

CITY OF CORAL GABLES  
HISTORIC PRESERVATION BOARD MEETING

Thursday, June 15, 2017, 4:02 p.m.

405 Biltmore Way

Coral Gables, Florida

PARTICIPANTS

ALEJANDRO SILVA, Board Member

JOHN FULLERTON, Board Member

BRUCE EHRENHAFT, Board Member

ALICIA G. BACHE-WIIG, Board Member

ALBERT MENENDEZ, Board Member

JANICE E. THOMSON, Board member

DONA M. SPAIN, Historical Resources and Cultural  
Director

KARA N. KAUTZ, Assistant Historic Preservation  
Coordinator

MIRIAM S. RAMOS, Deputy City Attorney

YESENIA DIAZ, Administrative Assistant

1           (Thereupon, the following proceedings were  
2 held:)

3           MR. SILVA: Welcome to the regularly  
4 scheduled meeting of the City of Coral Gables  
5 Historic Preservation Board. We are residents  
6 of the City of Coral Gables and in charge of the  
7 preservation and protection of historic or  
8 architecturally worthy buildings, structures,  
9 sites, neighborhoods and artifacts which are  
10 part of the distinct historical heritage of the  
11 city.

12           The board is comprised of nine members,  
13 seven of whom are appointed by the commission,  
14 one by the city manager, and the ninth is  
15 selected by the board and confirmed by the  
16 commission. Five members of the board  
17 constitute a quorum and five affirmative votes  
18 are necessary for the adoption of any motion.

19           Any person who acts as a lobbyist, pursuant  
20 to the City of Coral Gables Ordinance Number  
21 2006-11, must register with the city clerk prior  
22 to engaging in lobbying activities for  
23 presentations before city staff, boards,  
24 committees, and/or the city commission. A copy  
25 of the ordinance is available in the office of

1 the city clerk. Failure to register and provide  
2 proof of registration shall prohibit your  
3 ability to present to the Historic Preservation  
4 Board on applications under consideration this  
5 afternoon.

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

12 Any ordinance, resolution, action, or  
13 decision of any city commissioner;

14 Any action, decision or recommendation of  
15 the city manager, any city board or committee,  
16 including, but not limited to quasi-judicial  
17 advisory board, trust, authority, or council; or

18 Any action, decision, or recommendation of  
19 city personnel during the time period of the  
20 entire decision making process on the action,  
21 decision or recommendation which foreseeably  
22 will be heard or reviewed by the city  
23 commission, or a city board or committee,  
24 including, but not limited to quasi-judicial  
25 advisory board, trust, authority, or council.

1 Presentations made to this board are subject  
2 to the city's False Claims Ordinance, Chapter 39  
3 of the City of Coral Gables City Code.

4 I now officially call the City of Coral  
5 Gables Historic Preservation Board meeting of  
6 June 15, 2017. The time is 4:05 p.m. Present  
7 today are, to my left, Jan Thomson, Albert  
8 Menendez, John Fullerton, our new member,  
9 Mr. Bruce Ehrenhaft, and Alicia Bache-Wiig.  
10 Welcome, Bruce.

11 MR. EHRENHAFT: Thank you.

12 MR. SILVA: Okay. So the next item on the  
13 agenda is approval of the minutes for the last  
14 meeting on May the 25th. We received a digital  
15 copy and we have hard copies here.

16 MS. SPAIN: Yes. And I spoke to the city  
17 attorney's office about this, and although a  
18 couple of you weren't here last month, she said  
19 it was appropriate to vote on them, particularly  
20 since they're verbatim, right?

21 MS. RAMOS: That's correct. Because they  
22 are a verbatim transcript, there's no  
23 misstatements that have been made in the taking  
24 of the minutes, it's an accurate transcript.

25 MR. SILVA: Okay. Very good. That being

1           said, are there any changes or corrections to  
2           the minutes? Seeing none, can I have a motion?

3           MR. FULLERTON: So moved.

4           MR. SILVA: We have a motion.

5           MR. MENENDEZ: Second.

6           MR. SILVA: And a second. All in favor?

7           THE BOARD: Aye.

8           MR. SILVA: The minutes are approved.

9           All right. The next thing on the agenda, do  
10          we have any deferrals?

11          MS. RAMOS: No.

12          MR. SILVA: No? Okay. We also have two  
13          requests for excusal, one from Venny Torre and  
14          one from Robert Parsley. Can I get a motion on  
15          those?

16          MR. FULLERTON: Both at the same time?

17          MR. SILVA: Sure.

18          MS. THOMSON: I move that we excuse Venny  
19          Torre and Robert Parsley from this meeting.

20          MR. FULLERTON: I'll second the motion.

21          MR. SILVA: The motion and a second. All in  
22          favor?

23          THE BOARD: Aye.

24          MR. SILVA: The motion passes. They are  
25          excused. Okay. Moving into the swearing in --

1 oh, I'm sorry. Ex parte communications.

2 Please be advised that this board is a  
3 quasi-judicial board, and the items on the  
4 agenda are quasi-judicial in nature, which  
5 requires board members to disclose all ex parte  
6 communications. An ex parte communication is  
7 defined as any contact, communication,  
8 conversation, correspondence, memorandum, or  
9 other written or verbal communication that takes  
10 place outside of public hearing between a member  
11 of the public and a member of a quasi-judicial  
12 board regarding matters to be heard by the  
13 quasi-judicial board. If anyone has made any  
14 contact with a board member, when the issue  
15 comes before the board, the member must state on  
16 the record the existence of the ex parte  
17 communication, the party who originated the  
18 communication, and whether the communication  
19 will affect the board member's ability to  
20 impartially consider the evidence to be  
21 presented regarding the matter.

22 Does any member of the board have such a  
23 communication to disclose at this time?

24 MR. MENENDEZ: No.

25 MR. EHRENHAFT: No.

1 MR. FULLERTON: No.

2 MR. SILVA: None. Okay.

3 All right. We'll now have a swearing in of  
4 the public. If any person is in the audience  
5 who will be testifying today, please rise to be  
6 sworn in.

7 MS. DIAZ: Please raise your right hand. Do  
8 you swear to tell the whole truth and nothing  
9 but the truth?

10 (Thereupon, the parties were sworn in.)

11 MR. SILVA: All right. So we will move to  
12 the first item on the agenda, which is an  
13 application for a Certificate of Use for a bed  
14 and breakfast for the property at 114 Menores  
15 Avenue, a local historic landmark, legally  
16 described as Lot 8 and west half of Lot 9, Block  
17 36, Coral Gables Douglas Section, according to  
18 the Plat thereof, as recorded in Plat Book 25,  
19 Page 69 of the public records of Miami-Dade  
20 County.

21 MS. SPAIN: Before we get into that, I want  
22 to welcome Bruce Ehrenhaft to the board. I  
23 really appreciate his background, because it's  
24 similar to mine. He was a med tech. He has a  
25 bachelor's degree in biology and a master's



1 degree in photography. He's got a very cool,  
2 varied background; worked in Alaska, worked in  
3 South America, worked with the blood bank like I  
4 did, and then he went back to school, which I  
5 did also, but he was smart, he went to law  
6 school. So he has a law degree. I went back to  
7 school and have a degree in architecture, so we  
8 have -- I really, really appreciate you being  
9 here. We're on the board of the Dade Heritage  
10 Trust together, and he is passionate about  
11 preservation, so I think he'll be a good board  
12 member.

13 So bed and breakfast. I have been here 20  
14 years with the city. It's been on the books, on  
15 the zoning code for at least that length of  
16 time. It was in the zoning code that they were  
17 allowed when I got here. No one was ever able  
18 to make it work, basically because of the  
19 parking requirements. There was one parking  
20 place per room, and so they, in order to  
21 encourage the north Ponce area to become vital  
22 and pedestrian friendly, they have done a lot of  
23 initiatives. This is the first one that's going  
24 through.

25 As you remember, we recently had the

1 commission pass an ordinance allowing the  
2 apartment buildings that were designated as  
3 historic in the north Ponce area to be sending  
4 sites for the transfer of development rights,  
5 and now those same types of apartment buildings  
6 that are designated as historic can apply to be  
7 bed and breakfast. So they come to this board  
8 for a Certificate of Use for a bed and  
9 breakfast, and then they go into the Development  
10 Services Department. I see Charles Wu, who is  
11 the interim director of that department, is here  
12 to answer any questions you might have on that.  
13 And the owner applied to the Development and  
14 Review Committee, which is a staff board.  
15 That's the first step in anything you do in the  
16 city. And that was a year ago. So this is a  
17 long time coming, and I really appreciate her  
18 patience. I'm going to call her up, and she can  
19 answer any questions that you might have.

20 MS. BERMUDEZ: Good afternoon. My name is  
21 Alcira Bermudez, and I'm the owner of 114  
22 Menores, and I'm here to answer any questions,  
23 suggestions, comments you may have on -- on  
24 these requests that we're putting.

25 MR. SILVA: Dona, I have a few questions.

1 MS. SPAIN: Sure.

2 MR. SILVA: This is -- the staff report just  
3 said -- I just want to emphasize -- this is --  
4 this is already allowed by --

5 MS. SPAIN: Yes.

6 MR. SILVA: -- existing zoning.

7 MS. SPAIN: Yes.

8 MR. SILVA: The only reason they're coming  
9 to this board is not for any sort of variance or  
10 anything like that.

11 MS. SPAIN: No, not at all.

12 MR. SILVA: It's just because during the  
13 normal course of the building and permit process  
14 or the Certificate of Use process, since it is a  
15 historic property, it's coming to this board for  
16 --

17 MS. SPAIN: That's right. That's right.

18 Typically, the -- with other Certificates of  
19 Use, they go to the Planning and Zoning Board,  
20 but because these are specifically only for  
21 historically-designated properties, the  
22 commission wanted them to come to you.

23 MR. SILVA: Does anyone on the board have  
24 any questions?

25 MR. FULLERTON: Yeah. What -- what did the

1 -- the ordinance -- I didn't get a chance to  
2 read the whole thing, but what did the ordinance  
3 say about the parking?

4 MS. SPAIN: Here, I can -- we have a  
5 PowerPoint if you want to see the building, if  
6 they can queue it up. There you go. That's --  
7 that's the location of the building, the little  
8 square. And as a part of the Certificate of Use  
9 from the Development Service Department, there  
10 are certain inspections that they'll have to go  
11 through, and staff is recommending approval of  
12 this conditioned on those required inspections,  
13 obviously, being passed.

14 As far as their parking goes, we had a  
15 fairly long discussion with Kevin Kidney, the  
16 parking director, and there is something called  
17 a residential permit area -- I probably got that  
18 wrong -- which should solve any type of parking  
19 issues.

20 This is an eight-bedroom unit, and this  
21 should, I think, probably be less impact on the  
22 -- on the parking situation as a bed and  
23 breakfast rather than if all of those eight  
24 units were apartments.

25 MR. FULLERTON: Probably.

1 MS. SPAIN: Yeah. So --

2 MR. FULLERTON: I was looking at the floor  
3 plan, and I noticed the stairwells are joining  
4 each other at the bottom floor, and I was just  
5 wondering if it's been through the fire  
6 department already?

7 MS. SPAIN: It has. As part of the  
8 Development Review Committee, Fire sits on that  
9 board, but they will have to be one of the  
10 inspections, and so that will be taken care of  
11 through those inspections. And I think they are  
12 requiring exit signs and those type of things,  
13 but --

14 MR. FULLERTON: Will the parking be achieved  
15 by -- I mean perpendicular parking along the  
16 sidewalk and backing out into the street?

17 MS. SPAIN: I think there is parallel  
18 parking there now. What the residential permit  
19 does is -- and that would be for the entire  
20 block. I have it in front of my house. It's  
21 great, because the parking department gives  
22 decals to the -- to the owners, and then they  
23 give four hang tags for guests, so you can give  
24 them to the guests. And so if it becomes a  
25 residential block, those are the only people

1           that would be able to park there.

2           MR. FULLERTON: I assume that a lot of the  
3           guests will be using Ubers and things like  
4           that --

5           MS. SPAIN: Exactly. Exactly. They may not  
6           even need that.

7           MS. BERMUDEZ: They are normally tourists.  
8           They will Uber. You know, they just have one  
9           car.

10          MR. FULLERTON: It won't be long before we  
11          have self-driving cars.

12          MS. SPAIN: That's a little terrifying, but  
13          yes.

14          MR. SILVA: I think it's a good idea. I  
15          think it's a good project in terms of the fact  
16          that he use prolongs the use of these buildings  
17          and it just gives another avenue for -- for them  
18          to be used. So I think it's a great idea, and I  
19          applaud you for moving forward --

20          MS. SPAIN: So do I.

21          MR. SILVA: -- and being a ground breaker,  
22          really.

23          MS. SPAIN: I know.

24          MR. SILVA: It's the first one we have seen.

25          MS. SPAIN: Honestly, I think this is the

1 first in the city ever, from my research. I  
2 don't think it's ever -- we have ever had a bed  
3 and breakfast legitimately in the city.

4 MR. FULLERTON: One more quickie is, how  
5 does this relate to the Airbnb movement?

6 MS. SPAIN: They're not allowed in Coral  
7 Gables.

8 MR. FULLERTON: Not allowed anywhere in  
9 Coral Gables.

10 MS. SPAIN: No. That's right.

11 MR. FULLERTON: How would this -- this bed  
12 and breakfast differ from an Airbnb?

13 MS. BERMUDEZ: Because this is a  
14 family-oriented place where you bring your  
15 guests and you -- you take care of them, and you  
16 make them feel like they are in a family homey  
17 lodging, which is different than going and  
18 renting an apartment on their own all by  
19 themselves. The guest will have assistance all  
20 the time, and you cook for the guest, and you --  
21 you are there for the guest. And, you know, it  
22 makes them --

23 MR. FULLERTON: I thought that was the exact  
24 thing that an Airbnb offers.

25 MR. SILVA: I think an Airbnb is happening

1 in a place where the underlying zoning maybe  
2 doesn't allow it to be used as a B & B.

3 MS. SPAIN: I think that they also can't  
4 have weekly rates.

5 MS. THOMSON: Airbnbs, a lot of times, are  
6 -- are like the garage apartments that  
7 they'll --

8 MR. FULLERTON: Yeah.

9 MS. THOMSON: -- that people come and rent  
10 them.

11 MR. FULLERTON: But it's still for -- for  
12 one, two, three nights a week.

13 MS. SPAIN: Yes, but I don't believe that  
14 they can have, like, a three-night registry for  
15 a bed and breakfast.

16 MS. RAMOS: So in our residential district,  
17 we do not allow Airbnb. We have actually been  
18 quite engaged with Airbnb, FlipKey, and Home  
19 Away, which are the three biggest providers of,  
20 kind of, short-term rentals. We have a  
21 settlement agreement whereby for six months,  
22 they're going to talk to the policy makers in  
23 the city and see if -- if something can be  
24 worked out in certain areas of the city. And  
25 for the moment, they are putting up a letter



1           that we put together that says that hosts are  
2           not permitted. They are in violation of our  
3           ordinance if they actually go ahead and rent.  
4           So, of course, they have all taken the position  
5           that we are just, kind of, a home where people  
6           put out their ad and we are not responsible for  
7           the content. They all make the same -- Facebook  
8           and Instagram make the exact same claim. And  
9           then under the Historic Communications Act, they  
10          -- they have no liability, in other words.

11           They do state that they put on their -- a  
12          display on this website that says you must  
13          comply with all the zoning requirements of the  
14          city in which you plan on renting, and that's  
15          it. They put it on the host. So now they've  
16          gone further and they're going to be sending our  
17          letter from the city attorney's office  
18          explaining to hosts that they are in violation,  
19          and if we are able to prove that someone is  
20          doing that, then they get cited through code  
21          enforcement, which is typically our process. So  
22          that's -- that's the short answer to the short-  
23          term rental, which is different than this, which  
24          is permitted in the city.

25           MR. SILVA: Thank you.

1 MS. BACHE-WIIG: I have a quick question.  
2 So the plans that are provided, is it just like  
3 a documentation of an existing condition in the  
4 building?

5 MS. BERMUDEZ: Existing conditions, yes.

6 MS. BACHE-WIIG: I was just wondering if  
7 you're going to be making any modifications? I  
8 know that we're not reviewing that today, but --

9 MS. BERMUDEZ: We don't -- we don't expect  
10 to do any modification. We would like to work  
11 with just as -- as it is right now. Maybe in  
12 the future and depending how this goes on, we --  
13 in case we need to do anything, we will request  
14 any modification.

15 MR. EHRENHAFT: Also, I noticed in the  
16 drawings that were provided, on each floor,  
17 there are four units, and each of them is  
18 indicated as having a dinette and a kitchen. So  
19 although you will be preparing food for -- for  
20 the guests --

21 MS. BERMUDEZ: Yes.

22 MR. EHRENHAFT: -- as commonly happens in  
23 many B & Bs, those -- those features still  
24 remain?

25 MS. BERMUDEZ: Still remain, yes.

1 MR. EHRENHAFT: Okay.

2 MS. BERMUDEZ: We will be providing  
3 breakfast.

4 MS. BACHE-WIIG: And that takes place in the  
5 lobby?

6 MS. BERMUDEZ: That will take place in one  
7 unit we will dedicate, which will be the  
8 property manager's unit.

9 MR. EHRENHAFT: Is the property manager's  
10 unit going to be on the second floor or the  
11 first?

12 MS. BERMUDEZ: On the first floor.

13 MR. EHRENHAFT: Okay.

14 MS. BERMUDEZ: Uh-huh.

15 MR. EHRENHAFT: One detail in the drawings  
16 that I noticed, in the -- both the first floor  
17 and the second floor, I think it's just a small  
18 difference in how the drawing was made by the  
19 architect, but the toilet is omitted from both  
20 the second floor and first floor unit on the --  
21 on the southeast -- southeast corner --  
22 southwest corner of the building.

