

CORAL GABLES HISTORIC PRESERVATION BOARD
Wednesday, June 15, 2022, Meeting, 4:00 p.m.
Coral Gables City Hall, City Commission Chamber
405 Biltmore Way, Coral Gables, Florida 33134

*Historical Resources &
 Cultural Arts*

2327 SALZEDO STREET
 CORAL GABLES
 FLORIDA 33134

☎ 305.460.5093
 ✉ hist@coralgables.com

MEMBERS	D 21	J 22	F 22	M 22	A 22	M 22	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	E	P	Commission-As-A-Whole
Cesar Garcia-Pons (Vice Chair)	E	P	P	P	P	E	City Manager Peter Iglesias
Alicia Bache-Wiig	P	P	P	P	E	P	Mayor Vince Lago
Margaret (Peggy) Rolando	P	P	E	E	P	#	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	P	P	E	E	E	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	Board-as-a-Whole

LEGEND: A = Absent; P = Present; E = Excused; * = New Member; ^ = Resigned Member.
 - = No Meeting; # = Late meeting arrival

STAFF: Warren Adams, Historic Preservation Officer, Kara Kautz, Assistant Historic Preservation Officer, Gus Ceballos, Assistant City Attorney

RECORDING SECRETARY/PREPARATION OF MINUTES: Nancy Kay Lyons, Administrative Assistant

OPENING STATEMENT

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

CALL TO ORDER:

The meeting was called to order at 4:10 pm by Chair Menendez and attendance was stated for the record. Ms. Rolando was not yet present.

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the minutes of the meeting of May 18, 2022.

The motion passed (Ayes: 7; Nays: 0).

NOTICE REGARDING EX-PARTE COMMUNICATIONS.

Chair Menendez read a statement regarding Notice of Ex-Parte Communications. Board members who had ex-parTEE communication of contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

DEFERRALS: None

Ms. Rolando joined the meeting.

Chair Menendez stated that he was moving Special Certificate of Appropriateness CASE FILE COA (SP) 2022-013 to the end of the agenda.

SWEARING IN OF THE PUBLIC:

Attorney Ceballos administered the oath.

APPROVAL OF ABSENCES:

A motion was made by Mr. Maxwell and seconded by Ms. Bache-Wiig n to approve the absence of Mr. Cesar Garcia-Pons.

The motion passed (Ayes: 8; Nays: 0).

Chair Menendez read a description of the first item as follows:

An application for a Certificate of Use for a Bed and Breakfast for the property at 36 Phoenetia Avenue, a Local Historic Landmark, legally described as Lot 4 & West 23 Feet of Lot 5, Block 22, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Miami-Dade County, Florida.

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. The application request approval for a Certificate of Use to have a Bed and Breakfast at the subject property at 36 Phoenetia Avenue.
2. Ordinance No. 2016-49 was passed and adopted by the Coral Gables City Commission on October 11, 2016.
3. It was the first step in implementing the community vision expressed in the North Ponce Community Planning effort which began in late 2014.
4. One of the issues brought up by the community through the planning process is that Coral Gables does not have any Bed and Breakfast establishments even though an ordinance permitting such establishments in the North Ponce area was adopted in 1993.
5. It was found that the parking requirement in the original ordinance was a major obstacle to the creation of Bed and Breakfasts.
6. Ordinance No. 2016-49 reflects the ability to have a more tailored approach to the parking needs of each property. This ordinance is intended to make the operation of such establishments a viable option for owners of historic properties and encourages investment into designated historic properties for the overall benefit of the neighborhood.
7. Only one prior Certificate of Use application has been reviewed and approved by the Historic Preservation Board for the apartment building located at 114 Menores Avenue. This establishment was never opened.
8. 36 Phoenetia Avenue was designed by H. George Fink and is Mediterranean Revival in style.
9. It was designated as a Local Historic Landmark in 1983.
10. The application was reviewed by the Development Review Committee on January 28, 2022, a list of the comments is included in the report submitted to the board.
11. There are other criteria required by Ordinance 2016-49, some are design requirements as indicated in the report and the applicant has responded to these and it appears that all requirements have been met.
12. The Board of Architects reviewed the application on April 28, 2022, and recommended approval.
13. Staff Conclusion is that there are minor alterations.

Minor alterations to the property are proposed to accommodate the Bed and Breakfast use.

Alterations include:

- a) The blocking up of a doorway, and removal of an existing stoop and railing on the rear (south) elevation.
- b) Relocation of AC compressors.
- c) Installation of signage.

A Standard Certificate of Appropriateness is required for this work.

14. Staff recommends approving the application with conditions.
 - a) Compliance with all outstanding departmental comments listed.
 - b) Obtain a Certificate of Appropriateness for the proposed alterations.
 - c) The Certificate of Use for Bed and Breakfast Establishment shall be renewed annually to ensure compliance with all applicable city regulations and conditions that may be imposed as part of the Conditional Use approval.

Chair Menendez said to let the record show that Ms. Rolando is present.

Mr. Mario Garcia-Serra representing Casa Coral LLC gave a presentation following an on-screen presentation. The highlights were as follows:

1. Mr. Garcia-Serra introduced Cari Childers and Max Haynes the owners of the property and Ms. Ana Alvarez the project architect.
2. Adaptive uses of historic buildings are one of the best ways to encourage preservation and ensure the economic viability of historic buildings. It can literally give new life to a building and that is what his client is proposing.
3. The building in question is located at 36 Phoenetia Avenue in the North Ponce area (indicated on the map by a red arrow).
4. Mr. Garcia-Serra showed a historic photo of the property.
5. Built in 1927.
6. Home of the Douglas Family after whom Douglas Road is named.
7. Designed by George Fink one of the City's founding architects.
8. Designated historic in 1983 and has been maintained in relatively good condition.
9. The proposed plan is to keep it in good condition for the next 100 years is to convert it into a Bed and Breakfast establishment of 6 units, one of which will be utilized by the owner/manager as their residence (Cary Childers & Max Hayes).
10. The Bed and Breakfast regulations have been on the books since 2016, but rarely utilized.
11. Exterior work proposed is minor, staff has reviewed the relative code criteria and found this project to be in compliance.
12. He asked Ms. Alvarez to walk everyone through the plans.

Ms. Ana Alvarez of 1028 Obispo Avenue, Coral Gables, went through the plans as follows:

1. Original permit drawings were shown, which Ms. Alvarez said were very similar to what currently exists.
2. Front Pictures:
 - A) Property faces Phoenetia with a coral wall on the front.
 - B) Various photos showing details were shown.
 - C) The context is mostly multi-family with the Women's Club down the street on the next block.
3. Boundary Survey
 - a) Consists of two buildings, the main in the front and a converted garage in the back with an addition.
 - b) Has a second story.
4. Existing and Proposed Site Plans.
5. Scope of Work:
 - a) Paint work.
 - b) Signage.
 - c) Fire safety items that include lighting second floor of both buildings.
 - d) Closing of a stoop in the back which has a bathroom behind it, not visible from the roof.
6. Roof Plan and Ground Floor Plan.
7. Front Elevation – showing sections through the building and placement of signage.
8. Building is typical of Coral Gables Architecture with a combination of shed and flat roofs.
9. Original casement windows and barrel tile roof.
10. South Elevation:
 - a) Stoop will be removed as noted.
11. West Elevation: Everything else will be restored and existing to remain.
12. Main Building, North Elevation:
 - a) Shows the current building setbacks and larger image of the proposed signage.

- b) Compressors are being moved so that they are within the current building setbacks.
- c) They studied some of the early sketches of Fink Studio blade signage and tried to introduce something delicate seen from the street.
- d) Ms. Alvarez showed a copy of the Designation Report. The house was known as the Douglas-Trager House.

Ms. Alvarez completed her presentation and Mr. Garcia-Serra once again stepped up to the podium and continued:

1. Mr. Garcia-Serra gave some history on Mr. Hayes and Ms. Childers.
2. He stated that they agreed with staff's recommendations.

Ms. Childers stepped up to the podium introduced herself and gave a brief history of their motivation to open a Bed and Breakfast.

Chair Menendez asked if anyone in the audience would like to speak in favor of this case.

Mr. Adams stated that he had provided the board copies of a letter from the Historic Preservation Association of Coral Gables in support of this application.

Chair Menendez asked if anyone in the audience would like to speak in in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Ms. Spain said she was happy to see this coming forward. The other applicant went all the way through the process, but it never happened. This would be the first Bed and Breakfast on the ordinance passed in 2016.

Mr. Maxwell asked to have a condition added that they leave a ghost or a setback, not just a line but a physical recess where they were blocking up the rear door so that it would be apparent that there had been a door there. Ms. Rolando agreed.

Mr. Fullerton asked if the street could handle the parking.

Mr. Adams said that one of the responses to the required questions, was the On-Street Parking Analysis. The Property which consists of approximately 8,030 square feet in lot area, does not have any on-site parking or vehicular ingress and egress. The frontage of the Property is 73 feet and contains on-street parking in the right-of-way. The on-street parking is not marked, but approximately two to three cars can be accommodated in front of the Property and no changes are proposed to this right of way area. Pursuant to Section 3-205.L, no parking beyond what exists prior to conditional use approval of the Bed and Breakfast will be required for buildings constructed prior to 1964.

Mr. Fullerton asked how many accommodations there would be: The response was 5.

A motion was made by Ms. Spain and seconded by Mr. Durana to approve the application for a Certificate of Use for a Bed and Breakfast for the property at 36 Phoenetia Avenue with staff conditions and the addition of the requirement of the physical recess for the blocking up of the rear door.

The motion passed (Ayes: 8; Nays: 0).

Conditions are as follows:

The following must be obtained prior to the issuance of the Certificate of Use and verified with inspections by the appropriate department(s):

1. *Compliance with all outstanding departmental comments outlined in Historic Preservation Board report.*
2. *Obtain a Certificate of Appropriateness for the proposed alterations.*
3. *Any permit for enclosing of openings must include a recessed 'ghost' infill specification ensuring that the locations of the original openings remain evident.*

Chair Menendez read a description of the next item as follows:

CASE FILE COA (SP) 2022-014: An application for the issuance of a Special Certificate of Appropriateness for the property at **5125 Riviera Drive**, a Contributing Resource within the “Chinese Village Historic District,” legally described as Lot 1, Block 100, Coral Gables Riviera Section Part Two Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 18 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the substitution of roof ridge tile on the residence.

Mr. Kautz gave a presentation following the on-screen presentation. Highlights were as follows:

1. A location map was shown.
2. Property is in the Chinese Village Historic District.
3. Designated in 1986.
4. It is one of the assemblages there.
5. 1964 photo of the house was shown, no 1940’s photo is available.
6. A permit application was submitted to replace the existing tile on the house, which is a yellow glazed Ludowici tile.
7. Historic Resources staff approved the replacement with the conditions that the specified roof ridge, a very specific ridge with a bump be applied on the concrete curve coming down the ridges (shown in the picture).
8. Glazed yellow barrel tile was installed there
9. Staff rejected the Final Historic inspection stating that they had to put back the correct tile.
10. Homeowner and roof contractor (both present) have said that it will be both dangerous and damaging to the roof to step on the tiles to replace them.
11. Research revealed two Fishbaugh photos from the 1920’s, not of this specific house, but certain typologies exist within the district. (Square and L-Shaped Houses in the photo).
12. Ms. Kautz indicated the location of the house in the picture and stated that the concrete ridges never had tiles because they were meant to be the dragon bodies of the terracotta heads that were placed on the ridges. (Photograph was shown to indicate ridges).
13. Staff has given the homeowner two options:
 - a) Deny application and have them remove the tiles and leave it bare as was originally intended.
 - b) Leave the installed barrel tile as a temporary solution until more work needs to be done on the roof at which time they will be taken off.

Owner Dave Schofield introduced himself and said the following:

1. Ms. Kautz is correct; however, he found a 1965 photo of the house with the same barrel tiles. The current barrel tiles are a different silhouette, but not dramatically different.
2. There is no record of the roof ever being replaced so it is possible that the original people did not use the tiles with the bump silhouette, instead they used the barrel tiles as indicated in the 1965 photo.
3. The roof cost \$130,000 and 15 months to replace because of COVID and supply chain issues, there have been water damage issues and it has been a nightmare.
4. Mr. Schofield explained about all the expenses and problems he has had with the house and offered to put something in the contract to say that he would replace the tiles the next time.

