

CITY  
OF  
CORAL GABLES  
HISTORIC PRESERVATION BOARD  
MEETING

405 Biltmore Way,  
Coral Gables, Florida  
Thursday, 4:05 p.m.,  
July 18, 2019.

PARTICIPANTS:

BRUCE EHRENHAFT, Chairperson  
JOHN FULLERTON, Board Member  
CESAR GARCIA-PONS, Board Member  
XAVIER DURANA, Board Member  
RAUL R. RODRIGUEZ, Board Member  
MIKE SARDINAS, Board Member  
JANICE THOMSON, Board Member

DONA SPAIN, Historic Preservation Officer

KARA KAUTZ, Assistant Historic Preservation Officer

GUSTAVO J. CEBALLOS, Assistant City Attorney

YESENIA DIAZ, Administrative Assistant

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1           The next item on the agenda, it's public  
2 hearing on **Case File COA (SP) 2019-009**, located at 112  
3 Alhambra Circle.

4           Case file, it's an application for the  
5 issuance of a special certificate of appropriateness for  
6 the property, the aforementioned 112 Alhambra Circle, a  
7 local historic landmark legally described as Lots One and  
8 Two, Block 22, Coral Gables Section L, according to the  
9 plat thereof as recorded in Plat Book Eight at Page 85 of  
10 the public records of Miami-Dade County, Florida.

11           The application requests design approval for  
12 the restoration of the building and interior and exterior  
13 alterations.

14           MS. KAUTZ: Thank you. So this is the  
15 location map of the property. You can see it's outlined  
16 in yellow. This is a fiche photo from the 1920s.

17           This building was constructed circa 1924 or  
18 1925, know as the Cla-Reina or La Palma Hotel.

19           It's significant as one of the first hotels  
20 to be constructed in the city and one of the few to still  
21 remain standing. It was designed by H. George Fink and is  
22 an exceptional Mediterranean revival style building.

23           It was made a historic landmark very early in  
24 1986.

25           Just a little bit of background, the property

1 as it is now has sat vacant for quite a few years and also  
2 gutted. The property was placed on the market after a  
3 previous owner had overstepped the limit of allowable  
4 demolition, forcing the whole structure to be brought up  
5 to current code, and that previous owner was not able to  
6 do those alterations.

7 A permit for structural repairs and  
8 enhancement has already been issued on the property and  
9 the current owner is proposing restoration of the  
10 building's character-defining features and interior and  
11 exterior alterations.

12 Note that with the exception of the iron  
13 fence that you see on the Galliano Street elevation, work  
14 in the courtyard is not included in the scope of work in  
15 the COA.

16 A lot of people are here to speak on this.  
17 We did have a bunch of staff comments at the end. No  
18 variances have been requested with the application.

19 The board of architects reviewed and approved  
20 the project in February and had one notification regarding  
21 an arched window which is now not part of this proposal.

22 I had something else to ask you. Oh, did any  
23 of you go to visit the site for the mock-up to go look at  
24 the windows?

25 MR. EHRENHAFT: I did.

1 MS. KAUTZ: You did. No one else?

2 MR. GARCIA-PONS: I did, but I didn't see the  
3 window. I went to the site.

4 MS. KAUTZ: Okay, okay. So I'll turn it over  
5 to whomever is leading the show.

6 MR. GUILFORD: Good afternoon again. Zeke  
7 Guilford with offices at 400 University Drive.

8 It gives me great pleasure today to be  
9 representing 112 Alhambra Circle, LLC, and whose  
10 principals are Pepe Ortega and Mark Schwartzberg.

11 I think it's great what these gentleman are  
12 doing. They're taking a true Mediterranean gem of Coral  
13 Gables and restoring it back to its original state.

14 You know, as Kara kind of said as just an  
15 aside, I was there probably a couple of years ago having  
16 lunch in the restaurant and we ate in the courtyard and I  
17 looked around, and the whole rest of the property was  
18 vacant and deteriorating.

19 So I think it's great what these guys are  
20 willing to do.

21 What I'm going to do now is turn it over to  
22 Jorge Kuperman to kind of walk you through our changes.

23 At the end we would also like to talk about,  
24 well, something you already heard about last time, raising  
25 the roof of this building, and I think it's very important

1 that this occurs, but I'm going to let Jorge walk you  
2 through and then we'll discuss that item.

3 MR. KUPERMAN: Thank you so much. Good  
4 afternoon, Mr. Chair, members of the board, staff. Jorge  
5 Kuperman, JSK Architectural Group with offices at 137  
6 Giralda Plaza.

7 Cla-Reina, the original name of the property,  
8 was built between the years of 1924 and 1926. It's one of  
9 the first hotels in Coral Gables, one of the few still  
10 remaining in place.

11 It's an excellent example of  
12 Mediterranean-Revival-inspired architecture that was  
13 characteristic of the City of Coral Gables during the  
14 1920s. It was designed by architect Henry George Fink for  
15 Miami Estates, the company, the owner back in those years.

16 Some other examples of the Fink architecture  
17 studio can be seen on the screen, still buildings in place  
18 today with great historic value, Citizen Bank, Ponce de  
19 Leon Junior High School, Alhambra Water Tower, and of  
20 course the architecture studio of the firm right on Ponce  
21 de Leon.