23 MS. BERMUDEZ: We need --

24 MR. EHRENHAFT: So, I mean, that -- that's  
25 not before the board, but I thought I would

1           mention it. I also noticed that there is  
2           room -- I did -- I drove by to look, because I  
3           wanted to see the building. It's lovely.

4           MS. BERMUDEZ: Thank you.

5           MR. EHRENHAFT: I noticed that there is  
6           actually physical space for the two -- two cars,  
7           should they be the ones that happen to be open  
8           on the block at the time your guests are trying  
9           to park.

10          MS. BERMUDEZ: You mean in the side of the  
11          building?

12          MR. EHRENHAFT: No. Directly in front of  
13          your house --

14          MS. SPAIN: He's talking about on --

15          MR. EHRENHAFT: -- in front of your house --

16          MS. SPAIN: -- in the street.

17          MR. EHRENHAFT: -- there is enough width to  
18          accommodate two vehicles. And then I -- I was  
19          also thinking since there is construction of a  
20          six floor building to the east of you --

21          MS. BERMUDEZ: Yes.

22          MR. EHRENHAFT: -- then that should also  
23          open up some spaces on the street.

24          MS. SPAIN: Right.

25          MR. EHRENHAFT: Because there should be

1 internal parking for all guests -- I mean all --  
2 all residents in that building. So I -- I would  
3 think that there would be additional parking  
4 opening up.

5 MR. FULLERTON: Does this ordinance refer or  
6 cover the idea that a three-bedroom house in  
7 that neighborhood could become a bed and  
8 breakfast?

9 MS. SPAIN: Well --

10 MR. FULLERTON: This is an apartment  
11 building and --

12 MS. SPAIN: Does it say apartment building  
13 in here?

14 MR. FULLERTON: I don't --

15 MS. SPAIN: You know, if there is a  
16 single-family home up there, it would be legally  
17 nonconforming, because I think they are all  
18 zoned for multifamily. Am I right? See,  
19 there's a reason why you were here.

20 MR. WU: Can you repeat that question?

21 MS. SPAIN: He is wondering if a -- if there  
22 was a single-family home in the area, if they  
23 could become a bed and breakfast if they're  
24 historic.

25 MR. WU: Charles Wu, interim development

1 services director. I don't see any issues  
2 relating to that per se, but we look at the  
3 application as it comes in. Of course it has to  
4 be historic designated.

5 And the purpose of this, from the genesis,  
6 when we did the North Ponce Charrette, is that  
7 we want to, A, maintain the residential  
8 character of the existing homes, allow some  
9 avenue for them to renovate it while have an  
10 income, via the B & B, and maintain the  
11 character. We do not want more pavement on the  
12 street to accommodate parking.

13 So, in this situation, she is not increasing  
14 the capacity of the home, so the parking needs  
15 already coming in today in the past will be  
16 accommodated in the future, so we are not  
17 creating more residents. Whoever is living  
18 there today will be the same amount of people in  
19 the future. And we maintain residential  
20 character as it is, so she gets an income, she  
21 maintains the property, and we maintain the --  
22 the look and feel of the neighborhood. And  
23 that's why we don't want to encourage more  
24 pavement on the property. And hence, we have  
25 the residential permit approach for the

1 residential street. So I don't foresee any  
2 prohibition for any single family home to come  
3 in the future. The key is whether, A, it's  
4 historic, and whether they can accommodate the  
5 needs for -- for a B & B.

6 Typically, in these neighborhoods, and the  
7 homes are similarly situated, are very similar  
8 to the home you see in front of you, which is a  
9 small apartment complex that we'll want to  
10 change into from an apartment situation to a B &  
11 B situation. That tends to be -- fit in this  
12 mode. So we hope to see a success story here  
13 and replicated elsewhere in the neighborhood.

14 MS. SPAIN: That's the intent.

15 MR. WU: Yes.

16 MS. SPAIN: And it doesn't say anything  
17 about apartment. It just says structure, so --

18 MR. FULLERTON: So if I had a single-family  
19 home there with an extra bedroom, I could  
20 actually --

21 MS. SPAIN: You certainly could come in and  
22 apply, and I don't believe that would be -- that  
23 would be prohibited.

24 MR. WU: Actually, some of the beautiful B &  
25 B's are single-family homes, large estate homes.

1 MS. SPAIN: Yes.

2 MR. FULLERTON: That's where most B & B's  
3 started, is people's private homes.

4 MR. WU: Yes.

5 MS. SPAIN: That's right.

6 MS. THOMSON: My question -- my question on  
7 the -- the kitchen and dinette area for each  
8 room, I would -- I would like to have seen,  
9 like, an elevation what are you putting in those  
10 kitchen areas, because every B & B that I have  
11 ever stayed in, the people cook for you. They  
12 present it for you. It's on tables. It's on  
13 the common area, not in individual efficiency  
14 rooms.

15 MR. FULLERTON: Right.

16 MS. THOMSON: And this strikes me as more  
17 efficiency than bed and breakfast.

18 MS. SPAIN: Actually, I've seen bed and  
19 breakfasts that have -- they have a small little  
20 kitchenette for you, which I really appreciate,  
21 but they also serve perhaps breakfast  
22 communally. But, I mean, if you're away and you  
23 don't want to go out to eat, just want to grab  
24 something for lunch, I always like to go out to  
25 dinner, you can go back to the B & B and -- and



1 make it. So, in my experience, that happens,  
2 and I think that was the intent here.

3 MS. BERMUDEZ: Yeah, especially when  
4 families have kids, it's always nice to -- if  
5 they can have the option to do something, not  
6 that they have to, because they will be served  
7 in the morning, but they can have that option to  
8 -- to do something --

9 MR. MENENDEZ: Microwave a piece of pizza.

10 MS. THOMSON: Where will you serve them in  
11 the morning?

12 MS. BERMUDEZ: We will have one -- one of  
13 the units for -- to put the tables and -- and  
14 serve. One -- we have eight units. One will be  
15 for the property manager, and the other one will  
16 be to serve our guests.

17 MR. MENENDEZ: But these only show the  
18 existing condition today, correct, not that  
19 that's going to be put in. It already exists  
20 that way.

21 MR. SILVA: It's existing, and then,  
22 technically, interior is beyond our purview  
23 anyway.

24 MR. MENENDEZ: Right.

25 MS. BACHE-WIIG: Where -- where are you

1 going to do the food prep for the -- for the  
2 breakfast?

3 MS. BERMUDEZ: In the first floor, the very  
4 last unit.

5 MS. SPAIN: Any impact to the exterior,  
6 because it's historic, would come back to you.

7 MS. BACHE-WIIG: So from one of the  
8 kitchenettes?

9 MS. BERMUDEZ: What was that?

10 MS. BACHE-WIIG: The food prep is going to  
11 happen from one of the kitchenettes?

12 MS. BERMUDEZ: Yes.

13 MS. BACHE-WIIG: For the communal breakfast?

14 MS. BERMUDEZ: Yes.

15 MS. SPAIN: I think we have --

16 MR. SILVA: Is there anyone from the public  
17 who wants to -- to speak on this for or against?  
18 Come on up and state your name.

19 Have you been sworn in already, ma'am?

20 MS. RAMUDO: Yes.

21 MR. SILVA: If you could state your name for  
22 the record and address.

23 MS. RAMUDO: Hi. My name is Olga Ramudo. I  
24 own the building next door in 118 Menores. So  
25 nice to meet you, neighbor. I had never met her

1 before. And, actually, I'm all supportive for  
2 this initiative because I think that a bed and  
3 breakfast will enhance the area. Also, I will  
4 love for her to be the guinea pig in getting  
5 this process done, and then I'll probably go to  
6 the next one.

7 I also own a travel company, and we sell a  
8 lot of breakfasts all over the world. And the  
9 difference between the Airbnb and the bed and  
10 breakfast, the bed and breakfast is basically a  
11 small hotel that serves breakfast. It has the  
12 licenses for hotels. It has the insurances.  
13 That's not what an Airbnb has. So that's  
14 basically the difference between one and the  
15 other. And I'm totally supportive and look  
16 forward to hearing your experiences, because I  
17 would hope I can be the next one.

18 Thank you.

19 MR. SILVA: Okay. Thank you very much.

20 Anyone else from the public wishing to  
21 speak? Seeing none, we'll close the public  
22 hearing and open for any other further  
23 discussion or motions.

24 MS. BACHE-WIIG: I think it sounds great.  
25 Hopefully, it's the first of many. Maybe it

1 will become like the B & B district of Coral  
2 Gables. That will be cool.

3 MR. MENENDEZ: Well, I motion to approve the  
4 Certificate of Use.

5 MR. FULLERTON: And I'll second the motion.

6 MR. SILVA: We have a motion and a second.  
7 Please call the roll.

8 MS. DIAZ: Mr. Fullerton?

9 MR. FULLERTON: Yes.

10 MS. DIAZ: Ms. Bache-Wiig?

11 MS. BACHE-WIIG: Yes.

12 MS. DIAZ: Mr. Ehrenhaft?

13 MR. EHRENHAFT: Yes.

14 MS. DIAZ: Mr. Menendez?

15 MR. MENENDEZ: Yes.

16 MS. DIAZ: Ms. Thomson?

17 MS. THOMSON: Yes.

18 MS. DIAZ: Mr. Silva?

19 MR. SILVA: Yes.

20 Congratulations. Motion passes.

21 MS. SPAIN: Thank you very much.

22 MS. BERMUDEZ: Thank you.

23 MR. SILVA: All right. So moving on to the  
24 next item. This is Case File COA (SP) 2017-006,  
25 an application for the issuance of a Special

1 Certificate of Appropriateness for the property  
2 at 711 University Drive, a local historic  
3 landmark, legally described as Lot 11 and the  
4 south half of Lot 10, Block 137, Coral Gables  
5 Country Club Section Part Six, according to the  
6 Plat thereof, as recorded in Plat Book 20, Page  
7 1 of the Public Records of Miami-Dade County.

8 The application requests design approval for  
9 additions and alterations to the residence and  
10 sitework.

11 MS. KAUTZ: Thank you. Welcome, Bruce.

12 MR. EHRENHAFT: Thank you.

13 MS. KAUTZ: This location map showing 711  
14 University Drive. You should probably be  
15 familiar with this. It was designated in  
16 January of 2017, just recently. This is the  
17 permit drawing that was issued in 1925. It was  
18 designed by Architect Phineas Paist, and it was  
19 a special house designed for Edwin Gilbert and  
20 Ethel Merrick, who was George Merrick's sister.

21 The earliest photograph we have below --  
22 below the plans is a bit obscured by vegetation,  
23 but it's a spectacular home.

24 The architect is here to give his  
25 presentation. Let me give you a brief intro.

1           This was -- they are requesting design  
2           approval for what seems like a lot of work, but  
3           it's a lot of good work. It's a lot of  
4           restoration work, a lot of cleanup work. They  
5           are proposing to do two additions, numerous  
6           alterations to the property, which involve a lot  
7           of removal of later inappropriate additions, the  
8           installation of a swimming pool and deck, walls  
9           and gates and paver walkways and driveway,  
10          restoration of historic features and interior  
11          alterations. No variances are requested as part  
12          of this application.

13          And if you read your packet, you saw that  
14          the Board of Architects did review this on May  
15          4th, and they had a number of comments. I think  
16          they just took a liking to this building and  
17          wanted to make sure it looked really good. So I  
18          gave you all the Xeroxes of the BOA comments to  
19          make it a little bit clearer for you. I'm not  
20          going to read them right now. Most of them,  
21          except for one, has been incorporated into the  
22          set that you have before you, so they have all  
23          been addressed pretty substantially.

24          We do have quite a few staff observations  
25          towards the end, which I don't want to -- you

1 all to think that we are not -- we are  
2 apprehensive about this project at all. We are  
3 very excited by this. Elizabeth and I had the  
4 opportunity to tour the property on Wednesday,  
5 flashlights in hand, and it is going to be  
6 really, really wonderful, and we just applaud  
7 Becky for -- for undertaking this rather large  
8 challenge. So I'm going to turn it over to the  
9 architect, and then we can discuss the staff  
10 comments with you all.

11 (Thereupon, Robert Brown was sworn in.)

12 MR. BROWN: Good afternoon. My name is  
13 Robert Brown. I'm an architect with br3  
14 Architects that are currently the architects for  
15 the project.

16 As was stated, there is primarily three  
17 things we are doing with the house. One is  
18 weatherproofing it and making it safe. Right  
19 now, it's in a pretty unsafe condition, so we  
20 want to weather tight it, close up all the  
21 openings from old air conditioning units, things  
22 like that.

23 The other is opening back up portions that  
24 were enclosed over the years. There is some  
25 second-floor balconies that we want to either

1 open up or enclose. And lastly, there's a  
2 couple of additions that we want to add to both  
3 connect the house so that you can move through  
4 the entire house in air conditioning, because  
5 right now you can't, and to incorporate a little  
6 bit of the exterior on the back.

7 So moving forward. Just to orient you a  
8 little bit if you're not super familiar with  
9 this site. I know everybody has probably driven  
10 past it, but it's on the corner of University  
11 and Palmarito. Let me see if I can get my laser  
12 pointer to work here. We are right there.  
13 Right there. These are the neighbors on the  
14 adjacent side, as best as you can see, a mix of  
15 houses over the past 30 years or so.

16 This is the view on the corner. This is the  
17 view that you won't really see from University.  
18 It's mostly obscured by an existing Ficus tree  
19 outside.

20 The original design elevations, most of  
21 which we are trying to either keep, incorporate,  
22 or add back elements that have over the years  
23 been -- been removed. Floor plans, original  
24 design as best as we can reproduce them.

25 Existing site is -- again, it's fallen into



1           somewhat of a disrepair just from being  
2           uninhabited for a number of months and years.  
3           This is the backyard, probably the portion most  
4           people aren't familiar with. There's an  
5           existing pool that needs to be torn out.  
6           There's an addition right here that needs to be  
7           removed and some other additions here.

8           Overall, you can see it's somewhat in  
9           disrepair in terms of the sitework, and all the  
10          windows are currently boarded up, and that's  
11          where a lot of the -- the comments from Cultural  
12          Resources come in with the boarded-up windows.  
13          We need to coordinate those a little bit still.  
14          Once they get unboarded and safe, and that  
15          shouldn't be a problem.

16          In terms of the demolition, what looks like  
17          a lot of work is actually all site paving that's  
18          coming out. There is paving here, here, here.  
19          There's the existing pool here. There's an  
20          addition of stairs here, the driveway. All of  
21          that needs to be removed. It's -- it's, again,  
22          fallen in disrepair.

23          The house is more or less parallel to the  
24          road on both sides. This is on the Palmarito  
25          side and this is on University. There's another

1 wing set back here that's the only one-story  
2 wing, so it's somewhat of a U-shaped building.

3 The exterior walls of the existing structure  
4 we're keeping. The only thing that we're going  
5 to remove, in terms of this plan, you see  
6 there's a little bathroom that was added here,  
7 and, again, these site stairs that were added.  
8 The second floor, the only demolition we're  
9 doing on the exterior is these exterior stairs  
10 here.

11 In terms of the proposed site plan,  
12 primarily overall, we're going to be updating  
13 the site walls on the perimeter to make safe for  
14 a new pool, a four-foot elevation at least. The  
15 existing site wall on University is broken apart  
16 in some pieces, so we're going to restore that  
17 where we can and rebuild it exactly as is.

18 This is the small addition that we're  
19 putting on the street side. I'll get to that in  
20 one minute. That's the only enclosed area we're  
21 adding on the first floor, and there's a small  
22 little pool bath we're adding back here on the  
23 ground floor.

24 In terms of the areas that we calculated,  
25 this is basically how it works out. We're

1           within the -- the zoning requirements for  
2           landscape, ground coverage, and floor areas.

3           The first floor plan, mostly an interior  
4           renovation that we're going to be doing. Again,  
5           this -- this -- the one-story wing here, this is  
6           the main portion of the house. They don't  
7           connect, so the owner would like to enclose an  
8           existing screened-in porch here and make that  
9           actual square footage so you can move from one  
10          end of the house -- into the house to the other  
11          under air conditioning.

12          This is an addition that was put on in about  
13          the 1950s. We're going to be restoring that a  
14          bit and adding a small loggia outside here on  
15          the side of the property. And on the back,  
16          where the original stairs and -- and bathroom  
17          addition are, we're going to be rebuilding a  
18          much more historically appropriate set of  
19          stairs, outdoor kitchen, and -- and pool bath.

20          Second floor, we're going to enclose an  
21          existing loggia that's right here. So, again,  
22          we can connect the whole second floor under air  
23          conditioned space. On the rooftop over here,  
24          this is over the living room on the University  
25          side, on the original design drawings, there's a

1        pergola that was shown up there, so we're going  
2        to try to recreate, as best as we can from the  
3        design drawings, something similar to that.

4            Any questions so far? It's a lot of small  
5        little pieces, and it's -- and I don't want  
6        people to get too lost on it. There's, I think,  
7        13 elevations of the house, even though it looks  
8        somewhat simple.

