

ORIGINAL

CITY OF CORAL GABLES

HISTORIC PRESERVATION BOARD MEETING

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2017 OCT - 2 AM 7:27  
RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL PRESERVATION

City Commission Chambers  
405 Biltmore Way  
Coral Gables, Florida  
4:00 p.m. - 5:00 p.m.  
September 21, 2017

The above-entitled cause came on for a meeting before the Historic Preservation Board pursuant to notice.

## 1 APPEARANCES:

2  
3 Historic Preservation Board Members:

4 Alicia Bache-Wiig  
5 John P. Fullerton  
6 Raul R. Rodriguez  
7 Albert Menendez  
8 Bruce Ehrenhaft  
9 Alejandro Silva  
10 Robert A. Parsley, III  
11 Janice E. Thompson  
12 Venancio Torre (Chairperson)

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10 Dona M. Spain, Secretary to the Board  
11 Kara Kautz  
12 Cristina Suarez, Asst. City Attorney  
13 Yesenia Diaz, Administrative Assistant

1 CHAIRPERSON: Good afternoon, everyone.  
2 Welcome to the regularly scheduled meeting of  
3 the City of Coral Gables Historic Preservation  
4 Board.

5 The residents of Coral Gables are charged  
6 with the preservation and protection of  
7 historic or architecturally worthy buildings,  
8 structures, sites, neighborhoods and artifacts  
9 which impart and make the distinct historical  
10 heritage of the city.

11 The board is comprised of nine members,  
12 seven of whom are appointed by the commission  
13 and one is appointed by the city manager. The  
14 ninth is selected by the board, confirmed by the  
15 commission.

16 Five members of the board constitute a  
17 quorum, and five affirmative votes are necessary  
18 for the adoption of any motion. A lobbyist is  
19 any person who acts as a lobbyist pursuant to  
20 the City of Coral Gables ordinance 2016-11 and  
21 must register with the city clerk prior to  
22 engaging in lobbying activities or presentations  
23 before city staff or its committees and with the  
24 City Commission.

25 A copy of the ordinance is available in

1 the Office of the City Clerk. Failure to  
2 register or provide proof of registration shall  
3 prohibit the ability to present to the historic  
4 preservation board applications under review and  
5 consideration this afternoon.

6 A lobbyist is defined as an individual,  
7 corporation, partnership, or other legal entity,  
8 employee or retained, whether paid or not, by a  
9 principal who seeks to encourage the approval,  
10 disapproval, adoption, repeal, passage, defeat  
11 or modification of any ordinance, resolution,  
12 action or decision of any city commissioner, any  
13 action, decision, recommendation by a city  
14 manager, any city board or committee, including,  
15 but not limited to, quasi judicial advisory  
16 board, trust, authority or counsel or any  
17 action, decision or recommendation of the city  
18 personnel during the time period of the entire  
19 decision making progress on the action, decision  
20 or recommendation, which foreseeably will be  
21 heard or reviewed by the city commission, or a  
22 city board or committee, including, but not  
23 limited to, quasi judicial advisory board,  
24 trust, authority or counsel.

25 Presentations made to this board are

1 subject to the city's False Claim Ordinance of  
2 Chapter 39 of the City of Coral Gables city  
3 code.

4 We now officially call the City of Coral  
5 Gables Historic Preservation Board meeting,  
6 September 21st, 2017 to order. The time is 4:14  
7 p.m.

8 Present today to my left is Jan Thompson,  
9 Raul Rodriguez, Robert Parsley, Alejandro Silva.  
10 To my right, Albert Menendez. We have got John  
11 Fullerton here, Bruce Ehrenhaft and Alicia  
12 Bache-Wiig.

13 The next item on the agenda is the  
14 approval of the minutes of the meeting held on  
15 August 17th, 2017. Are there any changes or  
16 corrections?

17 Bruce? Bruce?

18 MR. SILVA: I vote approval.

19 CHAIRPERSON: Motion for approval from Mr.  
20 Silva.

21 Is there a second?

22 MR. MENENDEZ: Second.

23 CHAIRPERSON: All those in favor, please  
24 say "aye".

25 All those against? Thank you.

1 Please be advised that this board is a  
2 quasi judicial board. The items on the agenda  
3 are quasi judicial in nature, which requires  
4 board members to disclose all ex parte  
5 communications.

6 Ex parte communication is defined as any  
7 contact, communication, conversation,  
8 correspondence, memorandum or other written or  
9 verbal communication that takes place outside a  
10 public hearing between a member of the public  
11 and a member of the quasi judicial board  
12 regarding matters to be heard by the quasi  
13 judicial board.

14 If anyone has made any contact with a  
15 board member, when the issue comes before the  
16 board the member must state on the record the  
17 existence of the ex parte communication, the  
18 party who originated the communication, whether  
19 the communication will affect the board member's  
20 ability to impartially consider the evidence to  
21 be presented regarding the matter.

