

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 CHAIRMAN TORRE: Good afternoon,
2 everybody. Welcome to the regularly scheduled
3 meeting of the City of Coral Gables Historic
4 Preservation Board. We are residents of Coral
5 Gables that are charged with the preservation
6 and protection of historic or architecturally
7 worthy buildings, structures, sites,
8 neighborhoods and artifacts, which impart a
9 distinct historical heritage of the City.

10 The Board is comprised of nine members,
11 seven of whom are appointed by the Commission
12 and one by the City Manager, the ninth selected
13 by the Board and confirmed by the Commission.
14 Five members of the Board constitute a quorum
15 and five affirmative votes are necessary for
16 the adoption of any motion.

17 A person, who acts as a lobbyist pursuant
18 to the City of Coral Gables Ordinance
19 No. 2006-11, must register with the City Clerk
20 prior to engaging in lobbying activities or
21 presentations before City Staff, Boards,
22 Committees and/or the City Commission. A copy
23 of the ordinance is available in the Office of
24 the City Clerk. Failure to register and
25 provide proof of registration shall prohibit

1 your ability do present to the Historic
2 Preservation Board on applications under
3 consideration this afternoon.

4 Lobbyist is defined as "an individual,
5 corporation, partnership, or other legal entity
6 employed or retained, whether paid or not, by a
7 principal who seeks to encourage the approval,
8 disapproval, adoption, repeal, passage, defeat
9 or modifications of:

10 (a) any ordinance, resolution, action, or
11 decision of any City Commissioner.

12 (b) Any action, decision, recommendation
13 of the city manager, any city board or
14 committee, including but not limited to
15 Quasi-Judicial Advisory Board, Trust, Authority
16 or Council; or

17 (c) any action, decision or recommendation
18 of city personnel during the time period of the
19 entire decision-making progress on the action,
20 decision or recommendation which foreseeably
21 will be heard or reviewed by the City
22 Commission or a board, city board, or
23 committee, including but not limited to
24 Quasi-Judicial Advisory Board, Trust, Authority
25 or Council."

1 Presentations made to this Board are
2 subject to the City's False Claim Ordinance,
3 Chapter 39 of the City of Coral Gables City
4 Code.

5 I now officially call the City of Coral
6 Gables Historic Preservation Board meeting of
7 August 17, 2017. The time is 4:05.

8 Present today, to my left, Jan Thomson,
9 Raul Rodriguez. To my right, John Fullerton,
10 Bruce Ehrenhaft, and Alicia Bache-Wiig.

11 The next item on the agenda is the
12 approval of the minutes of the meeting which
13 was held on July 20, 2017. Are there any
14 changes or corrections?

15 MR. EHRENHAFT: Yes.

16 CHAIRMAN TORRE: I know you had one.

17 MR. EHRENHAFT: I went through the list,
18 and I found a few things.

19 First, on Page 2, Mr. Torre's nomination
20 as continuing chair was attributed to me, but
21 it was in actuality Mr. Fullerton who made the
22 motion.

23 On Page 54, line 24, the word reference
24 should be used, not reverence.

25 On 55, line 25, the last word should be

1 right, not rough.

2 On Page 64, line 6, it should be now
3 proposing, not row proposing.

4 Page 66, line 22, the word should be
5 market, not marked.

6 Then on Pages 64, 68 and 69, it's a small
7 issue, but the word "moorish" probably should
8 be capitalized.

9 On Pages 83, 101 and 105, the City
10 Architect is Mr. Mindreau, and on those pages
11 he was incorrectly identified as Mudrow and
12 Monroe.

13 And finally, on Page 102, line 22,
14 Mr. Rodriguez was referred to by the wrong
15 gender. It was Ms.

16 CHAIRMAN TORRE: Oh.

17 MR. EHRENHAFT: Okay. So --

18 CHAIRMAN TORRE: Okay. Will anybody
19 accept those corrections and make a motion?

20 MR. FULLERTON: I'll move to approve.

21 CHAIRMAN TORRE: Is there a second?

22 MR. RODRIGUEZ: Second.

23 CHAIRMAN TORRE: All those in favor of
24 corrections that were proposed by
25 Mr. Ehrenhaft, please say "aye."

1 (All Board Members reply "aye.")

2 CHAIRMAN TORRE: All those against?

3 (No response.)

4 CHAIRMAN TORRE: Thank you.

5 The Notice Regarding Ex Parte

6 Communications.

7 For the record, Mr. Parsley has just come
8 into the meeting at 4:08.

9 Please be advised that this Board is a
10 quasi-judicial board and the items on the
11 agenda are quasi-judicial in nature, which
12 requires board members to disclose all ex parte
13 communications.

14 An ex parte communication is defined as
15 any contact, communication, conversation,
16 correspondence, memorandum or other written or
17 verbal communication that takes place outside a
18 public hearing between a member of the public
19 and a member of a quasi-judicial board,
20 regarding matters to be heard by the
21 quasi-judicial board.

22 If anyone has made any contact with a
23 Board Member, when the issue comes before the
24 Board, the member must state on the record the
25 existence of the ex parte communication, the

1 party who originated the communication, and
2 whether the communication will affect the Board
3 Member's ability to impartially consider the
4 evidence to be presented regarding the matter.

5 Does any member of the Board have such a
6 communication to disclose at this time?

7 (No response.)

8 CHAIRMAN TORRE: Thank you. Are there any
9 deferrals today, Dona?

10 MS. SPAIN: No.

11 CHAIRMAN TORRE: We're going to go with
12 the full agenda?

13 MS. SPAIN: Yes.

14 CHAIRMAN TORRE: And there is a request
15 for an excusal by Mr. Menendez that you all
16 have on your packet. Can I have a motion for
17 approval of that absence?

18 MR. FULLERTON: I'll move.

19 CHAIRMAN TORRE: Is there a second?

20 MS. BACHE-WIIG: I second.

21 CHAIRMAN TORRE: All those in favor of
22 excusing Mr. Menendez, say "aye."

23 (All Board Members reply "aye.")

24 CHAIRMAN TORRE: All those against?

25 (No response.)

1 CHAIRMAN TORRE: Thank you. Any person in
2 the audience today that wishes to speak, would
3 you please stand up to be sworn in.

4 (Thereupon, all audience members wishing
5 to testify were sworn in by Ms. Yesenia Diaz.)

6 *****

7 DISCUSSION ITEM, LOCAL DESIGNATION
8 OF THE PLAN OF CORAL GABLES

9 *****

10 CHAIRMAN TORRE: So, we're going to skip
11 right through this whole agenda to Number --
12 hidden in the bottom there is Number 10,
13 Discussion Item, Local Designation of the Plan
14 of Coral Gables. Thank you.

15 MR. LEEN: Thank you, Mr. Chair.

16 And just to give a brief introduction,
17 before I turn it over to Ms. Spain, on the
18 August 29th agenda, the City Commission is
19 going to be considering an ordinance that would
20 allow for the designation of the city plan. It
21 will also be authorizing the City to go forward
22 and to present that to this Board for your
23 views.

24 But before we did so, we thought, because
25 it was such a central component of George

1 Merrick's vision for the City, the city plan
2 that he prepared, and because so much of it is
3 intact, we wanted to get your views on that
4 first, so that when we talk to the City
5 Commission we can provide them your comments
6 and also any support that you may have.

7 I have a few reasons why I think it's
8 useful and helpful to designate a city plan and
9 historic roadways in Coral Gables. But before
10 I begin, I will turn it over to Ms. Spain.

11 MS. SPAIN: Well, this is something that
12 I've been wanting to do for the 20 years I've
13 been with the City, so it's nice that it's
14 happening.

15 The intent is to have the right of ways
16 designated. Also, the plan is very unique in
17 the diagonals that create these leftover
18 spaces. The largest would be Merrick Park, and
19 so I think it's appropriate to designate the
20 plan as historic.

21 There are the other municipalities in the
22 United States that have done this, and so I
23 think it's an appropriate thing to do.

24 CHAIRMAN TORRE: This would be a local
25 designation?

1 MS. SPAIN: Yes.

2 MR. LEEN: So the thinking would be --
3 there's a few reasons. First, there's a few
4 reasons why this would be helpful.

5 One, whenever a new development comes in,
6 it would provide a heightened level of scrutiny
7 for any change to the street plan, because the
8 idea being that, with the different circles
9 that exist, and the avenues and boulevards and
10 some of these parks, these pocket parks and
11 triangular park features, that we wouldn't want
12 to lose that -- because that's part of
13 Merrick's vision -- unless there was a really
14 good reason that would benefit the City from
15 this particular development.

16 There needs to be a balancing of
17 interests. We would want you to weigh in on
18 what you think about that if it's changing the
19 city plan.

20 In addition to that, there's a number of
21 different types of laws. One in particular I'm
22 going to mention to you, where having a
23 historic district, particularly in the central
24 part of the city, protects the City from the
25 ability to meddle with that or to undermine it.

1 So, for example, the wireless bill that
2 just came out, this is -- a lot of people have
3 been talking about this, but there's, you
4 know -- and this applies also to utilities.
5 But in particular with the wireless
6 communications bill and statute that was
7 adopted, it essentially allows these wireless
8 providers to put cabinetry, and to put even
9 poles potentially, and other types of -- and
10 put things in the right-of-way that might
11 affect the city plan.

12 One of the exceptions that exists for
13 where the City has more leeway -- and, frankly,
14 has, according to the exceptions, the City
15 would have complete discretion -- is if it's in
16 a historic district.

17 So, let's say, for example, someone wanted
18 to come and put cabinetry -- not "someone," one
19 of these companies, wanted to come and put
20 cabinetry. And by cabinetry, I mean like
21 the -- I'm not a technical, you know, I'm not
22 an engineer, but, you know, those big boxes
23 which have all the equipment in it for running
24 a wireless communication facility. If they
25 want to put that in the middle of Miracle Mile,

1 like right in the center, they could
2 conceivably do that. Because what the statute
3 does is it gives tremendous discretion to the
4 wireless provider, and very little discretion
5 to the City.

6 So, one exception to that, though, is in
7 historic areas. And so one thought that I had,
8 and I believe Dona shares, Ms. Spain shares, is
9 that, well, look, you know, we have a real
10 history here. We have 90 years -- in fact,
11 more than 90 years -- of this beautiful city
12 plan. It was designed a very specific way, and
13 we've had a Board of Architects here for 90
14 years, and we protected it and we fought for
15 it, and we've gone to court to defend it.

16 So we're in a very unique
17 position vis-a-vis other cities, who may not
18 have done all of that, that we can legitimately
19 come forward and designate our city plan and
20 say: Look. In these areas of the city, you
21 can't just put a pole wherever you want, or you
22 can't put cabinetry wherever you want, because
23 that might affect the integrity of that plan.
24 It may make it look uglier. It may affect a
25 historical building. It may -- it may affect

1 the historic city plan.

2 So that was one of the reasons why it
3 would be helpful. Likewise, it would have been
4 helpful in any dispute with utilities like FPL,
5 or someone like that. If they wanted to put
6 poles in our historic district, we would have
7 more leeway and more authority to be able to
8 contest that.

9 And I -- and I want to be clear, we're not
10 doing it solely for that purpose. It's not
11 solely to be able to have that authority.

12 We've been talking about this --

13 MS. SPAIN: We have.

14 MR. LEEN: -- from before --

15 MS. SPAIN: George Hernandez has been
16 talking for many years doing this. And I know
17 that Venice, Florida, is I believe on the
18 National Register of the plan, the Nolli plan
19 for that, and New Haven, Connecticut is another
20 one. So there is precedent for planned
21 communities to be designated.

22 MR. LEEN: So what we would like your
23 comments on are just a couple points.

24 One, what do you think of the idea? Do
25 you think it's something that fits in with what

1 the City stands for, our history? Is this
2 something the Board would like to undertake?
3 Because you would have a role in reviewing
4 applications to amend the city plan.

5 In addition to that, the standard that we
6 were thinking of applying was not the usual
7 standard we apply for historic buildings, where
8 you seek a Special Certificate of
9 Appropriateness and there's factors that you
10 look at. This would be a balancing of
11 interests test. So you would balance on the
12 one hand the need to preserve the city plan,
13 and, on the other hand, you would look at:
14 What are the benefits of this particular
15 development? Are there public benefits
16 provided? Is this something where we want to
17 allow the city plan to be modified?

18 So it would be a lower standard. It's
19 still higher than what exists today. In fact,
20 there's no -- this review isn't done today, so
21 there would be a higher standard. But it
22 wouldn't be such a high standard that it would
23 limit development. That's not the intent of
24 this. It's just to make sure we're thinking
25 about our city plan. At least that's the idea.

1 And then third, in terms of the notice
2 requirements, if we were going to notice -- if
3 we were going to provide notice that we were
4 going to designate the city plan -- and by the
5 way, by city plan, I should be clear. It's not
6 the entire city. It's the historic -- and
7 maybe you could talk about this a little more,
8 but it's certain historic roadways. It would
9 be like Old Cutler, Sunset, Coral Way, and then
10 also the core, sort of, in the northern part of
11 the city --

12 MS. SPAIN: The original.

13 MR. LEEN: -- the original city, before it
14 was all the annexations that occurred.

15 MS. SPAIN: Yes, that's right. That's it.

16 MR. LEEN: Okay. And so -- and the idea
17 is that if we're going to designate that area,
18 we establish a notice provision, which would be
19 that the notice that will be provided for the
20 process when we go forward and designate the
21 city plan would be by publication. Because
22 right now, under our code, it requires
23 notification within 1,000 feet. But for doing
24 something like the city plan, that would be the
25 entire city, and it would provide party status

1 to the entire city. That's not the intent.

2 So the idea was, we need to establish a
3 notice provision for this type of ordinance and
4 a procedure for this type of designation.

5 CHAIRMAN TORRE: Would the fact that the
6 City of Coral Gables Public Works Department be
7 the biggest user of coming here and saying, I'm
8 going to widen the street a little bit, or --
9 is that going to be really the one that's going
10 to be acting upon the plan?

11 MS. SPAIN: Well, you know, right now we
12 have historic districts, and so when Public
13 Works -- for instance, if they want to add a
14 curb in the historic district, they call me.
15 So --

16 CHAIRMAN TORRE: Is it, I mean, the same
17 thing for the plan, that they would have
18 basically to come here if they wanted to add a
19 little width to a street?

20 (Thereupon, Alejandro Silva,
21 Vice-Chairperson, entered the commission
22 chambers at approximately 4:17 p.m..)

23 MS. SPAIN: Honestly, I don't think
24 procedurally it will change too much as far as
25 Public Works. It's more for the larger

1 developments, or I guess addition of curbs.
2 But I don't think -- we have a good
3 relationship with Public Works when they start
4 doing things. In the past, we haven't. And
5 so -- for instance, when they did the stop sign
6 on Alhambra they contacted us, as the historic
7 district, any time they add curbing.

8 CHAIRMAN TORRE: I'm trying to get a
9 feeling how many times we're really going to
10 have somebody come up and apply.

11 MS. SPAIN: I don't think very often, but
12 I think when we do, it's important that you all
13 review it.

14 MR. FULLERTON: So homes that would be,
15 come before us on one of these historic boards,
16 would not have to come before us.

17 MS. SPAIN: This is just about the plan.
18 It's not about the adjacent properties. And
19 the issue for me was noticing. Because if we
20 have a district now, we have to notice every
21 property in that district. So we would need to
22 send something to every property within the
23 city in order to do this.

24 I think it's more appropriate to be able
25 to publish it, so we wanted the Commission to

1 approve that.

2 MR. FULLERTON: I think some of those
3 roads that you mentioned also have some
4 government governance from DOT.

5 MR. LEEN: Yes, they do.

6 MR. FULLERTON: And how would we know, or
7 get together with DOT?

8 MS. SPAIN: The same way we do it now.

9 MR. FULLERTON: We just tell them what
10 we're going to do and --

11 MR. LEEN: Well, actually, it would give
12 us -- you know, it's interesting, because it
13 would give us a degree more authority over the
14 County and DOT, because there is a line of
15 cases that say even state agencies have to take
16 account of our zoning code and our historic
17 preservation regulations. In fact, they are
18 supposed to follow them under a balancing of
19 interests test. Same tests that we're
20 applying.

21 So if there was ever a situation where the
22 County or DOT -- and I'm not saying they would
23 do this, but if they were going to take action
24 that would harm a historic road -- like let's
25 say, for example, they wanted to cut down the

1 trees along Coral Way, which has been a concern
2 of the City. Now we could require them to go
3 through a quasi-judicial process in front of
4 you and in front of the City Commission. And
5 by law, they would be required to do that. If
6 they didn't do that, we could seek an
7 injunction to block them. So this is actually
8 helpful in that regard, too.

9 So it is true that from time to time you
10 may have applications from other government
11 entities now coming in who want to make some
12 sort of change, and we may require them to come
13 through you and the City Commission. So it
14 protects the City in that way.

15 MR. FULLERTON: Okay.

16 MS. SPAIN: An instance that's already
17 happened is FDOT. When they did the
18 intersection at Alhambra and LeJeune, they
19 wanted to put the really needed turn lane
20 there. We had multiple meetings about that and
21 saving the tree, because that was a historic
22 district.

23 MR. FULLERTON: That tree right at the
24 corner, right.

25 MS. SPAIN: And so that's in place now.

1 MR. FULLERTON: Yeah. That sounds a
2 little familiar with issues that we've had over
3 the past with the School Board, and changes or
4 things that they wanted to do to a couple of
5 the schools.

6 MR. LEEN: Yes.

7 MR. FULLERTON: And they came in and
8 rolled over for a while, and then I think we
9 got ourselves together and said no way on a
10 couple things. I don't remember what they
11 were. It was a few years ago.

12 MR. LEEN: Yes. We would be applying this
13 to the School Board, and also Miami-Dade
14 County.

15 MR. SILVA: Dona, and Mr. Leen, I'm going
16 to apologize for coming in late. Maybe this
17 was already answered, but this -- this deals
18 with a plan which would mean street closures
19 and things of that nature would go through the
20 process, would go through -- through us?

21 MS. SPAIN: You mean permanent street
22 closures?

23 MR. LEEN: Permanent.

24 MR. SILVA: Right, right.

25 MS. SPAIN: I believe that --

1 MR. SILVA: So this really deals with
2 improvements in the right of way, I guess, is
3 what this would deal with? Not private
4 property homes?

5 MR. LEEN: Yes. Like a permanent street
6 closure, or a permanent vacation of part of the
7 city plan would go through this process. The
8 designation of a part of the city plan as a --
9 for a special event, or a play street or
10 something like that, but where it remains right
11 of way, so technically on the plan it remains
12 the same, that probably would not go through
13 that process.

14 MR. SILVA: Thanks.

15 CHAIRMAN TORRE: So we need to give you
16 just some feedback, I guess. That's what
17 you're looking for?

18 MR. LEEN: Yes.

19 CHAIRMAN TORRE: Does anybody else have
20 any questions?

21 MR. LEEN: And, also, do you have an
22 interest? Because it's a different type of
23 review you'd be doing. It may be more Public
24 Works type stuff, and things like that to some
25 extent, but particularly with the County and

1 the School Board.

2 CHAIRMAN TORRE: Let's --

3 MS. SPAIN: Do you want -- do you want a
4 motion from the Board?

5 MR. LEEN: Yes.

6 CHAIRMAN TORRE: Yeah, let's do that.

7 First of all, does anybody have --

8 MR. LEEN: Motion of support for the
9 concept?

10 CHAIRMAN TORRE: Is there anybody against
11 this, or anybody that has any concerns that
12 wants to bring it up before we --

13 MR. SILVA: We're already doing this on
14 Coral Way, for example, right? We've seen
15 projects come before us on Coral Way, because
16 that is a designated district.

17 MS. SPAIN: Yes. And the bypass came to
18 us, you know.

19 MS. THOMSON: What would be the big
20 difference that we would feel, that we would
21 feel or realize if we did something like this?

22 MR. LEEN: Well, like, for example, a big
23 development that comes in that would typically
24 not come to you, might now come to you for a
25 review, because they might be vacating part of

1 the city plan, like a street, or they might be
2 altering a street.

3 I'm not going to get into it, because
4 there is a project that may even come before
5 you at some point, where they wanted to change
6 part of the road, the way that it was
7 structured, and it would have changed the city
8 plan. And if they go forward with that, that's
9 something that would likely come before you
10 now, and you would weigh in on.

11 CHAIRMAN TORRE: Mediterranean Village
12 would be -- it's past, but that would have been
13 one.

14 MR. LEEN: That would have come in because
15 of the vacation.

16 MR. RODRIGUEZ: Mr. Chair?

17 CHAIRMAN TORRE: Yes.

18 MR. RODRIGUEZ: I'd like to ask a
19 question. Is there something in writing that
20 we could see or --

21 MR. LEEN: Not at this stage.

22 MR. RODRIGUEZ: Because we're just dealing
23 with a concept without an understanding of --

24 MR. LEEN: It's purely a concept. Out of
25 respect for this Board and for the history of

1 this Board. We were going to bring it to the
2 Commission. There will be something in writing
3 before the Commission.

4 MS. SPAIN: Yes.

5 MR. LEEN: And then it's going to come
6 back to you.

7 MS. SPAIN: Yes.

8 MR. LEEN: And that's when you're going to
9 have something in writing and you'll consider
10 this in a more formal setting.

11 MS. SPAIN: The intent is to have a
12 designation report come to you with the history
13 of the city plan, the people involved in it,
14 the various maps that have been produced to
15 designate that. And they'll have circumstances
16 in that designation.

17 MR. LEEN: And that will be
18 quasi-judicial. People might be affected by
19 that who live along the city plan.

20 So we didn't want to get too extensive
21 into it, other than to see whether in concept
22 you supported this idea, because at that
23 particular hearing, you could conceivably
24 decide not to designate the city plan as well,
25 and you may hear people speaking for and

1 against it. So we didn't want to get ahead of
2 ourselves.

3 CHAIRMAN TORRE: Considering we're going
4 to hear this again, and we have a long agenda,
5 I'm going to just try to ask, if anybody
6 doesn't have anything else that's particularly
7 against this, let's ask for a motion.

8 MR. EHRENHAFT: Just for further
9 clarification then, so if -- if there were
10 interest, and there were an adoption and a
11 designation, that simply means that there is
12 going to be a change a little bit in the
13 deference as to the decisions. But then when
14 there are individual instances where there
15 is -- something comes into question, then it
16 would come before the Board --

17 MS. SPAIN: Yes.

18 MR. EHRENHAFT: -- at any particular
19 hearing. Is that correct?

20 MS. SPAIN: Yes. I mean, my view on this,
21 and when we get further into it and after it's
22 been to the Commission, where they've discussed
23 it, my view is it would be a further
24 recommendation to the City Commission. Because
25 right now those really large projects go to the

1 Planning and Zoning Board for a recommendation,
2 and then they go to the City Commission.

3 Historic Preservation, which is really
4 important, we don't have a say in those. So I
5 think it would be nice to have those large
6 projects that impact the grid of the city also
7 come to this Board.

8 MR. LEEN: Yes. You would be acting
9 parallel to the Planning and Zoning Board, so
10 you would also make a recommendation to the
11 City Commission.

12 MR. EHRENHAFT: Commission, yeah.

13 MS. THOMSON: Well, at this point, aren't
14 we kind of working on conjecture, like
15 something might be out there?

16 MR. LEEN: Well, I wanted to -- for
17 example, if you said, "You know what, we're not
18 interested in this idea," I would have --

19 MS. THOMSON: Yeah.

20 MR. LEEN: -- you know, we might not
21 proceed with it. So I wanted to --

22 MS. SPAIN: And, also, we didn't want
23 something to go to the City Commission about
24 historic preservation --

25 MR. LEEN: Without --

1 MS. SPAIN: -- and not have come to you at
2 least for a concept first.

3 CHAIRMAN TORRE: Thank you very much. Can
4 I get a motion?

5 MR. FULLERTON: I like the idea. I'll
6 move that we accept the direction of Staff and
7 City Attorney and move forward on the --

8 MR. LEEN: So just a concept vote.

9 MR. FULLERTON: -- on the concept. Thank
10 you.

11 CHAIRMAN TORRE: Details to follow, right?
12 Can I get a second?

13 MR. EHRENHAFT: I'll second.

14 CHAIRMAN TORRE: Mr. Ehrenhaft seconds it.

15 MR. RODRIGUEZ: I just look at it as a
16 caveat. If we vote on this motion, it would be
17 subject to our further approval --

18 MS. SPAIN: Absolutely.

19 MR. RODRIGUEZ: -- of whatever is
20 presented later on.

21 MR. LEEN: Yes. In fact, it's really a
22 policy vote. It's not a -- you're not going to
23 be looking specifically at the plan. And
24 remember, when you designate the city plan, you
25 might not designate all of it. You might only

1 designate portions of it. You might just
2 designate the historic roadways.

3 All of that is for the quasi-judicial
4 hearing. This is just in concept --

5 CHAIRMAN TORRE: We're allowing the
6 procedure to go forward.

7 MR. LEEN: Yes. In concept, we're going to
8 be presenting an ordinance to the Commission,
9 to allow this idea as a policy matter, and we
10 wanted to get your conceptual approval to that.
11 It doesn't mean you have to designate the plan
12 when it comes before you.

