

HISTORIC PRESERVATION BOARD
CORAL GABLES MUSEUM
COMMITTEE MEETING ROOM
285 Aragon Way
Coral Gables, Florida

August 16, 2018
Thursday,
4:00 p.m.

B E F O R E:

VENNY TORRE, CHAIRMAN

ALEJANDRO SILVA
ROBERT PARSLEY
RAUL RODRIGUEZ
JANICE THOMSON
ALICIA G. BACHE-WIGG
BRUCE EHRENHAFT
JOHN FULLERTON
ALBERT MENENDEZ

ALSO PRESENT:

DONA SPAIN
KARA KAUTZ
YESENIA DIAZ
ANNE JACKAWAG
ERIC HILLER
NINA HILLER-HARNEY

1 Thereupon:

2 MR. TORRE: Good afternoon, everybody.
3 Welcome to the regularly scheduled meeting of
4 the City of Coral Gables Historic
5 Preservation Board.

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

12 The Board is comprised of nine
13 members, seven of whom are appointed by the
14 Commission, one by the City Manager, and the
15 ninth is selected by the Board and confirmed
16 by the Commission.

17 Five members of the Board constitute a
18 quorum and five affirmative votes are
19 necessary for the adoption of any motion.

20 Any person, who acts as a lobbyist
21 pursuant to the City of Coral Gables
22 Ordinance No. 2006-11, must register with the
23 City Clerk prior to engaging in lobbying
24 activities or presentations before City
25 Staff, Boards, Committees and/or the City

1 Commission. A copy of the ordinance is
2 available in the Office of the City Clerk.
3 Failure to register and provide proof of
4 registration shall prohibit your ability to
5 present to the Historic Preservation Board on
6 applications under consideration this
7 afternoon.

8 A lobbyist is defined as an
9 individual, corporation, partnership, or
10 other legal entity employed or retained,
11 whether paid or not, by a principal who seeks
12 to encourage the approval, disapproval
13 adoption, repeal, passage, defeat or
14 modification of any ordinance, resolution,
15 action or decision of any City Commissioner;
16 any action, decision, recommendation of the
17 city manager, any city board or committee,
18 including but not limited to Quasi-Judicial
19 Advisory Board, Trust, Authority, or Council;
20 or any action, decision or recommendation of
21 city personnel during the period of the
22 entire decision-making process on the action,
23 decision or recommendations which foreseeably
24 will be heard or reviewed by the City
25 Commission, or a city board or committee,

1 including but not limited to Quasi-Judicial,
2 Advisory Board, Trust, Authority or Council.

3 Presentations made to this Board are
4 subject to the City's False Claims Ordinance,
5 Chapter 39 of the City of Coral Gables City
6 Code.

7 I now officially call the City of
8 Coral Gables Historic Preservation Board
9 meeting of August 16, 2018, to order.

10 The time is 4:12.

11 Present today are to my left, Mr. Raul
12 Rodriguez, Mr. Robert Parsley, Mr. Alejandro
13 Silva, Mr. Albert Menendez, Mr. John
14 Fullerton and Alicia Bache-Wigg.

15 MR. EHRENHAFT: And Bruce Ehrenhaft.

16 MR. TORRE: Oh, Bruce, I am sorry.
17 Bruce Ehrenhaft before Alicia. Thank you for
18 letting me know.

19 Approval of minutes. The next item on
20 the agenda is the approval of the minutes for
21 the meeting that was held on July 19, 2018.
22 Are there any items that are needed,
23 corrections or changes?

24 If none, we will ask, I'll ask for a
25 motion to approve?

1 MR. SILVA: Move approved.

2 MR. TORRE: A motion from Mr.
3 Alejandro.

4 Is there a motion to second?

5 MR. MENDENDEZ: Second.

6 MR. TORRE: All those in favor say
7 aye.

8 (Board members approve by saying
9 "Aye".)

10 MR. TORRE: All those against?

11 (no response)

12 MR. TORRE: Please be advised that
13 this Board is a quasi-judicial board and the
14 items on the agenda are quasi-judicial in
15 nature, which requires Board members to
16 disclose all ex-parte communications.

17 An ex-party communication is defined
18 as any contact, communication, conversation,
19 correspondence, memorandum or other written
20 or verbal communication that takes place
21 outside a public hearing between a member of
22 the public and a member of a quasi-judicial
23 board, regarding matters to be heard by the
24 quasi-judicial board. If anyone has made any
25 contact with a Board member, when the issue

1 comes before the Board, the member must state
2 on the record the existence of the ex-parte
3 communication, the party who originated the
4 communication, and whether the communication
5 will affect the Board Member's ability to
6 impartially consider the evidence to be
7 presented regarding the matter.

8 Does any member of the Board have such
9 a communication to disclose today?

10 (The Board members respond by saying
11 "no".)

12 MR. TORRE: I suspect there is no
13 deferrals?

14 So anyone today that is going to be
15 speak, please swear you in.

16 (All witnesses present were sworn.)

17 MR. TORRE: Thank you.

18 And today's first item on the agenda
19 is case file COA (SP) 2018-012. This is an
20 application for the issuance of a Special
21 Certificate of Appropriateness for the
22 property at 1264 Coral Way, a contributing
23 resource within the "Coral Way Historic
24 District", legally described as Lots 1 and 2,
25 Block 1, Coral Gables Section "D" revised

1 Plat, according to the Plat thereof, as
2 recorded in Plat book 25, page 74 of the
3 Public Records of Miami-Dade County, Florida.

4 This applicant is requesting design
5 approval for an addition and alterations to
6 the residence and site work.

7 MS. KAUTZ: This is the location.
8 This is a location map of the property off of
9 Coral Way at the corner of Madrid Street. It
10 was constructed in 1924. It was permit
11 number 125 in the City. This is a 1920's
12 photo of the house, built in Mediterranean
13 revival style. It's listed as a contributing
14 resource of the Coral Way Historic District
15 so designated in 2014.

16 Interesting, a little side note, the
17 house was the residence of Molly Bird, who
18 owned a plantation where the Biltmore is
19 right now. And Bird Road was named for her
20 husband.

21 So I just thought that was
22 interesting.

23 This is a 1940's photo from a slightly
24 different angle. If you all remember in
25 October, 2016, the owner and the architect

1 appeared before the Board to inquire about
2 the auxillary building, which was originally
3 a garage, but it had been very early turned
4 into a guest house. They were, wanted to
5 have a discussion with you all deciding
6 whether or not it can be torn down as part of
7 a future program. And you all said, yes, it
8 could be.

9 So it had been extensively altered and
10 this program is what they were referring to
11 as the addition.

12 The applicant is requesting design
13 approval for construction of one and two-
14 story addition to the rear, the south of the
15 residence, consisting of a bedroom, master
16 bedroom suite, two car garage, a pool bath,
17 outdoor barbecue area, storage area on the
18 first floor. And the second floor consists
19 of a guest suite with two bedrooms, a shared
20 bathroom and living room, kitchenette.

