

Historic NSB Preservation Commission Meeting November 13, 2019

The meeting was called to order with all members present: Lianne Bennett, chair; Angeline Barretta-Herman, Joann Mahood, Anna Marie O'Mara, Marvin Owens, and Harriet Winokur.

City staff present: Planning Director Amye King, Assistant City Attorney Chris Ryan, Senior Planner Robert Mathen, and Board Secretary Stephanie Ferrara.

Public Participation A citizen asked that copies of the agenda be provided to the public as done by the city commission. Ms. Ferrara gave copies of the agenda and packet to four citizens in attendance.

1. **2020 Donnadine Miller Preservation Awards**

Mr. Mathen presented general information and a history of the awards, noting that submissions are judged on a total of 50 possible points: historic significance(20 points), community significance (20 points) and charm (10 points). There are two categories of awards: residential (single-family) and non-residential. Nominations will be due January 31, 2020. Winners will be notified in March; this may be delayed until May if there are insufficient nominations. The city hopes for four or five applications in each category. Amye King added that self-nominations are accepted and that previous recipients are also eligible.

Dr. Barretta-Herman asked how city informs the community about the award. Mr. Mathen responded that applications will be available at the history museum, city hall, and on the city website.

The commission unanimously approved the award, nomination form, press release, and schedule for 2020.

2. **CA-32-19: 302 North Peninsula Avenue** Request for Certificate of Appropriateness for installation of tile roofing, on a contributing structure in the Coronado Historic District.

Mr. Mathen said any other modifications must come before the commission and that the tile roof would be like the roof on the city's Connor Library. The proposed tiles meet the Miami-Dade hurricane wind load standards and are much more durable than either asphalt or wooden shake roofs.

Commission unanimously approved the request to install a tile roof that would resemble a wooden shake style roof consistent with the type and period of architecture.

Comments from Commission Members and City Staff:

- **306 Rush Street:** The City sent a letter of thanks to owner Glenn Shapanka for his thoughtful and tasteful improvements made to the structure even though the home is not technically a contributing historic structure.
- **Special presentation on quasi-judicial hearings and ex parte communications:** Assistant City Attorney Chris Ryan stressed the importance of legally defined "Competent Substantial Evidence" (CSE), not opinions, in matters regarding any Certificate of Appropriateness (CA). Due process is required legally. He recommended that Commission members state their specific CSE findings for the record and explain how their votes meet CA criteria, especially if disapproving a requested CA.

Dr Barretta-Herman raised issue with CA-26-19: 114 Florida Avenue, an October request for demolition denied by the HNSBPC then brought before the City Commissioners on November 12. She stated that, while due diligence was followed by the HNSBPC (she had called the listing agent

four or five times and also left messages at the property, but did not receive a reply allowing inspection of the site), no one from the HNSBPC was invited to discuss the issue by the City Commission. Mr. Ryan stressed the importance of putting all failed attempts at due diligence on the record so challenges to CAs would have the necessary legal evidence to review a CA. Ms. King said Stephanie Ferrara provided requested information to the city commission.