13 CHAIRMAN TORRE: I think there's enough on
14 the record to say what we're doing.

15 MR. FULLERTON: That was my motion.

16 CHAIRMAN TORRE: I think it's on the
17 record what it is. Let's go ahead.

18 MS. DIAZ: Mr. Fullerton?

19 MR. FULLERTON: Yes.

20 MS. DIAZ: Ms. Bache-Wiig?

21 MS. BACHE-WIIG: Yes.

22 MS. DIAZ: Mr. Parsley?

23 MR. PARSLEY: Yes.

24 MS. DIAZ: Mr. Silva?

25 MR. SILVA: Yes.

1 MS. DIAZ: Mr. Ehrenhaft?
 2 MR. EHRENHAFT: Yes.
 3 MS. DIAZ: Mr. Rodriguez?
 4 MR. RODRIGUEZ: Yes.
 5 MS. DIAZ: Ms. Thomson?
 6 MS. THOMSON: No.
 7 MS. DIAZ: Mr. Torre?
 8 CHAIRMAN TORRE: Yes. Thank you, Craig.
 9 MR. LEEN: Thank you.
 10 MS. SPAIN: Okay. Do you also want to
 11 stay here -- Mr. Goudie is here.
 12 MR. LEEN: I do.

13 *****

14 CASE FILE COA (SP) 2017-013
 15 2320 SEGOVIA CIRCLE

16 *****

17 MS. SPAIN: Okay. Also, could we take out
 18 of order the fourth case, Case File COA (SP)
 19 2017-013, and that is a Certificate of
 20 Appropriateness for 2320 Segovia Circle,
 21 because Craig wants to --

22 CHAIRMAN TORRE: Okay.

23 MR. LEEN: I wanted to provide a legal
 24 opinion in relation to it.

25 CHAIRMAN TORRE: Is this -- okay. That's

1 correct.

2 MS. THOMSON: Which one is this?

3 MS. SPAIN: Aaron, if you can cue up the
4 fourth case.

5 CHAIRMAN TORRE: All right. I'll read it
6 into the record.

7 This is an application for the issuance of
8 a Special Certificate of Appropriateness for
9 the property at 2320 Segovia Circle, a Local
10 Historic Landmark, as legally described as Lots
11 16 and 17 in Block 22, Coral Gables, Section
12 "B," according to Plat thereof, as recorded in
13 Plat Book 5, at Page 111 of the Public Records
14 of Miami-Dade County. The application requests
15 design approval for additions and alterations
16 to the residence and sitework.

17 MS. SPAIN: Okay. Do you want to speak,
18 or --

19 MR. LEEN: No. You should introduce it
20 before I give my --

21 MS. SPAIN: All right. This is an
22 application for an addition of a porte cochere
23 and alterations to the existing property that
24 we just recently designated.

25 Staff is recommending approval for it --

1 let me just get to that page -- with the
2 following conditions: That the detached
3 building was, we believe, originally built as a
4 garage. We have, actually, the permit record.

5 I don't know if you want to pass that up.

6 It was built as a garage/apartment in the
7 1940s. We believe it should be returned as a
8 garage to that.

9 We don't mind whether that's done as a
10 Standard Certificate of Appropriateness that
11 staff can deal with, but we believe it needs to
12 be a garage. It's not now a garage.

13 Also, the windows are being handled as a
14 separate Certificate of Appropriateness
15 administratively, and also the pool deck and
16 associated sitework, we would like to handle
17 that also administratively.

18 So, other than that, we're recommending in
19 favor of it.

20 CHAIRMAN TORRE: Can you --

21 MS. SPAIN: You're going to see two pages
22 here. One has an alternate design that the
23 owner would like to do that has a garage in the
24 front. We believe it should have a porte
25 cochere in front, so that there is access to a

1 garage in the back.

2 I really don't care if there is a garage
3 in the front, but the back building should be a
4 garage. And I don't think that -- I think
5 that's the only way that they're able to have
6 it as a garage, if you provide access through a
7 porte cochere.

8 CHAIRMAN TORRE: Let's -- let's clarify
9 what we have, because I was confused at first,
10 or at least I'm still confused.

11 There's one stamped August 7th and there's
12 one stamped August 10th, of these two packets.
13 I'm talking about the -- about the
14 architectural, or elevation. We're looking at
15 the August 10th packet.

16 MS. SPAIN: The August 10th has a porte
17 cochere.

18 CHAIRMAN TORRE: I have -- and do we
19 discard the August 7th packet altogether?

20 MS. SPAIN: I need to find the August 7.

21 MR. FULLERTON: Mine's August 8th.

22 MR. RODRIGUEZ: August 8th.

23 MR. EHRENHAFT: August 8th is what we
24 have.

25 CHAIRMAN TORRE: You have August 8th? I

1 have August 7th.

2 MS. BACHE-WIIG: I have both.

3 MR. RODRIGUEZ: It says 7 a.m.

4 CHAIRMAN TORRE: Is there an August 8th
5 here, too? Let me look.

6 MR. EHRENHAFT: Both, you should have
7 both.

8 CHAIRMAN TORRE: I don't have an 8th.

9 BOARD MEMBER: And I don't have a 7th.

10 MR. RODRIGUEZ: This says August 8th at 7
11 a.m.

12 MS. SPAIN: No, I think the August 8th
13 is --

14 CHAIRMAN TORRE: So there's one with a
15 porte cochere, and the one before that does not
16 have a porte cochere.

17 MS. SPAIN: The only, the August 8th -- I
18 think what happened is he provided -- okay.
19 This is confusing.

20 MR. GOUDIE: I brought in what they
21 asked --

22 MS. SPAIN: So, typically what we ask for
23 is existing and proposed, existing and
24 proposed, and that wasn't provided to us. So
25 we wanted to make sure you had that on the same

1 sheet, because it gets very confusing.

2 So the ones that are stamped on August the
3 8th are the same drawings as those that were
4 stamped later than that. The only sheet that
5 is labeled with garage, staff is not
6 recommending that.

7 CHAIRMAN TORRE: I don't have that.

8 MS. SPAIN: That's at the very end of
9 the -- of the plans that are stamped August the
10 8th.

11 And I'll turn it over to the owner after,
12 I think, the City Attorney.

13 MR. LEEN: The main -- the main point I
14 wanted to make was that this matter did come
15 before the City Commission in the 1940s. And
16 I'll just read what it says. There was a
17 request at the time to allow the Boy Scouts to
18 use the building in the back, and it was
19 disapproved by the Board, by the Commission, on
20 the grounds that this is not a suitable place
21 for Boy Scout meetings, and potentially it
22 would be converted into living quarters, which
23 would be a violation of zoning regulations in
24 an RI area.

25 They refer to it specifically as a -- yes?

1 MS. SPAIN: (Inaudible).

2 MR. LEEN: I believe they refer to it
3 specifically as a workshop, and they also do
4 later, in the next provision. But it's my
5 understanding from the historic -- from the
6 historic preservation officer, that there is
7 some indication it was a garage, or permitted
8 that way.

9 So I know that Mr. Goudie is going to be
10 contesting whether it was a garage. It doesn't
11 presently look like a garage, because I think
12 it has a door, and not a garage door, but like
13 a regular door.

14 So the main point I want to make to you is
15 that you're the quasi-judicial board. You
16 should hear both, the evidence from both sides.
17 You make the decision.

18 You do have discretion here, and if
19 Mr. Goudie convinces you that it's not a
20 garage, you could conceivably approve this.
21 Or, if he doesn't, and you can follow the
22 competent substantial evidence of the Historic
23 Preservation Officer. He has the right to
24 appeal to the City Commission, who could take a
25 look at this resolution, and they could change

1 that as well.

2 So, I just wanted to make that point. You
3 do have discretion here. You also, though,
4 could follow what the Historic Preservation
5 Officer said.

6 So, Mr. Goudie, it's up to you to convince
7 them of this. And that's all I can really do
8 in this particular matter, because there is a
9 dispute.

10 Thank you, Mr. Goudie.

11 MR. GOUDIE: Okay.

12 MR. FULLERTON: I'm sorry. The idea is
13 that that building in the back is a garage, or
14 he's going to convince us that it is or that it
15 is not?

16 MR. LEEN: Well, his position is that it's
17 not, it was not a garage. It was -- I've been
18 informed by the Historic Preservation Officer
19 it was permitted as a garage. This particular
20 resolution calls it a workshop.

21 Are they clear about that?

22 MS. SPAIN: Yes, but there are other
23 resolutions by the commission that -- in fact,
24 in 1944, I believe it was, the commission -- it
25 went to the commission to build a building, and

1 he asked that a garage apartment be built 1-1/2
2 feet from the property line, and the commission
3 gave him permission to do that.

4 So, throughout the commission minutes and
5 zoning minutes and the permit record, that
6 building is referred to as a garage/apartment.
7 We do not have plans for it.

8 MR. SILVA: Or aerials, or anything that
9 showed like an old driveway or anything?

10 MS. SPAIN: We tried to get it on the
11 aerials to look to see, and you can't tell
12 because of the, you know, the tree coverage.

13 MR. SILVA: Foliage.

14 MR. LEEN: So my concern is, I don't think
15 that there's enough in the record to bar it as
16 a zoning matter if this Board believes that
17 it's not a garage, or the City Commission.

18 However --

19 MS. SPAIN: It's not a garage now.

20 MR. LEEN: Because it's certainly not a
21 garage now. However, if you believe, if you
22 make the determination after hearing the
23 evidence that either it is a garage, or it
24 should remain with an unobstructive path -- and
25 that means there would have to be a carport

1 instead of a garage blocking it -- that's
2 within your discretion. You can rule for
3 Mr. Goudie, or you can decide with the City.
4 And this matter could be appealed by either
5 side to the City Commission.

6 MS. SPAIN: And in 1947 there is a permit
7 for an exterior stair. Is that right?

8 MR. FULLERTON: Exterior what?

9 MS. SPAIN: Stair, an exterior stairway.
10 And at that time, the owner asked for --

11 MS. GUIN: That's the plumbing permit that
12 Mr. Leen was just talking about. So in 1947 he
13 asked to put an exterior stair. He also asked
14 for a plumbing permit, and that -- the plumbing
15 permit was denied, but it's obvious that in '47
16 there's changes occurring on that building.

17 So, what our research is telling us is
18 that it was originally a garage. We see it
19 referred to from '44 to '47 as a garage, and
20 then in '47 there's some changes that occur.
21 That's when it starts to get referred to as a
22 workshop.

23 MR. LEEN: As a workshop building.

24 So, anyway, the long and short of it is,
25 what should drive this discussion is the

1 historic preservation aspect of this, not the
2 zoning, because to me there is not -- it's
3 unclear from these documents. But if you
4 believe historically it's more appropriate to
5 remain open and that it should be a garage, and
6 that's what you believe it is, that's
7 ultimately within your discretion. You have to
8 make the decision based on competent
9 substantial evidence.

10 That's all the guidance I can give,
11 because we don't have -- the records aren't
12 great from that time period.

13 MR. EHRENHAFT: May I ask a question,
14 however?

15 Okay. On the June 27th document from the
16 zoning planner, which we have in the packet, it
17 specifically states that the existing garage,
18 living quarters are no longer accessible or can
19 be used for their intended purpose. But then
20 highlighted in this document that we have
21 before us, it says the existing parcel does not
22 contain the minimum required square footage for
23 a detached -- detached guesthouse. Refer to
24 the zoning code, Article 8, guesthouse.

25 MR. LEEN: Yes. You can --

1 MR. EHRENHAFT: So that -- could you
2 address that? Because that would suggest that
3 notwithstanding whether -- whether the bottom
4 is opened so that a car can be driven in, the
5 drawings show an 8-foot wide driveway
6 approaching the building. If that were open so
7 a car could go in, that would convert it to a
8 garage. But if that's not done, this zoning
9 document suggests that the building cannot be
10 used as a guesthouse.

11 MR. LEEN: Yes, you can consider that in
12 determining what you believe that building is
13 and what it should be treated as.

14 MR. EHRENHAFT: Okay.

15 MR. LEEN: But just be cognizant of the
16 fact that it's not presently -- certainly not
17 presently being used as a garage. But like
18 many of these conversions, a lot of times they
19 keep the garage door. This does not have a
20 garage door. It has a regular door.

21 MR. EHRENHAFT: Regular door, right.

22 MR. LEEN: So it's a difficult -- it's a
23 little bit of a -- it's not an easy issue. And
24 there's a dispute.

25 CHAIRMAN TORRE: I want to clarify

1 something.

2 MR. LEEN: So that's ultimately why it
3 needs to be resolved quasi-judicially.

4 CHAIRMAN TORRE: And I want to also state
5 that sometimes the new code does not mean that
6 historically it shouldn't go back to what it
7 was, even though it won't match the zoning code
8 today. It may not necessarily have to meet
9 zoning code to be historically correct for us.

10 MR. SILVA: And today --

11 CHAIRMAN TORRE: We can override zoning.
12 Our ruling can override zoning.

13 MR. LEEN: In this area it can, in my
14 opinion.

15 CHAIRMAN TORRE: Yes.

16 MR. LEEN: Because like I said before, I
17 believe the historic preservation aspects of
18 this should drive this inquiry.

19 CHAIRMAN TORRE: If it's 9 feet, and the
20 car doesn't fit in 9 feet, that's beside the
21 point. We can get back to the 9-foot garage
22 that was built historically, if that's
23 something you want to do.

24 MR. RODRIGUEZ: What would otherwise be
25 the use of this building?

1 MR. GOUDIE: Let me put it this way.
2 Since the very beginning, I have objected to
3 this house to be historic. I have mentioned
4 more than once --

5 MR. RODRIGUEZ: We went through that last
6 time.

7 MR. GOUDIE: Yeah, but I like to put it of
8 record again.

9 The photographs were taken illegally, and
10 the documentation here, it doesn't, it doesn't
11 pertain. The application says specific things
12 that doesn't go with the code.

13 Now, the house the way it is, the way it
14 was built, it has a garage, a complete garage,
15 okay? No pathway. And it has an auxilliary
16 house in the back, with one door. It was built
17 with one door. You can go inside and you can
18 see the block, the way it was done.

19 You can see also on the, on the -- when
20 you enter on the left side, where the staircase
21 is at -- like it used to have windows. There's
22 no longer windows, because they built the
23 stairs. You can see it with the blocks, when
24 they're -- you know, when they fill up the
25 blocks.

1 The main reason for when we built the
2 carport, basically you kill the patio, because
3 you would have to bring -- first, you have a
4 tree in the middle. You have to go to the
5 sides to do this driveway to an existing
6 structure that was not a garage.

7 So it's also a -- also, it changed the way
8 it was designed, the house originally, but also
9 creating problems for -- for the patio itself.
10 When I'm going to show you the site plan, you
11 can see what a difference it makes, okay?

12 The only thing that we were adding, I was
13 adding up, was a garage, basically doing the
14 same thing. You had a garage with an auxiliary
15 structure. Now I'm having a garage with an
16 auxilliary structure, and the old garage is
17 becoming a family room.

18 That's all I was doing. Nothing --
19 nothing changed of what it was originally
20 existing.

21 MR. RODRIGUEZ: What is the use of the
22 auxilliary building otherwise, if not a garage?

23 MR. GOUDIE: The auxilliary building, when
24 I got there, when I bought the house it was a
25 storage room. It was full of storage. It has

1 one single door, maybe a -- I don't think it is
2 even a 36-inch door.

3 MR. RODRIGUEZ: What is your intended use
4 of that space?

5 MR. GOUDIE: It's going to be like a --
6 like a storage room. I don't intend to do
7 anything else.

8 MR. SILVA: I just want to be clear,
9 because I think we're missing -- we're missing
10 the existing floor plan.

11 CHAIRMAN TORRE: I want to get to this.
12 Right. So here's the thing. We got this
13 approved, what? Four weeks ago. Does it have
14 to go through the Board of Architects? What's
15 the procedure for this? Because this is kind
16 of a ramshod sketch that we're getting.

17 MS. SPAIN: It went to the Board of
18 Architects.

19 CHAIRMAN TORRE: So quick -- so all this
20 has been done in four weeks?

21 MS. SPAIN: The only thing that didn't go
22 to the Board -- yeah. The only thing that
23 didn't go to the Board of Architects and get
24 approved, I believe, is the last page, that has
25 it as a garage.

1 Is that right?

2 MR. GOUDIE: No. That was really approved
3 by the Board of Architects. When we went to
4 the zoning department, they asked for a
5 carport. We made the change to the carport.

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

7 MR. GOUDIE: After that, we submitted
8 that. Then they revised the trellis. We've
9 been to the Board of Architects three times.

10 CHAIRMAN TORRE: In the last four weeks?

11 MR. GOUDIE: Three times.

12 CHAIRMAN TORRE: Okay. So, again, my
13 problem starts with I can't hardly read these
14 drawings, and what I'm really trying to get at.
15 That's -- that's why I'm asking, in four weeks,
16 these very quickly put together drawings that
17 are maybe approved are coming here --

18 MS. SPAIN: Yes.

19 CHAIRMAN TORRE: -- have no sheet pages.
20 I'm trying to figure out what's going on.

21 You're saying you want me to approve the
22 garage -- or, I'm sorry -- the carport, the
23 trellis in the back, and leave this structure
24 as is. And that's the nature of this approval.
25 But I'm still trying to figure it out on

1 sheets, on the sheets. And --

2 MS. SPAIN: Well -- and that's why you
3 have those additional sheets that have existing
4 and proposed, because typically we would not
5 want to have him --

6 CHAIRMAN TORRE: I'm trying to be cordial,
7 because sometimes we feel like we're being a
8 little strong. But if it was normal, I would
9 say this is not acceptable, to put it back and
10 bring it over, because this -- but again, I'm
11 not going to do that. But this is -- this is
12 not really the way we should be accepting
13 packages at this Board.

14 MR. LEEN: Mr. Chair, I have to -- I have
15 to step out. The Deputy City Attorney is here
16 to answer any further questions. She
17 understands my thinking on this.

18 One point, though. I want to be clear
19 about this, Mr. Goudie.

20 I understand the objection to the historic
21 designation, but it happened. You made the
22 decision in a quasi-judicial setting. You had
23 the right to appeal. You did not.

24 My understanding is the appellate period
25 has run. It's a historic building. So when

1 you evaluate this, you should evaluate from a
2 historic perspective. And with that, I will
3 go.

4 CHAIRMAN TORRE: Thank you. All right.
5 Can you walk us through this? And let's take
6 it from the beginning.

7 MS. SPAIN: Can you pull up the
8 PowerPoint?

9 MR. GOUDIE: 2320. That's an aerial view
10 of the property.

11 MS. THOMSON: He needs to speak into the
12 microphone. I can't hear him.

13 MR. GOUDIE: It's about 160 feet from
14 Segovia Circle. This is a photograph of the
15 house, probably from the '50s or the '60s.

16 This is the house, how it is right now.

17 On the right side of the house, that's
18 where the existing garage is at, okay? Where
19 you see the screens, the concrete screens,
20 that's where the existing garage is at.

21 That's the front of the house. Nothing is
22 going to be touched on the front of the house.

23 Again, the garage. That's one of the
24 areas of the house on the south side.

25 CHAIRMAN TORRE: Can I interrupt you? Are

1 the window replacement -- is the window
2 replacement part of this package?

3 MR. GOUDIE: No, it's not.

4 CHAIRMAN TORRE: So whatever's here, we're
5 not looking at that at this point?

6 MR. GOUDIE: No, we are not.

7 MS. SPAIN: There's already been handled
8 administratively.

9 CHAIRMAN TORRE: Okay. Thank you.

10 MS. SPAIN: We're very happy with the
11 windows that are going in.

12 CHAIRMAN TORRE: Okay. Thank you.

13 MR. GOUDIE: Okay. That's, again, the
14 rear part of the garage.

15 And that's the famous auxiliary structure.
16 You can see that door was there originally. I
17 don't see even a scooter can fit through there.
18 A bicycle. And that's the way I want it to be.

19 Okay. This is what I did, and I did this
20 myself. I took out the existing with the
21 proposed, and I did it myself. It was not my
22 architect, because that's what they require --
23 they requested. So you can see the difference.

24 As a matter of fact, this is the old one.
25 Yeah. Do you see the site plan, the way it is?

1 There's nothing going to the structure at all.
2 And that's with a new garage there, with
3 existing garage.

4 Now, this is the way, if we make that a
5 carport, and we have to go to the existing
6 structure, you know, doing that driveway or --
7 again, we can do it in rock, we can do it with
8 everything. But you see how it kills
9 completely the way it was designed, the house
10 was designed?

11 Okay. This is the, the house floor plan,
12 the garage. And the new garage has a carport.
13 If it's a garage it will be closed, the rear
14 part, and the front part would be a garage
15 door. That was originally approved in the
16 Board of Architects.

17 That's the house with the garage -- or,
18 sorry. With a carport.

19 And this is what I did that I tried to
20 fix, existing and proposed. You can see the
21 difference. That's the existing. And this is
22 the proposed, with the carport and the garage
23 with a window.

24 The same thing on the rear, and the same
25 thing on the side. The entrance of the garage

1 will be from the side.

2 This is the existing and proposed. I
3 proposed at the beginning two -- a double door
4 in the structure, in the proposed structure.

5 And this is with the garage door, how it
6 looks, the house, if it had a garage door
7 instead of a carport. That, basically, is very
8 similar to what it was.

9 The rear is enclosed, so it doesn't have
10 that open.

11 The trellis is -- we went through two or
12 three changes with the Board of Architects for
13 the trellis. Originally, it was more like a
14 Mediterranean trellis. Then we did the trellis
15 with columns. And in the last meeting of the
16 Board, they wanted to have little walls to make
17 it a little more esthetic and similar to what
18 was the original structure.

19 Basically, that's what it is. You know,
20 for me to do this as a carport, it completely
21 destroys even the design of the architect
22 originally.

23 Right now, you can go ahead and approve
24 it. I know the Historic Board, you guys has
25 power over the Zoning Department, so it's up to

1 you. I think approving with a carport it will
2 hurt the property, and it will take away what
3 used to be the property.

4 CHAIRMAN TORRE: Are there drawings of the
5 garage structure from -- from any period in
6 time? Nothing? No --

7 MR. GOUDIE: There's no records.

8 MS. SPAIN: We have the permit number, and
9 it says apartment/garage, but we cannot find
10 the plans. We've asked for them, you know.
11 The plans were all sent to a facility that's
12 out of the city, and we ordered that permit
13 number and it doesn't exist.

14 CHAIRMAN TORRE: So the 1947 work was to
15 put plumbing, you think? Is that what you
16 said?

17 MR. GOUDIE: No. If you had -- the other
18 permits, the other permits were to put the
19 staircase, because originally it did not have a
20 staircase, and that's where they had the
21 staircase. And they did the plumbing.

22 MS. GUIN: There were at least two permits
23 in 1947. One was the exterior staircase, and
24 then the plumbing permit. And that's the one
25 that was denied and went to the City

1 Commission.

2 MR. EHRENHAFT: But the drawings that we
3 have before us suggest that, unless this is
4 what you're proposing for the second floor,
5 that there is a toilet, there's a sink, and
6 what appears to be a shower on the top floor.

7 MR. GOUDIE: It was there.

8 MR. EHRENHAFT: They're currently
9 existing? There's a shower on the top floor?

10 MR. GOUDIE: Yes, it is.

11 CHAIRMAN TORRE: Well, if there was no
12 outside stairs, was there an interior stairs?

13 MS. GUIN: We don't know.

14 CHAIRMAN TORRE: You'd have to assume, if
15 there's two stories to this building.

16 MS. GUIN: We don't know if they were, if
17 that -- because those are masonry stairs -- if
18 that was replacing perhaps wooden stairs, or if
19 there were interior stairs that were then taken
20 out. We don't know.

21 CHAIRMAN TORRE: All right.

22 MR. EHRENHAFT: And then there is a
23 washing machine on the ground floor; is that
24 correct?

25 MR. GOUDIE: That's correct. As a matter

1 of fact, they had one of those old ironing
2 boards that came from the wall.

3 MR. EHRENHAFT: Okay.

4 MR. FULLERTON: So your request is to put
5 a garage there, in front?

6 MR. GOUDIE: Correct.

7 MR. FULLERTON: Not a carport. A garage.

8 MR. GOUDIE: That's what I really prefer
9 is a garage, because you -- you don't open the
10 back yard when you've got the carport.

11 MR. FULLERTON: In your site -- in one of
12 the site plans, one of these several different
13 ones, you're showing the garage with a driveway
14 back to that. You would not build the driveway
15 back there if you had a garage?

16 MR. GOUDIE: No, I would not.

17 MR. EHRENHAFT: And what is currently the
18 garage becomes a --

19 MR. GOUDIE: Family room.

20 MR. EHRENHAFT: An interior family room.
21 And then you are proposing that in lieu of a
22 carport, that you would append to the north of
23 the converted garage becoming the family room,
24 then you would -- you're saying you would
25 prefer to have a garage?

1 MR. GOUDIE: To build a garage instead of
2 a carport.

3 CHAIRMAN TORRE: So what you're
4 sacrificing is a side not visible to the street
5 door, or a door that you see from the street in
6 exchange for you enlarging your house.

7 MR. EHRENHAFT: Well, he would be doing
8 the same if he put the carport. The current
9 garage would still become the family room.