21 Interior spaces are also to be
22 remodeled and site work includes a new
23 swimming pool and deck, walkways and
24 driveway.

25 So this was approved by the Board of

1 Architects in June, 2018, with no comment.
2 No variances have been requested. The staff
3 did have some comments of our own, however,
4 and we will address those at the end after
5 the architect gives her presentation.

6 MR. TORRE: Thank you.

7 MS. JACKAWAG: Good afternoon.

8 I am Ann Jackawag. I am the head of
9 Ann Jackawag Architecture and I have been a
10 resident here in Miami since 1972. So, I
11 know the City very well. And my office is in
12 Wynwood.

13 I wanted to show you the presentation
14 which is the Harney-Hiller residence on Coral
15 Way and I have both the owners of the
16 property here with me today.

17 This is a photograph that shows the
18 current conditions of the house facing out to
19 Coral Way. And this is what we were
20 intending to demolish. This shows--- how do
21 I do the pointer? There it is. I have to
22 hold it. Okay. Okay.

23 So this is the existing house. This
24 is part of the existing house. And so is
25 this. We are going to demolish a portion of

1 it across the front and we are going to
2 demolish all of this existing cottage that is
3 in the back.

4 We are going to take out this older
5 pool and put in a new pool deck in a slightly
6 abbreviated location. We are not making
7 changes to the existing portion of the house.
8 That is going to remain.

9 And then this shows what we are
10 proposing to do, which we are keeping the
11 existing house intact. We are taking off the
12 roof that was over this, maintaining a flat
13 roof which is going to be a continuation of
14 the existing flat roof.

15 This roof is raised. This small flat
16 roof is lowered between the two of these, so
17 that this can become a feature.

18 This is another flat roof that is in
19 front of the new master bedroom, one story,
20 but an enlarged roof on the gabled end, and a
21 shed roof that is facing the new pool.

22 And then we are building a two story
23 addition in the back on the south side of the
24 property with a garage, a two story garage on
25 the ground floor, a pool barbecue area. This

1 open staircase leading up to a two-bedroom,
2 one-bath apartment, cottage, that would be
3 like a in-law's cottage on the upstairs.

4 We are also proposing that we are
5 going to put piers along the perimeter. We
6 don't now use the Coral Way entry, but we use
7 the Madrid entry. There is going to be a
8 second entry for the garage. And there is
9 going to be a hedge between all of the piers.
10 And that leaves these four or six new columns
11 will be a part of the permit.

12 So this takes you again from the Coral
13 Way side of the house and moving around the
14 house, around, now we are looking at it from
15 the Madrid side. There are these built
16 awnings that are roofed awnings that are over
17 existing windows. We are going to remove
18 them and return to the fabric awnings of the
19 original house.

20 And this is continuing down Madrid.
21 This is part of the cottage that would be
22 removed. This is part of the existing house
23 that we are going to remove only in part,
24 because it's not very consistent with the
25 style of architecture of the house. This is

1 that standalone portion of the cottage that
2 we are removing.

3 And then as you come around to the
4 back side of the house, which this side is
5 facing east. This is the existing portion of
6 the house to remain. And this is the back
7 side of the house where it ends at this time.

8 And this just gives you an idea of the
9 surrounding properties. The property to the
10 east, across the street, the subject
11 property, the property just to the west, the
12 adjacent house on the rear side of Madrid.
13 And then this is the subject property from
14 the Madrid side.

15 And this is the demolition floor plan
16 that looks like some of the shading hasn't
17 transferred very well. But, we are keeping
18 the existing house intact. We are removing
19 the cottage portion. I am sorry, this is
20 the--- this is the second floor. It sits
21 over the house, which is right here.

22 So we are removing the cottage portion
23 of the house. We are removing a piece of
24 this, that isn't in sync with the style of
25 the existing house. And of course we are

1 removing the pool.

2 And then this is what we are purposing
3 that the house is going to become.
4 Everything that is shaded in this mid range
5 color is going to remain. We are turning
6 this portion into a laundry, kind of a mud
7 room. This will become a new bedroom and
8 bathroom area. This has a height to it and a
9 hip roof. And this will be the new master
10 bedroom, which has access to the pool with a
11 quarter loggia which is open to the elements.
12 And the master bath and a walk-in closet.

13 And then beyond that, this is open
14 air. And this is open with a staircase that
15 leads you up to the cottage above. And a
16 storage area with an entry into the new
17 two-car garage.

18 So all of this area in white is the
19 proposed addition. And the new portion of
20 the house, the master bedroom has a volume
21 space, the upstairs of the cottage has two
22 bedrooms, a bath in between, a pantry area
23 and a living room.

24 And then the proposed elevation is the
25 one that is at the bottom. And the existing

1 elevation with any changes that we are
2 proposing occur to the top. This is the side
3 that faces Coral Way. So, there is nothing
4 that is changing on the existing house which
5 this represents--- this is the new two volume
6 space for the master bedroom and this is the
7 bedroom which is facing Madrid with a hip
8 roof.

9 And this is the rear of the property,
10 the south side of the property, the
11 demolition portion of the house, which is the
12 cottage which is coming off. And this shows
13 you the new two-story addition of a new
14 cottage element, a new two-story space with a
15 living room above and one of the bedrooms, a
16 two-car garage, an entry into the house for
17 an exit also for trash and a way to get up to
18 the new addition.

19 And this is the bedroom addition. And
20 this is the flat roof portion of the master
21 bedroom bath and closet.

22 This is the Madrid side of the house.
23 The demolition elevation. This is being
24 demolished in its entirety. A portion of
25 this with the roof is coming off. These

1 small elements are coming off. And it is
2 going to then, on the existing part of the
3 house, only have new fabric awnings added to
4 this point. And this is a new hip roof
5 portion of the bedroom, master bedroom area,
6 two-story cottage with a two-story roof below
7 and the bedroom and living room above.

8 And the east side of the house which
9 can not be seen from the street, or from the
10 neighbors, this is the part of the cottage
11 that is facing east, that can't be seen. But
12 we have torn down in its entirety. The rest
13 of the house remains.

14 This part is remaining here. We
15 are--- this is a shed roof for protection, a
16 new portion that is coming into the house
17 from the pool and from this loggia, the pool
18 is right here in front of it. The volume
19 space of the master bedroom and then the two
20 story new cottage with the opening into the
21 pool barbecue area. And this open air stair
22 that takes you upstairs.

23 And then that is what we are
24 requesting approval for.

25 MR. TORRE: Can you review your

1 suggestions one by one before---

2 MS. KAUTZ: Sure.

3 First, so the first two are, you know,
4 typical. The window and door muntins are
5 high profile. The tile roofs are going to be
6 two peaks barrel tiles, stucco texture is
7 noted with the addition. It should be
8 clearly noted on the permit drawings and not
9 differentiated from the original stucco which
10 is what we normally ask for.