22 I would also like to add some enrichment of  
23 this property which is going on right now. There is an  
24 application being developed to designate the building and  
25 place it in the national archives of historical places

1 which I think it's even a great value for the building and  
2 the City of Coral Gables.

3 A few photos of the different transformations  
4 of the building from Cla-Reina in the 1920s to Solana  
5 Hotel in the 1930s, and then being the La Palma in the  
6 '70s and later days of the '80s.

7 During our historical research, we found a  
8 publication named Arts and Decoration magazine which was  
9 issued in 1925, this specific issue, and already named the  
10 building and on the development bottom right-hand side is  
11 what we believe one of the original photos, partial photos  
12 of the main entrance along Alhambra Circle, and below it  
13 says, "The Cla-Reina apartment hotel was open for the  
14 season. It is built in the Spanish manner around a large  
15 patio planted in trees and shrubs."

16 A layout survey, just to get you in  
17 perspective, on, along the top is the main entrance on  
18 Alhambra Circle. On the left facing west is the access to  
19 the courtyard by means of the gates most of you have seen  
20 going into the courtyard, and the bottom is the alleyway  
21 with steel staircase.

22 This photo we don't believe it's from the  
23 early days for some things that doesn't match the original  
24 drawings from Fink on a previous photo that we showed you,  
25 but we still think it's an important factor to be taken

1 into consideration.

2 So with that, I'd like to go over the four  
3 main items of our certificate of appropriateness request.

4 Restore the main entrance following the  
5 intended design of Mr. Fink, which was, as we're going to  
6 see in the following slides and in your materials, as a  
7 thoroughfare fair or breezeway connecting Alhambra Circle  
8 with the courtyard, obviously appropriate architecture  
9 back in this those days, no air-conditioning.

10 The second item that we are going to be  
11 asking is a change and replacing the windows and doors to  
12 make them more in compliant with the level of alteration.  
13 The building currently is going into a level of alteration  
14 Three.

15 Basically all of the supporting system of the  
16 building are being replaced, mechanical, electrical,  
17 plumbing, as well as the structure of the perimeter.  
18 That's being permitted. It's going on right now, and even  
19 though it's a Level Three of alteration, the property  
20 owners were allowed to downgrade their wind resistance to  
21 a Category One hurricane, that's between 81 and 105 miles,  
22 with the caveat that in case of a higher speed hurricane,  
23 the building will need to be vacated. It will need to be  
24 evacuated.

25 I wanted clarify that for the next items that

1 we're going to be presenting to you.

2           The third item is to restore the building  
3 elements such as lanterns, mouldings, exterior decorations  
4 and railings which we're going to be also seeing in the  
5 next few slides, and lastly, miscellaneous items affecting  
6 the exterior of the building in -- not affecting the  
7 building in shape, form or color, and always as per, for  
8 per building code and the standards of the state.

9           This is an original building that shows  
10 within the red area the main entrance from Alhambra Circle  
11 going through in the upper direction through this  
12 breezeway, and on the bottom right-hand side corner you  
13 can see the original title block of the office of  
14 Mr. Fink, and that's the top, which is the area connecting  
15 with the courtyard, once again the bottom and the top.

16           The reason we wanted to show that is to come  
17 back to, on the bottom left-hand side corner, that's the  
18 way that the building has been looking up to recently.  
19 That was as a result of a certificate of appropriateness  
20 issued probably back in the '80s.

21           We do not believe that is an attractive or an  
22 appropriate way of treating the enclosure of this lobby,  
23 mainly probably contradict what Mr. Fink had in his mind  
24 of making it thorough-breezeway, back in those days  
25 physically. Nowadays, it would be impossible to have it



1 open for the modern AC and other elements.

2 Another item that we're going to be talking  
3 to you in later slides is the center element, the attic  
4 vent, and we're going to be going more into detail on  
5 that, but as a synopsis of what you see there are the  
6 different elements that will be restored.

7 I should have said that we got some  
8 additional drawings to your package. With your  
9 permission, I would like to distribute if that's okay with  
10 staff as well.

11 MS. KAUTZ: Yes.

12 MR. KUPERMAN: Okay. Yeah, we got them for  
13 you as well. Thank you, Vizano (phonetic).

14 So the existing north elevation actually we  
15 wanted to emphasize that depiction with an existing  
16 entrance photo and to go into what is our idea.

17 There is a product going on, it's a  
18 completely frameless glass. It's an inch and a half  
19 thick. The recent NOAA, it resists 175 miles and creates  
20 complete transparency. The middle photo is the  
21 residential. The bottom photo is kind of commercial. I  
22 think it was an automobile dealership, and obviously  
23 that's not the idea and the best environment.

24 But on the drawing we can see how we have an  
25 attempt to recreate Fink's transparency while the place is

1 going to be air-conditioned and enclosed. That is the  
2 courtyard elevation. The top drawing is the current  
3 condition, and the bottom once again is the transparent  
4 glass that would allow to have an air-conditioning area  
5 while permits the transparency.

6           Once again, on the access from Alhambra,  
7 that's the staircase going to upstairs, and then to the  
8 right-hand side we are showing how do we intend to attach  
9 these transparent element. It's going to be recessed a  
10 couple of feet beyond, and in so doing, that will enhance  
11 existing columns that you see there as opposed to the  
12 current condition that they basically attach the center  
13 leaf of those doors to the column.

14           In this case, as you see in the middle  
15 section, it will be pushed back a couple of feet, and in  
16 so doing it really enhance and expose those three columns.  
17 On the right-hand side we see the floor plan where we  
18 intend to position this enclosure.

19           From the back, from the courtyard, same  
20 thing. The photo depicts exactly that corner. We  
21 couldn't get an exactly dead-center photo, but we see the  
22 exit and also the side which also will be enclosed as to  
23 allow the transparency while creating the air-conditioning  
24 area and enclosure and obviously hurricane-proof.

25           The next element that I wanted to talk to you

1 about is the windows. Some of you saw the mock-up, and we  
2 do have a current window and we do have some samples that  
3 we'd like for you to touch and see such as the mountings.  
4 It's a key element because it describes the prairie style  
5 of the windows.

6           The mountings will be mounted from the  
7 inside, and those are extremely close to the current  
8 depiction and we believe that is an absolute  
9 interpretation of the prairie style of the original  
10 windows.

11           Now, you see two depictions in here. The one  
12 on the left is the actual mock-up currently at the job  
13 site. The right-hand side is a revised proportion as  
14 suggested by staff by moving the mountings inwards on each  
15 leaf and the relocation of the muntins as to recreate more  
16 closely the historical original windows.

17           So once again, the left one is the mock-up.  
18 The right-hand side is our interpretation of staff's  
19 suggestion by moving inwards the mountings and relocating  
20 the muntins.

21           We completely agree and we believe that  
22 brings more the proportion of the historical style.

23           This is existing condition of the view from  
24 the west elevation with the access to the courtyard, and  
25 this is our render of how we intend to look like with as

1 close as possible color.

2 Most all of the elements are being restored  
3 and kept. Nothing is being changed between what exists  
4 and what we propose.

5 The east elevation has the peculiarity.  
6 Along the top you see what exists right now. Obviously  
7 this building did not have the building that right now  
8 exists along the east, which means that an exterior wall  
9 didn't have any required separation.

10 Today there is a separation and the need of  
11 compliance with fire, and for that we got two possible  
12 responses that we're going to present to you because we  
13 don't know who is going to occupy the building. We don't  
14 know whether the level of protection for the building is  
15 in terms of fire sprinkler is going to be depending on the  
16 use, so we created two possible opportunities.

17 The one in the middle compliant with the code  
18 separation which only allows 50 percent of the openings on  
19 each level, the first and the second level, and -- excuse  
20 me. The one in the middle is the one that is going to be  
21 protected if the tenant such as an assembly or a large  
22 number of occupants will require the presence of  
23 protection such as fire sprinklers.

24 The bottom suppose unprotected building, in  
25 which case we need to reduce the windows to 50 percent.

1           So we wanted you to have both cases because we  
2 don't know what the tenant is going to be.

3           This is a view of the alleyway and that  
4 balancing type of New York style egress staircase, and we  
5 wanted to enhance the current condition and the fact that  
6 we are planning to restore it completely, make it  
7 functional from a structural perspective as well as its  
8 appearance.

9           Now, the issue of the vents, in the bottom  
10 left-hand side corner, you got two depictions of those  
11 lattice from inside of the space. They are wood right  
12 now.

13           The original drawings of Fink specify what we  
14 believe -- it's not noted on the drawings -- clay pipes,  
15 sticking out of the facade. Somehow they didn't build it  
16 like that. There are no records back in those days.  
17 As-builts were not required.

18           The problem that we see with that, on the top  
19 right-hand side corner is evidently some user in the past  
20 needed to stick -- excuse me for the word -- those  
21 galvanized hoods to avoid water intrusion, we believe.  
22 Otherwise these openings are not protected.

23           We don't like the hood. We don't want to  
24 have it. We're going to remove it, but we have the  
25 problem of the water intrusion. Staff recommends and we

1 are okay with that to replace those lattices, but the left  
2 and the middle top photos, we tried to play a little bit  
3 with that original photo that I showed you originally, and  
4 we believe that the original built element is a precast  
5 element that mimics a lattice but not exactly a wood  
6 lattice.

7                   We are willing to entertain your wishes, but  
8 the wood lattice we believe it doesn't belong there even  
9 though it's probably from the '80s, so item for discussion  
10 I guess.

11                   This is a view from inside the courtyard, and  
12 the intention is just to show you the elements before and  
13 after, what's intended, and once again you can see that  
14 basically all of the elements are being kept. Openings  
15 are being replaced.

16                   Another view of the courtyard. In this case  
17 it's the north elevation. Additional elevations of the  
18 courtyard. All of these materials are repetitive from the  
19 materials you have in your hands.

20                   That brings us to the two last slides. These  
21 component I believe -- are they in the original packages?  
22 I think they are. If not, they're in the ones that we  
23 just handed to you.

24                   Currently the building, as it was explained  
25 before, it's being upgraded to level of alteration Three,

1 and about four inches thick of concrete is being built on  
2 the inside. Basically --

3 MS. KAUTZ: Can I just clarify something  
4 really quick? This discussion was not included in your  
5 application package.

6 MR. KUPERMAN: Correct.

7 MS. KAUTZ: And we don't believe that it's  
8 appropriate to be discussed at this time. We have not had  
9 a chance to evaluate it. There's no existing versus  
10 proposed elevations or sections.

11 MS. SPAIN: It hasn't been advertised.

12 MS. KAUTZ: So it hasn't been advertised.  
13 It's not part of this application.

14 MR. KUPERMAN: That is correct. I just  
15 wanted to bring to members for discussion or potentially  
16 adding if it is possible. I leave it up to you.

17 I was saying that currently the building is  
18 being upgraded structurally speaking to absorb the  
19 solicitation of Category One hurricane, but the roof is  
20 not. The roof is open web joist.

21 That section that you see in there shows our  
22 intention to replace those wood joists without changing  
23 the elevation. We do not need ceiling height. We are not  
24 intending to change the slope. We are not intending to  
25 change the appearance. Nothing will be changed.

1           Our intention is to replace with open wood  
2 joists as a means to reinforce the building and give value  
3 to the building. They are putting a lot of money on it,  
4 on all of the vertical envelope of the building. It's  
5 only logical to do that on the horizontal.

6           We are not touching the towers which is the  
7 most important element along the facade. This roof is not  
8 being seen from the street. You see that parapet and you  
9 see that 45-degree element that was included as the only  
10 way to support that parapet nowadays.

11           The reinforcement of the concrete doesn't go  
12 above the parapet because the roof didn't permit to absorb  
13 that solicitation, but if we change the roof to open web  
14 joist, we will not need to do the 45 degrees which  
15 otherwise we'll have to, and actually some of you do know  
16 that that will increase the diaphragm of the building and  
17 will be able to absorb the solicitation of a much higher  
18 category of a hurricane.

19           That basically concludes my presentation. I  
20 just wanted to mention that we completely agree with staff  
21 recommendation.

22           In about five years, this building will turn  
23 100 years. I believe that this is an incredible  
24 initiative from a group of investors that will hopefully  
25 extend the life of this building to another 100 years,



1 brings a lot of value to the population of Coral Gables,  
2 and I think it's a great initiative.

3 We are looking for your support and giving us  
4 an approval of the certificate of appropriateness in front  
5 of you. I'm open for any questions or ideas.

6 MS. KAUTZ: So if they are agreeable to  
7 staff's conditions, I don't really need to go through all  
8 of them, but somehow I missed the east elevation, changing  
9 the window openings, so those, the openings on the east  
10 elevation should remain as is regardless.

11 So I don't know if you need to sprinkle the  
12 building. I don't know what needs to happen, but those  
13 openings should remain.

14 MS. THOMSON: Yeah. I was going to ask that  
15 because when he mentioned -- are we not supposed to talk?

16 MS. KAUTZ: No, no, no.

17 MS. THOMSON: Okay. When you mentioned about  
18 fire protection in there and it was going to change the  
19 windows?

20 MS. KAUTZ: I missed that entirely reviewing  
21 and writing the staff report, so.

22 MS. THOMSON: Yes. I always thought fire  
23 protection was required now.

24 MS. KAUTZ: Can you go put the Power Point  
25 back up, please?

1 MS. THOMSON: I forget what page it was on.

2 MR. EHRENHAFT: That's a question of changing  
3 the number of fenestrations in it?

4 MS. KAUTZ: Yes. Originally, originally on  
5 this elevation, those were both loggias. They were open  
6 air, upper, upper and lower floor, and in the past they've  
7 had windows put in, so the enclosing of it is not the  
8 issue. It's this difference between the proposed and then  
9 the may be proposed that are on the screen.

10 So what's the middle elevation is what should  
11 remain regardless.

12 MS. THOMSON: Okay. The middle one should  
13 remain?

14 MS. KAUTZ: Yes.

15 MS. THOMSON: Okay.

16 MS. KAUTZ: With the number of openings, with  
17 the number of openings and all that.

18 MR. KUPERMAN: If I may, the problem with the  
19 middle elevation is that it doesn't comply with the 50  
20 percent required of enclosing openings on a property that  
21 is adjacent to another property.

22 MS. KAUTZ: Is there another -- it exists  
23 that way now, so I'm not sure what the issue is.

24 MS. SPAIN: Is this a -- I'm sorry. Is this  
25 a requirement that you've been told by the building

1 officials?

2 MR. KUPERMAN: Yes.

3 MS. SPAIN: Recently?

4 MR. KUPERMAN: Yes.

5 MR. FULLERTON: It's because it doesn't have  
6 the appropriate set-back from the building --

7 MR. KUPERMAN: Correct.

8 MR. FULLERTON: -- next to it.

9 MS. SPAIN: No, that's not true.

10 MR. FULLERTON: No?

11 MS. SPAIN: Because the building next to it,  
12 there was a restrictive covenant in place that was filed  
13 -- so nice that I've been here for 23 years -- and that  
14 came up when we were reviewing the high-rise next door, so  
15 they went to the board of rules and appeals.

16 We need to have a discussion with Manny Lopez  
17 because I don't believe it's necessary to change those  
18 windows based on that because it's historic.

19 MR. KUPERMAN: I can tell you we don't want  
20 to. We don't want to change it. We are just doing it to  
21 comply.

22 MS. SPAIN: No, I totally understand, and was  
23 that Manny that said that?

24 MR. KUPERMAN: Yeah.

25 MR. TORRE: Let me interject.

1 MR. KUPERMAN: Yeah.

2 MR. TORRE: I was involved with this. I  
3 actually went to the meeting of the board of rules and  
4 appeals, and they basically ruled that it needed to be  
5 reduced, the board of rules and appeals did.

6 So there's a report by the board suggesting  
7 that's what happened, so Manny wanted to make sure that  
8 the board read that.

9 MS. SPAIN: But Manny went to that, right?

10 MR. TORRE: Yeah. His intent was to leave  
11 them. He was in a sense overridden. He wanted to just  
12 make sure this didn't let -- stay behind.

13 MR. RAUL RODRIGUEZ: What's on the other side  
14 of the elevation? Are there openings with no windows  
15 originally? Is it just --

16 MR. TORRE: So let me just give you the  
17 history.

18 MR. CEBALLOS: Pardon my interruption.

19 MR. TORRE: Dona tried to protect this issue  
20 from going this way. Right?

21 MR. CEBALLOS: Mr. Torre --

22 MR. TORRE: I'm sorry. I should have  
23 introduced myself for the record.

24 MR. CEBALLOS: -- pardon my interruption.

25 Although, although I don't think -- I think everybody up

1 here knows what your name is, if you can, for the record,  
2 please.

3 MR. TORRE: I will put it on the record.

4 MR. CEBALLOS: Thank you.

5 MR. TORRE: My name is Venny Torre. I'm  
6 representing the owners of Number 208 Andalusia.

7 The staff did the right thing. When the  
8 building was being built, she asked the building to go  
9 back further than was required. That was done.

10 However, the building itself sits on the  
11 property line.

12 MS. SPAIN: This building does, this existing  
13 building does.

14 MR. TORRE: This building does, correct, so  
15 the building itself has holes, openings, on the property  
16 line. The definition of it being more or correctly  
17 separated, it is correctly separated. They didn't want to  
18 accept that only because the building sits on the property  
19 line.

20 MS. SPAIN: Then why am I just hearing about  
21 this now? I'm sorry.

22 MR. TORRE: That's a good question.

23 MS. SPAIN: Okay.

24 MR. TORRE: So the owners would prefer to  
25 keep it open, and they would like to revisit the

1 situation.

2 MS. SPAIN: I would like to revisit the  
3 situation.

4 MR. TORRE: Yeah.

5 MS. SPAIN: I would like to have a  
6 conversation with Manny Lopez --

7 MR. TORRE: Okay.

8 MS. SPAIN: -- and if necessary go back to  
9 the board of rules and appeals because that was the whole  
10 point of requiring the new building going in, and Manny  
11 was part of that.

12 MR. TORRE: Yeah. I mean, ideally you  
13 obviously get as much light as possible and that was the  
14 intent, and we were distraught --

15 MS. SPAIN: Wow.

16 MR. TORRE: -- about that ruling.

17 MS. KAUTZ: What's the -- why are there two  
18 proposed?

19 MR. TORRE: The bottom is if we're meeting  
20 the new code --

21 MR. GARCIA-PONS: It's a new case.

22 MR. TORRE: -- the requirement as the board  
23 of rules says, we have to go by what the bottom elevation  
24 shows.

25 MS. SPAIN: Wow.

1 MR. FULLERTON: Sorry, but can't you get  
2 fire-protected glass? I know it's costly.

3 MR. TORRE: If they want, I believe it was  
4 \$19,000 a window, something to that effect.

5 MR. FULLERTON: Piece of cake.

6 MR. GARCIA-PONS: Dona, did you say there was  
7 a covenant in place for the building next door that  
8 maintains that open space in perpetuity?

9 MS. SPAIN: Yes, and the whole point of that  
10 was because La Palma was at the property line, so we  
11 thought that was taken care of.

12 MR. GARCIA-PONS: Right.

13 MS. SPAIN: And it's funny because both Manny  
14 and I, having been here for so long, remembered that when  
15 that building came in, and he called me and said, "Listen,  
16 we need to make sure they put that back because we don't  
17 want La Palma to be in violation." You know, I'm really  
18 concerned.

19 MR. KUPERMAN: Dona, if I may, when I became  
20 aware of that exactly thing you're saying --

21 MS. SPAIN: Right.

22 MR. KUPERMAN: -- we went, myself present and  
23 measured it. I -- we used the formula employed the  
24 building code.

25 MS. SPAIN: Right.

1 MR. KUPERMAN: And it gave me 50 percent only  
2 openings on each of the levels, so if you count that by  
3 square footage, that brings us to the depicted --

4 MS. SPAIN: I totally understand. You know,  
5 I would like to have a conversation with Manny and see  
6 what we can do about that because it would be a shame  
7 to --

8 MR. KUPERMAN: We would love to keep it.

9 MS. SPAIN: -- to block up those windows.

10 MR. FULLERTON: Well, in truth --

11 MS. SPAIN: It's a code issue. I can't do  
12 anything about it.

13 MR. FULLERTON: -- I worked with Manny on  
14 those windows.

15 MS. SPAIN: Oh, that's right.

16 MR. FULLERTON: Yeah, and he and I agreed  
17 that whatever happened in the future, the building that  
18 would be built adjacent to it would have to comply with  
19 the fire requirements, set-back requirements.

20 MS. SPAIN: So you were part of that too.  
21 Oh, well.

22 I mean, regardless of what happens now, I'm  
23 going to talk with Manny and see what we can do to keep  
24 the windows.

25 And I have to say, I am thrilled that these



1 owners purchased this building. I'm just absolutely  
2 thrilled. It stayed vacant. We were all worried about  
3 it. You know, buildings that are left vacant, bad things  
4 happen, and they're doing such a good job. I'm really  
5 very, very happy.

6 MR. EHRENHAFT: Great.

7 MR. GUILFORD: If I can suggest this for the  
8 board, is let's go ahead and we'll make an -- if you all  
9 would make a motion on the COA. I think we have one  
10 clarification we have to make on a window and Jorge will  
11 get to that.

12 We will obviously deal with the board of  
13 rules and appeals on the windows, and obviously from what  
14 staff has said, we will come back with an additional COA  
15 regarding the roof and how it's put together, if that's  
16 all right.

17 MS. SPAIN: If you could.

18 MR. FULLERTON: Dona, is there any mitigating  
19 factor due to the fact that it's a historic building?

20 MS. SPAIN: I need to find out. You would  
21 think there would be --

22 MR. FULLERTON: Yes.

23 MS. SPAIN: -- you know.

24 MR. FULLERTON: I would think so, some  
25 work-around.

1           MR. KUPERMAN: On a different subject, I  
2 wanted to clarify for the record. We are fully in  
3 acceptance of the recommendations.

4           There is one item that we need to clarify.  
5 One of the recommendations says to -- the change of the  
6 window should be casement I think on the upper floor.  
7 They're going to be fixed. They're not going to be  
8 casement, so that's, I'd like to clarify that.

9           MR. GUILFORD: We will make it casement  
10 style.

11          MS. SPAIN: But it looks --

12          MR. GUILFORD: But just, they'll be fixed,  
13 fixed so it looks --

14          MS. SPAIN: It looks as if it's --

15          MR. GUILFORD: -- like a casement window but  
16 they'll be fixed, so we just didn't want to make sure that  
17 there is some miscommunication that they wanted true  
18 casement and we were planning on fixed, so that's the only  
19 item, we just needed clarification of that.

20          MS. SPAIN: As long as it looks like a true  
21 casement.

22          MS. KAUTZ: So are they casement, or they're  
23 going to be fixed windows?

24          MR. KUPERMAN: They're going to be fixed,  
25 casement style.

1 MR. GARCIA-PONS: Is that every window?

2 MR. KUPERMAN: Yes.

3 MR. GARCIA-PONS: Every second floor window  
4 on every elevation?

5 MR. KUPERMAN: Yes.

6 MR. GARCIA-PONS: So the little dash lines  
7 that shows that it opens is incorrect?

8 MR. KUPERMAN: Yes, correct, correct. On the  
9 existing you mean, right?

10 MR. GARCIA-PONS: Correct.

11 MR. KUPERMAN: Yes.

12 MR. GARCIA-PONS: No, on the proposed.

13 MR. KUPERMAN: Which? Bottom line is every  
14 window.

15 MR. GARCIA-PONS: Every window on the second  
16 floor is going to be fixed?

17 MR. KUPERMAN: Correct. I'd like to ask once  
18 again to staff if there is any interest on replacing those  
19 vents for clay pipes?

20 MS. KAUTZ: Well, you know, we looked at  
21 those, those photographs with a loupe and got really in  
22 there.

23 MR. KUPERMAN: Yeah, I know.

24 MS. KAUTZ: And I honestly, the condition of  
25 the latticework vents the way they are now, I have a

1 really hard time believing that someone would have  
2 replaced concrete grills at some point --

3 MR. KUPERMAN: Okay.

4 MS. KAUTZ: -- and put in a wood lattice.

5 MR. KUPERMAN: Okay.

6 MS. KAUTZ: I mean, it doesn't make sense  
7 that that would have happened, so I would suggest that  
8 they are original.

9 MR. KUPERMAN: I understand, and we are in  
10 acceptance. My concern is how to protect water intrusion.  
11 We don't want those hoods and I --

12 MS. KAUTZ: Oh, no, no, I agree, I agree, but  
13 how would having the lattice be out of concrete versus out  
14 of wood affect water intrusion?

15 MR. KUPERMAN: I agree. It's just a matter  
16 of materials.

17 MS. KAUTZ: Yes. I mean, I think that --

18 MR. GUILFORD: And the board -- and again, we  
19 need, we know we need to come back for COA for the roof,  
20 but if there's any like initial feedback you can give us  
21 one way or the other, it would be appreciated. We know  
22 it's not part of this COA, but any comment you would have  
23 would be appreciated.

24 MR. FULLERTON: The only thing I remember  
25 about the structure of that building were those cupolas up

1 on top being all frame, and they were falling apart when  
2 we were working on that building 30 years ago, 20 years  
3 ago. How are they bearing up?

4 MR. TORRE: I can clean it up for you. The  
5 structural restoration project that is being done by way  
6 of Francisco Cuella includes the restoration of the  
7 towers, double framing the inside, triple framing some  
8 studs, double framing roofs. All the inside will be  
9 beefed up, hurricane clips, hurricane straps.

10 MR. FULLERTON: Yeah.

11 MR. TORRE: On and on and on.

12 MR. FULLERTON: So it will remain framed?

13 MR. TORRE: Yeah. Those just have to be made  
14 to withstand the wind, so those are being from the inside  
15 of those little --

16 MR. FULLERTON: Yes, okay.

17 MR. TORRE: -- and so forth. To clarify  
18 something that maybe it's a construction matter that  
19 brings this up, the vents will be, in fact, closed by the  
20 concrete behind it, so one suggestion may be to take them  
21 down carefully when we are doing the construction and then  
22 replace them back neatly.

23 MS. KAUTZ: They're just faux from the  
24 outside?

25 MR. TORRE: Yeah, they'll be faux, but

1 they'll be sitting really within a confinement of a space  
2 that has block or concrete behind it.

3 The best thing is take them down, pour the  
4 concrete, paint, make sure everything is waterproof, and  
5 then put them back. Is that fair?

6 MS. KAUTZ: Fine. The only staff comment  
7 that I did not -- that wasn't actually a recommendation,  
8 it just needed clarification, was that the proposed  
9 elevator is shown on a roof plan, but there's no  
10 indication of it in elevation, and we wanted to make sure  
11 that any -- that there was no elevator tower associated  
12 with that that would rise above the height of the parapet.

13 MR. KUPERMAN: There is new technology in  
14 elevators that does not necessarily need power --

15 MS. KAUTZ: Right, make sure they're going  
16 that way.

17 MR. KUPERMAN: -- that machinery will be  
18 moving somewhere -- absolutely.

19 MS. KAUTZ: Okay.

20 MR. GARCIA-PONS: I'm sorry. Can I -- I just  
21 want to clarify one more time. The elevation facing  
22 Alhambra Circle, the second floor windows are fixed?

23 MR. KUPERMAN: Correct.

24 MR. GARCIA-PONS: And on Sheet A 301, is it  
25 Detail Number Five? What is it going to be replaced with?

1 MS. KAUTZ: Wait. 301?

2 MR. GARCIA-PONS: It says, "Refer to 301," so  
3 I went to 301, and there's a couple. I'm not sure which  
4 window.

5 MR. KUPERMAN: Oh, you mean in the comments  
6 from staff?

7 MS. KAUTZ: No; in your --

8 MR. GARCIA-PONS: No; in your drawing. I  
9 think the first two --

10 MS. KAUTZ: Is it that one? Is it referring  
11 to the mock-up?

12 MR. KUPERMAN: Are you referring to the  
13 mock-up?

14 MR. GARCIA-PONS: Sorry. Let me -- the  
15 elevation that I saw refers to --

16 MR. KUPERMAN: In other words, you think that  
17 there is -- you saw an elevation that appears to be an  
18 operable window?

19 MR. GARCIA-PONS: Correct.

20 MR. KUPERMAN: For clarification, it's going  
21 to be fixed.

22 MR. GARCIA-PONS: Right, and does that --  
23 which one does that look like?

24 MR. KUPERMAN: Oh, it's exactly like the  
25 mock-up. It's proportionate to the opening.

1 MS. KAUTZ: See, look, it says, "Existing  
2 windows to be replaced, impact-graded windows, see 301  
3 typical."

4 MR. KUPERMAN: That's right, I think, yes.

5 MS. KAUTZ: And then you go to 301, and I  
6 think he's -- I think it's referring to Four. Is that  
7 correct, or this?

8 MR. KUPERMAN: On 301, are you referring  
9 to --

10 MS. KAUTZ: No. It's your note. What do you  
11 refer to?

12 MR. KUPERMAN: It's Number, obviously it's  
13 Number Four, yeah, Number Four.

14 MS. KAUTZ: Yeah, right.

15 MR. GARCIA-PONS: So it doesn't appear to be  
16 a casement, this one.

17 MR. KUPERMAN: It's just the appearance of  
18 the casement but it's fixed. It's exactly --

19 MR. FULLERTON: Just, they're single  
20 casements, I guess not, not --

21 MR. KUPERMAN: Exactly, exactly, but these --

22 MR. GARCIA-PONS: But it's shown as two  
23 leaves in the window.

24 MR. KUPERMAN: It's actually a photo of a  
25 depiction of the product, but the reality, it's going to



1 be fixed.

2 MS. KAUTZ: When they did the mock-up, they  
3 did a mock-up of an installation on the ground floor so  
4 they were single units, so I think that's -- there's just  
5 a confusion in the note.

6 They are supposed to be pairs of casements,  
7 in this case pairs of fixed casements.

8 MR. GARCIA-PONS: Right. I understand. My  
9 question is I'd like to see the fixed casement version.

10 MR. KUPERMAN: Okay.

11 MR. GARCIA-PONS: Because I don't know what  
12 -- that could mean something very different to you than  
13 me.

14 MR. KUPERMAN: And there is a mock-up on site  
15 currently.

16 MR. GARCIA-PONS: On the second floor?

17 MR. KUPERMAN: No. It's on the ground.

18 MR. GARCIA-PONS: So that's what I'm asking,  
19 is we don't have a detail of your fixed second floor  
20 windows. It appears in the drawings that they're two  
21 operable casements windows.

22 MR. KUPERMAN: I understand your point, yes.

23 MR. GARCIA-PONS: And we don't have an  
24 example of what it looks like --

25 MR. KUPERMAN: Correct.

1 MR. GARCIA-PONS: -- now that they're fixed.

2 MR. KUPERMAN: Correct.

3 MR. GARCIA-PONS: So that's a request that I  
4 would like to have.

5 MS. KAUTZ: I understand.

6 MR. GARCIA-PONS: Or staff to at least  
7 review.

8 MS. KAUTZ: I understand. That's I think is  
9 the distinction between having a fixed window versus a  
10 fixed casement window because that thickness is what's  
11 going to make the difference between the first floor and  
12 the second floor.

13 MR. GARCIA-PONS: That is correct.

14 MS. KAUTZ: Yes. I understand.

15 MR. SARDINAS: Yeah, and I think the  
16 question, one of the questions along with what Cesar is  
17 saying is that the astrogold (phonetic) that you normally  
18 find in a casement, what happens when it becomes fixed?

19 MS. KAUTZ: Correct, which I think is what  
20 the fixed casement units do.

21 MR. SARDINAS: Correct.

22 MR. TORRE: I'm going to clarify for you, I  
23 think. We did a mock-up of the ground floor window and I  
24 think it was the most difficult one to cast correctly. It  
25 took us about a month and a half to make sure we got all

1 the pieces and made it so we knew we could make it happen  
2 because the pieces that we're using obviously are not of  
3 historical character. They're made to withstand the  
4 hurricane winds.

5 The downstairs windows we think match and  
6 look great and will do the job perfectly.

7 The top window will probably be done  
8 similarly, and what happens is that there's a middle  
9 piece, maybe a two by six, separates the two windows, the  
10 two windows coming together, and then we either put a  
11 piece the middle vertically to make it look like that  
12 piece is the right size and so forth.

13 My proposition is that we do a mock-up for  
14 you again and have staff lead us into the right solution,  
15 so the way we did the downstairs window, I would want to  
16 do the same thing and make sure it's --

17 MS. KAUTZ: Okay.

18 MR. TORRE: -- exactly the way you want it.

19 MS. KAUTZ: But I would like that distinction  
20 that it be made that they will be fixed casements versus  
21 fixed windows.

22 MR. TORRE: Yeah.

23 MS. KAUTZ: Okay.

24 MR. TORRE: I'm just trying to explain to you  
25 what it would look like, but I think staff will lead us

1 and we'll get the right answer.

2 MS. KAUTZ: Yeah, that's fine. Okay.

3 MR. GARCIA-PONS: So did I hear that they  
4 accepted all the staff recommendations?

5 MS. KAUTZ: That's what they said.

6 MR. EHRENHAFT: Okay. So the chair will  
7 entertain a motion.

8 MR. GARCIA-PONS: Do we have to do public,  
9 or?

10 MR. EHRENHAFT: Oh, that's right. Okay. I'm  
11 sorry. Is there anybody in the audience who wishes to  
12 speak in favor of the matter before us or in opposition?  
13 Okay, all right.

14 MR. GARCIA-PONS: I'm happy to make another  
15 motion.

16 MR. EHRENHAFT: Okay.

17 MR. GARCIA-PONS: Move approval with the  
18 staff conditions with the additional condition that a  
19 mock-up of the second floor fixed casement windows be  
20 constructed and reviewed by staff.

21 MR. SARDINAS: I second.

22 MR. EHRENHAFT: Okay. Is there -- okay. No  
23 further discussion. Okay, all right. If there isn't,  
24 then may we call the roll?

25 THE ADMINISTRATIVE ASSISTANT: Mr. Fullerton?

1 MR. FULLERTON: Yes.

2 THE ADMINISTRATIVE ASSISTANT: Mr. Sardinias?

3 MR. SARDINAS: Yes.

4 THE ADMINISTRATIVE ASSISTANT: Mr. Durana?

5 MR. DURANA: Yes.

6 THE ADMINISTRATIVE ASSISTANT: Mr. Garcia-

7 Pons?

8 MR. GARCIA-PONS: Yes.

9 THE ADMINISTRATIVE ASSISTANT: Mr. Rodriguez?

10 MR. RAUL RODRIGUEZ: Yes.

11 THE ADMINISTRATIVE ASSISTANT: Miss Thomson?

12 MS. THOMSON: Yes.

13 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?

14 MR. EHRENHAFT: Yes.

15 MR. GUILFORD: Thank you very much.

16 MR. KUPERMAN: Thank you so much, appreciate

17 it.

18 MS. THOMSON: We have one more, don't we?

19 MR. FULLERTON: Can we have a five-minute

20 recess?

21 MR. EHRENHAFT: I have a request for a

22 five-minute recess.

23 MS. THOMSON: Yes.

24 MR. EHRENHAFT: Yes.

25 (Thereupon, a brief recess.)