Ms. Kautz offered the following option:

1. In the past the board has reviewed two instances of “S” tiles that were financial hardships to older residents and a restrictive covenant was placed on the property that said when there was a reroof on the property, they would revert to true barrel tile.

Mr. Durana asked if they wanted to go back to the tile or back to the concrete. Ms. Kautz said she did not want it to go back to the bump ridge tile even though it is used elsewhere in the district and is appropriate for the village, as documentation suggests that there was nothing there originally.

Ms. Kautz said they had received a letter from the Historic Preservation Association of Coral Gables supporting staff recommendations.

Mr. Fullerton asked if they granted this request would it provide an excuse for the rest of the property owners in the village to do the same.

Mr. Schofield said none of the neighbors wanted to replace their roofs after seeing what he went through. He said he had requested and been denied by permitting to remove the tiles by hand and reuse them as they were in good condition, and it was only the wood underneath that was rotten. Instead, he had replaced all his tiles. One of his neighbors had done what he wanted to do without a permit and their roof was completed and he was still in the process. He did not think all the houses had to look exactly alike.

Ms. Spain said that a restrictive covenant would not set a precedent as no one would want one on their property. If homeowners do the roof as approved, they will not have to go through this. Ms. Kautz said they review each application individually.

Mr. Maxwell said the question was about removing the tiles on the ridge line and he knew the tiles could be removed without damaging the roof.

Mr. Schofield said all L-Shaped houses have ridge tiles, all square box houses don't, all the houses that have his footprint do have ridge tiles.

Ms. Kautz said the board usually request that they go back to what was originally there and showed Mr. Schofield a picture, he did not agree with her findings.

Chair Menendez asked if anyone in the audience would like to speak in favor or in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Mr. Fullerton asked if this was another situation where people were requesting "S" tiles instead of true barrel tiles.

Ms. Spain said you could not equate the two situations as originally there were no tiles.

Ms. Rolando said there was no way to know what was there in the 1920's.

Mr. Schofield said the flat part of the roof had barrel tiles, but the swoop did not.

Ms. Kautz said the uppermost ridge has a tile that she could not identify, the swoops were bare as they were the bodies to the dragon heads.

Ms. Spain said staff had gone back and done research as they had wanted them to install the bump tile, but even if there had not been any tile there in the first place, they still made a mistake. She said she had no problem making a motion to include the restrictive covenant.

Mr. Schofield asked if they would require the other three houses that have his same footprint to take the tiles off the swoop. Ms. Spain said it was different as they had a permit, but when they come in staff would require them to leave ridge tiles off that portion. At some point in the future, they will all be consistent.

Mr. Schofield asked if overall consistency was desirable in a historic district, he thought variations make individual thumbprints and that is what history is.

Ms. Spain said the board does historic preservation and if they could prove that that was the way it originally looked going back to it would be historic preservation.

Roofer Ivan Navarro said that the tiles that it had now was the closest thing to what it had back then. The tiles that they were referring to were almost three times the cost, so he thought this was the best option to meet in the middle, without breaking the bank, they were talking about a cost of \$100 versus \$20.

Chair Menendez said the board did not deal with cost.

A motion was made by Ms. Spain and seconded by Ms. Rolando to approve the application for a Special Certificate of Appropriation for the property at **5125 Riviera Drive** for after-the-fact design approval for the substitution of roof ridge tile on the residence, to leave the installed barrel tile “as-is” as a temporary solution and approve the application with a condition that at any point in the future when repair or replacement to the roof is undertaken, the barrel tiles on the hip ridges will be removed and the ridges/curbs left bare. As a condition of the Board’s approval, they required that a restrictive covenant be recorded stipulating these conditions.

The motion passed (Ayes: 7; Nays: 1).

Mr. Ehrenhaft stated that he was extremely concerned with people not following instructions. After working with Historic Preservation, they deviate from what was approved. He did not like setting precedents where anyone could make an argument that they had made exceptions in the past. He wanted it recorded that this was not to set a precedent and could not be relied on for any purpose as the board accepting an exception after explicit instructions were given.

Mr. Maxwell stated that he was voting no as this was easily remedied and was a bad precedent and he agreed with Mr. Ehrenhaft’s comment.

Mr. Schofield tried to make another explanation but was told that he needed to leave as his request was approved.

Chair Menendez read a description of the next item as follows:

CASE FILE COA (SP) 2022-015: An application for the issuance of a Special Certificate of Appropriateness for the property at **625 Altara Avenue**, a Contributing Resource within the “Italian Village Historic District,” legally described as Lot 18, Block 8, Coral Gables Riviera Section Part One Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the substitution of window muntins on the residence.

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. The application requests after the fact design approval for the substitution of window muntins on the residence.
2. Property is located on Altara Avenue between Segovia Street and Palmarito Street.
3. The Italian Village was designated as a local landmark district in 1992.
4. The contributing structures within the district are reminiscent of Italian farm homes.
5. Constructed in 1925.
6. Designed by Robert Law Weed who designed residences and commercial buildings, including department stores.
7. In August 2021, a permit application was submitted to install impact-resistant windows and doors on the property at 625 Altara Avenue.
8. Historic Resources and Cultural Arts Department Staff worked diligently with the window company to prepare the final set of permit drawings so that the windows and doors would accurately reflect the type and style of windows and doors originally found on the residence.
9. Staff went so far as to mark up each window and door for the window installer so there would be no confusion (drawings were submitted in the board package).
10. The permit was ultimately approved, after two previous rejections, with the condition that “thicker vertical muntins to be provided as noted.” (noted on the staff report).
11. Drawings submitted by the window company specifically state that the vertical window muntins will be 3½ inches wide.
12. Request has not been reviewed by the Board of Architects.
13. The work proposed in this application detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior’s Standards for Rehabilitation.
14. Staff has consistently required property owners to adhere to original plans and/or photographic documentation when replacing windows and/or doors.
15. The windows on this home were typically pairs of casements in an opening (as in original elevations).
16. Staff noted that some of the window openings were altered from the original and that there has been an addition to the residence and worked with the window supplier to come up with an appropriate solution.

17. The thicker vertical muntin has been allowed to give the appearance of a pair of casements to a single-leaf window unit when it is not feasible to install pairs.
18. Normally, this allowance is made on windows required for emergency egress purposes or when the window opening is too narrow to accommodate a pair of aluminum impact-resistant windows.
19. The windows and doors that Staff approved are the appropriate configuration for this property.
20. The recommendation is to deny.
21. Ms. Kautz initially dealt with this application, and she drew the windows for the applicant.
22. Ms. Kautz was on vacation when the applicant requested an inspection.
23. Mr. Adams went out and noted that the windows were different than on the drawings. He had two onsite visits and met with the property owner and the window contractor.
24. The window contractor is blaming the manufacturer as they made the windows and did not follow the plans and the window manufacturer is blaming the window installer, because they picked them up and installed them.
25. Mr. Adams said he was concerned because the homeowner was caught in the middle where no one was willing to take responsibility for the error. Short of going to the factory and watching the windows being manufactured he was not sure what else staff could have done.
26. The drawings were submitted that followed staff requirements, but they were not made that way and neither the manufacturer, the contractor nor the installer noticed this. Mr. Adams said he had not been involved with the project initially but noticed the difference immediately when he visited the site.
27. The applicant prefers the muntins that are there.
28. This had taken a lot of time for both staff and owners, and this is consistent with approved plans not being followed.

Mr. Sadia Raja and Carlos Alfonso, property owners made the following comments.

1. They have been doing this for a year, they bought the house because they loved it and have been trying to maintain the historic integrity of the house.
2. They wanted to update the house to the 21st century for safety and wanted to install impact windows.
3. They had agreed to put in casement windows, even though there was an addition that did not have casements.
4. They had not reviewed the plans to see the difference between 1 inch and 3½ inch muntins.
5. They showed pictures of the house agreeing that the casement windows looked more like the original 1925 house than the sliding windows that were there before.
6. He showed a picture of windows and stated that the 3½ muntins would detract from the front façade of the house.
7. He had met with Mr. Riesco and thought that the 3½ muntins were not needed in the front of the house.
8. The vertical 3½ inch muntins will add another 7 inches on each window. Blocking their only source of light.
9. Only two windows are in the living room. There are larger windows at the back in the newer portion of the house that is not from the 1920's.
10. They showed a mockup using painter's tape on various windows and said the larger muntins would darken the whole area making the glass opening quite small.
11. While the plans were different than what was installed, they felt the 1" muntins looked better and did not detract from the look of the house.
12. The kitchen windows were small and could not accommodate the 3" muntins and give sufficient light.
13. They went through homes in the Italian Village and showed houses with casement windows with the 1" muntins and some had been recently approved without the 3½ inch muntins.
14. They were on a holding pattern since April and wanted to get this resolved.
15. They were requesting approval to keep the 1" muntins overall or to keep them in the front of the house and have the 3" muntins in the rear.

Mr. Maxwell asked if the permit stipulated the 3 ½" muntins.

Mr. Adams said yes, page 2 of the report was a photocopy of the permit set stating that the thicker vertical muntins were to be provided as noted. The actual drawings were prepared by the window company based on the drawings that Ms. Kautz had presented and has a box indicating window muntins would be 3 ½ inch wide.

Mr. Maxwell asked if shop drawings were submitted for approval. The answer was no. Mr. Maxwell stated that this was a mistake on the part of the contractor, not fulfilling the obligations of the permit.

Mr. Adams said that that contractor was blaming the manufacturer.

Chair Menendez addressed the owners and stated that they did not get what they paid for and what was approved.

Ms. Raja said they did not like the 3 ½ inch muntins on the front.

Mr. Adams said this is the reason that it was being presented to the board. If they had originally applied for the 1" muntins it would have come to the board, staff could only review it because it was a copy of the original windows.

Ms. Rolando said the board had turned them down before.

Mr. Maxwell said the original windows were double casement and were thicker in the middle as there were two windows and now, they just had one frame. He understood they were willing to make a compromise and at least change the front.

Mr. Alfonso said the front is double casement, the side bars are thicker than the original windows.

Mr. Maxwell asked if they were willing to change or modify them to meet what the permit said.

The owners said they would do whatever they were told to do but wanted to keep the front as the larger muntins would impair the light.

Mr. Fullerton asked to look at the photographs again.

Ms. Raja said the living room had two windows and there was a window upstairs and she wanted to leave those as is and work on the ones at the rear. The rear windows were bigger and the thicker muntin would not have as much impact on the light as the front windows. (she showed pictures).

Mr. Fullerton said the windows are in proportion with the smaller muntins.

Ms. Kautz said that originally there were pairs of double casement windows, so the modification that they allowed was to have the thicker faux vertical was to make it look like there are two pairs that open as they should have. The window size was too small for a pair of casements, the minimum size is 17" or 18" for a single leaf of a casement. What they were seeing is supposed to mimic two pair of casements side by side.

Mr. Fullerton said the proportions were good.

Ms. Spain said it would look better if it looked like two casements with a wider muntin. They have been very consistent in requiring this in the past.

Mr. Fullerton said he understood, but the windows with the smaller muntins and the larger windows were not right with the smaller muntins.

Mr. Maxwell said it was a difficult situation.

Ms. Bache-Wiig said the important elevation was the front, any compromise should be given to the front not the back.

Chair Menendez asked if anyone in the audience would like to speak in favor or in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Chair Menendez said this was the second application for after-the fact.

Mr. Adams said they had been discussing having a supplemental sheet to go with the Certificate of Application Form and have it clearly stated that "if anything is installed that does not conform to the plans, the applicant absolutely realizes that they will potentially have to come to the board and the likelihood is that they will have to conform to what was approved." He went on to say that since he had come to the City, he had spent a lot of time reviewing windows that were installed that were not as approved.

Mr. Durana said he was looking at the original architecture and in the front of the house the two windows in the front were never there, it was originally a stucco faux window.