22 Does anybody on the board have  
23 communication to disclose at this time?

24 The next item -- any deferrals, Miss  
25 Spain?

1 MS. SPAIN: The City Attorney's Office  
2 asked that the voting presentation be given to  
3 you next month.

4 CHAIRPERSON: So we are going to be  
5 turning to anybody in the audience who is going  
6 to speak today. Will you please rise to be  
7 sworn in.

8 (All parties were sworn by Yesenia Diaz.)

9 CHAIRPERSON: So today we will be hearing  
10 first a Special Certificate of Appropriateness,  
11 which is case file COA (SP) 2017-018. This is  
12 an application for the issuance of a Special  
13 Certificate of Appropriateness for the property  
14 at 438 Alcazar Avenue, a local historic landmark  
15 and contributing resource within the "Alcazar  
16 Avenue Historic District," and is legally  
17 described as Lot 3 and east 40 feet of Lot 2,  
18 Block 5, Coral Gables Section B, as recorded in  
19 Plat Book 5, Page 111, Public Records of  
20 Miami-Dade County, Florida. The application  
21 requests design approval for the construction of  
22 an addition to the residence.

23 MS. SPAIN: I just have one brief  
24 announcement. The hurricane knocked out the  
25 ability to broadcast this meeting live. So it's

1 being taped, but it will be shown on the local  
2 government channel.

3 MS. KAUTZ: This is the location map.  
4 This is the first block of Alcazar Avenue off of  
5 LeJeune. The residence was built in 1927. It's  
6 a one-story Mediterranean Revival building. It  
7 was designated as a landmark in 2005.

8 This is a picture of the 1940s. From the  
9 time that this photograph was taken to the  
10 current time small alterations have taken place  
11 to the home. They're listed on the first page  
12 of the application, but I will go through them  
13 in case you notice them during the presentation.

14 The enclosure of the front foyer, it was  
15 screened originally. The enclosure of the  
16 porte-cochere is to be used as a garage; the  
17 conversion of the detached garage into a living  
18 space. A portion of the terrace wall was  
19 removed and steps were added at the front to  
20 allow access.

21 A utility room was constructed to the  
22 south of the converted porte-cochere. A  
23 property wall was introduced to the west side of  
24 the site. An addition, including a bathroom  
25 extension to the rear and a covered terrace to



1 the west, was approved in 2010.

2 The application request is an approval for  
3 the construction of a one-story addition to the  
4 residence. It's a two-bedroom, full bathroom  
5 connected to the residence by a new hallway. No  
6 work is proposed on the existing residence, and  
7 it should not be visible from Alcazar Avenue.

8 There are no variances that have been  
9 requested. It's approved by the Board of  
10 Architects with comments to study the vents and  
11 maybe replace them with clay, some different  
12 options; that the windows should be casement  
13 windows. And there are no finish notes on the  
14 drawings.

15 So we have incorporated those suggestions  
16 into the staff recommendations on the last page,  
17 conditions, which if you all want to read  
18 through them, the architect is here.

19 MR. GRABIEL: My name is Julio Grabiell. I  
20 am an architect. I reside at 1126 South  
21 Greenway Drive. This house is owned by my  
22 nephew, Luis De La Vega. And you may notice,  
23 Mrs. De La Vega is increasing the family. And,  
24 therefore, we need two additional bedrooms to  
25 accommodate the larger family.

1           We went through, as stated before, a small  
2 addition a few years ago. Well, these are the  
3 photographs existing. The image on the right is  
4 the addition that was done a few years ago,  
5 which is basically an open, unscreened,  
6 un-air-conditioned porch, which was approved.

7           That's the existing house. And the  
8 addition -- it doesn't show it on the screen.  
9 The existing house is the lot on the bottom  
10 side. It's old, flat roofs. The only slope  
11 roof you see, which is a little building on the  
12 left-hand side; the living room and the garage.

13           The porch was added, is what you see on  
14 the right-hand side. And there is a huge  
15 driveway. The lot is very wide, but only one  
16 residence can be built. It doesn't have the  
17 double lot.

18           The new addition is what you see on the  
19 back. And, as you see, what is slashed is the  
20 existing -- the carport that was enclosed, the  
21 new porch, and the old garage, which was  
22 converted into a bedroom. The new addition,  
23 it's got a connecting hallway, two bedrooms with  
24 a bathroom in between, very simple.

25           Existing elevations, that's the top, the

1 elevation on the top. Western elevation is on  
2 the right, the bottom. The existing rear  
3 elevation, which is the one that's going to be  
4 changed, the bottom is the way the roof is --  
5 you can see the two windows for the bedrooms and  
6 the window for the bathroom. None of this can  
7 be seen from the street because it's completely  
8 screened by the existing construction.

9 This is the east elevation, with the new  
10 one at the bottom. The connecting hallways,  
11 when you see -- it's pushed back. When you see  
12 the large window, that is the connecting hallway  
13 to the bedroom.