9            MR. FULLERTON: Where is that little tower  
10       that's on the -- on the outside of the pergola  
11       on the elevations?

12          MR. BROWN: This tower that's right there,  
13       the --

14          MS. FULLERTON: No, to the left, to the --

15          MR. BROWN: That one?

16          MR. FULLERTON: That little one, yeah. I  
17       see it on your plan.

18          MR. BROWN: It's a fireplace that was added  
19       at some point on the living room, the back  
20       living room in the backyard. So it's set back a  
21       good --

22          MR. FULLERTON: So it's only -- it's very --

23          MR. BROWN: It's about -- yeah. It's about  
24       20 feet back from the front face --

25          MR. FULLERTON: Right.

1 MR. BROWN: -- of the house, and it's  
2 probably two-foot deep.

3 MR. FULLERTON: So it's like a big  
4 rectangular thing that --

5 MR. BROWN: Uh-huh. And it goes up I think  
6 about ten feet above the -- the roof deck over  
7 that living room. Okay?

8 This is the elevation that you -- it is a  
9 little more difficult to see because of the  
10 existing landscaping, but it's what I would  
11 consider the front elevation, existing front  
12 door and two side doors here. We're going to,  
13 for the most part, keep that as similar as we  
14 can. We're going to replace these windows here,  
15 but with windows on the front of the existing  
16 stained glass windows so that you'll still be  
17 able to see those.

18 Right now, we're showing these doors to  
19 remain and this to be a new door matching.  
20 That's something we're going to need to  
21 coordinate still, just because of difficulty to  
22 get two different doors to match and whether we  
23 want to actually keep the existing door. So I'm  
24 trying to coordinate that with the -- with the  
25 owner and -- and Cultural Resources still.

1 MR. SILVA: Do you think -- since there's so  
2 many elevations, do you think, Kara, it might be  
3 helpful for you to point out your comments as we  
4 -- as he goes through them on each --

5 MS. KAUTZ: Sure.

6 MR. SILVA: -- elevation so we don't --

7 MR. BROWN: Sure.

8 MR. SILVA: -- duplicate?

9 MR. BROWN: Yeah. Yeah.

10 MR. SILVA: This is that first one, 83.0, I  
11 think.

12 MS. KAUTZ: Got it. so going -- I'm not  
13 going to go through the observation portion, but  
14 during the conclusion portion in the back is  
15 where we had the actual issues that we'd like  
16 addressed.

17 On this elevation, the -- there are two iron  
18 railings that exist at the balconettes towards  
19 the -- the bottom on the top elevation that are  
20 original. We'd like them to remain. I know we  
21 had a discussion with the owner about them at  
22 some point, and I can't remember why you want to  
23 remove them.

24 MR. BROWN: The -- the original ones were  
25 cut out at some point and these were added back.

1 MS. KAUTZ: Okay.

2 MR. BROWN: They're like -- they have little  
3 scrolls in them that aren't original.

4 MS. KAUTZ: They're not the pickets?

5 MR. BROWN: No. You can see where the  
6 pickets were set in the concrete. They cut them  
7 and then added these. These aren't set into the  
8 concrete. They're only set into the concrete at  
9 the four corners.

10 MS. KAUTZ: I knew there was a reason.

11 MR. BROWN: So -- and they're -- they're  
12 somewhat falling apart. We can add them back.  
13 I don't think there's a problem with that, but I  
14 wouldn't want to keep those if we did.

15 MS. KAUTZ: No, that's fine. If she's  
16 amenable to adding back appropriate ones, that  
17 would be great. I couldn't remember if there  
18 was an access issue to get to the front yard  
19 from there or not.

20 MR. BROWN: No, I don't think it's a -- I  
21 don't think it's a problem at all. There might  
22 be an issue with the door swinging out. I'll  
23 have to coordinate that.

24 MS. KAUTZ: Okay. And then the -- sorry.

25 MR. BROWN: Here, please.

1 MS. KAUTZ: In the tower --

2 MR. BROWN: Uh-huh.

3 MS. KAUTZ: -- there is a window that's a  
4 stained glass window. We think it's stained  
5 glass. In the 40s photo, you can't really see  
6 it. If it is actually, in fact, true glass and  
7 not, you know, some plastic that's been replaced  
8 over the years, we'd like it to be kept and  
9 mounted behind an impact pane so it would still  
10 be -- so you can still see it from the inside,  
11 at least, and that was something we looked at  
12 the other day.

13 MR. EHRENHAFT: So the impact frame would --  
14 would be just a very simple frame that --

15 MS. KAUTZ: A fixed pane in front of it so  
16 that you can still get that impact resistance  
17 there from the inside.

18 MR. EHRENHAFT: Capable of sustaining that  
19 the -- the impact as to --

20 MS. KAUTZ: Yeah. So from the inside you'll  
21 still have the effect of the stained glass  
22 window.

23 MS. EHRENHAFT: Okay.

24 MR. SILVA: So you all -- you all are in  
25 agreement, then, on -- on these two elevations?



1 MR. BROWN: Uh-huh. Yeah. I think  
2 generally speaking, all the comments we're in  
3 agreement on. A lot of it is just window  
4 coordination between what's there and -- and  
5 what we are proposing to put back in for --

6 MS. KAUTZ: Yeah. And not being able to see  
7 what's underneath it because they're all  
8 boarded, so a lot of it was just, you know,  
9 trying to see which still had sills, which  
10 didn't have original sills, which windows were  
11 original and if he's matching them properly and  
12 things like that. So we'd like to go over that  
13 with him after we're sort of further along.

14 MR. BROWN: Okay. Are we okay? Next?

15 MR. SILVA: Sure.

16 MS. KAUTZ: Oh, sorry. One more. The --  
17 the pergola, as John has stated, that space is  
18 lovely. We got to go up there the other day,  
19 and it's really a wonderful space. The pergola  
20 should be shortened proportionately to match the  
21 original drawings.

22 MR. BROWN: Yeah.

23 MR. FULLERTON: You mean not project out as  
24 far as --

25 MS. KAUTZ: Yes. It's a little bit shorter.

1 MR. FULLERTON: And not go as far as the  
2 chimney --

3 MS. KAUTZ: Right. It -- it stops -- it  
4 stops somewhere just at the start of the  
5 chimney.

6 MR. SILVA: So you want to go ahead, Robert,  
7 and walk us through this and then --

8 MR. BROWN: Yep. This one, existing  
9 elevation again on the top, proposed on the  
10 bottom. We're not doing many changes to this  
11 other than replacing windows in this section  
12 here, which, again, we'll -- we'll coordinate.

13 The front -- or the side door here to the  
14 kitchen has a canvas awning over it. We're  
15 going to put a fixed tile awning here, proposed.

16 Over the garage doors, there's an old  
17 balcony behind this wall or inside of this wall  
18 that was added. We want to reopen that up and  
19 make a balcony here with wood spindles.

20 The addition on the far right here, we want  
21 to open up the bottom window a little more to  
22 make a larger arched window that matches the one  
23 that's over here. And on the far right side, on  
24 the side yard, there will be a small column for  
25 the wood pergola.

1 MS. KAUTZ: Okay. So on this one, on that  
2 arched window that's -- that's currently there,  
3 it's really delicately an original window that  
4 -- that opened as a casement, and you can't do  
5 that now. You'll only have, you know, a  
6 truncated top and the two things. So I  
7 inquired, after seeing it the other day, if they  
8 were amenable to doing a fixed unit there that  
9 -- that you can't operate, but it would still  
10 have that same thinness that will read as a --  
11 as a double casement, and I believe you were  
12 okay with that. So it's a beautiful window.  
13 And so then that should be repeated on the other  
14 side, too.

15 MR. FULLERTON: Would they be repeating the  
16 same -- the same window on that element on the  
17 other side of the garage?

18 MS. KAUTZ: I think that's the intention,  
19 yes.

20 MR. BROWN: Correct. Correct.

21 MS. KAUTZ: Yeah.

22 MR. FULLERTON: Is that required to be  
23 opened, openable because it's a sleeping room?

24 MR. BROWN: This one over here will not be,  
25 because there's doors that will be on that same

1 space on the side.

2 MR. FULLERTON: You have a window or  
3 something?

4 MR. BROWN: Yeah. Yeah. There's another  
5 way out.

6 MS. KAUTZ: There's French doors on the side  
7 to that front door. The -- the door that faces  
8 Palmarito, we are not sure if it's original. I  
9 actually didn't look when we were there the  
10 other day.

11 MR. BROWN: It is.

12 MS. KAUTZ: It is?

13 MR. BROWN: Uh-huh.

14 MS. KAUTZ: So we'd like it to stay, if it  
15 can be. I don't know how rotten or damaged it  
16 is.

17 MR. BROWN: I think -- I think we're --  
18 we're going to try to keep it. Again --

19 MS. KAUTZ: We can look at it with you.

20 MR. BROWN: -- that -- that might be a  
21 conditional issue.

22 MS. KAUTZ: Okay.

23 MR. BROWN: It's -- it's somewhat damaged,  
24 and I don't know if it can be fully restored.  
25 It's fairly easy to get into it right now.

1 MS. KAUTZ: Okay. We can look at it. And  
2 the front door is original and it's staying and  
3 it's gorgeous.

4 MR. SILVA: So from there, you're going to  
5 work with staff.

6 MR. BROWN: Uh-huh.

7 MR. SILVA: And if you can restore it,  
8 great. If not, you can come back to staff.

9 MR. BROWN: Yeah. Again, this is a side  
10 door. The front door is great. We're keeping  
11 that. This one is not in as good of shape.

12 MS. KAUTZ: Okay. I'm done.

13 MR. BROWN: And that's it?

14 MS. KAUTZ: Yes.

15 MR. BROWN: Okay. This is the north  
16 elevation towards the side yard. Again, you can  
17 see that window that we have drawn there.  
18 That's supposed to be a smaller bathroom window.

19 There was some additions on this side that  
20 were added here for stairs. And what we're  
21 proposing, we're going to replace the windows to  
22 this other one here to match the sizes of the  
23 two here.

24 This is a new French door that we're putting  
25 in in place of this window, and we're going to

1 add some columns here with the wood pergola, and  
2 this is a site wall that you saw on the proposed  
3 site plan.

4 MS. KAUTZ: No issues. We're good.

5 MR. BROWN: All right. The west elevation,  
6 this is in the backyard. This is the larger  
7 elevation on the back side. And you can see  
8 existing condition. This is about three  
9 different buildings put together here plus two  
10 additions on the front of it. This is the back  
11 side of the large tower here. This is the  
12 second floor loggia that we're going to enclose.  
13 This is the back of the garage portion of the  
14 house, and this is the addition over here that  
15 was added and the stairs coming down, which,  
16 once you put it into the elevation, looks about  
17 like this, which is a whole bunch of little  
18 parts added together.

19 Of those, what we want to do is, again, take  
20 off the additions that were added here and put  
21 in an outdoor cabana, bar, and -- or a  
22 kitchenette and a little bathroom here that ties  
23 it together a little better and matches the same  
24 details for the loggia here and here. Replace  
25 all the doors and windows that we can. I think

1 we -- we're going to change these back to how it  
2 is now, the -- the location of those. This  
3 should shift a little bit we had talked about.

4 And on this side, we're going to get rid of  
5 this stair here and just make this a more flat  
6 facade with two windows on the top, a window on  
7 the side, and a door here.

8 MS. KAUTZ: Yeah. And this is really, sort  
9 of, a disorienting elevation when you're walking  
10 through it and trying to figure out where you  
11 are and what connects to what. So it's such a  
12 nice improvement. He did talk about shifting  
13 the -- shifting some of the doors. One in  
14 particular is what was the butler's pantry, and  
15 it's perfectly aligned with that arched window  
16 on the other side, so we didn't want it to be  
17 shifted off center. So that's basically here.  
18 And I think that we can work with those things  
19 as the plans get further developed.

20 The existing casement windows into the  
21 kitchen are very clearly the casement windows  
22 into a kitchen, and so we would like them, if  
23 they can work in this new space, to remain, that  
24 opening that size of space, because it's a very  
25 typical detail for a casement window in a

1 kitchen.

2 We can't require it, but there's a  
3 nonoriginal balconette on the second floor.  
4 It's the tower that just screams 1980. And if  
5 they can replace it with simple straight  
6 pickets, we would like to encourage that, if at  
7 all possible, but we can't require it. It would  
8 just make a nice improvement. I think that's it  
9 for this one.

10 And then the only others, this is just a  
11 general comment for all of them. The new  
12 covered terrace, the corner details aren't  
13 supposed to match exactly the ones up in the --  
14 in the loggia. And so we just want to be, sort  
15 of, subtly differentiated somehow. There are  
16 currently concaved quarter circles. And so if  
17 they can do something slightly different that  
18 sort of looks like it, but --

19 MR. BROWN: Uh-huh.

20 MS. KAUTZ: -- isn't exactly the same, then  
21 that's what we'd prefer.

22 MR. BROWN: Okay.

23 MR. SILVA: On that second floor that you're  
24 enclosing, are you going to be able to install -- I  
25 know you're doing, like, essentially, a new wall



1           behind there.

2           MR. BROWN: Uh-huh.

3           MR. SILVA: Are you going to be able to  
4           install the windows without -- without taking  
5           out the -- the wood railings, at least  
6           temporarily?

7           MR. BROWN: We think so. We think so. What  
8           we're going to do is make a beam across the top  
9           and columns on the two sides --

10          MR. SILVA: Uh-huh.

11          MR. BROWN: -- and frame it from the inside  
12          the same as you would in a four or five-story  
13          building. But I'm not sure about that, though,  
14          to do that just sequentially. We're going to  
15          have to restore those railings before we do  
16          that, because you won't really have another  
17          chance to do it after that. So in terms of  
18          construction sequence, we'll try to coordinate  
19          it correctly.

20          MS. KAUTZ: They are in remarkably good  
21          shape, those railings. They're solid. It's  
22          amazing.

23          MR. BROWN: Uh-huh.

24          MR. SILVA: Just take care of trying and do  
25          everything you can to protect them during

1 construction and --

2 MR. BROWN: Yeah. Yeah. There's a couple  
3 of -- there's a couple of wood elements that we  
4 have to -- we have to make sure the contractor  
5 is really careful of, because they'll break out  
6 really quick. Okay?

7 MS. KAUTZ: Uh-huh.

8 MR. EHRENHAFT: And may I inquire? So,  
9 currently, there's a door, more or less,  
10 centered on the loggia, and you're going to --  
11 and have three windows at the wall that's at the  
12 back of the loggia. Is there a door at the  
13 right and on the left so that -- what will --  
14 what will the access to the loggia be then?

15 MR. BROWN: For this loggia on the second  
16 floor?

17 MR. EHRENHAFT: Yes.

18 MR. BROWN: There is currently a door  
19 perpendicular to this line right here.

20 MR. EHRENHAFT: Okay.

21 MR. BROWN: And a door perpendicular to this  
22 line here.

23 MR. EHRENHAFT: Okay.

24 MR. BROWN: So it's going to be just a door  
25 to each end, glass on one side, solid wall on

1 the other.

2 MR. FULLERTON: So it's still going to be a  
3 loggia?

4 MS. KAUTZ: Uh-huh. And it's nice, because  
5 the railings are set, you know, centered in the  
6 wall, and so there's no place to actually put a  
7 fixed window on that face. So to build it out  
8 is a perfect solution.

9 MR. SILVA: It's a nice detail, too.

10 MR. EHRENHAFT: Yeah. It's lovely to do  
11 that, and that recapitulates, kind of, what's on  
12 the other side where you're doing restoration  
13 and opening the other. I think it's lovely  
14 you're doing that, so --

15 MR. BROWN: All right. These are two of the  
16 minor elevations. This is northwest. This is  
17 the one-story wing of the house that's set back  
18 into the backyard. And this is just the side of  
19 the stair additions that's a pretty minor  
20 elevation here.

21 This has a fountain. We're not sure when it  
22 was built on that end, but it's nice and we're  
23 going to try to keep that as -- as it is as much  
24 as we can. Other than that, it's just  
25 replacement of the doors down here. This is an

1 existing opening we're going to restore, and  
2 that's the back side of that pergola on the  
3 second floor roof deck.

4 On this side here, this is where the outdoor  
5 cabana turns the corner. We're going to have an  
6 opening here with iron in it to match the  
7 existing opening somewhat, a little more modern,  
8 but to be somewhat similar to that and then  
9 stairs going up, which is -- again, it's  
10 somewhat similar to what's there now, but it's a  
11 little cleaner version, not as -- it hadn't been  
12 added to as many times over the years, so we  
13 have a chance to put it altogether in one -- in  
14 one pass.

15 MS. KAUTZ: On this one, the only  
16 observation that we had is that the -- where  
17 there's a door inside that loggia, it's prepared  
18 to be -- you know, it's proposed to be a niche,  
19 but then the little niche --

20 MR. BROWN: Oh, here.

21 MS. KAUTZ: -- doesn't, sort of, line up  
22 with the outline of the doors. We just want it  
23 to be the full height of the door, a little  
24 recessed, just so you could see there is a door  
25 there. And also, there are terracotta tiles

1           within that loggia on the floor that are  
2           original, and there's a lot of demo work going  
3           on at the paving, so I just wanted to point out  
4           that section is to remain, and he knows that.  
5           So they're aware they're keeping it, so --

6           MR. BROWN: Okay.

7           Northeast, this is the loggia again on the  
8           one-story portion. We're going to keep  
9           everything the same on the front wall here.  
10          We're going to try to replace the tile if  
11          there's enough money in the budget for it.  
12          Currently, the tile is not -- not true barrel.  
13          If we do replace it and there is money in the  
14          budget, we will be putting back true barrel  
15          there to match the whole rest of the house.