Mr. Adams deferred to Ms. Kautz who stated that there were alterations to the property, but to consistent with what they would have been is the reason they asked for the larger muntins.

Mr. Durana said the only reason he would look at this is because there were not windows there originally and asked Ms. Kautz if they would consider this.

Ms. Kautz said it was up to the board, they had gone through this exercise repeatedly to get the windows approved the way they were drawn. This is an exercise that they did often, and they were normally followed. Today she had done an inspection for the 5th time on a house that could not get their muntins right, they keep taking them off and putting them back on and they are still wrong. They can be fixed; you can remove and replace the muntins and they will still have hurricane protection throughout the process.

Mr. Alfonso said this was the first time they were going through this and wanted to know if the removal of the muntins would affect or crack the windows. They were willing to compromise if this would allow them to move on.

Mr. Adams said the first time they had met the window representative onsite they had said that they could remove and replace them, but the second representative did not agree.

Mr. Durana said they could be removed, but he agreed with Mr. Fullerton that the 3 ½ inch muntin did not look good. You are trying to take a new product and mimic what was originally there made from wood using aluminum, and there were wind codes. He liked the way they looked but understood staff's reason for wanting the 3 ½ inch muntin.

Mr. Maxwell said it was clear on the drawings that the muntins should be 3 ½ inch wide and he did not understand why the contractor did not fulfil the requirement.

Chair Menendez added he did not understand why the contractor had not given the owners what they had paid for. If they had they would not be here wasting their time. The board was put in a difficult situation as they were trying to be fair to the homeowners and the people who would come after them. Making allowances never worked out.

Ms. Raja said she understood and that is why they were here. They were trying to see if they could keep the smaller muntins at the front and replace the others.

Mr. Ehrenhaft asked if the non-compliant windows could be retrofitted on site or would have to be sent to the factory.

Mr. Durana said his experience was that they could be done onsite, but they would need to ask the window company.

Mr. Maxwell said they could.

Mr. Fullerton said it would not look like the frame of the window it would look like something was applied.

Ms. Rolando said the if the impact windows weren't a single sheet, they would not pass the impact test.

Mr. Durana said the muntins were decorative not structural.

Mr. Fullerton said the objectionable windows were in the back of the house, they are clearly not the double casement windows and look like big pieces of glass with muntins pasted on them you have to put a frame like element 3 ½ inches

on both sides of the muntin. The front windows look good, they look like they have frames with muntins as sub-members of the window frame.

Ms. Spain said it was 3 ½ inch total.

Ms. Raja said each muntin had to be 3 ½ inches.

Mr. Fullerton said that he disagreed with Mr. Adams regarding the conditions in the Certificate of Appropriateness. He thought that they should be required to change the errors before anyone came back to the board and then they had to tell the owners and the contractors no and then they get a reputation.

Mr. Adams said no matter how far staff goes to help applicants when they tell them they must go to the board they also get a reputation as being the bad guys.

Ms. Bache-Wiig said there must be another step in the approval process. There must be a shop drawing.

Chair Menendez said they could require shop drawings for certain things.

Mr. Maxwell said that shop drawings should be required for roof and window installations. He said they were all here before and approved this.

Mr. Adams corrected him and said that this was done at the staff level, and it was only coming to the board because of the incorrect installation that staff can't approve. He suggested an additional sheet for the Certificate of Appropriateness with wording that makes it clear that any contractors that deviate from the approved plans must fix it, there is no reason for the homeowners to be in this situation.

Ms. Rolando asked why they did not ask the contractor to fix it in this case.

Ms. Spain said the applicant always had the right to come to the board to ask for what they want.

Mr. Alfonso said if they could have avoided this before they would have done so, but they did not know what a muntin was, they were only concerned with casement versus non-casement.

Ms. Raja said the original plans were to adjust the casements on the front of the house and they wanted casements in the part of the house that was built later. They did not know what a muntin was.

Ms. Bache-Wiig said that the board did not expect the homeowners to know what a muntin was, if staff is going above and beyond something must be put in place to ensure their efforts are not futile.

Ms. Raja agreed and said that both Ms. Kautz and Mr. Adams had met with her, but now she could not force the window contractor to do anything, she was holding their check and hopefully they would comply. She hoped to keep the front windows as is as it does impact the light.

Mr. Maxwell said the front elevation was the most important and asked the homeowners if they would be willing to change the windows visible from the street to what was specified in the plans and let the others remain the same and accept a covenant to say that when the windows were changed in the future they would go back to the original.

Mr. Alfonso said if the board thought that was most appropriate, they would be willing to do that, but he was not sure about the covenant.

Mr. Maxwell referred to the covenant in the previous case.

Chair Menendez said that Mr. Maxwell would have to speak with the rest of the board to see if they agreed.

Mr. Fullerton said the roof situation was more likely to have renovations in the future than a house of impact windows.

A motion was made by Ms. Spain and seconded by Ms. Rolando to deny the request for an after-the-fact design approval for the substitution of window muntins on the residence. And deny the issuance of a Special Certificate of Appropriateness.

The motion passed (Ayes: 7; Nays: 1).

Mr. Durana said while he thought the smaller muntins looked nicer he had to agree with the recommendation as it was on the plans.

Ms. Bache-Wiig asked for a clarification which was provided by Ms. Spain.

Chair Menendez read a description of the next item as follows:

CASE FILE TDR 2022-003: Consideration of the Transfer of Development Rights for the property at **118 Menores Avenue**, legally described as Lot 7, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer. The Receiving Site was previously approved by the Historic Preservation Board (Case File TDR 2022-001) on February 16, 2022.

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer.
2. Property is located on an interior lot on the south side of Menores Avenue.
3. Primary elevation faces north on Menores Avenue.
4. In 1925, permit number 1479 was issued for the construction of the apartment building at 118 Menores Avenue.
5. It is a good example of a Mediterranean Revival apartment building designed by architect H. George Fink.
6. It is basically rectangular "I" plan with a one-story projection on the west side of the front.
7. The receiving site 290 Valencia Avenue was previously approved by the board on February 12, 2022.
8. The attached Historic Preservation Board Application contains a Historic Building Conditions Report and Stabilization & Maintenance Plan prepared by Martinez Alvarez Architecture.
9. The report evaluates the general condition of the building and site, identifies those areas that require immediate repairs, proposes corrective actions, proposes a maintenance schedule, and assigns corresponding repair cost estimates.
10. The report concludes that the building is in good condition overall, recommends immediate repairs to be performed within six months, and recommends future improvements.
11. Staff recommends that no building permit for the receiving site at 290 Valencia Avenue be issued until the remedial work is completed.
12. The Local Historic Designation Report for the property is included as an attachment.
13. There is a table showing the calculation of the available TDRs of 4714 square feet.
14. The Historic Preservation Staff recommends the following:
 - a) Approval of the Conditions Assessment Report and Maintenance Plan and Schedule.
 - b) Approval of the issuance of Certificates of Transfer of 4,714 square feet from 118 Menores Avenue.
 - c) Recommend to the City Commission that no building permit for the receiving site proposal at 290 Valencia Avenue is to be issued until the remedial work is completed on the historic property.

Mr. Garcia-Serra representing LOD, Inc. the owner of the property and made the following comments.

1. 118 Menores Avenue is applying to transfer its unused development rights, 4714 square feet to the Regency project at 290 Valencia Avenue.
2. The Regency project was previously approved as a receiver site by this board this past February.
3. A couple of months ago this board approved the designation of one of this building's sister properties at 122 Menores Avenue.
4. A 1940's Historic photo of 118 Menores was shown on the screen.
5. 118 Menores was designated historic in 2015.

6. Location Map was showing the property located on the north side of Menores Avenue between Ponce de Leon Boulevard and Salzedo Street, also showing 122 Menores Avenue to the West and 114 Menores Avenue to the east.
7. All three properties designed by George Fink and designated as historic.
8. 118 Menores Avenue has been well maintained as documented in the Stabilization and Maintenance Plan prepared by Ana Alvarez.
9. Photos of the property and neighboring properties were shown.
10. Some minor repairs have been identified as having to be completed and they agree with staff recommended conditions of approval.
11. Mr. Garcia-Serra requested the board to follow the recommendations of staff and approve the request for 118 Menores to be a sender site for TDR's.
12. This is another example of an innovative way of utilizing TDRs to make historical preservation work.
13. The owner will see some compensation from this as she cannot use the development rights and instead will transfer them to another property approved as a receiving site.

Chair Menendez asked if anyone in the audience would like to speak in in opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Ms. Bache-Wiig asked if this TDR had anything to do with the program that was discussed about increasing the available Transfer of Development Rights.

Mr. Adams said no that the program had not moved forward yet.

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve with conditions stated, the Conditions Assessment Report and Maintenance Plan and Schedule, authorization for the transfer of the unused development rights, (4,714 square feet from 118 Menores Avenue to 290 Valencia Avenue) and the issuance of Certificates of Transfer, and to recommend to the City Commission that no building permits for the receiving site 290 Valencia be issued until the remedial work is done on 118 Menores Avenue.

The motion passed (Ayes: 8; Nays: 0).

Chair Menendez read a description of the next item as follows:

CASE FILE COA (SP) 2022-013: An application for the issuance of a Special Certificate of Appropriateness for the properties at **832 Alhambra Circle**, a Local Historic Landmark, legally described as Lots 14 & 15, Block 32, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida and **836 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 12 Less the West 25 Feet & Lot 13, Block 32, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is requesting approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework. Variances have also been requested from Article 2, Section 2-101 (D) 6b, and 7 of the Coral Gables Zoning Code for the maximum allowable floor area and minimum allowable landscaped open space.

Mr. Adams gave a presentation following the on-screen presentation. Highlights were as follows:

1. The applicant is requesting design approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework.
2. Variances have also been requested from Article 2, Section 2-101 (D) 6b and 7 of the Coral Gables Zoning Code for the maximum allowable floor area and minimum allowable landscaped open space.
3. The residence at 832 Alhambra Circle is significant as a prime example of the type of homes designed in the early 1920s.

4. Designed by John and Coulton Skinner, prominent local and national architects, and built in 1928, the residence is detailed in the Mediterranean Revival architectural style.
5. Two additions of a screen enclosure and new garage and porte-cochere, designed by William H. Merriam, a notable local architect, were built in the 1940s.
6. Other alterations include demolition of the rear garage/apartment in 2000, construction of a large two-story rear addition and swimming pool, and construction of a rear outbuilding.
7. The property was designated as a Local Historic Landmark in 2001 and listed as a contributing structure within the Alhambra Circle Historic District in 2008.
8. The residence at 836 Alhambra Circle was designed by H. George Fink in the Mediterranean Revival style and constructed in 1925.
9. Alterations include demolition of the original garage and construction of a new garage, construction of a rear addition, and construction of an addition on the west elevation.
10. The property was listed as a contributing structure within the Alhambra Circle Historic District in 2008.
11. 832 Alhambra Circle is both a contributing structure and individually designated and 836 Alhambra Circle is a contributing structure.
12. The applicant is requesting design approval to:
 - a) Unify the two adjacent single-family properties into one parcel.
 - b) Design approval to join two historic single-family residence to create one single family residence.
 - c) Design approval for additions and alterations to the residences and sitework.
 - d) Two variances.
13. The alterations will be as follows:
 - a) 832 Alhambra Circle
 - i) Conversion of garages and breezeway to a wine room, wine storage, laundry, and storage room.
 - ii) Extension of the front AC unit wall.
 - iii) Addition to a rear porch which may also be enclosed.
 - iv) Extension of rear second floor balcony and construction of exterior staircase
 - v) Demolition of rear cabana bathroom.
 - vi) Construction of rear two-story elevator shaft.
 - vii) Demolition of rear cabana.
 - viii) Installation of new windows and sills.
 - b) 836 Alhambra Circle
 - i) Demolition of later addition to the west elevation, rear cabana, swimming pool, and rear bay window.
 - ii) Construction of one- and two-story addition on west elevation.
 - iii) Construction of rear two-story detached garage structure comprising a four-car garage and loggia on the first floor and residential accommodation comprising two guest bedrooms with bathrooms, a sitting room, and a balcony with exterior staircase on the second floor.
 - iv) Installation of garage door/gate on the front Porte cochere.
 - v) Installation of new windows and sills.
 - c) 832 and 836
 - i) Construction of a new one-story structure to the rear which will contain a kitchen and connect both properties.
 - ii) Construction of new low wall linking both properties at the front.
 - iii) Alterations to front boundary wall.
14. North Front Elevation:
 - i) Primary elevation faces Alhambra Circle.
 - ii) When combined the property will have a frontage of approximately 175 feet.
 - iii) The drawings indicate that there are proposed alterations to the front property wall, however no elevations of the wall were submitted for review.
 - iv) Staff is concerned that alterations to the wall will give the appearance that this is one property rather than two.