11 The windows sills that are drawn, I'll
12 use the stylus, for example, appear to match
13 exactly what is on the existing house. They
14 should not. The eave molding that is shown
15 here appears to match. The existing and the
16 parapet cap as well, all should be different
17 somehow, then the original. There is no
18 detail of them.

19 So, the arches that are found on the
20 carport are very distinctive with these sort
21 of heavy spaces that hold the arch in a very
22 kind of unique location. And they are being
23 repeated throughout the addition. Any time
24 there is an arch, and it shouldn't be as
25 derivative as it is, it should be something

1 else, to let those stand and be unique.

2 There is a door--- I should have done
3 this, I am sorry. So on the existing house
4 there is the second floor. And there is a
5 step down, step down to a landing. There is
6 a door that is proposed onto the flat roof of
7 the existing house. And then there is a
8 little half inch drop when you get to this.
9 And then there is a break in the parapet, and
10 a half inch drop. That the door is not shown
11 in any section. If the landing goes down, I
12 don't know where it hits that roof.

13 We didn't want any railings added to
14 the house. So we just proposed eliminating
15 the door in its entirety and not making that
16 a giant roof deck.

17 On the first floor there is a covered
18 porch extension. This gray part, the 1977
19 addition. And what they are proposing to do
20 is take the roof off and make it a flat roof,
21 which is much better than what is there now.

22 But there is a covered roof extension
23 here, which if you look at it in the
24 elevation, this wood deck is existing to
25 remain and this sort of encroaches into it.

1 So you have to step down on this half of this
2 deck. So I don't know if that wood deck can
3 go away at some point and is--- it just seems
4 like an awkward condition. You have a very
5 high, thin column and then this thin beam,
6 for lack of a better word, because I can't
7 think of the right one, supporting this open
8 space with wooden steps in it.

9 So we wanted that to be restudied.

10 This window of the landing of the
11 guest suite, if that is, in fact, a wood
12 bracket that is going to have some heft to it
13 to support that shed roof, there is--- it's
14 going to be so tight for that window to be
15 there, that it doesn't seem like it's going
16 to work to us, and it seems very pinched.
17 Let's see.

18 We asked that the concrete columns,
19 proposed on the driveway, were eliminated.
20 We requested that on another property on
21 Coral Way to the driveway just A, to be
22 consistent, and B, there is no elevation and
23 we don't know what they look like. Purposed
24 materials were not provided for the driveway,
25 pool deck. Existing driveway is noted to

1 remain.

2 So we want the material for the new
3 driveway to be submitted to staff review to
4 make sure they are consistent or compatible.
5 The pool deck, and future pool fence and the
6 pool, a potential fence is not shown, but
7 they need one. That will be handled by a
8 separate permit and a separate standard COA
9 to be reviewed by staff. And not all of the
10 existing windows in the house are impact
11 resistant, which should be. And on the
12 Madrid facing side, and it's not noted if
13 there is going to be changes at the
14 presentation, but these aren't appropriate.
15 So if they are, they need to be changed to
16 something more consistent with then what is
17 with the original house.

18 MR. TORRE: Repeat that. If they were
19 not planning to change, you want them to
20 change?

21 MS. KAUTZ: No. They don't want to
22 have to change them. But the windows were
23 changed on the main portion of the existing
24 house.

25 All of these have already been made

1 impact, not that one, I believe. This has to
2 be changed too.

3 MS. JACKAWAG: Almost all of the
4 windows are impact except one.

5 MS. KAUTZ: These weren't part of the
6 application before. So the one that you just
7 did?

8 MR. HILLER: Oh, on the previous one.

9 MS. KAUTZ: Do all the--- never mind.
10 Never mind.

11 MR. TORRE: Are you okay with the
12 windows that are being proposed on the new
13 addition?

14 MS. KAUTZ: Yes.

15 The comment that we don't normally put
16 into the staff report that, but I did want to
17 sort of make it clear, the location of the
18 addition is excellent. It's to the back of
19 the existing house. Part of the standards,
20 you can remove it and then the house would be
21 intact. The masting is what is throwing us
22 off a little bit of it. That it is sort of
23 like this elevation especially, that sits,
24 basically bookended by the same thing. So we
25 have the repeated arches, and the repeated

1 arches and two windows and everything is,
2 seems like it's like, it's just sort of
3 repetitive. And I did know the board staff
4 architect did approve it. And I didn't know
5 if you all wanted to address that or not.

6 MR. TORRE: But your suggestion is to
7 change the arches primarily and that is -- so
8 you really, the only suggestion that is
9 specific?

10 MS. KAUTZ: Yes, that will help. I
11 don't have any other specific changes that I
12 am not redesigning the house. But it just
13 seems as it's a little too matchy matchy. If
14 that makes sense. It's not an appropriate
15 historic term, but that is what I think.

16 MR. TORRE: So you asked for the true
17 barrel tile in the addition. Is the existing
18 house true barrel tile now?

19 MS. KAUTZ: I believe so. From the
20 photographs I believe it is.

21 And I emailed the architect, I don't
22 know if you got the email or not, asking for,
23 which would have helped me, I think, in
24 writing this for a section or elevation that
25 is taken this way, looking that way, as you

1 can see the door. And they are looking this
2 way, because what I couldn't figure out from
3 the roof line, and I still don't know if you
4 can explain it to me, I would be super
5 grateful.

6 So you have this element here, and
7 then the higher parapet of the existing
8 house. And then you have got a lower
9 parapet. But this section that comes back
10 and is about this height. And I don't
11 understand how they meet? How they join each
12 other? And I couldn't figure it out because
13 that is where the opening for the door access
14 on the roof is. And I still--- I still can't
15 understand how this higher roof portion meets
16 this lower parapet at a corner that
17 doesn't--- I can't--- I don't understand it.

18 So that I think that would be have
19 been helpful in trying to figure that part of
20 it out for me at least.

21 MR. TORRE: Did you want to talk or
22 debate some of the comments about this?

23 MS. JACKAWAG: Yes, please.

24 MS. KAUTZ: Let's do that.

25 MS. JACKAWAG: I apologize. I had not

1 received any request for that section or
2 something for it.

3 MS. KAUTZ: I had asked for
4 photographs and someone named Juan, I don't
5 know if he works with you, he had sent me
6 photographs. But that is the only thing that
7 your colleague replied to. So it was a few
8 emails. I copied the owner as well.

9 MS. JACKAWAG: Okay. Sorry, I am not
10 aware of it.

11 Yes, I wanted to address it. We are
12 in agreement with some of the suggestions
13 that were made and not in agreement with
14 others.

15 We are fine with the muntins on the
16 windows to be higher profile and dimensional,
17 the roof tiles assigned. We were attempting
18 and we had spoken to it originally with the
19 two other meetings that we had with the
20 Historic, that we would have a different
21 stucco texture on all the new portions of the
22 house.

23 The window sills, we did specifically
24 alter them. Let's see. So, for example,
25 there are sills in this two-story version of

1 the existing house. We didn't put them on
2 the two-story version here. This --- these
3 windows across Madrid did not have sills. We
4 put them on all of the new portion. So we
5 can modify it so that it is not the same. I
6 mean we have not gone into the construction
7 documents yet. So we can address that. But
8 we wanted to specifically make them different
9 when it came to the sills.

10 MS. KAUTZ: They can be thicker as
11 simple as being thicker or thinner. They are
12 drawn the exact same way. That is a typical
13 request that we make, that they are somehow
14 differentiated.

15 MS. JACKAWAG: Yes. We will be happy
16 to do that.

17 The arches, we feel, are consistent
18 with the look of the house that the owners
19 would like to have. And they--- this is a
20 much bigger, wider arch. It's a wider
21 building. This is a narrower building. This
22 is slightly elevated. We would like to
23 maintain this. This is an open-air drive
24 through area that is not currently used. But
25 it could be for vehicles. And this will be

1 used and it will have a door on it.

2 So, we very much would like to keep
3 this look on the exterior.

4 In terms of the other looks and
5 windows in the house, we did give this extra
6 height. So that between them, if we go back
7 to the floor plan, we specifically have
8 lowered just this portion of the roof. So
9 just these two edges are lower, coming below
10 the eave of this new roof.

11 And this roof's parapet is consistent.
12 So that was important to us that we wanted to
13 drop this to make this more distinctive and
14 to keep these -- these are going to be level.

15 The whole purpose of this door is not
16 to come out and make this a function space on
17 the roof. It is because on top of this new
18 roof we wanted to be able to put our air
19 conditioning equipment and have access to it.
20 None of this, this flat roof, has a live load
21 system. It's not designed for that. We are
22 not going to design this for anything other
23 than just the air conditioning equipment.
24 And this is purely for access.

25 MR. SILVA: Do you know what the

1 differential on the height is between the
2 roof deck and the top of the parapet, because
3 the reason I am asking is because if you are
4 proposing to put it up there, zoning is going
5 to have to request to screen it completely
6 and I am worried there is not enough height
7 there.

8 MS. JACKAWAG: We will screen it
9 completely. And this is a lower roof. This
10 is mainly over a laundry and a bathroom area.
11 So we can lower the roof on the interior of
12 the house to give us what we need with the
13 parapet.

14 MR. SILVA: You can make it worth
15 keeping, or maybe even lowering the parapet
16 height of the existing?

17 MS. JACKAWAG: Well, we wouldn't lower
18 the existing parapet height, but we will
19 match it with this new roof.

20 MR. SILVA: You are not going to go
21 higher?

22 MS. JACKAWAG: We are not going to go
23 higher.

24 MR. SILVA: You can make it work?

25 MS. JACKAWAG: Yes, that is our

1 intention.

2 If we go back to the site plan,
3 talking about the perimeter columns, it's
4 very important to the owners that we put
5 pillars. These are going to be gated. We
6 are going to hedge the property. We have not
7 defined these, because we are going to be
8 doing that now in the construction documents.
9 But we will pick something that is in keeping
10 with the character of the house. And we will
11 be happy to share that as soon as we have
12 them.

13 But it's very important that we
14 maintain those. This is such a busy street.
15 They have very young children. And it's
16 important to them that they be able to secure
17 their property.

18 We have no problem with the -- we
19 haven't picked material yet for the pool
20 deck, so that will be under a separate
21 permit, as well as the pool. The pool
22 barriers, that enclosure as well, we will do
23 under a separate permit. And as we did state
24 the existing house's windows are all impact
25 windows as they are now, except for one

1 window.

2 But everything else is already done.
3 And everything in the new portion of the
4 house is going to be the same.

5 I am not sure about--- have I missed
6 anything? I think that covered what the
7 issues are.

8 MR. TORRE: Can we go back to the door
9 that leads to the outside? I missed that. I
10 am sorry.

11 MS. JACKAWAG: Sure.

12 MR. TORRE: Is it an existing door?

13 MS. JACKAWAG: No, it's an existing
14 window.

15 MR. TORRE: Window. Okay.

16 Did you respond to the covered porch
17 elevation with the corner column? So we can
18 get that one out of the way?

19 MS. JACKAWAG: Yes. It's right here.
20 I agree that this should be a little bit
21 beefier column, but other than that, yes,
22 this is a very important door leading in and
23 out, coming into the property.

24 This is an existing set of--- this is
25 a wooden deck and it has wooden steps off of

1 it. So we will keep it. We wanted a
2 transition that was covered coming out of
3 this door as the kitchen is right next to it.

4 So I have no problem with making this
5 a beefier column.

6 MR. TORRE: Is that working with them
7 on the side or is that how you handle this
8 item? If you can work that out independently
9 by yourself so we would be able to leave that
10 up to you?

11 MR. PARSLEY: Can I make a comment on
12 that? I am wondering how much you use the
13 wood deck as you exit the covered porch area?
14 You know, I imagine you use it, because it's
15 in the shade and since there is not really a
16 landscape plan, site plan developed around
17 the pool. I would assume you would have some
18 decking around the pool, certainly around the
19 barbecue area.

20 So it seems to me you are going to get
21 a fair amount of hard scape of some
22 determined material to the right of the pool.
23 So I am really wondering whether you need
24 that exterior portion of the wood deck? I
25 might suggest you look at, coming down from

1 the covered--- from the wood deck on the
2 covered porch, come down the stairs, this
3 door that was referred to a minute ago, there
4 was a simple landing and have the rest of
5 that area of exposed wood deck, some sort of
6 a transition, stepping stones, materials that
7 you are going to be using around the pool
8 patio.

9 And I don't think anybody is hanging
10 just some transom there. And then find a
11 second hard scape solution that integrates
12 the pool deck. I think it's an awkward
13 little space, half in and half out.

14 MR. SILVA: It is existing, right?

15 MS. JACKAWAG: It's totally existing.
16 You can see it here in the site plan. It's a
17 very heavily used exterior deck. And this is
18 what we are talking about, having a cover
19 over it right here.

20 We have in it, we have not defined, we
21 have not defined yet or gone into the site
22 landscaping. We just identified the location
23 of the pool. But there is going to be
24 extensive landscaping done that surrounds it.
25 We would like to maintain a covered area

1 though, out of the kitchen. And there is
2 another door that comes out of the loggia.
3 So it's possible that we could lose a door
4 that was here and make it a window. But we
5 want to maintain this covered area.

6 There was another comment that I
7 didn't address, which is this window, which
8 we also would like to maintain. It's
9 important that if someone reaches your door
10 and you would like to be able to see who is
11 there. So we would like to have a window.
12 Whether that window got slightly smaller, we
13 would be fine with that too. But we think
14 that there is enough space for the door, a
15 window, and the support for this small roof,
16 small shed roof above it.

17 MS. KAUTZ: Could you do a French door
18 instead?

19 MS. JACKAWAG: I think both of those
20 door swings are going to impact the upper
21 landing too much to have two swings.