10 CHAIRMAN TORRE: Yeah, but the carport is
11 transparent and this --

12 MR. EHRENHAFT: Yeah. And then he would
13 have to drive the cars --

14 CHAIRMAN TORRE: Yes. You see the cars
15 from the outside.

16 MR. FULLERTON: Dona --

17 MR. GOUDIE: The biggest problem -- I'm
18 sorry to interrupt. The biggest problem is not
19 so much the carport, the carport, as the
20 pathway from the carport to the existing
21 structure. Because, you know, you can even
22 have a carport and you can find a way to -- for
23 landscape to enclose it, and you still have the
24 transparency, if that's what you're looking
25 for. But the pathway from the carport to the

1 garage, that's what kills completely the -- the
2 way the house used to be.

3 MR. EHRENHAFT: I mean, I still don't
4 understand what you're saying by killing it,
5 because you have -- on the page which is after
6 the one that has -- it's labeled existing,
7 which has the elevations for the auxiliary
8 building.

9 MR. GOUDIE: I'm talking about --

10 MR. EHRENHAFT: Then we have a site plan.

11 CHAIRMAN TORRE: It's up on the screen.

12 MR. EHRENHAFT: Okay.

13 MR. GOUDIE: This is the site plan --

14 MR. EHRENHAFT: Okay.

15 MR. GOUDIE: -- with a carport and the
16 pathway to the structure. And this is the site
17 plan without the pathway.

18 MR. EHRENHAFT: But that also doesn't have
19 the garage appended.

20 MR. GOUDIE: The garage would be just a
21 little structure on top of the pavers. Not
22 that little pathway that's going there. That
23 pathway, there is a -- the pathway from the
24 garage, all that pathway --

25 CHAIRMAN TORRE: But you're assuming that

1 we're going to vote to have that be a garage in
2 the back. We may not.

3 MR. GOUDIE: No, no. This was what zoning
4 required.

5 CHAIRMAN TORRE: Oh, we may not want a
6 garage in the back. I'm not sure --

7 MR. GOUDIE: No, I don't want it like
8 that.

9 CHAIRMAN TORRE: Okay. This pathway may
10 not happen if there's no garage in the back,
11 correct?

12 MS. SPAIN: I would prefer the porte
13 cochere in the front, other than a garage,
14 regardless of what happens to the building in
15 the back.

16 CHAIRMAN TORRE: Correct. And what
17 happens if --

18 MS. SPAIN: Because it's transparent. You
19 don't have the garage door.

20 CHAIRMAN TORRE: Let's assume the garage,
21 the porte cochere goes in. What do you do with
22 that if it's not a garage in the back? Do you
23 still want to drive to that little structure?

24 MR. GOUDIE: No.

25 MS. SPAIN: The driveway could go away.

1 CHAIRMAN TORRE: It will go away.

2 MS. SPAIN: The driveway is only
3 because --

4 CHAIRMAN TORRE: Because of this
5 garage situation.

6 MR. GOUDIE: Exactly.

7 MS. SPAIN: -- of it becoming a garage.

8 CHAIRMAN TORRE: And you're looking for a
9 garage in the back or not a garage in the back?
10 I'm still --

11 MR. GOUDIE: I don't want a garage.

12 CHAIRMAN TORRE: You don't want one.
13 Okay. So you would want to get rid of that
14 whole driveway -- yeah. Okay. Let's do this.

15 MR. GOUDIE: That's why --

16 MR. RODRIGUEZ: Dona, Dona, Dona, before
17 you go --

18 CHAIRMAN TORRE: All right.

19 MR. RODRIGUEZ: Just so that -- I'm trying
20 to make this clear. Your recommendation would
21 be it would be a porte cochere. Period.

22 MS. SPAIN: I think if the back building
23 was a garage originally, I think it was done
24 without a permit and converted illegally. I
25 only say that because it's referred, in all the

1 documents we can find, as a garage apartment.

2 So in my view, it should go back to being
3 a garage. Now, that driveway could be any
4 number of materials. They could even put Turf
5 Block in there if they didn't want to have the
6 pavement there.

7 But my view is there should be a garage in
8 the back and a porte cochere in the front. If
9 you all are comfortable keeping it not a
10 garage, and having it be in the back, with the
11 door that he's going to change, then I think it
12 should at least be a porte cochere in front,
13 because that's a much better architectural
14 solution to --

15 CHAIRMAN TORRE: Starting with the basics,
16 we don't even know the size of that structure
17 in the back, because there's no dimensions on
18 this drawing.

19 MR. SILVA: On the survey, in tiny, tiny
20 text, I think it's like 12 by 13.

21 MR. EHRENHAFT: It's about 12 by 15 or 17.

22 MS. THOMSON: Yeah, it's like 13 by
23 something.

24 MR. EHRENHAFT: Because I did
25 measurements. But if you look at the width of

1 the driveway, that's 8 feet on the scale
2 drawing. And so it's probably 11 to 12 wide.
3 And then proportionally I got a ruler and
4 looked at it, and it looked like it was, you
5 know, 15 to 17 deep.

6 MR. SILVA: Yeah. I think the survey does
7 have dimensions out -- and I think that's, the
8 survey clarifies that it's a non-conforming
9 size per current --

10 MR. EHRENHAFT: Of course, of course.

11 MS. THOMSON: I have a hard time dealing
12 with ifs and buts. I don't know what size that
13 structure is in the back. That bothers me. It
14 does. Just like the other issue that came -- I
15 can't deal with ifs and buts.

16 MR. EHRENHAFT: Yeah.

17 MS. THOMSON: I've got to know what I'm
18 voting on.

19 MR. SILVA: I think -- I'm trying to bring
20 some clarity here. If this was a normal
21 project, and there was no issues with that
22 existing structure -- let's say that existing
23 structure was permitted, it was compliant, it
24 was what it is, right? Let's take that out of
25 the equation for a minute --

1 MS. THOMSON: Okay.

2 MR. SILVA: -- and see how we would treat
3 this as a typical historical renovation.

4 In my eyes, doing -- we look at the
5 original house. We saw that it had no garage
6 door to the front facade. I think that's an
7 important part of the original design.

8 I'm okay with a conversion of that garage
9 to a family room and bringing a code-compliant
10 solution to the garage, which is a porte
11 cochere.

12 I think that's more sensitive. I think
13 that works better with the original design of
14 the house. So that's my opinion on the new
15 garage.

16 In terms of the old garage, we've done
17 projects -- we've looked at projects on this
18 Board where I think we've allowed for a
19 sensitive conversion or restoration of the
20 garage, where we asked them to restore the
21 original masonry opening and allow them to
22 enclose that, with some sort of glass, with
23 side lights, or something that --

24 MS. SPAIN: We've actually allowed them to
25 do doors the same size.

1 MR. SILVA: Right, right. So not
2 necessarily --

3 MS. SPAIN: Which I think is what he
4 intends to do anyway. But maybe it's the same
5 size of a garage door opening.

6 MR. SILVA: Right, right. So, I mean, I
7 think restoring that to a drivable garage, I'm
8 not sure it makes sense because, number one,
9 you can't really fit a car in there. You know,
10 we've had discussions in the past where why
11 make them do a garage when it's not going to be
12 a workable garage.

13 MS. THOMSON: Right. It's too small.

14 MR. SILVA: And I think that bringing that
15 driveway through the property, while it could
16 be done well, it could be done nicely, maybe
17 it's not necessary.

18 So I -- looking at this from a historic
19 preservation perspective, I would definitely
20 allocate for the porte cochere in lieu of the
21 garage door. I think that's critical to the
22 success of the scheme.

23 In my opinion, I would say, you know,
24 okay, let's restore the garage sensitively, but
25 allow him -- because we are in compliance,

1 we're not asking for any variances in terms of
2 square footage, or FAR, or anything like
3 that -- to allow them to kind of restore that
4 garage, keeping the existing --

5 CHAIRMAN TORRE: You mean restore it to
6 look like a garage door.

7 MR. SILVA: To look like a garage door.

8 CHAIRMAN TORRE: But it continues to be a
9 workshop.

10 MR. SILVA: Exactly. Exactly.

11 MR. GOUDIE: Okay.

12 MR. FULLERTON: Without a driveway to it.

13 MR. GOUDIE: Without a driveway.

14 MR. SILVA: That's my opinion.

15 MR. FULLERTON: Well, I agree, I would
16 agree with that. I think it would be nicer for
17 your neighbors, too, to not have another paved
18 thing right along the property line.

19 Landscaping could be improved and -- and the
20 see-through of the porte cochere could be
21 nicer, too, with landscaping behind it, and
22 something similar to what you have now in your
23 611, or whatever that address is.

24 MR. GOUDIE: Yes.

25 MR. FULLERTON: Which is a beautiful

1 solution. And I think this could be just as
2 nice. But forget the driveway. I don't even
3 care about whether the building in back is
4 converted to look like a garage or not. It's
5 immaterial.

6 CHAIRMAN TORRE: I think it's very
7 unappealing or very -- I think something should
8 happen to it, and I think that door may be --

9 MR. GOUDIE: It does look like a storage
10 room.

11 CHAIRMAN TORRE: It's very poor, left.
12 So, yeah, I think that I would be in favor of
13 putting that door, a garage, sort of similar
14 door back there.

15 MR. FULLERTON: Further, I would like to
16 ask the staff: Is it not required by the City
17 of Coral Gables to have an architect named on
18 the plans that we receive?

19 MR. GOUDIE: It is mentioned on the plans.

20 MR. FULLERTON: Sorry. I didn't get that.

21 MR. GOUDIE: Maybe not on that copy, but
22 it was on the other plans.

23 MR. FULLERTON: But --

24 MR. GOUDIE: Right there.

25 MS. SPAIN: That has it. I.G. Group.

1 MR. FULLERTON: What was included in the
2 application to the Architect's Board?

3 MS. SPAIN: Let me see. You don't have
4 it.

5 MR. GOUDIE: No, that's the one.

6 MS. SPAIN: Here it is.

7 MR. FULLERTON: The first thing I did when
8 I saw this --

9 MS. SPAIN: It was cut off.

10 MR. FULLERTON: -- is say this doesn't
11 comply to what the city requires.

12 MS. SPAIN: Yeah, you cut it off. That
13 shouldn't happen.

14 MR. GOUDIE: It's -- the architect is
15 Perry Infante, I.G -- (phonetic).

16 CHAIRMAN TORRE: Right, but --

17 MR. GOUDIE: I'm pretty sure Mr. Torre
18 knows him.

19 MR. FULLERTON: But you said you drew this
20 yourself.

21 MR. GOUDIE: No. What I did was the
22 existing and proposed. I just cut it and
23 pasted.

24 MR. FULLERTON: Oh, cut and paste.

25 CHAIRMAN TORRE: I wouldn't go backwards,

1 but I'd say that in the future, Dona, I'm going
2 to say that we're going to reject this. At
3 least I would reject this, going forward.

4 So, please take more time. I know that
5 you're in a hurry, but this is -- this is not
6 right, for the next person to have done all the
7 work and this is what we get here.

8 So, is there anybody else that has any
9 additional comments?

10 MR. SILVA: I just have a question,
11 because -- so, zoning did highlight that that
12 existing guesthouse is not in compliance. So
13 do we have to opine on that, or is that just
14 some existing non-conforming use?

15 MS. SPAIN: No, I don't think you have to,
16 because the City Attorney will handle that.

17 MR. FULLERTON: Is that a conditional use,
18 or something like that?

19 MS. SPAIN: I think just let it go, and if
20 it turns out you are not requiring that to go
21 back to a garage, that the City Attorney will
22 issue something on that.

23 CHAIRMAN TORRE: I think we're --

24 MS. SPAIN: You can put it in your motion.
25 That would help.

1 CHAIRMAN TORRE: Does anybody else have
2 any --

3 MR. RODRIGUEZ: What was the motion?

4 CHAIRMAN TORRE: We haven't made a motion.
5 I just want to make sure everybody has --

6 MS. SPAIN: There isn't a motion. I was
7 trying to encourage someone. There isn't a
8 motion yet.

9 CHAIRMAN TORRE: He had made some
10 comments.

11 BOARD MEMBER: Expressed his opinion.

12 CHAIRMAN TORRE: So I think we're ready,
13 if somebody --

14 MR. EHRENHAFT: Mr. Torre, you were
15 suggesting that you'd prefer to see the
16 documentation come back?

17 CHAIRMAN TORRE: No. I don't want --

18 MR. EHRENHAFT: Cleaned up, or no?

19 CHAIRMAN TORRE: -- Mr. Goudie to think
20 that we're always going to be --

21 MR. EHRENHAFT: Right, right.

22 CHAIRMAN TORRE: I don't want to say a bad
23 word on TV. But you know this.

24 MR. GOUDIE: Have to think about it.

25 CHAIRMAN TORRE: We go back and forth here

1 on this board, but in the future we've got to
2 get better drawings. That's all.

3 MR. GOUDIE: I want to mention that it was
4 approved by the Board of Architects three
5 times, and because of all the corrections and
6 trying to get it here --

7 MS. SPAIN: I believe the one -- yes, but
8 on those plans you did have the title block,
9 when it went to the Board of Architects.

10 CHAIRMAN TORRE: All right. Let's see if
11 we can get somebody to move this along. I
12 think we have a consensus at this point. I
13 think we have a consensus.

14 MR. SILVA: I think so. All right. So I
15 guess I'll make a motion.

16 CHAIRMAN TORRE: There you go.

17 MR. SILVA: I'll move approval of the
18 conversion of the existing garage to a family
19 room and the new garage as a porte cochere, as
20 per the revised drawings we received, and
21 restoration of the existing rear building, the
22 restoration of the existing masonry opening,
23 but allowing it to be infilled and continued to
24 be used as a workshop.

25 MR. GOUDIE: Without a driveway.

1 CHAIRMAN TORRE: Without a driveway.

2 MR. PARSLEY: I'll second.

3 CHAIRMAN TORRE: Without a driveway. Did
4 you get that last part?

5 MR. RODRIGUEZ: Without a driveway? Yeah,
6 without a driveway.

7 CHAIRMAN TORRE: Without a driveway.

8 MS. SPAIN: Yes.

9 CHAIRMAN TORRE: We have a motion, and we
10 have a second from Mr. Parsley.

11 MS. DIAZ: Ms. Bache-Wiig?

12 MS. BACHE-WIIG: Yes.

13 CHAIRMAN TORRE: Wait. Is there anything
14 further for discussion?

15 MR. FULLERTON: I just wanted to comment.
16 What's the point of changing the garage door if
17 there's no access to it for a vehicle? I mean,
18 it's just kind of like additional work to do.

19 MR. SILVA: He's already -- I mean, if he
20 wasn't doing anything to it, I would say leave
21 it alone. But he is proposing to remodel the
22 doors. So I'm saying, if you're going to
23 change the doors --

24 CHAIRMAN TORRE: It's to bring it back
25 to -- what was supposed to be there was a

1 garage, but --

2 SPEAKER: It should have been, yeah.

3 MR. SILVA: Yeah. Make it something
4 historically appropriate.

5 MR. FULLERTON: It might be a nicer
6 storage area, too, a work area.

7 MR. GOUDIE: Sorry.

8 MR. FULLERTON: Sorry, Jessie.

9 MS. DIAZ: Ms. Bache-Wiig?

10 MS. BACHE-WIIG: Yes.

11 MS. DIAZ: Mr. Parsley?

12 MR. PARSLEY: Yes.

13 MS. DIAZ: Mr. Silva?

14 MR. SILVA: Yes.

15 MS. DIAZ: Mr. Ehrenhaft?

16 MR. EHRENHAFT: Yes.

17 MS. DIAZ: Mr. Rodriguez?

18 MR. RODRIGUEZ: Yes.

19 MS. DIAZ: Ms. Thomson?

20 MS. THOMSON: Yes.

21 MS. DIAZ: Mr. Fullerton?

22 MR. FULLERTON: Yes.

23 MS. DIAZ: Mr. Torre?

24 CHAIRMAN TORRE: Yes. Thank you.

25 MR. GOUDIE: Okay. Good to have a

1 (inaudible) for once.

2 CHAIRMAN TORRE: All right. We're going
3 back to the regular agenda?

4 MS. SPAIN: Okay. Not yet.

5 CHAIRMAN TORRE: Yes?

6 MS. SPAIN: We're going back to the first
7 case in the file.

8 CHAIRMAN TORRE: We're going to the
9 first -- got it.

10 *****

11 CASE FILE COA (SP) 2017-010, 2315 GRANADA BOULEVARD

12 *****

13 CHAIRMAN TORRE: So this will be Case File
14 COA Special Certificate of Appropriateness
15 2017-010. It's an application for the issuance
16 of a Special Certificate of Appropriateness for
17 the property at 2315 Granada Boulevard, a
18 Contributing Resource within the "Castile
19 Avenue/Plaza Historic District," legally
20 described as the North 125 FT of Lot 9, Peacock
21 Re-Subdivision of Block 35, Coral Gables
22 Section "B," according to the Plat thereof, as
23 recorded in Plat Book 35, at Page 60 of the
24 Public Records of Miami-Dade County. The
25 application requests design approval for the

1 additions and alterations to the residence and
2 sitework.

3 MS. SPAIN: This is also a confusing case.
4 Because of the mislabeling of the elevations,
5 it can be a little bit confusing. I'm going to
6 go over that briefly, and then turn it over, I
7 believe, to the owner.

8 Okay. This is on the corner of Castile
9 and Granada, and zoning considers, regardless
10 of where the front door is, that the narrow
11 portion of the lot is the front. So the
12 setback on the narrow portion of the front is a
13 front setback, according to zoning.

14 In this case, the narrow portion is on
15 Castile Avenue, not on Granada, so Granada is
16 considered, actually, a side setback.

17 So, adding to that confusion is the west
18 elevation, which is the primary elevation on
19 Granada, is actually mislabeled in your packet
20 as east.

21 So I'm going to turn it over to the owner.
22 Staff is recommending in favor of this, and
23 there's no variances.

24 MR. ZANELLI: To my defense, the plans
25 have the architect's name.

1 MS. SPAIN: That's right.

2 MR. ZANELLI: But, yeah, he's traveling
3 and (inaudible).

4 So, basically, that was the house in the
5 1940s. We bought this house 2014. We applied
6 for a pool. We also extended a wall.

7 MS. SPAIN: Use this.

8 MR. ZANELLI: Oh, sorry.

9 Okay. So, basically, after we bought it
10 we installed the gate, we changed the -- that's
11 Castile Avenue. But now they say that is the
12 front. But our address is 2315 Granada
13 Boulevard.

14 Let me -- let me just go -- so, basically,
15 I don't know if you know this corner, but we
16 brought these plans and -- okay. That's our
17 pool renovation. And in the pool area, you see
18 on the left-hand side there, that comes a new
19 wall that we had put on Granada, at the same
20 distance that we have from the, from the line
21 of property to -- I think it's 25 feet. So
22 that was allowed two years ago.

23 Today what we wanted to do was, we're
24 going to extend the house by a thousand square
25 feet. Because right now the lot is 10,000

1 square feet, and the house under
2 air-conditioning is 2200 or 2100.

3 So, basically, that's what you have today
4 from the top. Another one. This is today,
5 existing elevations. And this is what we are
6 going to do, or trying to do in the future.

7 So, basically, there's two wings. There's
8 one that will follow the wall that we have in
9 the front today. That would be one floor only.
10 And then the back one, which will be two
11 floors. So it's really kind of a U-shaped
12 property.

13 You see here the proposed second floor on
14 the top, and the staircase. And that's how it
15 would look with, you know, the roof.

16 This would be the Castile -- the top one
17 would be the Castile side, and this is what we
18 will see, our neighbor on Granada.

19 Now we'll see the second, the bottom
20 drawing. This is the back, toward our Castile
21 neighbor, on the top. And this is the front.
22 The bottom will be the front. But you would
23 see on Granada Boulevard, the bottom one. And
24 then the back one is what the Castile neighbor
25 would see.

1 Then, again, it's the same. Here you
2 have -- this is from the patio, so this would
3 be from the master looking at -- the top one
4 would be from the master looking at the other
5 side of the -- of the other wing. And this one
6 will be -- the bottom one -- let me see. Hold
7 on a second, because the bottom is what you
8 will see from the pool.

9 So here, this is what you would see from
10 the pool. Proposed patio, west elevation. I
11 don't know -- proposed patio -- yeah. I'm
12 trying to figure out, I'm trying to figure out
13 the second --

14 SPEAKER: He's looking for the west view.

15 MR. ZANELLI: Yeah, but I think that
16 they're switched. That's why. But, basically,
17 the pictures that you have --

18 SPEAKER: The west is west -- see there?

19 MS. SPAIN: That's the pool elevation.

20 MR. ZANELLI: Yeah, that's the pool.

21 MS. SPAIN: So those are the sections to
22 the pool.

23 MR. SILVA: In our packet, it's after
24 that.

25 MR. ZANELLI: But, basically, here you

1 have the elevation from the front and from the
2 back. I mean, yeah. Then you still have the
3 same view on Castile. From Castile, if you're
4 at the park you would see -- you know, there's
5 a park. So you would see the top drawing, the
6 top elevation.

7 We haven't -- well, I don't know. What do
8 you think?

9 MR. SILVA: This has already been approved
10 by BOA?

11 MS. SPAIN: Yes.

12 MR. SILVA: And it went through zoning
13 already?

14 MS. SPAIN: Yes.

15 MR. SILVA: There's only a 5-foot setback
16 on that side where the --

17 MS. SPAIN: There was a 5-foot setback on
18 what you consider the rear, but that is what
19 zoning considers the side.

20 MR. FULLERTON: And they've got a 25-foot
21 setback on the other side along Granada
22 Boulevard.

23 MR. ZANELLI: Basically, the issue is that
24 we have not found any other way to extend the
25 house without, you know, breaking the roof and

1 creating a second floor, because of the zoning
2 situation. We are --

3 MS. SPAIN: And they're well under the FAR
4 with these additions.

5 MR. ZANELLI: This is -- it will be 3,000
6 square feet and 10,000 square foot lot. If you
7 know -- if you know the corner, you would know
8 that we have done many improvements to it, and
9 we really took care of everything that we were
10 asked for every time.

11 MR. RODRIGUEZ: Were you the ones who
12 added the pool recently?

13 MR. ZANELLI: Sorry?

14 MR. RODRIGUEZ: You were the ones who
15 added the pool?

16 MR. ZANELLI: Yes. And the wall. In
17 order to have the cover over Granada, we needed
18 to add the wall.

19 MR. EHRENHAFT: So, basically, to the
20 south of the existing historic building, you
21 propose to add a master suite which will be --
22 if we're standing on Granada and looking east,
23 then the master suite will be brought to the
24 right along what is currently your wall.
25 You've got about a 4-1/2 or 5-foot wall there.

1 MR. ZANELLI: That's correct.

2 MR. EHRENHAFT: And you're going to reduce
3 the size of the existing pool.

4 MR. ZANELLI: On length.

5 MR. EHRENHAFT: On length.

6 MR. ZANELLI: Yes.

7 MR. EHRENHAFT: And then to the extent
8 that you're adding a two-story studio building,
9 or a studio wing, that's on the far side of the
10 pool, or the far side of the -- the lot, the
11 farthest away from Granada.

12 MR. ZANELLI: That's correct.

13 MR. EHRENHAFT: And so that building is
14 recessed and it is not in front of or facing
15 either of the two streets --

16 MR. ZANELLI: No.

17 MR. EHRENHAFT: -- that the property is
18 bordered on. It's cozied in the back rear.

19 MR. ZANELLI: That's correct.

20 MR. EHRENHAFT: In the corner.

21 MR. ZANELLI: Also, to show the historic
22 versus the new, we are having a 6-inch notch to
23 the front --

24 MS. SPAIN: Yes.

25 MR. ZANELLI: -- on the first floor. So

1 we're sitting a little bit back. And when you
2 say studio, it's only the top, the studio. The
3 bottom is another bedroom and bathroom.

4 MR. EHRENHAFT: Oh, okay.

5 MR. ZANELLI: So the studio is just the
6 top. The bottom --

7 MR. EHRENHAFT: Okay. Because I saw on
8 the ground floor --

9 MR. ZANELLI: Yeah.

10 MR. EHRENHAFT: -- I saw the word studio
11 to the left of the bathroom, but --

12 MR. ZANELLI: That's correct, because the
13 staircase takes (inaudible).

14 MR. EHRENHAFT: Okay.

15 CHAIRMAN TORRE: Is there a reason why
16 your master addition in the front is a little
17 higher than the roof line on the existing?

18 MS. SPAIN: That was also, I believe, to
19 differentiate it.

20 CHAIRMAN TORRE: That's --

21 MS. SPAIN: Historic --

22 CHAIRMAN TORRE: So that goes to my point.
23 The only thing I noticed with this house when I
24 looked at it, there's a lot of different roof
25 pitches and elevations and changes all over the

1 place. What defines this house is a lot of
2 that.

3 So, as it relates to this addition, one
4 way to interpret it is like it is what it is,
5 there's a lot of these things, leave it alone.
6 And the other way is to try to help it along.

7 How I look at that is, looking at the roof
8 line and the elevation at 5, A-4, and A-5, I
9 wonder if you went and knocked the house just a
10 little bit more, that the roof of the master
11 would join to the main roof of the house much
12 simpler, and avoid another one of these --
13 because there's a lot of --

14 MR. ZANELLI: Sorry. No, no.

15 CHAIRMAN TORRE: It's that 4 feet you're
16 trying to put in the middle, if that could just
17 go away. I was wondering --

18 MR. ZANELLI: The thing that I wanted to
19 do -- because I know construction, how it goes.
20 We're living in the house, correct? So what I
21 wanted to do, I was able to create, construct
22 these two wings, if you may, and then in one
23 month crack the whole thing open and bring it
24 in. I wouldn't do it any other way.