16          Inside of the loggia, there is an existing  
17          door right here, and there, at some point, was  
18          added a sliding glass door over here and there's  
19          a small window here, so we're going to try to  
20          make French doors here and here on either side  
21          to match, and then in the center, just have a  
22          single door that's -- again, that's set back  
23          inside the loggia.

24          MS. KAUTZ: No issues. We're good.

25          MR. BROWN: I believe this is the last one.

1 This is the southwest elevation. It's this side  
2 here on University. You might be able to see  
3 somewhat of this from the University side. It's  
4 -- it's set back pretty far. On that, there is  
5 five openings on the one-story portion here that  
6 are -- at some point, have been changed sizes.  
7 We're going to make them -- the two on the  
8 bookends here, the same size, and then a small  
9 bathroom. The one in the center we'll keep the  
10 same size. A small amount of mechanical  
11 equipment we'll put out here for air  
12 conditioners. And this is the other side of  
13 that addition that we're putting in for -- to  
14 connect the living room to that back section  
15 there, which, again, the -- the arch here is  
16 centered with the arch above, which it also,  
17 kind of, carries through the interior. It lines  
18 up with -- with other arches that are in that.  
19 That's why it's a little bit off center.

20 MS. KAUTZ: The extension, the elongating of  
21 the windows on the -- on your left-hand side  
22 puts back a feature that was changed over time.  
23 Those are clearly windows, so they were intended  
24 to be symmetrical in elevation. So they're  
25 putting it back, which is great.

1           The French door mimics the location, like  
2           you said, of the one inside. We wanted the  
3           transom detail, though, to match the one that  
4           currently exists that's original inside. It's  
5           in your packet. So the Board of Architects had  
6           a question about that, whether it needed muttons  
7           or not.

8           MR. BROWN: Uh-huh.

9           MS. KAUTZ: But we feel it should go back to  
10          what's there inside.

11          MR. SILVA: Kara, on this elevation, that  
12          molding to the rear is original?

13          MS. KAUTZ: Show me.

14          MR. SILVA: The -- no, on the tower  
15          elements, on, kind of, the second level back,  
16          right, that -- that moulding is original, but  
17          the front one, are we matching that exactly or  
18          are we differentially --

19          MS. KAUTZ: Yeah. That's part of the same  
20          -- yeah, no matchy matchy comment. It can be  
21          similar, but it shouldn't match it exactly. And  
22          one of the BOA comments was initially, that  
23          parapet lines up exactly and they wanted it  
24          lowered so it reads as a secondary element. So  
25          between those two things -- and then it's

1           recessed off the corner so it will read as a  
2           separate piece, which I think is perfect.

3           MR. BROWN: Yeah. We need to coordinate  
4           that. I think one of the comments that -- it  
5           was to keep the moulding the same between the  
6           two from the Board of Architects. I think you  
7           want to change it to do something again similar,  
8           maybe the same height but not the same profile.

9           There was a comment from the Board of  
10          Architects that looks like it was addressed. It  
11          was to make the walls of this 12 inches --

12          MS. KAUTZ: Uh-huh.

13          MR. BROWN: -- instead of eight. Well, the  
14          actual intent was to recess these doors back.

15          MS. KAUTZ: Oh, okay.

16          MR. BROWN: So what we did is, we just  
17          returned the wing walls a little bit, so --

18          MS. KAUTZ: Okay. I wasn't sure why they  
19          made that comment.

20          MR. BROWN: Yeah. That was it, so that it  
21          read as a much deeper element.

22          MS. KAUTZ: And the only other comments that  
23          aren't, sort of, elevation specific is that we  
24          just want the opportunity to verify the window  
25          openings before it goes into permitting,



1 obviously. The historic house is not to be  
2 restuccoed, and the additions are to have a  
3 slightly different texture.

4 The overflow scuppers, as noted by BOA, are  
5 to be copper. They got very detailed. The  
6 majority of the house is cladded at two piece  
7 barrel tile. The new roofs are a replacement of  
8 the existing roof. It should be -- it's noted  
9 as an alternate in the drawings, and the BOA  
10 requested hand made it to be barrel tile. So if  
11 they make alterations to anything, it becomes  
12 that.

13 The pool and pool deck are shown in the  
14 plans. We would like a separate standard COA,  
15 as they get more detailed, and, sort of, thought  
16 out. And then elevations weren't provided of  
17 the existing or proposed perimeter wall and  
18 gates that are on the Palmarito and University  
19 side, so we would like to have those as a  
20 separate standard just so we can see what the  
21 gates are going to look like at a later date.

22 So, otherwise, we are so happy about this.  
23 Like, I mean, we -- we talked yesterday about  
24 making sure they do ad lorem, making sure  
25 everything is documented, blah, blah, blah.

1 This is going to be a really spectacular before  
2 and after, so hats off.

3 MR. FULLERTON: I noticed on the east  
4 elevation some light fixtures on the walls --

5 MR. BROWN: Uh-huh.

6 MR. FULLERTON: -- sconce lights added, and  
7 I don't see them on the other important door  
8 that's to the left of the rotunda. Are there  
9 lights similar over near that door?

10 MR. BROWN: Yeah. Let me get to the front  
11 door here.

12 MS. KAUTZ: There's an existing fixture  
13 there.

14 MR. SILVA: Yeah.

15 MS. KAUTZ: That -- I think that was the one  
16 you said you weren't sure if it could be fixed  
17 or not.

18 MR. BROWN: Yeah. There's an existing  
19 fixture right there you can see. We're going to  
20 try to restore it. It might be beyond repair,  
21 but we're going to keep a light -- we will keep  
22 a light there. Anywhere that there is an  
23 existing light, we're going to keep a fixture  
24 and try to restore it. There's a couple of  
25 areas that we have new fixtures going in that

1 will have match in somewhat of a similar metal,  
2 but look a little more modern so they're not  
3 copying.

4 MS. KAUTZ: Did you mention the trellis on  
5 this side?

6 MR. BROWN: Trellis. Which one? Oh, here?  
7 This?

8 MS. KAUTZ: This is very cool. So the house  
9 has an existing metal trellis that goes around  
10 this window. It's made of what looks like to be  
11 rebar --

12 MR. EHRENHAFT: It is rebar.

13 MS. KAUTZ: And --

14 MR. EHRENHAFT: I went by and looked at it,  
15 yes.

16 MR. BROWN: And zip-tied.

17 MS. KAUTZ: It's so cool.

18 MR. BROWN: Yeah.

19 MS. KAUTZ: So and they're going to keep it,  
20 so just fun stuff like that.

21 MR. FULLERTON: So the light fixtures will  
22 be submitted design-wise to staff?

23 MR. BROWN: What I'm going to do is, I'll  
24 take pictures of the existing ones that are  
25 there that we think we can restore, and, again,

1           it's, you know, I'm hopeful we can restore it.  
2           If not, this is -- I'll submit something that is  
3           what we're probably going to replace them with.

4           MS. KAUTZ: Yeah. We'll check it out.

5           MR. FULLERTON: Okay. Great.

6           MR. SILVA: Is there anyone from the public  
7           that wants to speak for or against this? Seeing  
8           none, we'll close the public hearing and open  
9           for any other comments or questions by the board  
10          or possible motions.

11          MR. MENENDEZ: It's a great project.

12          MR. FULLERTON: I'll tell you, these --  
13          these original drawings make the house look  
14          spectacular.

15          MS. KAUTZ: Isn't it beautiful?

16          MR. FULLERTON: It's wonderful. And I want  
17          to also give you kudos for on your elevation  
18          showing the existing and the proposed on the  
19          same sheet, the same scale --

20          MR. BROWN: I can't take credit for that.  
21          That was actually --

22          MR. FULLERTON: So that's very helpful to  
23          us. And I usually -- I try to comment on that  
24          each time we get it, because sometimes we don't.

25          MS. KAUTZ: There are so many elevations in

1           this house, I can't imagine you all having to  
2           split --

3           MR. FULLERTON: No. No. But thanks to you.

4           MR. BROWN: Uh-huh.

5           MR. SILVA: Your presentation was very  
6           clear, and I think the work you're doing is very  
7           good and very respectful. I think it's going to  
8           be great.

9           MR. BROWN: Okay.

10          MR. FULLERTON: So I'll move it with staff  
11          recommendations.

12          MR. SILVA: All right. So we have a motion  
13          for approval with staff recommendations.

14          MR. MENENDEZ: Second.

15          MR. SILVA: And a second. Would you like to  
16          call the roll, please?

17          MS. DIAZ: Ms. Bache-Wiig?

18          MS. BACHE-WIIG: Yes.

19          MS. DIAZ: Mr. Menendez?

20          MR. MENENDEZ: Yes.

21          MS. DIAZ: Mr. Ehrenhaft?

22          MR. EHRENHAFT: Yes.

23          MS. DIAZ: Ms. Thomson?

24          MS. THOMSON: Yes.

25          MS. DIAZ: Mr. Fullerton?

1 MR. FULLERTON: Yes.

2 MS. DIAZ: Mr. Silva?

3 MR. SILVA: Yes. Congratulations. That  
4 motion has passed.

5 MR. BROWN: Great. Thank you very much.

6 MR. FULLERTON: Do you all want some of  
7 these plans back or --

8 MR. BROWN: No. You can keep them and we'll  
9 talk again, I'm sure, in the future. We'll do a  
10 tour once it's all complete and you can compare.

11 MR. MENENDEZ: That would be great. That  
12 would be nice.

13 MR. BROWN: Yeah. We'd be happy to. Not  
14 right now. It's --

15 MS. KAUTZ: It's a little scary.

16 MR. BROWN: A little scary. Thank you.

17 MR. FULLERTON: Thank you.

18 MR. SILVA: All right. So our next item is  
19 Case File is COA (SP) 2017-008. This is an  
20 application for the issuance of a Special  
21 Certificate of Appropriateness for the property  
22 at 2806 Granada Boulevard, a local historic  
23 landmark, legally described as Lot 2, Block 19,  
24 Coral Gables Country Club Section Part One,  
25 according to the Plat thereof, as recorded in

1 Plat Book 8, at Page 108 of the Public Records  
2 of Miami-Dade County. The application is  
3 requesting design approval for an addition and  
4 alterations to the residence.

5 MS. KAUTZ: Thank you. Location map, again,  
6 this one should be fairly familiar to you. It  
7 was designated in December of last year. It was  
8 permitted in 1936 in the art deco style,  
9 designed by Kinsports and Blohm. There -- this  
10 is a much simpler application than the one you  
11 just saw. This consists of two additions, one  
12 to an open terrace right on the second floor, a  
13 small addition in the V of the -- set within the  
14 V of the two wings of the residence, and the  
15 enclosure of this currently-screened porch.

16 This was reviewed by the Board of Architects  
17 in May with no comments. There are no variances  
18 associated with this application. We have a  
19 couple of small conditions of approval that I  
20 can talk to you about after Callum gives his  
21 presentation. And I will turn it over to the  
22 architect.

23 MR. GIBB: Hello. My name is Callum Gibb.  
24 I'm the architect of the project.

25 As you can see in the packet, the request is

1 for the two small additions. The footprint of  
2 the house is staying the same except for the  
3 small, sort of, entrance to the rear garden,  
4 which is off the V of the -- of the  
5 property. Let me just see if I can -- yes. A  
6 very prominent house on the Granada Circle.  
7 This is the DeSoto elevation, which is not  
8 affected. The Granada elevation, the area to  
9 the -- to the left is the existing screened-in  
10 porch, which will be the -- the idea there is to  
11 enclose it with glazing behind the existing  
12 metal work. The metal work has been recently  
13 restored, so we know we can remove it, put the  
14 window in, and put it back.

15 The second floor is currently a terrace off  
16 the master bedroom. We want to expand into  
17 creating an addition to the house on the second  
18 floor.

19 These are two shots from the rear garden.  
20 The -- the one on the left shows the existing  
21 awning, which is, sort of, tucked in there to  
22 try and help with the water that tends to splash  
23 and puddle in that area and creates a slightly  
24 odd condition there, and we want to, sort of,  
25 improve that by adding a partial optimum little,



1 sort of, vestibule, if you will, which helps you  
2 exit the house from the dining room and the  
3 living room. The image to the right shows  
4 the -- again, the -- the side porch off the  
5 master, which is going to be where the addition  
6 will be.

7 Current -- well, proposed site plan, again,  
8 the footprint really stays the same, just with  
9 the one small addition of the vestibule.

10 This is the ground floor plan.

11 The second floor plan is really where we're  
12 -- we're getting additional square footage, the  
13 addition off the master bedroom. These existing  
14 things are the proposed elevations.

15 This elevation shows the elevation to the  
16 south, which you can see the existing screen  
17 porch on the ground floor and then the -- the  
18 addition on the second with the large window  
19 facing south. And Granada, the same way, you  
20 can see the -- the existing screen porch with  
21 the addition above.

22 The idea here was to set it back just a  
23 small amount, maybe an inch or so from the line  
24 of the existing wall. One, so that the -- we,  
25 sort of, retain the -- the profile of the -- of

1 the original house and also to make this -- the  
2 addition feel like it sits on top of the  
3 existing wall, which has a very nice precast,  
4 sort of, motif. So that -- we are hoping that  
5 that would, sort of, one, clue the -- the, sort  
6 of, passer-by as to where they line between new  
7 and old style. It also, sort of, ties those two  
8 elements together.

9 This shows the small vestibule addition in  
10 the rear, which is, sort of, nestled between the  
11 chimney and the existing wall and that was it.

12 Any questions?

13 MR. SILVA: What kind of glass -- yes. The  
14 glass in the bathroom addition, is that going to  
15 be clear or translucent or what were you  
16 planning there?

17 MR. GIBB: No. It will be a clear glass, I  
18 mean, as far as the -- how that would be  
19 obscured, either with an interior shutter or  
20 some other screening device on the interior of  
21 the house. But the glass would be --

22 MR. SILVA: Any other questions?

23 MR. EHRENHAFT: Yeah. I have a couple.  
24 When I look at the elevations, if one looks at  
25 A32 --

1 MR. GIBB: Yes.

2 MR. EHRENHAFT: -- in the drawings, I'm  
3 sorry. No. I'm sorry. A34, the last -- the  
4 last page of the drawings.

5 MR. GIBB: Okay.

6 MR. EHRENHAFT: And ones looks at the  
7 profile of the chimney, and then if one looks at  
8 the -- the third photograph that -- that has  
9 been included in the packet, the color  
10 photographs, the large one on the eight and a  
11 half by 11 sheets of paper, it occurs to me that  
12 the -- the profile of the -- the chimney where  
13 the base is wider is not the same as what is  
14 depicted in the photograph. It appears that in  
15 the photo, while the base of the chimney is --  
16 is larger than the upper portion, it seems that  
17 there is a collar-like ridge that -- that angles  
18 downward. And I --

19 MR. GIBB: Yes. That point --

20 MR. EHRENHAFT: And I assume that also  
21 continues horizontally across the top and that  
22 the -- the collar probably continues upward on  
23 the left side of the chimney just as it does on  
24 the right.

25 MR. GIBB: Yes. Sorry. That's an error on

1 my part. The -- I think your comment as far as  
2 that -- the haunch, which is to the left and the  
3 right of the main breast --

4 MR. EHRENHAFT: Uh-huh.

5 MR. GIBB: -- it is flush to the rear. It  
6 does step out sideways, but it does not -- it  
7 doesn't traverse across the face of the chimney.

8 MR. EHRENHAFT: Okay. So it's only on --

9 MR. GIBB: So it's an appropriate -- it's an  
10 outside edge profile.

11 MR. EHRENHAFT: Okay.

12 MR. GIBB: But it is -- it needs to be  
13 corrected.

14 MR. EHRENHAFT: But I have concerns because  
15 staff mentioned that they wanted some  
16 consideration and possibly some rethinking of  
17 this. When I -- when I looked at the -- the  
18 space that was going to be added, it's -- it's  
19 clear, looking at the drawings, that -- that  
20 that vestibule, the outside right wall as one is  
21 looking toward the -- the opening from the  
22 courtyard, is actually intended to be  
23 incorporating the left edge of the -- the  
24 chimney. And it appears to me, by having -- I  
25 couldn't do it, because we don't have measured

1 drawings -- but it appears to me that the  
2 vestibule with -- with the decorative cornice,  
3 and then what I assume is a -- somewhat of a  
4 parapet above is going to eat the left-hand side  
5 of the chimney.

6 MR. GIBB: Correct.

7 MR. EHRENHAFT: The left side of the chimney  
8 actually becomes part of the wall.

9 MR. GIBB: Right. It will become engaged in  
10 the wall, yes.

11 MR. EHRENHAFT: So that's, is a sense for  
12 me, destroying part of the architectural details  
13 on the rear of the house, which are, I think,  
14 striking. I mean, I think the profile on the --  
15 on the -- the chimney is -- is a --

16 MS. KAUTZ: It is. I was concerned about  
17 how those two would hit each other more than the  
18 fact that it can be encapsulated. I think that  
19 having been through this house so many times and  
20 before the previous owner bought it, it was  
21 abandoned for ten years. They took on a really  
22 big task with this house, and they have done a  
23 really lovely job. So I'm not as concerned with  
24 the fact that that one side -- one side will  
25 still be visible.