22 MS. KAUTZ: A single French door?

23 MS. JACKAWAG: I think it went in the
24 other direction.

25 We are talking about this window right

1 here?

2 MS. KAUTZ: A single French door
3 instead of a solid door that would provide---

4 MS. JACKAWAG: Are you okay with that?

5 Yes, we think that is a good
6 suggestion.

7 MR. SILVA: I think that makes sense
8 to make it look less.

9 In regards to the covered patio on
10 that east elevation, if you want to go back
11 to that. I don't have an issue with the
12 concept of the covered patio there. I do
13 think it looks a little disproportioned. And
14 I think what is hurting you is probably the
15 lack of a column on the other side. And I
16 understand you have that corner window in the
17 kitchen which you are keeping.

18 So maybe you can work with staff, but
19 what I would suggest looking at pulling that
20 cover back, so if you started looking at the
21 plan where the window starts that may allow
22 you to put a column on each side and have
23 this thing a little more in proportion. And
24 then you have enough cover to get a good
25 covered entry and the door swings will still

1 be covered.

2 That may be a good solution, if you
3 want to look at that.

4 In terms of the arches, I agree that
5 they are different in proportion. They are
6 wider and they are squattier. It could have
7 been--- but I think the masting is going to
8 read different because it's a single story
9 masting, especially on the west elevation, I
10 think it is going to read different enough.
11 I would like to see some different detailing
12 on the basis of those arches. And I think it
13 will help you as you wrap the corner as well.

14 I think you are showing kind of a base
15 on the west elevation of that new arches, but
16 you are not carrying anything through on the
17 south. So you may--- if you just simply
18 that. If you don't replicate the same detail
19 with that base, maybe just do a stucco trim
20 around it.

21 MS. JACKAWAG: You are talking about
22 here?

23 MR. SILVA: Yes. Exactly. So you
24 have kind of a base that doesn't wrap on the
25 south elevation. And, right, the south

1 elevation is clean. There is no place to
2 terminate it. So if you eliminate that base
3 on the column and you have a clean trim, it's
4 a different proportion. And I think maybe
5 that is enough difference between the two
6 ends.

7 MS. JACKAWAG: That is fine.

8 MR. SILVA: Those are my comments.

9 MS. JACKAWAG: We appreciate keeping
10 the arches.

11 MR. SILVA: And the same for the east
12 elevation. I think we should be consistent.
13 Whatever you do on that west elevation there
14 you should replicate it on the courtyard side
15 with the arch openings as well. And, you
16 know, not have all of those bases and have a
17 different detail than the existing house.

18 MS. JACKAWAG: We don't have any of
19 these arches on the rest of the house facing
20 this direction.

21 MR. SILVA: But we want to be
22 consistent.

23 MS. JACKAWAG: I am fine with having
24 that a different base.

25 MR. RODRIGUEZ: I support your

1 proposal for the arches. I don't have a
2 problem with the arches. I think it's
3 officially different the way they are. I
4 wouldn't mind the modification.

5 MS. THOMSON: Can we go to the front
6 columns, the entry columns, as to why they
7 should be eliminated?

8 MS. KAUTZ: They are not drawn, but
9 they are not shown what they are actually
10 going to look like for one. And they are no
11 gates shown, which we didn't know there were
12 gates coming. So that, in my view, should be
13 part of a separate application.

14 And freestanding columns without a
15 gate attached to me are, they don't do
16 anything. You are going to have a hedge.
17 There is not a fence. The hedge dies, you
18 have little columns in there. They just---
19 we just like don't like them as a rule. That
20 is the only reason.

21 MR. PARSLEY: But they are coming
22 back?

23 MS. KAUTZ: If there are gates
24 involved, yes. They should come back too.

25 MR. PARSLEY: So we are saying there

1 is no solitary columns at this point,
2 correct?

3 MS. KAUTZ: Correct. As an aside, one
4 of the zoning comments was that you can't
5 have a driveway with a smaller approach. So
6 this will actually be a wider exit, just in
7 case, FYI. It doesn't mean anything. But if
8 there are gates proposed, they will come
9 back.

10 MR. PARSLEY: So there are supposed to
11 be piers with gates and then landscaping in
12 between?

13 MS. KAUTZ: No.

14 MS. SPAIN: That is what it sounds
15 like, they are going to have a hedge.

16 MS. JACKAWAG: Yes.

17 MS. SPAIN: Okay. So I need an
18 explanation for that also. Is there just a
19 hedge with columns?

20 MS. JACKAWAG: There is going to be---
21 yes. There are going to be columns that have
22 gates, and between the columns there are---
23 there is going to be a hedge, continuous and
24 on both streets.

25 MR. TORRE: Would you be more in

1 favor if it was a four foot--

2 MS. SPAIN: So from here to here is a
3 hedge?

4 MS. JACKAWAG: Yes.

5 MR. TORRE: My concern is if it's one
6 of those walls, it becomes very closed and
7 these homes are nice when they are open. If
8 it was to be shorter, it would appear to be
9 smaller and the gate would be smaller. That
10 would be more plausible.

11 MS. SPAIN: I would have to look at
12 the street and see what the typical height
13 is. I know there are some streets that only
14 have the lower walls on them. And we've kept
15 the historic homes on those streets also low.
16 I am not sure what the other properties are.
17 It should be---

18 MS. KAUTZ: I know 1119 Coral Way, a
19 coral house. They just did the addition.
20 They proposed piers at their driveway and we
21 told them no, because they were just, again,
22 freestanding columns.

23 MS. SPAIN: Typically that doesn't
24 work out well because the hedge, sometimes,
25 if it is not completely full and you have

1 this --- I don't know, Robert, you are the
2 landscape architect. What do you think about
3 this?

4 MR. TORRE: But here is the thing, the
5 other side to that is then we are going to
6 put a fence or a wall, something. To me,
7 less is more here.

8 MS. SPAIN: A hedge would be better.

9 MR. TORRE: So if you were to say the
10 piers were decorative and maybe have
11 something more of an element by itself, then
12 those look like elements versus looking so
13 much like a pier. Because I would be more in
14 favor of a pier alone than a fence
15 surrounding the entire property.

16 MS. SPAIN: I agree. I certainly
17 think we would allow columns and then secure
18 the property and still -- I don't want to
19 freak them out that we don't think it's a
20 good idea.

21 MR. SILVA: You can have a nice
22 decoration.

23 MS. KAUTZ: There were no elevations
24 provided.

25 MR. TORRE: There you go.

1 MS. KAUTZ: We are working in a void.
2 They will also need pool fencing of some sort
3 that is not shown. So maybe all of that
4 comes back at the same time.

