



CITY OF MIAMI SPRINGS, FLORIDA

The **Miami Springs Historic Preservation Board** met at 7:00 p.m., on Wednesday, January 18, 2017 in the City Hall Council Chambers.

The meeting was called to order at 7:00 p.m.

1) Call to Order/Roll Call

The following were present:

Chair, Sydney Garton
Charles M. Hill
James Watson
Yvonne Shonberger

Also Present: Board Secretary, Juan D. Garcia

2) Approval of Minutes: September 21, 2016 Regular Meeting

Minutes of the September 21, 2016 meeting were approved as written.

Board member Hill moved to approve the minutes as written. Board member Watson seconded the motion, which carried unanimously on voice vote.

3) New Business:

a. Public Hearing for the “Michael House” – 27 Hunting Lodge Drive

Chair Garton opened the public hearing to anyone that wished to speak on the historical designation of 27 Hunting Lodge Drive.

Mr. Blake Modesitt, property owner of 27 Hunting Lodge Drive, expressed his concerns over the Board’s consideration of historically designating his house. Mr. Modesitt added that he does not intend to change the structure of the house and recognized the historical value that the house has to the history of Miami Springs.

Mrs. Ann Modesitt, property owner of 27 Hunting Lodge Drive, also expressed similar concerns to her husband, Blake. Mrs. Modesitt reiterated they were not interested in having the property designated. She added that they did not want to have to request permission from the Board to make any changes to their property.

Board member Shonberger explained to the property owners some of the benefits for historical designation.

Board member Hill informed the property owner that the designation would only apply to the exterior of the home and added that interior changes can be made without the approval of the Board. Board member Hill complimented the property owners for the improvement that were made to the pool and the deck of the property.

Chair Garton added to the comments made by Board member Hill and explained that the designation would be to preserve the structure. She added that the house has historical value, as it is the oldest house in Miami Springs and stated that was the reason they were trying to designate it.

Board Member Watson addressed the property owners and explained that the preservation would ensure that the structure remain as it is for generations to come. Board member Watson added that the designation of the property would preserve the fabric of the community, as many of the historic homes around Miami Springs are in jeopardy of being torn down.

Mr. and Mrs. Modesitt continued to express their concerns over the potential designation of their property and again stated that they are not interested in having their home historically designated.

Board Secretary Garcia clarified that this Board only makes recommendations to the City Council and does not make any final decisions as to whether or not a property is historically designated.

Board member Watson stated that the roll of the Board is to protect the history of Miami Springs and the reason this property was chosen is because this structure has a significant part in that history and that as owners, Mr. and Mrs. Modesitt have been excellent care takers.

Mr. Modesitt expressed that he feels like this is a personal attack.

Discussion ensued by the Board expressing how the historical designation was not a personal attack on the property owners.

Board member Hill moved to recommend that 27 Hunting Lodge Drive be Historically Designated. Board member Watson seconded the motion, which carried 3-1 by roll call vote. The vote went as follows: Board member Hill, Board member Watson, and Chair Garton voting Yes. Board member Shonberger voting No.

Board secretary Garcia explained to the property owners that if they wish to contest the decision of the Board to contact him at the Office of the City Clerk to explain to them the appeal process.

b. Request by property owner to leave awnings up on 45 Curtiss Parkway

Chair Garton asked if the awnings were against the Building Code. Board Secretary Garcia responded that the awnings were reviewed by the Building department and were approved prior to them being put up.

Board member Hill expressed that he believed the awnings were an enhancement to the structure.

Board member Shonberger stated that a similar approval for awnings to be put on historically designated property have been done in the past and noted that it was most recently done for the Osceola Apartments located on 200 Azure Way. Board member Shonberger continued by saying that the awnings on 45 Curtiss Parkway are also helpful because they are located over steps on the building and would serve as coverage if it were raining.

Chair Garton mentioned that many residents have spoken to her about the awnings and everyone has had very positive things to say about them. Chair Garton also pointed out that the awnings are not part of the structure and can be removed if they are ever damaged.

Discussion ensued regarding whether the awnings change the historic nature of the structure.

Board member Hill moved to approve the request by the property owner to leave the awnings up on 45 Curtiss Parkway. Board member Shonberger seconded the motion, which passed 4-0 on roll call vote. The vote went as follows: Board member Watson, Board member Hill, Board member Shonberger and Chair Garton voted Yes.

4) Other Business:

a. Curtiss Mansion Report

There was no Curtiss Mansion Report at this time.

Discussion ensued regarding the current vacancy on the Historic Preservation Board left by the departure of former Vice Chair Jo Ellen Phillips. The Board suggested that Melinda Jester, Executive Director of the Curtiss Mansion be considered to fill the vacancy on the Board if she meets the eligibility criteria. In the event that Ms. Jester was not appointed, Board member Watson recommend that a local architect be considered to fill the vacancy as an architect would bring skills that match the role and enhance the tasks of the Board.

b. Report from Board Members

There were no further reports from Board Members.

c. Information/ Reports from Board Liaison from City Council

The Board Liaison was not present.

5) Adjourn

There was no further business to discuss and the meeting adjourned at 7:59 p.m.

Respectfully submitted:

Juan D. Garcia
Board Secretary

Adopted by the Board on
this ___ day of _____, 2016.

Sydney R. Garton, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

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