1 MR. EHRENHAFT: Uh-huh.

2 MS. KAUTZ: And the other side will still be  
3 there underneath everything. I just didn't --  
4 wasn't sure how that diving edge and the  
5 wraparound were going to be --

6 MR. EHRENHAFT: It appeared to me that the  
7 left side of the diving edge was going to be  
8 encroached upon on by the --

9 MS. KAUTZ: Right. And I -- actually, I'm  
10 -- I'm okay with that, because this is a really  
11 awkward space.

12 MR. EHRENHAFT: Okay. Okay.

13 MS. KAUTZ: So I just -- I'm curious how the  
14 -- the detailed -- the construction detail works  
15 more than the fact that it's disappearing,  
16 because that V is so tight between those two  
17 wings --

18 MR. EHRENHAFT: Uh-huh.

19 MS. KAUTZ: -- it's really uncomfortable to  
20 open a pair of French doors and hit -- I -- I  
21 don't mind the solution that they've come up  
22 with. It's very --

23 MR. EHRENHAFT: I was just wondering.

24 MS. KAUTZ: Thank you. No, thank you very  
25 much. I appreciate that.

1 MR. FULLERTON: Is it possible to lower that  
2 slightly so that the engagement there at the  
3 column at the chimney would allow that detail to  
4 -- to be free above it?

5 MR. GIBB: It does look as though -- I mean,  
6 they -- you know --

7 MR. FULLERTON: It's pretty high.

8 MR. GIBB: From the photograph, the top of  
9 the slant is almost at the window sill height --

10 MR. FULLERTON: Right.

11 MR. GIBB: -- which puts it above the line  
12 of the roof. So probably within six inches. So  
13 I think we can scale the -- so at least perhaps  
14 scale the vestibule down so that it sits there.  
15 But we can do a better job with that.

16 MR. FULLERTON: So it will be exposed --

17 MR. GIBB: Whether we can set it so it's  
18 fully -- either one or the other, right, fully  
19 exposed, but we don't want to see it -- feel it  
20 was missed, you know? So either we cover it or  
21 we expose it, one of the two.

22 MS. KAUTZ: I'm fine working -- we can work  
23 that out. That's fine.

24 MR. SILVA: Yeah. If you -- if you could  
25 pull it back to expose it, I think that would be

1 the best solution.

2 MR. GIBB: Well, it would be the idea of  
3 pulling it down so that the slant --

4 MR. FULLERTON: It think pulling it down so  
5 we can --

6 MR. GIBB: It think it's really close, you  
7 know, in -- in the elevation. And in the  
8 photograph, it does look like it's pretty close  
9 to where it --

10 MS. THOMSON: Does it have to be that wide,  
11 that -- that vestibule area? Does it?

12 MR. MENENDEZ: It's a really tight space.

13 MS. THOMSON: I know it's a really tight  
14 space. But what did they --

15 MS. KAUTZ: It's very awkward.

16 MR. GIBB: Yeah. I think with the geometry,  
17 if you were to set it back -- I mean, if you --  
18 I mean, having it next to the wall and being --  
19 you know, you'd have to leave a gap at that  
20 point, and then you sort of, the way the facet  
21 works, I think you'd end up with a very small  
22 wall facing the garden.

23 MS. KAUTZ: And then if you pull it back,  
24 too, so you're going to have the edge of your  
25 new -- your new part, and then the edge of the



1 chimney will be -- there's going to be a weird  
2 gap there that will get filled with garbage.

3 MR. GIBB: I think making a clean corner,  
4 and then adjusting the height so that it works  
5 best with the existing detail would be the way  
6 to go.

7 MS. KAUTZ: Okay.

8 MR. MENENDEZ: It's a cleaner solution.

9 MR. EHRENHAFT: And if you had it touching,  
10 then you have got a problem. You've got a  
11 physical gap between a vertical surface of the  
12 chimney and another wall and how to keep that  
13 watertight.

14 MS. KAUTZ: Yeah. So where it is is fine.  
15 So it needs to be played with, and the reality  
16 of it, to see where it falls.

17 Did you want me to go through our comments?

18 MR. GIBB: Yeah.

19 MS. KAUTZ: Okay. I don't think there's a  
20 picture on the PowerPoint. The arched window  
21 that is shown on the south side, the proposed  
22 south elevation, is intended to replicate,  
23 mimic, sort of address, whatever, the house next  
24 door, which is a similar art deco era property  
25 with very simplified features, though, much less

1       elaborate and much less geometrical and blocky  
2       than this house.

3             In looking at it, if you drive down Granada,  
4       we're concerned that if you see the two  
5       repeating arches, it's going to be a little  
6       strange. And this -- this terrace on the house  
7       next door was added in 2000 to match what was  
8       down below. So we weren't really sold on the  
9       arched opening, but I think -- I think the  
10      architect can fix that. I think we have a -- I  
11      think he came up with a good solution to square  
12      it off and then --

13            MR. GIBB: And if the board is concerned  
14      with the arch, the reality of the arch is, it's  
15      a very wide opening. And if you do have just a  
16      horizontal lintel, you know, the tendency is,  
17      you know, you get that whole feeling that it  
18      looks like it's sagging, even though it's not.  
19      So the idea is to put a very shallow curve on it  
20      to try and make it read as though it's making  
21      that span across. You know, we're trying to  
22      keep the width so it's similar down below. So  
23      although, yes, it does, in the end, emulate the  
24      next door neighbor, I think we're doing it for a  
25      slightly different reason. But if we were to

1 make it flat, then we would probably remodulate  
2 the windows a little bit to try and not  
3 necessarily make it any smaller, but maybe add  
4 in some volumes or something that -- not on the  
5 glass, but in between, say, some of the windows.  
6 But we can work with staff on that. But I think  
7 the idea of the -- of the arch was to get a feel  
8 of the span but with a large opening as opposed  
9 to really just copying next door.

10 MS. KAUTZ: I just didn't want to compete  
11 with what was happening down below with the --  
12 with the scroll work and the Gothic, sort of,  
13 pointed arch down below. So it's up to you all.  
14 If you want to leave it as an arch, I'm totally  
15 fine with that. I just didn't want it -- the  
16 house is so geometrical, there are little  
17 ziggurats inside on the doorways. And so it's  
18 very -- it's very blocky. So that was one.

19 The stucco texture of the new addition,  
20 obviously, as -- as usual, should be able to  
21 differentiate it somehow slightly. There is a  
22 sculpture that has been installed in the corner  
23 of the front yard. It's not allowed by zoning  
24 code, so that should be removed.

25 The windows, the second floor addition

1       aren't shown, but we assume they're operable  
2       casements. We'd like them to be operable  
3       casements.

4               The framing for the new window system that's  
5       to be placed and the enclosed terrace should  
6       line up behind the metal work, metal frames so  
7       that it's almost invisible. And then we just  
8       would like some detailing on how the door on the  
9       west side, with this metal work, is going to be  
10      addressed, because, currently, it's just a  
11      metal, you know, with a screen. But if you're  
12      mounting an impact door, what happens to that?  
13      What happens to that metal work? So we just  
14      want to detail it before that's submitted to  
15      Building and Zoning.

16             MR. GIBB: Most likely, yeah, we'll do that.

17             MS. KAUTZ: Hmm?

18             MR. FULLERTON: I have one of those on my  
19      front door.

20             MS. KAUTZ: But yours was added, no?

21             MR. FULLERTON: It's an impact glass door  
22      with a metal decorative thing in front of it.

23             MS. KAUTZ: But is it integral? Was it  
24      intended to be part of the impact system or was  
25      it --

1 MR. FULLERTON: No. No. It's --

2 MS. KAUTZ: Interesting. Okay.

3 MR. FULLERTON: It's not in front of the  
4 glass.

5 MS. KAUTZ: Okay. All right. Okay.

6 So that's all.

7 MR. SILVA: So the only -- the only staff  
8 recommendations you have an issue with is the  
9 arched opening -- or the thing you'd like to  
10 discuss a little further is the arched opening,  
11 I guess?

12 MR. GIBB: Yeah. I mean, I would need -- I  
13 mean, I like the one I drew. It's kind of how  
14 we work. The -- it should be noted that the  
15 wall is going to be deeper than a -- than an  
16 eight inch. It's going to be maybe 12 or more,  
17 because we have to deal with the precast motif  
18 in the existing parapet that are currently go  
19 all the way through, so we have to build our  
20 wall to the back side of that so that we can  
21 weatherproof and still have all the relief. You  
22 know, we can't just put it on top and cover it.

23 So that -- the profile around the windows  
24 will be almost like a picture frame. It will  
25 have a little quilting to it, so that -- again,

1           so that arch will fill detail. It won't just be  
2           a clean -- or shall we say plain arc like the --  
3           the house next door. So it will have a little  
4           more tooling, if you will, around that edge, so  
5           a step -- a radius and a step. So it will feel  
6           more like a poured-in-place element.

7           MR. FULLERTON: I like it.

8           MR. SILVA: Yeah. I think it's flat enough.  
9           The one on the other house seems to be even  
10          deeper.

11          MR. GIBB: They're a little more organized,  
12          right.

13          MR. SILVA: This is enough difference, plus  
14          you're recessing the entire addition an inch and  
15          you're changing the texture of the stucco, and  
16          then you're trimming out the edge. I think it  
17          reads differently enough -- different enough  
18          from the other house if that's something you  
19          really want to put in. I don't think I have  
20          such an issue with it. I don't know how the  
21          rest of the board feels.

22          MS. THOMSON: Have you talked to the  
23          neighbor?

24          MR. GIBB: The neighbor?

25          MS. THOMSON: Yeah.

1 MR. GIBB: No, I have not.

2 MS. THOMSON: About how they -- they would  
3 -- how they would feel about that? I don't know  
4 if that's an issue. I know that --

5 MR. GIBB: And the other option is that  
6 because we -- when we did the window change,  
7 when the owner did the window change, they went  
8 to a wood window product.

9 MS. THOMSON: Uh-huh.

10 MR. GIBB: It actually allows us to have the  
11 radius, really. I mean, if you use a --  
12 typically, if you use a CGI or a PGT window,  
13 that eyebrow is only available in a fixed  
14 window. So we have a --

15 MS. KAUTZ: Are all those intended to be  
16 operable units each one, or is it fixed --

17 MR. GIBB: I think we're going to install  
18 them as operable. I mean, they'll be -- yes.

19 MS. KAUTZ: Okay.

20 MR. GIBB: I mean, yes, they will be  
21 operable. Yeah. They're not going to be fixed.

22 MS. KAUTZ: That's fine.

23 MS. FULLERTON: It's a great improvement  
24 from the original.

25 MS. KAUTZ: It's a great house.

1 MR. GIBB: Thank you.

2 MR. SILVA: Anyone in the public wishes to  
3 speak for or against this item? Seeing none,  
4 we'll close the public hearing and open the  
5 floor for motions or further discussion.

6 Anyone want to move?

7 MR. MENENDEZ: I move to approve with staff  
8 recommendations.

9 MR. SILVA: Is that with the arch or without  
10 the arch?

11 MS. KAUTZ: Keeping the arch.

12 MR. SILVA: Staff recommended --

13 MS. KAUTZ: Removing it. Without -- without  
14 removing -- without changing the arch.

15 MR. MENENDEZ: Staff recommendations without  
16 the arch, yes.

17 MS. KAUTZ: Oh, okay.

18 MR. FULLERTON: You mean the arch is okay?

19 MR. MENENDEZ: Yeah. Right.

20 MS. KAUTZ: No, that's not. Staff  
21 recommendation was to eliminate the arch and  
22 flatten it out. So you're saying you want --  
23 staff will be making with the arch to remain as  
24 proposed?

25 MR. MENENDEZ: Uh-huh.



1 MS. KAUTZ: Yes. Okay.

2 MR. SILVA: Okay. So we have a motion.

3 Roll call.

4 MR. FULLERTON: And I'll second that.

5 MR. SILVA: Wait. Wait. Do you want to  
6 second it?

7 MS. THOMSON: Who, me?

8 MR. FULLERTON: Or maybe our new member?  
9 I've been hogging all the seconds.

10 MS. THOMSON: I'll second it. I'll have  
11 this one.

12 MR. SILVA: The motion by Mr. Menendez and a  
13 second by Ms. Thomson. Would you like to call  
14 the roll, please?

15 MS. DIAZ: Yes. Mr. Fullerton?

16 MR. FULLERTON: Yes.

17 MS. DIAZ: Mr. Ehrenhaft?

18 MR. EHRENHAFT: Yes.

19 MS. DIAZ: Ms. Thomson?

20 MS. THOMSON: Yes.

21 MS. DIAZ: Mr. Bache-Wiig?

22 MS. BACHE-WIIG: Yes.

23 MS. DIAZ: Mr. Menendez?

24 MR. MENENDEZ: Yes.

25 MS. DIAZ: Mr. Silva?

1 MR. SILVA: Yes.

2 MR. GIBB: Thank you very much.

3 MR. SILVA: It is approved. Thank you.

4 Okay. Moving into our last item. This is  
5 Case File COA (ST) 2015-038 Revised. This is an  
6 application for the issuance of a Standard  
7 Certificate of Appropriateness for the property  
8 at 611 North Greenway Drive, a contributing  
9 resource within the Country Club of Coral Gables  
10 Historic District, legally described as Lots 18,  
11 19 and 20, Block 22, Coral Gables Section B,  
12 according to the Plat thereof, as recorded in  
13 Plat Book 5, Page 111, of the Public Records of  
14 Miami-Dade County, Florida.

15 The application is requesting design  
16 approval for the installation of a wall and  
17 gates, the installation of a new front walkway  
18 and fountain, and the relocation of the front  
19 steps. It was granted approval with conditions  
20 on April 16th, 2015.

21 The revision requests design approval to  
22 extend the wall farther around the property. So  
23 we're dealing with something we had already  
24 approved, but this is a further revision to it.

25 MS. KAUTZ: Right. This is to extend the

1 wall.

2 MS. SPAIN: So here -- here's the situation.  
3 The existing wall, that's an open permit on the  
4 existing wall that's in the front of the house.  
5 It still has final zoning, final structural,  
6 final public works, and final historic for that  
7 wall.

8 And so we had some slides. Kara went out  
9 and -- and measured it today, and it's not built  
10 according to what you all approved and what the  
11 permit was for. That's an issue we can deal  
12 with. But I just wanted you to be aware of that  
13 when you go forward as far as continuing it.

14 Do you want to go through those slides?

15 MS. KAUTZ: Sure.

16 MR. SILVA: That's a -- that's a new issue,  
17 the -- the variance and -- and whatever?

18 MR. SPAIN: There's no variance.

19 MR. SILVA: This application was not to  
20 bring back to us --

21 MS. SPAIN: Well, it wasn't to bring it  
22 back. But now that he's asking to continue it,  
23 you just need to understand that what's there is  
24 not what he has the permit for and -- but it  
25 doesn't have -- it's not finalized out. It's

1 still an open permit.

2 MR. SILVA: So we're not being asked to  
3 opine on that or are we?

4 MS. SPAIN: I'm not asking you to do that.  
5 He wants to continue -- he wants to continue  
6 that wall, but if the wall that's out isn't what  
7 you approved, and I just think you need to be  
8 aware that if -- if he calls for the final  
9 inspections and, say, it doesn't pass zoning,  
10 there might be an issue for you to approve  
11 what's out there, and Kara is going to go  
12 through --

13 MR. SILVA: Okay.

14 MS. SPAIN: I mean, one of the conditions  
15 that the board put on that wall was to have  
16 keystone on the base, I think, and on the --

17 MR. GOUDIE: The base cap.

18 MS. SPAIN: And the cap. I actually would  
19 prefer that it not have that. I mean, the way  
20 it was built doesn't have it. I think it's much  
21 better. It's plainer. I think adding the --  
22 it's simpler, and I think it's more in keeping  
23 with that, what should be there, so I'm -- I'm  
24 in favor of keeping it that way. But the  
25 pedestrian gate --

1 MS. KAUTZ: The four pedestrian columns are  
2 all keystone.

3 MS. SPAIN: Yeah, they're all keystone. So  
4 there's -- there is issues with the materials,  
5 but there's also an issue with the height, so --

6 MS. KAUTZ: So this is -- this was our --  
7 this was our morning. So on your plans, what  
8 you have -- and correct me, Eduardo, if I'm  
9 wrong. So the first two sheets are what was --  
10 no -- are what is being asked for now, and the  
11 second set of drawings, A-1, 2, and 3, are what  
12 was approved before.

13 So what you'll see on those second set of  
14 drawings are the -- I guess they're -- they're  
15 your writing, I think, but is it the Board of  
16 Architect's notations that asked you to change  
17 the --

18 MR. GOUDIE: That was zoning department.

19 MS. KAUTZ: The zoning. Okay. So zoning  
20 asked them to -- to revise the -- the  
21 dimensions. And those are shown on -- on A-2 of  
22 the second set of plans in your packet. Follow?  
23 I'm just trying to make this easy on you guys.

24 MS. THOMSON: Yeah.

25 MS. KAUTZ: So it's the fourth sheet in your

1 packet is A -- is A-2.

2 MR. EHRENHAFT: For the -- the plans, A-2 is  
3 my third sheet.

4 MR. GOUDIE: Yes. That should be it.

5 MS. KAUTZ: No. It should be the fourth.

6 MR. EHRENHAFT: Perhaps I'm missing one  
7 then.

8 MS. KAUTZ: Hang on. They're -- they're --  
9 the signature is --

10 MR. EHRENHAFT: Okay. I'm sorry. All  
11 right. Okay. Yes. I've got it.

12 MS. KAUTZ: A-2 -- A-2 of 3.

13 MR. EHRENHAFT: Okay.

14 MS. KAUTZ: That's what I need to find. A-2  
15 of 3, which should have some notations that are  
16 dated on the fifth -- 2015. Are you all there?