- v) The low wall screening the a/c units at the northeast corner of 832 Alhambra will be extended to accommodate additional a/c units. Staff has no concerns over this proposed alteration.
- vi) The existing arched garage door openings and the arched breezeway opening on 832 will be infilled to accommodate living space on the interior. The infilled openings will be recessed arches with a differing arch design from the existing. The easternmost arch will be larger than the other two and will contain a plinth with a vase, the remaining two arches will each contain a six-light window and a planter. Staff does not support these alterations, whenever approval is given for enclosing an opening, the original profile of the opening should be retained and inset to show what once existed. Further, the enclosure of the existing garages and breezeway contribute to the overall impression that that the combined properties are one house.
- vii) The addition of sills to the new windows is appropriate as the drawings indicate the existing windows have no sills, (this applies to new windows only).
- viii) The drawings indicate an existing circular decorative feature above the easternmost garage door (which is consistent with similar features on the historic structure) will be removed, a new decorative string course feature will be installed above this door, and a new chimney will be added above the existing shed roof. Although the garages and breezeway are later additions, Staff does not support the removal of architectural features and the installation of new features, especially on the front elevation.
- ix) A new privacy wall is proposed between the north elevations of 832 and 836. Staff does not support this proposal as it contributes to the appearance that this is one property as only one porte-cochere opening will remain on 836.
- x) The drawings indicate a gate will be installed on the porte-cochere opening at 836. It is not clear if this will be a solid wooden gate or if it will be of vertical metal pickets providing some visibility through the porte-cochere. The applicant indicated that there would be some visibility through the gate. Staff does not support the enclosure of the porte-cochere as it contributes to the appearance that this is one property, and the enclosure of porte-cocheres is an inappropriate alteration.
- xi) The drawings indicate front door of 836 will be relocated to its original position and a front stoop and canopy similar to the originals will be recreated. This proposal is supported by Staff as it is a restoration.
- xii) The later one-story addition to the west of the front façade of 836 will be removed and a new two-story addition with eight-light windows, flat roof, and barrel tile coping will be added. The new addition will be visible from the right-of-way. This proposal is supported by Staff as it is setback approximately 14 feet from the front elevation and is of a more appropriate design than the existing addition.

15. South (Rear) Elevation

- i) The existing second-story balcony on 832 will be extended to accommodate a new exterior staircase leading to the rear yard. This is not supported by Staff as the drawings indicate the staircase will extend beyond the east elevation of the existing structure and will be visible from the right of way as a solid mass.
- ii) One of the existing covered porches on the rear elevation of 832 will be extended. It is not clear if both porches will be enclosed as the drawings state, "*Spaces will not be enclosed if it will cause the residence to exceed the maximum permitted floor area in compliance with Section 2-101, D, #6, a.*" Staff supports these proposed alterations as they are to the rear.
- iii) A two-story elevator shaft will be installed at the Southwest corner of the structure at 832. This will not be visible from the right-of-way and is supported by Staff.
- iv) A one-story T-shaped addition will be added to the rear to combine both existing structures into one house. The addition will be of a hipped barrel tile roof and six-light windows with two-light transoms. Internally, the addition will contain a kitchen. The design of the structure is appropriate for the architectural style of the properties and is located to the rear. However, the drawings indicate that the addition and the roof will be visible from the right-of-way. Note, while the design of the addition may be deemed appropriate for a historic structure, as will be detailed later in the report, Staff has concerns with the proposal to combine two historic structures.

- v) As detailed above, the existing one-story later addition will be removed from 836 and a one- and two-story addition is proposed. This is supported by Staff as it somewhat restores the appearance of the south elevation.

16. East Elevation

The east elevation of the combined properties will be the east elevation of 832. The proposed new exterior staircase leading from the rear second-floor balcony to the rear yard will be visible on this elevation.

17. West Elevation

The west elevation of the combined properties will be the west elevation of 836. The later one-story addition will be removed and replaced with a more appropriate one- and two-story addition. Fenestration on the west elevation of this addition will comprise single- and double- windows with six- and eight-light configurations. The west elevation of the new kitchen addition will have similar windows.

18. Detached Garage Structure

The proposed new two-story detached garage structure will be to the rear of 836 and will not be visible from the right-of-way. Construction will be of a hipped, barrel tile roof with exposed rafters, and eight-light windows with sills. The structure will contain a four-car garage and loggia on the first floor and residential accommodation comprising two guest bedrooms with bathrooms, a sitting room, and a balcony with exterior staircase on the second floor.

The west elevation contains four single-car garage doors on the first floor and four windows on the second floor. The east elevation contains a loggia with arched openings and classically styled columns on the first floor, three sets of French doors leading to a balcony on the second floor, and a staircase leading from the balcony to the rear yard. The north elevation features a blank wall with no openings to the garage and arched openings leading to the loggia. The second floor contains one window. The south elevation contains only one window on the second floor with the rest of the structure and the staircase wall being plain. Staff supports the construction of a detached garage structure; however, the proposed design appears to be very large in scale and height.

19. Siteworks

Demolition of the cabanas to the rear of 832 and 836 and demolition of the swimming pool to the rear of 836 are supported by Staff.

20. Variances

The applicant is also requesting two variances.

- i) Grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately ten thousand one hundred thirty (10,130) square feet (38.6%) vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code.
- ii) Grant a variance to allow the single-family residential property to provide approximately 33.5% (approximately 8,785 square feet) landscaped open space of the area of the building site vs. Single-family residential properties shall provide landscaped open space of not less than forty (40%) percent of the area of the building site (10,500 square feet) as required by Section 2-101 (D) 7 of the Coral Gables Zoning Code.

21. Board of Architects.

This application did go to the Board of Architects for the review of the design only, not the concept of joining two historic properties together. The Board of Architects made a motion to approve with the condition to study introducing windows into enclosed garage openings on the left of the main residence.

22. Staff Conclusion:

- i) The application presented requests approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework.
- ii) Staff has serious concerns with the proposed concept of combining two historic houses into one house. Both properties are contributing structures within the Alhambra Circle Historic District and 832 is also an individually designated Local Historic Landmark. Should the properties be combined into one property

with one residential structure, it is Staff's opinion that the district would lose two contributing structures and 832 would no longer be eligible for individual designation.

- iii) The structure is not what is designated, it is the lot. Changing the lot would result in a review of the individual designation because the designation report will have to be amended.
- iv) Staff's opinion is that two properties combined into one would not be eligible for individual designation and would not be eligible to be classed as two contributing structures as you will have one property one structure. This combined property would not qualify as one contributing structure or site.
- v) The applicant may claim that the proposed work is being undertaken appropriately with a one-story addition at the back, and the two individual structures can still be identified as such; however, as noted in the report, the proposed alterations to the front elevation give the appearance that this is one structure. Alterations of the boundary wall, enclosure of the garages and construction of the new wall between the two properties. This is evident from the rendering on Sheet A-3.1B.
- vi) Also, it may be argued, that the proposal consists of adding a large addition which is visible from the right-of-way to each historic structure. You are combining the properties, adding to both, adding the additions on the front. Neither of these properties is subordinate than the other. When someone builds and addition on a historic property, the addition should be subordinate, the addition should be set back, and this is not the case here.
- vii) Staff is further concerned with establishing a precedent which may encourage others to submit similar applications possibly for more than two historic properties or historic properties that are further apart than the subject properties which would require a much larger and possibly more visible link. Setting a precedent for this type of proposal could have a hugely detrimental effect on existing historic districts and result in a reduction in the number of contributing and individually designated structures in the city.
- viii) The applicant has also requested two variances. For a variance to be considered and recommended for approval there are eight conditions here that must be met. It is staff's opinion that this application only meets one. The conditions are as follows:
 - 1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
Staff's response: *No special conditions and circumstances exist. The property owners are choosing to combine the lots, join the structures, and construct a large, detached garage. Per the Letter of Intent: "... the Property Owners would be permitted to add to both structures if they were considered separate homes. Because they are unifying the lots, the Property Owners are penalized with the lower FAR number." It cannot be both ways, it is either one or two. You cannot make it one and ask for the benefits that you would get with two.*
 - 2) That the special conditions and circumstances do not result from the actions of the applicant.
Staff's Response: *The conditions and circumstances are a result of the actions of the applicant's proposal to combine the lots, join the structures, and construct a large, detached garage. Further, 832 was a contributing resource when purchased by the property owner. Per the Letter of Intent: "Inclusion of the Property as contributing resources is not a condition or circumstance resulting from the actions of the Property Owners". The property owners purchased the contributing structure. "...the remaining FAR would otherwise be permitted if the Property were considered two (2) separate homes"*
 - 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
Staff's Response: *Staff does not support the concept of combining two historic structures or any variances required to do this. If variances were granted to the applicant and not to others who applied with a similar project, then this would be conferring on the applicant a special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.*

- 4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.
Staff's Response: Per the Letter of Intent: *"The Property Owners would meet the FAR requirements of the Zoning Code if the Property were considered two (2) separate homes." "By strictly interpreting the zoning code, the Property is deprived of rights commonly enjoyed by other properties in the same zoning district, in particular, the floor area typically permitted for two (2) buildings." The property owners are choosing to combine the properties. Staff is not aware of any previously approved applications for joining two historic properties together in the historic district; therefore, the applicant is not being deprived of rights commonly enjoyed by others.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
Staff's Response: *Reasonable use of the properties may be obtained by retaining two separate single-family residences as they were intended to be when built. The required variances are because of the owner's decision to combine the properties, joining the historic structures, and constructing a large, detached garage.*
- 6) That granting the variance will not change the use to one that is different from other land in the same district.
Staff's Response: *They meet this one*
- 7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Staff's Response: *Granting the variances and supporting the proposal would have a negative impact on the historic district due to the loss of two contributing sites and one individually designated site and could set a precedent for similar applications which could further impact historic districts.*
- 8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.
Staff's Response: *Granting the variances is not appropriate for the continued preservation of the individually designated historic landmark or the landmark district.*

23. Historical Resource Department Staff recommends the following:

- a) A motion to deny the proposal to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework.
- b) A motion to deny the issuance of a Special Certificate of Appropriateness.
Should the board determine that they wish to approve this concept, there are several conditions that staff would like to include. Applicants were given a copy of the conditions.
Conditions are as follows:
 - a) Elevations of the proposed front wall and details of any proposed gates shall be submitted to Staff for review.
 - b) The original outline of the garage doors and breezeway openings shall be retained.
 - c) The existing circular decorative feature above the garage doors on 832 shall be retained and the new stringcourse and chimney shall not be added.
 - d) The proposed front privacy wall between the two historic structures shall not be constructed.
 - e) The Porte cochere on 836 shall not be enclosed.
 - f) The rear balcony staircase on 832 shall be redesigned so it is not visible from the right-of-way.
 - g) The applicant shall clarify if the rear porches on 832 are to be enclosed.
 - h) The height of the rear kitchen addition shall be reduced.
 - i) The scale of the staircase leading from the rear balcony to the yard on 832 shall be reduced.
 - j) The proposed garage structure shall be reduced in scale and height.