14 And that's it, not very complicated. It's  
15 a very simple -- we're matching the concrete  
16 structure. We're matching the height of the  
17 building. If you have any questions, I'd be  
18 happy to answer them.

19 MR. PARSLEY: So there is a mix of  
20 windows, casement and awning?

21 MR. GRABIEL: A lot of the windows were  
22 there when we bought the house. Those have  
23 remained. I haven't changed those.

24 MR. PARSLEY: You're not going to change  
25 those?

1 MR. GRABIEL: No. We're not planning to.

2 MR. PARSLEY: Are they impact glass?

3 MR. DE LA VEGA: All the ones we have  
4 changed since we bought the house were impact.  
5 But the other ones we have not touched, one step  
6 at a time.

7 MR. GRABIEL: After this week they might  
8 be more enthusiastic about changing those.

9 MR. EHRENHAFT: May I ask, the existing --  
10 the small apartment in the back, it appears to  
11 be, unless I am misreading the drawings, that  
12 that's isolated. Does it have a separate  
13 entrance?

14 MR. GRABIEL: It's isolated. You have to  
15 go through -- yeah, it does have a separate  
16 entrance. You have to go through the covered  
17 screen -- not screen, covered porch.

18 MR. EHRENHAFT: It seems there is only one  
19 window on the south exposure from that building,  
20 according to the drawings. If you look at Sheet  
21 A, is that an awning window?

22 MR. GRABIEL: That is an awning window,  
23 yes.

24 MR. EHRENHAFT: Will that window be  
25 changed to match the configuration of the

1 others?

2 MR. GRABIEL: We were not planning on  
3 changing that.

4 MS. KAUTZ: It would probably be helpful  
5 to have the master plan for the windows for the  
6 house as a whole, even though you don't do them  
7 all, at some point so that we can make sure  
8 everything is --

9 MR. GRABIEL: We can do that.

10 MS. KAUTZ: The front would look so much  
11 better with the right casements instead of the  
12 awnings. To know they might be coming --

13 MR. GRABIEL: We can do that.

14 MS. THOMPSON: Is there any way we can  
15 know they will be coming at some point in time?

16 MS. KAUTZ: If they do, they will just  
17 come to us as staff. But one of our comments  
18 was that the windows that are drawn as existing  
19 in the elevations have actually been changed.  
20 So it would be helpful for us to actually see  
21 what's there before we look at a new addition to  
22 make sure that everything is consistent  
23 throughout.

24 MS. THOMPSON: Right.

25 MR. SILVA: I think what we want to see in

1 those is casement, which is what you're doing on  
2 the new one; so as the older ones get replaced,  
3 you'll be replacing them with casements. And  
4 eventually the whole house --

5 MR. GRABIEL: They're a very conscientious  
6 couple. They're taking great care of the house.  
7 The house was destroyed when they bought it, and  
8 slowly they have been bringing it back. They  
9 probably would not have considered the addition  
10 until the new addition to the family came about.  
11 So the windows may have to be changed before the  
12 kid comes, but it's not going to happen --

13 MR. FULLERTON: Do you have any problems  
14 with the staff recommendations?

15 MR. GRABIEL: No.

16 MR. EHRENHAFT: I'd like to move for  
17 approval of the staff recommendation.

18 MR. PARSLEY: Second.

19 CHAIRPERSON: Any discussion? Any  
20 comments?

21 MS. KAUTZ: Who seconded?

22 CHAIRPERSON: That was Mr. Parsely.

23 Close the public hearing.

24 Any comments? Does anyone in the audience  
25 want to make any comments?

1 We have a motion.

2 MR. DE LA VEGA: I wanted to ask one  
3 thing. Luis De la Vega, 438 Alcazar.

4 My question kind of goes beyond what we  
5 are proposing right now. I don't know if this  
6 is the appropriate place to do it. But we have  
7 been viewing the house's very long-term project  
8 and slowly chipping away at it, starting with  
9 the covered porch. We worked on the kitchen.  
10 We have been picking apart different parts of  
11 the house. Eventually we envisioned that we'll  
12 probably want to add a little bit more space,  
13 even though we don't need it right now  
14 necessarily for us.

15 So one decision that I know we have coming  
16 up now with the addition that we're proposing is  
17 whether we want to build a foundation in a way  
18 that will allow us to eventually build a second  
19 story on top of -- just on the part where we're  
20 adding right now to put a bedroom for ourselves.

21 So I have to make that decision. And I am  
22 considering whether to go ahead and approve a  
23 stronger foundation that could eventually in the  
24 future support a bedroom. It will probably cost  
25 me a little bit more, and I was wondering if

1 there was any way we can get a comment from the  
2 committee in regards to that.

3 MR. FULLERTON: What we're talking about  
4 is larger footings for a second-story addition  
5 on this?

6 MR. DE LA VEGA: Correct.

7 MR. FULLERTON: It's nothing that we would  
8 ever see.

9 MS. KAUTZ: I think the question is would  
10 you be comfortable with a second story on the  
11 house? It's really not something that --

12 MS. SPAIN: I don't think that's something  
13 that it's possible for you to say if a second  
14 story would be fine until you see it.