17 MR. MENENDEZ: Yeah.

18 MS. KAUTZ: Everyone there? Okay.

19 So the dimensions that are on that fence,  
20 typical bay elevation are what -- are what these  
21 slides reference. So if you look at what is  
22 called Column A and Column B, Column A is the  
23 typical that makes up the fence elevations  
24 throughout the property -- throughout the  
25 perimeter of the property. Column B is what's

1 intended to be the four columns framing the  
2 pedestrian entry. Okay?

3 So we started with Column A, typical Column  
4 A, and it turned out to be 17 and a half inches  
5 wide when the Board of Architects -- I'm  
6 sorry -- when the drawings call out one foot  
7 four. It's a slight difference, but it's --  
8 they're -- they're slightly thicker. The  
9 existing Column A that's there is approximately  
10 six foot nine to six foot ten overall in height  
11 as opposed to what's on what was proposed, which  
12 is five foot ten --

13 MR. GOUDIE: Six four.

14 MS. KAUTZ: -- six foot four. So they're --  
15 they're currently slightly larger than what --  
16 what was approved. Again, this is just to show  
17 the detail in case you couldn't see it.

18 The elevations of the -- the typical bay,  
19 the overall is intended to be six feet. They  
20 are approximately 72 inches. They're at six  
21 feet. The -- the concrete base is -- is taller  
22 than what's allowed. It's at about 50 inches  
23 instead of 48. And then the section of -- of  
24 picket is a bit larger as well.

25 These are Column B, the ones around the

1 perimeter. And as you can see, they're --  
2 they're based in keystone, which wasn't on your  
3 drawings originally. And these are actually 28  
4 inches wide as opposed to two feet. And they're  
5 approximately seven foot six in height overall,  
6 when they were intended to be six foot four.

7 So there is some discrepancies in what was  
8 obviously approved by you all and what was --  
9 what was built. So we would like -- the  
10 intention was to -- to have this permit finalized  
11 before the new wall is started to make sure that  
12 everybody else is okay with what's happening out  
13 there. If zoning approves it and structural and  
14 all of that and you all accept the changes, then  
15 they can final that permit.

16 MS. BACHE-WIIG: This permit is still open?

17 MS. KAUTZ: Yes.

18 MS. SPAIN: It is.

19 MR. GOUDIE: It is open. I'd like to make  
20 some remarks at this time.

21 MS. KAUTZ: Yeah. Sure. And do your  
22 presentation if you'd like.

23 MR. GOUDIE: Okay. When they mentioned the  
24 -- the height of the columns, the head of the  
25 columns we know was approved at 5.9. And the



1 plans was all over to six four to -- to the  
2 column, into the cap.

3 The sitework in the -- in the street close  
4 to the fountain is much higher than the one to  
5 the -- to the neighbor. So, basically, what I  
6 tried to do when we were doing the construction,  
7 is tried to make the wall as level as possible.  
8 So at the same time that Kara is mentioning that  
9 there's -- the column is that height, whether  
10 the columns are varying in height all the way to  
11 five six, okay?

12 Now, the cap that we have there is a five-  
13 inch cap, four and a half inch cap, but then it  
14 protrudes to the top, and that's where you have  
15 that little section on the top that's a little  
16 higher than what is normal, okay? But, overall,  
17 if you look at it, you're looking at a deviation  
18 of maybe one inch, one inch and a half on one  
19 side, and minus a couple inches in another side.

20 MR. SILVA: Can you go back to the picture  
21 showing the cap that was installed?

22 MS. KAUTZ: This one?

23 MR. GOUDIE: You can see was the end of the  
24 cap, and then that little portion on the top is  
25 where it goes a little higher.

1 THE COURT REPORTER: Can you please state  
2 your name?

3 MR. GOUDIE: My name is Eduardo Goudie. I'm  
4 the owner of 611 North Greenway Drive.

5 THE COURT REPORTER: Thank you.

6 MR. GOUDIE: I did measure the -- and we had  
7 five eleven and a half, five eleven, five  
8 eleven, five ten and a half, five eleven and a  
9 half, five eleven, five eleven, five ten and a  
10 half, five ten, five nine, five six, and five  
11 six. Also, by the pedestrian gate, the four  
12 columns in the pedestrian gate, the reason why  
13 they are wide is because I faced them with  
14 keystone. Originally, when this got approved,  
15 Venny Torre wanted me to put keystone caps and  
16 keystone bases in all the -- the columns.

17 I agreed at that time, remembering one time  
18 that I did some keystone caps in the house that  
19 were about a hundred dollars. When I get the  
20 quote from Florida Keystone, basically doing the  
21 way that he proposed was \$28,550 just to face  
22 that, almost double the price of that -- of the  
23 wall.

24 The way to do it with precast columns was  
25 \$4,490. I tried to do a combination, okay? And

1 as I say, I tried to do a combination because I  
2 saw the bill on those caps, and when I saw the  
3 prices, I said stop it, and I put the caps on  
4 the bottoms, on the -- on the bases on the  
5 pedestrian columns. It didn't look good, and I  
6 faced them. That's why to make them look one  
7 thing.

8 They -- the two front columns are basically  
9 at the same height, five eleven, okay, again,  
10 because the elevation on the side wall. The two  
11 other columns, they are six feet inside the  
12 property, they are a foot higher. Okay. You  
13 can see it in the pictures.

14 When the -- before we -- we passed  
15 inspection with zoning, when Inspector Walter  
16 Lesser measured everything, and we tried  
17 everything to be at the same height. When we  
18 saw the precast is when we tried to make it as  
19 even as possible, okay, because of the  
20 elevation, having the two inches extra in the --  
21 in the bottom wall. Again, in one section may  
22 be lower. I know in the garage when the -- in  
23 the -- the vehicular gate is much lower. Maybe  
24 in other areas it's a little higher. But  
25 definitely in the area on the corner it's much

1 lower, and -- and again probably because of the  
2 construction, you know, the plasterer doing --  
3 trying to straighten and all this stuff.

4 I think -- you know, I heard from -- from  
5 Kara, from Dona, people complaining about the  
6 wall. The only thing that I know when I go  
7 outside there, people tells me how -- how do you  
8 build a wall? Can you build a wall for me in my  
9 house? Oh, what a beautiful wall, you know.  
10 And I'm there. I live there.

11 One of the reasons why I wanted this wall is  
12 because I wanted privacy. Also, I got broken  
13 into the house before I built the wall. Due to  
14 the cul de sac, the roundabout, the lights  
15 shines in the house all the time, and with this  
16 I have more privacy.

17 And -- and the extra addition of the -- of  
18 the new wall is because since the beginning, I  
19 was trying to buy the property behind me. I was  
20 able to buy the property behind me, and I was  
21 able to do a unity of title with a piece of land  
22 that belonged to nobody, and now it belongs to  
23 my house. Okay. And I want to extend that.  
24 And that way, I can build a garage. I can build  
25 -- because I have an addition approved already

1 by -- by the historic board, and I can change  
2 the design of the house more according to what  
3 the board wanted, having a -- you know, a  
4 courtyard in the middle, having the garage  
5 there, having a little more of the finishing.  
6 So I think overall, at the end of the project,  
7 this is going -- this is going to be better for  
8 everybody.

9 MR. SILVA: Thanks, Mr. Goudie.

10 And my only concern, I understand your point  
11 about measuring from different points. I didn't  
12 measure it, so I don't know. You could be  
13 right. And that's really an nonissue for me in  
14 terms of the height of the wall. And I  
15 understand the grade outside in the areas.

16 The issue of the -- of the changing the  
17 keystone base on the caps is a different issue.  
18 I don't necessarily think it's -- it's worse one  
19 way or the other, but I do think that for the  
20 city zoning guidelines, you should have come  
21 back, at least to historic to request that,  
22 because that's a substantial change to the  
23 design, right, going from a -- from the regular  
24 base to the -- from -- from the approved  
25 keystone base to -- to not. That being said,

1           it's out there and it's done, right? I  
2           understand we don't have final yet from zoning?

3           MS. KAUTZ: No. It's the -- you have the  
4           final -- the final for the pour, for the  
5           concrete pour. That's it. There are no final  
6           inspections have been approved.

7           MR. GOUDIE: It's -- zoning has been to the  
8           inspection that they measure the heights and  
9           they measure the --

10          MR. SILVA: Right. So the -- so the height  
11          I don't -- I don't have such an issue with or  
12          the width. I mean, those are kind of minor  
13          discrepancies. The -- but the type A -- type B  
14          columns, the thicker ones, I understand, you  
15          faced them with keystone, you got a thicker  
16          thing. It all comes back to the issue of  
17          keystone facing versus not.

18          And from my point of view, I'd be a little  
19          hesitant taking up the issue of this wall today  
20          without knowing what's going to happen with the  
21          rest of it, because I would want the wall to  
22          look the same, whether it's -- whether it's all  
23          the same in -- in concrete or it's all the same  
24          in keystone. And zoning is going to go back and  
25          make you put keystone or do something. I

1 think -- I think they would be remiss in  
2 approving this.

3 MR. GOUDIE: The rest of the wall is going  
4 to continue, okay. The only -- the only four  
5 columns that are different are the pedestrian  
6 gate that wanted to --

7 MR. SILVA: Understood. I'm talking about  
8 the type A column.

9 MR. GOUDIE: No, the -- the -- so the rest  
10 of the wall is going to continue. It's going to  
11 continue the same way they are with precast caps  
12 and precast base.

13 MR. SILVA: My concern is that -- is that we  
14 have -- what was approved is different from what  
15 is built out there --

16 MS. SPAIN: Right.

17 MR. SILVA: So if zoning goes back --

18 MS. SPAIN: But here's the thing. You have  
19 the ability to approve it, I believe, without  
20 the keystone on it the way it's built if you  
21 want to do that. And then he would have to  
22 provide revision to the existing permit so that  
23 he could then continue that -- that on. If  
24 that's something that you want --

25 MR. SILVA: So we need to resolve the issue

1 of the first wall.

2 MS. SPAIN: I think you can -- I think you  
3 can resolve that issue today, right?

4 MS. KAUTZ: What do you mean? You would add  
5 keystone to the rest of it?

6 MS. SPAIN: No, no, no.

7 MR. SILVA: No.

8 MS. SPAIN: To take -- if, in fact, they --  
9 they think it's okay not to have the keystone,  
10 he would then have to do a revision to the  
11 permit so that zoning would be able to sign off  
12 on that.

13 MR. GOUDIE: That's correct.

14 MS. SPAIN: Sorry.

15 MR. SILVA: Well, we're recommending to the  
16 zoning, so -- so if we approve that without --  
17 without the keystone, zoning would approve it,  
18 and we could approve today then --

19 MS. SPAIN: Yeah. It would just be a  
20 revision to an existing permit.

21 MR. MENENDEZ: Doesn't he have to go back to  
22 the Board of Architects for this then?

23 MS. KAUTZ: Yeah.

24 MR. MENENDEZ: Because they had -- they had  
25 to approve this as well, correct?



1 MS. SPAIN: We could handle that -- since  
2 you're the final authority and they recommended  
3 this board, we could -- I believe we could  
4 handle that administratively.

5 MR. SILVA: We actually made -- from what I  
6 remember, BOA had approved without the keystone  
7 and we recommended --

8 MS. SPAIN: That's right.

9 MR. SILVA: -- so BOA I don't think is going  
10 to have an issue.

11 MR. MENENDEZ: But hasn't building or zoning  
12 seen the construction of this fence?

13 MR. GOUDIE: Yes.

14 MR. MENENDEZ: And they didn't see that it  
15 wasn't built according to the drawings?

16 MS. KAUTZ: They haven't done an inspection.

17 MS. SPAIN: They haven't done those  
18 inspections yet. It was -- where the keystone  
19 is added, that would come up on the final  
20 inspection.

21 MR. GOUDIE: But they have been there doing  
22 other inspections. And, you know, and a lot of  
23 times, you know, when you build, you make  
24 changes, you make revisions at the end and you  
25 do an as-built. And that's why you have what's

1           called as-builts.

2           MR. SILVA:   Okay.

3           MS. SPAIN:   And he could just do as-builts,  
4           and then -- and take them through the process.  
5           But I think it's legitimately before you.   And  
6           since you're really the ultimate authority and  
7           not the Board of Architects, I think if you're  
8           comfortable with that, he can then go forward  
9           and get a permit for it.

10          MS. RAMOS:   Also, Dona, my recollection is  
11          that that keystone condition was imposed by this  
12          board.

13          MS. SPAIN:   That's right.

14          MS. RAMOS:   So it's fully within your  
15          authority to remove a condition that you have  
16          imposed.

17          MR. MENENDEZ:  We'd be overruling ourselves.

18          MS. RAMOS:   Essentially.

19          MR. MENENDEZ:  Basically -- basically,  
20          that's what we're doing.

21          MS. RAMOS:   Right.

22          MR. EHRENHAFT:  Amending yourself.

23          MR. GOUDIE:   A \$24,000 difference.

24          MS. SPAIN:   But -- but we would like to have  
25          this existing wall permit closed prior to the

1 construction of this other one. Then it's  
2 cleaner that way, and they can get all the final  
3 inspections of that and then go forward with the  
4 other one. You're okay with that, right?

5 MR. MENENDEZ: Just because we want both the  
6 walls uniform.

7 MS. SPAIN: Right.

8 MR. GOUDIE: The only thing -- the only  
9 thing that with that, Dona, that this revision  
10 would not be a revision. It would have to be a  
11 new revision and then bring a new set of plans  
12 for a new permit. So that's the difference.  
13 And the reason --

14 MS. SPAIN: Oh, I see what you mean.

15 MS. BACHE-WIIG: He wouldn't be able to  
16 do --

17 MS. SPAIN: Well, then what I want to have  
18 happen is the final inspections to go through.

19 MS. KAUTZ: But then you can't do a revision  
20 to the permit if those are done.

21 MS. SPAIN: I know. I know. Let me think.  
22 I want to make sure that zoning is okay with  
23 what's with --

24 MS. KAUTZ: Yeah.

25 MR. SILVA: Which was my concern.

1 MS. KAUTZ: The way -- the way the code -- I  
2 mean one of -- one of -- just to make sure that  
3 everything is fine, if, for example, so the  
4 zoning code reads that you can have a column on  
5 a wall that's six feet tall with a cap that's  
6 four inches so that your wall is a certain  
7 height overall, and this column is -- is taller  
8 than that. It may be just in this location, but  
9 that -- that cap, the way it reads on this -- on  
10 the drawing is different than the way it reads  
11 in reality. And that cap is like a nine-inch  
12 cap. So that may or may not be approved by  
13 zoning.

14 MR. MENENDEZ: What are -- what are the  
15 chances of zoning coming out there and saying  
16 it's not according to code and we're not going  
17 to accept it?

18 MS. SPAIN: Maybe we can get a courtesy  
19 zoning inspection and just make sure it's okay.  
20 I just don't want him to build a second half of  
21 a wall and then have --

22 MR. MENENDEZ: Agreed.

23 MS. SPAIN: -- none of it be approved.

24 MR. MENENDEZ: Agreed. Yeah.

25 MS. SPAIN: Yeah.

1 MR. FULLERTON: For what it's worth, I would  
2 prefer the bases to not be coral stone. I think  
3 this wall is embellished enough --

4 MS. SPAIN: Yeah, me too.

5 MS. FULLERTON: -- it does not need any more  
6 details. So the simpler, the better, as far as  
7 I'm concerned.

8 MS. SPAIN: Me, too. I agree.

9 MR. EHRENHAFT: Especially because it goes  
10 in front of the historic corner of --

11 MR. FULLERTON: Right.

12 MR. SILVA: I agree.

13 MR. EHRENHAFT: I have another concern, if I  
14 may ask. So I have observed that -- so you have  
15 told us that the -- the plot of land that --  
16 that has the proposed extension is a property  
17 that you have closed and -- and acquired after  
18 the as-built wall was done.

19 MR. GOUDIE: Correct.

20 MR. EHRENHAFT: Subsequently, you acquired  
21 that -- the property that comes around the  
22 corner on Segovia.

23 MR. GOUDIE: That's correct.

24 MR. EHRENHAFT: Do you own a house that is  
25 also --

1 MR. GOUDIE: I do.

2 MR. EHRENHAFT: Okay. So I see that you  
3 demolished, then, a section of wall that was --  
4 there's a low, about a two-foot wall that goes  
5 in front of the art deco house, which is just to  
6 the north on Segovia.

7 MR. GOUDIE: That's correct.

8 MR. EHRENHAFT: And so now we have a  
9 truncated piece of that wall and the curve back  
10 down to yours, okay? I think that, if I'm  
11 reading the drawings correctly, you are  
12 proposing the extension of the wall to go up to  
13 the point where the short wall is terminating,  
14 okay?

15 MR. GOUDIE: Exactly. Basically, it's the  
16 property line.

17 MR. EHRENHAFT: Okay. I think it will look  
18 bizarre to have a tall wall like that stop and  
19 simply butt up end to end against the short one.

20 MS. SPAIN: Is not the short one the  
21 historic wall?

22 MR. GOUDIE: It is not a historical wall.  
23 Right now, there's a pending application, and  
24 that's, I think, is something that --

25 MR. EHRENHAFT: No. But it was built at the

1 time of the -- it's not designated yet?

2 MR. GOUDIE: No, it was not built at the  
3 time. As a matter of fact, in the photograph  
4 that you provided, it's very clear that it  
5 doesn't show a wall.

6 MS. SPAIN: The wall is not there.

7 MS. KAUTZ: Okay.

8 MR. GOUDIE: Okay? So it was not there at  
9 the time.

10 MR. EHRENHAFT: Okay.

11 MS. SPAIN: Uh-huh.

12 MR. EHRENHAFT: But if -- if that wall  
13 remains, okay, it's going to be very strange to  
14 have the wall that you built come around and  
15 simply stop and butt up against the short one.  
16 It would seem to me that at the north end of the  
17 terminus of the proposed addition, that it would  
18 be good then to continue whatever wall structure  
19 is approved to bring it perpendicular all the  
20 way back to your rear back one lot line. Does  
21 that make sense? I'm saying instead of having  
22 it just stop here and butt against the short  
23 one, it would be good to bring the wall --

24 MS. KAUTZ: Turn it.

25 MR. EHRENHAFT: -- then have a wall continue

1 backward into the -- into the -- to the property  
2 here.

3 MR. SILVA: It is terminating on a column, I  
4 guess, so that's --

5 MS. KAUTZ: Because I think it's probably  
6 taller than the base of the column. Do you know  
7 how tall that wall is? The 2320.

8 MR. GOUDIE: It's -- no, I understand.

9 MR. EHRENHAFT: I'm looking at the A-1.

10 MR. GOUDIE: But there's -- there's a couple  
11 -- there's a problem there. There's a huge tree  
12 there, okay, that I'm probably not going to take  
13 out. And going into the wall is a little harder  
14 than going with an iron fence. I have a little  
15 dog that -- although a small little dog, has  
16 escaped about six times. He's able to climb a  
17 four-foot fence, you know.

18 MS. SPAIN: Wow.

19 MR. GOUDIE: Yeah.

20 MS. KAUTZ: Wait. Bruce, did you want to --

21 MR. GOUDIE: The big one doesn't climb. The  
22 little one --

23 MS. KAUTZ: No. No, he doesn't want you to  
24 extend the four-foot wall around the corner. He  
25 wants you to extend your new wall around the



1 corner.

2 MR. GOUDIE: No. I understand that.

3 MS. KAUTZ: Okay.

4 MR. GOUDIE: I understand he wants me to  
5 extend that second --

6 MR. EHRENHAFT: It looks incomplete. It is  
7 going to look very strange to have a wall of the  
8 dimension that he has built around the perimeter  
9 to the property and not have it continue to the  
10 back and have it -- have a tall, modern one butt  
11 up against the -- the lower -- the low -- low  
12 one that was put in front of the art deco, so --

13 MS. KAUTZ: Do you know how tall the 2320  
14 wall is? Is it like four feet or is it --

15 MR. GOUDIE: No.

16 MR. EHRENHAFT: No, no. It's shorter.

17 MR. GOUDIE: It's like this. You can see --

18 MS. SPAIN: Are you saying you would like  
19 him to add the columns also along in there?

20 MR. MENENDEZ: It's probably three feet.

21 MS. SPAIN: Because maybe you can --

22 MR. EHRENHAFT: Or -- or, yeah, perhaps  
23 without the columns, but continue -- continue --  
24 continue the wall all the way to the back.

25 MR. GOUDIE: Yeah. I can go all the way to

1 a certain area. I was going to stay -- I was  
2 going to leave the tree.

3 MR. EHRENHAFT: Yeah.

4 MR. GOUDIE: You know, I trim the tree. I  
5 was going to leave the tree there.

6 MR. SILVA: I'd like to leave the tree.

7 MR. EHRENHAFT: Yeah, if it all possible.  
8 You know, even if you stopped short of the tree  
9 so that you didn't -- you know, then visually  
10 from -- this is one of the most important  
11 corners in the -- in the Gables. And I think --  
12 I think that it -- it merits not having the  
13 truncation. It would make it look finished.

14 MR. GOUDIE: I don't have a problem with it.  
15 Yeah, we'll put the columns close to the -- to  
16 the tree and the other column in the street, and  
17 it will be a straight shot.

18 MR. FULLERTON: One thing that occurred to  
19 me about this wall being right up on the  
20 sidewalk is that it's -- it's a monumental kind  
21 of a thing, and it -- and it's so long and so  
22 big, it's -- you know, it's pretty impressive.  
23 And I was wondering if you couldn't maybe set  
24 the wall back a couple of feet.

25 MR. GOUDIE: The wall is set back two feet.

1 MR. FULLERTON: Huh?

2 MR. GOUDIE: The wall is set back two feet.

3 MR. FULLERTON: Two feet, okay.

4 MR. GOUDIE: Yes. I set it back. That's  
5 why you have the Evitas in the front, okay, to  
6 give a different change in the element. I don't  
7 like walls next to --

8 MS. FULLERTON: So if you put something in  
9 front of it to -- to minimize or mitigate the --

10 MR. GOUDIE: Yeah. There's no wall -- the  
11 little wall goes right there on the sidewalk.

12 MS. FULLERTON: So you're not going to be --  
13 you're not going to come right up to the little  
14 wall.

15 MR. GOUDIE: No.

16 MR. FULLERTON: You're going to be back of  
17 it and then -- and then --

18 MR. GOUDIE: Back.

19 MR. FULLERTON: Okay. Yeah. And maybe the  
20 tree will help to, you know, ameliorate the --

21 MR. GOUDIE: I'm going to go and --  
22 basically, the whole wall is going to have  
23 Clusias, it's going to have Foxtails and have  
24 another type of palms to give you some privacy,  
25 so --

1 MR. FULLERTON: Your landscaping is very,  
2 very nice. I mean, it's pretty impressive by  
3 itself.

4 MR. EHRENHAFT: So the small wall is offset  
5 because it's going to remain flat against the  
6 sidewalk as it was, and you're setting the other  
7 back, can -- with some sort of a plant or  
8 something, you know, there or -- or to --

9 MS. SPAIN: Or fill in.

10 MR. EHRENHAFT: -- to bring the small one  
11 back around the corner or something to make it  
12 have a finished --

13 MS. SPAIN: So that little gap is finished  
14 off somehow.

15 MR. EHRENHAFT: Yeah. Yeah. Maybe --

16 MS. SPAIN: Since he owns both properties.

17 MR. EHRENHAFT: Yeah. Maybe you can work  
18 with staff on that.

19 MR. GOUDIE: I don't have a problem with  
20 that.

21 MR. FULLERTON: And your neighbor.

22 MR. EHRENHAFT: And your neighbor. To be  
23 honest with you --

24 MR. GOUDIE: The neighbor doesn't complain.

25 MR. EHRENHAFT: He owns the property.

1           MR. FULLERTON: This one. This wall. This  
2 wall that's coming up --

3           MR. EHRENHAFT: He owns the house to the --

4           MS. SPAIN: He owns both homes.

5           MR. FULLERTON: You must get along with your  
6 neighbor very well then.

7           MR. GOUDIE: Yeah. I said that's the only  
8 neighbor that doesn't complain, even though I've  
9 got broken into already twice to the house.

10          MR. SILVA: So the only thing I would add to  
11 this discussion is that we -- we be very careful  
12 and we note this time on -- in the -- on the  
13 motion that these heights, whatever heights we  
14 approve are maximum heights, and that it's -- to  
15 me, it's not as important to keep some arbitrary  
16 uniform line at the top as it is to keep a  
17 relationship to grade. So even if that means  
18 the wall has to step down slightly in each  
19 segment, these are maximum heights so we're --  
20 so we're clear going forward on the extension of  
21 the wall.

22          MR. GOUDIE: Once you get to that corner,  
23 basically the sidewalk maintains itself the same  
24 height.

25          MR. SILVA: I just wanted just to clarify,

1           okay, we're not going to exceed these heights.

2           MR. FULLERTON: I think we're talking about  
3           inches, so I don't think you can perceive the --  
4           the differences as you walk down the street. So  
5           I think you can do that.

6           MR. EHRENHAFT: If there were a step down, I  
7           also think that it should go further down the  
8           line and not be where the fountain is, because  
9           that would look very strange to have the -- the  
10          -- the wall that's built stops partway to the  
11          fountain, and then there is nothing behind the  
12          rest of it.

13          MR. GOUDIE: And right there behind the  
14          fountain is where the lowest part of the wall.  
15          It's five six and --

16          MS. THOMSON: That's the lowest part?

17          MR. GOUDIE: Yes.

18          MR. SILVA: And then moving forward, I just  
19          want to reemphasize that -- that esthetic  
20          changes like the deletion of the keystone wall,  
21          while we're okay with it it seems like, I don't  
22          want this to be taken as carte blanche,  
23          especially with the addition that's coming down,  
24          you know, let's -- let's make sure that any  
25          changes like these, you come back and talk to

1       Dona, you talk to Kara and make sure everything  
2       is okay before we proceed so we don't get  
3       anybody into problems later on. We don't want  
4       to tear anything out. We don't want to have to  
5       do anything drastic. So let's just keep that in  
6       mind as we move forward.

7               So with that being said, is there any other  
8       public discussion? I don't think there's anyone  
9       left here, we'll close the public hearing and  
10      open the floor up for further comments or  
11      possible motions.

12             MR. MENENDEZ: I don't know. We talked  
13      about this at length the last time, and I don't  
14      like the idea of now we're overruling ourselves  
15      and changing everything after we discussed it at  
16      length the last time.

17             MR. SILVA: But I don't think the board was  
18      necessarily unanimous. I think there was a  
19      healthy discussion going back and forth. There  
20      was some in John's camp, I think myself  
21      included, where we thought maybe the simpler the  
22      better, and some wanted the keystone. So I  
23      don't have such an issue with that.

24             MR. FULLERTON: I personally don't even like  
25      the keystone on that central entrance gate.

1 MS. SPAIN: I don't either.

2 MR. FULLERTON: I mean, it's just too much.

3 MS. SPAIN: You all did that when I was on  
4 vacation. I'll put that on the record. I was  
5 not there for that meeting. I would not have  
6 wanted the keystone.

7 MR. FULLERTON: I'll move for approval.

8 MR. SILVA: With staff recommendations and  
9 --

10 MS. KAUTZ: Staff doesn't really have a -- I  
11 mean, our recommendation would be that the  
12 permits close or --

13 MR. SILVA: I guess the motion should be it  
14 should match what's built out there.

15 MR. FULLERTON: Right.

16 MR. SILVA: And -- and --

17 MS. THOMSON: The right columns.

18 MR. FULLERTON: Well, with special emphasis  
19 on the dimensions.

20 MS. SPAIN: But I really don't want to put  
21 him in a situation where zoning is not going to  
22 approve the entire length of the wall. So I  
23 would just ask that there be a zoning  
24 inspection, at least a zoning inspection, if not  
25 filing out at the wall, so that we can get a



1 comfort level to go forward with the rest of it.

2 MR. MENENDEZ: Are you going to require an  
3 updated drawing of the fence with -- with  
4 whatever we approve so that it's on the record?

5 MS. SPAIN: Well, it will have to be in  
6 order to get a final inspection and go out there  
7 and look at the keystone that doesn't match.  
8 He'll have to provide that in order to final out  
9 that permit.

10 MS. KAUTZ: And the columns, the pedestrian  
11 gaping, all -- all of that --

12 MR. GOUDIE: Every time that I have done  
13 this, we have to do as-builts later on and  
14 changes that we have found.

15 MS. SPAIN: So prior to getting a final  
16 permit on that wall, he'll have to do that, a  
17 final -- I'm sorry, a final inspection on that  
18 wall, he'll have to do that.

19 MR. SILVA: So you're comfortable with that?

20 MR. GOUDIE: With an as-built, I don't have  
21 a problem with that.

22 MS. KAUTZ: But you're also getting the  
23 final zoning inspection.

24 MR. GOUDIE: Oh, okay. Well, you have to go  
25 through all the final --

1 MS. KAUTZ: No, I know, but I just --

2 MS. THOMSON: I think we need to spell it  
3 out.

4 MR. MENENDEZ: An as-built is after the  
5 fact, after everything is built. I'm just  
6 saying that if we're going to make these changes  
7 now, they should be documented in some way going  
8 forward.

9 MR. GOUDIE: Normally, when I build houses  
10 and they -- we have done changes, okay, we have  
11 to do as-builts, present it to the different  
12 departments to get it approved, and then go for  
13 a final inspection. So the as-built, it's later  
14 inspected and finalized.

15 MR. SILVA: I think Dona's concern is that  
16 -- her concern is that we approve the wall  
17 extending what's actually built there, and then  
18 zoning doesn't approve it, and then --

19 MR. FULLERTON: Right.

20 MR. SILVA: So I think the way around that  
21 is you ask for a courtesy zoning inspection.  
22 You don't have to final it. Just get a courtesy  
23 zoning inspection and get that approved before  
24 you proceed with construction, and we would  
25 include that --

1 MR. GOUDIE: Well, the -- the part of that  
2 we're adding new is really more into you,  
3 because we changed from keystone to precast,  
4 because the height will be going about five-six  
5 to five-nine.

6 MR. SILVA: Yeah.

7 MR. GOUDIE: Okay. So that part is really  
8 not a change. It's the portion specifically the  
9 four columns of the entry.

10 MS. SPAIN: But -- okay. What's there isn't  
11 the five six, right?

12 MR. MENENDEZ: Exactly. What's there wasn't  
13 what was approved.

14 MR. SILVA: Right.

15 MR. MENENDEZ: And zoning may say, no,  
16 because it's not approved.

17 MR. SILVA: Right.

18 MR. MENENDEZ: That's why I'm saying you get  
19 a courtesy visit from zoning --

20 MS. SPAIN: I would ask that part of your  
21 motion be -- be that we get a zoning inspection.

22 MR. MENENDEZ: And then I would ask for --  
23 for an updated drawing with whatever is decided  
24 by the board as a whole so that there is a  
25 record, and the contractor building it knows

1           what he needs to build.

2           MS. SPAIN: Mr. Goudie will be the --

3           MR. MENENDEZ: Well, I know, but it wasn't  
4           built correctly the first time, so --

5           MS. KAUTZ: But, John, you have a motion  
6           open. Do you expect --

7           MR. FULLERTON: So what -- what kind of a  
8           time frame would it take for the courtesy  
9           inspection? Do you have an idea, Kara or Dona?

10          MS. SPAIN: No. We can call for one. I  
11          think -- I think --

12          MS. KAUTZ: If you have to provide the  
13          drawings first --

14          MS. SPAIN: But, see, the drawings need to  
15          be done. That's the issue.

16          MR. EHRENHAFT: So this could be briefly  
17          discussed again before the board --

18          MS. SPAIN: We could easily meet with the --

19          MR. EHRENHAFT: -- at the next meeting.

20          MS. SPAIN: -- zoning out there and have  
21          them measure it and see whether it's to code. I  
22          mean, that's easy.

23          MS. THOMSON: Okay. What has to happen  
24          first? It seems to me there's a first, second,  
25          third, fourth here. What has to happen first?

1 We have to have a courtesy zoning inspection.

2 MR. FULLERTON: Well, will that -- will that  
3 zoning inspection show -- look at the heights  
4 that we have asked for and measure them and say  
5 you don't --

6 MR. GOUDIE: The only thing that a zoning  
7 inspection is going to look at is the heights.  
8 They're not going to look at anything else.  
9 Okay. The zoning inspection is going to see  
10 that the plans are the same according to -- to  
11 what is approved. If the -- if the two -- if  
12 the four columns are different, the zoning  
13 inspector is going to ask to come to the board,  
14 who is going to come, who is going to ask for a  
15 revision, and that's what normally happens  
16 with --

17 MR. SILVA: But those four columns, to me,  
18 aren't really the issue because those are not  
19 getting repeated on this -- on this --

20 MR. GOUDIE: No, they're not getting  
21 repeated.

22 MR. SILVA: I'm talking about the regular --

23 MS. SPAIN: Okay. What if we do this. What  
24 if he -- what if he does revision to an existing  
25 permit to include the new wall --

1 MR. GOUDIE: That's what it --

2 MS. SPAIN: -- which you're going to have to  
3 do, right?

4 MR. GOUDIE: That's what it does.

5 MS. SPAIN: Okay. But -- but add to those  
6 drawings the existing wall the way they were --  
7 the way it's built. Just add them and then take  
8 it through the -- everything through the --

9 MR. SILVA: Does it have to come back to us,  
10 or can we just approve that ahead of time,  
11 essentially?

12 MR. GOUDIE: The only thing that is not done  
13 in the revision that is shown is the precoat --  
14 the keystone caps and the four columns. I don't  
15 have the plans with me, but you can see it here.  
16 Here is the revision showing the continuation of  
17 it and with only this --

18 MS. SPAIN: So are you saying this -- this  
19 revision to the permit that they're going to  
20 approve now includes the wall in front of your  
21 home that's already built?

22 MR. GOUDIE: Yes.

23 MS. SPAIN: It does.

24 MR. GOUDIE: Well, the only -- the only  
25 thing that has not been revised is the four

1 front columns, the four additional columns.

2 MS. SPAIN: And this is going through  
3 zoning?

4 MR. GOUDIE: It's going -- it went through  
5 Public Works. I -- I think it's -- there was  
6 nothing left. The building --

7 MS. SPAIN: So why -- okay. Bear with me.

8 MR. GOUDIE: Uh-huh.

9 MS. SPAIN: So why do you have hatched out  
10 only this section of the wall?

11 MR. GOUDIE: Because normally you cloud  
12 whatever is new in the revision.

13 MR. MENENDEZ: But it's a total revision,  
14 because --

15 MR. GOUDIE: It's a -- yeah.

16 MR. MENENDEZ: It's a total revision because  
17 it wasn't built --

18 MR. GOUDIE: Now -- now with this  
19 conversation --

20 MR. MENENDEZ: -- not built according to the  
21 plans.

22 MR. GOUDIE: -- I have to cloud also the  
23 entrance to show this.

24 MR. MENENDEZ: You have to -- you have to  
25 cloud the whole thing.

1 MR. GOUDIE: Yeah. Not the whole -- the  
2 whole thing, because if you have difference in  
3 elevations more into the construction that the  
4 way it was built, we have to cloud -- I have to  
5 cloud out that instead of being keystone or  
6 precast, and I have to cloud what we did in the  
7 -- in the pedestrian.

8 MR. MENENDEZ: That's why I'm saying, I  
9 think to clarify, you do -- you do an update to  
10 the drawing and you resubmit it.

11 MR. GOUDIE: Uh-huh.

12 MS. SPAIN: All right. It's very confusing.  
13 It's going to be confusing for zoning. I  
14 honestly think you should close out the permit  
15 and then just do this as a new permit. That's  
16 -- that's my recommendation. The board can do  
17 whatever.

18 MR. FULLERTON: Ricardo, the -- the drawings  
19 that I see here don't have that two -- two-foot  
20 setback on the wall that we're talking about.

21 MR. GOUDIE: It should.

22 MR. FULLERTON: Well, maybe they do but --

23 MS. THOMSON: I think the scale of it  
24 probably.

25 MR. GOUDIE: It should.



1 MR. FULLERTON: It should, but I don't think  
2 it does.

3 MR. GOUDIE: It's very small, but --

4 MR. MENENDEZ: Yeah. It -- it shows as if  
5 the columns are touching the property line.

6 MR. GOUDIE: The columns that are touching  
7 the property line, they are two inches, but the  
8 wall itself is two feet of --

9 MR. MENENDEZ: So you have -- you have 24  
10 inch --

11 MR. GOUDIE: Yes.

12 MR. MENENDEZ: -- between --

13 MR. EHRENHAFT: The columns bump out.

14 MR. MENENDEZ: Yeah. The columns -- the  
15 columns are about two or three inches off the  
16 side wall.

17 MR. GOUDIE: I wanted to --

18 MR. MENENDEZ: That doesn't give two feet,  
19 only what is in between the columns.

20 MS. BACHE-WIIG: Albert, it says one foot.  
21 Right now the wall is one foot in the drawing  
22 from the property line. But it's built at two  
23 feet from the property line.

24 MR. GOUDIE: Well, you see that's --

25 MS. BACHE-WIIG: So when he goes ahead and

1 does the revision, he will have to make that  
2 change and cloud that change here.

3 MR. MENENDEZ: That's why I say there's so  
4 many discrepancies --

5 MS. BACHE-WIIG: Right.

6 MR. MENENDEZ: -- we should have a new  
7 drawing.

8 MS. BACHE-WIIG: I agree.

9 MR. MENENDEZ: And he can -- he can document  
10 what's been done in the field along with what he  
11 wants done.

12 MS. BACHE-WIIG: Correct.

13 MR. MENENDEZ: Along with the new part.

14 MS. BACHE-WIIG: And then when -- when the  
15 zoning goes to the courtesy inspection, then  
16 they'll have something to, you know --

17 MR. MENENDEZ: Correct.

18 MS. BACHE-WIIG: -- review against because,  
19 like I said, if he goes out there now, it's not  
20 going to be what the plans says, so they're  
21 going to say --

22 MR. MENENDEZ: Zoning may not accept it  
23 because of all the discrepancies that -- that  
24 they're going to find.

25 MS. THOMSON: It needs to be cleaned up.

1 MR. EHRENHAFT: And then if they don't agree  
2 with what's as built, then that's going to  
3 inform what can be done with the --

4 MR. MENENDEZ: Right.

5 MR. EHRENHAFT: -- the new extension.

6 MR. MENENDEZ: Uh-huh.

7 MR. SILVA: So can we continue this or does  
8 it have to --

9 MR. FULLERTON: Well, can't this come back  
10 to the staff?

11 MR. MENENDEZ: I think it can.

12 MR. FULLERTON: Can't the revised drawings  
13 with the comments that we have made on the  
14 record, on the verbatim record --

15 MS. SPAIN: Sure. Yes. I believe so, but  
16 --

17 MR. FULLERTON: -- come back to --

18 MS. SPAIN: But I really -- I really need to  
19 have -- my view is we need to have that existing  
20 wall approved.

21 MR. FULLERTON: Approved. Exactly.

22 MS. SPAIN: I would like that wall approved.  
23 And I don't believe that the drawings here --  
24 and I can meet with zoning with the existing  
25 drawings and go out there. I just -- we need to

1 have as-built drawings drawn the way it's built  
2 and have that approved by -- by zoning.

3 MR. FULLERTON: Which would include  
4 violations of the zoning code.

5 MS. SPAIN: Exactly.

6 MR. SILVA: Yeah.

7 MS. SPAIN: That's all I'm asking.

8 MR. FULLERTON: Because your heights -- the  
9 heights are not what's allowed by the zoning  
10 code right now. I mean, in the new -- the new  
11 one, yeah, yeah, it's within inches, but it's  
12 still a reason that they could deny it. That's  
13 the only thing. So if we say we're okay with  
14 what it is now and when you go to do the  
15 additional work, you dimension it properly and  
16 you build it properly.

17 MR. SILVA: And then the style to match the  
18 existing --

19 MR. MENENDEZ: Right.

20 MS. BACHE-WIIG: Can we -- can we override  
21 zoning?

22 MS. SPAIN: (Nodding.)

23 MS. KAUTZ: No.

24 MR. SILVA: No.

25 MS. BACHE-WIIG: Okay.

1 MS. SPAIN: No.

2 MS. BACHE-WIIG: I can do the motion to  
3 remove the requirement for keystone, and then  
4 everything else will just go through zoning.

5 MR. GOUDIE: Well, we've got to meet and so  
6 that the as-built with the keystone and the  
7 pedestrian --

8 MR. FULLERTON: On the center.

9 MR. GOUDIE: -- on the center. Okay. So  
10 I'll do the revision with the separation from  
11 the sidewalk, the -- the height of the  
12 pedestrian columns, the material of the caps,  
13 okay, and the extension.

14 Now, I would like to know do we -- do we  
15 want that little extension now that we know that  
16 the wall doesn't match with the 2320 wall? Do  
17 you want that coming inside the property to the  
18 tree?

19 MR. FULLERTON: I mean, to turn --

20 MR. GOUDIE: Yeah.

21 MR. FULLERTON: -- to make the 90 at --

22 MR. GOUDIE: Because I had -- I had an  
23 aluminum fence.

24 MR. EHRENHAFT: No. I made the suggestion  
25 that just because it makes it finished and it

1 differentiates the house to the north from the  
2 other, it's going to look -- I just thought if  
3 the -- if the -- the short wall were going to  
4 butt up against the other --

5 MR. GOUDIE: I don't have a problem doing  
6 the short wall --

7 MR. MENENDEZ: It's not going abut against  
8 the other. There's an offset there.

9 MR. EHRENHAFT: Right. There's an offset  
10 there. That's correct.

11 MR. MENENDEZ: And then the chain link  
12 differentiates one yard from the other, correct?

13 MS. SPAIN: Well, why -- why doesn't he just  
14 take that smaller wall and turn it, then fill in  
15 the gap.

16 MR. EHRENHAFT: Fill in the gap.

17 MS. SPAIN: Fill in that gap, and then it's  
18 got --

19 MR. MENENDEZ: Right.

20 MS. BACHE-WIIG: What you need is to put a  
21 pedestrian entry, you know how you did --

22 MS. SPAIN: Right.

23 MS. BACHE-WIIG: You can just do one half of  
24 that and let it be.

25 MR. EHRENHAFT: Right.

1 MR. MENENDEZ: Yeah. It stops it, so it  
2 doesn't have to --

3 MS. BACHE-WIIG: And stop it.

4 MS. THOMSON: Yeah.

5 MR. MENENDEZ: -- bring it all the way in.

6 MS. SPAIN: I think that's fine. Then the  
7 rest of it can have a picket fence, aluminum  
8 picket fence.

9 MR. GOUDIE: And the little -- the little  
10 2320 is the one that comes in?

11 MS. SPAIN: Yes.

12 MR. GOUDIE: Yeah. That's -- that's not a  
13 problem. That would be the 2320 --

14 MR. MENENDEZ: Right.

15 MR. GOUDIE: -- house that is right now --

16 MR. SILVA: Yeah.

17 MR. GOUDIE: -- going through some revisions  
18 by the architect so we can resubmit to the Board  
19 of Architects.

20 MR. MENENDEZ: Okay.

21 MS. SPAIN: You will be seeing his addition  
22 to 611 North Greenway that hasn't gone to the  
23 Board of Architects yet, but that will be  
24 coming. And because that's an addition to a  
25 historic home, we will need to do a revision to

1 the district.

2 MR. MENENDEZ: It's truncated and it's  
3 hitting --

4 MS. SPAIN: We'll just have to add that lot  
5 to the district.

6 MR. FULLERTON: Okay. So do we have a  
7 motion?

8 MR. SILVA: Well, this is your motion.

9 MR. MENENDEZ: This is your motion and you  
10 started it.

11 MS. THOMSON: This is yours.

12 MR. MENENDEZ: Okay.

13 MR. FULLERTON: Can -- I don't know if I can  
14 make the motion now. I mean, I don't know if I  
15 can --

16 MR. MENENDEZ: I don't even know what you've  
17 said, so --

18 MS. THOMSON: I would make it specific.

19 MR. MENENDEZ: Huh?

20 MS. THOMSON: I would make a specific  
21 motion.

22 MR. FULLERTON: No. I said -- I had made a  
23 motion for approval, but I think probably we  
24 need to be more specific. Anybody have any  
25 suggestions?



1 MR. SILVA: Well, I think that the things we  
2 talked about we're -- we're approving --  
3 approving no keystone on the base and the caps.

4 MR. FULLERTON: That's right.

5 MR. SILVA: Approving the keystone  
6 installation on the existing four columns.

7 MR. FULLERTON: Uh-huh.

8 MR. SILVA: And -- and the -- the little  
9 extension of the -- of the other property's  
10 wall.

11 MR. MENENDEZ: And capping the height.

12 MR. SILVA: And capping the height.

13 MR. MENENDEZ: Capping the height as per  
14 code.

15 MR. FULLERTON: Right.

16 MR. SILVA: And the last revision is getting  
17 zoning approval, I guess, on the first part.

18 MR. FULLERTON: And -- and the setback of  
19 the wall --

20 MS. SPAIN: We can do that.

21 MR. FULLERTON: -- the main wall between  
22 columns at least two feet from the property  
23 line.

24 MR. GOUDIE: Okay. What is -- what is  
25 there? What's --

1 MR. FULLERTON: Well, it's not shown that  
2 way, Eduardo.

3 MR. GOUDIE: It's -- and one thing that I  
4 want to point out is in the base of the columns  
5 is going to be closer --

6 MR. FULLERTON: Well, of course.

7 MR. GOUDIE: -- than the interior of the  
8 wall. I just don't want to go two feet, you  
9 know, from the base of the column.

10 MS. FULLERTON: Right. If -- if that -- the  
11 column bases were on the property line, you  
12 would have to have the other wall two feet back,  
13 and you don't have that, because the width of  
14 the columns is roughly two feet.

15 MR. GOUDIE: Yeah.

16 MR. FULLERTON: So if you're going to center  
17 the wall on the column, then the column and the  
18 wall have to be moved back. That's all I'm  
19 suggesting, that the wall be two feet from the  
20 property line. I don't care where the column is  
21 in relation -- related to the property line.  
22 The wall, to give you some space to provide some  
23 landscaping.

24 MR. GOUDIE: Yeah. You can see the  
25 photographs that I put the landscaping, and

1           that's where I --

2           MR. FULLERTON: It's just that it is not  
3 shown that way on your plans --

4           MR. GOUDIE: Okay.

5           MR. FULLERTON: -- anyplace.

6           MR. GOUDIE: No. I made those revisions, so  
7 I'm sorry. I'm meeting with the architect over  
8 at the house, so --

9           MR. SILVA: If you make a motion dependent  
10 on getting zoning approval, all of that stuff  
11 will take care of itself.

12          MR. FULLERTON: Oh, okay. Contingent upon  
13 zoning approval.

14          MR. SILVA: Do we have a second?

15          MS. THOMSON: I second it.

16          MR. SILVA: Okay. We have a motion and a  
17 second. Do you want to call the roll?

18          MS. DIAZ: Mr. Ehrenhaft?

19          MR. EHRENHAFT: Yes.

20          MS. DIAZ: Ms. Thomson?

21          MS. THOMSON: Yes.

22          MS. DIAZ: Mr. Fullerton?

23          MR. FULLERTON: Yes.

24          MS. DIAZ: Ms. Bache-Wiig?

25          MS. BACHE-WIIG: Yes.

1 MS. DIAZ: Mr. Menendez?

2 MR. MENENDEZ: Yes.

3 MS. DIAZ: Mr. Silva?

4 MR. SILVA: Yes.

5 Thank you.

6 MS. SPAIN: The wall took longer than any  
7 addition that we've seen tonight, but that's  
8 okay.

9 MR. GOUDIE: Thank you. Have a good night.

10 MS. SPAIN: Okay. So we put at each desk --  
11 and it's your first meeting, too. That's okay.

12 We put at your desk a request. If you know  
13 anyone that could donate either money or items  
14 to the MacFarlane Homestead project that we're  
15 working on, we have two homes that are being  
16 restored and renovated with Miami-Dade County  
17 Building Better Communities General Obligation  
18 Bond. We're ready to pull the permit. It's  
19 very costly. If you remember, you all approved  
20 hardie board and another similar material  
21 instead of the wood for those homes, and that's  
22 extremely expensive and it's much more expensive  
23 than wood, but we're going forward with that.

24 So if you know anyone that can take care of  
25 the appliances, the kitchen appliances, the

1 bathroom fixtures, cabinetry, we're looking for  
2 that.

3 MS. THOMSON: For one -- one house or for  
4 two?

5 MS. SPAIN: Two. For two. And -- and  
6 before you is the approximate cost that would  
7 be. The appliances are 5,000, and the kitchen  
8 and bathroom cabinets and accessories are  
9 18,000, a little over 18,000.

10 MR. SILVA: Dona, do you have this in a  
11 digital format that you can send us all?

12 MS. SPAIN: Yes. Yes.

13 MR. SILVA: PDF and we can send --

14 MS. SPAIN: That would be great. We can do  
15 that.

16 MR. SILVA: -- and broadcast it out there.

17 MS. SPAIN: I'll do that tomorrow. That's  
18 -- that's it for me.

19 MR. SILVA: Does anyone else have anything?

20 MR. FULLERTON: We're finished. Where are  
21 the house plaques?

22 MS. SPAIN: We just got some new in. We  
23 just got some new in. He's -- it's one guy  
24 working on these things, and I think he just  
25 dropped off how many?

1 MS. DIAZ: Thirty.

2 MS. SPAIN: Thirty. We just got 30  
3 delivered to the department. So we'll be  
4 distributing that.

5 Do you need one on your home, Mr. Fullerton?

6 MR. FULLERTON: No, ma'am. I'm -- I'm  
7 covered. Thank you.

8 MS. SPAIN: We're trying to get to -- to  
9 give everyone a new one, but we have to actually  
10 fill in those properties that have been historic  
11 for a while. But once we get everyone having  
12 plaques, then it would be nice to give them as  
13 they become designated at the -- at the board  
14 meeting.

15 MR. MENENDEZ: Yeah. That would be nice.

16 MR. FULLERTON: I live on a corner, though,  
17 I put it -- I have one here. Could I put one  
18 over on the other side?

19 MS. SPAIN: Well, maybe sometime in the  
20 future, way in the future.

21 MR. FULLERTON: I'm sorry. Take that out of  
22 the record, please.

23 MR. SILVA: All right. If there's no other  
24 business, can we get a motion to adjourn,  
25 please?

1 MR. FULLERTON: What are these other minutes  
2 or -- yeah.

3 MS. SPAIN: Those were the -- those are from  
4 Mr. Goudie's -- those minutes from when it was  
5 approved so you could have all the information.  
6 We just want you to make an informed decision  
7 when you make your decisions.

8 MR. FULLERTON: Very good. Good idea.

9 MR. EHRENHAFT: So moved.

10 MR. SILVA: All right. We have a motion to  
11 adjourn. Second?

12 MR. MENENDEZ: Second.

13 MR. SILVA: All in favor?

14 THE BOARD: Aye.

15 MS. SPAIN: Thank you.

16 MR. SILVA: We're adjourned. Thank you all.

17 (Thereupon, the proceedings were concluded  
18 at 6:06 p.m.)  
19  
20  
21  
22  
23  
24  
25

CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF DADE:

I, SALLY STARK, do hereby certify that the foregoing pages represent a true and accurate record of my stenographic notes.

Dated this 23rd day of June, 2017.

---

SALLY STARK  
Notary Public - State of Florida  
Commission No. FF 976823  
Expires 5-13-2020



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