P	P	-	P	P	P	E	P	P	Historic Preservation Board
Robert Parsley*					P	-	P	P	P	P	P	P	City Manager
Dolly MacIntyre	P	P	P	P	P	-	P	P	P	P	P	P	City Commission
Judy Pruitt	P	P	P	P	P	-	P	P	E	P	P	P	City Commission

### STAFF:

Dona Spain, Historic Preservation Officer  
Kara N. Kautz, Assistant Preservation Officer  
Yesenia Diaz, Administrative Assistant  
Yaneri Figueroa, Assistant City Attorney  
Cynthia Birdsill, Acting Assistant City Manager

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

GUESTS: Carol Damian, JuanCarlos Delgado, Rodger D. Shay, Alfredo Duran, Leonard Roberts, Jeannette Martinez, Inigo Maeztu, Linda Pollack, Paul Iacovelli, Jorge Casuso, Gloria Caballero, Martha Chrynewski, Mike Sardinas

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

The meeting was called to order by Chair Torre at 4:05 p.m. A quorum was present.

### MINUTES: MEETING OF SEPTEMBER 18, 2014:

Ms. Thomson made a correction to the beginning of the 7<sup>th</sup> paragraph on page 7 of the September 18<sup>th</sup> minutes, to appropriately read, Mr. Shay (instead of Ms. Shay).

The motion to approve the minutes of the September 18, 2014 meeting was made by Ms. MacIntyre, seconded by Ms. Pruitt, and unanimously approved by voice vote.

### MEETING ATTENDANCE:

Ms. Thomson made a motion, seconded by Mr. Newell, to excuse the absence of Ms. Rolando from this 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.

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DEFERRAL: Case File COA (SP) 2014-009 (1217, 1223, 1238, 1228 Dickinson Drive).

CONTINUED: Case File COA (SP) 2014-010 (42 Navarre Avenue).

PUBLIC SWEARING IN: Ms. Morgan administered the public swearing in for those testifying during the meeting.

LOCAL HISTORIC DESIGNATION:

CASE FILE LHD 2014-004: Consideration of the local historic designation of the property at 312 Sarto Avenue, legally described as Lots 15, 16, 17 and 18, Block 9, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat book 14, Page 25 of the Public Records of Miami-Dade County, Florida.

Ms. Spain introduced Assistant City Attorney Yaneris Figueroa, stating Ms. Figueroa would be present throughout the meeting to provide legal guidance to Board members if needed.

As requested by the Board, Ms. Ahouse presented a comprehensive designation report about the property, relaying its history as she displayed historic and current photographs, the original plans and elevations, and minor alterations that did not affect the historic integrity of the structure. She concluded her extensive report by stating that staff believed the house was historically and architecturally significant, and recommended approval of historic designation.

Mr. Torre invited comments from the audience.

Mr. Iacovelli, 306 Sarto Avenue, supported historic designation and preservation of the structure.

Ms. Pollack, 250 Sarto Avenue, spoke in favor of historic preservation and designation of the structure.

Ms. Martinez, 313 Sarto Avenue, verbally supported historic preservation and designation of the structure, augmenting her written support in an email communication dated September 16, 2014.

Ms. Chrynewski, a Sarto Avenue neighbor, also supported historic preservation and designation.

Mr. Shay, 13635 Deering Bay Drive, and manager of Credo Holdings LLC, the owner of 312 Sarto Avenue, referenced several areas of the staff report on historical significance of the property, disputing the property's historic and architectural significance. Citing his examination of 15 properties in the report as well as other research he conducted, he objected to staff's opinion that the house was either historically or architecturally significant, and stated his reasons.

Mr. Torre closed the public hearing. He asked for clarification of Ms. Martinez' emailed comments about a house in the 200 block of Sarto Avenue that was extensively changed and enlarged. Ms. Spain responded that the house was never presented to the Historical Resources Department or the Board, and was not historically designated. Mr. Torre pointed out that historic designation would not prevent a new owner from enlarging the home, as Ms. Martinez had also described.

Ms. Martinez stated that her house was originally 1,300 square feet and they enlarged it to 2,500 square feet to meet modern standards. She implored the Board to allow for expansion without changing the character and appearance of the neighborhood.

Mr. Shay stated that the house Ms. Martinez referred to was beautiful, to which Ms. Spain added that it was historically designated before being renovated.

Board members discussed staff report items and testimony given by audience members.

Ms. Thomson made a motion, seconded by Ms. Pruitt, to approve historic designation for 312 Sarto Avenue.

Roll Call: Ayes: Ms. Guerrero, Ms. Thomson, Ms. MacIntyre, Ms. Pruitt, Mr. Torre. Nays: Mr. Newell, Mr. Parsley, Mr. Silva.

