

EXCERPT

1

HISTORIC PRESERVATION BOARD  
CITY COMMISSION CHAMBERS  
405 BILTMORE WAY  
CORAL GABLES, FLORIDA

August 17, 2017  
Thursday  
4:00 p.m.

B E F O R E:

VENNY TORRE, Chairperson  
ALEJANDRO SILVA, Vice-Chairperson  
ALICIA G. BACHE-WIIG  
BRUCE EHRENHAFT  
JOHN P. FULLERTON  
ROBERT PARSLEY  
RAUL R. RODRIGUEZ  
JANICE E. THOMSON

ALSO PRESENT:

CRAIG E. LEEN, ESQ., Deputy City Attorney  
DONA M. SPAIN  
KARA KAUTZ  
ELIZABETH GUIN  
MIRIAM S. RAMOS, ESQ.  
YESENIA DIAZ

TRANSCRIPT OF PROCEEDINGS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

\*\*\*\*\*

COA (SP) 2017-015, 1206 CORDOVA STREET

\*\*\*\*\*

CHAIRMAN TORRE: We're going to Page -- 5.  
We're going to 5, because we're skipping over  
4.

This is a Special Certificate --

MR. RODRIGUEZ: Which number are we on  
now?

CHAIRMAN TORRE: Number 5. Certificate of  
Appropriateness (SP) 2017-015, for the property  
at 1206 Cordova, a Local Historic Landmark,  
legally described as Lot 7 and the south  
one-half lot of 8, Block 1, Granada Place  
Amended Plat, according to the plat thereof, as  
recorded in Plat Book 13, Page 51 of the Public

1 Records, Miami-Dade County. The application  
2 requests design approval for the construction  
3 of an addition and alteration to the residence  
4 and the sitework.

5 MS. KAUTZ: Thank you. I don't know if  
6 this is from (inaudible) to you all. It was  
7 designated in March of this year. This is the  
8 location map of the property.

9 It was permitted in 1925, Permit No. 1431,  
10 as a smaller Mediterranean Revival  
11 cottage-type. There's a historic photo from  
12 the 1940s.

13 The proposal includes design approval for  
14 a one-story addition, approximately 809 square  
15 feet to the rear of the home, interior  
16 renovations, alterations to some window and  
17 door openings and sitework.

18 There are no variances being requested.  
19 The Board of Architects approved this in June,  
20 with no comments.

21 We have some minor staff conditions that  
22 have already been shared with the architect,  
23 that I believe they're okay with.

24 I'm going to turn it over to the  
25 architect.

1 MR. DE LEON: Good evening. Nelson de  
2 Leon, Locus Architecture. With me today is my  
3 client, Jeff Robboy, sitting in the back.

4 So, a few pictures of the existing home,  
5 early 1920s Mediterranean Revival example.  
6 We're, for the most part, keeping the original  
7 historic home as designed. The idea is just to  
8 remove the pieces that were added and then add  
9 a new addition to the rear.

10 So, in our research the carport, along  
11 with the rear addition, which is the photo on  
12 the upper right side, were added subsequent to  
13 the original. So those two pieces are what  
14 will be removed.

15 The house did have a window changed a few  
16 years back before it was designated. Those  
17 windows, after several meetings with Historic  
18 and the Board of Architects, are going to stay  
19 as is, which are horizontal rollers.

20 The new windows, which are primarily at  
21 the rear or the side, are going to be  
22 casements. Those windows that were added back  
23 in 2010 or so were added as full-view windows.

24 So again, in that discussion we decided,  
25 so there wouldn't be such a contrast with what

1 was there, that the proposal would also be full  
2 view.

3 The addition, which sits at the back  
4 left-hand side of the property, is roughly 800  
5 square feet. The client was happy with the  
6 general size of this house, but in our modern  
7 context, the kitchen was incredibly small, the  
8 master bedroom was small, the bathrooms, the  
9 closets. Everything was small.

10 So, in essence, this is just bringing the  
11 house up to current standards, with the  
12 addition being a new kitchen, a new master  
13 bedroom, new laundry and baths to the back.

14 There is a stand-alone garage roughly in  
15 the middle of the property that's staying, and  
16 there was a pool that was added some years back  
17 that's also (inaudible).

18 So, I'm not sure whether (inaudible) the  
19 relationship of the existing with the new. The  
20 front of the house stays almost exactly as it  
21 is. We are replacing the front door, and the  
22 idea is to replace it with a wood arched door.  
23 It's more in keeping with a 1920s look. So we  
24 have a rough idea of what we want that door to  
25 look like on the drawings.