15 MS. KAUTZ: Also, you all will be gone by  
16 the time the second story addition comes around,  
17 and then someone else could say no.

18 MS. SPAIN: I wouldn't want you to rely on  
19 this board saying, go ahead, do the foundations,  
20 and then have you come to maybe another group of  
21 people on the same board and have them say: I  
22 don't think so. That wouldn't be fair to the  
23 board. It wouldn't be fair to you either.

24 You can make that decision, but I don't  
25 think you can rely on their -- I don't know.



1 How do you feel about it?

2 MS. SUAREZ: I don't think that you can  
3 rely on anything that the board is saying that  
4 is not a matter before them. They're not making  
5 any decision on that. Frankly, it's just  
6 something, it seems like a conversation that's  
7 an abstract. I don't think it's something that  
8 they should --

9 MS. SPAIN: I will tell you that we have  
10 done two-story additions on a one-story home.  
11 That is something that this board has done.  
12 They would prefer to have it be a one-story  
13 addition on a one-story home. And we have done  
14 variances for setbacks to allow for a larger --  
15 for smaller setbacks, so it could remain  
16 one-story. I don't know how to guide you.

17 MR. DE LA VEGA: I understand. I figured  
18 it wasn't something that was going to be easy  
19 for to us to tackle. Let's cross that bridge  
20 when we get to it. I appreciate it.

21 CHAIRPERSON: Close the public hearing.  
22 We have a motion from Mr. Fullerton, and it was  
23 seconded by Mr. Parsley. Without further  
24 notice, roll call.

25 MS. DIAZ: Mr. Menendez?

1 MR. MENENDEZ: Yes.

2 MS. DIAZ: Mr. Ehrenhaft?

3 MR. EHRENHAFT: Yes.

4 MS. DIAZ: Mr. Rodriguez?

5 MR. RODRIGUEZ: Yes.

6 MS. DIAZ: Ms. Thompson?

7 MS. THOMPSON: Yes.

8 MS. DIAZ: Mr. Fullerton?

9 MR. FULLERTON: Yes.

10 MS. DIAZ: Miss Bache-Wiig?

11 MS. BACHE-WIIG: Yes.

12 MS. DIAZ: Mr. Parsley?

13 MR. PARSLEY: Yes.

14 MS. DIAZ: Mr. Silva?

15 MR. SILVA: Yes.

16 MS. DIAZ: Mr. Torre?

17 MR. TORRE: Yes.

18 MR. GRABIEL: Thank you very much.

19 CHAIRPERSON: Next item is case file SP  
20 2017-001 revised, application for the issuance  
21 of Special Certificate of Appropriateness for  
22 the property at 4125 Santa Maria Street,  
23 contributing resource within the "Santa Maria  
24 Street Historic District," legally described as  
25 Lots 9 and 10, Block 96, Coral Gables Country

1 Club Section, Part Five, according to the Plat  
2 thereof, as recorded in Plat Book 23, Page 55,  
3 of the public records of Miami-Dade County.

4 The application is seeking the design  
5 approval for additions and alterations to the  
6 residence and site work, which was granted  
7 approval with conditions on February 16th, 2017.  
8 The revision here requests design approval for  
9 changes to the proposed elevations.

10 MS. KAUTZ: So I clearly should have  
11 written a small something to accompany this  
12 packet, because I have got some questions about  
13 what this was.

14 You all approved the design for a very  
15 large addition of variances on this property.  
16 They did revisions to go back to the Board of  
17 Architects after it was here. And Dona and I  
18 were a little concerned about the changes to the  
19 elevations, particularly the rear elevation and  
20 the height of the addition. It's been raised  
21 now. So it's above the ridge line of the  
22 existing house, which we typically don't  
23 encourage.

24 This is the photo of the 1940s. I asked  
25 the architect to explain the changes to you all.

1 And if you all are comfortable with them, then  
2 they can proceed. We just wanted to make sure  
3 you all were aware of them.

4 MR. PORTUONDO: My name is Rafael  
5 Portuondo, Portuondo Perotti Architects. I'm  
6 the architect. Just on a side note, Julio  
7 Grabiell is my first cousin. His mom and my mom  
8 are sisters. So it's funny that the two people  
9 here today are actually related.

10 The house is on Santa Maria. We're just  
11 going to go quickly through it. We are removing  
12 the carport and taking it back to the original.  
13 All of that porch and everything there stays the  
14 same.

15 MS. KAUTZ: So we are not reviewing -- you  
16 already approved the previous design. So  
17 everything that he's talking about what they're  
18 planning on doing, you have already approved it.  
19 It's just that alterations to what was approved  
20 before to now. Okay. I just wanted to make  
21 sure.