25 CHAIRMAN TORRE: Like I said, if the house

1 was cleaner, it would make more of a
2 difference. But I think the house has so much
3 of it, I think another one of these doesn't
4 make a difference at this point.

5 MR. SILVA: They don't have so much --

6 CHAIRMAN TORRE: I mean, if you look at
7 the house --

8 MR. SILVA: I mean, it's doing it, yeah.

9 CHAIRMAN TORRE: -- there's just so many
10 of these ups and downs. And the roof is busy,
11 busy.

12 MR. ZANELLI: That is the reason why we're
13 doing it. We wouldn't do it, you know, if it
14 was --

15 MR. FULLERTON: It might be a nightmare of
16 construction joinery and waterproofing and
17 everything, but that's your problem.

18 MR. ZANELLI: Oh, in the future, you mean?
19 You're right.

20 But it will be cleaner. Look. We're
21 surrounded by construction. We have the
22 Castile house, which is a year and change.
23 It's, in my point of view, a disaster. And
24 then the other neighbor now started and has a
25 crane, the one over on Granada and Coral Way.

1 MR. EHRENHAFT: Yeah, there's demolition
2 there.

3 MR. ZANELLI: And so, you know, we want to
4 do something much smaller in ratio, so, you
5 know -- and I have seen things that are, you
6 know, the big -- you know, smaller lots with
7 bigger houses.

8 CHAIRMAN TORRE: Are you changing the pool
9 or moving the pool or --

10 MR. ZANELLI: Sorry? No, I'm actually
11 reducing it.

12 CHAIRMAN TORRE: Shrinking the pool.
13 You're shrinking the pool.

14 MR. ZANELLI: Shrinking, but I'm also
15 making a, a -- kind of like a beach on the
16 right-hand side. So I'm shrinking the beach
17 part, but at the same time I'm making a
18 little --

19 CHAIRMAN TORRE: But it's a new pool?

20 MR. ZANELLI: It's the one that I already
21 have approved two years ago.

22 MS. SPAIN: Yes.

23 CHAIRMAN TORRE: It's not this one,
24 because the other one goes --

25 MS. THOMSON: It's newish.

1 CHAIRMAN TORRE: Yeah, okay.

2 MR. ZANELLI: It's refitted.

3 MR. EHRENHAFT: You're reducing the length
4 of it?

5 MR. ZANELLI: Yes, in order to fit the two
6 wings.

7 MR. EHRENHAFT: Two wings, right.

8 CHAIRMAN TORRE: All right.

9 MR. SILVA: I think it's a sensitive
10 addition on the -- especially on the street
11 facades. I think setting it back the four
12 inches clearly differentiates it on the Granada
13 side. And that two-story addition is so far in
14 the back that I think it's --

15 MR. EHRENHAFT: Yeah. I like the fact
16 that they chose to put it on that side as
17 opposed to proposing it to be on the front.

18 MS. BACHE-WIIG: Yes, I agree.

19 CHAIRMAN TORRE: Okay. Any further
20 comments?

21 (No response.)

22 CHAIRMAN TORRE: We'll close the public
23 hearing. Does anybody want to speak?

24 You're good. You want to sit down? Thank
25 you very much.

1 MR. ZANELLI: Thank you.

2 CHAIRMAN TORRE: Thank you. Thank you so
3 much.

4 Anybody want to speak for or against this
5 item?

6 If not, we'll close the public hearing and
7 entertain a motion.

8 Bruce, want to go ahead?

9 MR. EHRENHAFT: I move for approval.

10 CHAIRMAN TORRE: Go ahead.

11 MS. THOMSON: Never mind. I'm just
12 curious as to -- this looks massive and it
13 looks beautiful, but it just has a one-car
14 garage.

15 MR. ZANELLI: You know, can I show you --
16 basically, we would not use the garage, like
17 every other house in the U.S., I think. But if
18 we go back to it, you will see the picture. We
19 have a driveway with a gate. You know, there
20 is no, really --

21 MS. SPAIN: You pull in and park.

22 MR. ZANELLI: We pull in and park. So
23 from outside -- from outside you don't see the
24 garage, because --

25 MS. SPAIN: Because I went to the house to

1 look at the stucco, and it was almost
2 impossible for me to see the stucco.

3 MR. ZANELLI: Basically, if you look at
4 the pictures you can see plants, and then the
5 roof. That's what you see today.

6 MR. FULLERTON: Yeah. I live right across
7 the street.

8 MR. ZANELLI: Oh, yeah?

9 MR. FULLERTON: And, yeah, you don't even
10 see the house. It's like you drive down the
11 street, and it's very, very well hidden. Not
12 hidden, but landscaped.

13 MR. EHRENHAFT: Landscaped, yeah.

14 MR. ZANELLI: You know now.

15 MR. FULLERTON: It's sensitive. It's
16 sensitive to the neighborhood, for sure.

17 MS. SPAIN: Okay.

18 CHAIRMAN TORRE: All right. There was a
19 motion. Actually, we're looking for a second.

20 MR. SILVA: I'll second.

21 CHAIRMAN TORRE: Second from Mr. Silva.
22 Any further discussion? Let's do it.

23 MS. SPAIN: Who made the motion? I'm
24 sorry.

25 CHAIRMAN TORRE: It was -- the motion was

1 Mr. Ehrenhaft.

2 MR. EHRENHAFT: Is there need for them to
3 come back to you administratively for looking
4 at any of the new windows that they add or --

5 MS. SPAIN: No, no. We handle -- we'll
6 handle all of that administratively, with
7 standard COAs. And it doesn't have to come
8 back to the Board unless --

9 MR. EHRENHAFT: No, no. I meant to
10 staff.

11 MS. SPAIN: Yes, just to staff.

12 MR. EHRENHAFT: Okay.

13 MS. SPAIN: It all goes to staff.

14 MR. EHRENHAFT: Okay. Thank you.

15 CHAIRMAN TORRE: Proceed.

16 MS. DIAZ: Ms. Thomson?

17 MS. THOMSON: Yes.

18 MS. DIAZ: Mr. Fullerton?

19 MR. FULLERTON: Yes.

20 MS. DIAZ: Ms. Bache-Wiig?

21 MS. BACHE-WIIG: Yes.

22 MS. DIAZ: Mr. Parsley?

23 MR. PARSLEY: Yes.

24 MS. DIAZ: Mr. Silva?

25 MR. SILVA: Yes.

1 MS. DIAZ: Mr. Ehrenhaft?

2 MR. EHRENHAFT: Yes.

3 MS. DIAZ: Mr. Rodriguez?

4 MR. RODRIGUEZ: Yes.

5 MS. DIAZ: Mr. Torre?

6 CHAIRMAN TORRE: Yes.

7 Thank you.

8 MS. SPAIN: We apparently have a request
9 for the seventh case to go now. I'm not sure
10 why.

11 MR. EHRENHAFT: For what?

12 MS. SPAIN: 1142 South Greenway. I don't
13 know --

14 CHAIRMAN TORRE: What's going on?

15 MR. EHRENHAFT: It's 2017-017?

16 SPEAKER: Give me the address.

17 MS. KAUTZ: They requested to be out of
18 order.

19 CHAIRMAN TORRE: Could you plead your
20 case, because we have to be fair to the agenda.
21 I mean, if you have a special circumstance --

22 MR. OSLE: No.

23 CHAIRMAN TORRE: Thank you.

24 MR. FULLERTON: So we're doing 9XX?

25 *****

1 CASE FILE COA (SP) 2017-011, 9XX VALENCIA AVENUE

2 *****

3 CHAIRMAN TORRE: 9XX Valencia. This is
4 Case File COA (SP) 2017-011: An application
5 for the issuance of a Special Certificate of
6 Appropriateness for the property at 9XX
7 Valencia Avenue, a vacant parcel of land
8 (previously designated with 927 Valencia),
9 which is legally described as Lot 20, Block 9,
10 Coral Gables Section "A," according to the Plat
11 thereof, as recorded in Plat Book 5, at Page
12 102 of the Public Records of Miami-Dade County.
13 The application requests design approval for
14 the construction of a new two-story residence
15 and sitework.

16 MS. SPAIN: Thank you.

17 MS. KAUTZ: So this property was
18 designated in September of 2015 as part of 927
19 Valencia, which at the time consisted of Lots
20 17 through 20.

21 A determination, a legal opinion was
22 issued by the City Attorney's Office,
23 determining that Lot 20 was a separate building
24 site. So it has been since parted from the
25 original designation, but the lot is still

1 designated as part of the designation, which is
2 why it's coming to you-all.

3 This is the location of it. You can still
4 see the larger parcel is still outlined on the
5 property appraiser map.

6 This is for a new two-story single-family
7 residence. There are no variances being
8 requested. The Board of Architects did approve
9 the preliminary approval in May, with some
10 comments. Those were addressed, and then it
11 was approved by the City Architect in June, and
12 so the comments they had initially have already
13 been addressed and are part of the submittal.

14 We have three comments on the proposal.
15 One is that the roof material is noted on the
16 plans and elevations as one place being barrel
17 tile or "S" tile, and one as being flat tile.

18 So we don't know which one is actually
19 being proposed. If it is a barrel-type tile,
20 it should be true barrel tile.

21 The window and door muntins are typically
22 as we asked, to be high-profile and
23 dimensional, and a window schedule is now
24 provided in the submittal.

25 They are to be casement units. They were

1 depicted as such, but we just want to make sure
2 they're not, you know, (inaudible) rollers, or
3 anything like that.

4 So, that is it for our comments, and I'll
5 turn it over to the architect.

6 MR. EDUARDO CALIL, JR.: My name is
7 Eduardo Calil, Jr. This is Eduardo Calil, Sr.
8 We are the architects of the project.

9 (Inaudible) This is what was just a site
10 plan for the residence. It's being considered
11 (inaudible) with an elevation (inaudible)
12 carport on the left-hand side of the residence.

13 The floor plan is a very simple open floor
14 plan for -- Hello?

15 MS. KAUTZ: They can't hear.

16 MR. EDUARDO CALIL, JR.: So, one of the
17 things we're trying to do is respect the new
18 residence as much as we could, the historic
19 property which is to the right of this
20 property. This is Lot No. 20, I believe, on
21 the left-hand side.

22 A few ways that we approach that, to
23 respect the historic residence as much as
24 possible, is put the carport as far away as
25 possible, as well as the AC units, on the

1 opposite side of the historic home.

2 We also -- one of the things that we also
3 did to soften the main entrance to the house
4 is, we have a lot of smaller conditions, like a
5 terraced condition, things that break down the
6 elevation, so as to not make it an overwhelming
7 design.

8 And we, as small as this residence is, we
9 still tried to emphasize repetition and bay
10 windows and some horizontality with the
11 horizontal bands that we introduced into the
12 residence.

13 We also introduce some natural stone
14 materials on the facade and on the columns on
15 the front.

16 We also had, we had -- as I mentioned, we
17 had a few comments, minor comments from zoning,
18 and we addressed them all with regard to --
19 most which were with regard to elevation.
20 Those are the comments that were done by
21 zoning.

22 Here we're looking at -- well, this is the
23 front of the property there. The front of the
24 property is the top image. The side facing the
25 west is the bottom image there. The AC

1 compressors are hidden, so that it doesn't
2 obstruct the neighbor either. They're
3 (inaudible) with the railings there on the
4 bottom left. A little gate, to shield it from
5 view for the neighbors.

6 This is the rear of the property, where we
7 have a rear back, and it's a very symmetrical
8 design for the rear.

9 This is a typical section through the
10 entrance of the -- this one. This one you can
11 see where the -- well, two typical sections for
12 the main building.

13 MR. EDUARDO CALIL, SR.: (Inaudible).

14 MR. EDUARDO CALIL, JR.: Yeah. And the
15 intention for the roof was actually a flat
16 cement tile roof. I didn't see -- at least I
17 looked really quick, but I didn't see barrel
18 tile. I don't know if that note slipped
19 somewhere, but it's supposed to be -- the
20 reason we intended for a flat cement tile roof,
21 and that's something that we also mentioned in
22 our -- we had a lot of meetings with Historic,
23 but one of the reasons we proposed flat cement
24 tile roof versus barrel tile roof is --

25 CHAIRMAN TORRE: That's where it is.

1 MR. EDUARDO CALIL, JR.: That's where it
2 escaped. Thank you.

3 It was supposed to be flat cement tile
4 roof. And one of the main reasons was to
5 differentiate it from the historic home. We
6 didn't want things to be similar, one home to
7 the other. We didn't want it to be its sister,
8 we wanted it to be its neighbor, which is what
9 it is, but still respected in as many ways as
10 possible.

11 Any questions that you may have I can
12 answer, or that we can answer?

13 CHAIRMAN TORRE: Thank you. I think --
14 does anybody have any questions?

15 MR. RODRIGUEZ: I would like to ask a
16 question.

17 I looked at your plans, and it looks very
18 similar to the big box houses that are going up
19 all over Coconut Grove and Coral Gables. It
20 looks exactly like the plans of two houses that
21 were recently built on the 1400 block of
22 Sorolla, which stand out because they're big
23 white boxes.

24 You may call -- you may paint them
25 something else, but they're still these huge

1 white boxes over -- on a very small piece of
2 land. There's also two of them on Madeira
3 Avenue, just off of LeJeune Road.

4 My concern is that this is a historic
5 area. This is a historic district. And all of
6 a sudden, to bring in a big box next to a
7 historic home may not be in keeping with the
8 spirit, or at least the nature of that
9 community.

10 MR. EDUARDO CALIL, JR.: This is why we,
11 we introduced a lot of elements, architectural
12 elements, in order to soften anything that
13 would resemble a big box. We actually broke
14 down said box, if there is anything that
15 resembles a box, which is why we did the
16 one-story carport that pushes out further.

17 The terrace right there already --

18 MR. RODRIGUEZ: That's exactly the same
19 design as in the 1400 block of Sorolla.

20 MR. EDUARDO CALIL, JR.: I don't know that
21 design.

22 MR. RODRIGUEZ: The carport with the flat
23 tile roof and second story. And they're
24 identicals. They're an identical drawing.

25 MR. EDUARDO CALIL, JR.: I --

1 MR. RODRIGUEZ: And I don't know whether
2 it's within our purview to make a statement
3 about a big box house, but I'd like to -- I'm
4 making that statement now.

5 MS. BACHE-WIIG: Do you have any images of
6 the adjacent structure?

7 MR. EDUARDO CALIL, JR.: The adjacent
8 structure, yeah.

9 MS. BACHE-WIIG: The adjacent home.

10 MR. EDUARDO CALIL, JR.: They're just
11 really small.

12 MR. EHRENHAFT: The adjacent home is in
13 the separate --

14 MS. BACHE-WIIG: The separate one.

15 MR. EHRENHAFT: -- separate packet, which
16 is 2017-012. It's the next one for
17 consideration.

18 MS. BACHE-WIIG: Okay.

19 MR. EDUARDO CALIL, JR.: I'll give you a
20 moment so you can look at it.

21 CHAIRMAN TORRE: So let's touch base on
22 that. What's -- maybe somebody can answer.
23 The height, maximum height of the house in
24 Coral Gables is 29?

25 MS. KAUTZ: Yes.

1 CHAIRMAN TORRE: Twenty-nine? Okay.

2 So, to answer your question, you're much
3 purview to make that be the issue. Yes, of
4 course. You are.

5 MR. RODRIGUEZ: I think that is the issue.
6 It starts out by -- the description starts out
7 saying, right on the first page, "This is a
8 historic district."

9 CHAIRMAN TORRE: But there's also --
10 there's also ways for you to help mitigate
11 that. You could maybe --

12 MR. RODRIGUEZ: 927 Valencia Avenue was
13 designated as a local historic landmark based
14 on its historical, cultural, and architectural
15 significance. And all of a sudden, we're
16 sticking a white box in the middle of something
17 which is not historically, culturally or
18 architecturally significant.

19 MS. SPAIN: You actually have -- you
20 absolutely have the purview to be concerned
21 about adjacent property. That's why it's
22 before you.

23 This did not have to go through the lot
24 separation because it was not encumbered as a
25 separate building site, so it is a separate

1 building site. But because the whole property
2 was designated with 927, it's before you, and
3 what you should be looking at is how it impacts
4 the historic property adjacent to it.

5 MR. RODRIGUEZ: And if I understand
6 correctly, the other one is next.

7 MS. SPAIN: Yes.

8 MR. RODRIGUEZ: So maybe we should take
9 the next one first.

10 CHAIRMAN TORRE: Well --

11 MR. EHRENHAFT: And I have another
12 observation, which is perhaps structural, but I
13 went by the property and looked carefully at
14 things, and I see -- if I'm not misreading
15 things -- because this is Lot 20. So, Lot 19
16 and 18 and 17, to the right, have the historic
17 home.

18 MR. EDUARDO CALIL, JR.: Yes, correct.

19 MR. EHRENHAFT: The tree, the vegetation
20 things are mislabeled. If I understand things
21 correctly from what I saw on-site today, what
22 is number -- labeled as Number 29 on the
23 vegetation landscape --

24 MR. EDUARDO CALIL, JR.: Are we discussing
25 the large oak tree?

1 MR. EHRENHAFT: The large oak is where 29
2 is, and you have it labeled as 1-I.

3 I also think that the dimensions of that
4 oak are much larger than what is described,
5 because they're saying the trunk is 18 inches.
6 It's much bigger than this.

7 This is a very old oak. It looks to me
8 like it's 80 to 90 years old, and it's
9 certainly much higher than 20, 20 feet. And
10 that tree --

11 MS. SPAIN: Have you had --

12 MR. EDUARDO CALIL, JR.: We had the
13 landscape surveyor go in. It was --

14 MS. SPAIN: Was it Dan Miller or Bob
15 Boberman?

16 MR. EDUARDO CALIL, JR.: I'll have to
17 check my drawings here to see --

18 MR. EHRENHAFT: You will be with -- the
19 roots of that tree are going to be within 2 or
20 3 or 4 feet of --

21 MR. EDUARDO CALIL, JR.: How many feet?

22 MR. EHRENHAFT: -- the foundation. It's
23 going to be very close to the foundation.

24 MR. EDUARDO CALIL, JR.: No. Well, yeah.
25 Well, based on -- we had the landscape surveyor

1 actually go in a couple times to make sure that
2 tree was marked exactly where it's marked and
3 where it is.

4 MS. SPAIN: Did you, did you -- is that --
5 when you talked --

6 MR. EHRENHAFT: But it's mislabeled on the
7 drawings.

8 MR. EDUARDO CALIL, SR.: We went
9 ourselves.

10 MR. EDUARDO CALIL, JR.: Yeah. We went
11 ourselves and we measured that, both of us. We
12 went to the actual site while we got the
13 measurement that we actually did. From the
14 existing residence, we double-checked from the
15 historic part of the existing residence.

16 MR. FULLERTON: It's not here. It's not
17 on this plan.

18 MR. EHRENHAFT: It's not on the plan.

19 MR. EDUARDO CALIL, JR.: It's not on that
20 plan. It's about -- if I'm not mistaken, it
21 should be 8 feet, 9 feet from -- for that plan.

22 MR. PARSLEY: I'm having trouble finding
23 where that tree is on the plan.

24 MR. EHRENHAFT: It's labeled 29. It's a
25 little bit in front of -- so it's going to be

1 very close to the foundation.

2 MR. FULLERTON: You can see it on this
3 package. You can see it. It's a huge, huge
4 tree.

5 MR. PARSLEY: Yeah.

6 MR. EDUARDO CALIL, JR.: We had a similar
7 situation on a house that we developed on
8 Almalfi Avenue, where we were exactly 5 feet
9 from that residence with monolithic coating,
10 and the solution to that was -- and that would
11 be a live oak with a, I want to say a 42-inch
12 diameter.

13 And we did -- we were exactly 5 feet from
14 it. And this was a discussion with --

15 MR. EHRENHAFT: Because you certainly
16 don't want to be doing radical root pruning
17 that's going to kill the tree.

18 MR. EDUARDO CALIL, JR.: We're actually
19 further from this tree than we are on that one.
20 That one's right there because we had no
21 choice. On this one we made a conscious effort
22 to actually construct further from it.

23 MS. SPAIN: Can I ask you whether you had
24 the city horticulturist go out and look at this
25 tree?

1 MR. EDUARDO CALIL, JR.: I don't believe
2 that he actually went out to look at the tree,
3 but I know that they did look at the plans
4 before --

5 MS. SPAIN: Either Brook (phonetic) or Bob
6 Boberman, one of those two people.

7 MR. SILVA: So, I think they only go out
8 if you're calling for a tree removal and --

9 MS. SPAIN: Right. I know they now have
10 to do a landscape --

11 MR. SILVA: This is kind of unusual --

12 MR. EDUARDO CALIL, JR.: They'll go out
13 there for this one, too. They'll go out for --

14 MS. SPAIN: They need to do a tree survey
15 before a new residence is --

16 MR. EHRENHAFT: It's literally on the
17 property line where the wall, where the column
18 of the wall of the historic house stops. And
19 if you look straight, straight down the line of
20 the property, part of the trunk is on the
21 historic side and part of the trunk is on the
22 new lot.

23 MS. THOMSON: You know, some years ago,
24 when I was a young girl growing up in the
25 Gables, there was a developer that built houses

1 on back yards. He bought, like, huge
2 properties and built houses in the back yard,
3 with the old house in the front yard or
4 whatever it was. And they just never looked
5 quite right. It just always looked like there
6 was a big house put on a backyard lot. But
7 that's my concern on this.

8 I think I would like to see -- sort of
9 what you were saying. I would like to see a
10 little more character on the house, going into
11 a historic area.

12 MR. FULLERTON: I think at a minimum the
13 two-story part of this house should be flipped
14 over to the other side, so that it gives room
15 to the historic house on the -- to the west.

16 MS. THOMSON: Yeah.

17 MR. RODRIGUEZ: I would like to point
18 out --

19 MR. FULLERTON: You're inclined to put the
20 parking area not against the house, but --

21 MR. RODRIGUEZ: I doubt that the color is
22 white. The pavers are the same pavers that you
23 see in these big box houses, and the design is
24 exactly like the big box houses look like.

25 MR. EDUARDO CALIL, JR.: Do you know the

1 setback of the houses, those big box houses
2 that you're speaking of?

3 MR. RODRIGUEZ: They're -- they're all to
4 code. They're 25 feet, 25 feet.

5 MR. EDUARDO CALIL, JR.: No, but --
6 because our house, the larger part is a good 30
7 feet.

8 MR. RODRIGUEZ: Well, but they're all the
9 same. The carport is 25 feet in the setback
10 from the house.

11 MR. EDUARDO CALIL, JR.: So it's not a --

12 MR. RODRIGUEZ: It's the 1400 block of
13 Sorolla Avenue. There are two on the same
14 block that were just built in the last year,
15 and they've not been sold, because no one wants
16 to buy them.

17 So, you could go by there and see what I'm
18 talking about.

19 MR. EDUARDO CALIL, JR.: Where did you see
20 the 18 inches? What did you say --

21 MR. EHRENHAFT: On your tree --

22 CHAIRMAN TORRE: This is on the other
23 survey, for the other house.

24 MR. EDUARDO CALIL, JR.: Go to -- the
25 other house has it.

1 CHAIRMAN TORRE: That's what Alex is
2 showing.

3 MR. SILVA: Yeah. I think --

4 CHAIRMAN TORRE: This is for the adjacent.

5 MR. EDUARDO CALIL, JR.: This one I don't
6 think has it, because it's not on our property.

7 MR. EHRENHAFT: Well, it's in the packet.
8 I'm sorry. It's in the package that was set up
9 for 011. It's -- it's on the line between Lot
10 20 and Lot 19.

11 MR. EDUARDO CALIL, JR.: I know which
12 one -- if I'm not mistaken, we have it at 72
13 inches diameter.

14 CHAIRMAN TORRE: Let's stop for a second.
15 The issue with the tree is really going to
16 revolve around the horticulturist, and you're
17 going to -- you're going to really have to
18 prove that there is a way to do this. And I'm
19 telling you from experience, that's a whole
20 different challenge you'll be facing.

21 MR. EDUARDO CALIL, JR.: We know.

22 CHAIRMAN TORRE: I don't think -- yes. I
23 don't think it's in our task here to say
24 whether that tree, you know, it can be built or
25 the house can't be built.

1 If it's infringing on the house
2 historically, or we don't think it should be
3 from an esthetic -- but I think he's going to
4 have his own challenge on that level.

5 I think more so is the challenge that
6 Mr. Rodriguez is posing, that is there enough
7 character to this house to make it historically
8 appropriate to be in that street, in that
9 neighborhood, and not feel like it's another
10 spec home being built.

11 MR. EHRENHAFT: I agree. The only reason
12 that I brought up the tree was because, since
13 it was omitted from the drawing from what I
14 could observe, an arborist might give a thumbs
15 down on getting that close to the tree.

16 CHAIRMAN TORRE: Yeah. And they don't
17 see --

18 MR. EHRENHAFT: And they can't be removed.

19 CHAIRMAN TORRE: Yeah. Well, he will be
20 asked for pre-mitigation, and that will be
21 interesting.

22 MR. EDUARDO CALIL, JR.: Yeah.

23 MR. FULLERTON: Dona, at some point in the
24 distant past, we used to ask for or demand
25 contextual information.

1 MS. SPAIN: I was just asking Elizabeth
2 whether --

3 MR. FULLERTON: I don't see --

4 MS. SPAIN: -- when it went to the Board
5 of Architects they had -- because in years gone
6 by, at the Board of Architects, if there was a
7 new residence they did adjacent properties, and
8 then the properties across the street, to get
9 the context.