1           The arch is very large, and in order to  
2 reduce it to get a door that works, we're  
3 basically adding a 6-inch concrete inset infill  
4 so that the original arch reads, and then that  
5 little inset then provides our structure for a  
6 new door, which will still be a large door,  
7 3-1/2-foot-wide door.

8           The side -- the one change to the original  
9 house, which is the windows that are now part  
10 of the kitchen and part of the dining, if you  
11 see the house, actually, it's very little, very  
12 few openings. No doorways that actually  
13 interact with the side yard and the pool. So  
14 when you're in the house, you really have no  
15 visibility of that pool.

16           So, ideal was to take the two windows to  
17 the right side of the original house and just  
18 replace them with a pair of casements. And  
19 then the new addition will be slightly larger.  
20 We're getting a little bit more height in  
21 there, some more room for mechanical systems,  
22 and then we're adding doors that are the same  
23 height as the original window heights and doors  
24 of the house, which are at six-eight. And  
25 we're adding a transom above the new work, not

1 only to differentiate it from the original, but  
2 to bring a little bit more light into the  
3 house.

4 So the addition being to the back, and  
5 then the existing garage, which is staying as  
6 is.

7 We're replacing the current awning windows  
8 with casement windows and restoring the  
9 original look of the double garage doors.

10 One of the -- another element that we did  
11 with the side view of the house is that, the  
12 addition being a foot taller than the original,  
13 we pushed it back, and then broke down that  
14 massing with full cap and tan -- full cap and  
15 pan barrel tile, just to give us a break from  
16 the original, and also tie in the front of the  
17 house, which does have barrel tile. So we kind  
18 of fit into the two pieces.

19 The garage does obscure about  
20 three-quarters of the addition, so we removed  
21 it off the elevation. So you can see that.

22 In essence, it's a small addition, roughly  
23 800 square feet. The property will be over  
24 1,000 square feet under the FAR, but the client  
25 is, like I said, happy with the size and the --

1 MS. KAUTZ: The property --

2 MR. DE LEON: The property wall which we  
3 have on the drawings you have, on the site plan  
4 there is an elevation of the property wall.

5 So with -- with the layout of the yard,  
6 the owner having two large dogs, between the  
7 pool and the small strip of grass that's left  
8 there, in discussions we just felt that maybe  
9 if we just moved that pool enclosure to the  
10 front of the property, and enclose the entire  
11 property, so that now their dogs could run  
12 freely around the entire yard, would be a good  
13 option for letting those animals exercise.

14 We did keep the wall as low as we could,  
15 so the physical CMU part of that wall is only  
16 about 30 inches high, and then we put another  
17 18 inches of picket, decorative picket railing  
18 above that.

19 So we're trying to keep the visibility as  
20 much as possible, but provide an enclosure so  
21 that the dogs won't jump the fence, in essence.

22 The driveways are getting re-done, all  
23 Chicago pavers, and then new landscaping  
24 throughout.

25 MR. FULLERTON: The driveway kind of

1 becomes the pool deck, doesn't it?

2 MR. DE LEON: It goes right into the pool  
3 deck, yes.

4 MR. PARSLEY: Did you look at  
5 differentiating between the driveway at the  
6 front of the property, in front of the gates,  
7 versus the driveway where it's by the pool  
8 patio, and to differentiate them to make it  
9 look like more of a pool, of a terrace to the  
10 pool that you happen to drive on, instead of a  
11 driveway that you have to walk across to get to  
12 the pool?

13 MR. DE LEON: Well, since we do have to  
14 walk across that driveway no matter what --

15 MR. PARSLEY: Well, I know, but if it  
16 doesn't have to look like that is what I'm  
17 saying. Did you all study that?

18 MR. DE LEON: I did not, because the gate  
19 is a visually open element, and it's not solid.  
20 So I just felt that visually, if that material  
21 just continued through -- and you do have a  
22 garage at the end. So we felt, at the end of  
23 the day, he does have a usable surface --  
24 Chicago brick, we've used around pool decks and  
25 it's worked really nicely, although usually

1 grouted, so it has -- has a slightly different  
2 feel than on fill. But that would be an option  
3 if we grouted and then redid the pool deck with  
4 the same material. So we'll take that point.

5 MR. PARSLEY: I think there's some ways to  
6 break it up and get rid of the railroad track  
7 effect and accommodate both, with some  
8 studying.