22 MR. PORTUONDO: We're removing the rear  
23 porch. Basically, we are taking that facade  
24 back to the original. This is the original roof  
25 plan.

1           Okay. If you notice the original roof,  
2 there is no roof plan. You see where the  
3 carport is? Right to the right of the carport  
4 there's actually a gabled end. Behind the  
5 gabled end there is actually a ridge line that  
6 runs across. That ridge line we are actually  
7 maintaining. We are not raising that ridge  
8 line.

9           So you can see how that ridge line just  
10 extends across. The intent wasn't to raise the  
11 roof pitch. It was just to continue the roof  
12 line towards the north.

13           In order to maintain that roof line low  
14 and consistent with the rest of the house -- to  
15 the east you'll see that there's a flat roof  
16 between the corner tower and the roof pitch  
17 extension. If we would have put a roof over the  
18 whole thing, we would have had a roof line that  
19 would have been well above the existing roof  
20 line. So what we're doing now is that window to  
21 the left on the second floor, we're extending  
22 that roof line. We are extending that out. So  
23 part of the difficulty working with the house is  
24 managing that front facade to stay.

25           If you notice to the south, there is a

1 one-story addition, and we're adding a master  
2 bedroom to that. But we are also extending that  
3 roof line so that it's actually maintaining the  
4 same roof pitch with height. I'm kind of doing  
5 this because it's going to make sense when I get  
6 to what we're doing.

7 Existing floor plan. With the new floor  
8 plan we're trying to make sense of that knuckle  
9 in the middle of the house. The stairs all  
10 become the center point in the knuckle with the  
11 two angles going back; the existing roof, and  
12 the new roof, the existing facade, existing  
13 facade. This is the way the house is today. We  
14 are removing all of that, that arch window with  
15 the load, the whole thing above.

16 This is the new facade. You can see how  
17 the roof -- the lines of the house goes across,  
18 horizontally. So the roof doesn't go -- the  
19 front isn't any higher than it is today.

20 One of the things that came up -- when I  
21 come present to the historic board, there is  
22 comments that come up. One of the comments that  
23 we had was that the rear facade was very flat,  
24 which is something that Venny brought up. We  
25 had the need of -- where the gables ends on the

1 far left, that was where the height came all the  
2 way across. The same comment came up in the  
3 Board of Architects.

4 So what we ended up doing was raising the  
5 two ends in the center there, so that they  
6 actually mark both ends of the house, as opposed  
7 to it just being continuous and flat all the way  
8 across.

9 One of the concerns with Dona or with the  
10 Historic Board was: Are you going to be able to  
11 see that from the front, which is -- if you look  
12 at the chimney to the upper right, there's a  
13 little -- lightly it's drawn with the roof  
14 pitch. With the angle of the street, you'll  
15 never see it. But it was of concern, that they  
16 wanted to be able to discuss it in an open  
17 forum.

18 You see -- on the bottom elevation to the  
19 right you see the roof pitch, and you see it in  
20 relationship to the first section line. And if  
21 you're down below, you will see well above it.  
22 You would never really perceive it from the  
23 street.

24 This is the facade. We are also using --  
25 we're trying to find the same brick, slump

1 brick, to give it a little more texture to the  
2 back facades. The little cottage -- the little  
3 structure in the front, which is the bottom  
4 left, it's going to have the slump brick all the  
5 way around to soften that, to match the porch in  
6 the front.

7 I think that's it. So I guess the intent  
8 was that the rear facade wouldn't have just been  
9 to a flat horizontal. That's pretty much it.

10 MR. SILVA: Kara, in general, I guess a  
11 lot of us have questions about this item. I  
12 think maybe if something like this comes up  
13 again in the future, it would probably be  
14 helpful, for me anyway, to have a copy of the  
15 old approved item so we compare what was  
16 approved before. I noticed you walked us  
17 through the changes. There were three, but the  
18 only drawing that I have in my packet was a  
19 single sheet.

20 MS. KAUTZ: This is honestly what I was  
21 concerned about, are the changes to that  
22 elevation. If you were to take this and compare  
23 it to what they're presenting now, if you all  
24 are comfortable with the change in this, then we  
25 will sign off on it. I understand the roof



1 comments and all that and how it changed. It  
2 was just something that --

3 MR. SILVA: Because he spoke a lot about  
4 the rear elevation, but I just see that section  
5 through the kitchen. I know there is sections  
6 through that area but --

7 MS. KAUTZ: There were like seven  
8 drawings. Did you all not get these, the  
9 previous submittal?

10 MR. SILVA: I only got one sheet.

11 MS. KAUTZ: I pulled like seven of them  
12 and gave it to you all so you can see the floor  
13 plans and the elevations, and they're not in  
14 your packets. The previous power point is on  
15 here. I can show it to you quickly, if you'd  
16 like it.

17 MR. SILVA: That explains how you were  
18 getting the questions.

19 MS. KAUTZ: I pulled all the sheets that I  
20 wanted you all to look at just so you can see  
21 what they were and correspond with these seven  
22 sheets, and they're not here.

23 MR. SILVA: It's not a problem.

24 MS. KAUTZ: It would make it a whole lot  
25 easier for you, though; wouldn't it?

1           This is the rear elevation as previously  
2 proposed (indicating). And I just thought that  
3 the changes were pretty dramatic between this  
4 and what's presented to you now.

5           MR. SILVA: If we look at A-201 in our new  
6 packet, that's the equivalent sheet?

7           MS. KAUTZ: Yes. All the sections that  
8 they presented sort of back up why the changes  
9 were made. But this is the one -- this is what  
10 we saw that was concerning.

11           MR. PORTUONDO: One of the things that we  
12 actually -- I took a second look at what we had  
13 done prior, and one of the concerns that I had  
14 was that the eave lines were connecting to flat  
15 roofs. And the tolerances were so little, that  
16 I wasn't sure it was going to actually look  
17 good, right.

18           So when the comment came up at the  
19 historic board that the stair tower should be a  
20 little bit more important, and I thought  
21 actually that was a good opportunity to actually  
22 re-assess.

23           At that point if you look at the flat roof  
24 between the stair tower and the kitchen, the  
25 flat roof and the eave of the second floor is

1 like -- the flat roof is right underneath the  
2 eave. So it was a way of actually separating  
3 ourselves from the flat roofs to the pitched  
4 roofs.

5 MS. SPAIN: Okay. Just so you all know  
6 what the process is going forward, for the new  
7 board members, typically when you see plans,  
8 it's before the working drawings are done. So  
9 they have gone to the Board of Architects with  
10 limited approval. They come here with these  
11 preliminary drawings. They go into working  
12 drawings, and sometimes things change.

13 And if there is something minor, then we  
14 take care of it administratively. So we'll sign  
15 off on something if we're comfortable about it.  
16 If it's just different than what you saw, then  
17 we bring it back. And that's what this is. We  
18 just thought there was a substantial amount of  
19 changes that you hadn't seen. That's why it's  
20 before you.

21 MS. BACHE-WIIG: I have a quick question.  
22 On A-200, I guess you were referring to how it  
23 impacts the front elevation. It's very lightly  
24 shown, the bump-ups.

25 MR. SILVA: I think the rear facade, I

1 think it's an improvement. I think you're  
2 right.

3 Can you pull up the roof plan for the  
4 new -- do you have that there? It's just to get  
5 an idea how far those things occur to the rear  
6 of the property.

7 MS. SPAIN: Also remember that the rear  
8 elevation on Santa Maria Street is a golf course  
9 elevation. So it's viewed.

10 MR. SILVA: I agree. It's an important  
11 elevation. I think it's an improvement. I  
12 think this is definitely an improvement. So  
13 then we're talking about -- if you want to point  
14 out the three volumes that are popped up there.

15 MR. PORTUONDO: It's on the upper right  
16 (indicating).

17 MR. SILVA: The square?

18 MR. PORTUONDO: With a full pitched roof.  
19 We have like a cricket between the two roof  
20 pitches. We have the center where the stair is,  
21 and we have the one on the far left.

22 MR. SILVA: Okay. So it's pushed pretty  
23 far back.

24 MR. PARSLEY: This popped out at me. In  
25 order to raise those, you have added smaller,

1 clear-story windows above the freeze, for lack  
2 of a better word. And that detail, the motif,  
3 is only on the rear facade now, right? Is it  
4 picked up at all anywhere else?

5 MR. PORTUONDO: No. Part of it was just  
6 to fill in that space. Sometimes when you're  
7 trying to resolve a problem, you're raising it.  
8 Do you add some sort of administration to break  
9 down that facade? So it's really mostly just --

10 MR. PARSLEY: I guess I'd like it in  
11 isolation. But then I wonder when I look at it,  
12 it almost becomes more important than the front  
13 facade, not that you would see it at the same  
14 time.

15 MS. THOMPSON: In a way, isn't the back  
16 facade more important than the front facade if  
17 it's facing the golf course?

18 MR. PORTUONDO: It's funny. You have  
19 clients that have houses on the water. When you  
20 say the front facade, they're talking about the  
21 back. So, yes.

22 MR. PARSLEY: Okay. I am not sure what  
23 would be worse, to have an overly high, awkward  
24 forehead or a motif that doesn't seem to come  
25 from anywhere else.

1 MS. THOMPSON: The roof line is lower in  
2 the front as it comes across. The ridge line is  
3 not lower, but the roof eaves line is lower. I  
4 am wondering if that's a concern of yours. I  
5 personally think that the eyebrow windows are  
6 fine just on the back, as you have it. I think  
7 they're fine. It's just my opinion.

8 Is it possible on that right-hand side  
9 where you have -- I guess it's a bedroom window  
10 up there? You could have a little eyebrow  
11 window above it, or is there not enough room in  
12 the front?

13 MR. PORTUONDO: In the front?

14 MS. THOMPSON: On the front.

15 MR. PORTUONDO: From the street side?

16 MS. THOMPSON: Yes.

17 MR. PORTUONDO: There wouldn't be enough  
18 because there is a cricket, if that's the  
19 question.

20 MS. THOMPSON: Yeah, that's the question.

21 MR. PORTUONDO: No, because it's right up  
22 against -- that's the collision of the roofs.

23 MS. THOMPSON: Oh, is it? Okay. Got you.

24 MR. PORTUONDO: We had debated whether  
25 they should be pitched roofs or whether it

1 should be a parapet as opposed to having a  
2 pitched roof. And we ended up with the pitched  
3 roof, thinking that that was the better  
4 solution. So it was an attempt to get rid of  
5 that sort of horizontal --

6 MR. PARSLEY: The original impetus to  
7 change back was to get rid of the uniformity of  
8 the ridge line from the back, and it couldn't be  
9 lowered.

10 MR. PORTUONDO: Sometimes when you hear  
11 something, you say -- you're not going to argue  
12 about something that's right. So that's when we  
13 went back. And, actually, by raising it, we  
14 actually made the roof conditions better. So it  
15 was in a way kind of more of an improvement.

16 MS. BACHE-WIIG: Can you just go back to  
17 the originally proposed elevations?

18 MS. SPAIN: This is a very difficult site.

19 MR. PORTUONDO: It was a really tough  
20 collision of points.

21 MS. BACHE-WIIG: What was the original  
22 proposed elevation?

23 MR. PARSLEY: From an interior standpoint,  
24 you would raise the room height on those rooms  
25 that have the higher roof as well, correct? Or

1 the ceiling height stays the same everywhere on  
2 the second floor?

3 MR. PORTUONDO: The ceiling height stays  
4 the same on the second floor.

5 MR. PARSLEY: So the clear-story  
6 windows --

7 MR. PORTUONDO: We would take advantage of  
8 that in those roofs.

9 MR. PARSLEY: So those you would have  
10 higher ceilings?

11 MR. PORTUONDO: Yes.

12 MR. PARSLEY: And those are important  
13 enough rooms to want to have higher ceilings?  
14 Like a master bedroom, a pool hall?

15 MR. PORTUONDO: It's a master bathroom,  
16 but I think there was two things that I thought  
17 were relative to the issue. One is, is this  
18 solution the best solution? And after listening  
19 to the comments, both in the historic board and  
20 the Board of Architects, I agreed with what I  
21 was being told. In other words -- okay. So  
22 taking those comments seriously, how can one do  
23 something, working with what we already have,  
24 and breaking that ridge line so that even the  
25 roof connections become easier? So that was



1 kind of the challenge.

2 Because right now what happens is there is  
3 a series of things in the code that you can do  
4 and can't do. To the left of the stair tower  
5 it's an open porch. So what we're doing is  
6 we're doing trellises on the inside. If we roof  
7 it, we're over our square footage. We don't  
8 have the wood beams coming forward. So the wood  
9 beams are actually behind the wall. So it  
10 becomes more about the parapet than it does  
11 about the wood rafters coming forward. At that  
12 point we were able to make both sides of the  
13 stair more in common to reinforce the center  
14 line.

15 Obviously, there is nuances in terms of  
16 the left side and the right side. All that  
17 comes from within the house and how to connect  
18 to all those rooms, which are funky to begin  
19 with.

20 And then we have the library on the front  
21 side, which basically at that point has all the  
22 details of the main house -- all the nicer  
23 details of the main house.

24 One of the things that we also did is the  
25 gabled ends on both sides. There is some nicer

1 gabled ends, and there is some not-so-nice  
2 gabled ends. So what we ended up doing was  
3 doing the gabled ends more like the front of the  
4 house, which are more upscale in terms of the  
5 details. So that's kind of what we did.

6 MS. BACHE-WIIG: There is a window added  
7 to -- there is a window added on the left-hand  
8 side all the way to the end?

9 MR. PORTUONDO: Yes.

10 MS. SPAIN: I have a question, just  
11 because I am not knowledgeable. Can you get  
12 slump brick now?

13 MR. PORTUONDO: We are looking at --  
14 there's a company that can actually make molds  
15 of the slump brick. So what we are thinking of  
16 doing is once we are ready to do that -- I know  
17 you want to see them as soon as possible.

18 MS. SPAIN: That's where I was heading.

19 MR. PORTUONDO: I thought you were going  
20 to say: You have free reign.

21 MS. SPAIN: What I don't want to have  
22 happen is have you go out and try to find  
23 something and not be able to find it. So then  
24 you come back into our office and say you just  
25 want to do it in stucco.

1 MR. PORTUONDO: That's a --

2 MS. SPAIN: That might change again to  
3 something, and then we'd be right back here  
4 again with another change.

5 CHAIRPERSON: Would it be painted or not?  
6 The thought that I was having is that we don't  
7 have a place to dispose of things that we could  
8 actually reuse for any of these recyclable  
9 items. In Coral Gables there is a lot of those  
10 -- how many brick buildings do we take down?

11 MS. SPAIN: We have done that with roof  
12 tile when there's original tile coming down on  
13 homes. The City has asked for those tiles and  
14 homeowners have in the past given us --

15 CHAIRPERSON: Even sinks, tile, anything  
16 that we could -- doors. We should have a place  
17 that we can recycle things. Brick would be one.  
18 You don't need a lot of it, but --

19 MR. PORTUONDO: In certain houses there  
20 are certain things that are easy to do. For  
21 example, there is a remodeling of a house on  
22 Alhambra and it has red brick. It's a painted  
23 white house with red brick, and they added an  
24 addition. They used the red brick. That  
25 texture on the original house is actually really

1 beautiful. There is a very good possibility in  
2 order to make the molds of the slump brick, we  
3 have to make enough different ones so that all  
4 the bricks don't look the same.

5 The other option is that we come up with  
6 something that is as close as possible, because  
7 at the end of the day it's painted white. The  
8 slump brick is in the front of the house. And  
9 the new additions, the brick is on the back of  
10 the house. So at the end of the day, we have to  
11 come back to you to make sure that whatever  
12 we're doing --

13 MS. SPAIN: I just want them to be aware  
14 of it. They can give us the ability to do that  
15 administratively. Okay. I'm fine with it.

16 CHAIRPERSON: Does anybody else want to  
17 speak?

18 Are you all set? Can I close the public  
19 hearing? Any more comments or a motion?

20 MR. PARSLEY: I'll make a motion. There  
21 you go.

22 MR. SILVA: I'll move to approve the  
23 drawing revisions as submitted, and allowing  
24 staff the ability to review a sample of the  
25 slump brick when it's ready.

1 MR. PARSLEY: Second.

2 CHAIRPERSON: Second from Mr. Parsley.

3 Any further discussion?

4 Roll call.

5 MS. DIAZ: Mr. Rodriguez?

6 MR. RODRIGUEZ: Yes.

7 MS. DIAZ: Mr. Menendez?

8 MR. MENENDEZ: Yes.

9 MS. DIAZ: Ms. Thompson?

10 MS. THOMPSON: Yes.

11 MS. DIAZ: Mr. Fullerton?

12 MR. FULLERTON: Yes.

13 MS. DIAZ: Miss Bache-Wiig?

14 MS. BACHE-WIIG: Yes.

15 MS. DIAZ: Mr. Parsley?

16 MR. PARSLEY: Yes.

17 MS. DIAZ: Mr. Silva?

18 MR. SILVA: Yes.

19 MS. DIAZ: Mr. Ehrenhaft?

20 MR. EHRENHAFT: Yes.

21 MS. DIAZ: And Mr. Torre?

22 CHAIRPERSON: Yes. Anything else?

23 MS. SPAIN: Just a couple of things. We  
24 have been trying to find dates for workshop.

25 Now we're into November. I really want to make

1 sure that the whole board attends, and  
2 particularly the new board members. So we have  
3 November 1st, November 2nd. You don't have to  
4 check your calendars now, but just let us know.  
5 If we send something, send something back, those  
6 that are okay. That's really the main thing.

7 We were going to start on the McFarland  
8 project. That was obviously postponed because  
9 of the storm. I was shocked that they are still  
10 standing, and so that should be starting next  
11 week. So we're set. Hope you all have fared  
12 well during the storm. That's all I have.

13 CHAIRPERSON: Thank you very much.

14 If that's it, then we'll take a motion for  
15 adjournment. From Alicia?

16 MR. EHRENHAFT: I move.

17 CHAIRPERSON: Oh, from Bruce.

18 MS. BACHE-WIIG: I second.

19 CHAIRPERSON: There's a second. All those  
20 in favor, please say "aye". We're adjourned.

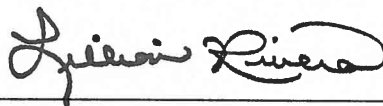
21 (The board meeting was adjourned.)  
22  
23  
24  
25

## CERTIFICATE

1  
2  
3 I, LILLIAN RIVERA, Court Reporter, certify  
4 that I was authorized and did stenographically report  
5 the foregoing meeting and that this transcript, pages 1  
6 through 39, is a true record of the proceedings before  
7 the Court.

8  
9 I further certify that I am not a relative,  
10 employee, attorney, or counsel for any of the parties,  
11 nor am I a relative or employee of any of the parties'  
12 attorney or counsel connected with the action, nor am I  
13 financially interested in the action.

14  
15 Dated this 25th day of September 2017.

16  
17   
18

19 LILLIAN RIVERA

20 Notary Public - State of Florida

21 My Commission Expires June 13, 2020

22 Commission # FF 980677  
23  
24  
25

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