10 MR. FULLERTON: Yeah. Especially in a
11 situation where we have a historic home.

12 MS. SPAIN: No, I agree with you.

13 MR. FULLERTON: And the scale of that home
14 is dependent on the space around it.

15 MS. SPAIN: I agree with you.

16 MR. FULLERTON: And now we're putting in a
17 massive -- it's not a huge house, but, I mean,
18 it's massive for its site and its location.
19 And I think we need to be a little more careful
20 and look --

21 MS. SPAIN: I agree with you. And it's
22 easily done, even if it's just photographs.

23 MR. FULLERTON: Yeah, yeah. I think we
24 should have this house visualized in context
25 with the next-door neighbor.

1 MR. EDUARDO CALIL, SR.: We do have that.

2 MS. THOMSON: That's what they've done for
3 other ones.

4 MS. SPAIN: Did you submit them with the
5 packet?

6 MR. EDUARDO CALIL, JR.: They should have
7 been submitted with the package if they
8 weren't.

9 MR. EDUARDO CALIL, SR.: With the next
10 house --

11 CHAIRMAN TORRE: I think --

12 MR. EDUARDO CALIL, JR.: Did we submit it
13 for one house or both or -- I'm not sure.

14 CHAIRMAN TORRE: I think a lot of this
15 goes with the design of --

16 MR. EDUARDO CALIL, JR.: But would the
17 Board -- oh, I'm sorry. I didn't mean to --

18 CHAIRMAN TORRE: I didn't mean to
19 interrupt you.

20 MR. EDUARDO CALIL, JR.: I was just
21 stating that when we submit it to the Board of
22 Architects, they do look at the adjacent
23 properties, because that's part of the
24 submittal package.

25 MR. FULLERTON: We then don't have it.

1 MR. EDUARDO CALIL, JR.: I don't
2 remember --

3 MS. SPAIN: That's an issue. And we
4 didn't catch it either.

5 MR. RODRIGUEZ: I think, if I remember
6 correctly, the adjacent house faces Granada.

7 MR. EDUARDO CALIL, JR.: No. Granada.

8 MR. RODRIGUEZ: No.

9 MR. FULLERTON: Valencia.

10 MR. RODRIGUEZ: Valencia. No, it's
11 Valencia. But the side street, the one next --

12 MS. KAUTZ: The house to the west faces
13 Granada.

14 MR. RODRIGUEZ: Yeah, that's what I
15 thought. The house to the west faces Granada.
16 It's a very beautiful old house. So they put a
17 white box right behind it.

18 CHAIRMAN TORRE: I think it goes to the
19 style of this house, whether it's Mediterranean
20 enough or has enough -- you know, the hip roof
21 doesn't help it, that's for one, because of the
22 squareness of the house.

23 MS. THOMSON: It's Prairie style.

24 CHAIRMAN TORRE: And then you put the hip
25 roof on it, it completely loses any kind of

1 Mediterranean --

2 MR. EDUARDO CALIL, JR.: It was a Prairie
3 style inspiration.

4 MS. THOMSON: It's Prairie style, so it's
5 going to have a hip roof.

6 CHAIRMAN TORRE: So it becomes
7 non-descriptive as to what it really is. So
8 it's just -- it's not creating character of --

9 MR. FULLERTON: I also think that a
10 50-foot, two-story wall against the historic
11 home is absolutely wrong. If it was flipped
12 over, at least that one-story thing would be 30
13 or 40 feet.

14 MR. SILVA: It's interesting that these
15 two are coming together, because the proposal
16 for that, for the historic house, has some
17 pretty radical alterations. So I don't know if
18 we should look at that one first --

19 CHAIRMAN TORRE: We should maybe
20 consider --

21 MR. RODRIGUEZ: Well, that's why I thought
22 we should look at that one first.

23 CHAIRMAN TORRE: Yeah. Let's ask the
24 staff.

25 Dona, has any -- has it ever been where

1 we've flipped these during the course -- we can
2 do that, and make -- just kind of stall this
3 one a little bit? Can we do that? Can we just
4 stop this deliberation on this one and move to
5 the next one? Is that appropriate? You can't
6 do that?

7 MS. SPAIN: I think you would -- our
8 attorney isn't here.

9 CHAIRMAN TORRE: It's the same owner, and
10 it's the same -- same owner, right?

11 MS. SPAIN: I would believe you would have
12 to continue this case.

13 Are you saying after you look at the other
14 one, you can come back to it?

15 CHAIRMAN TORRE: That's the thought,
16 because --

17 MR. SILVA: Yeah, because the whole point
18 of reviewing this house is --

19 MS. SPAIN: I understand.

20 MR. SILVA: -- how it fits in with the
21 historic context of the existing house.

22 CHAIRMAN TORRE: There she is, right
23 there.

24 MR. SILVA: And if they want us to -- if
25 they're going to substantially revise the

1 existing historic house, that's going to --

2 MS. SPAIN: Yes, I know you can do that.

3 MS. RAMOS: As long as they have no
4 objection, of course --

5 CHAIRMAN TORRE: It's the same owner.
6 Just have two houses being proposed, one before
7 the other. We can kind of stall the first one
8 for a little bit?

9 MS. SPAIN: That's fine.

10 MS. RAMOS: Of course. Just make the
11 record clear that you're moving on.

12 CHAIRMAN TORRE: And then can we come back
13 and continue?

14 MS. RAMOS: Sure, of course.

15 CHAIRMAN TORRE: Is that okay with you?

16 MR. EDUARDO CALIL, JR.: Of course.

17 CHAIRMAN TORRE: Okay. All right. So
18 this is going to go on halt.

19 *****

20 CASE COA (SP) 2017-012, 927 VALENCIA AVENUE

21 *****

22 CHAIRMAN TORRE: The next item is Case --
23 is Number 3 on the agenda, and it's Case File
24 COA (SP) 2017-012. The application is for the
25 issuance of a Special Certificate of

1 Appropriateness for the property at 927
2 Valencia Avenue, a Local Historic Landmark,
3 legally described as Lots 17, 18, 19, of Block
4 9, Coral Gables, Section "A," according to the
5 Plat thereof, as recorded in Plat Book 5 at
6 Page 102 of the Public Records of Miami-Dade
7 County. This application requests design
8 approval for additions and alterations to the
9 residence and sitework.

10 MS. GUIN: All right. So the location,
11 once again, which we're all aware of. And this
12 is a 1940s photo of the historic home, which
13 has had numerous additions.

14 This proposal is to remove all of those
15 additions and to build a two-story addition, in
16 addition to a new two-story, two-car garage, to
17 convert the detached garage that's on the
18 property to a Florida room, which will be
19 connected by a colonnade, the construction of a
20 covered terrace to the rear of the property, as
21 well as interior alterations and sitework.

22 I'll let the architect come up and present
23 this project, and then we can discuss.

24 MR. EDUARDO CALIL, SR.: Is the
25 recommendation to be approved or --

1 MS. GUIN: It is, with conditions.

2 MR. EDUARDO CALIL, JR.: So this is the
3 historic residence. The three -- you see a
4 niche there, a niche wall. They're the three
5 windows that were actually converted into
6 windows over time. We're proposing to just
7 completely replace it, because at one point
8 that was a -- just a porch area.

9 This is the sheet that I was talking about
10 that typically shows all the neighboring
11 properties.

12 MS. THOMSON: It's too many pictures.

13 MR. EDUARDO CALIL, JR.: So this is the
14 existing historic residence. Our proposal is
15 to, is to demolish the left wing of the
16 house -- which was added in 1954, if I'm not
17 mistaken -- and the right side of the house,
18 basically bring it back to its, or as close as
19 possible to its original form from the 1920s,
20 as they added over time to that area.

21 On the rear of the property they also --
22 previous owners had added a storage room, which
23 we are also proposing to eliminate and open up
24 the rear of the historic home closer to what it
25 used to be. Similar with the detached garage.

1 We're also eliminating a portion of the garage
2 that was -- of the original garage, and
3 converting the existing garage to a Florida
4 room.

5 Where the garage door is, we propose
6 putting in a door within the frame of the
7 original door of the garage, and basically
8 bring it back as close as possible to original
9 form, with the exception of converting it to a
10 Florida room versus the garage that it used to
11 be.

12 This is the existing residence as is.

13 This is the roof.

14 So this here is the site plan to the
15 residence. We are proposing a walkway on the
16 left side of the house toward the new entrance
17 of the house. A driveway at the entrance of
18 the house. A path, a path leading toward the
19 rear of the property through a breezeway that
20 we created connecting the garage to the
21 historic residence.

22 The purpose of detaching the garage is to
23 respect the historic home, as well as pushing
24 everything further back, so as to respect the
25 home.

1 We treated the left side of the property,
2 which is the new side, the new two-story
3 addition, with similar respect, having a
4 gradual increase in size of home so that the
5 two-story residence is further back.

6 We also soften the elevations with
7 balconies and -- balconies and a front porch.

8 A lot of dimensions here, but this is the
9 first floor plan of the residence, and the
10 second floor plan of the residence here, the
11 second floor plan is pushed back in the center,
12 closest -- the part closest to the existing
13 residence, it's pushed back.

14 We had one minor comment from the Board of
15 Architects, which is, in order to respect the
16 roof line for the rear of the property up
17 there, we actually shifted the house back 8
18 inches, so that it is a true division on the
19 elevation for that.

20 This is an elevation we did showing the
21 adjacent properties. The house, the existing
22 residence on the left. The proposed new
23 residence -- I'm sorry. The existing -- an
24 existing residence on the left of the historic
25 home. Our proposal on the -- on the right.

1 Reverse, yes.

2 On the left -- on the left is our
3 proposal. On the right is the existing
4 residence, and on the center is of course our
5 addition, our addition to the existing home.

6 I believe this is also part of your
7 packet. It should be. Sheet 3.0 -- it should
8 be 00 or 01.

9 MR. EHRENHAFT: 01 is floor plans. A --

10 MR. EDUARDO CALIL, JR.: 3.01.

11 MR. EHRENHAFT: Oh, three point.

12 MR. EDUARDO CALIL, JR.: Is it in there?
13 I'm not sure if I put it in part of the package
14 or not. It might have been requested after,
15 so --

16 BOARD MEMBER: No, it's not --

17 MR. EHRENHAFT: 3.01 has only, only the
18 main house. It does not have the other --

19 MS. BACHE-WIIG: Right.

20 MR. EDUARDO CALIL, JR.: This was
21 requested after, so I proposed it after. I'm
22 sorry.

23 MR. FULLERTON: That would have been
24 helpful.

25 MR. EDUARDO CALIL, JR.: Well, this is the

1 three existing properties.

2 This is a comparison of the existing
3 residence to the new. As you can see, we are
4 demolishing the left portion of the property,
5 and we're doing our two-story addition there.

6 This is a site elevation from the -- let
7 me see what it says. It says this is on the
8 east side of the residence. One of the reasons
9 that -- let me see if I can see it here. This
10 is the other side of the residence.

11 Oh, this is the east side of the
12 residence. And here you see -- this is that
13 line that I was talking about, the vision line,
14 if you can follow the red marker here, going
15 up. I know you can't see it on the screen, but
16 you see a line on the second floor? That's one
17 of the reasons that we actually pushed back the
18 residence 8 more inches, was to create that
19 actual division in the roof line.

20 This is the --

21 MR. RODRIGUEZ: This is all that remains
22 of the house.

23 MR. EDUARDO CALIL, JR.: Yeah, this is the
24 west -- yeah, this is the west side of the
25 residence, looking toward the new property.

1 This is a typical section, or a section
2 through the house.

3 Any questions?

4 MS. BACHE-WIIG: Can you go back to the
5 elevation that we don't have in the packet?

6 MR. EDUARDO CALIL, SR.: Front
7 elevation --

8 MS. BACHE-WIIG: Yeah.

9 MR. PARSLEY: Before (inaudible) gets into
10 the architecture, let's talk about the
11 landscaping, to the point I mentioned earlier
12 about the oak tree. You're going to have to go
13 to the City and have all the trees looked at.

14 They have a tree removal ordinance now.
15 You have to mitigate for all these trees being
16 removed. And they're similarly (inaudible)
17 very closely at that oak tree that's between
18 the two properties.

19 It's really not just about how close you
20 are with the construction, the footing, it's
21 also about the vertical element, and will
22 enough of that tree survive.

23 I don't know if you're familiar with the
24 townhouses on Valencia that they put in. They
25 went to the special masters, and they basically

1 lost two-thirds of a unit, to make way for not
2 only the tree and the root system, but some
3 major branches coming out.

4 MR. EDUARDO CALIL, JR.: You're talking
5 about the 718 Valencia, the corner property?

6 MR. PARSLEY: No. Almeria, the townhouses
7 there. It hasn't been built yet. It's flagged
8 out if you want to --

9 MR. EDUARDO CALIL, JR.: Okay.

10 MR. PARSLEY: But the whole project went
11 to the special master, and there were some
12 major revisions to the site plans, not just for
13 the horizontal ground plan of the tree -- but
14 because oak trees do this, and they recognized
15 they do this, they made the architect draw an
16 elevation of that tree on that property line
17 next to those buildings. And he lost a good
18 portion of a building to give that room some
19 tree. So you've really got several issues
20 here.

21 And then the third issue, I would say that
22 these are not landscape plans, only because
23 they don't address the zoning and the tree
24 mitigation. But putting 53 coco palms randomly
25 around the foundation does not make a landscape

1 plan.

2 MR. EDUARDO CALIL, JR.: It's just --

3 MR. PARSLEY: Why don't we have that when
4 this comes back, which I have a feeling that
5 it's going to.

6 MR. FULLERTON: Yeah. If you look at this
7 photograph of that tree, it spreads out quite a
8 lot.

9 MR. PARSLEY: They tend to do that.

10 MR. FULLERTON: And it appears, on your
11 landscape plan for the historic home, it
12 appears to be very close to the -- to the
13 house, if that's the same tree, which I assume
14 it is.

15 I'm not so sure it's located properly, but
16 say that it is, I don't know if a two-story
17 addition is not going to, you know,
18 interrupt those upper branches.

19 MR. PARSLEY: You've got to take a
20 vertical --

21 MR. FULLERTON: And then five feet on the
22 other side of the property line, you're putting
23 another two-story structure. So I think that
24 tree is going to lose its character.

25 MR. EHRENHAFT: Yeah.

1 MR. PARSLEY: Maybe a survey of that tree,
2 the trunk, the root crown and the major
3 elements as they went out, the major -- and
4 you're going to need to do that to show how it
5 fits in between those two two-story houses.

6 CHAIRMAN TORRE: Let's try to get the
7 architectural part done, and then they're going
8 to have to figure that out, I guess.

9 Do we have -- Dona, do we have to consider
10 anything about the constructability when it
11 comes to that tree? If this can't happen, I
12 mean, do we --

13 MR. PARSLEY: It goes to character of the
14 neighborhood.

15 CHAIRMAN TORRE: Yeah. I mean --

16 MS. SPAIN: You know, I honestly think
17 that if there's a problem with that tree,
18 they're going to be back here, because they
19 won't be able to build that house. And -- and
20 I think what happened was, because it was
21 drawn, the tree survey was drawn on the
22 property with a historic home, that it wasn't
23 caught at the Board of Architects, because it,
24 you know, didn't show up on the plans.

25 CHAIRMAN TORRE: But they have the choice

1 to move the tree to the back yard possibly, and
2 that's something that we can't put ahead of the
3 design --

4 MS. SPAIN: There may be a way for them to
5 do it.

6 CHAIRMAN TORRE: To mitigate for that
7 tree. Yeah, I mean, that's something I
8 think -- I don't know if there's enough room to
9 move the tree.

10 MS. SPAIN: I can just tell you that the
11 tree is going to be looked at by the City, and
12 if they're not able to move it, and they're not
13 able to build it there, then they'll have to
14 come back to this Board.

15 So I don't really think that the situation
16 with the tree is necessarily before you,
17 because I think it will be solved one way or
18 the other.

19 I certainly will call tomorrow the
20 horticulturist for the City, so we all can go
21 out there and look at it and see if there is an
22 issue.

23 MR. PARSLEY: Do you know which tree I'm
24 talking about on Almeria?

25 MR. EDUARDO CALIL, SR.: Yes.

1 CHAIRMAN TORRE: Yes.

2 MR. EDUARDO CALIL, JR.: No, no --

3 MS. SPAIN: Yes.

4 MR. PARSLEY: I mean, they, they -- not
5 just a little dot on a piece of paper.

6 MS. SPAIN: I understand.

7 MR. PARSLEY: You need to physically
8 construct that tree in three dimensions.

9 CHAIRMAN TORRE: Let's talk about -- first
10 of all, is it okay to take down that piece of
11 structure on the left? That's number one. And
12 two, it says the addition overpower -- I mean,
13 we've let other big sites have additions that
14 are two-story in the past, so I think this,
15 it's about whether it sits back or it
16 overpowers.

17 I'm more into the details. I think the
18 devil of this project is in the details. If
19 they do a good job with the details, it will
20 work. If they don't do -- I mean, if it's paid
21 attention to, this could look like a nice
22 house. Railings, windows, setback, raised
23 muntins, correct barrel tile, that house could
24 look okay. If you really try to not do that
25 and cut corners, the house could just look like

1 some, you know, major addition to a house.

2 MR. RODRIGUEZ: If I look at Page A-3.01,
3 all that's left of the original house is this
4 facade in the center.

5 MR. EDUARDO CALIL, JR.: Which elevation
6 are we talking about?

7 MR. EDUARDO CALIL, SR.: That's the --

8 MR. EDUARDO CALIL, JR.: Which is the
9 historic home.

10 MR. RODRIGUEZ: And so that's all that's
11 left. Everything else is new.

12 MR. EDUARDO CALIL, JR.: That is the
13 historic home, yes.

14 MR. RODRIGUEZ: So if you look at, if you
15 look at that drawing with the house next door,
16 that completely changes the character of that
17 street.

18 CHAIRMAN TORRE: Raul, let me -- let me
19 tell you a little something of what some
20 things, and maybe Bruce as well.

21 A lot of these large, large lots have
22 these additions that are somewhat large. And
23 there is a counter-balance as to us allowing
24 houses to be -- or, not allowing -- promoting
25 houses to be historically designated, and at

1 the same time not allowing people to take the
2 advantage of building a large house. It goes
3 against people who would otherwise go about
4 doing projects.

5 So there's a little bit of a balance --

6 MR. RODRIGUEZ: I understand that.

7 CHAIRMAN TORRE: Yeah.

8 MR. RODRIGUEZ: But look at that. That
9 changes totally the character of that street.

10 CHAIRMAN TORRE: Right.

11 MR. RODRIGUEZ: I mean, I think the devil
12 is in the detail, as you were saying.

13 CHAIRMAN TORRE: Exactly.

14 MR. RODRIGUEZ: Depending on what the
15 finishes are going to be. But if you look at
16 these finishes they're providing, they're the
17 same finishes for the house next door.

18 CHAIRMAN TORRE: Absolutely. But I was
19 talking about the size and the issue of whether
20 a house becomes a little too large. Agreed.
21 But some of these large, large lots are so
22 large that at some point they start to get into
23 that decision-making. But I think the devil is
24 in the details on these -- at least here, too.

25 MR. RODRIGUEZ: These details do not --

1 CHAIRMAN TORRE: No.

2 MR. RODRIGUEZ: They don't do it any
3 justice.

4 CHAIRMAN TORRE: That's why I said, I
5 think if you can go with a real barrel tile, I
6 think it would go with really nice windows. I
7 think if you get a nice front door, if you've
8 got a nice profile for the --

9 MR. EHRENHAFT: Appropriate railings
10 (inaudible) --

11 CHAIRMAN TORRE: I think at that point the
12 house will look really, really okay. If you
13 don't, then it looks like a massive addition to
14 a house in a historic district.

15 MR. FULLERTON: I think the next one we're
16 going to look at -- again, I come back to the
17 two-story, 50-foot wall against that tree,
18 against this new addition, I think that's not a
19 good neighbor situation. If you flipped it
20 over, you might even make room for your tree --

21 MR. EDUARDO CALIL, SR.: Right.

22 MR. FULLERTON: -- with a one-story
23 carport.

24 CHAIRMAN TORRE: Yeah, carport --

25 MR. FULLERTON: So maybe --

1 MR. EDUARDO CALIL, JR.: We actually at
2 one point had -- it's a conversation back and
3 forth between us at Historic, for exactly that
4 reason.

5 MR. FULLERTON: I know you've said that
6 you were trying to be sensitive to your
7 neighbor by putting the garage on the other
8 side. But the other side has a house against
9 it, too, so you --

10 CHAIRMAN TORRE: Raul, since you most
11 concern, what would you recommend as a
12 solution, or what can we do to help better
13 this, or what should they try to do so that you
14 could feel comfortable?

15 MR. RODRIGUEZ: I'm not prepared with this
16 plan.

17 CHAIRMAN TORRE: The plan may not --
18 you're not happy with the plan?

19 MR. RODRIGUEZ: I would like to see
20 something that allows the facade, the new
21 facade, to be more in keeping with the
22 character of that street. I'm particularly
23 concerned about the house next door.

24 CHAIRMAN TORRE: Well, we're going to come
25 back to that house. But let's take this one

1 first, if we can.

2 MS. THOMSON: Not yet.

3 CHAIRMAN TORRE: We can play with the next
4 one --

5 MR. RODRIGUEZ: These details do not --

6 CHAIRMAN TORRE: Right. But that's what
7 I'm saying. If you have any issues that
8 pertain to that, how do we address those,
9 particularly? I think the roof tile can be --

10 MR. RODRIGUEZ: Well, beginning with the
11 roof tile. The door is -- the door is not, you
12 know, an old Mediterranean style door. The
13 white paint again goes back to the, you know,
14 the white boxes next door. And it's hard to
15 tell from these drawings what those
16 architectural feature are going to look like.

17 MR. FULLERTON: We have a really unusual
18 situation here. We never have this. I don't
19 think we've ever had one, one -- one owner, one
20 architect coming to us with two side-by-side
21 homes, where they are very sensitive or should
22 be sensitive to each other, and they have the
23 opportunity to make them sensitive. And I
24 think they're not there yet.

25 I think we need to look more at the scale

1 of the two together. You showed us a drawing
2 of them together, but unfortunately, we don't
3 have that in front of us.

4 I think you have an opportunity to do
5 something pretty nice with these two homes side
6 by side if you just look at them together as an
7 ensemble design.

8 MR. EDUARDO CALIL, JR.: Well, in defense
9 of that, this was -- every time it was
10 presented to the Board of Architects, they were
11 presented together. They saw -- they did see
12 the tree, and they brought up some concerns.
13 But they understand that it has been done and
14 it can be done, and if there is an issue, they
15 understand that we'll be seeing them and you
16 guys again.

17 So that's, that's -- that's a zoning
18 process, and what can actually be done once we
19 get to that stage. And they actually did see
20 the one project with the other, and we did
21 revise it significantly.

22 As a matter of fact, in the last
23 presentation for the historic home, they
24 actually -- everyone was very, very happy with
25 the final solution, the way we treated the

1 sensitivity of the existing homes, of the
2 historic home and the historic -- and the
3 addition to the historic home. They liked the
4 proportions of it, they liked the way that we
5 did the massing, and the way that we pushed it
6 back.

7 The details, as you said, will be more --
8 will become more intricate as the process
9 continues.

10 CHAIRMAN TORRE: So I think saying that we
11 want to have something more sensitive, it's
12 pretty broad, and I think that becomes hard for
13 them to come back and say, "Okay, what does
14 that mean?"

15 I think the tree issue has to be dealt
16 with. I think that's -- that's beside the
17 point.

18 But if you look at the site plan, the
19 addition is set back a lot. I mean, it's
20 really set back quite a bit, and it starts by
21 having a small, small piece that then later on
22 has the mid-section way back.

23 I don't think that if you look at the roof
24 plan, it's not that insensitive as a design,
25 from a Mediterranean standpoint. I don't have

1 a major problem with that piece. And it is
2 quite -- in other words, the smaller house is
3 actually --

4 MR. SILVA: Is as proud as it can be.

5 CHAIRMAN TORRE: It comes forward
6 pretty -- pretty much.

7 So I don't -- I don't know that that is as
8 insensitive as it may be perceived when you
9 look at the elevation.

10 MR. FULLERTON: I think -- what I was
11 referring to is the other house more --

12 CHAIRMAN TORRE: But I think we'll have a
13 chance to get that one.

14 So, I'm not really that bothered by this.
15 If the details came out right, and if the
16 barrel tile really came over the edge, and I
17 think if the railing was done nicely, and you
18 had the nice profiles on the outriggers of the
19 beams, this is, this is not -- this is not as
20 bad as I think we're taking it.

21 MR. EDUARDO CALIL, SR.: I would like to
22 add that we actually went three times to the
23 Board of Architects. We listened to them.
24 They were extremely happy. Dona, my son, and
25 myself met on various occasions.