- k) Additional features shall be added to the south elevation of the garage structure to break up the massing of the elevation.
 - l) Details and specifications of the proposed garage doors shall be submitted to Staff for review.
 - m) Specifications and details of all new proposed windows and doors shall be submitted to Staff for review.
 - n) All glass shall be clear.
 - o) All muntins shall be high profile.
 - p) Sills shall not be added to windows that did not historically have sills; however, sills may be added to new windows to differentiate them from historic windows.
- c) A motion to deny a variance to allow the proposed residence to have a maximum floor area ratio of approximately ten thousand one hundred thirty (10,130) square feet (38.6%) vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code.
 - d) A motion to deny a variance to allow the single-family residential property to provide approximately 33.5% (approximately 8,785 square feet) landscaped open space of the area of the building site vs. Single-family residential properties shall provide landscaped open space of not less than forty (40%) percent of the area of the building site (10,500 square feet) as required by Section 2-101 (D) 7 of the Coral Gables Zoning Code.

Mr. Mario Garcia-Serra representing owners Robert and Carlissa Apple gave a presentation following an on-screen presentation. He also introduced Jorge Hernandez, Project Architect. The highlights were as follows:

1. The Apples have been good stewards of their historic home at 832 Alhambra Circle. They have enjoyed residing there and have purchased the neighboring historic home at 836 Alhambra Circle.
2. It is their right to purchase the property and utilize it for its permitted residential use.
3. The proposed physical connection between the two buildings and the other proposed renovation and additions are what is being reviewed today.
4. While staff is concerned with the idea of consolidating two properties there is nothing in the city's code which prohibits it, and in their opinion, there are many good reasons for approving it.
5. The objective of this board is to further the cause of historic preservation in the City of Coral Gables. To achieve that end the city has embraced innovative solutions, such as the use of TDRs and adaptive reuses of historic buildings, both of which were on the agenda today.
6. However, one challenge which continues to persist is the need for owners of historic homes to have sufficient space. To have a home that meets modern living standards consistent with the market in which those homes are located.
7. Many times, additions have been made or proposed to historic homes which absolutely overwhelmed the historic home. Take them out of proportion to the lot on which they are located and turn them into what is commonly called a McMansion. What the Apples are trying to do here is exactly the opposite, they are proposing a tasteful and total connection between the two homes and the rear, and otherwise maintaining the separation between the two buildings. Most importantly maintaining their separation from the street front, so that they can achieve their floor area needs without making additions to either building, which will take it out of scale or deprive either building of its historic value.
8. Importantly part of this proposal includes the removal of a poorly done addition to the 836 Alhambra House, which will bring the 836 Alhambra house considerably closer to its original condition than it is today.
9. Mr. Adams mentioned variances for floor area equivalent to what would be permitted for each of these properties separately, is proposed, and it's proposed because we are to a great extent, keeping these two buildings separate, which is part of the charm.
10. Also requested is a variance for the landscape requirement. but we are improving the existing condition of the landscape requirement which is now non-conforming. We are lessening that non-conformity by introducing more open space, and thereby decreasing the level of nonconformity that exists today.
11. This is an innovative and appropriate way. to keep two historic buildings in good condition and ensure their economic viability, maintenance, and preservation well into the future.

Mr. Jorge Hernandez, of 337 Palermo Avenue, architect of record. gave a presentation following an on-screen presentation. He The highlights were as follows:

1. Mr. Hernandez listed his credentials as follows:
 - a) He has been in preservation for a long time.

- b) Was a trustee of the National Trust for preservation.
 - c) Was a trustee of the Florida Trust.
 - d) Served on the Florida Historical Commission.
 - e) Served on the historic Preservation Advisory Council at the State level.
 - f) Faculty member at the University of Miami School of Architecture. One among several that teach historic preservation.
 - g) Director of the historic preservation certificate program at University of Miami.
 - h) Previously sat on the Historic Preservation Board.
 - i) Founder of the Friends of Miami Marine Stadium
 - j) Influential in the authorship of the Coral Gables Cottage ordinance, which has now been memorialized in the zoning code.
 - k) Served on the rewrite of the single-family residential code. Many of those rewrites were to make the single-family code friendlier to historic properties.
 - l) Part of a group of citizens that helped establish the historic reservation department and Coral Gables. Previously it was a program under the zoning department, at times the needs of zoning and the needs of historic preservation were at odds and so the department was established.
2. The one thing that he difficult to believe is that two houses which are 25 feet from the sidewalk in a historic district, where virtually all the historic fabric is being maintained, because of an addition behind the rear facade of both houses will vanish from the historic district.
3. How can a H. George Fink house with the front facade being virtually restored, and a Skinner house vanish from the contributing properties of this historic district, because of an addition which, as Warren has stated clearly meets the standards and the conditions which he read and many of which are agreeable to them?
4. Sheet SP-1.2 Roof Plan of Both Properties shown near to one another.
- a) Showed the proximity of the two houses. The east side of the western house and the west side of Eastern House are only 8 to 10 feet away from one another. That is not atypical in the Alhambra Historic District particularly as you get closer to Lejeune Road.
 - b) They have an average of 5-foot side setbacks, or less which gives a character to the district. Unlike other districts, you see that line of the facades which gives you the definition of the street.
 - c) These houses have remained 8 feet away from one another for 100 years, and they are remaining 8 feet away from one another 100 years. They will always look that close, and they have always looked that close.
 - d) The 4-foot privacy between the two houses is already there which will be left.
 - e) Other images show more clearly where the additions are. There are about the same amount of density.
5. Sheet A-1.1
- a) They are building what they called the archaeology of change of the site.
 - b) On the left is the beginning of 832 by Colton, and John Skinner, and most of the change happens in 1947 (third column).
 - c) The upper series of boxes is the second floor.
 - d) The lower series of boxes is the first floor.
 - e) The greatest delta happens at 47 and that's the second and third and then further and beyond that is 2,001, but it is interesting that the second floor is picturesque. It doesn't project or extrude out from the first floor and the second floor of 832 is not being added to except for the elevator tower that's not in view. The massing from the street that tearing up a first or second floor is unchanged, and even the first floor, except for filling in the garages, is unchanged.
 - f) Regarding ghosting in a door before, the same thing is true for 836. There was a detached garage in the rear of the structure. There were no garage doors in the front of the structure. The historic image of 832 had no garages in the front of the structure. Garage doors in the front of the structure do not mean that it is a single home. In fact, the code was changed a while ago, incentivizing moving garages to the rear, ridding the front facade of garage doors. There's also a ratio in the code that was put in where no more than a third of the front facade could have garage doors. This facade currently has more than a third of the front facade as garage doors. The filling in of those garage doors does in no way symbolize or give the impression that this is not a single-family home because it needs a garage door in the front.
6. Sheet A-1.2 - 836 Alhambra Circle.
- a) This is the Western home.
 - b) It's extraordinary to see how small these houses were when they were built.
 - c) The greatest delta of change happened in the 1940's in 1982 and in 1991

- d) The most significant change (in white in the third box) on the ground floor was in 82. A very long one-story extrusion was added to the west side of H. George Fink's design. The extrusion goes from the 25-foot front setback and further back than the rear that really disturbed and made that structure disproportionate.
7. Sheet A-1.6 - Combination of both houses
- On the top right corner (southwest corner), is the detached garage, which putting these in, has been incentivized by the code and then just underneath that is the T-shaped kitchen, which clips on to the corner of 836, and then it extends towards the family room of 832.
 - One small section of the kitchen may be visible from the sidewalk. From the sidewalk to that wall is 70 feet, so from the public realm to the northern edge of the kitchen is 70 feet, and there are layers of structures between it, like the porte-cochere and the existing 4-foot privacy wall and the landscaping that's going to come into the courtyard.
 - The other change is the addition of an elevator. The demolition here of a one-story cabana from 2,001, was to add that elevator.
 - These are existing porches (indicated on the screen), except for this one, we are vacating the breakfast room which was done in 2001.
 - In the report there was question about whether this is an enclosed porch, or the porches will be enclosed. This one exists (indicated on the screen) we're extending it a little bit to put a mosquito screen in there. These 2 parts of the porch will remain open.
 - Since 2001 this has been an existing bedroom, (indicated on the screen), designed to complement in a tripart composition. There is no change, there's more un-conditioned space in this part of the design than there is now. There's a diminishment of interior ac space
8. Sheet A-1.9
- This is the houses as they exist, and the gray color (indicated on the screen) is what we're going to demolish.
 - This is the one-story cabana bath (indicated on the screen) to make the elevator here, and this is 4 columns (indicated on the screen) making this pavilion (about 300 square feet) which is where the barbecue is from 2,001. Those are being removed, the rest of everything remains massing wise, including the pool.
 - On the H. Georg Fink house, this rather unfortunate addition (indicated on the screen) occurred Even though a piece of it was a detached garage, it has been completely reconfigured. It no longer has any fabric from the 40's. This is a kind of ramshackle wooden ceiling (indicated on the screen) that's been built between the two of them. Everything is being removed along with the little bay window, and the little lean to which is not historic fabric getting this closer to the original Fink footprint.
9. Sheet A-1.10
- The gray color is he new construction (indicated on the screen). The flat roof is colored differently than the pitch roof. The new construction (indicated on the screen) to make this bay habitable.
 - These houses are very small.
 - The original detached garage was designed for a Model "T" and cannot fit a car today.
 - The 10- and 12-foot bays were the main living spaces of the house.
 - In the Fink house is we've put program that isn't the large program of the 2 houses. It has a library, and a gym which is why the bay was added. There is also a little meditation room. It is a supportive program being fit into the structure, so that the structure which by today's standards would be reduced in size or limited in dimension can function and will work well into the future.
10. Sheet 0-0 – Mapping of Historic Fabric for Existing Courtyard in 832 (A Contributing Building)
- The courtyard (indicated on the screen) is in the subject of the FAR. In 832 it was made up of varying fabric. c.
 - The original Skinner wall from 1928 and two walls done in the 1940's, (indicated on the screen). The remaining two including the third garage bay was from 2,001.
 - The square footage was not in the Certificate of Appropriateness from before. Ms. Spain asked why didn't he fix that when he was working on the single-family home? Mr. Hernandez replied that he had tried. Ms. Spain said people did not do courtyards anymore as it was included in the FAR. Mr. Hernandez replied that in 2007 or 2008 someone built a courtyard house which was not counted in the FAR, and there was an uprising, and then the Mayor at the time started counting courtyards as part of the FAR which discourages courtyard. So now the only count one floor that used to count as if there were a ghost floor. The existing square footage of 832 when it was given a Certificate of

Appropriateness was just under the FAR. Now that property is over the FAR, they were asking the Board to recognize that it is a legal, non-compliant condition.

11. Sheet A-1.7 - Second floor of 832 as it exists.
 - a) The only difference is the bay was added to become a bedroom, otherwise a bed wouldn't fit.
 - b) The other second floor is over the garage part of the carriage house which sits way back on the lot (indicated on the screen).
 - c) The problem with the one-story kitchen is the tie team is at 12 feet, as it has to fit under and over certain parapets or it would leak.
12. Sheet 0-0 – Original H. George Fink 836 Elevation Drawing.
 - a) He showed sketch of the H. George Fink Original house on 836. The addition was added, and at the time that was done the door was moved to the center. This window was gone, and other bad things were done.
13. Sheet A-3.1-A - Detail of what currently exists.
 - a) He indicated the addition and where the door used to be and showed a door off-center/
 - b) The interior was completely redone. The door enters a space between an entry hall (indicated on the screen).
 - c) He indicated a plate glass window which they were demolishing to be able to get back to the original massing.
 - d) He showed where they were creating the wood bracket, moving the door and redoing the window as the original was. Windows were not being removed from the front screen porch.
 - e) They recommended putting a metal picket on the carport and were taking it back to the original Fink design.
 - f) He showed how it would be restored from the façade on the right of way, showing the current and proposed.
 - g) The arches do not mimic or ghost the original profiles. They were fine with most of staff's comments but were not in agreement with the comments on the wall of the stair that goes from the backyard to that terrace. It's 86 feet back from the sidewalk elevations, flatten things out. It is not visible from the front right-of-way. The standard line variable is 100 feet and there were plantings as well.
 - h) He indicated the kitchen which may be seen through the door.
 - i) The purpose of the grate was to create another veil between the sidewalk and the facade of kitchen.
14. Sheet A-3.1. B
 - a) It is a twisted or two facade elevation.
 - b) The wall was there, and they had always been that close. The elevations of 1926 and 1928 would show that.
15. Sheet 0-0
 - a) First Diagram on Page: - Maximum Development Potential for Unified Lot if property was not in a historic district (Comparison of mass to lot area), it showed what the code allows you to build in one lot
 - b) Second Drawing on page - Maximum Development Potential for two individual lots as contributing sites in the Alhambra Circle Project showed what the code allows you to build, he indicated the lines showing the existing.
 - c) Third Diagram on Page - and Proposed Project - showed what the code would allow you to build in two individual lots.
 - d) They were asking for the same FAR in this one lot, but because of the way the existing historic houses are designed and connected the massing of is not much different than that middle drawing.
16. Sheet 0-0 - 836 Original 1925 Condition, 836 Existing Condition, Maximum Development Potential for individual Lot (836) and Proposed Project.
 - a) It was shown as an example of what happened to 836 Alhambra Circle.
 - b) The addition that was being removed was indicated.
 - c) He showed diagrams of current and proposed.

