



# The City of Coral Gables

## Historical Resources Department

### CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, May 21, 2015, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	J	J	A	S	O	N	D	J	F	M	A	M	APPOINTED BY:
	14	14	14	14	14	14	14	15	15	15	15	15	
Dorothy Thomson	P	P	P	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	P	P	P	E	E	E	P	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Patricia Keon
Venny Torre	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Frank C. Quesada
Vacancy									^	^	^	^	Commissioner Vince Lago
John Fullerton*										E	P	A	Historic Preservation Board
Robert Parsley*	P	P	P	P	P	P	P	P	E	P	P	P	City Manager
Dolly MacIntyre	P	P	P	P	P	P	P	P	P	E	P	P	City Commission
Judy Pruitt	P	E	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  
Miriam S. Ramos, Deputy City Attorney

**GUESTS:** Pamela Nixon Fernandez, Elizabeth Guim, Jane Maranos, Karelia Martinez Carbonell, Jaime Bianchi, Paige A. Harper, Genevieve Orr

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

The meeting was called to order by Chair Torre at 4:11 p.m. A quorum was present.

#### MINUTES: MEETING OF MARCH 19, 2015:

A motion to approve the minutes of the March 19, 2015 meeting was made by Ms. MacIntyre, seconded by Ms. Thomson and unanimously approved by voice vote.

#### MINUTES: MEETING OF APRIL 16, 2015:

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

Ms. Rolando arrived at 4:13 p.m.

#### 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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DEFERRALS: No deferrals.

PUBLIC SWEARING IN: Nancy Morgan, Notary Public, administered the public swearing in for those testifying during the meeting.

DISCUSSION ABOUT HISTORICALLY DESIGNATED “WHITE WAY LIGHTS” AND PRESENTATION BY THE HISTORIC PRESERVATION ASSOCIATION OF CORAL GABLES:

Ms. Spain’s advisory presentation included the display of a location map and description of the historically-designated white way lights, as well as photographs of the lights, their cast iron detailing and various stages of disrepair. She stated the City’s desire to restore the lights; however, since Florida Power & Light Company (FPL) owns the lights, the City is unable to undertake the restoration project. Lights that have already been removed by Florida Power & Light Company are retained by the City. In 2012, FPL said the cost to the City of transferring ownership of the lights was a total of \$2,281.40. Ms. Spain recommended official action by the Board for the City to take steps to acquire ownership of all existing white way lights.

Ms. MacIntyre made a motion, seconded by Ms. Rolando, for the City to take steps to purchase all existing historically-designated white way lights.

During discussion, Ms. Spain advised that Board Trust Fund money could be used to pay the purchase cost. In response to a Board inquiry, she said restored white way lights would be installed in the same areas as the originals.

General discussion: Ms. Thomson recalled the late Sarah Anderson’s extraordinary efforts to protect the historic lights. Ms. Rolando suggested the lights be converted to LED, and Ms. Spain responded that staff would research the possibility. As discussion continued, Ms. Spain explained that the City would be responsible for maintaining the lights after purchase. Regarding the cost of restoration, Ms. Spain advised that restoration funds were included in the proposed FY 2015/2016 budget. Mr. Torre suggested applying for financial assistance for historic restoration projects from the Art in Public Places fund. Discussion concluded after Ms. Spain reported that the Public Works Department would continue the inventory process of flagging all white way lights for restoration and replacement. FPL has installed temporary lighting to illuminate areas where white way lights were removed.

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

Ms. Spain introduced Ms. Carbonell, President of the Historic Preservation Association of Coral Gables, who said the white way lights were a signature project of the organization, and the late Sarah Anderson was a strong force behind the project’s initiation. She thanked the City for recognizing these lights as both historical landmarks and public art.

Ms. Thomson congratulated Mr. Torre for his remarks about seeking financial assistance for restoration costs from the Art in Public Places program.

Ms. Spain advised that she spoke with John Anderson, Sarah Anderson’s husband. A plaque in Ms. Anderson’s memory will be installed at the intersection of Coral Way, Ponce de Leon Plaza and Granada Boulevard on July 13, 2015 under one of the oak trees Ms. Anderson was responsible for saving. Board members will receive an invitation to attend the ceremony.