1 MS. SPAIN: This was multiple, multiple
2 meetings with them.

3 MR. EDUARDO CALIL, SR.: It's not like we
4 come here and want it approved --

5 CHAIRMAN TORRE: I think that -- and the
6 main door where it sits --

7 MR. EDUARDO CALIL, JR.: (Inaudible). We
8 did our due diligence on this, on both houses.

9 CHAIRMAN TORRE: But I think, to your
10 point, Raul, if the door is not done right, and
11 if they don't have the right finishes, it's
12 going to look sloppy.

13 So I don't know. How do we get, Dona, to
14 get that to be -- if there's not enough time.

15 MS. SPAIN: I think that in your motion
16 you can list those finishes that you want. You
17 want true barrel tile, you want whatever it is,
18 and you make sure that that's included, so that
19 when it comes to us -- or you ask them to come
20 back, and say, you know, "Deferred," and have
21 it come back with the proper finishes, you
22 know?

23 You have the ability to do that. I mean,
24 it's another month for them, and they've been
25 going at this for quite some time, but that

1 certainly is within your purview, to defer it
2 until you're comfortable with it.

3 It's a major historic home, you know?

4 MR. SILVA: I tend to agree with Venny. I
5 think the two-story addition is pushed,
6 actually, very far back, as well as the garage,
7 as far back as it can be pushed and still
8 engage in a meaningful way with the original
9 house.

10 I think our biggest -- for me what we
11 should be looking at is, is it okay to demolish
12 that later addition to the house? And I think
13 there's arguments to be made that, yes, it's
14 acceptable as a later addition.

15 I don't think you have any issues with
16 that.

17 MS. SPAIN: We don't have a problem with
18 that at all.

19 MR. SILVA: My biggest issue is actually
20 the balconies that you've got on the --

21 MR. EDUARDO CALIL, JR.: The what? I'm
22 sorry?

23 MR. SILVA: The balconies that you have on
24 the second floor. Just the way that they're
25 sitting out there cantilevered, I think it will

1 be better if they were balconettes. If they
2 were, you know, 18 inches off, it may cause an
3 issue with the impact-resistant doors.

4 But to me that is really the only --
5 that's the detail that jumps out at me as being
6 kind of not authentic, because there's these
7 thin things that come out. They're not
8 covered. It's not really what we're looking
9 for there.

10 MS. THOMSON: What jumps out at me is
11 there is no repetition of any kind of arch, or
12 some kind of un-square form on the house. I
13 would just like to see something repeated in
14 there.

15 MR. EDUARDO CALIL, JR.: Yeah, that's one
16 of the points. That's one of the points that
17 we actually had, to not have any arches.

18 In one of the proposals we had arches and
19 (inaudible). I don't really advance the
20 concept just because it was similar -- it felt
21 as if it were a continuation of -- you know,
22 you're replicating conditions from the historic
23 home, and that's not something that they would
24 want in an addition to a historic property.
25 They want it to feel unique while also

1 respecting the historic home.

2 The least amount of actual copy/paste type
3 elements were repetition, but better for any
4 additional property, so long as it respects a
5 scale of massing.

6 MS. THOMSON: Right. I get you, but what
7 I'm looking at, and I'm looking at the four
8 sides of this house, the only place that you
9 have arches is in that -- is the front
10 elevation from the old house that was there.
11 And I'm looking at this new side west
12 elevation, for instance, just the side
13 elevation, where you have those -- is it like a
14 French door on the second story with a balcony.
15 Maybe that whole thing could have been arched
16 over, just in that one little suggestion of it.
17 But that's what -- I'm looking at a house
18 that's kind of being made into a square.

19 MR. EDUARDO CALIL, JR.: Well, we have
20 more -- it's more of a -- the conditions that
21 we have, the typical pieces that we have on the
22 new addition house is more square-ish,
23 colonnaded.

24 I understand where you're coming from,
25 too.

1 MS. THOMSON: I get it.

2 MR. EDUARDO CALIL, JR.: Believe me, I
3 understand both arguments.

4 MS. THOMSON: That's -- that's just my
5 input.

6 MR. EDUARDO CALIL, JR.: Yeah.

7 MR. EHRENHAFT: So you're suggesting that
8 the Board of Architects said that you could not
9 put arches in --

10 MR. EDUARDO CALIL, JR.: It's never, it's
11 never -- the Board never says "can't" or
12 "won't." They say "we suggest," or "we think,"
13 or -- and the discussion had for arches on the
14 addition to the property was that it should
15 not, as it would feel as if it were a, you
16 know, copy/paste condition from the existing
17 historic home.

18 (Inaudible simultaneous speaking.)

19 CHAIRMAN TORRE: All right. Let's,
20 let's -- let's get this moving.

21 MR. EDUARDO CALIL, JR.: I do understand.

22 CHAIRMAN TORRE: Who hasn't -- Alicia,
23 would you like to speak up? You've been very
24 quiet.

25 MS. BACHE-WIIG: I agree with what Alex

1 said about, you know, the front stepping back
2 far enough from the street. I think -- I think
3 I'm fine with that. I think it's just right
4 now the issue of the other property and how
5 it's relating to that addition.

6 So, I mean, are we jumping to the other
7 one, or still --

8 CHAIRMAN TORRE: I -- I was thinking we
9 could approve this one and then the other one
10 is the one that we can't do. Make sure we're
11 malleable -- it's a new house. It could be
12 anything in the world. We adjust to match.

13 And this one, I think I'm okay with most
14 of this. I think I can make -- just make some
15 fine-tuning to this and be okay with it. So --

16 MR. EHRENHAFT: With respect to the
17 finish, Venny, if you look at A-301, okay?

18 CHAIRMAN TORRE: Um-hmm.

19 MR. EHRENHAFT: So if you look at the
20 balcony, there is, on the left-hand facade, a
21 second story.

22 CHAIRMAN TORRE: Yes.

23 MR. EHRENHAFT: So that could not be
24 arched, to give some reference to the other?
25 Because that would violate a -- some sort of a

1 tenet.

2 CHAIRMAN TORRE: You're talking about the
3 double-door --

4 MR. EHRENHAFT: Yeah.

5 CHAIRMAN TORRE: -- behind the --

6 MR. EHRENHAFT: Second floor. For
7 example --

8 MR. FULLERTON: And that one little window
9 down below looks a little --

10 MS. SPAIN: There's nothing wrong with
11 them having arches in the addition. The issue,
12 I believe, is when they first -- their first
13 design that they took to the Board of
14 Architects repeated the arch on the entire
15 facade, so the Board of Architects said no,
16 keep the arches on the historic portion of it
17 and make those simplified. But there is no
18 reason that elsewhere in the house --

19 CHAIRMAN TORRE: Yeah, but the thing is
20 that the width of those openings just don't
21 work for an arch.

22 MR. EHRENHAFT: Yeah, that's probably
23 true. The balcony is the double, double arch.

24 CHAIRMAN TORRE: Yeah. So I don't know at
25 this point --

1 MR. EHRENHAFT: Yeah. I understand.

2 MR. SILVA: I think it makes sense to
3 keep -- I mean, if you look at the facade, you
4 see arches, okay? And you identify the arches
5 with the original building. And it kind of
6 serves to -- to really differentiate. I think
7 it's --

8 MR. EHRENHAFT: That's true.

9 MS. SPAIN: I'm fine with that.

10 CHAIRMAN TORRE: Okay. So what -- can we
11 scrap this then? I think to make Raul happy,
12 we're not going to -- this doesn't apply.
13 That's Number 1.

14 MR. RODRIGUEZ: I would be happy with
15 scrapping that.

16 CHAIRMAN TORRE: Okay. That doesn't
17 apply.

18 MR. RODRIGUEZ: But when do we get to see,
19 or do we delegate it to the staff?

20 CHAIRMAN TORRE: Well, that's something up
21 to us, and we can decide. And we can say some
22 of these things we would definitely be wanting
23 and some of them Dona can take care of. For
24 example --

25 MS. SPAIN: You can ask them to come back

1 also.

2 CHAIRMAN TORRE: I've made a bunch of
3 comments all the time, because sometimes they
4 just come back and they're awful, and sometimes
5 Dona --

6 MR. RODRIGUEZ: Well, see, that's what I'm
7 thinking. Look at this railing.

8 CHAIRMAN TORRE: No, I would never --
9 exactly. And that's why I said this doesn't
10 make any sense. But Dona, I think, does a good
11 job of making sure that doesn't happen. And
12 the same thing with, you know, the keystones
13 and things that go into it.

14 I think here it's the railings, it's going
15 to be the windows, it's going to be the roof
16 tile.

17 MR. RODRIGUEZ: And the front door.

18 CHAIRMAN TORRE: And the front door, yeah.

19 MS. SPAIN: Maybe you should just say what
20 it doesn't --

21 (Inaudible simultaneous speaking.)

22 MR. RODRIGUEZ: I mean, I don't mind
23 delegating to the staff to make these
24 decisions.

25 CHAIRMAN TORRE: Yeah, we've done that.

1 MR. RODRIGUEZ: But I think our motion is
2 to enumerate the issues that we have with these
3 particular --

4 CHAIRMAN TORRE: Absolutely. So why don't
5 you make the motion today?

6 MR. RODRIGUEZ: Okay. I'll move to
7 approve the plans as proposed, with the
8 exception that --

9 MS. KAUTZ: The staff conditions.

10 CHAIRMAN TORRE: Oh, I'm sorry. They're
11 here.

12 MS. BACHE-WIIG: Yes, staff conditions.

13 CHAIRMAN TORRE: Yeah. There's three.
14 Roof tile was one of them.

15 MS. KAUTZ: There's more.

16 BOARD MEMBER: Right.

17 CHAIRMAN TORRE: Raised muntins.

18 MR. RODRIGUEZ: Okay.

19 CHAIRMAN TORRE: Oh, there's more?

20 MS. GUIN: We wanted to add to the
21 conditions that the original stucco remain,
22 that that be a condition for the historic house
23 and that the railings -- that the railing --
24 they're proposing aluminum replacement -- that
25 we keep the original railing on that.

1 CHAIRMAN TORRE: And maybe match the rest,
2 and the rest of the house kind of match what
3 was there originally? That could look really
4 nice.

5 MS. GUIN: We wanted to add those to
6 what's in our report.

7 CHAIRMAN TORRE: Okay.

8 MR. RODRIGUEZ: So just incorporate your
9 conditions into the motion?

10 MS. GUIN: Yes. And then add to them.

11 MR. RODRIGUEZ: Okay. Then the motion is
12 to approve the plans subject to the conditions
13 already identified by the staff, in Items 1
14 through 5 of an addition, and specifically that
15 the railings, we'll leave to the staff to
16 determine appropriate railings, doors, and roof
17 tiles.

18 CHAIRMAN TORRE: And stucco. And the
19 stucco --

20 MR. RODRIGUEZ: Oh, and the stucco.
21 That's already enumerated in their conditions.

22 CHAIRMAN TORRE: Oh, I'm sorry.

23 MR. SILVA: Second.

24 MR. EHRENHAFT: Do you want to add rafter
25 tails as well?

1 MR. SILVA: To look at the balconies as
2 well.

3 MR. RODRIGUEZ: And the staff also should
4 look at the balconies and see if they can be --
5 recessed? Is that --

6 MR. SILVA: Just shorter.

7 MR. RODRIGUEZ: Shorter?

8 MR. FULLERTON: Or bracketed.

9 MR. PARSLEY: Can we put in a landscape
10 review, Dona, for you, not just Brook? What
11 I'm worried about is what landscape says is
12 going to start changing the rest of this.

13 MS. KAUTZ: If it changes significantly --

14 MR. PARSLEY: If you all are going to
15 review all these other things --

16 MS. SPAIN: Yes.

17 MR. PARSLEY: -- I would like to add,
18 review with Brook and Bob the tree removals --

19 MS. SPAIN: Absolutely.

20 MR. PARSLEY: -- and the tree preservation
21 aspects.

22 MS. SPAIN: Absolutely. And if the review
23 of that tree changes something, they're coming
24 back.

25 MR. RODRIGUEZ: Motion is amended.

1 CHAIRMAN TORRE: You're accepting the
2 amendment by Mr. Parsley?

3 MR. RODRIGUEZ: I do accept the amendment.

4 CHAIRMAN TORRE: Okay.

5 I think everybody understands the motion,
6 yes?

7 MS. BACHE-WIIG: I can second it.

8 CHAIRMAN TORRE: Is there a second?

9 There's a second.

10 MS. BACHE-WIIG: Yes.

11 CHAIRMAN TORRE: From Alicia.

12 MR. FULLERTON: Alicia.

13 CHAIRMAN TORRE: Call the roll.

14 MS. DIAZ: Yes, sir. Ms. Thomson?

15 MS. THOMSON: Yes. I'm sorry. I didn't
16 hear you.

17 MS. DIAZ: Mr. Fullerton?

18 MR. FULLERTON: Yes.

19 MS. DIAZ: Ms. Bache-Wiig?

20 MS. BACHE-WIIG: Yes.

21 MS. DIAZ: Mr. Parsley?

22 MR. PARSLEY: Yes.

23 MS. DIAZ: Mr. Silva?

24 MR. SILVA: Yes.

25 MS. DIAZ: Mr. Rodriguez?

1 MR. RODRIGUEZ: Yes.

2 MS. DIAZ: Mr. Ehrenhaft?

3 MR. EHRENHAFT: Yes.

4 MS. DIAZ: Mr. Torre?

5 CHAIRMAN TORRE: Yes.

6 We're going to take a five-minute break.

7 (Thereupon, a break was taken, after which
8 the following proceedings were had:)

9 *****

10 CASE FILE COA (SP) 2017-011 9XX VALENCIA

11 *****

12 CHAIRMAN TORRE: We're going to go
13 backwards to go forward, so we're going to go
14 back to 9XX Valencia, which is Item 2, or Case
15 File COA (SP) 2017-011.

16 John, do you want to bring up -- I think
17 your suggestion about flipping the house may
18 not be a bad start, because I think that it may
19 even be required for this tree to actually
20 work.

21 MR. FULLERTON: Well, you would have to do
22 some other modifications to make it work if
23 it's in the same location (inaudible), because
24 the two-story area is where we're guessing the
25 tree is. So you may have to do some

1 modifications to push the carport back or the
2 one-story element back somewhat. But I think
3 it's doable, and maybe it would be a little
4 nicer.

5 MR. EDUARDO CALIL, SR.: I think if we do
6 flip the house, we can actually turn some of
7 the spaces back, you know, move some of the
8 walls back 2, 3, 4 feet, whatever the City
9 requires or thinks is necessary.

10 That would be a simple and good solution.
11 And that way, once we flip it, you also have
12 the one-story side of the carport.

13 MR. FULLERTON: Against the new house --
14 the old house.

15 MR. EDUARDO CALIL, SR.: (Inaudible).

16 MR. FULLERTON: I think if you're amenable
17 to a solution similar to that, I think that
18 might make it a little easier for us to, you
19 know, get ahold of -- I don't know how much --

20 CHAIRMAN TORRE: Well, the other question
21 is, do we still want to go with flat tile, or
22 do you think by putting barrel tile, that it
23 fits better in the neighborhood? Is that
24 something that takes away that monotony of
25 these blocky houses? It's a question. It's

1 not a suggestion.

2 MR. FULLERTON: I personally don't mind
3 the flat.

4 CHAIRMAN TORRE: The flat?

5 MR. RODRIGUEZ: I don't -- I have a
6 problem with the whole concept, so don't,
7 don't -- count me out.

8 CHAIRMAN TORRE: All right.

9 MR. RODRIGUEZ: I am on the big box houses
10 should not be built in our historic
11 neighborhoods. That's all.

12 MR. EDUARDO CALIL, SR.: Yeah, but I'm
13 sorry, and I keep hearing box and box and, you
14 know (inaudible.) --

15 MR. RODRIGUEZ: Just go in the 1400 block
16 of Sorolla. There are two of them the same.
17 They were just built recently. That's what I'm
18 talking about.

19 MR. EDUARDO CALIL, SR.: I will go.

20 MR. RODRIGUEZ: You can also go on
21 Madeira. There are two on Madeira just west of
22 the LeJeune Road. Those, that's what I'm
23 calling big boxes.

24 You go to Coconut Grove, you see them
25 everywhere. And now they're creeping into the

1 Gables, in an area that's historically -- it's
2 a historic district. It has a certain
3 character. And those houses have no character.

4 MR. EDUARDO CALIL, SR.: Um-hmm. I
5 understand, but actually, we have three
6 notches. It's actually two different levels,
7 and I don't see the actual box --

8 MR. RODRIGUEZ: The two that I'm talking
9 about, they're all -- they're cookie cutters.
10 The same. I've been in them when they're open
11 houses. They're exactly the same design. Same
12 floor plan. Same design. Everything.

13 MR. FULLERTON: Raul, what was this block
14 on Sorolla?

15 MR. RODRIGUEZ: It's either the 14th --
16 Sorolla is a long block between --

17 MR. FULLERTON: Valencia and --

18 MR. RODRIGUEZ: No. It's Madrid, between
19 Madrid and --

20 MS. SPAIN: 1400.

21 MR. RODRIGUEZ: Close to the lighthouse.
22 All the way to -- all the way to 8th Street.
23 It's the next block over, the next block west
24 of Madrid on Sorolla.

25 MS. THOMSON: The water tower?

1 MR. RODRIGUEZ: What's the street by the
2 water tower that goes -- a long street?

3 MR. FULLERTON: Ferdinand.

4 MR. RODRIGUEZ: Ferdinand. It's Sorolla,
5 between Ferdinand and Madrid. And if I'm
6 wrong, then it's Milan. But I'm pretty sure
7 it's Sorolla. They're two brand-new houses.
8 Sorolla.

9 MS. SPAIN: Sorolla. I've been going
10 along the street. I don't think I've ever
11 driven down that street.

12 MR. RODRIGUEZ: Because I walk my dog by
13 there, and I saw those houses go up. And I --
14 I've been inside the house. I've seen the
15 designs. And they're exactly what you're
16 presenting here.

17 MR. EDUARDO CALIL, SR.: Well, I don't
18 know about it exactly, because first of all, I
19 don't know the house.

20 MR. RODRIGUEZ: Well, I've been in those
21 houses. I've seen -- the layout is almost
22 identical to this, and the structure on the
23 outside is identical to this. And your color
24 scheme and your doors, everything is identical
25 to those except for the barrel tile, the "S"

1 tile.

2 It's been written up. There have been
3 editorials in the Miami Herald. There have
4 been -- articles have been written about this.
5 And these big box houses put on small lots,
6 they're propagating everywhere in the Grove.
7 And now they're moving into Coral Gables, in
8 South Gables. And so don't count on my vote.

9 MR. EDUARDO CALIL, SR.: No, I --

10 MS. THOMSON: Don't call his name.

11 MR. EDUARDO CALIL, SR.: I can guarantee I
12 haven't been by those houses. We definitely
13 didn't copy those houses --

14 MR. RODRIGUEZ: I'm not saying you copied
15 them. I'm saying it's the same concept.

16 MR. EDUARDO CALIL, SR.: Right. Well --

17 MR. RODRIGUEZ: And the same color scheme,
18 the same doors, the same mission-style doors,
19 same mission-style windows, the same pavers.

20 MR. FULLERTON: Mr. Chairman.

21 CHAIRMAN TORRE: Yes.

22 MR. FULLERTON: If we deny this, can they
23 come back next meeting, or do we have to defer
24 it if we're -- if we're inclined to ask for a
25 change?

1 MS. RAMOS: What I would suggest is that
2 you give him some guidance, and then defer it
3 and have it come back, rather than vote and
4 then revote. Because they do have to have a
5 person that voted in favor reopen it.

6 I don't think that that, you know, makes
7 sense if we intend on hearing it next month.

8 MR. PARSLEY: I think -- I think you've
9 got to look at the tree, the tree mitigation.
10 You've got the same issues there.

11 I'm in favor of giving them some
12 directions. And you all sort of withdraw and
13 come back to fight another day.

14 MR. EDUARDO CALIL, SR.: Right.

15 CHAIRMAN TORRE: My suggestion would be,
16 try to fit more within the neighborhood, into
17 more of a Mediterranean feel than this, which
18 doesn't have, to me, a defined style. It's --
19 it's okay, but doesn't go each way. It just
20 sits there in the middle.

21 I think I would go to the -- I'm looking
22 at the street on Google Maps, and everything
23 there is -- it's a little bit more
24 Mediterranean style. So I would go with the
25 barrel tile, I would go with the regular

1 casement windows, and I would just go back to
2 something a little bit more in style with
3 what's there.

4 MS. SPAIN: And they should also come back
5 with either a context drawing or photographs of
6 all the homes?

7 CHAIRMAN TORRE: Yeah, of three or four
8 houses.

9 MS. SPAIN: So that you'll have a better
10 idea.

11 MR. EDUARDO CALIL, JR.: I have the
12 photographs on my --

13 MS. SPAIN: I understand, but it needs to
14 be part of a submittal, so they have it in
15 advance.

16 CHAIRMAN TORRE: It feels too much like a
17 spec house, if that makes sense to you. It
18 could maybe go a little bit more matching with
19 what's on the street and not --

20 MR. SILVA: Are we asking them to flip it
21 as well? We should decide that.

22 MR. PARSLEY: I think if they actually
23 drew a landscape plan, and they have landscape
24 reviews, some of this will be self apparent.

25 MR. EHRENHAFT: That should solve that,

1 because I think the city arborist needs to look
2 at that tree. Because if it's squeezed right
3 between the foundations of two houses, with no
4 room to breathe, they may have
5 some suggestions, but --

6 MS. SPAIN: We'll take care of that.
7 We'll take care of that.

8 CHAIRMAN TORRE: So how about a deferral,
9 and that way you guys can look into the tree
10 and --

11 MS. THOMSON: And the uniqueness.

12 MR. EHRENHAFT: I personally, from an
13 esthetic point of view because of the historic
14 significance of that house next door, would
15 have been much more happy if the facade, the
16 designs of this new house on the empty lot was
17 more consonant with what the two-story addition
18 to the --

19 CHAIRMAN TORRE: That's what -- that's
20 what I said in --

21 MR. EHRENHAFT: You know, the hipped roofs
22 don't work for me.

23 MS. THOMSON: Thank you.

24 MR. EHRENHAFT: And if the entirety of
25 this project felt more like the addition that's

1 going on in the historic home, I think it would
2 be -- go a long way to being sensitive infill,
3 you know?

4 MR. RODRIGUEZ: I agree.

5 CHAIRMAN TORRE: Okay. So
6 let's somebody --

7 MR. FULLERTON: I move to defer this item.

8 MR. RODRIGUEZ: Second.

9 CHAIRMAN TORRE: There's a motion.
10 There's a second. Is there any more
11 discussion?

12 Roll call, then.

13 MS. DIAZ: Mr. Ehrenhaft?

14 MR. EHRENHAFT: Yes.

15 MS. DIAZ: Mr. Rodriguez?

16 MR. RODRIGUEZ: Yes.

17 MS. DIAZ: Ms. Thomson?

18 MS. THOMSON: Yes.

19 MS. DIAZ: Mr. Fullerton?

20 MR. FULLERTON: Yes.

21 MS. DIAZ: Ms. Bache-Wiig?

22 MS. BACHE-WIIG: Yes.

23 MS. DIAZ: Mr. Parsley?

24 MR. PARSLEY: Yes.

25 MS. DIAZ: Mr. Silva?

1 MR. SILVA: Yes.

2 MS. DIAZ: Mr. Torre?

3 CHAIRMAN TORRE: Yes.

4 Thank you very much.

5 MR. EDUARDO CALIL, SR.: Thank you.

6 MR. EDUARDO CALIL, JR.: Thank you.

7 CHAIRMAN TORRE: Thank you. I appreciate
8 your help.

9 MS. THOMSON: Which one is next?

10 *****

11 COA (SP) 2017-015, 1206 CORDOVA STREET

12 *****

13 CHAIRMAN TORRE: We're going to Page -- 5.
14 We're going to 5, because we're skipping over
15 4.

16 This is a Special Certificate --

17 MR. RODRIGUEZ: Which number are we on
18 now?

19 CHAIRMAN TORRE: Number 5. Certificate of
20 Appropriateness (SP) 2017-015, for the property
21 at 1206 Cordova, a Local Historic Landmark,
22 legally described as Lot 7 and the south
23 one-half lot of 8, Block 1, Granada Place
24 Amended Plat, according to the plat thereof, as
25 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 CHAIRMAN TORRE: Jessie's going to do it.

2 MR. DE LEON: Thank you.

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

5 MS. DIAZ: Mr. Fullerton?

6 MR. FULLERTON: Yes.

7 MS. DIAZ: Ms. Bache-Wiig?

8 MS. BACHE-WIIG: Yes.

9 MS. DIAZ: Mr. Parsley?

10 MR. PARSLEY: Yes.

11 MS. DIAZ: Mr. Silva?

12 MR. SILVA: Yes.

13 MS. DIAZ: Mr. Ehrenhaft?

14 MR. EHRENHAFT: Yes.

15 MS. DIAZ: Mr. Rodriguez?

16 MR. RODRIGUEZ: Yes.

17 MS. DIAZ: Ms. Thomson?

18 MS. THOMSON: Yes.

19 MS. DIAZ: Mr. Torre?

20 CHAIRMAN TORRE: Thank you. Yes.

21 *****

22 CASE FILE COA (SP) 2017-016, 716 ALHAMBRA CIRCLE

23 *****

24 CHAIRMAN TORRE: Next item, Case File COA

25 (SP) 2017-016: An application for the issuance

1 of a Special Certificate of Appropriateness for
2 the property at 716 Alhambra Circle, a
3 contributing resource within the "Alhambra
4 Circle Historic District," legally described as
5 the East 20 feet of Lot 13 and all of Lots 14
6 and 15 of Block 23, Coral Gables Section "B,"
7 according to the Plat thereof, as recorded in
8 Plat Book 5, at Page 111 of the Public Records
9 of Miami-Dade County. The application requests
10 design approval for the construction of an
11 addition and alterations to the residence and
12 sitework.