9 MR. DE LEON: Well, I think -- I think the  
10 client would certainly be open to a different  
11 material. And honestly, I didn't think about  
12 that.

13 MR. RODRIGUEZ: There was a roof over part  
14 of that driveway?

15 MR. DE LEON: There was a carport added at  
16 some point.

17 MR. RODRIGUEZ: And what is your plan? To  
18 leave it there or to take that down?

19 MR. DE LEON: The carport is being  
20 removed, and only the garage, only the original  
21 garage --

22 MR. RODRIGUEZ: There will be an open --  
23 that space between the house and the pool will  
24 be open to the --

25 MR. DE LEON: Right, right. So that whole

1 side of the house now, if I go back to some of  
2 the photos --

3 MS. KAUTZ: We don't know when the carport  
4 was added. It's not in the original drawings.

5 MR. DE LEON: So the pool is almost within  
6 2 feet or so of the carport.

7 MR. RODRIGUEZ: Yeah.

8 MR. FULLERTON: It's too bad you have to  
9 take the carport down, because then you  
10 wouldn't need the garage back there and you  
11 could make that a cabana.

12 MR. DE LEON: We did have a discussion  
13 about, about that, but would we still need to  
14 have the garage because it's part of the  
15 historic structure?

16 MR. FULLERTON: You have to have a carport  
17 or a garage.

18 MR. DE LEON: Exactly, exactly.

19 MR. FULLERTON: One or the other.

20 MS. KAUTZ: You could keep it as a cabana  
21 or something.

22 MR. FULLERTON: It makes a nice little  
23 cabana back there by the pool.

24 MR. DE LEON: Yes, that would be -- but  
25 I'd have a cabana now with a driveway through

1 it.

2 MR. RODRIGUEZ: Are you taking the carport  
3 down, as part of your discussions with the  
4 staff?

5 MR. DE LEON: Yes.

6 MS. KAUTZ: Our only --

7 MR. EHRENHAFT: One --

8 MS. KAUTZ: Oh, go ahead.

9 MR. EHRENHAFT: I'm sorry.

10 MS. KAUTZ: No, go ahead.

11 MR. EHRENHAFT: One can clearly see the  
12 scene between the left side of the carport and  
13 where the front, the front edge of the original  
14 historic house wall is. And when the carport  
15 comes down, it's interesting, because there are  
16 four massive columns that support it, but then  
17 against the wall of the house, there is a  
18 column that is of equal dimensions  
19 horizontally, that goes all the way up to the  
20 chimney and then continues beyond it. And when  
21 you take all of that down, then the chimney,  
22 which was originally visible, is going to  
23 become a very evident, you know --

24 MR. DE LEON: Yeah, you'll have a nice  
25 esthetic --

1 MR. EHRENHAFT: -- nice historic and  
2 architectural detail. And a lot more light is  
3 going to be left -- let into the living room as  
4 well.

5 MR. DE LEON: Yes.

6 MR. SILVA: I think it's a very well  
7 thought-out project. I think it's textbook in  
8 terms of what to do to a historic residence.  
9 The differentiation is good. The scale is  
10 good. The little moves, like that 6-inch  
11 infill for the arched door and the transom on  
12 the rear doors, is excellent.

13 I really appreciate, as well, the wall.  
14 We've been seeing a lot of projects with really  
15 tall walls, and the fact that this gives you an  
16 enclosure, but it's 30 inches of solid I think  
17 is really good, and could be a model  
18 for projects. Thank you.

19 MR. EHRENHAFT: Kara, could I interrupt  
20 and ask you to address the staff notation that  
21 there was concern about stucco banding on the  
22 new addition?

23 MS. KAUTZ: Sure. And I --

24 MR. EHRENHAFT: Because I'm not sure  
25 whether -- whether it's simply stucco wall

1 above and metal flashing at the top, as we see  
2 on A-06, or whether there's, you know, a large  
3 amount of stucco at the top.

4 MS. KAUTZ: That's a very good point.

5 MR. EHRENHAFT: I'm not sure what that --  
6 I'm trying to interpret what that staff  
7 recommendation was.

8 MR. DE LEON: The existing, I believe it's  
9 a stucco band, but on the new --

10 MS. KAUTZ: I thought it was, too.

11 MR. DE LEON: After we received the  
12 comment, the idea is then to remove, on the new  
13 addition, all banding. So it will just be the  
14 parapet wall, and it will just return  
15 without -- without stucco or without a cap  
16 flashing. So the new parapet will be smooth.  
17 There will be no projections.