5 MS. SPAIN: I think that makes sense.

6 MR. PARSLEY: All the side elements.

7 MR. TORRE: To me the one that is more
8 problematic is this little east side, that
9 little bit. I think the arches are fine, I
10 think the piers are fine. I am okay with
11 most of the stuff. But it has a little
12 awkwardness attached to it. And I think part
13 of it is that the roof that exists is sort of
14 awkward to begin with. It's odd and it's
15 overlapping over the other little roof. So I
16 don't know how to have just a much more clean
17 solution to everything. You are doing so
18 much work. You kind of--- not really solving
19 a lot there. I don't know if the deck is
20 something that you want to keep. There is a
21 lot of stuff there to be approved.

22 MS. JACKAWAG: Are you talking
23 about --

24 MR. TORRE: The east side. So again,
25 I think that is where all the cabinets are

1 there. Yeah, there. And if you go one more
2 maybe you will get the rear view. We have it
3 here, this one.

4 MS. SPAIN: That is the way I was
5 going when you said the other way.

6 MR. TORRE: There. The bottom right.
7 You can see they overlap. So there is a lot
8 of things that were done---

9 MR. SILVA: But that roof is getting
10 cleaned up, a pitched roof is coming off and
11 becoming a straight flat roof, right?

12 MS. JACKAWAG: This is coming off.
13 This is being demolished. This is the '75
14 addition. So this roof is going to come off
15 and then this would be extended this way.

16 MR. TORRE: Doesn't it go flat?

17 MS. JACKAWAG: There is a flat portion
18 over here, and a shed roof over the porch.
19 This roof comes off.

20 MR. TORRE: That roof becomes flat?

21 MS. JACKAWAG: We are going to raise
22 this, it's going to be equal now to this roof
23 and then there will be a new shed roof coming
24 off of that roof.

25 So this roof is coming off. This gets

1 raised to match this roof. So it will be
2 matched on the rear side.

3 MR. PARSLEY: There is a little line
4 next to that column. Is that the edge of the
5 pool deck?

6 MS. KAUTZ: Are you talking about the
7 plan?

8 MR. PARSLEY: Yeah, A-4. You have the
9 wood deck, the exposed wood deck, which I
10 still see problematic. It looks to me like
11 it's old. It needs to be replaced. It looks
12 like from the early '80's or '70's. It
13 doesn't feel like the rest of the house. A
14 wood deck just don't do well outside after 18
15 years.

16 MS. HILLER-HARNCY: If I can just
17 interject? We are happy. We are happy. We
18 agree with you. We only, as it is right now,
19 use the covered portion of that deck. We are
20 constantly replacing boards on the uncovered
21 portion. And I think it's awkward and I
22 think with the new layout with the pool, we
23 actually need a little bit more green space.

24 So I would be happy to let the stairs
25 come down from the covered portion. And I am

1 fine doing away with that door. We don't
2 necessarily need it. Because we are going to
3 have an entryway from the other side onto the
4 covered part.

5 Yes. So, I listened to you guys talk
6 and make it an issue. But I actually agree
7 with everything that you are saying.

8 MR. PARSLEY: I think coming right out
9 of the kitchen, instead of having to go down
10 to the covered walkway to get out to the pool
11 area, you want the door there. But you could
12 also have a, just a three or four foot
13 landing, stairs go down with a little shed
14 roof over that door. Not taking that whole
15 space up.

16 MS. HILLER-HARNCY: That is fine.

17 MR. PARSLEY: In a way, you have the
18 same detail over the kitchen window. Because
19 I think this, out in the middle of the patio,
20 in the middle of the patio is what is
21 creating our concern.

22 MS. KAUTZ: If you brought this back a
23 little bit and then this would actually get a
24 little higher. And you could make this seem
25 to be, it would be like thicker and give it

1 more weight. And then you can do a column
2 and a column and then it will actually hold
3 itself.

4 MR. PARSLEY: I don't think you need
5 the column. Robert is saying a little roof
6 that comes out of the door and that is it.

7 MS. KAUTZ: So don't extend it?

8 MR. TORRE: Just like that, exactly.
9 Similar to what you have on the right, just
10 like that.

11 MS. KAUTZ: Now, I got you.

12 MS. SPAIN: We are redesigning this
13 with you.

14 MR. SILVA: We are tweaking.

15 MS. JACKAWAG: We can do that.

16 MS. SPAIN: That makes a little more
17 sense.

18 MR. PARSLEY: I think we are all in
19 agreement that we should pull it back you
20 get a better view out of the kitchen window
21 and not covering the roof. Right?

22 MR. TORRE: And maybe you would want
23 to redo the wood decking, put it solid and be
24 done and have some stairs going up and you
25 have solved yourself another headache.

1 MR. PARSLEY: I am saying get down to
2 grade now and then the pool patio grade
3 extends all the way to the covered deck. And
4 that is one big space. And not have this
5 unused, awkward, deteriorating,
6 splinter-ridden wood deck for small children.

7 MR. HILLER: I have actually fallen
8 through that.

9 MS. KAUTZ: My question is, is this a
10 pass-through window? Do you ever use this as
11 like a kitchen pass-through?

12 MS. HILLER-HARNCY: That is how it was
13 designed. But we don't really use it that
14 way any more.

15 MS. KAUTZ: That is my only thing, if
16 you need something that height.

17 MR. TORRE: All right. Any other
18 questions for the architect or for the
19 property owner?

20 If not I am going to close the public
21 hearing. Thank you.

22 All right, ladies and gents. We can
23 cross off--- let's see if we can cross this
24 out.

25 MS. SPAIN: The one little typo, this

1 is a one and two-story addition. That is
2 what we are recommending approval of, just
3 the one story addition.

4 MR. TORRE: Let's go through these so
5 we can kick them out.

6 The window muntins, the tile roofs,
7 the stucco we are done with. The window sill
8 I think we are okay with. And the arches, we
9 are going to come back to that. But I heard
10 positives there.

11 The door, you are okay with taking the
12 door and leaving it as a window? That is a
13 staff recommendation. On the roof landing.

14 MS. JACKAWAG: Which door? I would
15 rather keep the door for access.

16 MR. TORRE: You would like the door.
17 Okay. We just talked about the last item on
18 this page which is the landings on the east
19 elevation. We have talked about. And we
20 have got the column piers. We talked about
21 coming back for the driveway. And we talked
22 about the pool deck. And then the window
23 issue is not necessarily an issue any more.
24 Kara, is that correct?

25 Okay, so we are going to come back,

1 you are going to come back with the driveway
2 material, pool material, piers, there is
3 going to be new piers to be proposed. We are
4 going to come back to that. And then that
5 leaves us everything on the front page.

6 So I think it's the arches that we are
7 going to have to address and the door on the
8 top.

9 MS. SPAIN: As far as the door on the
10 roof, I think the main issue is that we don't
11 want railings on that parapet.

12 MS. KAUTZ: What we really need, for a
13 historic house of that age, is a 42-inch
14 parapet.

15 MS. SPAIN: I mean, it's not really
16 the door. It's, if you would have to raise
17 that parapet, and it would be a concern for
18 us or adding a railing on top of it would
19 also be a concern.

20 If they can get away with just having
21 a door up here and leave everything at the
22 same height, maybe an access panel of some
23 sort or whatever it is. I understand.

24 MS. JACKAWAG: We can intend to change
25 the air --

1 MS. SPAIN: It is whenever you go
2 through the system and whenever you get to
3 who is in charge of heights and railings of
4 the parapet that might be an issue.

5 But as it is now --

6 MR. TORRE: Does anybody want to talk
7 about the arches on that side?

8 MR. RODRIGUEZ: I think we can get a
9 recommendation with the arches.

10 MR. TORRE: I think I am okay. You
11 are okay. We are all okay.

12 MS. THOMSON: Addressing the height of
13 that, that is important. That is it.

14 MR. RODRIGUEZ: Also I would like to
15 ask a question: This door versus the window,
16 what is the size of that window?

17 MS. JACKAWAG: Which door?

18 MR. RODRIGUEZ: The window that leads
19 to the rooftop for the mechanicals? That
20 one, the one that leads to the mechanicals.
21 Is there a window there now?

22 MS. JACKAWAG: Yes.

23 MR. RODRIGUEZ: What is the height of
24 that window? Could that window become a
25 small door to give access?

1 MS. JACKAWAG: Yes. We don't want it
2 disruptive more than what that window is,
3 just we are taking out what is below the
4 window.

5 MR. SILVA: You are saying crawl
6 through the window?

7 MR. RODRIGUEZ: Or leave an opening
8 only the size of the window.

9 MS. SPAIN: I think that is their
10 intent.

11 MR. TORRE: It's not for somebody,
12 like a child, to go out there and fall over.

13 MS. KAUTZ: Can we clarify the
14 direction on the bases?

15 MR. TORRE: Let's do that.

16 MS. KAUTZ: The columns or the arch
17 bases. Are we removing the base?

18 MS. SPAIN: That should be part of the
19 motion.

20 MR. RODRIGUEZ: Just to modify the
21 base of the columns.

22 MR. SILVA: I would say, my suggestion
23 would be to eliminate the bases and do a
24 different arch trim keeping the arch itself
25 but doing a different trim and not having

1 the --

2 MR. TORRE: Like this?

3 MR. SILVA: Yeah.

4 MR. PARSLEY: Like a 18 inch or 17
5 inch. But you don't need a waist height.

6 MR. TORRE: Stucco?

7 MR. SILVA: It could be scored or it
8 can be---

9 MR. TORRE: So you want to lower that
10 stopping point to maybe 24 inches from the
11 floor or something?

12 MR. SILVA: Yeah.

13 MR. TORRE: There is actually a line
14 on the left side of the door that exists,
15 looks like maybe 30 inches. Go to the front
16 elevation.

17 MS. SPAIN: The front elevation?

18 MR. TORRE: A-6.

19 MR. FULLERTON: There is a line. Just
20 like the line of the arch. There is some
21 logic to it.

22 MS. KAUTZ: Is there a--- what is
23 around the front door? Is there a trim or
24 does it step back?

25 MR. TORRE: Why are we asking to put

1 anything on the bottom of the arches, to make
2 it different?

3 MR. SILVA: I would say no.

4 MR. TORRE: Why not leave it alone,
5 like that one is?

6 MR. SILVA: With a stucco band. That
7 is misleading. Those things do have thicker
8 things, some of the pictures you can see and
9 some you don't. But it does kind of jut out
10 at the bottom.

11 MS. JACKAWAG: I suggest that we just
12 put a 24-inch base at the base of each one of
13 the columns. Would that suffice without
14 needing to put an arch around?

15 MS. SPAIN: For me that is fine.

16 MS. KAUTZ: Like a stucco base?

17 MS. JACKAWAG: Just a base or, I mean,
18 we do have a planter in front of the house
19 that is about that height. Something about
20 that height would be appropriate.

21 MR. TORRE: That was my suggestion.

22 MS. KAUTZ: Now you turn the corner.

23 MR. TORRE: But still arches?

24 MS. SPAIN: Still arches.

25 MS. KAUTZ: It was not the direct,

1 it's the repetition of that very distinct
2 heavy, high base.

3 MR. RODRIGUEZ: So we are lowering the
4 base.

5 MS. KAUTZ: So you can wrap around the
6 back elevation with that?

7 MR. TORRE: Yes.

8 MR. EHRENHAFT: Are you suggesting
9 that the columns that give rise to the arches
10 should not be planted all the way down like
11 they are on the carport, but about 24 inches
12 from---

13 MS. KAUTZ: No, just the base. There
14 is a bulk that happens right here.

15 MR. EHRENHAFT: Are you
16 saying lowering that 24 inches?

17 MS. KAUTZ: That should not be
18 repeated. It is rarely seen. So that should
19 be modified in some way to make this part
20 stand as historic and then the addition can
21 have a modified version, a trim below or
22 something, but it should not have the same
23 heavy carrying piece, for lack of---

24 MR. EHRENHAFT: You are not suggesting
25 that that should be changed?

1 MS. KAUTZ: No, no.

2 MR. TORRE: So I think we have an
3 agreement for 24, 38, whatever that planter
4 is.

5 MR. RODRIGUEZ: We need the language.

6 MR. TORRE: I think we need a motion.

7 MS. THOMSON: That would be nice.

8 MR. TORRE: Alicia is going to do it.

9 MS. BACHE-WIGG: Okay. So we move to
10 approve the application per the staff's
11 recommendation, except for the arches,
12 however the base shall be adjusted or revised
13 to meet the planter height or 24 inches
14 about. The door, the top, that it remain as
15 a window, that the covered porch will come
16 back. We will be restudying it as per the
17 comments that were made.

18 MS. KAUTZ: Do you want it to come
19 back to you?

20 MS. BACHE-WIGG: No. I am sorry. The
21 staff is going to work with the architect.

22 MS. SPAIN: What about the columns?

23 MS. BACHE-WIGG: The window on the
24 landing will be eliminated and a French door
25 will take place of the solid door.

1 The concrete columns and, then we will
2 come back, along with the proposed driveway
3 and pool deck, as well as the nature of the
4 pool decking.

5 The last comment was voided.

6 So did I miss anything?

7 MR. TORRE: I think you did a good
8 job.

9 MS. KAUTZ: Just to clarify, when you
10 say accept, so are you keeping the door to
11 the second floor landing or are we
12 eliminating that?

13 MS. BACHE-WIGG: We are keeping the
14 door. No, we are --

15 MR. EHRENHAFT: She said it right.

16 MS. BACHE-WIGG: The door. We are
17 keeping your comment.

18 MR. MENDENDEZ: You can leave the door
19 pending the opinion, if they can have a door
20 there without a railing.

21 MR. EHRENHAFT: Convenience of access
22 to your mechanical equipment.

23 MR. FULLERTON: This is to be modified
24 by staff.

25 MR. TORRE: Alicia, would you put it

1 on the record?

2 MS. BACHE-WIGG: Per the reviewer's
3 request it needs to come back and have a
4 railing of some kind that would eliminate the
5 door, right? Just to keep it as a window.
6 Does that make sense?

7 MS. KAUTZ: I'll write it to make
8 sense.

9 MR. TORRE: That was a good motion.
10 Do we have a second?

11 MR. PARSLEY: Second.

12 MR. TORRE: Okay, Mr. Parsley.

13 Any more comments, questions? All
14 right.

15 THE SECRETARY: Mr. Fullerton?

16 MR. FULLERTON: Yes.

17 THE SECRETARY: Mr. Menendez?

18 MR. MENENDEZ: Yes.

19 THE SECRETARY: Mr. Rodriguez?

20 MR. RODRIGUEZ: Yes.

21 THE SECRETARY: Mr. Silva?

22 MR. SILVA: Yes.

23 THE SECRETARY: Ms. Bache-Wigg?

24 MS. BACHE-WIGG: Yes.

25 THE SECRETARY: Mr. Ehrenhaft?

1 MR. EHRENHAFT: Yes.

2 THE SECRETARY: Miss Thomson?

3 MS. THOMSON: Yes.

4 THE SECRETARY: Mr. Parsley?

5 MR. PARSLEY: Yes.

6 THE SECRETARY: Mr. Torre?

7 MR. TORRE: Yes.

8 Thank you very much.

9 MR. RODRIGUEZ: Do we have approval of
10 the minutes?

11 MR. TORRE: We do.

12 MR. RODRIGUEZ: I just don't remember.

13 MR. PARSLEY: Sometimes that happens
14 to me.

15 MR. RODRIGUEZ: What day is today?
16 That is my first problem.

17 (Discussion held off the record.)

18 MS. KAUTZ: We have a question, a poll
19 for you guys. Bruce, we have a poll for your
20 guys. Every month we copy your minutes for
21 you. Would you all be amenable by receiving
22 them by PDF or by email?

23 BOARD MEMBER: The package?

24 MS. KAUTZ: No, the minutes. If
25 anyone needs them we will be happy to provide

1 them. But reems of paper go into this email.

2 (Thereupon the Board member all
3 replied "yes".)

4 MS. SPAIN: We can deliver the packets
5 and we can deliver that. They send them to
6 us with the power points.

7 MS. KAUTZ: We can ask them when they
8 submit the application.

9 BOARD MEMBER: Until we transfer, if
10 you will can do that for us?

11 MS. KAUTZ: We can ask them when they
12 submit the application.

13 MS. SPAIN: They will give us a disk
14 when they give us the applications. So we
15 can email that, you know. It's absolutely --

16 MR. FULLERTON: What was that?

17 MS. SPAIN: She's asking for the plans
18 also, for the applications to be sent by
19 email. They will do a packet. But we can
20 send them plans by email.

21 MR. FULLERTON: Okay. We have to do a
22 three dimensional rendition that is almost on
23 every one. You can save -- you don't have to
24 do 3-D.

25 MS. SPAIN: It's not something we

1 require, but typically they have them.

2 MR. FULLERTON: Well, it is relatively
3 common. We had that in this particular case
4 and I think the drawings did help us
5 understand them. So whatever we can do.

6 MS. SPAIN: We can ask for that.
7 Elizabeth and I can go to the Board of
8 Architects. We can just tell them when they
9 get approval of the architects to provide us
10 with three dimensional drawings.

11 MR. MENDEDEZ: Today not rendering a
12 3-D is absolutely a piece of cake.

13 MR. TORRE: How much longer do we have
14 to be here?

15 MS. SPAIN: This is it. Next month we
16 go back to City Hall.

17 BOARD MEMBER: What are they doing at
18 City Hall?

19 MS. SPAIN: The IT department is
20 upgrading the equipment. I am not sure why
21 it took so long. But, I don't think the room
22 itself is going to be changed.

23 MR. TORRE: What do you expect, all
24 the people?

25 MR. EHRENHAFT: Can we have a

1 television set revised at Home Depot or
2 Penny's?

3 MS. SPAIN: Don't give him a hard
4 time. He's one of the good ones.

5 MR. TORRE: Okay.

6 MS. SPAIN: So the only thing else I
7 have for you is if you remember the 18
8 Vizcaya Avenue, we designated that in May of
9 2017? It has already fallen in disrepair.
10 And I don't know if you remember it. It had
11 a hole in the roof. Do you remember that?

12 The building official deemed it an
13 unsafe structure and required it to be
14 demolished. So it's gone, other than the
15 chimney, I believe.

16 MS. KAUTZ: It is all down.

17 MR. SILVA: What happens in those
18 cases where it could be demolition by
19 neglect?

20 MS. SPAIN: Well, in that case it
21 would be sent to code enforcement for
22 demolition by neglect. And it is coming, I
23 think, to the next Code Enforcement Board. I
24 believe so. So that part of it will be
25 handled by code enforcement.

1 MR. SILVA: But there is nothing to be
2 done once it's declared to be an unsafe
3 structure?

4 MS. SPAIN: Well, our code addresses
5 that and so I believe there is now going to
6 be an application to this Board because the
7 property is still designated as Historic.

8 So it's going to have to come to us.
9 I just was driving by. I wanted to let you
10 know that we are aware of it. It's no longer
11 there.

12 MR. RODRIGUEZ: What option do we have
13 if its demolished?

14 MS. SPAIN: Pardon me?

15 MR. RODRIGUEZ: What option do we have
16 if the building is demolished?

17 MS. SPAIN: They can build it back and
18 do an addition. That is what the
19 preservation code requires. Particularly if
20 it's demolition by neglect.

21 MR. SILVA: Is there anything that you
22 all need to do in terms of documenting
23 anything that should be done now or---

24 MS. SPAIN: It's already been
25 demolished.

1 MR. SILVA: It's already been
2 demolished?

3 MS. SPAIN: It's already gone.

4 MR. EHRENHAFT: What about
5 accumulations of fines on a property like
6 that?

7 MS. SPAIN: That is a code enforcement
8 issue. That will be handled by code
9 enforcement.

10 So that is all I have.

11 MR. TORRE: Anything else? That is
12 it? I'll take a motion for adjournment.

13 MR. SILVA: I move to adjourn.

14 MR. TORRE: All those in favor of
15 adjournment?

16 (All Board members say "aye".)

17 (Thereupon the meeting was adjourned
18 at 5:22 p.m.)

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C E R T I F I C A T E

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I, JANE GOLDBERG, Professional Court Reporter, State of Florida at Large, do hereby certify that the foregoing pages numbered from 1 to 60, inclusive, are a true and correct transcription of my shorthand notes of said meeting.

8

I further certify that I am not an attorney or counsel of any of the parties, nor am I a relative or employee of any attorney or counsel of party connected with the action, nor am I financially interested in the action.

11

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14

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of August, 2018.

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JANE GOLDBERG, Court Reporter,

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