13 MS. KAUTZ: The location map of the
14 property, the Alhambra Circle District was
15 designated in 2008. This is a contributing
16 resource, as it is a Mediterranean Revival
17 single-family residence built in 1928.

18 The application is requesting approval for
19 a two-story addition to the rear and the east
20 of the existing residence, replacement of the
21 existing windows with impact-resistant windows,
22 and interior alterations.

23 There is some sitework being proposed and
24 putting modifications to the existing perimeter
25 wall at the front, new circular driveway and

1 walkways, installation of new wrought iron
2 fence and gates.

3 We're going with boards here, so the
4 architect has boards to show you. There's no
5 PowerPoint.

6 No variances have been requested with the
7 application. There was one comment from the
8 Board of Architects regarding -- regarding
9 replicating column capitals, and I found it
10 easier just to sort of show you the picture in
11 your staff report.

12 We do have a few conditions of approval,
13 and I also wanted to give to -- to address one
14 of the conditions. There's a detail under
15 the -- actually, can you show them where it is?
16 Can you get to it?

17 MR. POZA: I'll show them where it is.

18 MS. KAUTZ: Okay. Then I'll hand this out
19 to you at the time.

20 MR. POZA: I've got a tripod if it's -- it
21 might be better. You can see it, actually,
22 here, if we do both.

23 Albert Poza, architect.

24 MS. KAUTZ: Aaron, can you -- can you see
25 those boards on camera, Aaron? Is that going

1 to work?

2 MR. POZA: I've got my easel.

3 MS. KAUTZ: I think we need to have
4 Elizabeth -- Dona, do you think that's okay?
5 Do you think that works?

6 MS. SPAIN: We might have --

7 MS. KAUTZ: He brought one.

8 MR. POZA: I brought one.

9 MS. KAUTZ: He brought one. We can set it
10 like right here.

11 MR. POZA: I'll set it up.

12 MS. KAUTZ: It's probably easier.

13 MS. SPAIN: I think it's better to put it
14 on an easel. It used to be that the planning
15 department was right here, so I could run and
16 get their easels, but -- this is very old
17 school.

18 MR. POZA: Those that know me, my middle
19 name (inaudible). But, you know, it's
20 appropriate, because this is a historical
21 department, historical project.

22 MS. KAUTZ: It's probably easier down
23 here, so --

24 (Inaudible comments)

25 MS. SPAIN: Hold it.

1 MR. POZA: You will?

2 MS. SPAIN: Yeah. I'm really good at
3 this. Vanna White.

4 MR. POZA: So, obviously, these are the
5 pictures --

6 MS. SPAIN: You need to --

7 MR. POZA: -- which you probably have
8 already in your packet. But before I get
9 started, I would like to say that everybody,
10 everybody that's worked on this project --
11 which is not only the architect, it's been the
12 staff quite a few times, because it's a fairly
13 large project from a residential historical
14 point of view. The Board of Architects has
15 seen it several times, and even the client,
16 because, you know, clients, sometimes they have
17 their own thought and they -- they're not here,
18 unfortunately, but they were very receptive to
19 all the comments and they took them in stride.
20 The project evolved from something being really
21 almost a modern addition, to something that's
22 more in keeping to what's there already.

23 So, if I may start a little bit on this,
24 the project, I've been very involved with it.
25 This is the third project I've done on this

1 same property. It went to the Board several
2 years ago and it got approved. My client got
3 relocated, so -- got permitted and everything.
4 Never got approved.

5 Since then, they've got a project that is
6 going on right now, is under construction, a
7 gazebo and a pool, and that's in the works
8 right now, so I'm very familiar with the house
9 and the lot.

10 So, conceptually, what I was trying to do
11 was -- it's a little gem of a house. It looks
12 large, but it really isn't, and it's in a huge,
13 tremendous lot. Probably one of the finest
14 along Alhambra.

15 So the idea was to conceptually keep the
16 lot looking as large as possible and have
17 everything that is new toward the back, and
18 then also don't really affect anything of any
19 significance.

20 So whatever is being demolished, such as
21 an addition from I think the '80s, which was a
22 media -- not a media -- a family room, a
23 second-story here, this portion here is not
24 historical at all, so that's being blown away.

25 And then this part here of the garage, the

1 one furthest to the west, that wasn't
2 historical either. So this addition that
3 you'll see in some of the -- in the north side,
4 that element there that kind of united things
5 together, the original garage with the new
6 garage and the 1980s garage, that's all been
7 shifted around, because that really wasn't true
8 to the house.

9 So we come around -- and what we're trying
10 to do again is -- (inaudible speakers) so
11 again, following the concept, everything got
12 moved back. When you look -- when you're in
13 front on Alhambra, it almost doesn't look
14 really like an addition, because everything
15 takes place in the back. So the concept was to
16 have everything in the back serve as a --
17 almost have minimal detailing in terms of
18 competing with what was there.

19 So when you start seeing some of the
20 facades -- which I'll skip to that. And the
21 floor plan is the floor plan.

22 So, similar to some of the projects that
23 we were addressing earlier today, this looks
24 like it was just as tall and just as big, but
25 it's half the distance of the lot in the back.

1 You really won't even see it.

2 This, which is what's under construction
3 now, a lot more modern type of gazebo
4 structure, that's way in the back. That's over
5 100-something feet to the rear of the lot.

6 So everything that's generic to the
7 original historical house, nothing really gets
8 touched other than some of the windows, which
9 in fact were approved already in the previous
10 project. They're just being transferred into
11 this project.

12 By previous project, I mean the gazebo and
13 the pool. They've been transferred to this
14 project, because they've been having issues
15 with the contractor on the gazebo and the pool,
16 so they don't want him to address the house
17 and, you know, almost by default or lack of
18 knowledge on that contractor, they might do
19 some things that they are not supposed to.

20 So they've kind of -- this project kind of
21 has assumed some of the window placements like
22 these, the ones in the front, and some of the
23 ones sporadic to the house. So that's how that
24 issue got resolved in terms of how that came
25 about.

1 So as you go around the house -- again,
2 holding true to the concept, anything that was
3 of significance to the house, try to somehow
4 save it and do as little to it as possible.

5 So on the east, the existing house is
6 here. The aforementioned family room that was
7 an addition, which is really -- it's a terrible
8 addition. I think it's almost the consensus of
9 the Board of Architects, the staff and myself,
10 and even the client, that is blown away and it
11 gets supplanted by this addition.

12 What Kara was referring to in terms of was
13 hard to understand, is that this element here,
14 the Board of Architects didn't want this to
15 just -- in some of the prior schemes, this kind
16 of cantilevered and bracketed, so what was
17 being done is a series of these brackets. And
18 it's a continuous cornice -- call it like a
19 giant crown molding -- which is underneath
20 this.

21 So I drew a section through there so you
22 could a lot more clearly view it. And the --
23 it ends up being a little bit of a covered area
24 where there is a French door leading out to the
25 marvelous side yard that the property has.

1 So it somewhat helps it develop -- the
2 Board of Architects wanted the walls to have
3 some sort of a structural bearing. So one of
4 the cues that the project takes from existing
5 residence is, if I go back to this real
6 quickly, it has very elaborate -- and you might
7 be able to see it on the pictures -- very
8 elaborate wing walls throughout. It has
9 another one here.

10 So, similar to the gazebo which is under
11 construction back there, some of these wing
12 walls in a couple places were introduced here,
13 and you'll see them in the section beyond.

14 So that kind of blends the gazebo, and it
15 also touches upon the historical aspects of the
16 original house. And it kind of is a transition
17 point. And since it is seen from the -- from
18 way in the back, but it is seen from the street
19 somewhat, you see the old in front and then
20 whatever, 50 feet back you see an
21 interpretation of it. So -- and, also, you see
22 it way back in the gazebo.

23 So you go around -- and, again, as you go
24 around the house, you start losing the
25 significant portion of the original historic

1 house.

2 So this is how it is now. You can see
3 that there? And I'm showing it here. That's
4 the roof line, let's say, a bit in the dash and
5 back here.

6 So this is almost basically the same
7 thing, but if you see this, this is not
8 historical. This is -- and only half of this
9 is historical. That isn't.

10 So, in essence, yes, we do hide it, but we
11 only hide it in the rear and improve upon it
12 because of the shed roof. You literally have
13 to almost bend your knees to see out the
14 window. That window is up at about
15 six-foot-six.

16 The floor line is right here. You almost
17 can't even see the full length of the side of
18 the yard. So that's got blown away.

19 This kind of starts giving it a similar
20 architecture with, you know, this kind of a
21 walled-in staircase, your typical railing
22 thing. It kind of anchors down the massing of
23 all that.

24 You've got bracketed balconies. The Board
25 of Architects is very strong in making this

1 corner piece, which was seen -- as this wraps
2 the corner, the Board of Architects was very,
3 very adamant about that whole corner on the
4 southeast to be a focal point to that new rear
5 addition.

6 So you start seeing one of the columns
7 here, the trellis, the columns, the new covered
8 terrace. And they also wrap around the rear.
9 So that's -- it comes this way, and it wraps
10 around. But then the point of it is to anchor
11 this element on the corner, likewise like the
12 stair kind of does in the -- as we move toward
13 the west.

14 So at the west, again keeping with what
15 I've been saying, you have here the -- the
16 historical portion. This is historic.

17 This is the addition to the original
18 garage. That's not historic, so that's
19 basically the only thing that gets hidden.
20 Everything else gets preserved. New impact
21 casement windows, raised muntins, all that sort
22 of thing.

23 And then with such a nice yard and nearby
24 pool, covered terrace, the clients did not want
25 to see those air handlers and all the, you

1 know, all the other things that go with the
2 noise and everything else, so it's all hidden
3 behind this wall, as you will see in the floor
4 plan raised off the ground (inaudible).

5 So they're behind, high enough, the wall
6 is high enough. Again, you'll see the arch
7 that kind of mimics the existing back in the
8 first facade. In the front it has an arch, and
9 on the side views it has that kind of
10 (inaudible). So that's showing up there also.

11 And, you know, again, the intent was to
12 preserve everything as much as possible. It's
13 quite an extensive scope. The lot is really
14 almost entirely preserved, because a lot of
15 addition is where the family room currently is.
16 It's not really changing that footprint at all.
17 There is a little bit of the terrace, and the
18 rest is being built over existing walls and so
19 forth.

20 From the street you still have an open
21 feel, an open yard. You don't really feel
22 the -- the magnitude of the addition, because
23 it's so far back. And, you know, still
24 underneath the maximum floor area, still within
25 ground, ground floor area limitations, and

1 still have more than enough ample green area to
2 make the zoning 40 percent factor. Even with
3 the driveway, which I hadn't mentioned yet, the
4 driveway and all that, including the minimum 20
5 percent required front green area.

6 The reason for the driveway, and it's
7 really the only reason, it's very difficult for
8 the clients to every morning, or every time
9 they go out, to back out into Alhambra. The
10 only way to get out is to back out. When I
11 visit them, if it isn't a bicycle, a jogger,
12 you know, whoever, a car -- so this really is
13 somewhat of an easy way to address the safety
14 issue on the lot, which is really great. And
15 we're not really doing anything to the wall.
16 We're just eliminating one column.

17 They're going to -- you know, since
18 they're into this already, they're going to go
19 ahead and enhance the -- the railing portion of
20 the wall, the fence portion. It's going to be
21 new. They want to go ahead and build it
22 wrought iron. They don't want to do it
23 aluminum. So they really are all in and want
24 to do as much as possible and preserve as much
25 as possible to the property.

1 There was a comment that Kara brought up
2 that the architects, the Board of Architects
3 also mentioned, which was in the east facade
4 they have an implied --

5 MS. KAUTZ: It's right there.

6 MR. POZA: Here it is. They have this
7 little implied column capital, which was asked
8 for in a base, and I did not agree with it at
9 all, because I think it's neither here nor
10 there. And, you know, the existing residence
11 has so many blank walls, without really much
12 detailing, that I didn't see the reason to do
13 this. It lines up with this. It has that.
14 You know, we had features where this is a
15 balcony that's all wood frame with wood columns
16 and wood brackets, and even has got a wood deck
17 down here. And this is kind of a little more
18 modern, but yet not modern interpretation, with
19 the bracketed precast elements. You've still
20 got the wood here and the roof coming down to
21 meet the French doors, similar to this one.
22 But it's a much more, you know, in keeping
23 interpretation, yet different.

24 Another item that was addressed by the
25 Board, the staff, their comment was that the --

1 all of the existing historical portion has that
2 very old rough textured stucco, which is wavy
3 and in and out and all that. Everything new
4 that is being built will be smooth stucco, so
5 it should definitely differentiate.

6 MS. BACHE-WIIG: I have a -- I have a
7 quick question.

8 MR. POZA: Sure.

9 MS. BACHE-WIIG: On Sheet 4, North
10 Elevation -- you got rid of that, I guess that
11 decorative feature next to the garage door?

12 MR. POZA: Yes. That wasn't a -- that was
13 not historical.

14 MS. BACHE-WIIG: It's not historical?

15 MR. POZA: That was part of the addition.

16 MS. BACHE-WIIG: Okay.

17 MR. POZA: It was removed 100 percent on
18 purpose. It was almost overkill, but they
19 wanted to make this almost like this '90s type
20 of a design, where they threw in, just for the
21 sake of it, a round window in between the two
22 garages, the original one and the new one. And
23 it did not make -- I'll try to look for the
24 board here. It did not make too much sense.

25 That's this back here. And the Board

1 asked -- because that's kind of hidden by the
2 addition, or by the existing. So that's what
3 this elevation is, kind of a section.

4 So that now -- this is the historical
5 portion here. This is where the round column
6 is at, and lined up these other windows --
7 again, so that you don't compete with it. Just
8 line it up with these new windows and the
9 addition, and kind of organize it, so to speak.

10 MS. BACHE-WIIG: There is no
11 differentiation between the bottom, the
12 existing bottom, and the new top?

13 MR. POZA: There isn't. At one point --

14 MS. BACHE-WIIG: Except for the stucco.

15 MR. POZA: At one point that was a score
16 line in there, and the Board of Architects
17 removed it. They --

18 MS. BACHE-WIIG: So that would that be
19 smooth then?

20 MR. POZA: That whole area now is smooth.
21 The only portion that you're really making
22 smooth that isn't is maybe a 10 by 10 area of
23 the existing original garage. Other than that,
24 it's either not historical, or new.

25 So I had -- I introduced a score line to

1 make that difference, and they said that it
2 was -- it wasn't worth the, let's say, the
3 fakeness of it.

4 MR. EHRENHAFT: May I ask for further
5 clarification about the BOA comment about the
6 base and the column of the cab that you had
7 highlighted?

8 MS. KAUTZ: I don't feel strongly one way
9 or the other about it.

10 MR. EHRENHAFT: No, but it looks to me, if
11 I'm not misunderstanding it, they've got a cap
12 and a base just sitting there with no column.
13 Is that correct?

14 MS. KAUTZ: Right.

15 MR. POZA: Yeah, because they --

16 MS. KAUTZ: They wanted to add, the BOA
17 wanted to add that, to sort of make it all look
18 uniform so --

19 MR. EHRENHAFT: Why could there not be a
20 column there to at least --

21 MS. KAUTZ: Because the column --

22 MR. EHRENHAFT: That would make more
23 sense.

24 MS. KAUTZ: The column is the same size as
25 the wall, so it's just in line --

1 MR. POZA: It would be the same -- it
2 would be the same length.

3 So what they wanted to do was to imply the
4 column. So I said, "Well, if I'm going to
5 imply the column, then we do a vertical line
6 along with it." And they said, "No, no, no,
7 just" -- you know? And I'm saying, "If anybody
8 looks at that, you'll need an explanation," you
9 know?

10 MR. EHRENHAFT: Yeah.

11 MR. POZA: You know, it looks like a
12 mistake.

13 MR. EHRENHAFT: I agree.

14 MS. KAUTZ: So I went back to you guys.

15 MR. EHRENHAFT: So the solution is simply
16 removing them?

17 MS. KAUTZ: You can remove them or --

18 MR. POZA: From my point of view, I would
19 be very glad if you would request to remove
20 them, because they don't -- it doesn't make any
21 sense to me. It looks like if a guy left the
22 job because, you know, it's four o'clock.

23 MR. SILVA: Well, you'd have to take it
24 back to the corner of the house if you did
25 that.

1 MR. POZA: Hmm?

2 MR. SILVA: On the plan, you would have to
3 completely eliminate that and take it back to
4 the corner.

5 MR. POZA: Well, they -- they wanted me to
6 introduce the column, and that's okay, because
7 then at least the beam above doesn't finish on
8 the wall. It has some vertical to come down.
9 It has some definition. But to continue this
10 fake little band on the column, on the cap and
11 on the base, it didn't make any sense.

12 I would leave the column there, because it
13 picks up the beam above, just like a half a
14 column, but you don't have to make a fake cap
15 and a fake base.

16 MS. KAUTZ: So staff's only comments were
17 the muntins, again, are to be high-profile and
18 dimensional. And I'm sorry we're so repetitive
19 with this note, but it comes up all the time,
20 so I just want to get it in writing. The roof
21 is obviously two-piece barrel tile. And I will
22 leave the BOA comment up to you-all, the
23 architects on the Board, to deal with.

24 So, other than that, if you-all are okay
25 with that clarification of that cornice piece,

1 it's just, I couldn't figure out from the
2 drawings what all those lines were.

3 MR. POZA: I even brought -- fairly
4 hands-on about this. That's only one way of
5 doing it. I brought -- I went to Shell Lumber
6 and picked up really -- that's exactly what it
7 is, is a giant continuous crown molding.

8 You see a lot of buildings nowadays that
9 do the inverse in Styrofoam and just pour it in
10 along with the beam of the slab above. So, you
11 know, you can take any of these shapes. You
12 can take this shape, and I just use one of
13 those that look good esthetically. But
14 nowadays they take that, they draw it up, they
15 put it in a laser, they cut the Styrofoam out,
16 the reverse, pour the concrete and you're done.
17 And then you stucco it later.

18 MR. FULLERTON: Where is that?

19 MR. POZA: Hmm?

20 MR. FULLERTON: Where is that?

21 MR. POZA: That is --

22 MS. KAUTZ: It's the handout that I
23 gave --

24 MR. POZA: The east elevation, the handout
25 of --

1 CHAIRMAN TORRE: It's in between. You go
2 through it. You walk past it.

3 MR. FULLERTON: I thought those were
4 brackets.

5 CHAIRMAN TORRE: It's the --

6 MR. POZA: On the south, they're brackets.
7 On the east, right here, these are brackets.
8 But that's a section through here.

9 CHAIRMAN TORRE: It's a big crown molding.

10 MR. POZA: It's a big crown molding that
11 they wanted in there, just to, I guess, soften
12 the -- they wanted the columns. They wanted
13 the massing up above to sit on something, so
14 they're sitting on that scalloped wall-type
15 thing. But then they didn't want the bottom to
16 be bracketed, and they didn't want it to be
17 just without, you know, a little
18 semi-cantilevered. So they said, well, why
19 don't you make --

20 MR. EHRENHAFT: So it's not roof. It
21 looked to me like it had a little bit of roof
22 on it. Okay.

23 MS. BACHE-WIIG: You mean here?

24 MR. EHRENHAFT: Yeah. So that's a --

25 MS. BACHE-WIIG: It's scalloped.

1 MR. POZA: It's scalloped.

2 MS. KAUTZ: It's like a ceiling scallop.

3 MR. EHRENHAFT: Yeah, got it.

4 MR. POZA: It's basically, if you look at
5 the section --

6 MR. EHRENHAFT: Yes.

7 MR. POZA: -- that I drew, it would be
8 something like this. And it's just continuous
9 all the way around.

10 MR. EHRENHAFT: Continuous.

11 MR. POZA: In fact, if you're looking at
12 the ceiling here, that's basically what it is.

13 MR. FULLERTON: I like that better than
14 this.

15 CHAIRMAN TORRE: I think it's the shape
16 that you're not happy with.

17 MR. FULLERTON: This looks so heavy, you
18 know? I don't -- that's a lot of concrete up
19 there.

20 MR. POZA: It might be a little slimmer --

21 BOARD MEMBER: Softer.

22 MR. POZA: Correct.

23 MR. FULLERTON: That would look good.

24 MR. POZA: And it might have too many
25 lines. Maybe it gets a little simpler. But if

1 you look at this ceiling, without the 14 lines
2 that that has, that's basically what that looks
3 like.

4 MR. SILVA: The addition, I think it's in
5 the spirit of the original. I think it's
6 pretty whimsical, like the original, and
7 it's -- you're doubling the square footage of
8 the house pretty much, I think. And you know,
9 from the street, I think it's going to be very
10 difficult to tell that you're doubling the
11 square footage of the house.

12 MR. POZA: That was part of the intent.

13 MR. SILVA: Good job.

14 MR. FULLERTON: Anybody else? Nobody in
15 the audience?

16 CHAIRMAN TORRE: How about making a
17 motion, Robert?

18 MR. PARSLEY: I'll make a motion for
19 approval to incorporate staff's comments and to
20 eliminate the faux base and faux capital on the
21 east facade.

22 MR. POZA: Thank you. Thank you.

23 CHAIRMAN TORRE: Is there a second?

24 BOARD MEMBER: Second.

25 CHAIRMAN TORRE: Second from Mr. --

1 MR. RODRIGUEZ: Could I ask a question?

2 CHAIRMAN TORRE: Of course.

3 MR. RODRIGUEZ: I'm supporting your
4 motion, but if we do -- if we adopt this
5 motion, does it go back to the Board of
6 Architects?

7 MS. KAUTZ: You-all are the final say.

8 MR. RODRIGUEZ: Okay.

9 MS. KAUTZ: They recommend to you-all.

10 BOARD MEMBER: Every time --

11 MR. POZA: And if not, I'll tell the guy
12 on the job site to forget about that.

13 CHAIRMAN TORRE: See how much power you
14 have. You're learning, huh? Okay.

15 Okay. We have a motion. We have a
16 second. Roll call, please.

17 MS. DIAZ: Ms. Thomson?

18 MS. THOMSON: Yes.

19 MS. DIAZ: Mr. Fullerton?

20 MR. FULLERTON: Yes.

21 MS. DIAZ: Ms. Bache-Wiig?

22 MS. BACHE-WIIG: Yes.

23 MS. DIAZ: Mr. Parsley?

24 MR. PARSLEY: Yes.

25 MS. DIAZ: Mr. Silva?

1 MR. SILVA: Yes.

2 MS. DIAZ: Mr. Ehrenhaft?

3 MR. EHRENHAFT: Yes.

4 MS. DIAZ: Mr. Rodriguez?

5 MR. RODRIGUEZ: Yes.

6 MS. DIAZ: Mr. Torre?

7 CHAIRMAN TORRE: Yes.

8 MR. POZA: Thank you.

9 CHAIRMAN TORRE: Thank you. Very good.

10 Well done.

11 Is there somebody missing, or is somebody
12 not going to present? Oh, there we go. I
13 thought I missed one. Thank you.

14 MS. KAUTZ: Waiting patiently.

15 CHAIRMAN TORRE: Yep. I couldn't see the
16 other person.

17 *****

18 CASE FILE COA (SP) 2017-017, 1142 S. GREENWAY DRIVE

19 *****

20 CHAIRMAN TORRE: This is COA (SP)
21 2017-017: An application for the issuance of a
22 Special Certificate of Appropriateness for the
23 property at 1142 South Greenway Drive, a
24 non-contributing structure within the "Country
25 Club of Coral Gables Historic District,"

1 legally described as Lots 1 and 2, Block 12,
2 Coral Gables Section "C," according to the Plat
3 thereof, as recorded in Plat Book 8, at Page 26
4 of the Public Records. The application
5 requests design approval for the construction
6 of an addition to the residence.

7 MS. KAUTZ: Thank you. Okay. This is the
8 location map. It's on the south side of the
9 golf course. This property is a
10 non-contributing resource within the district.
11 When the district was first designated, this
12 building built in 1949 made it ineligible for
13 being a contributing structure, even though
14 it's a perfectly handsome building.

15 We have a 1940s photo. It was designed by
16 architect Gerard Pitt.

17 This was possibly the shortest staff
18 report I've ever written. Very simple addition
19 they're proposing, a one-story addition to the
20 rear of the residence behind an existing
21 garage. It consists of a new laundry room, a
22 guest room suite and a covered terrace. No
23 work is proposed for the existing residence.

24 There are no variances. This was approved
25 and reviewed by the Board of Architects in

1 December with no comments.

2 Our only comment for approval is that the
3 windows and door muntins are to be
4 high-profile, which should not match the
5 existing house.

6 MR. OSLE: Thank you very much.

7 MS. KAUTZ: Sure.

8 MR. OSLE: Hello. My name is Harry Osle.
9 That is my lovely wife, Ava, freezing to death
10 over there.

11 CHAIRMAN TORRE: Thank you for your
12 patience.

13 MR. OSLE: Given the time, I will be very
14 brief.

15 As was mentioned, this is an existing
16 home. We've owned this since 2001. We've had
17 some renovations done to the house. The house
18 is a beautiful home because of my wife, and
19 we're just adding an existing structure to the
20 back.