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2015-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 765 North Greenway Drive, a contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lots 35 and 36, Block 23, Coral Gables Section "B," according to the Plat thereof as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requested design approval for the demolition of a portion of the structure, a two-story addition, and alterations to the property.

Ms. Kautz relayed the history and background of the property as she displayed the location, historic and current photographs of the residence. She stated the applicant's request and described the proposal, adding that the project architect would review the plans in detail.

Ms. Fernandez reviewed a brief background of the client in relation to the property, followed by the overall strategy for the plans for the demolition, addition and alterations. Details of all aspects of the design were thoroughly reviewed.

Mr. Silva arrived at the meeting at 4:42 p.m.

Ms. Fernandez continued the presentation and responded to Board questions. Board comments were very positive about the tasteful design, massing and features. Discussion focused on the staircase element, outside materials, cornices, gables and the relation of the design at the rear of the house to the front. Ms. Rolando recommended that the cornice be more subtle, stating that it appeared to make the pavilion more prominent than necessary.

Ms. Thomson made a motion to approve the design proposal for the alterations and two-story addition to the residence at 765 North Greenway Drive, and approve issuance of a Special Certificate of Appropriateness. The motion was seconded by Ms. Pruitt.

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

ITEMS FROM THE SECRETARY:

Coral Gables Elementary School: Ms. Spain reported that staff was notified by Kathleen Kaufman, Historic Preservation Chief of Miami-Dade County, that the school was replacing its 1920s original wood windows with new windows. The school's location and historic photographs were displayed, featuring the original windows. Twenty-five windows have already been replaced with hurricane-strength windows and they do not replicate original windows. When staff learned about the project, the City Manager and City Attorney were notified and the project was immediately halted.

Ms. Spain explained that Miami-Dade County School Board projects do not require building permits. However, there is an agreement that they will follow the City's Historic Preservation Ordinance. A meeting will be held May 22<sup>nd</sup> to discuss the issues. Images were sent by staff to the State Historic Preservation Officer, and a response in opposition to the removal and replacement of the windows was received (Ms. Spain read the letter for the record.). The School Board has agreed to save all removed windows and to cease replacement until a solution is reached. Ms. Spain will keep the Board apprised.

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DISCUSSION ITEMS:

217 Florida Avenue, MacFarlane District House: Ms. MacIntyre advised that this deteriorating house was the subject of investigation by television reporter Michelle Gillen.

As background, Ms. Spain reported that approximately eight years ago, the house was restored with two others by the Lola B. Walker Homeowners Association, which was given restoration funds in 2004 by the County. The association hired the architect and contractor. At the completion of the work, evidence existed of approved permits, proper procedures and passed final inspections. However, the work was shoddy, the house is in deteriorating condition, the homeowner is very frustrated, and the incorrect public perception is that Coral Gables is at the root of the problem. The homeowner was cited by Code Enforcement; however, the City is not assessing fines. The County has identified \$600,000 for restoration of MacFarlane district homes and will include 217 Florida Avenue among the restorations. In the meantime, the City will ensure the safety of the home until restoration monies are received and proper work can begin. The Historical Resources Department will oversee the project and funding. Ms. MacIntyre suggested advising Ms. Gillen of the facts.

NEW BUSINESS:

How to Prepare Your Historic Home and Garden for Hurricane Season Workshop: Ms. MacIntyre announced that the Historic Association of Coral Gables was sponsoring a June 16<sup>th</sup>, two-hour evening workshop on this topic. Mr. Parsley will participate as a speaker to address landscaping issues. Ms. MacIntyre requested a representative of the City to also participate and speak about the City's hurricane emergency plan.

Parking at Segovia and Alhambra Circle: Ms. Thomson advised that cars were parked as recently as this morning on the grass at the site, detracting from the beauty and safety of the area. Staff will look into the matter.

City Commission Board Appointments: Ms. Thomson inquired about new Board member appointments. Staff will advise the Board when such appointments are made.

Dade Heritage Trust Award: Ms. Spain reported that Dade Heritage Trust conferred an award to the Save Alhambra Water Tower restoration project. The award was presented at the last City Commission meeting.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned at 5:30 p.m.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer