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HISTORIC PRESERVATION BOARD
    CITY COMMISSION CHAMBERS
        405 BILTMORE WAY
        CORAL GABLES, FLORIDA
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December 21, 2017
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December 21, 2017
Thursday
Thursday
4:00 p.m.

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4:00 p.m.
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B E F O R E:

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

ALSO PRESENT:

DONA M. SPAIN
KARA KAUTZ
ELIZABETH GUIN
CRISTIN SUAREZ, ESQ.
MIRIAM RAMOS, ESQ.
YESENIA DIAZ

TRANSCRIPT OF PROCEEDINGS

|  | Page 2 |
| :---: | :---: |
| 1 | CHAIRMAN TORRE: All right. I apologize. Good |
| 2 | day. So good afternoon, everybody. Welcome to the |
| 3 | regularly scheduled meeting of the Coral Gables |
| 4 | Historic Preservation Board. |
| 5 | We are residents of Coral Gables and are charged |
| 6 | with the preservation and protection of historic |
| 7 | architecturally worthy buildings, structures, sites, |
| 8 | neighborhoods and artifacts which impart a distinct |
| 9 | historical heritage of the city. |
| 10 | The Board is comprised of nine members, seven of |
| 11 | whom are appointed by the commission and one by the |
| 12 | city manager and the ninth is selected by the Board |
| 13 | and confirmed by the commission. Five members of the |
| 14 | Board constitute a quorum and five affirmative votes |
| 15 | are necessary for the adoption of any motion. |
| 16 | Any person who acts as a lobbyist pursuant to |
| 17 | the City of Coral Gables Ordinance No. 2006-11 must |
| 18 | register with the city clerk prior to engaging in |
| 19 | lobbying activities or presentations before city |
| 20 | staff, boards, committees and/or the city commission. |
| 21 | A copy of the ordinance is available the city -- in |
| 22 | the office of the city clerk. Failure to register |
| 23 | and provide proof of registration shall prohibit your |
| 24 | ability to present to the Historic Preservation Board |
| 25 | applications into consideration this afternoon. A |


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| 1 | lobbyist is defined as an individual, corporation, |
| 2 | partnership or other legal entity employed or |
| 3 | retained, whether paid or not by a principal who |
| 4 | seeks to encourage the approval, disapproval, |
| 5 | adoption, repeal, passage, defeat or modification of |
| 6 | any ordinance, resolution, action or decision of any |
| 7 | city commissioner, any action, decision, |
| 8 | recommendation of the city manager and the city board |
| 9 | or committee, including but not limited to |
| 10 | quasi-judicial advisory board, trust, authority or |
| 11 | council, or any action, decision or recommendation of |
| 12 | city personnel during the time period of the entire |
| 13 | decision-making progress on the action, decision or |
| 14 | recommendation which foreseeably will be heard or |
| 15 | reviewed by the city commission or the city board or |
| 16 | committee, including but not limited to |
| 17 | quasi-judicial advisory board, trust, authority or |
| 18 | council. |
| 19 | Presentations made to this Board are subject to |
| 20 | the city's False Claims Ordinance, Chapter 6 -- |
| 21 | sorry, Chapter 39 of the City -- Coral Gables City |
| 22 | Code. |
| 23 | I now officially call the City of Coral Gables |
| 24 | Historic Preservation Board meeting of December 21, |
| 25 | 2017 to order. The time is -- What's wrong? |


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| 1 | MR. SILVA: 4:08. |
| 2 | CHAIRMAN TORRE: 4:08. |
| 3 | MS. SPAIN: 4:08. |
| 4 | CHAIRMAN TORRE: Present today to my -- to my |
| 5 | left, Mr. Raul Rodriguez, Alejandro Silva, Albert |
| 6 | Menendez, John Fullerton. I'm going by memory here. |
| 7 | Bruce Ehrenhaft and Alicia Bache-Wiig. Did I do |
| 8 | okay? All by memory. |
| 9 | Approval of minutes. The next item on the |
| 10 | agenda is approval of the minutes of the meeting that |
| 11 | was held on October 19, 2017. |
| 12 | MR. SILVA: I'll move approval. |
| 13 | CHAIRMAN TORRE: Is there a second? |
| 14 | MR. MENENDEZ: Second. |
| 15 | CHAIRMAN TORRE: All those in favor, please say |
| 16 | "aye." |
| 17 | (Board members reply "aye.") |
| 18 | CHAIRMAN TORRE: All those against? |
| 19 | (No response) |
| 20 | CHAIRMAN TORRE: Thank you. |
| 21 | The notice regarding ex-parte communications |
| 22 | says, please be advised that this Board is a |
| 23 | quasi-judicial Board and that the items on the agenda |
| 24 | are quasi-judicial in nature, which requires Board |
| 25 | members to disclose all ex-parte communications. |


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| 1 | Ex-parte communication is defined as any |
| 2 | contact, communication, conversation, correspondence, |
| 3 | memorandum or other written or verbal communication |
| 4 | that takes place outside a public hearing between a |
| 5 | member of the public and a member of the |
| 6 | quasi-judicial Board regarding matters to be heard by |
| 7 | the quasi-judicial Board. |
| 8 | If anyone has made any contact with a Board |
| 9 | member, when the issue comes before the Board, the |
| 10 | member must state on the record the existence of the |
| 11 | ex-parte communication, the party who originated the |
| 12 | communication, and whether the communication will |
| 13 | affect the Board member's ability to impartially |
| 14 | consider the evidence to be presented regarding the |
| 15 | matter. |
| 16 | Does any member of the Board have such |
| 17 | communication to disclose at this time? |
| 18 | MR. EHRENHAFT: I have two instances today when |
| 19 | I was reviewing properties from the swale and |
| 20 | sidewalk. And when one is standing outside the |
| 21 | person's home I understand that they may approach. |
| 22 | So in both cases, at 611 North Greenway, Mr. Goudie, |
| 23 | Goudie, who's the owner, came out and then recognized |
|  | me as a Board member. He asked if I needed to -- to |
| 25 | access the property. I said, no, it wouldn't be |


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| 1 | appropriate and that I was just gonna stay on the |
| 2 | swale at the sidewalk. |
| 3 | And in the second instance coincidentally when I |
| 4 | was at 111 -- I mean 1119 Coral Way, a gentleman who |
| 5 | identified himself as one of the owners similarly |
| 6 | approached me. And I identified myself as a -- as a |
| 7 | Board member. Again, he asked if I needed to come |
| 8 | in. I said, no, it was inappropriate. So that -- |
| 9 | that gentleman was not the applicant who is Cynthia |
| 10 | Hudson, but a male whose name I don't know. |
| 11 | And there was no substantive conversation in |
| 12 | either instance. |
| 13 | CHAIRMAN TORRE: Will either communication |
| 14 | affect your ability to impartially consider the |
| 15 | evidence? |
| 16 | MR. EHRENHAFT: Absolutely not. |
| 17 | CHAIRMAN TORRE: Thank you. |
| 18 | I similarly was called upon by a representative |
| 19 | of the property at 927 Valencia. I believe she was |
| 20 | the realtor maybe associated in that capacity. And |
| 21 | there was basically an informative discussion about |
| 22 | what that item was and it was coming to this Board. |
| 23 | There was no additional discussion. And I don't feel |
| 24 | there's anything that was said that would be -- I |
| 25 | would consider -- or gain my impression to decide. |


|  | Page 7 |
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| 1 | Are there any deferrals today? |
| 2 | MS. SPAIN: There is one. It's Case File COA |
| 3 | (SP) 2017-020. And that was for a Special |
| 4 | Certificate of Appropriateness for the property at |
| 5 | 516 Alcazar. |
| 6 | CHAIRMAN TORRE: Anyone who's going to be |
| 7 | speaking today, would you please rise to be sworn in. |
| 8 | (Participants were duly sworn.) |
| 9 | CHAIRMAN TORRE: Okay. So I was asked to please |
| 10 | bring up the church item. |
| 11 | All right. I'm going to back up a second. We |
| 12 | need to excuse is Mr. Parsley who has asked for an |
| 13 | excused absence for today. |
| 14 | MS. SPAIN: Yes. He's out of town. |
| 15 | CHAIRMAN TORRE: He's out of town. |
| 16 | Would anyone like to make that motion? |
| 17 | MR. FULLERTON: So moved. |
| 18 | CHAIRMAN TORRE: Second? |
| 19 | MR. EHRENHAFT: Second. |
| 20 | CHAIRMAN TORRE: All those in favor excusing |
| 21 | Mr. Parsley say "aye." |
| 22 | (Board members reply "Aye.") |
| 23 | CHAIRMAN TORRE: All those against? |
| 24 | (No response) |
| 25 | CHAIRMAN TORRE: Thank you. |



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| 1 | versus in no case shall accessory building or |
| 2 | structure be located closer to the front or side |
| 3 | street of a lot or building site than the main or |
| 4 | principal building as required by Article 5, Division |
| 5 | 1, Section 5-101 (C) of the Coral Gables Zoning |
| 6 | Code." |
| 7 | In addition it's, "Grant a variance to allow the |
| 8 | installation of a sculpture to be located 4 feet, |
| 9 | 9 inches from the south front property line versus a |
| 10 | minimum front setback of 25 feet, as required by |
| 11 | Article 4, Division 2, Section 4-204 (D) 1 of the |
| 12 | Coral Gables Zoning Code." |
| 13 | And the issue is that the church is in the |
| 14 | setback already. And so in order to place the |
| 15 | sculpture in an appropriate place next to the front |
| 16 | door it requires a variance. |
| 17 | I'm briefly going to go through our PowerPoint. |
| 18 | This is the location. This is Coral Gables |
| 19 | Congregational Church. An historic photograph. And |
| 20 | this is an image of the sculpture. The existing |
| 21 | conditions of the front of the church. And the |
| 22 | location of where they would like to place the |
| 23 | sculpture. And there's a digital image. |
| 24 | Staff is recommending in favor of this. We have |
| 25 | representatives from the church here. I'd like to |


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| 1 | call them up. And they're happy to answer any |
| 2 | questions. |
| 3 | MR. PALMER: Hello. |
| 4 | CHAIRMAN TORRE: Hello. |
| 5 | MS. SPAIN: State your name. |
| 6 | MR. PALMER: Yes. I'm sorry. My name is Carlos |
| 7 | Palmer. I'm a member of the church. I'm also a |
| 8 | licensed architect. |
| 9 | CHAIRMAN TORRE: Are we going to have some |
| 10 | questions? Anything you want to say to us or add? |
| 11 | MR. PALMER: Not really. I mean, I think it |
| 12 | doesn't infringe with any other features of the -- of |
| 13 | the architecture of the church. And I think it's |
| 14 | placed in a very sort of elegant, quiet placement by |
| 15 | the steps of the church. |
| 16 | CHAIRMAN TORRE: Looks pretty real. |
| 17 | MR. PALMER: Yes. |
| 18 | MS. SPAIN: It was approved by the Board of |
| 19 | Architects already. |
| 20 | CHAIRMAN TORRE: Okay. So unless somebody has |
| 21 | any additional comments, we'll just close the public |
| 22 | hearing. |
| 23 | And we thank you for stepping out. |
| 24 | MR. PALMER: Great. Thank you. |
| 25 | CHAIRMAN TORRE: Thank you. |


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| 1 | MR. FULLERTON: Can I ask you a question about |
| 2 | the dirt that's around it in this photograph? Is |
| 3 | that -- what's it gonna be like -- |
| 4 | MR. PALMER: The actual placement is -- I'm not |
| 5 | sure if you can see it on the -- on the photographs |
| 6 | you have, but there's a flat rock under a tree. And |
| 7 | that will be the base of the sculpture. So we |
| 8 | wouldn't have to pour a complete slab. We would |
| 9 | anchor it to that existing rock, which would raise it |
| 10 | about 6 inches from the finished grade. |
| 11 | CHAIRMAN TORRE: Anybody else? |
| 12 | Thank you again. |
| 13 | MR. PALMER: Great. Thank you. |
| 14 | CHAIRMAN TORRE: In the package there's a letter |
| 15 | of support. |
| 16 | MS. SPAIN: Oh, yes. Thank you so much. We |
| 17 | received a letter from Bruce Fitzgerald, 2842 De Soto |
| 18 | Boulevard. And, "Dear Dona: This letter is in |
| 19 | support of the request to grant a variance relative |
| 20 | to the case file noted above for the property located |
| 21 | at 3010 De Soto Boulevard." |
| 22 | CHAIRMAN TORRE: This is a pretty easy one. I |
| 23 | would ask somebody to -- unless you feel there's an |
| 24 | objection, just to move this out. |
| 25 | MS. THOMSON: There's no objection at this |



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| 1 | MR. EHRENHAFT: Yes. |
| 2 | MS. DIAZ: Ms. Bache-Wiig? |
| 3 | MS. BACHE-WIIG: Yes. |
| 4 | MS. DIAZ: Mr. Fullerton? |
| 5 | MR. FULLERTON: Yes. |
| 6 | MS. DIAZ: Mr. Silva? |
| 7 | MR. SILVA: Yes. |
| 8 | MS. DIAZ: Ms. Thomson? |
| 9 | MS. THOMSON: Yes. |
| 10 | MS. DIAZ: Mr. Rodriguez? |
| 11 | MR. RODRIGUEZ: Yes. |
| 12 | MS. DIAZ: Mr. Torre? |
| 13 | CHAIRMAN TORRE: Yes. |
| 14 | MS. KAUTZ: You need to vote on the variances |
| 15 | individually. |
| 16 | MR. SILVA: Each one or -- |
| 17 | MS. KAUTZ: I mean, if you're -- if it's |
| 18 | unanimous then you can do them together. But if |
| 19 | there's gonna be any objection, they need to be |
| 20 | separate. |
| 21 | MS. SPAIN: So you just approved the Certificate |
| 22 | of Appropriateness. Now you need to approve the |
| 23 | variances. |
| 24 | MS. KAUTZ: Yes. |
| 25 | MR. SILVA: So let's try them all together. |





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| 1 | meet one of the criteria outlined in the Code." For |
| 2 | 43 and 39 Sidonia Avenue we determine is eligible as |
| 3 | a local historic landmark based on three |
| 4 | architectural significance criteria. Portrays the |
| 5 | environment in an era of history characterized by one |
| 6 | or more distinctive architectural styles. It also |
| 7 | embodies those distinguishing characteristics of an |
| 8 | architectural style, period or method of |
| 9 | construction. It contains elements of design, |
| 10 | detail, materials or craftsmanship of outstanding |
| 11 | quality which represents significant innovation of |
| 12 | the adaptation of South Florida environment. |
| 13 | So you can see the current location of the |
| 14 | property. It's on the north side of Sidonia between |
| 15 | Ponce and Douglas. And you can see here the blown-up |
| 16 | aerial of how the property has that central walkway |
| 17 | veering off to each of the properties. Each of the |
| 18 | properties are mirror images of each other. |
| 19 | The Sidonia Garden Apartments were permitted in |
| 20 | 1925 and designed as a multi-family resident complex |
| 21 | by the architects Woods and Tracey. The two |
| 22 | apartment buildings are two stories each and they |
| 23 | each house four one-bedroom, one-bathroom apartments, |
| 24 | two on the first floor and two the second floor, for |
| 25 | a total of eight units. The complex sits on two 50 |


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| 1 | by 110 feet lots with a shared open space, walkway |
| 2 | and fountain feature. Original permit plans indicate |
| 3 | that the two buildings were read as a pair and as |
| 4 | part of a planned complex. The shared front walkway |
| 5 | and the green space plantings were to be symmetrical |
| 6 | and the apartment buildings were to be mirror images |
| 7 | of each other. The entire complex was meant to |
| 8 | convey a visual balance. |
| 9 | Coral Gables' development history is divided |
| 10 | broadly into three major historical periods. The |
| 11 | Sidonia Garden Apartments was built during the city's |
| 12 | boom years and is indicative of the type and the |
| 13 | style of architecture that was the founding premise |
| 14 | of Coral Gables during this period. |
| 15 | The Sidonia Garden Apartments are located within |
| 16 | the Coral Gables Douglas Section subdivision. In |
| 17 | January 1924 when the land was advertised for sale in |
| 18 | this section, it reported that Merrick obtained this |
| 19 | section with the intention of developing it as a |
| 20 | distinctive apartment house complex area. |
| 21 | Prior to the purchase of the Douglas Section in |
| 22 | the summer of 1923, the land was part of Douglas |
| 23 | Grove fruit farm. John Douglas was a pioneer in |
| 24 | Miami County who came in Miami in 1894 and |
| 25 | established a citrus grove in the land surrounding |


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| 1 | present Douglas Road. The Evening Independent hailed |
| 2 | Douglas Grove as one of the community's landmarks and |
| 3 | one of the most famous groves in the western part of |
| 4 | Miami. When it was purchased by Merrick, it was -- |
| 5 | this area was recognized as a master stroke in the |
| 6 | advancement and the development of Coral Gables. |
| 7 | Merrick's vision for the city included |
| 8 | affordable housing for the working class citizens. |
| 9 | This apartment section was key in establishing that |
| 10 | goal. |
| 11 | The plat map for Coral Gables Douglas Section is |
| 12 | dated in October 1926, and that's what you see up |
| 13 | here. However, land sales were advertised as early |
| 14 | as January 1924, and included Ponce de Leon |
| 15 | Boulevard, which was planned as a wide boulevard to |
| 16 | service the section's main commercial thoroughfare. |
| 17 | By 1924 it was noted that many of the community's |
| 18 | most important buildings and institutions were |
| 19 | located along Ponce. |
| 20 | And the monumental Douglas entrance began |
| 21 | construction in 1925. By December 1925, the Miami |
| 22 | News was reporting of the rapidly growing values in |
| 23 | the Douglas Section. |
| 24 | In this 1938 aerial photo - you have a copy of |
| 25 | that in your report; it's probably clearer than the |


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| 1 | image up there - you can see the construction that |
| 2 | had occurred in the mid '20s, with the Sidonia Garden |
| 3 | Apartments circled in red. You can see the Douglas |
| 4 | entrance there in the upper right-hand part of the |
| 5 | photo. Construction in this area essentially ground |
| 6 | to a halt after 1926 and continued through the |
| 7 | Depression. In the 1940s there was a resurgence of |
| 8 | building in this section when the city experienced |
| 9 | the need for affordable housing and incurred |
| 10 | construction in the area, calling it the Coral Gables |
| 11 | Apartment District. |
| 12 | In this 1954 aerial photo you can see how much |
| 13 | this area developed during the 1940s and the early |
| 14 | 1950s. In the aerial photo on the right you can see |
| 15 | its current context, predominantly multi-family |
| 16 | homes. Hence, originally developed as the |
| 17 | community's apartment house section, the Douglas |
| 18 | Section has retained its primary use through its |
| 19 | present with the Sidonia Garden Apartments being one |
| 20 | of the first complexes built. |
| 21 | In the mid 1920s, George Merrick heavily |
| 22 | recruited nationally acclaimed architects to help |
| 23 | build his dream community. Frank Wyatt Woods, the |
| 24 | designer of the Sidonia Garden Apartments, was one of |
| 25 | those architects. During 1910s several of Woods' |


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| 1 | apartment complex appeared in national publications, |
| 2 | two of which are now currently listed on the National |
| 3 | Register for Historic Places. The Buena Vista |
| 4 | Apartments in 1912 was designed in the Spanish |
| 5 | Revival Style and the Lafayette Apartments in 1913 in |
| 6 | the Mediterranean Revival Style. |
| 7 | In 1924 Woods moved his practice from Rhode |
| 8 | Island to Miami. His first commissions for Coral |
| 9 | Gables included a residence for the city manager and |
| 10 | two groupings of homes in the Italian style that set |
| 11 | the style for what is now known as the Italian |
| 12 | Village. |
| 13 | In 1925 Woods opened a practice with his |
| 14 | business partner, John Tracey. Permit records |
| 15 | indicate that their firm designed over 50 structures |
| 16 | in Coral Gables between 1925 and 1929. In the |
| 17 | Douglas Section, in addition to the Sidonia Court |
| 18 | Apartments, they designed apartment buildings at 315 |
| 19 | and 317 Velarde Avenue, as well as 323 and 325 |
| 20 | Velarde Avenue. Both of these apartment complexes |
| 21 | were built in 1925 and they both were demolished in |
| 22 | the 1950s. |
| 23 | The Sidonia Garden Apartments were comprised of |
| 24 | eight one-bedroom, one-bath units, with screened |
| 25 | corner porches, with two first-story apartments and |


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| 1 | two second-story apartments in each building. You |
| 2 | can see the original permit plans at the end of your |
| 3 | designation reports. During the 1940s and 1950s, |
| 4 | owners lived on-site as apartment managers. From |
| 5 | 1925 to 1980, the complex functioned as a unit with a |
| 6 | single owner. Since 1980, the buildings have had |
| 7 | separate owners. Hence, the typically working class, |
| 8 | it included salesmen, librarians, nurses, clerks, |
| 9 | secretaries, teachers and cashiers. A full listing |
| 10 | of owners and tenants, you can also find that in your |
| 11 | designation report. |
| 12 | Merrick and his original design team felt that |
| 13 | Mediterranean-inspired architecture harmonized best |
| 14 | with South Florida's climate and lifestyle. Built in |
| 15 | 1925, this apartment complex exemplifies the building |
| 16 | archetype upon which Coral Gables was founded. Built |
| 17 | in the Mediterranean Revival Style, the multi-family |
| 18 | residence include numerous character-defining |
| 19 | features such as its thick masonry walls to keep the |
| 20 | home cool, light-colored textured, stuccoed exterior |
| 21 | walls reflecting the sun's heat, varied windows which |
| 22 | provide much needed ventilation in our tropical |
| 23 | environment, corner porches with wrought-iron |
| 24 | balconettes. It has a diagonally offset entry bay |
| 25 | with arched main entry and distinctive twisted |


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| 1 | columns. Also, an entry bay, a second story |
| 2 | shoulder-arched window, giving visual prominence to |
| 3 | that front entry bay. Multiple barrel roof tile |
| 4 | roofs and rafter tails in the eaves. Recessed |
| 5 | windows with projecting sills. And the shared |
| 6 | walkway and the fountain feature which aids in |
| 7 | identifying the buildings as a single complex. |
| 8 | This photo shows the front facade of the Sidonia |
| 9 | Garden Apartments as the properties stand today. The |
| 10 | next few slides that I'll go through will illustrate |
| 11 | some of the character-defining features that I just |
| 12 | mentioned. And it should be noted that we didn't |
| 13 | have access to the property. So all pictures that |
| 14 | you see were taken from the public right-of-way. |
| 15 | There you can see that projecting, diagonally |
| 16 | offset main entry bay, the arched front entry. This |
| 17 | occurs on both properties. Again, they're mirror |
| 18 | images of each other. And that beautiful |
| 19 | shoulder-arched window above -- on the second story |
| 20 | above that main entry. Wrought-iron balconette |
| 21 | railings. Corner porches. The rafter tails on the |
| 22 | building currently are obscured by a gutter system, |
| 23 | but they're still present. Recessed windows and |
| 24 | projecting sills. Textured stucco. And the shared |
| 25 | walkway and the fountain feature. |


|  | Page 24 |
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| 1 | There have been a few alterations to the |
| 2 | properties. They've had interior alterations. On |
| 3 | the exterior of the property at 43 Sidonia Avenue has |
| 4 | a one-story rear utility room that was added. You |
| 5 | can see the plan here illustrated. It's also in your |
| 6 | designation packet. And in the aerial photo you can |
| 7 | see the location of that small utility shed in the |
| 8 | back. |
| 9 | The windows were originally casement. And |
| 10 | sometime prior to 1980 they were replaced with awning |
| 11 | windows. And at this time that is probably when the |
| 12 | porch screened openings were also converted and the |
| 13 | porch was enclosed. The historic photo that you see |
| 14 | here is of 43 Sidonia Avenue and you can see the |
| 15 | awning windows. This photo dates to 1980. |
| 16 | The roof tiles were originally two-piece barrel |
| 17 | in 1970. It was replaced with white flat cement. |
| 18 | And then in 2008 the current S-tile. |
| 19 | The Sidonia Garden Apartments complex located at |
| 20 | 39-43 Sidonia Avenue retains its historic integrity, |
| 21 | context, as well as location. The complex stands as |
| 22 | testament to Merrick's vision and early development |
| 23 | of the city. It is one of the few remaining examples |
| 24 | of Frank Wyatt Woods' interpretation of an apartment |
| 25 | complex in the Mediterranean Revival Style. In |


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| 1 | subsequent decades few changes have occurred to the |
| 2 | character-defining features of the apartment complex. |
| 3 | Thus, these multi-family residence exemplify the |
| 4 | collection of apartments planned for the Douglas |
| 5 | Section during the land boom period and they are |
| 6 | typical example of Mediterranean Revival Style that |
| 7 | was the founding premise of the Coral Gables' built |
| 8 | environment. |
| 9 | So in summary, our Statement of Significance. |
| 10 | I'll read it for you since it's quite blurry. Built |
| 11 | in 1925, during the city's boom years, the Sidonia |
| 12 | Garden Apartments complex is comprised of two |
| 13 | multi-family residences at 39 and 43 Sidonia Avenue |
| 14 | in the Coral Gables Douglas Section. The two-story |
| 15 | buildings were built as a mirror-image pair and share |
| 16 | a central walkway with a fountain feature and a green |
| 17 | area. The complex was designed by architects Woods |
| 18 | and Tracey in the Mediterranean Revival Style. Frank |
| 19 | Wyatt Woods received national acclaim for his |
| 20 | apartment buildings in the 1910s. In the 1920s, he |
| 21 | moved his practice to South Florida. With his |
| 22 | business partner, John Tracey, he worked closely with |
| 23 | George Merrick's design team in the mid-1920s and |
| 24 | aided in shaping the vision for the city. Woods has |
| 25 | several buildings listed on the National Historic |


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| :---: | :---: |
| 1 | Register of Historic Places. |
| 2 | From its first planning and advertising, the |
| 3 | Douglas Section was intended to be an apartment |
| 4 | section. The Sidonia Garden Apartments were amongst |
| 5 | the first built and exhibit numerous |
| 6 | character-defining features of the Mediterranean |
| 7 | Revival Style. They stand as an example of the early |
| 8 | development of the city as well as George Merrick's |
| 9 | vision for a Mediterranean-inspired city which |
| 10 | included both high-end and affordable housing and |
| 11 | amenities. |
| 12 | The apartment buildings at 39 and 43 Sidonia |
| 13 | Avenue retain their historic integrity and thus, they |
| 14 | significantly contribute to the historic fabric of |
| 15 | the City of Coral Gables. |
| 16 | Staff is recommending approval of both local |
| 17 | historic designations of Sidonia Apartments located |
| 18 | at 39 Sidonia Avenue and 43 Sidonia Avenue based on |
| 19 | its architectural significance. |
| 20 | And we have representatives of one of the |
| 21 | properties here that would like to speak. |
| 22 | MS. SPAIN: I'd just like to read into the |
| 23 | record before that happens, we received two e-mails |
| 24 | in support of this application. One is from Brett |
| 25 | Gillis, 915 Ferdinand Street. "Dear Mrs. Spain and |


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| 1 | the Historic Preservation Board. I regret that I |
| 2 | will be unable to attend the meeting of December |
| 3 | 21st, but would like to offer my strong support for |
| 4 | the historic designation of the apartment houses at |
| 5 | 39 and 43 Sidonia Avenue. The architectural design |
| 6 | of these buildings is so impressive in how the two |
| 7 | structures form an old Spanish courtyard that also |
| 8 | serves as the entrance facade. These buildings are |
| 9 | also excellent examples of the garden apartment house |
| 10 | aesthetic that predominates in this area of the city. |
| 11 | I ask for your favorable consideration of these |
| 12 | wonderful buildings and thank you for your service to |
| 13 | the City of Coral Gables. Sincerely, Brett Gillis." |
| 14 | The second one is from Sheryl Gold, 721 Biltmore |
| 15 | Way, Apartment 302. "Unfortunately, I'm unable to |
| 16 | attend the 21st meeting discussing the historic |
| 17 | designation of 39 and 43 Sidonia Avenue. As a Coral |
| 18 | Gables resident who is committed to historic |
| 19 | preservation, I urge you to support the designations |
| 20 | of these two apartment houses. It is buildings such |
| 21 | as these that give the Garden District/North Ponce de |
| 22 | Leon area its historical character. The two |
| 23 | properties were intentionally designed in tandem to |
| 24 | create a Spanish courtyard as the entrance. These |
| 25 | structures warrant recognition for their historic and |


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| 1 | design value and deserve designation. Thank you for |
| 2 | your consideration. Sheryl Gold." |
| 3 | MR. GAVIRIA: Thank you. |
| 4 | CHAIRMAN TORRE: You'll -- a couple questions to |
| 5 | speak to staff before you begin so I can fill in a |
| 6 | couple of questions. First one, real quick, real |
| 7 | quick, the porch, I understand, was closed with a |
| 8 | window permit. Back in that day you could just add |
| 9 | more square footage by taking a window permit and |
| 10 | changing a screen to -- this was in 1980 so -- I |
| 11 | don't see anything more than window permits. So the |
| 12 | additional square footage was added by -- by virtue |
| 13 | of the window permit. |
| 14 | MS. SPAIN: Yes, I believe that's the case. |
| 15 | THE COURT: And that space now is an interior |
| 16 | space and that's what it is. |
| 17 | MS. SPAIN: I don't actually know the answer -- |
| 18 | CHAIRMAN TORRE: Right. |
| 19 | MS. SPAIN: -- to that question. |
| 20 | CHAIRMAN TORRE: But it's basically if you were |
| 21 | to remove that, become a porch again, you'd have to |
| 22 | what, take up space that was now -- that is now |
| 23 | interior space. |
| 24 | MS. SPAIN: Right. |
| 25 | CHAIRMAN TORRE: And then those windows and |


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| 1 | things on the inside are removed and they're moved |
| 2 | out. Okay. I'm clear on that. |
| 3 | The other question, and I think we talked about |
| 4 | this. Are we getting or gonna get ever context |
| 5 | photos for these projects as to the street? |
| 6 | MS. SPAIN: We certainly can do that. |
| 7 | CHAIRMAN TORRE: Because I remember we talked |
| 8 | about this. And at this point -- |
| 9 | MS. SPAIN: Yeah, I -- |
| 10 | CHAIRMAN TORRE: -- some of these things really |
| 11 | matter to have context. I mean, is there more of |
| 12 | these on this street? Is this the only one? |
| 13 | MS. SPAIN: We can do that. |
| 14 | CHAIRMAN TORRE: Is -- what's next door? I just |
| 15 | think we talked about it. |
| 16 | MS. SPAIN: We can do that. |
| 17 | CHAIRMAN TORRE: I think it's important to do in |
| 18 | the future. |
| 19 | MS. SPAIN: We can do that. We'll do that in |
| 20 | the future. |
| 21 | CHAIRMAN TORRE: Because at this point we're |
| 22 | talking about -- we have to go out there and look at |
| 23 | it, but at the same time -- |
| 24 | MS. SPAIN: Yeah, I understand. |
| 25 | CHAIRMAN TORRE: -- we have to have it here. |



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| 1 | CHAIRMAN TORRE: Initiated process? |
| 2 | MS. SPAIN: As Elizabeth explained, when we |
| 3 | first passed the ordinance to require the |
| 4 | preservation officer's signature on demolition |
| 5 | permits, we did not require that the significance |
| 6 | determination automatically leads to designation. So |
| 7 | sometimes people would for various reason ask whether |
| 8 | their property was historically significant. And we, |
| 9 | I, would issue determinations saying yes, it's |
| 10 | historically significant, and then I wouldn't do |
| 11 | anything about it. I wouldn't take it to the Board |
| 12 | to designate it. But it was known to at least that |
| 13 | owner that it was historically significant and could |
| 14 | not be demolished. |
| 15 | In 2013, the city attorney and I talked about |
| 16 | that we really should -- if we know that a property |
| 17 | is historically significant, we should designate it. |
| 18 | So now we have to designate those properties that are |
| 19 | issued a determination. We have to take them for |
| 20 | designation and present it to you within 60 days. |
| 21 | CHAIRMAN TORRE: Somebody at some point in 2013 |
| 22 | was considering demolishing the property, asked you |
| 23 | for a determination letter, and it was on file. And |
| 24 | then at that point it became that you ruled yes -- |
| 25 | MS. SPAIN: I actually can't remember why we did |



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| 1 | CHAIRMAN TORRE: Let me go back and see who |
| 2 | that -- |
| 3 | MR. SILVA: One more question, Dona. Sorry. |
| 4 | The -- when -- in the past when you made those |
| 5 | determination requests, do they go into the same |
| 6 | database and are they searchable in the same way that |
| 7 | a historic -- |
| 8 | MS. SPAIN: Yes. |
| 9 | MR. SILVA: -- significance determination would |
| 10 | be? |
| 11 | MS. SPAIN: Yes. |
| 12 | CHAIRMAN TORRE: So this is 39 Sidonia, LLC. |
| 13 | MR. GAVIRIA: That's correct. |
| 14 | CHAIRMAN TORRE: Whose owners are Cotera de Lioi |
| 15 | and Cotera Gomez. That's -- that's who's here. |
| 16 | Thank you. |
| 17 | MR. GAVIRIA: Yes. |
| 18 | CHAIRMAN TORRE: That's all I have. Thank you |
| 19 | very much. |
| 20 | MR. GAVIRIA: Thank you. My name is George |
| 21 | Gaviria. I represent the owners of 39 Sidonia. And |
| 22 | let me just start by saying that I want to commend |
| 23 | Dona's team for a fabulous job they've done with this |
| 24 | report. I've read reports in the past and this is |
| 25 | really an example of what a good report should look |



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| 1 | redevelopment potentials. So we're shutting the |
| 2 | door. |
| 3 | And I understand there's always a tension |
| 4 | between a historic designation and the economics of |
| 5 | the property. And that's always something that you |
| 6 | as a Board will have to address and -- and verify |
| 7 | that the impact, the economic impact that your |
| 8 | decision is gonna have on a homeowner, a property |
| 9 | owner is -- or may be significant. And that economic |
| 10 | impact, in my view, is a major consideration in part |
| 11 | of the equation that is presented to you today. |
| 12 | There is no other explanation to this. If this -- if |
| 13 | this Board moves forward with the designation, this |
| 14 | property will become -- will further forever be |
| 15 | economically obsolete. These are small one-bedroom |
| 16 | apartments. They have no parking space. They're |
| 17 | difficult to rent. And mostly it's transient |
| 18 | tenants. So at this point it's even -- it's a very |
| 19 | difficult property to manage. |
| 20 | My client held on to the property this long |
| 21 | thinking that one day she was gonna redevelop it. |
| 22 | That day has come now forward. That's the reason why |
| 23 | we're here. |
| 24 | So I ask the Board to consider the economic |
| 25 | impact of your decision. And if it needs to be |


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| 1 | further studied, I'm happy to submit any -- any |
| 2 | reports that you might feel that are relevant to the |
| 3 | designation and the characterization of the Historic |
| 4 | Board. |
| 5 | Again, thank you for a wonderful job. Thank you |
| 6 | for the Board listening. |
| 7 | MS. SPAIN: I just need to say a couple of |
| 8 | things. The City Attorney's Office -- this has come |
| 9 | up in the past. And the City Attorney's Office has |
| 10 | been very clear that at the designation hearing you |
| 11 | are to look at the criteria and only to look at the |
| 12 | criteria and see whether it fits and whether it's |
| 13 | significant. And it should be designated based on |
| 14 | the criteria. The claims for economic hardship |
| 15 | should be done after it's designated. And we should |
| 16 | separate the two out. |
| 17 | And there is a process in the Zoning Code - I'm |
| 18 | happy to meet with you - that talks about what you |
| 19 | need to present to the Board for economic hardship. |
| 20 | And I'm happy to go over that. |
| 21 | MR. GAVIRIA: Thank you. |
| 22 | MS. SPAIN: And so I just need to point that out |
| 23 | to you, that that's -- we've been very consistent in |
| 24 | the past with separating those two out. |
| 25 | CHAIRMAN TORRE: So I'd like to take this time |


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| 1 | to educate myself and the Board and yourself and |
| 2 | Dona. And I'd like to see if Ms. Jennifer Garcia |
| 3 | could step up and help us with what the North Ponce |
| 4 | overlay can or cannot do -- help this situation. How |
| 5 | does that come into play? If you know enough. I |
| 6 | think you do. |
| 7 | MS. SPAIN: And I -- |
| 8 | CHAIRMAN TORRE: Two minutes. |
| 9 | MS. SPAIN: Before -- I know. But before she |
| 10 | gets up here, we also -- if you remember correctly, |
| 11 | we recently changed the sending sites for the |
| 12 | transfer of development. And so this apartment |
| 13 | building qualifies as a sending site. So the |
| 14 | property owner could sell the heir rights to this |
| 15 | property to a developer and get money for the |
| 16 | restoration and the maintenance of the property. |
| 17 | There's also a tax break for restoration. |
| 18 | There's a local and county tax break. And since it's |
| 19 | an income-producing property, there is an income tax |
| 20 | break. So again, I'd be happy to sit down and |
| 21 | talk -- |
| 22 | MR. GAVIRIA: Thank you. |
| 23 | MS. SPAIN: -- talk to you about this. |
| 24 | MR. GAVIRIA: Thank you. |
| 25 | CHAIRMAN TORRE: So the city went through a |


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| 1 | rezoning process in the North Ponce area with the -- |
| 2 | I guess the idea was to try to help some of these |
| 3 | historic areas have some other ways of getting |
| 4 | economic benefits and to help other factors. So I |
| 5 | want to see if -- if you can help us understand what |
| 6 | that was geared for and what's going on. |
| 7 | MR. GARCIA: Jennifer Garcia, city planner. I |
| 8 | didn't actually come prepared with the zoning text. |
| 9 | Basically what Venny was saying is that this would be |
| 10 | located in the conservation area. And that's |
| 11 | basically beneficial for historic designated |
| 12 | properties as far as parking, as far as being a |
| 13 | sending site, expanding that $T R$ program to that area. |
| 14 | So again, I apologize, I don't have the code with me |
| 15 | to specify. But there are -- there are ways to -- to |
| 16 | make it beneficial to being designated. |
| 17 | MR. GAVIRIA: Thank you. |
| 18 | CHAIRMAN TORRE: I know there was some |
| 19 | discussion as to what protection meant for that area |
| 20 | and how to get those areas to -- to keep these |
| 21 | buildings in place with other incentives. And I |
| 22 | don't have enough to give you, but I know that was |
| 23 | the intent of that overlay. So we would try to |
| 24 | protect them but at the same time give incentives to |
| 25 | the developers. And -- and again, I don't know the |


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| 1 | rules of that, but you can definitely inquire. |
| 2 | MR. GAVIRIA: Thank you. |
| 3 | CHAIRMAN TORRE: Because I know your issue is |
| 4 | economics, so I was trying to be helpful with that |
| 5 | end. |
| 6 | MR. GAVIRIA: Thank you. |
| 7 | MR. FULLERTON: Excuse me. Dona, are there -- |
| 8 | have there been any creative efforts to try to |
| 9 | determine how to mitigate the parking problems in |
| 10 | those -- in those districts? |
| 11 | MS. SPAIN: Well, that overlay talks about |
| 12 | parking. And again, I don't have the code in front |
| 13 | of me. But there is an ability to, you know, not |
| 14 | require parking on those properties. |
| 15 | MR. FULLERTON: Well, that -- that's not the |
| 16 | problem, I don't think. |
| 17 | MS. SPAIN: And also -- |
| 18 | MR. FULLERTON: The problem is the fact that |
| 19 | they -- they can't park their cars anywhere. |
| 20 | MS. SPAIN: And if you remember the bed and |
| 21 | breakfast that was before you, I spoke with Kevin |
| 22 | Kinney, the parking director, on that. And he is |
| 23 | putting in place a residential permit parking in |
| 24 | areas where it's required. He does an analysis. And |
| 25 | it may be that that's an area that could benefit |


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| 1 | them. I know I have it in front of my townhouse and |
| 2 | it works really well. You know, you get decals. |
| 3 | You're able to park there. |
| 4 | MR. FULLERTON: Right. |
| 5 | MS. SPAIN: So. |
| 6 | MR. FULLERTON: I think that's the only way to |
| 7 | do it. |
| 8 | MS. SPAIN: Yeah. |
| 9 | MR. FULLERTON: But you gotta keep the public |
| 10 | out of there and -- |
| 11 | MS. SPAIN: Right. |
| 12 | MR. FULLERTON: -- let it be for -- |
| 13 | MS. SPAIN: Right. |
| 14 | CHAIRMAN TORRE: Well, if I'm not mistaken, one |
| 15 | of the goals was to keep affordability in North Ponce |
| 16 | by not destroying all these buildings and then |
| 17 | overburdening with parking, you know, parking lots. |
| 18 | And I think the other one was just to protect the |
| 19 | historic integrity of that neighborhood -- |
| 20 | MS. SPAIN: That's right. |
| 21 | CHAIRMAN TORRE: -- which was goal -- the goal. |
| 22 | MS. SPAIN: That's right. |
| 23 | CHAIRMAN TORRE: Yeah. Okay. |
| 24 | Anything else? |
| 25 | MR. GAVIRIA: No. |


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| 1 | CHAIRMAN TORRE: Okay. Thank you so much. |
| 2 | MR. GAVIRIA: Thank you. |
| 3 | CHAIRMAN TORRE: And we'll close the public |
| 4 | hearing and open it for discussion. Oh, I'm sorry. |
| 5 | There are people who wanted to speak. My bad. Thank |
| 6 | you. |
| 7 | MS. MOLINA: Good afternoon, everyone. My name |
| 8 | is Aleida Martinez Molina. I'm your average Coral |
| 9 | Gables citizen. I'm not an architect. I'm -- I |
| 10 | have -- I don't have a dog in this fight. |
| 11 | First of all, I want to thank all of you for |
| 12 | serving on this very important Board which really |
| 13 | helps us keep our city unique. Having said that, I |
| 14 | would support the more elegant and eloquent way that |
| 15 | the others have stated supporting maintaining this as |
| 16 | a -- designating it as a historical site. |
| 17 | I also want to point out that this is not an |
| 18 | issue that only us older folks, if you will, are |
| 19 | interested in. This is on my radar because my now |
| 20 | 15-year-old son, who's now 14 actually, spent |
| 21 | countless days, weeks this summer compiling a list of |
| 22 | these historic buildings. And these kids are very |
| 23 | much interested in urban life, urban life here in |
| 24 | Coral Gables. And, no, honestly they're not |
| 25 | interested in cars. So if you want to think ahead, |


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| 1 | teenage kids really are not like perhaps older |
| 2 | generations where cars were the thing. |
| 3 | So thank you for listening to me. And I hope |
| 4 | you support the staff's effort to have this |
| 5 | designated as a historic site. Thank you. |
| 6 | CHAIRMAN TORRE: Thank you. |
| 7 | MS. SPAIN: Okay. So I want to meet your son. |
| 8 | He can call me. I don't have any cards. I gave them |
| 9 | all out at the Board of Architects this morning. But |
| 10 | honestly, you should have him call us. We'd love to |
| 11 | sit and talk with him. It would be great. |
| 12 | CHAIRMAN TORRE: Thank you. Gay? |
| 13 | MS. BONDURANT: Good afternoon. How much time |
| 14 | do I have? |
| 15 | CHAIRMAN TORRE: How about we give you three |
| 16 | minutes? |
| 17 | MS. BONDURANT: How about five? |
| 18 | CHAIRMAN TORRE: We'll try for four. |
| 19 | MS. BONDURANT: Okay. |
| 20 | CHAIRMAN TORRE: But can you say your name on |
| 21 | the record and -- |
| 22 | MS. BONDURANT: Yes. |
| 23 | CHAIRMAN TORRE: -- address, please? |
| 24 | MS. BONDURANT: Yes, I can. My name is Gay |
| 25 | Bondurant and I live at 446 Alcazar, which is located |


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| 1 | in the Alcazar Street Historic District. |
| 2 | I have a bunch of papers here and I'm not gonna |
| 3 | read them all. But one of the things that -- I read |
| 4 | an article back in June of 2016 about this area, |
| 5 | which I would like to call No-Po, but nobody thinks |
| 6 | about that. That's North Ponce, you know. On |
| 7 | January the 13th, 2016, here in this chamber, there |
| 8 | was a public hearing presented by the Planning and |
| 9 | Zoning Board. And it talked about the bed and |
| 10 | breakfasts in this area. And North Ponce area is |
| 11 | characterized by low-scale garden apartment buildings |
| 12 | that were constructed between 1920 and 1960. Goes on |
| 13 | to talk about some of the buildings. The North Ponce |
| 14 | Community Planning, headline. In 2014 the city |
| 15 | initiated a collaborative effort for the North Ponce |
| 16 | area in order to address several issues, including |
| 17 | incompatible new development as a result of zoning |
| 18 | changes that allowed larger scale, taller buildings |
| 19 | with significantly less landscaping in the front |
| 20 | yard. Issue two, while potentially historic garden |
| 21 | apartment buildings through demolition. Three, this |
| 22 | investment in existing low-scale garden apartment |
| 23 | buildings. Four, unmet potential as a highly |
| 24 | desirable neighborhood to live with convenient access |
| 25 | to highly-rated public schools, transit, shopping, |



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| 1 | I just looked at this building today, these two |
| 2 | buildings. They are outstanding. They sit on a -- |
| 3 | on a perfect location to introduce people into that |
| 4 | district. They could be the jewels of that whole |
| 5 | area. And designation is essential because that |
| 6 | whole area needs to be focused on. The city needs to |
| 7 | do something constructive. And preservation is the |
| 8 | only way to keep that area from turning into a bunch |
| 9 | of 16-story buildings. And we've got to do that |
| 10 | folks. So take it away. |
| 11 | CHAIRMAN TORRE: Thank you. |
| 12 | Anybody else? Okay. We'll close the public |
| 13 | hearing. I think -- I think we turned it into a |
| 14 | little bit of a zoning discussion, which I thought |
| 15 | that was gonna happen. That's why I asked Jennifer |
| 16 | to come up. And I think it's important to bring that |
| 17 | discussion up because I think it -- it merits that |
| 18 | this area does have that quality. That is probably |
| 19 | the only type of community that, you know, has those |
| 20 | small buildings, with parking on the street, and it's |
| 21 | affordable. So I think that has to be taken into |
| 22 | consideration. And that's sort of where I was |
| 23 | leading my conversation, so. |
| 24 | MR. RODRIGUEZ: I have a question of the staff. |
| 25 | Has anyone contacted or been reached by the owner of |


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| 1 | the next -- the other building, at 43? |
| 2 | MS. SPAIN: We have not had contact with the |
| 3 | Owner of the adjacent building. |
| 4 | MS. GUIN: They -- they were notified. They |
| 5 | were notified, but they didn't respond to us. |
| 6 | MS. SPAIN: They did not respond. |
| 7 | MR. RODRIGUEZ: Thank you. |
| 8 | MR. SILVA: Just some -- some general comments. |
| 9 | I think that the city, through all its efforts, all |
| 10 | these studies, as -- as Ms. Bondurant pointed out, |
| 11 | that we all recognize there's something special in |
| 12 | this district, right, something that's -- that's |
| 13 | worth saving. So looking at it from that framework |
| 14 | alone I think could help inform us. |
| 15 | But setting that aside even, just looking at the |
| 16 | application on -- on their merits, right, because |
| 17 | there's two applications before us, I think that the |
| 18 | application very clearly shows that these buildings, |
| 19 | in my opinion, are worthy of designation. The |
| 20 | detailing is still there. The masting is still |
| 21 | there. These are very early buildings from the |
| 22 | city's history. The texture of the stucco. The |
| 23 | railings are still there, the -- the swirled columns. |
| 24 | I think that everything is well-preserved. The only |
| 25 | thing that's not are the windows and that's, again, |