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Ms. MacIntyre suggested development of a plan to designate the district where the Sarto Avenue homes are located, including Viscaya, Alesio, Aledo and other nearby streets in the area where the scale of the neighborhood is similar and significant. Ms. Spain responded that staff had been discussing the possibility of such a district.

### SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-014: An application for the issuance of a Special Certificate of Appropriateness for a proposed civic monument at the Segovia Traffic Circle at Coral Way as part of the City's Art in Public Places Program.

As photographs and site plans of the intersections of Coral Way / North Greenway Drive and Segovia were displayed, Ms. Spain briefly described the application before inviting Dr. Carol Damian to make a presentation on behalf of the Art Advisory Panel, an art review and recommending arm of the City's Cultural Development Board.

Ms. Birdsill reviewed the purpose and function of the five-member citizen's group with art expertise (Arts Advisory Panel) that reviews public art proposals and recommends selected artwork for specific public installation within the City.

Dr. Damian, 1150 North Greenway Drive, reviewed her extensive art and art history credentials as requested. She relayed the panel's review of numerous public art applications, development of a short list and eventual selection of the artwork proposal submitted for the public art project by renowned global artist, Alice Aycock. Dr. Damian comprehensively reviewed Ms. Aycock's background and displayed several photographs of her artwork, featured in locations throughout the world. At the conclusion of her presentation, Dr. Damian recommended Board approval of a Special Certificate of Appropriateness for the public art project.

During discussion with Dr. Damian, Board members wholeheartedly supported Dr. Damian's statement about the importance of landscaping and lighting to the artwork. Ms. Birdsill reported that the City's Public Works Department would work closely with the artist, Dr. Damian and Ms. Aycock's design team. She referenced consideration of creating a median strip between the two traffic circles to connect them, and said if the Board approved this application, the proposal would next be presented to the City Commission. The anticipated completion timetable was estimated at one year, depending on engineering. Ms. Spain added that staff recommended approval for the application.

Mr. Torre, Ms. Birdsill and Ms. Spain engaged in discussion about the parameters and processes of the Art in Public Places program. Ms. Spain advised the Board to ensure its motion included a provision about proposed landscaping approval by the Historical Resources Department and/or the Public Works Department.

Ms. MacIntyre made a motion to approve issuance of a Special Certificate of Appropriateness for the proposed civic monument by artist Alice Aycock at the Segovia Traffic Circle as part of the City's Art in Public Places Program, with City staff reviewing and approving landscaping. Ms. Guerrero seconded the motion.

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

### STANDARD CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (ST) 2013-143: An application for the issuance of a Standard Certificate of Appropriateness for the property at 2114 Granada Boulevard, a contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lots 13 and 14, Block 7, Coral Gables Section "C," according to the Plat thereof as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida. The application requested design approval for the installation of new front doors that deviate from those depicted on approved plans.

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After Ms. Spain introduced the application, Ms. Kautz conducted a presentation featuring a brief explanation about the background of the application and displayed the site location, original drawings, and photographs of the installed front door that deviates from the previously-issued Certificate of Appropriateness. The deviation was discovered when staff conducted the final project inspection.

Mr. Sardinas, architect for the original window and front door replacement, offered to clarify Board questions about the change in door installation that occurred during construction. Ms. Kautz advised that staff could either sign off on the applicant's revision to the permit to accept the front door as installed and conduct a re-inspection; or the Board could reject the application and require installation of the previously-approved French door.

Board members engaged in discussion with Mr. Sardinas and Ms. Kautz about the original French door and design details about the installed door, which includes a grill and frame. Ms. MacIntyre, Mr. Newell and Ms. Guerrero opined that if the installed front door provided an element of additional safety and security, the installed door could be viewed as a good solution to allay owners' concerns.

Ms. MacIntyre made a motion to approve the front door as installed and the issuance of a Standard Certificate of Appropriateness for the property at 2114 Granada Boulevard. Mr. Newell seconded the motion.

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

BOARD ITEMS / CITY PROJECTS UPDATE:

Merrick House Grant: Ms. Spain thanked the Board for their letters of support for the Merrick House \$350,000 grant request, to be submitted to the Florida Department of State, Division of Historical Resources. She added that Merrick House is in need of docents, and asked for applications from people interested in serving as docents at the historic site.

Green Building and Historic Preservation Workshop: Ms. Spain commended Ms. MacIntyre on the excellence of the October 9<sup>th</sup> workshop on making historic buildings sustainable and livable, co-sponsored by The Villagers and the Coral Gables Historic Preservation Board.

DISCUSSION ITEM:

National Trust Convention: Ms. MacIntyre reminded Board members about the November 2014 National Trust Convention to be held in Savannah, Georgia, and encouraged participation.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 5:30 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer