

EXCERPT

CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD MEETING

Thursday, June 15, 2017, 4:02 p.m.

405 Biltmore Way

Coral Gables, Florida

1 will become like the B & B district of Coral
2 Gables. That will be cool.

3 MR. MENENDEZ: Well, I motion to approve the
4 Certificate of Use.

5 MR. FULLERTON: And I'll second the motion.

6 MR. SILVA: We have a motion and a second.
7 Please call the roll.

8 MS. DIAZ: Mr. Fullerton?

9 MR. FULLERTON: Yes.

10 MS. DIAZ: Ms. Bache-Wiig?

11 MS. BACHE-WIIG: Yes.

12 MS. DIAZ: Mr. Ehrenhaft?

13 MR. EHRENHAFT: Yes.

14 MS. DIAZ: Mr. Menendez?

15 MR. MENENDEZ: Yes.

16 MS. DIAZ: Ms. Thomson?

17 MS. THOMSON: Yes.

18 MS. DIAZ: Mr. Silva?

19 MR. SILVA: Yes.

20 Congratulations. Motion passes.

21 MS. SPAIN: Thank you very much.

22 MS. BERMUDEZ: Thank you.

23 MR. SILVA: All right. So moving on to the
24 next item. This is Case File COA (SP) 2017-006,
25 an application for the issuance of a Special

1 Certificate of Appropriateness for the property
2 at 711 University Drive, a local historic
3 landmark, legally described as Lot 11 and the
4 south half of Lot 10, Block 137, Coral Gables
5 Country Club Section Part Six, according to the
6 Plat thereof, as recorded in Plat Book 20, Page
7 1 of the Public Records of Miami-Dade County.

8 The application requests design approval for
9 additions and alterations to the residence and
10 sitework.

11 MS. KAUTZ: Thank you. Welcome, Bruce.

12 MR. EHRENHAFT: Thank you.

13 MS. KAUTZ: This location map showing 711
14 University Drive. You should probably be
15 familiar with this. It was designated in
16 January of 2017, just recently. This is the
17 permit drawing that was issued in 1925. It was
18 designed by Architect Phineas Paist, and it was
19 a special house designed for Edwin Gilbert and
20 Ethel Merrick, who was George Merrick's sister.

21 The earliest photograph we have below --
22 below the plans is a bit obscured by vegetation,
23 but it's a spectacular home.

24 The architect is here to give his
25 presentation. Let me give you a brief intro.

1 This was -- they are requesting design
2 approval for what seems like a lot of work, but
3 it's a lot of good work. It's a lot of
4 restoration work, a lot of cleanup work. They
5 are proposing to do two additions, numerous
6 alterations to the property, which involve a lot
7 of removal of later inappropriate additions, the
8 installation of a swimming pool and deck, walls
9 and gates and paver walkways and driveway,
10 restoration of historic features and interior
11 alterations. No variances are requested as part
12 of this application.

13 And if you read your packet, you saw that
14 the Board of Architects did review this on May
15 4th, and they had a number of comments. I think
16 they just took a liking to this building and
17 wanted to make sure it looked really good. So I
18 gave you all the Xeroxes of the BOA comments to
19 make it a little bit clearer for you. I'm not
20 going to read them right now. Most of them,
21 except for one, has been incorporated into the
22 set that you have before you, so they have all
23 been addressed pretty substantially.

24 We do have quite a few staff observations
25 towards the end, which I don't want to -- you

1 all to think that we are not -- we are
2 apprehensive about this project at all. We are
3 very excited by this. Elizabeth and I had the
4 opportunity to tour the property on Wednesday,
5 flashlights in hand, and it is going to be
6 really, really wonderful, and we just applaud
7 Becky for -- for undertaking this rather large
8 challenge. So I'm going to turn it over to the
9 architect, and then we can discuss the staff
10 comments with you all.

11 (Thereupon, Robert Brown was sworn in.)

12 MR. BROWN: Good afternoon. My name is
13 Robert Brown. I'm an architect with br3
14 Architects that are currently the architects for
15 the project.

16 As was stated, there is primarily three
17 things we are doing with the house. One is
18 weatherproofing it and making it safe. Right
19 now, it's in a pretty unsafe condition, so we
20 want to weather tight it, close up all the
21 openings from old air conditioning units, things
22 like that.

23 The other is opening back up portions that
24 were enclosed over the years. There is some
25 second-floor balconies that we want to either

1 open up or enclose. And lastly, there's a
2 couple of additions that we want to add to both
3 connect the house so that you can move through
4 the entire house in air conditioning, because
5 right now you can't, and to incorporate a little
6 bit of the exterior on the back.

7 So moving forward. Just to orient you a
8 little bit if you're not super familiar with
9 this site. I know everybody has probably driven
10 past it, but it's on the corner of University
11 and Palmarito. Let me see if I can get my laser
12 pointer to work here. We are right there.
13 Right there. These are the neighbors on the
14 adjacent side, as best as you can see, a mix of
15 houses over the past 30 years or so.

16 This is the view on the corner. This is the
17 view that you won't really see from University.
18 It's mostly obscured by an existing Ficus tree
19 outside.

20 The original design elevations, most of
21 which we are trying to either keep, incorporate,
22 or add back elements that have over the years
23 been -- been removed. Floor plans, original
24 design as best as we can reproduce them.

25 Existing site is -- again, it's fallen into

1 somewhat of a disrepair just from being
2 uninhabited for a number of months and years.
3 This is the backyard, probably the portion most
4 people aren't familiar with. There's an
5 existing pool that needs to be torn out.
6 There's an addition right here that needs to be
7 removed and some other additions here.

8 Overall, you can see it's somewhat in
9 disrepair in terms of the sitework, and all the
10 windows are currently boarded up, and that's
11 where a lot of the -- the comments from Cultural
12 Resources come in with the boarded-up windows.
13 We need to coordinate those a little bit still.
14 Once they get unboarded and safe, and that
15 shouldn't be a problem.

16 In terms of the demolition, what looks like
17 a lot of work is actually all site paving that's
18 coming out. There is paving here, here, here.
19 There's the existing pool here. There's an
20 addition of stairs here, the driveway. All of
21 that needs to be removed. It's -- it's, again,
22 fallen in disrepair.

23 The house is more or less parallel to the
24 road on both sides. This is on the Palmarito
25 side and this is on University. There's another

1 wing set back here that's the only one-story
2 wing, so it's somewhat of a U-shaped building.

3 The exterior walls of the existing structure
4 we're keeping. The only thing that we're going
5 to remove, in terms of this plan, you see
6 there's a little bathroom that was added here,
7 and, again, these site stairs that were added.
8 The second floor, the only demolition we're
9 doing on the exterior is these exterior stairs
10 here.

11 In terms of the proposed site plan,
12 primarily overall, we're going to be updating
13 the site walls on the perimeter to make safe for
14 a new pool, a four-foot elevation at least. The
15 existing site wall on University is broken apart
16 in some pieces, so we're going to restore that
17 where we can and rebuild it exactly as is.

18 This is the small addition that we're
19 putting on the street side. I'll get to that in
20 one minute. That's the only enclosed area we're
21 adding on the first floor, and there's a small
22 little pool bath we're adding back here on the
23 ground floor.

24 In terms of the areas that we calculated,
25 this is basically how it works out. We're

1 within the -- the zoning requirements for
2 landscape, ground coverage, and floor areas.

3 The first floor plan, mostly an interior
4 renovation that we're going to be doing. Again,
5 this -- this -- the one-story wing here, this is
6 the main portion of the house. They don't
7 connect, so the owner would like to enclose an
8 existing screened-in porch here and make that
9 actual square footage so you can move from one
10 end of the house -- into the house to the other
11 under air conditioning.

12 This is an addition that was put on in about
13 the 1950s. We're going to be restoring that a
14 bit and adding a small loggia outside here on
15 the side of the property. And on the back,
16 where the original stairs and -- and bathroom
17 addition are, we're going to be rebuilding a
18 much more historically appropriate set of
19 stairs, outdoor kitchen, and -- and pool bath.

20 Second floor, we're going to enclose an
21 existing loggia that's right here. So, again,
22 we can connect the whole second floor under air
23 conditioned space. On the rooftop over here,
24 this is over the living room on the University
25 side, on the original design drawings, there's a

1 pergola that was shown up there, so we're going
2 to try to recreate, as best as we can from the
3 design drawings, something similar to that.

4 Any questions so far? It's a lot of small
5 little pieces, and it's -- and I don't want
6 people to get too lost on it. There's, I think,
7 13 elevations of the house, even though it looks
8 somewhat simple.

9 MR. FULLERTON: Where is that little tower
10 that's on the -- on the outside of the pergola
11 on the elevations?

12 MR. BROWN: This tower that's right there,
13 the --

14 MS. FULLERTON: No, to the left, to the --

15 MR. BROWN: That one?

16 MR. FULLERTON: That little one, yeah. I
17 see it on your plan.

18 MR. BROWN: It's a fireplace that was added
19 at some point on the living room, the back
20 living room in the backyard. So it's set back a
21 good --

22 MR. FULLERTON: So it's only -- it's very --

23 MR. BROWN: It's about -- yeah. It's about
24 20 feet back from the front face --

25 MR. FULLERTON: Right.

1 MR. BROWN: -- of the house, and it's
2 probably two-foot deep.

3 MR. FULLERTON: So it's like a big
4 rectangular thing that --

5 MR. BROWN: Uh-huh. And it goes up I think
6 about ten feet above the -- the roof deck over
7 that living room. Okay?

8 This is the elevation that you -- it is a
9 little more difficult to see because of the
10 existing landscaping, but it's what I would
11 consider the front elevation, existing front
12 door and two side doors here. We're going to,
13 for the most part, keep that as similar as we
14 can. We're going to replace these windows here,
15 but with windows on the front of the existing
16 stained glass windows so that you'll still be
17 able to see those.

18 Right now, we're showing these doors to
19 remain and this to be a new door matching.
20 That's something we're going to need to
21 coordinate still, just because of difficulty to
22 get two different doors to match and whether we
23 want to actually keep the existing door. So I'm
24 trying to coordinate that with the -- with the
25 owner and -- and Cultural Resources still.

1 MR. SILVA: Do you think -- since there's so
2 many elevations, do you think, Kara, it might be
3 helpful for you to point out your comments as we
4 -- as he goes through them on each --

5 MS. KAUTZ: Sure.

6 MR. SILVA: -- elevation so we don't --

7 MR. BROWN: Sure.

8 MR. SILVA: -- duplicate?

9 MR. BROWN: Yeah. Yeah.

10 MR. SILVA: This is that first one, 83.0, I
11 think.

12 MS. KAUTZ: Got it. So going -- I'm not
13 going to go through the observation portion, but
14 during the conclusion portion in the back is
15 where we had the actual issues that we'd like
16 addressed.

17 On this elevation, the -- there are two iron
18 railings that exist at the balconettes towards
19 the -- the bottom on the top elevation that are
20 original. We'd like them to remain. I know we
21 had a discussion with the owner about them at
22 some point, and I can't remember why you want to
23 remove them.

24 MR. BROWN: The -- the original ones were
25 cut out at some point and these were added back.

1 MS. KAUTZ: Okay.

2 MR. BROWN: They're like -- they have little
3 scrolls in them that aren't original.

4 MS. KAUTZ: They're not the pickets?

5 MR. BROWN: No. You can see where the
6 pickets were set in the concrete. They cut them
7 and then added these. These aren't set into the
8 concrete. They're only set into the concrete at
9 the four corners.

10 MS. KAUTZ: I knew there was a reason.

11 MR. BROWN: So -- and they're -- they're
12 somewhat falling apart. We can add them back.
13 I don't think there's a problem with that, but I
14 wouldn't want to keep those if we did.

15 MS. KAUTZ: No, that's fine. If she's
16 amenable to adding back appropriate ones, that
17 would be great. I couldn't remember if there
18 was an access issue to get to the front yard
19 from there or not.

20 MR. BROWN: No, I don't think it's a -- I
21 don't think it's a problem at all. There might
22 be an issue with the door swinging out. I'll
23 have to coordinate that.

24 MS. KAUTZ: Okay. And then the -- sorry.

25 MR. BROWN: Here, please.

1 MS. KAUTZ: In the tower --

2 MR. BROWN: Uh-huh.

3 MS. KAUTZ: -- there is a window that's a
4 stained glass window. We think it's stained
5 glass. In the 40s photo, you can't really see
6 it. If it is actually, in fact, true glass and
7 not, you know, some plastic that's been replaced
8 over the years, we'd like it to be kept and
9 mounted behind an impact pane so it would still
10 be -- so you can still see it from the inside,
11 at least, and that was something we looked at
12 the other day.

13 MR. EHRENHAFT: So the impact frame would --
14 would be just a very simple frame that --

15 MS. KAUTZ: A fixed pane in front of it so
16 that you can still get that impact resistance
17 there from the inside.

18 MR. EHRENHAFT: Capable of sustaining that
19 the -- the impact as to --

20 MS. KAUTZ: Yeah. So from the inside you'll
21 still have the effect of the stained glass
22 window.

23 MS. EHRENHAFT: Okay.

24 MR. SILVA: So you all -- you all are in
25 agreement, then, on -- on these two elevations?

1 MR. BROWN: Uh-huh. Yeah. I think
2 generally speaking, all the comments we're in
3 agreement on. A lot of it is just window
4 coordination between what's there and -- and
5 what we are proposing to put back in for --

6 MS. KAUTZ: Yeah. And not being able to see
7 what's underneath it because they're all
8 boarded, so a lot of it was just, you know,
9 trying to see which still had sills, which
10 didn't have original sills, which windows were
11 original and if he's matching them properly and
12 things like that. So we'd like to go over that
13 with him after we're sort of further along.

14 MR. BROWN: Okay. Are we okay? Next?

15 MR. SILVA: Sure.

16 MS. KAUTZ: Oh, sorry. One more. The --
17 the pergola, as John has stated, that space is
18 lovely. We got to go up there the other day,
19 and it's really a wonderful space. The pergola
20 should be shortened proportionately to match the
21 original drawings.

22 MR. BROWN: Yeah.

23 MR. FULLERTON: You mean not project out as
24 far as --

25 MS. KAUTZ: Yes. It's a little bit shorter.

1 MR. FULLERTON: And not go as far as the
2 chimney --

3 MS. KAUTZ: Right. It -- it stops -- it
4 stops somewhere just at the start of the
5 chimney.

6 MR. SILVA: So you want to go ahead, Robert,
7 and walk us through this and then --

8 MR. BROWN: Yep. This one, existing
9 elevation again on the top, proposed on the
10 bottom. We're not doing many changes to this
11 other than replacing windows in this section
12 here, which, again, we'll -- we'll coordinate.

13 The front -- or the side door here to the
14 kitchen has a canvas awning over it. We're
15 going to put a fixed tile awning here, proposed.

16 Over the garage doors, there's an old
17 balcony behind this wall or inside of this wall
18 that was added. We want to reopen that up and
19 make a balcony here with wood spindles.

20 The addition on the far right here, we want
21 to open up the bottom window a little more to
22 make a larger arched window that matches the one
23 that's over here. And on the far right side, on
24 the side yard, there will be a small column for
25 the wood pergola.

1 MS. KAUTZ: Okay. So on this one, on that
2 arched window that's -- that's currently there,
3 it's really delicately an original window that
4 -- that opened as a casement, and you can't do
5 that now. You'll only have, you know, a
6 truncated top and the two things. So I
7 inquired, after seeing it the other day, if they
8 were amenable to doing a fixed unit there that
9 -- that you can't operate, but it would still
10 have that same thinness that will read as a --
11 as a double casement, and I believe you were
12 okay with that. So it's a beautiful window.
13 And so then that should be repeated on the other
14 side, too.

15 MR. FULLERTON: Would they be repeating the
16 same -- the same window on that element on the
17 other side of the garage?

18 MS. KAUTZ: I think that's the intention,
19 yes.

20 MR. BROWN: Correct. Correct.

21 MS. KAUTZ: Yeah.

22 MR. FULLERTON: Is that required to be
23 opened, openable because it's a sleeping room?

24 MR. BROWN: This one over here will not be,
25 because there's doors that will be on that same

1 space on the side.

2 MR. FULLERTON: You have a window or
3 something?

4 MR. BROWN: Yeah. Yeah. There's another
5 way out.

6 MS. KAUTZ: There's French doors on the side
7 to that front door. The -- the door that faces
8 Palmarito, we are not sure if it's original. I
9 actually didn't look when we were there the
10 other day.

11 MR. BROWN: It is.

12 MS. KAUTZ: It is?

13 MR. BROWN: Uh-huh.

14 MS. KAUTZ: So we'd like it to stay, if it
15 can be. I don't know how rotten or damaged it
16 is.

17 MR. BROWN: I think -- I think we're --
18 we're going to try to keep it. Again --

19 MS. KAUTZ: We can look at it with you.

20 MR. BROWN: -- that -- that might be a
21 conditional issue.

22 MS. KAUTZ: Okay.

23 MR. BROWN: It's -- it's somewhat damaged,
24 and I don't know if it can be fully restored.
25 It's fairly easy to get into it right now.

1 MS. KAUTZ: Okay. We can look at it. And
2 the front door is original and it's staying and
3 it's gorgeous.

4 MR. SILVA: So from there, you're going to
5 work with staff.

6 MR. BROWN: Uh-huh.

7 MR. SILVA: And if you can restore it,
8 great. If not, you can come back to staff.

9 MR. BROWN: Yeah. Again, this is a side
10 door. The front door is great. We're keeping
11 that. This one is not in as good of shape.

12 MS. KAUTZ: Okay. I'm done.

13 MR. BROWN: And that's it?

14 MS. KAUTZ: Yes.

15 MR. BROWN: Okay. This is the north
16 elevation towards the side yard. Again, you can
17 see that window that we have drawn there.

18 That's supposed to be a smaller bathroom window.

19 There was some additions on this side that
20 were added here for stairs. And what we're
21 proposing, we're going to replace the windows to
22 this other one here to match the sizes of the
23 two here.

24 This is a new French door that we're putting
25 in in place of this window, and we're going to

1 add some columns here with the wood pergola, and
2 this is a site wall that you saw on the proposed
3 site plan.

4 MS. KAUTZ: No issues. We're good.

5 MR. BROWN: All right. The west elevation,
6 this is in the backyard. This is the larger
7 elevation on the back side. And you can see
8 existing condition. This is about three
9 different buildings put together here plus two
10 additions on the front of it. This is the back
11 side of the large tower here. This is the
12 second floor loggia that we're going to enclose.
13 This is the back of the garage portion of the
14 house, and this is the addition over here that
15 was added and the stairs coming down, which,
16 once you put it into the elevation, looks about
17 like this, which is a whole bunch of little
18 parts added together.

19 Of those, what we want to do is, again, take
20 off the additions that were added here and put
21 in an outdoor cabana, bar, and -- or a
22 kitchenette and a little bathroom here that ties
23 it together a little better and matches the same
24 details for the loggia here and here. Replace
25 all the doors and windows that we can. I think

1 we -- we're going to change these back to how it
2 is now, the -- the location of those. This
3 should shift a little bit we had talked about.

4 And on this side, we're going to get rid of
5 this stair here and just make this a more flat
6 facade with two windows on the top, a window on
7 the side, and a door here.

8 MS. KAUTZ: Yeah. And this is really, sort
9 of, a disorienting elevation when you're walking
10 through it and trying to figure out where you
11 are and what connects to what. So it's such a
12 nice improvement. He did talk about shifting
13 the -- shifting some of the doors. One in
14 particular is what was the butler's pantry, and
15 it's perfectly aligned with that arched window
16 on the other side, so we didn't want it to be
17 shifted off center. So that's basically here.
18 And I think that we can work with those things
19 as the plans get further developed.

20 The existing casement windows into the
21 kitchen are very clearly the casement windows
22 into a kitchen, and so we would like them, if
23 they can work in this new space, to remain, that
24 opening that size of space, because it's a very
25 typical detail for a casement window in a

1 kitchen.

2 We can't require it, but there's a
3 nonoriginal balconette on the second floor.
4 It's the tower that just screams 1980. And if
5 they can replace it with simple straight
6 pickets, we would like to encourage that, if at
7 all possible, but we can't require it. It would
8 just make a nice improvement. I think that's it
9 for this one.

10 And then the only others, this is just a
11 general comment for all of them. The new
12 covered terrace, the corner details aren't
13 supposed to match exactly the ones up in the --
14 in the loggia. And so we just want to be, sort
15 of, subtly differentiated somehow. There are
16 currently concaved quarter circles. And so if
17 they can do something slightly different that
18 sort of looks like it, but --

19 MR. BROWN: Uh-huh.

20 MS. KAUTZ: -- isn't exactly the same, then
21 that's what we'd prefer.

22 MR. BROWN: Okay.

23 MR. SILVA: On that second floor that you're
24 enclosing, are you going to be able to install -- I
25 know you're doing, like, essentially, a new wall

1 behind there.

2 MR. BROWN: Uh-huh.

3 MR. SILVA: Are you going to be able to
4 install the windows without -- without taking
5 out the -- the wood railings, at least
6 temporarily?

7 MR. BROWN: We think so. We think so. What
8 we're going to do is make a beam across the top
9 and columns on the two sides --

10 MR. SILVA: Uh-huh.

11 MR. BROWN: -- and frame it from the inside
12 the same as you would in a four or five-story
13 building. But I'm not sure about that, though,
14 to do that just sequentially. We're going to
15 have to restore those railings before we do
16 that, because you won't really have another
17 chance to do it after that. So in terms of
18 construction sequence, we'll try to coordinate
19 it correctly.

20 MS. KAUTZ: They are in remarkably good
21 shape, those railings. They're solid. It's
22 amazing.

23 MR. BROWN: Uh-huh.

24 MR. SILVA: Just take care of trying and do
25 everything you can to protect them during

1 construction and --

2 MR. BROWN: Yeah. Yeah. There's a couple
3 of -- there's a couple of wood elements that we
4 have to -- we have to make sure the contractor
5 is really careful of, because they'll break out
6 really quick. Okay?

7 MS. KAUTZ: Uh-huh.

8 MR. EHRENHAFT: And may I inquire? So,
9 currently, there's a door, more or less,
10 centered on the loggia, and you're going to --
11 and have three windows at the wall that's at the
12 back of the loggia. Is there a door at the
13 right and on the left so that -- what will --
14 what will the access to the loggia be then?

15 MR. BROWN: For this loggia on the second
16 floor?

17 MR. EHRENHAFT: Yes.

18 MR. BROWN: There is currently a door
19 perpendicular to this line right here.

20 MR. EHRENHAFT: Okay.

21 MR. BROWN: And a door perpendicular to this
22 line here.

23 MR. EHRENHAFT: Okay.

24 MR. BROWN: So it's going to be just a door
25 to each end, glass on one side, solid wall on

1 the other.

2 MR. FULLERTON: So it's still going to be a
3 loggia?

4 MS. KAUTZ: Uh-huh. And it's nice, because
5 the railings are set, you know, centered in the
6 wall, and so there's no place to actually put a
7 fixed window on that face. So to build it out
8 is a perfect solution.

9 MR. SILVA: It's a nice detail, too.

10 MR. EHRENHAFT: Yeah. It's lovely to do
11 that, and that recapitulates, kind of, what's on
12 the other side where you're doing restoration
13 and opening the other. I think it's lovely
14 you're doing that, so --

15 MR. BROWN: All right. These are two of the
16 minor elevations. This is northwest. This is
17 the one-story wing of the house that's set back
18 into the backyard. And this is just the side of
19 the stair additions that's a pretty minor
20 elevation here.

21 This has a fountain. We're not sure when it
22 was built on that end, but it's nice and we're
23 going to try to keep that as -- as it is as much
24 as we can. Other than that, it's just
25 replacement of the doors down here. This is an

1 existing opening we're going to restore, and
2 that's the back side of that pergola on the
3 second floor roof deck.

4 On this side here, this is where the outdoor
5 cabana turns the corner. We're going to have an
6 opening here with iron in it to match the
7 existing opening somewhat, a little more modern,
8 but to be somewhat similar to that and then
9 stairs going up, which is -- again, it's
10 somewhat similar to what's there now, but it's a
11 little cleaner version, not as -- it hadn't been
12 added to as many times over the years, so we
13 have a chance to put it altogether in one -- in
14 one pass.

15 MS. KAUTZ: On this one, the only
16 observation that we had is that the -- where
17 there's a door inside that loggia, it's prepared
18 to be -- you know, it's proposed to be a niche,
19 but then the little niche --

20 MR. BROWN: Oh, here.

21 MS. KAUTZ: -- doesn't, sort of, line up
22 with the outline of the doors. We just want it
23 to be the full height of the door, a little
24 recessed, just so you could see there is a door
25 there. And also, there are terracotta tiles

1 within that loggia on the floor that are
2 original, and there's a lot of demo work going
3 on at the paving, so I just wanted to point out
4 that section is to remain, and he knows that.
5 So they're aware they're keeping it, so --

6 MR. BROWN: Okay.

7 Northeast, this is the loggia again on the
8 one-story portion. We're going to keep
9 everything the same on the front wall here.
10 We're going to try to replace the tile if
11 there's enough money in the budget for it.
12 Currently, the tile is not -- not true barrel.
13 If we do replace it and there is money in the
14 budget, we will be putting back true barrel
15 there to match the whole rest of the house.

16 Inside of the loggia, there is an existing
17 door right here, and there, at some point, was
18 added a sliding glass door over here and there's
19 a small window here, so we're going to try to
20 make French doors here and here on either side
21 to match, and then in the center, just have a
22 single door that's -- again, that's set back
23 inside the loggia.

24 MS. KAUTZ: No issues. We're good.

25 MR. BROWN: I believe this is the last one.

1 This is the southwest elevation. It's this side
2 here on University. You might be able to see
3 somewhat of this from the University side. It's
4 -- it's set back pretty far. On that, there is
5 five openings on the one-story portion here that
6 are -- at some point, have been changed sizes.
7 We're going to make them -- the two on the
8 bookends here, the same size, and then a small
9 bathroom. The one in the center we'll keep the
10 same size. A small amount of mechanical
11 equipment we'll put out here for air
12 conditioners. And this is the other side of
13 that addition that we're putting in for -- to
14 connect the living room to that back section
15 there, which, again, the -- the arch here is
16 centered with the arch above, which it also,
17 kind of, carries through the interior. It lines
18 up with -- with other arches that are in that.
19 That's why it's a little bit off center.

20 MS. KAUTZ: The extension, the elongating of
21 the windows on the -- on your left-hand side
22 puts back a feature that was changed over time.
23 Those are clearly windows, so they were intended
24 to be symmetrical in elevation. So they're
25 putting it back, which is great.

1 The French door mimics the location, like
2 you said, of the one inside. We wanted the
3 transom detail, though, to match the one that
4 currently exists that's original inside. It's
5 in your packet. So the Board of Architects had
6 a question about that, whether it needed muttons
7 or not.

8 MR. BROWN: Uh-huh.

9 MS. KAUTZ: But we feel it should go back to
10 what's there inside.

11 MR. SILVA: Kara, on this elevation, that
12 molding to the rear is original?

13 MS. KAUTZ: Show me.

14 MR. SILVA: The -- no, on the tower
15 elements, on, kind of, the second level back,
16 right, that -- that moulding is original, but
17 the front one, are we matching that exactly or
18 are we differentially --

19 MS. KAUTZ: Yeah. That's part of the same
20 -- yeah, no matchy matchy comment. It can be
21 similar, but it shouldn't match it exactly. And
22 one of the BOA comments was initially, that
23 parapet lines up exactly and they wanted it
24 lowered so it reads as a secondary element. So
25 between those two things -- and then it's

1 recessed off the corner so it will read as a
2 separate piece, which I think is perfect.

3 MR. BROWN: Yeah. We need to coordinate
4 that. I think one of the comments that -- it
5 was to keep the moulding the same between the
6 two from the Board of Architects. I think you
7 want to change it to do something again similar,
8 maybe the same height but not the same profile.

9 There was a comment from the Board of
10 Architects that looks like it was addressed. It
11 was to make the walls of this 12 inches --

12 MS. KAUTZ: Uh-huh.

13 MR. BROWN: -- instead of eight. Well, the
14 actual intent was to recess these doors back.

15 MS. KAUTZ: Oh, okay.

16 MR. BROWN: So what we did is, we just
17 returned the wing walls a little bit, so --

18 MS. KAUTZ: Okay. I wasn't sure why they
19 made that comment.

20 MR. BROWN: Yeah. That was it, so that it
21 read as a much deeper element.

22 MS. KAUTZ: And the only other comments that
23 aren't, sort of, elevation specific is that we
24 just want the opportunity to verify the window
25 openings before it goes into permitting,

1 obviously. The historic house is not to be
2 restuccoed, and the additions are to have a
3 slightly different texture.

4 The overflow scuppers, as noted by BOA, are
5 to be copper. They got very detailed. The
6 majority of the house is clad at two piece
7 barrel tile. The new roofs are a replacement of
8 the existing roof. It should be -- it's noted
9 as an alternate in the drawings, and the BOA
10 requested hand made it to be barrel tile. So if
11 they make alterations to anything, it becomes
12 that.

13 The pool and pool deck are shown in the
14 plans. We would like a separate standard COA,
15 as they get more detailed, and, sort of, thought
16 out. And then elevations weren't provided of
17 the existing or proposed perimeter wall and
18 gates that are on the Palmarito and University
19 side, so we would like to have those as a
20 separate standard just so we can see what the
21 gates are going to look like at a later date.

22 So, otherwise, we are so happy about this.
23 Like, I mean, we -- we talked yesterday about
24 making sure they do ad lorem, making sure
25 everything is documented, blah, blah, blah.

1 This is going to be a really spectacular before
2 and after, so hats off.

3 MR. FULLERTON: I noticed on the east
4 elevation some light fixtures on the walls --

5 MR. BROWN: Uh-huh.

6 MR. FULLERTON: -- sconce lights added, and
7 I don't see them on the other important door
8 that's to the left of the rotunda. Are there
9 lights similar over near that door?

10 MR. BROWN: Yeah. Let me get to the front
11 door here.

12 MS. KAUTZ: There's an existing fixture
13 there.

14 MR. SILVA: Yeah.

15 MS. KAUTZ: That -- I think that was the one
16 you said you weren't sure if it could be fixed
17 or not.

18 MR. BROWN: Yeah. There's an existing
19 fixture right there you can see. We're going to
20 try to restore it. It might be beyond repair,
21 but we're going to keep a light -- we will keep
22 a light there. Anywhere that there is an
23 existing light, we're going to keep a fixture
24 and try to restore it. There's a couple of
25 areas that we have new fixtures going in that

1 will have match in somewhat of a similar metal,
2 but look a little more modern so they're not
3 copying.

4 MS. KAUTZ: Did you mention the trellis on
5 this side?

6 MR. BROWN: Trellis. Which one? Oh, here?
7 This?

8 MS. KAUTZ: This is very cool. So the house
9 has an existing metal trellis that goes around
10 this window. It's made of what looks like to be
11 rebar --

12 MR. EHRENHAFT: It is rebar.

13 MS. KAUTZ: And --

14 MR. EHRENHAFT: I went by and looked at it,
15 yes.

16 MR. BROWN: And zip-tied.

17 MS. KAUTZ: It's so cool.

18 MR. BROWN: Yeah.

19 MS. KAUTZ: So and they're going to keep it,
20 so just fun stuff like that.

21 MR. FULLERTON: So the light fixtures will
22 be submitted design-wise to staff?

23 MR. BROWN: What I'm going to do is, I'll
24 take pictures of the existing ones that are
25 there that we think we can restore, and, again,

1 it's, you know, I'm hopeful we can restore it.
2 If not, this is -- I'll submit something that is
3 what we're probably going to replace them with.

4 MS. KAUTZ: Yeah. We'll check it out.

5 MR. FULLERTON: Okay. Great.

6 MR. SILVA: Is there anyone from the public
7 that wants to speak for or against this? Seeing
8 none, we'll close the public hearing and open
9 for any other comments or questions by the board
10 or possible motions.

11 MR. MENENDEZ: It's a great project.

12 MR. FULLERTON: I'll tell you, these --
13 these original drawings make the house look
14 spectacular.

15 MS. KAUTZ: Isn't it beautiful?

16 MR. FULLERTON: It's wonderful. And I want
17 to also give you kudos for on your elevation
18 showing the existing and the proposed on the
19 same sheet, the same scale --

20 MR. BROWN: I can't take credit for that.
21 That was actually --

22 MR. FULLERTON: So that's very helpful to
23 us. And I usually -- I try to comment on that
24 each time we get it, because sometimes we don't.

25 MS. KAUTZ: There are so many elevations in

1 this house, I can't imagine you all having to
2 split --

3 MR. FULLERTON: No. No. But thanks to you.

4 MR. BROWN: Uh-huh.

5 MR. SILVA: Your presentation was very
6 clear, and I think the work you're doing is very
7 good and very respectful. I think it's going to
8 be great.

9 MR. BROWN: Okay.

10 MR. FULLERTON: So I'll move it with staff
11 recommendations.

12 MR. SILVA: All right. So we have a motion
13 for approval with staff recommendations.

14 MR. MENENDEZ: Second.

15 MR. SILVA: And a second. Would you like to
16 call the roll, please?

17 MS. DIAZ: Ms. Bache-Wiig?

18 MS. BACHE-WIIG: Yes.

19 MS. DIAZ: Mr. Menendez?

20 MR. MENENDEZ: Yes.

21 MS. DIAZ: Mr. Ehrenhaft?

22 MR. EHRENHAFT: Yes.

23 MS. DIAZ: Ms. Thomson?

24 MS. THOMSON: Yes.

25 MS. DIAZ: Mr. Fullerton?

1 MR. FULLERTON: Yes.

2 MS. DIAZ: Mr. Silva?

3 MR. SILVA: Yes. Congratulations. That
4 motion has passed.

5 MR. BROWN: Great. Thank you very much.

6 MR. FULLERTON: Do you all want some of
7 these plans back or --

8 MR. BROWN: No. You can keep them and we'll
9 talk again, I'm sure, in the future. We'll do a
10 tour once it's all complete and you can compare.

11 MR. MENENDEZ: That would be great. That
12 would be nice.

13 MR. BROWN: Yeah. We'd be happy to. Not
14 right now. It's --

15 MS. KAUTZ: It's a little scary.

16 MR. BROWN: A little scary. Thank you.

17 MR. FULLERTON: Thank you.

18 MR. SILVA: All right. So our next item is
19 Case File is COA (SP) 2017-008. This is an
20 application for the issuance of a Special
21 Certificate of Appropriateness for the property
22 at 2806 Granada Boulevard, a local historic
23 landmark, legally described as Lot 2, Block 19,
24 Coral Gables Country Club Section Part One,
25 according to the Plat thereof, as recorded in