21 The home was originally built with a
22 storage area, which we are going to -- here is
23 the existing ground floor of the home. That is
24 a storage area to the right. We're going to
25 eliminate that.

1 Here is the existing second floor plan.

2 Here is the proposed ground floor.

3 So that area that is the storage area,
4 we're going to eliminate, and we're going to
5 create a laundry room, a small bedroom with a
6 bath, and then a gazebo-type area, open, open
7 area, okay?

8 We're going to tie in -- the most
9 important part, I think, is this, this proposed
10 roof plan. So that proposed roof plan actually
11 will be lower. So from the street level, when
12 you're looking at the home, the roof is going
13 to be lower, so you're not going to see the
14 existing, the new roof, on the outside.

15 That's basically it. Here is the existing
16 floor elevation. Here is the front of the
17 home.

18 Here is existing and proposed rear
19 elevations. Here is the back of the home. You
20 can see on this right-hand side of the picture,
21 toward the left is that storage area that we're
22 going to eliminate. We're going to bring that
23 gazebo out. That's the -- excuse me. That's
24 the storage area there. We're going to
25 eliminate that.

1 The existing proposed right elevations.
2 Here is the right side elevation of the home.
3 Existing proposed left elevations. Here's the
4 left side of the home. That's it.

5 MR. PARSLEY: Outside of the existing
6 breakfast room, you still have an air handler
7 out there. Are you proposing to move that, or
8 that's the only place that that can stay?

9 MR. OSLE: On which one? The existing
10 breakfast area?

11 MR. PARSLEY: Yes.

12 MR. OSLE: That's where they are going to
13 put the air handler. Is that what you're
14 saying? That's what they asked.

15 MS. KAUTZ: On A-1?

16 MR. PARSLEY: A-4.

17 MS. KAUTZ: If you go to A-1, it's
18 remaining in the same place.

19 MR. OSLE: Yeah.

20 MR. RODRIGUEZ: Don't you want to move
21 that?

22 MR. OSLE: I would if they would give me a
23 great option to move it somewhere. I wanted to
24 move it to the opposite side.

25 MR. RODRIGUEZ: They won't let you do

1 that?

2 MS. KAUTZ: The setback is --

3 MR. RODRIGUEZ: Who is "they"?

4 MR. OSLE: Board of Architects --

5 MS. KAUTZ: Zoning, actually, probably is
6 the -- that's your setback line.

7 MR. OSLE: That's correct.

8 MS. KAUTZ: So you can't put a --

9 MR. OSLE: That's how I originally wanted
10 it.

11 MR. RODRIGUEZ: Can't you put it in the
12 back?

13 MR. OSLE: I could, but I think it's the
14 same area of the setback in the back, so --

15 MR. PARSLEY: Unfortunate.

16 MR. EHRENHAFT: And you've got hard deck
17 around it?

18 MR. OSLE: Excuse me?

19 MR. EHRENHAFT: Are you going to have hard
20 deck around and under it?

21 MR. OSLE: Yes.

22 MR. EHRENHAFT: Is it possible to have
23 some soil, so that you could at least put
24 podocarpus or something far enough away from it
25 to let it breathe, but have it not --

1 MR. OSLE: I'll take that into -- I guess
2 we'll take that to --

3 MR. RODRIGUEZ: Or on the rooftop?

4 MR. OSLE: On the rooftop, I wouldn't do
5 that.

6 MR. PARSLEY: It services what rooms?

7 MR. OSLE: That new room, that laundry
8 room, and the existing -- and the new bedroom.

9 MR. PARSLEY: You couldn't put it behind
10 the --

11 MR. RODRIGUEZ: We're trying to help you.

12 MR. OSLE: I know, I know. Believe me, I
13 went around --

14 MR. PARSLEY: On the back side of the
15 barbecue? Or that's in the rear setback?

16 MR. OSLE: That's in the rear --

17 MS. KAUTZ: So you-all have -- so this is
18 your property line.

19 MR. OSLE: Right.

20 MS. KAUTZ: You have the easement that
21 exists.

22 MR. OSLE: Yes.

23 MS. KAUTZ: So you can't put anything
24 there, obviously.

25 MR. OSLE: No.

1 MS. KAUTZ: And then you have an
2 additional 10 feet.

3 MR. OSLE: Right.

4 MR. RODRIGUEZ: Even a mini split.

5 MR. OSLE: If you can give me a variance,
6 I'll take the variance.

7 MR. PARSLEY: We can't give you a
8 variance.

9 CHAIRMAN TORRE: Kara, I'm confused.

10 MR. FULLERTON: What about a wing wall on
11 the --

12 MS. KAUTZ: Around it, you mean? Well,
13 they have -- they have an unusual condition in
14 the back that there's a 5-foot easement and
15 then a 10-foot setback. They really have the
16 15-foot required setback in the rear, which
17 is --

18 MR. SILVA: Or a wing wall --

19 MR. OSLE: But I can't understand --

20 MR. FULLERTON: The easement is going to
21 encroach on the setback.

22 MS. KAUTZ: Say that again?

23 MR. FULLERTON: I thought you said there
24 was a 5-foot easement and a 10-foot setback.

25 MS. KAUTZ: Yes.

1 MR. FULLERTON: Meaning 15 feet?

2 MS. KAUTZ: Yes. According to this
3 drawing.

4 CHAIRMAN TORRE: If you were to put it
5 next to the electric meter --

6 MR. SILVA: That's what I was going to --

7 CHAIRMAN TORRE: -- the garage is further
8 than that. Why would that be in the setback?

9 MR. SILVA: Yeah. You put it next to the
10 meter and you do a wing wall to shield it from
11 the --

12 MR. OSLE: That's what I originally
13 wanted, but they told me no.

14 CHAIRMAN TORRE: But the wall of the
15 garage is already out there. It makes no
16 sense.

17 MR. OSLE: I would put it right there.
18 That's exactly where I would put it, so please
19 tell me how to do that.

20 MS. KAUTZ: Wait. Hold on a second.

21 MS. SPAIN: Who told him no? Zoning?

22 MS. KAUTZ: Yeah. So their setback
23 here --

24 CHAIRMAN TORRE: It doesn't make any
25 sense.

1 BOARD MEMBER: The garage is already out
2 there.

3 MR. RODRIGUEZ: A-4.

4 MS. SPAIN: I think we can handle that
5 administratively, because --

6 MR. RODRIGUEZ: That would be an awful
7 place to have it.

8 MR. OSLE: That's what I think.

9 MS. SPAIN: Because the existing garage,
10 the existing garage is into the setback, and in
11 the past the City Attorney has opined that as
12 long as the setback isn't greater than an
13 existing, that he's all right with it. I
14 believe we can handle that administratively.

15 CHAIRMAN TORRE: Behind the electric
16 meter, in that little, in the garage, that
17 would be the best --

18 MR. OSLE: That, to me, is ideal.

19 MR. EHRENHAFT: You don't want that on the
20 patio.

21 MR. OSLE: No, but they told me I had to
22 put it there, so --

23 CHAIRMAN TORRE: Well, this is where we
24 help. This is where we help. This is where we
25 get the brownie points the other direction for

1 once.

2 MR. OSLE: Help me out.

3 MR. RODRIGUEZ: It was worth that wait.

4 BOARD MEMBER: We've got to get credit
5 sometimes.

6 MR. OSLE: We'll determine that over
7 dinner tonight.

8 MS. SPAIN: I think we can take care of
9 that.

10 CHAIRMAN TORRE: All right.

11 MR. OSLE: Good. That will help.

12 CHAIRMAN TORRE: Pass on the good word.

13 MR. OSLE: Thank you.

14 CHAIRMAN TORRE: Thank you. Any Board
15 discussion?

16 MS. THOMSON: No.

17 CHAIRMAN TORRE: You got to get home?

18 MR. OSLE: Thank you very much.

19 CHAIRMAN TORRE: Thank you. Let's close
20 the public hearing.

21 Alicia, how about a motion?

22 MR. FULLERTON: I would approve the
23 staff --

24 CHAIRMAN TORRE: You're going to make the
25 motion?

1 MR. FULLERTON: Yeah.

2 CHAIRMAN TORRE: Okay. Go for it.

3 BOARD MEMBER: I was going to --

4 CHAIRMAN TORRE: Go for it, go for it, go
5 for it. Wait. You haven't voted yet. Fifteen
6 seconds.

7 SPEAKER: She's cold.

8 CHAIRMAN TORRE: It could be something
9 happen -- no. John?

10 MR. FULLERTON: Staff recommendation is to
11 approve.

12 MR. RODRIGUEZ: Second.

13 CHAIRMAN TORRE: Is there any more
14 discussion?

15 (No response)

16 CHAIRMAN TORRE: Roll call.

17 MS. DIAZ: Mr. Parsley?

18 MR. PARSLEY: Yes.

19 MS. DIAZ: Mr. Silva?

20 MR. SILVA: Yes.

21 MS. DIAZ: Mr. Ehrenhaft?

22 MR. EHRENHAFT: Yes.

23 MS. DIAZ: Mr. Rodriguez?

24 MR. RODRIGUEZ: Yes.

25 MS. DIAZ: Ms. Thomson?

1 MS. THOMSON: Yes.

2 MS. DIAZ: Mr. Fullerton?

3 MR. FULLERTON: Yes.

4 MS. DIAZ: Ms. Bache-Wiig?

5 MS. BACHE-WIIG: Yes.

6 MS. DIAZ: Mr. Torre?

7 CHAIRMAN TORRE: Yes. Thank you. Thanks
8 for waiting. Thank you very much.

9 You know, the good thing is that we
10 educate four or five people every time we do
11 this, because they all have to sit through the
12 process.

13 MR. SILVA: Yeah.

14 BOARD MEMBER: Do we have anybody else?

15 MR. RODRIGUEZ: Yes, we have one more.

16 CHAIRMAN TORRE: All right. Can I ask why
17 this is called Standard Certificate of
18 Appropriateness and on the bottom it says
19 Special Certificate of Appropriateness?

20 MS. KAUTZ: Because I messed up. But
21 thank you for pointing that out to everybody,
22 that I just totally -- thanks for that. Go
23 ahead.

24 CHAIRMAN TORRE: What's the difference
25 again, on this one?

1 MR. RODRIGUEZ: This is just landscaping.

2 MS. KAUTZ: It's a standard -- when you
3 approved the garage addition on the property,
4 it was a conceptual site plan. At the time,
5 part of the condition of approval and the Board
6 motion was that the actual finalized site plan,
7 materials, landscape, all that come back to you
8 for approval.

9 So we're not writing a separate staff
10 report for it. We're just bringing it back to
11 you to make sure that everything that you
12 wanted to see is here.

13 Robert --

14 MR. PARSLEY: Well --

15 CHAIRMAN TORRE: Let me read it into the
16 record really quick, and then we'll be ready
17 and on our way.

18 *****

19 CASE FILE COA (ST) 2017-116, 200 EDGEWATER DRIVE

20 *****

21 CHAIRMAN TORRE: So this is Case File COA
22 (ST) 2017-116: An application for the issuance
23 of a -- is it Special? Standard? Standard?

24 MS. KAUTZ: Standard.

25 CHAIRMAN TORRE: Standard Certificate of

1 Appropriateness for the property at 200
2 Edgewater Drive, a Local Historic Landmark,
3 legally described as Lot 4 and Lot 6 of the
4 Resubdivision of a portion of the Baker
5 Homestead, according to the Plat thereof, as
6 recorded in Plat Book 80, Page 15, of the
7 Public Records of Miami-Dade County, and the
8 East 30.5 Feet of Tract 6 and the West 33.5
9 Feet of Tract 7, Less the North 31 Feet
10 thereof, of the Baker Homestead, according to
11 the Plat thereof, as recorded in Plat Book 41,
12 Page 38 of the public records of Miami-Dade
13 County.

14 This application is requesting design
15 approval for an addition and alteration to the
16 garage building, and sitework was approved on
17 April 20th, 2017, with a condition that the
18 sitework return to the Board when the design is
19 finalized. The application requests design
20 approval for the landscape and the hardscape.

21 MS. KAUTZ: The location map, those should
22 be very familiar to you, because the garage was
23 just approved.

24 CHAIRMAN TORRE: Is this Sallye Jude's
25 house, old house?

1 MS. KAUTZ: Old house, yes.

2 MR. RODRIGUEZ: Yes.

3 CHAIRMAN TORRE: Got it.

4 MR. SANCHEZ: Thank you. Jorge Sanchez,
5 for the SMI Landscape Architecture, 140 Royal
6 Palm Way, Palm Beach.

7 We've been fortunate enough to work with
8 several historic properties, and this -- this
9 one definitely falls in that category. It's a
10 marvelous place, with a beautiful Art Moderne
11 architecture, wonderful vegetation, incredible
12 trees.

13 So let me show you the -- does this point?

14 MS. KAUTZ: Not on that screen. On the
15 big one. It points, it points on --

16 MR. SANCHEZ: On the big one? Oh.

17 Basically, the side of the property that
18 we'll be showing you will be the left-hand
19 side, which is Phase 1, and that is -- it does
20 come out awfully fuzzy in the picture up there,
21 but --

22 MS. KAUTZ: This one is final. It's
23 better on this one. Sorry.

24 MR. SANCHEZ: That's okay. Well, you have
25 some in front of you. Basically, that is --

1 we're basically doing sort of a minimal impact
2 study on the property.

3 The driveway is -- let me go back a
4 second. The driveway is currently in this --
5 you can't really tell, but on the center left,
6 that's where the driveway is at the moment,
7 which is more of an alley than a, than a --
8 than a road.

9 We're taking it back to a front entry,
10 which is in the upper right, and that would be
11 the -- the new entry. The new driveway is
12 going to go through the property and into the
13 service area, into a motor court, and the front
14 door of the house.

15 As I mentioned, there are some marvelous
16 trees. There's a big banyan tree where the
17 driveway is going to be cutting through,
18 through the banyan and into the left portion in
19 there.

20 That area there of the driveway also has
21 some important trees, including one rainbow
22 eucalyptus that's pretty stunning, one of the
23 many trees on the property.

24 By the way, the driveway is going to be
25 very simple. It's basically tabby with coral

1 stone borders. The only materials that are
2 being used are coral stone and the tabby for
3 the driveway, with one exception.

4 Going back to the overall, the service
5 area in the upper left. And that's the one of
6 the large trees on the property that is being
7 moved.

8 That's the residence as it stands now.
9 It's been neglected for a number of years, and
10 now it's being revamped with great care.

11 The present driveway. And as you can see,
12 the present driveway, the entrance is really
13 straight ahead into an alley. And if you look
14 straight over, it's the neighbor's driveway
15 also. So we'll be separating that, giving that
16 courtyard much -- much more private space.

17 That's an image of the front door, a very
18 distorted picture. I apologize, but you'll see
19 it better in your -- in your papers there. But
20 the tabby driveway goes into a motor court
21 that's of nice proportion for the house. On
22 the bottom there is a half moon, not squashed
23 like that, but a true half moon with a gate
24 onto more of a family entrance to the property.

25 That is the drawing with a softscape. Let

1 me see. At the top is a fountain -- which the
2 existing fountain beyond the courtyard, which
3 I'll show you in a moment, was added on a
4 number of years ago, and it's very
5 inappropriate for the house. So we've gone
6 with something that's extremely low, made out
7 of Indiana limestone and the fountain piece
8 that just protrudes out of the water as a
9 lotus.

10 The bottom is the gate going toward the
11 kitchen, the double gate on the right. And on
12 the left, the gate going through that half moon
13 into the motor court.

14 Going through the house, there is the
15 existing terrace that's being redone to the
16 original way with a coquina stone. The walls
17 are being refurbished. And if you look to the
18 right, that center fountain is the one that is
19 not original, so that's the one that's being
20 changed.

21 To the top there is a water lily palm
22 that's being redone and made into a lily pond.
23 Again, and to the bottom, a fountain that goes
24 to a little gazebo. And basically, that's the
25 view that I'm going to show you of the

1 courtyard, as it is today and as it's going to
2 be in future also.

3 That is the view out with the fountain
4 that protrudes too high, and it just -- sort of
5 cement. But the columns and all that is -- are
6 staying. And that is the runnel going to the
7 gazebo, going into the -- into the basin.

8 That's the lily pond that's being redone.
9 And that's the runnel that is also just simply
10 being redone. And at the top of the stairs is
11 a fountain, which will be the flat fountain.

12 These are -- the woodwork is all stained.
13 It's just being revamped. And the geometry of
14 these areas is being redone also, but also with
15 the same concept of the same geometry that was
16 there.

17 As you can see on the lower right, you can
18 see the geometry back, back into a garden.

19 That is sort of the short version of it.
20 And beyond that, there's all of the detail
21 drawings, which I'll be glad to go over with
22 you if you'd like to. But that is what we're
23 proposing. Any questions?

24 CHAIRMAN TORRE: He's the only one that's
25 going to ask you anything.

1 MR. SILVA: Everyone's looking at him.

2 MR. PARSLEY: I have no comment.

3 CHAIRMAN TORRE: We're all going to go,
4 "Very nice."

5 MR. PARSLEY: Unfortunately, the people
6 who were here earlier cannot see what landscape
7 plans are or are supposed to look like. Too
8 bad.

9 With the hour, instead of taking up more
10 time complimenting you on the work, I think I
11 would just make a motion to approve it as
12 shown.

13 MR. RODRIGUEZ: Motion seconded.

14 MS. KAUTZ: And their website is dreamy --

15 MR. SANCHEZ: Thank you.

16 MS. KAUTZ: -- if you ever go look at
17 their website. We were all scrolling in the
18 office, and we recognized some of our historic
19 properties. But I did want to note, just to
20 let you know this -- and I will send this to
21 you guys as well -- we got zoning comments back
22 on this project two days ago, and I apologize
23 for not getting it to you sooner. The only
24 note that sort of is important is that the
25 gate, driveway gate that's shown here, the

1 columns can't be higher than 6 feet, and I
2 think they're drawn at like, eight-foot-three.

3 CHAIRMAN TORRE: Unless we approve them.
4 Unless we approve them.

5 MS. KAUTZ: Well, yeah, but --

6 CHAIRMAN TORRE: But --

7 MS. KAUTZ: You'd have to make some
8 special notation, because zoning there, have to
9 be 6 feet tall.

10 CHAIRMAN TORRE: Well, this is a special
11 estate.

12 MS. KAUTZ: Well, then --

13 MR. PARSLEY: This is an estate. This is
14 not a property.

15 MS. KAUTZ: Then make that part of the
16 motion so that I can give it to zoning when
17 they --

18 MR. PARSLEY: We approve, with the --

19 MS. SPAIN: The gate or the columns?

20 MS. KAUTZ: The columns.

21 BOARD MEMBER: Which columns --
22 (inaudible).

23 MS. KAUTZ: 4.1.3.

24 MR. RODRIGUEZ: I was there for a party
25 when Dr. Jude was still alive, and he gave me a

1 tour of that place. Amazing. He was an
2 amazing person.

3 MS. SPAIN: Top of the gate.

4 MS. KAUTZ: Yeah, so the top of the
5 column. So I don't know if this counts or not.

6 SPEAKER: This is --

7 MS. KAUTZ: They can take the potted plant
8 off for now and --

9 CHAIRMAN TORRE: I think that the designer
10 wishes to get 8-foot columns, and that's what
11 looks right.

12 MR. PARSLEY: So the gates are actually on
13 the other property, right?

14 MS. KAUTZ: They are. They're set within
15 the property.

16 MR. PARSLEY: We're just looking at the
17 property to the left.

18 MS. KAUTZ: Hmm?

19 MR. PARSLEY: Well, I mean, it's --

20 MR. SANCHEZ: Yeah, that is within the --

21 MS. KAUTZ: It's right here. It's within
22 their property. It's the --

23 MS. SPAIN: If you think it's appropriate,
24 you can include that as part of the motion, and
25 the height shown on the plans, I think.

1 MS. KAUTZ: Do you see it, Alex?

2 MR. PARSLEY: Make a motion to --

3 MR. SILVA: I thought it was these.

4 MS. KAUTZ: It is. It's inside the
5 property. Their property line's over here.

6 MR. SILVA: I thought it was the entrance
7 from Edgewater.

8 MS. KAUTZ: No. The Edgewater is an
9 existing gate condition. That's a coral big --

10 MR. SILVA: But those are way set in. Why
11 would zoning --

12 MR. PARSLEY: Isn't that a private street?
13 That's a private drive. That's not even --

14 MS. KAUTZ: It is, but it's a -- it's a
15 gate column. It's --

16 MR. FULLERTON: Does that comply with the
17 setback?

18 MR. PARSLEY: Can we do it with a motion,
19 just amend our motion to include the --

20 MS. SPAIN: Yes.

21 MS. KAUTZ: Yes.

22 MR. PARSLEY: -- to include the 8-foot
23 columns at the western gate.

24 SPEAKER: A little PR --

25 MS. KAUTZ: Just do the gates as shown.

1 MR. RODRIGUEZ: Gates as shown.

2 MR. SILVA: My only reservation was that
3 it will be a safety thing, but it's so far in
4 there that --

5 MS. KAUTZ: No. It's their own property.

6 MS. THOMSON: I second it.

7 MS. SPAIN: The gates as shown on the
8 drawing so that there is no set height.

9 CHAIRMAN TORRE: Jan seconded it, so we're
10 good. Anybody else have any comments?

11 MR. FULLERTON: I just think his fluffy
12 dreamy clouds kind of -- kind of obscure some
13 of the area of the site that might be --

14 MR. SANCHEZ: That will be Phase 2.

15 MR. EHRENHAFT: I can't resist. I have to
16 add that I pulled up a Google map of the
17 property, because I wanted to see, and there
18 was a manatee in the basin in the photograph.

19 CHAIRMAN TORRE: If you can learn anything
20 from this --

21 MR. EHRENHAFT: In the boat slip.

22 CHAIRMAN TORRE: If you learn anything,
23 it's that one -- if you're last, you get us
24 very soft. At that point we can approve just
25 about everything.

1 (Simultaneous speaking)

2 CHAIRMAN TORRE: All right. I think Jan
3 seconded, so we're ready.

4 MS. DIAZ: Mr. Silva?

5 MR. SILVA: Yes.

6 MS. DIAZ: Mr. Ehrenhaft?

7 MR. EHRENHAFT: Yes.

8 MS. DIAZ: Mr. Rodriguez?

9 MR. RODRIGUEZ: Yes.

10 MS. DIAZ: Ms. Thomson?

11 MS. THOMSON: Yes.

12 MS. DIAZ: Mr. Fullerton?

13 MR. FULLERTON: Yes.

14 MS. DIAZ: Ms. Bache-Wiig?

15 MS. BACHE-WIIG: Yes.

16 MS. DIAZ: Mr. Parsley?

17 MR. PARSLEY: Yes.

18 MS. DIAZ: Mr. Torre?

19 CHAIRMAN TORRE: Good, yes. Yes. Thank
20 you very much.

21 MS. SPAIN: Thank you very much.

22 BOARD MEMBER: I'm already stuttering.

23 CHAIRMAN TORRE: I can't talk anymore.

24 MR. RODRIGUEZ: Is that it?

25 MS. SPAIN: Almost. Wait. I just have

1 one announcement. We're ready to start
2 construction on the McFarland restoration on
3 the two homes. We now have everything in
4 place, the contract that the contractor has
5 signed, and we're ready to pull a permit. So
6 we're good to go, hopefully next week. And
7 that's a big deal for us.

8 MR. EHRENHAFT: Dona, may I inquire about
9 one other issue?

10 MS. SPAIN: Yes.

11 MR. EHRENHAFT: You mentioned that you
12 were thinking about finding calendar dates for
13 a workshop.

14 MS. SPAIN: A workshop, yeah. We've had
15 issues with that, because Elizabeth went on
16 vacation for a week, Kara went then on vacation
17 for a week, and I'm actually on vacation now.
18 So --

19 MR. FULLERTON: You just can't stay away.

20 MS. SPAIN: I know. So I get back a
21 week -- I have another week left, so next week
22 I'm also on vacation. So, after that, we're
23 going to schedule something.

24 BOARD MEMBER: We'll miss you.

25 MR. EHRENHAFT: I'm going to be -- well, I

1 can talk to you off the record.

2 MS. SPAIN: All right. We'll call each of
3 you individually and set something up.

4 MR. FULLERTON: Some of us had a nice tour
5 of the Merrick House last -- whenever that was.

6 CHAIRMAN TORRE: Tuesday.

7 MR. FULLERTON: And I appreciate that.
8 Thank you very much.

9 MS. KAUTZ: And if you didn't get to go,
10 just let us know and we will --

11 CHAIRMAN TORRE: That being said, motion
12 for adjournment?

13 MR. FULLERTON: Yeah. I'll move.

14 CHAIRMAN TORRE: Move. Second?

15 MR. EHRENHAFT: Second.

16 CHAIRMAN TORRE: All in favor, say "aye."

17 (All Board Members reply "aye.")

18 (Thereupon, the proceedings were concluded
19 at 7:47 p.m.)
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COURT CERTIFICATE

STATE OF FLORIDA)
COUNTY OF DADE)

I, MARY J. WICK, RPR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record, to the best of my ability, of my stenographic notes.

Dated this 5th day of September, 2017.

MARY J. WICK, RPR

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