Mr. Hernandez went through the following screens.

17. Sheet SP-1.3. – Existing and Proposed First Floor Area Diagram.
18. Sheet – SP-1.4 – Context Shots.
19. Sheet A-1.3 – Archeology Change.
20. Sheet A-1.4 – Existing 2nd Floor Plan.
21. Sheet A-1.5 – Roof Plan.
22. Sheet A-1.6 – Proposed First floor plan and site plan (reviewed before).

23. Sheet A-3.2 – Existing Elevations North and South for 832 & 836.
 24. Sheet A-3.4.
 - a) Showed the view from the front where no changes were being made.
 - b) He showed where changes would be made to the segmental arch.
 25. Sheet A-3.5
 - a) Showed the other stair flanking on the east side.
 - b) Mr. Hernandez said this is the face that staff claimed would be seen from the front sidewalk.
 - c) He indicated where an arch had been carved.
 26. Sheet A-3.6 – North and South Elevation – Main Building.
 - a) The drawing indicated if the carriage house was removed.
 - b) It also showed the T-shaped kitchen and a pergola that connects it to the porch at the carriage house, the height is a little higher than that second floor.
 27. Sheet A-3.8 – Detached Garage Elevations
 - a) Showed the facade of the carriage house, as it looks into the garden and the stair that went up.
 - b) It also showed the terrace, the two bedrooms with a sitting area between them and the drawing room above the façade and where the pergola linked.
 - c) He indicated that the Mediterranean design switched from formal to picturesque.
 - d)
 28. Sheets A-3.10 and A-3.11 – Views of the Courtyard.
- Mr. Hernandez finished his presentation with the following comments
29. The district has varied architecture.
 30. Both houses fall into the Mediterranean period one is from 1925 and one is from 1928. The net cast over the Mediterranean style is widely cast. Some examples come from Spain and some from the French Riviera. There are different ways of inflecting Mediterranean.
 31. The George Fink House was more of a mission style interpretation, with primarily flat roofs with the gable or tile roof used sparingly, not uncommon in The twenties.
 32. The Skinner house is the opposite it's more classicizing, and originally had primarily pitch roofs/
 33. They are both good examples of Mediterranean, and great examples of the complementary variety that you can get into the Mediterranean style.
 34. He stated that historic preservation was about change and they managed change which would allow the board to interpret their way through this problem of whether this was one or 2 properties.

Mr. Mario Garcia-Serra made the following additional comments.

1. In the memo city staff list a series of policy concerns such as what precedent this will establish. He said applications should be on a case-by-case spaces without regard as to how theoretically this case might be utilized in other unforeseen future circumstances. The board should only be addressing and discussing. if this is the right thing to do for this property. He suggested they ask the city attorney for his opinion.
2. Mr. Garcia-Serra provided examples of combining of Historic Properties.
 - a) An email from Deborah Tackett, Chief of Historic Preservation at the City of Miami Beach and former member of the Historic Preservation Board which had been provided to City Staff and showed that properties could be joined and still maintain their historic significance.
 - b) The Betsy Carlton Hotel project, located at 1440 ocean Drive and 1433 Collins which included one property fronting on Ocean drive and another fronting on Collins where the city approved the introduction of a pedestrian bridge over the alley connecting both properties.
 - c) 1560, and 1570 Euclid Avenue which included two low scale, contributing multifamily residential properties and a new addition at the rear.
3. Combining historic properties happens often and helps to further the cause of historic preservation, which is why Staff's second policy assertion that the connection of these buildings will result in the loss of their historic value or contributing, or landmark status is also not supported by the facts.
4. The Secretary of the Interior Standard specifically provide criteria by which historic buildings can be added to. And if there are requirements, if these requirements are complied with, the building or buildings, maintain their historic status and integrity.

Mr. Garcia Serra asked Mr. Hernandez to elaborate further.

Mr. Hernandez said they had letters of support by the eastern, western and southern neighbors and they were in the file.

Ms. Spain said she did not remember the letters.

Mr. Hernandez asked Mr. Adams to testify that there were letters of support.

Mr. Adams concurred.

Mr. Hernandez said that the variances were explained to the neighbors. Additions are supposed to be in the rear, or very delicately connected, they are supposed to be distinguishable and distinct. They are not supposed to out scream the historic property, and there are many cases when additions themselves then became historic, but the whole point that it must be sensitive. It must be nuanced, appropriate contextually, without creating some sense of confusion as to what is old and what is new.

Mr. Garcia Serra went on to say:

5. Precedent and policy type considerations which are not mentioned in the code have no place in the board's review and he thought that the concerns were wrongly placed and not appropriate in this case.
6. On their analysis of the variance request staff feels that we are not in a unique circumstance; that the hardship is with my clients own making, and the variances requested are not appropriate for the continued preservation of these buildings. We disagree and submit that having 2 historic homes so close together and complementary, in style, but one being much smaller in scale and impractical to utilize as a house by today's standards, is a special condition in circumstance. Additionally, the fact that those homes are historic and configured in the way that they are is not a result of my client's actions?
7. They're trying to do the right thing, here, to utilize the floor area to which both properties are entitled separately, and to distribute it across the combined lot, so that both buildings (he reminded every that both buildings are to a great extent distinct and kept separate, except for the connection in the rear) can be improved but kept at an appropriate scale with their historic fabric intact, and with 836 Alhambra returning close to its original form.
8. Keeping these buildings at the proposed scale is far better and appropriate for their preservation otherwise having them maximize, their FAR separately, would not result in a situation that is equally as good for preservation.
9. The Apples' are trying to do what is right and build themselves the home that they want and need, and have worked hard to earn while at the same time modifying each building so to retain and enhance historic value, and importantly, by making each building part of a greater whole, ensuring that they remain two separate buildings from the street, and ensuring their economic incentive, will be there to maintain and preserve each building well into the future.
10. They have support from both neighbors on each side to the east and the west, and one of the back door neighbors.
11. He asked the board to approve this proposal before as an innovative way of addressing historic preservation in this unique circumstance.

Mr. Adams made the following comments:

1. It's been said a few times that we manage change and that the Historic Preservation Board expects things to change. What we manage is appropriate change. We make sure that work is done appropriately, and that the work meets the Secretary of the Interior Standards.
2. It's also interesting to note that there is demolition of an addition on one property to build another addition, but no demolition of later additions to the other property to restore that one. It could be argued that while there is an element of restoration, it is to make way for another new addition. Not that staff has anything against that.
3. One property is effectively being restored the other 2001 addition is not being removed.
4. Mr. Gonzalez mentioned that whether this is one property or two properties, or one contributing structure. That is a problem, he said it's going to be open for interpretation. The ultimate interpretation is going to be done by the board because the code specifically states. "When you designate a property, boundaries for individual historic sites shall generally include the entire property of tract of land." We cannot get away from the fact that when these properties are combined, we are going to have to review the individual designation application again and the contributing status of these properties. This will come to the board for your final recommendation. It may be a problem, and it may be open to interpretation. That will ultimately be up to this board. They will have to determine how to move forward.

5. He struggled to see how one site with one building can be two contributing sites and did not know anywhere else where it had been done. Mention was made of Miami Beach, but don't we pull examples from Miami or the Carolinas.
6. There are no examples from Coral Gables as it hasn't been done before, so this is going to be the first. If it is so common, why has it never been done here before?
7. The board reviews and discusses roof tiles and windows but are considering joining two individual historic properties. If we focus so much on the small things we really need to focus on the big things, especially the big things that could lead to further changes, down the road.
8. He said he was happy and willing for the board to consider this on its own and not think about precedence or future applications but look at this application and determine if it is right.
9. The Secretary of the Interior standards pertain to historic buildings of all materials, construction, type, sizes and occupancy and encompass the exterior and the interior related landscape features and the building, site and environment. This is spelled out on the National Park Service website.
10. Criteria number 3 states: "Each property should be recognized as a physical record of its time place and use. Changes that create a false sense of historical development such as adding conjectural features, or architectural elements from other buildings, shall not be undertaken." If there's a concern over adding elements there should be a major concern over adding entire other buildings,
11. Criteria number 9 states: "New additions exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing size, scale, and architectural features, to protect the historic integrity of the property and its environment"
12. Even though the two buildings do fall under Mediterranean revival, they are different and have very different features.
13. Drawing E-3.1. A show the elevation of both properties.
 - a) Additions should be secondary to the historic building – Both of these are prominent.
 - b) Additions should be set back - Both these properties have almost the same setback.
 - ii) Individual architectural features. The new work shall be differentiated from the old and shall be compatible with the architectural features. - when you when you look at the two buildings, there's a difference in chimney height, roof style, rhythm of doors and windows in width and height, difference in architectural features.
 - iii) 832 has a string course and roundels, decorative door muntins, arched door, side panels and exposed rafters.
 - iv) 836 has a different architectural style on the window surrounds. It has a canopy. There are exposed rafters.
14. If this came forward to the board as a proposed addition to a historic house, these are the very things would be pointed out. Scale it down, push it back, make the window heights the same, make the window widths consistent, put in small features that allow you to differentiate the new addition from the original building.
15. This does not meet criteria 3 or 9 of the Secretary of the Interior Standards, which is what this board is guided by.
16. This is not an easy one, it has not happened in Coral Gables before, and the final decision is up to the board.
17. No one had explained how one site, one building can be classed as two contributing sites.
18. If you look at the designation report one of the reasons it was designated is because it is an outstanding work of a prominent designer or builder. You join the two of them together you've got a work of three, possibly four or more individual architects.
19. The question is whether it is appropriate to join two historic properties together in Coral Gables.

Mr. Adams asked if the board wanted him to read the letters of support into the record.

Letters were received from:

- a) David Coulson and Jeannie Coulson 820 Alhambra Circle, Coral Gables, Fl. 33134
- b) Juana M. Suarez & Jovanna M. Suarez, 900 Alhambra Circle Coral Gables, Fl. 33134
- c) He also received a text from Christina and Charles Davis, 901 North Greenway.

Mr. Fullerton asked Mr. Adams to read the letters into the record which he did.

Mr. Adams said that the Historic Preservation Association of Coral Gables was not in favor of this project.

Mr. Garcia Serra stated that the city has historically looked at innovative ways to try to embrace historic preservation. This is what they were proposing today. The owners are in a situation right now that they do have two historic homes which they need to preserve, they need to work around, and they need to make sense for this market that exists today. If the properties were sold off, there is a potential for an overbearing addition to be built on either one of those properties as opposed to the more tasteful addition that is being proposed while still keeping these two separate buildings, for the most part, except for that one connection in the rear. It is a way really to get the historical preservation goal that this city wants to achieve in a way that makes this property in both buildings viable for a long term for a long-term future.

Mr. Jorge Hernandez clarified that the two structures are different he did say that they were Mediterranean but not the same. One was mission style and had primarily flat roofs; the other has primarily tiled roofs and is more classicizing.

He didn't understand why 832 had to be fitted into a box of being 836's addition. That is not what has happened historically. We can't go back, and try to apply the Secretary of the Interior Standards for an addition to two houses that were not additions of one another. Interpretation can solve that problem because you just write the history as it's happening. The code allows you to join two sites you don't have to go to any board to join 2 sites, and an addition was planned for the joined property. The addition meets Secretary of the Interior Standards and was an example of how 2 sites could be joined and continue to be viable as a property.