18 MR. EHRENHAFT: Okay.

19 MS. KAUTZ: That was to differentiate the  
20 two.

21 MR. EHRENHAFT: Okay. So I couldn't tell  
22 from the drawing that it was actually  
23 projecting, because it seemed to me like -- if  
24 you look at A-06, it seemed to me that what's  
25 going on above the windows is that there is a

1 roof there with tile on it, and then only about  
2 another foot of wall above it that's purely  
3 vertical. Is that correct?

4 MR. DE LEON: That's correct, on that  
5 portion of the elevation, yes.

6 MS. KAUTZ: Elevations.

7 MR. DE LEON: On the other two sides it's  
8 the full wall.

9 MR. EHRENHAFT: I see. Okay. Thank you.

10 MR. DE LEON: And that break was, again,  
11 to break the massing from the original and  
12 bring down the transition points, and at the  
13 same time we would get a little covered area  
14 where we get some exposed wood and a little,  
15 you know --

16 MR. EHRENHAFT: Okay.

17 MS. BACHE-WIIG: I think it's a  
18 nice-looking project.

19 MR. EHRENHAFT: I do, too.

20 MR. DE LEON: Thank you.

21 MS. KAUTZ: The only comments that we have  
22 with the new roof tile is to be true piece --  
23 true two-piece barrel tile. I'm not sure  
24 what's on the front right now. I think it is,  
25 but if that's getting changed also, it should

1 be two-pieced.

2 The existing structure is not to be  
3 re-stuccoed in its entirety, but patched as  
4 needed, and the addition is to be slightly  
5 differentiated.

6 The proposed carriage doors, I know people  
7 in the past have had difficulty finding  
8 NOA-rated carriage doors. So if that is not  
9 found -- and I know that you were looking for  
10 it -- that the existing doors can be repaired  
11 and put in front of another assembly, if  
12 possible.

13 CHAIRMAN TORRE: I don't care either way,  
14 but is the front door to be stained or is it  
15 going to be painted? The big door, the  
16 big arched door.

17 MR. DE LEON: The big door is brand-new.

18 CHAIRMAN TORRE: It's going to be stained  
19 or painted?

20 MS. KAUTZ: Stained or painted?

21 MR. DE LEON: Stained. Stained.

22 MS. THOMSON: Where is this proposed  
23 trellis?

24 MS. KAUTZ: There's not a trellis.

25 MS. THOMSON: For some reason, I'm looking

1 for a proposed trellis, but I don't see one.

2 MS. KAUTZ: Did I write that by mistake?

3 MR. RODRIGUEZ: I think that was the  
4 other --

5 MS. THOMSON: Am I confused? I'm  
6 confused. Never mind.

7 MS. KAUTZ: No, there's no trellis.

8 MS. THOMSON: Strike my comment.

9 CHAIRMAN TORRE: All right. Let's move  
10 along.

11 MS. THOMSON: This is what I'm referring  
12 to, right here, but that's being torn down.

13 CHAIRMAN TORRE: Let me see if anybody --  
14 I don't think there's anybody here to speak,  
15 but does anybody want to speak for or against  
16 this item? The owner?

17 No? Okay. Close the public hearing.  
18 Proceed.

19 MR. SILVA: I'll move approval of staff  
20 comments.

21 MR. FULLERTON: Second.

22 CHAIRMAN TORRE: Any more comments or  
23 discussion? No? Move along.

24 MS. KAUTZ: Thank you.

25 MR. RODRIGUEZ: Can we take a vote?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRMAN TORRE: Jessie's going to do it.

MR. DE LEON: Thank you.

CHAIRMAN TORRE: Jessie, I'm sorry. Did you hear the motion?

MS. DIAZ: Mr. Fullerton?

MR. FULLERTON: Yes.

MS. DIAZ: Ms. Bache-Wiig?

MS. BACHE-WIIG: Yes.

MS. DIAZ: Mr. Parsley?

MR. PARSLEY: Yes.

MS. DIAZ: Mr. Silva?

MR. SILVA: Yes.

MS. DIAZ: Mr. Ehrenhaft?

MR. EHRENHAFT: Yes.

MS. DIAZ: Mr. Rodriguez?

MR. RODRIGUEZ: Yes.

MS. DIAZ: Ms. Thomson?

MS. THOMSON: Yes.

MS. DIAZ: Mr. Torre?

CHAIRMAN TORRE: Thank you. Yes.

\*\*\*\*\*

\*\*\*\*\*