Mr. Adams said that the addition meets the Secretary of the Interior Standards. It is not the new connecting piece that is in question it's the concept of joining 2 historic properties together.

Mr. Hernandez said that they were not trying to make one of the two historic homes subordinate, or, in addition to the other one. There were two individual houses when they purchased them, and he is trying to save them both and make the most sensitive addition. The only reason that more demolition is proposed for 836 than it is for 832 is that the additions in 836, have defaced that property, and they were trying to return it to the original Fink massing and the front façade.

Mr. Ehrenhaft asked if these properties are joined, then what happens in terms of physical address and taxes. Is it going to be bound together as one entity or going to remain in Date County records and be taxed as two separate properties and what would the address be?

Mr. Adams said he was not sure if the question was about the legal address or leaving two numbers on the front of the properties.

Mr. Garcia-Serra said the process that would be done would be a formal document of unity of title in the public records which is common in the city.

Mr. Ehrenhaft asked how it would affect the taxes. He said the only complicating thing is that you've now got you will also have a unit that that attaches the two in the rear.

Mr. Garcia-Serra said it will result in a reassessment of the value of the property which is going to also incorporate any new construction.

Mr. Hernandez said it will legally be one unit, but one unit will bear the history that it was once two and the fabric of those two houses are being preserved, and in some cases restored, so we have not lost the beauty of the street.

Ms. Spain said that when she was reading the staff report, she was surprised that there would be a problem with joining two properties in a historic district. She knew that it had not been done before, but asked Ms. Kautz to refresh her memory about the Claude Pepper House.

Ms. Kautz said it was a 1950's noncontributing residence in the district on the additional lot. They purchased it and demolished it, in addition to a historic home.

Ms. Spain asked what happened to the designation. If the designation had remained only on the original lot and the addition went onto the non-contributing lot. She did not think the designation was altered to include that lot as part of the historic site.

Ms. Kautz did not remember.

Ms. Spain said she did not understand why it could not remain as a contributing and noncontributing, and they're joined in the back. She said she thought that if you were able to meet the Secretary of Interior Standards with the addition that it shouldn't have an impact on the designation. She said she certainly would not want to lose either of these in the district as designated homes and did not think that it was necessary. The variances are something different.

Mr. Adams said that the code does say that boundaries for individual historic sites shall generally include the entire property of tract of land. You must look at the designation if you amend it. Just the same as if you amended the boundary of a historic district.

Ms. Spain said that when they did an addition to the museum it was included as part of the historic site, but they were already designated.

Ms. Spain said she had an issue with both variances. She understood that if these were two empty lots and you were building one home on two lots then you would only be able to build 9,025.

Mr. Hernandez the diagram explained that if it were one lot or if a force majeure had knocked two historic houses off the code would only allow you to build 9025.

Ms. Spain went on to say that if it was an empty lot, and he did an addition it would only be 9,025, as a maximum, so why should they get 10,130.

Mr. Hernandez said they were asking for both.

Ms. Spain said in the past when lot separations were done on historic properties the property owner would agree to limit the FAR of those two properties to what it would be if it was one property.

Mr. Hernandez said Mr. Garcia-Serra had mentioned that the configuration of the two historic houses made it difficult to work that out in that way. 832 Alhambra is very well maintained, and they are buying the adjacent property and investing money to make both viable for a long time and diminishing the square footage in 832 to restore it to the original and because they appear from the sidewalk as two houses, they were requesting the board to think of the lots as separate lots from a FAR standpoint. This would help the project.

Ms. Spain said she was comfortable not counting the courtyard in the FAR on a historic home, but she had an issue with anything in addition to that. She felt Mr. Hernandez could design something to keep within the 9025 square feet. She went on to say that that the front of the property is now going to have more open space and it has always been a huge concern at the commission.

Mr. Hernandez said it was 40% of the entire property, 20% must be in the front. Now it is deficient in the overall and in the front. They were able to deliver deficiency in the front. They could not make the overall number work, in either case they will be improving from what exists right now it was deficient, and they were making the overall less deficient.

Ms. Spain asked if they were legally non-conforming now and they were making it less legally non-conforming in the front and the back.

Mr. Hernandez confirmed and said they were making the front percentage legally conforming.

Mr. Garcia-Serra said at some point they could bring up some graphics to talk more about the courtyard sort of penalty that we have in the in the project, as well as the limitations that we have working around the historic building.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case.

Ms. Karelia Carbonell, president of the Historic Preservation Association participated by Zoom and made the following comments.

- 1) The Historic Preservation Association opposed the adjoining of these properties.
- 2) The board should keep in mind that this was a huge precedent.

- 3) These properties are individual and they're unique and they are landmarks, and the whole point of the preservation of the properties is to preserve them in their original state.
- 4) She understood this was a creative way of somehow managing this situation.
- 5) These are two distinct properties and urged the Board to make the commitment to keep these properties in their original state.
- 6) It was the adjoining of two lots which has always been an issue here in coral gables, that they were always opposed to it.
- 7) This was a great presentation, and even if they were other properties, they would be against joining the properties, but these are two distinct historic properties that are landmarks in a historic district.
- 8) She commended Mr. Adams on his presentation.
- 9) This was a monumental proposition for the historic properties.
- 10) She urged that they stay separate and distinct.

Chair Menendez closed the public portion of the meeting.

Mr. Garcia Serra said that property owner can unify two lots. This was about the physical connection between the two buildings which is what the board reviewing and the mention of what precedent this could potentially create is not fair to the applicant. The application must be judged by its own merits. They should not be theoretically looking at what consequence it might have at some unforeseen circumstance in the future which they did not whether it would happen.

Attorney Ceballos stated that the topic of precedent has been discussed multiple times today. This Board reviews every item on a case-by-case basis. This board, and most boards in the city is in no way bound by any previous action of the board. If this board votes one way one day, they are not bound in any way to vote the exact same way the next time.

Ms. Rolando made the following comments.

- 1) The addition on the Fink house is unfortunate at best.
- 2) It seems as if they were trying to keep this scale as it fronts on Alhambra Circle, and this has traditionally t been a huge issue for the neighbors. The disparagement of McMansions is a very hot issue.
- 3) These kinds of dispersions have also been cast on homes on the other side of Granada.
- 4) She was sensitive to issues with scale and concerned if the houses would read as separate from the street.
- 5) She asked Mr. Hernandez to explain the porte-cochere on the Fink House.

Mr. Hernandez said the scale is diminished by the removal of the addition west of the Fink and the movement of that mass towards the Southern back property. Because the kitchen is added at the back line of the Fink property because it's clipped right to the back corner and 70 feet back from the sidewalk, they see the porte-cochere as an effective foil managing the scale of the kitchen. The tie beam of the kitchen is 12 feet high. The porte-cochere has a flat roof parapet, which is about 11 feet high, and is in advance of it. So already the porte-cochere manages the scale of the kitchen behind it, and then they were suggesting a metal grillage, which would be another veil. Veiling the link, which is the hyphen, which is the kitchen between the 2 properties.

Ms. Rolando asked if they were doing some sort of wing wall there.

Mr. Hernandez said there is a little wing wall already on the Fink house that has an interesting kind of curve profile and goes virtually to the ground. It's very planted between the two of them and the survey didn't pick up that the Skinner house also has an existing wall there, he thought they would need to close but they don't as it is closed. The Skinner House has a 4-foot wall that ends in a pier, and the Fink house has a volute. Those two properties touch. They're low walls and so the change he made on the record today is that they have what they needed as it has always been there.

Ms. Rolando said she had never been an enthusiast of garages fronting on the street and did not have a problem with their treatment of the modification to eliminate the garage openings. She was resistant to the variance on the FAR, and she thought the garage in the back is a little massive but understood what they were doing.

Mr. Hernandez said the top of parapet of the Fink house is one foot higher than the top of tie beam in the carriage house. The carriage house is a foot lower and is tucked well behind the Fink house and would not be seen if you were doing an elevation which is why it does not appear in the drawings from Alhambra.

Mr. Fullerton asked how they would show these houses as separate buildings in color, texture and materials.

Mr. Hernandez said they have different textures already and they have different colors. They did not want to keep the color and would like the opportunity to work with staff.

Mr. Fullerton said he liked the indication of the three arches rather than the memories of three garages.

Mr. Hernandez said the silhouette will change as it was requested from staff, but they are being pushed back a whole eight inches so there will be some real relief.

Mr. Fullerton said he was trying to visualize this in the future in a different perspective. If 836 was sold separately modified by the elimination of the element that doesn't belong it would be added to and would probably be a larger house with more building on the site and it would appear no further away from the existing house, and they would end up with something much less desirable. He thought the same thing would happen on the Apple house the Skinner's site. If somebody bought one or the other, they would want to do something separate to each one of them and end up with more construction, more area, more building in that area than what they were proposing.

Mr. Hernandez said that having one canvas. They were talking about unity and the legal aspect versus, the physical perception of two. The legal aspect of one and the physical perception of two so that history is still read accurately. Having one canvas allows the sculpting to happen in a way that is more beneficial to the historic homes. They can tuck the carriage house fully behind the Fink house even though they were creating a much larger side yard and that way it is beneficial to keep the image of two houses.

Mr. Fullerton said the requirement of the code was concerning. There was one front door on each house facing the street

Mr. Hernandez said they would have to ask for a variance for that. It is an absurdity in the Code because most of the historic houses in the French village, and the Chinese Village don't abide by that. For the sake of the physical reading of two they were restoring the original Fink front door and keeping the original front door in 832. Maybe it's an interesting exercise is not to make a list of the things that will make it look like one, instead make a list of things that are reading as two.

Mr. Durana asked if the houses at 501 Alhambra and 511 Alhambra, Bill Bond's house were two houses joined together. Ms. Spain said that was the house she was referring to that was Claude Pepper's old house, and they demolished the house that was a noncontributing house then built the addition. There is also a house in the French Country Village where it was offices, but it did not have a unity of title so the gentleman that owned the historic house sold off the lot and then they built another whole house.

Ms. Bache-Wiig said she would echo Mr. Fullerton's comments on the facade and the scale being reduced, the impact to the on-street scape is reduced, and then you're preserving back the original Fink house as much as possible. The discrete unification in the house in the rear is an appropriate way to solve it. She thought it was a good solution.

The question was asked as to how many motions this would require.

Attorney Ceballos said it should be one for each variance and one for the approval of the COA.

Chair Menendez asked if there were any other questions.

A motion was made by Mr. Maxwell to deny the proposal to unify the two single family properties into one parcel and to deny the issuance of a Special Certificate of Appropriateness.

Mr. Maxwell asked if second and third motions were required or if they could all be bundled.

Attorney Ceballos said if the motion failed on this item the other two were mute.

Chair Menendez asked for a second, but no one responded so the motion failed.

Ms. Rolando said she did not want to move for approval of the design, because it depended on whether they voted to approve the variance.

Mr. Adams asked if they would include staff conditions.

Ms. Rolando said the design depended on whether the variances were granted.

Chair Menendez said they needed to vote on the unification before proceeding.

Ms. Rolando asked if the concept was first approving the unification of two historic properties, the design only works, as proposed, if the variances, are granted.

Mr. Adams said you could approve the design on the condition that the variances are granted and if the variance is not granted, then they could take another motion to approve the COA application however, it must be redesigned to not require the variance.

Attorney Ceballos said if the concern is the variances they may want to deliberate and make a motion on the variances first and then they would know what the COA would look like.

Ms. Spain said they could vote on the proposal to unify two adjacent properties. and just not mention the COA.

A motion was made by Ms. Rolando and seconded by Mr. Fullerton to approve the proposal to unify the two adjacent historic single-family properties 832 Alhambra Circle and 836 Alhambra Circle into one parcel.

The motion passed (Ayes: 8; Nays: 0).

Mr. Garcia-Serra asked the chair if there could be discussion on each of the motions. Chair Menendez said the public portion of the meeting was closed.

Chair Menendez asked if there was a motion on the Certificate of Appropriateness.

There was discussion as to whether to vote on the COA or the variances first.

Mr. Adams suggested doing the variances first and then if they are denied technically, they could still approve the COA on the condition that it was redesigned to meet the current zoning requirements and the board could decide whether it would have to come back to the board of if staff could handle it.

A motion was made by Ms. Spain and seconded by Mr. Rolando to approve the request to grant a variance to allow the single-family residential property to provide approximately 33.5% (approximately 8,785 square feet) landscaped open space of the area of the building site vs. Single-family residential properties shall provide landscaped open space of not less than forty (40%) percent of the area of the building site (10,500 square feet) as required by Section 2-101 (D) 7 of the Coral Gables Zoning Code.

The motion passed (Ayes: 8; Nays: 0).

A motion was made by Mr. Maxwell and seconded by Mr. Rolando to deny the request to grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately ten thousand one hundred thirty (10,130) square feet (38.6%) vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code.

The motion Failed (Ayes: 4; Nays: 4).

There was much discussion if the courtyard should be included in the FAR and if they did not count the courtyard it would end up increasing the square footage of what they were requesting on the variance.

Mr. Maxwell said that there was another issue they now had an open space requirement of 10,500square feet which was 40%.

Mr. Hernandez said the square footage of the courtyard was 475 square feet in 832 Alhambra Circle.

Mr. Adams said they needed the numbers to make sure that they were asking for the correct thing. He asked how much leeway there was in a variance if the numbers were not correct.

Attorney Ceballos said the board could pass a motion for staff to work with the determination by the applicant once an appropriate survey is taken of the courtyard and grant an approximate number.

Mr. Hernandez suggested approving a motion to grant the variance for the courtyard which is approximately 476 square feet to be confirmed by the applicant and city staff.

Ms. Rolando asked Attorney Ceballos if they could suggest ed a motion to approve a variance of 476 square feet equivalent to the square footage of the courtyard in 832 Alhambra Circle to be confirmed by staff.

Mr. Fullerton said if the 476 is being deducting from the FAR, would make the site plan bigger you should be able to deduct 476 from the lot coverage.

Mr. Hernandez said the courtyard was not computed in the lot coverage because it is not roofed. The building envelope under roof is computed in the lot coverage whether it is air conditioned or not. Including porches, garages, loggias, living rooms and dining rooms etc. Courtyards do not count for lot coverage but they do count for FAR so they will not have that problem.

Mr. Fullerton said if it is part of the house that makes the outside of the building, unless you're adding it back into the lot coverage.

Mr. Hernandez said it had always been in the open space. The reason it doesn't change the green space is that they don't count paved surfaces as or surfaces that have been covered with plastic turf in the green space, only real growies that worms can meet the roots of that's what's counted as green space.

Attorney Ceballos said to simply approve of a variance to allow the proposed residents have a maximum floor area of approximately 9,501 square feet.

A motion was made by Ms. Spain and seconded by Mr. Rolando to approve the request to grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately nine thousand five hundred and one (9,501) square feet vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code. The actual square footage to be confirmed by staff.

The motion passed (Ayes: 6; Nays: 2).

Mr. Menendez said the last motion will be for the Certificate of Appropriateness.

Ms. Rolando asked if they needed to see the revised drawings.

Ms. Spain said no, staff could handle it.

Mr. Adams said it would depend on if the board agreed with all the conditions. He said staff did not have an issue with the design, and the conditions were minor. He could give the person making the motion the list of conditions.

Ms. Rolando asked the applicant if there were any conditions they did not agree with.

Mr. Hernandez said some of the conditions were not stated as absolutes.

a) The height of the parapet at the top of the tie beam of the carriage house was mentioned but was not absolute and they wanted to keep the height as is.

Mr. Adams said this was not on the list.

b) The top of the tie beams of the kitchen at 12 feet is to negotiate all the roof connections that are around it as you have multiple heights around it. In our exploration the 12-foot top of piping allows us to connect, to have

crickets to lower roofs and connect to the parapets of the balconies that are adjacent to the kitchen roof, so for the purpose of build ability. That is why it's set at 12 and not 11.6.

When Mr. Adams was asked about the kitchen, he said he had already made his recommendations and it was up to the board to agree with them or not.

Mr. Hernandez said the adjustment of the stair on the east side that is claimed to be visible from the right of way and he explained that it is not.

Mr. Adams asked for Mr. Hernandez to clarify if he was saying that if there were no bushes or trees, or shrubs there you will not see it from the right of way.

Mr. Hernandez confirmed

Chair Menendez said he thought they should keep all the staff conditions.

Mr. Hernandez said that he had explained what the wrought iron grill is doing in the courtyard it is creating an additional veil to the kitchen. They wanted to keep it to make the kitchen less visible from the right-of-way. It's already 70 feet back and they are putting landscape in the courtyard, but the wrought iron will further help screen the kitchen.

Ms. Spain asked where the staff conditions were.

Mr. Adams said that he had already read them into the record.

Mr. Adams read the conditions into the record and said he would remove the ones the board did not support.

There was a discussion of what conditions should be included in the motion.

The conditions were as follows:

1. Elevations of the proposed front wall and details of any proposed gates shall be submitted to Staff for review.
2. The original outline of the garage doors and breezeway openings shall be retained.
3. The existing circular decorative feature above the garage doors on 832 shall be retained and the new stringcourse and chimney shall not be added. Mr. Hernandez wanted to keep the chimney.
4. The proposed front privacy wall between the two historic structures shall not be constructed.
5. The porte-cochere on 836 shall not be enclosed.
Mr. Hernandez said it was only on one face, not all three sides. They could put the grate it at the front or back layer.
Mr. Maxwell said it should be all the way in the back, so it is not visible from the street. It was never there, it is not intended, it is an intrusive element that is designed to hide another intrusive element.
Ms. Rolando added that any enclosure on 836 shall be pushed as far back to the south of the porte-cochere.
6. The rear balcony staircase on 832 shall be redesigned so it is not visible from the right-of-way.
Mr. Hernandez said it would not be visible from the right-of-way.
Mr. Adams said if this was the case this condition would not be required.
7. The applicant shall clarify if the rear porches on 832 are to be enclosed.
Mr. Hernandez said they would not be enclosed.
8. The height of the rear kitchen addition shall be reduced.
Ms. Spain said she agreed that it could not be lowered.
Mr. Hernandez confirmed.
Mr. Adams said he would remove this condition.
9. The scale of the staircase leading from the rear balcony to the yard on 832 shall be reduced.
10. The proposed garage structure shall be reduced in scale and height.
Mr. Adams said he did not think it could be seen from the right of way, but it still looked big.
Mr. Hernandez said it was one foot under the parapet of the Fink House. The parapet of the Fink House was three feet under the height limit and this structure was four feet under the limit.
The Board agreed to follow staff's recommendation.
Mr. Hernandez asked how much lower it should be.
Chair Menendez said they should work with staff to get it done.

11. Additional features shall be added to the south elevation of the garage structure to break up the massing of the elevation.
12. Details and specifications of the proposed garage doors shall be submitted to Staff for review.
13. Specifications and details of all new proposed windows and doors shall be submitted to Staff for review.
14. All glass shall be clear.
15. All muntins shall be high profile.
16. Sills shall not be added to windows that did not historically have sills; however, sills may be added to new windows to differentiate them from historic windows.

A motion was made by Ms. Rolando and seconded by Ms. Bache-Wiig to approve the application for the issuance of a Special Certificate of Appropriateness for the properties at 832 Alhambra Circle, and 836 Alhambra Circle for design approval for additions and alterations to the residence(s) and sitework in keeping with the approved variance FAR and staff recommendations.

The motion passed (Ayes: 6; Nays: 2).

Mr. Apple stepped up to the podium and gave a brief speech and thanked the board.

IX. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

1. Gondola Building:

The mayor was successful in obtaining \$750,000 for the reconstruction of the gondola building the city will have to match it with \$750,000. There is a proposal to relocate it, as it is difficult to justify spending that much money on a building where it is difficult to find a use for it. It is more than likely still going to be on the Biltmore site next to water.

Ms. Spain said she was concerned about moving the gondola building. The designation report part of it was architectural which is gone, the other part was it was the gondola building next to the waterway at the Biltmore. Mr. Adams said the application would come to the board for review.

2. Merrick House Wall:

The wall at the Merrick House has been completed.

3. Leaks at Merrick House:

Mr. Ehrenhaft said there were server water leaks in the Merrick House. Mr. Adams said they were aware of it.

4. 4200 Granada Boulevard Elevator:

Mr. Adams said he had received revised drawings but had not yet reviewed them.

ITEMS FROM THE SECRETARY: None.

DISCUSSION ITEMS: None.

OLD BUSINESS: None.

NEW BUSINESS

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft that staff come up with an adequate proposal.

No vote was taken.

Mr. Maxwell requested that shop drawings be required to be submitted to and approved by the Historical Resources Staff prior to the issuance of any building permit.

Mr. Fullerton added with inspection prior to issuance of a CO.

Ms. Spain said this was under the purview of the building department not the Historical Resources Department.

Mr. Maxwell said that Mr. Adams needed to have a discussion with the Building Department on how to get this accomplished. He said that at the time of issuance of plans you could get your shop drawings.

Ms. Spain suggested that Mr. Adams ask Suramy Cabrera, Director of Development Services to come to the next meeting to discuss this.

Mr. Fullerton said he though this was already a requirement.

Mr. Maxwell said they were having huge problems and would have an issue next month, as one of the houses they approved had not done what was asked of them.

Mr. Adams said the drawings that that they received were exactly what they had asked for.

Mr. Ehrenhaft said that there needed to be some requirement that when it gets from architect to the manufacturer, before they go into manufacturing, the manufacturer is sending some sort of legal confirmation that they're responsible, and they're doing it in accordance with staff requirements. It was falling through the cracks and then it gets installed, and people come in pleading that they have a financial burden

Attorney Ceballos said that what they were requesting is for the insertion of the city in between two third parties, and he saw no mechanism to do that. The mechanism already exists. A plan is approved. Whatever the installer orders and installs whether it meets that requirement or not is up to the city, whether we approve it or not it. It puts the city and inspectors in a terrible position, because people spend tens of thousands of dollars but the only mechanism the city had was to simply not approve what was installed and require the approved plans,

Mr. Adams added for clarification, that if staff refused to approve something, because it's not as was approved the applicant has the right to come to the Board to ask for their approval. Staff could deny or hold things up and tell people to change things, but they cannot stop them coming to the board and asking for their approval.

Mr. Ehrenhaft said they always end up compromising because they feel sorry for them or because they were already installed.

Mr. Maxwell said you can have shop drawings and they can be approved as part of the permitting process it has to be something at that level. They should approve those shop drawings. at some time in the process whether it is after the building permit. The building permits should say shop drawings must be approved before windows and roof is installed then it would eliminate the problem. He mentioned the case today.

Mr. Adams said that case had a set of correct drawings.

Mr. Maxwell said they did not have shop drawings.

Ms. Kautz said if there is a standalone window permit There are no shop drawing requirements because what you're presenting with your elevations that you give to the city is what you are going to install. With a building Permit for a big addition or something you're required to do shop drawings, and at that point then you check the new elevations against what you approved. The shop drawing is an NOA that does not show a muntin profile or pattern.

Mr. Maxwell said we can make it required.

Ms. Kautz said the building code does not say that.

Mr. Maxwell said it was worth the discussion as they were spending a lot of time on these issues.

Mr. Fullerton said they did not know what the applicant told the contractor to do. He thought they had their pocketbook involved and if the contractor came and said that they could lower the contract amount if they did something different and they agreed. And then the board is the bad guy. He did not know how to fix it.

Mr. Maxwell said it should be an agenda item and the building department should be brought in to discuss.

Mr. Durana said they had denied the window application.

Mr. Maxell said it was done after the fact.

Mr. Adams said the other problem was that people buy the product before they apply for the permit.

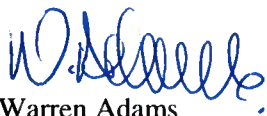
ADJOURNMENT:

Chair Menendez asked for a motion to adjourn.

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to adjourn the meeting.
The motion was unanimously approved.

There being no further business, the meeting adjourned at 8:26 pm.

Respectfully submitted,



Warren Adams
Historic Preservation Officer