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| 1 | an easily reversible thing. Those windows are |
| 2 | probably due for replacement soon anyway. And if the |
| 3 | building is designated, that would -- that would give |
| 4 | kind of some more guidance as to how they are |
| 5 | replaced in a more historically appropriate manner. |
| 6 | Something else that I find interesting, even |
| 7 | though they've been separate owners for almost 40 |
| 8 | years now, they're still very much mirror images. |
| 9 | MS. SPAIN: It's amazing. |
| 10 | MR. SILVA: The paint colors are the same. |
| 11 | Everything is still the same. It would be great if |
| 12 | that could continue. Obviously, we can't mandate |
| 13 | that. |
| 14 | But those are my thoughts on the matter. I |
| 15 | think they're -- they're definitely worthy of |
| 16 | consideration. |
| 17 | CHAIRMAN TORRE: Bruce, you have something to |
| 18 | say? |
| 19 | MR. EHRENHAFT: I -- I -- when I -- when I went |
| 20 | to -- to look at these buildings before the hearing |
| 21 | for the prior month, I was -- I was impressed how |
| 22 | largely intact they were. The openings for the |
| 23 | windows and doors had not been modified. All the |
| 24 | sills were there. The rafter tails were there, even |
| 25 | though on Building 43 they're obscured by the -- by |


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| 1 | the gutters. But I think -- I think they're |
| 2 | remarkable examples. Even -- even the fountain is |
| 3 | largely intact. And it's -- it's -- it's an |
| 4 | excellent example of -- of this -- this typology |
| 5 | that -- that should be protected. |
| 6 | MS. BACHE-WIIG: Can I ask a question? Whose |
| 7 | property does the fountain fall on? |
| 8 | MS. SPAIN: I think it straddles the property |
| 9 | line. Is that right? |
| 10 | MS. GUIN: Yes. |
| 11 | MS. SPAIN: It straddles the property line. |
| 12 | MR. RODRIGUEZ: And the sidewalk the same? |
| 13 | MS. SPAIN: Yes. Yes? Yes. |
| 14 | MR. FULLERTON: But designation, does it include |
| 15 | what Alex brought up about how intact they both are |
| 16 | and how identical they both are in mirror image? Is |
| 17 | there a way to control that in the future? If |
| 18 | somebody wants to paint one yellow and the other one |
| 19 | brown, you know, anything you could do about that? |
| 20 | MS. SPAIN: We issue Certificates of |
| 21 | Appropriateness for paint color. So we certainly |
| 22 | would have an opportunity to talk to the -- to the |
| 23 | owners. That has happened down on Hardee. There's |
| 24 | those historic properties that are joined. And also |
| 25 | in The Village, in The Villages, anytime -- there's |


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| 1 | like the French Normandy Village. We actually now |
| 2 | have a white that we've asked them to incorporate. |
| 3 | Because even though they're all painted white, |
| 4 | they're all painted a different white. When you're |
| 5 | driving by you can actually see the difference. And |
| 6 | so we don't have anything in the code that says that |
| 7 | they're required to do that. But we certainly could |
| 8 | have that discussion with the owners. |
| 9 | MR. FULLERTON: Well, I'd like to move approval |
| 10 | of the application. |
| 11 | MR. MENENDEZ: I second. |
| 12 | CHAIRMAN TORRE: Any further discussion? |
| 13 | MS. SPAIN: We need -- we need two separate |
| 14 | motions -- |
| 15 | MR. FULLERTON: Okay. |
| 16 | MS. SPAIN: -- because they're two separate |
| 17 | properties. |
| 18 | CHAIRMAN TORRE: Which one first? |
| 19 | MR. FULLERTON: Which one do you want first? |
| 20 | CHAIRMAN TORRE: 39. |
| 21 | MR. FULLERTON: 39. I move approval of the |
| 22 | designation for 39 Sidonia Avenue. |
| 23 | MR. MENENDEZ: I second. |
| 24 | CHAIRMAN TORRE: Any further discussion? |
| 25 | (No response) |


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| 1 | CHAIRMAN TORRE: Roll call. |
| 2 | MS. DIAZ: Mr. Fullerton? |
| 3 | MR. FULLERTON: Yes. |
| 4 | MS. DIAZ: Mr. Silva? |
| 5 | MR. SILVA: Yes. |
| 6 | MS. DIAZ: Ms. Bache-Wiig? |
| 7 | MS. BACHE-WIIG: Yes. |
| 8 | MS. DIAZ: Ms. Thomson? |
| 9 | MS. THOMSON: Yes. |
| 10 | MS. DIAZ: Mr. Menendez? |
| 11 | MR. MENENDEZ: Yes. |
| 12 | MS. DIAZ: Mr. Ehrenhaft? |
| 13 | MR. EHRENHAFT: Yes. |
| 14 | MS. DIAZ: Mr. Rodriguez? |
| 15 | MR. RODRIGUEZ: Yes. |
| 16 | MS. DIAZ: Mr. Torre? |
| 17 | CHAIRMAN TORRE: Yes. |
| 18 | John? Next one. |
| 19 | MR. FULLERTON: I'll move 43 Sidonia as well. |
| 20 | MR. MENENDEZ: Second. |
| 21 | CHAIRMAN TORRE: Any further discussion? |
| 22 | (No response) |
| 23 | CHAIRMAN TORRE: Roll call, please. |
| 24 | MS. DIAZ: Mr. Silva? |
| 25 | MR. SILVA: Yes. |


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| 1 | MS. DIAZ: Mr. Rodriguez? |
| 2 | MR. RODRIGUEZ: Yes. |
| 3 | MS. DIAZ: Mr. Fullerton? |
| 4 | MR. FULLERTON: Yes. |
| 5 | MS. DIAZ: Mr. Ehrenhaft? |
| 6 | MR. EHRENHAFT: Yes. |
| 7 | MS. DIAZ: Mr. Menendez? |
| 8 | MR. MENENDEZ: Yes. |
| 9 | MS. DIAZ: Ms. Bache-Wiig? |
| 10 | MS. BACHE-WIIG: Yes. |
| 11 | MS. DIAZ: Ms. Thomson? |
| 12 | MS. THOMSON: Yes. |
| 13 | MS. DIAZ: Mr. Torre? |
| 14 | CHAIRMAN TORRE: Yes. |
| 15 | MR. FULLERTON: Staff, could I ask a quick |
| 16 | question about the other two similar developments |
| 17 | by -- by Frank Wyatt Woods demolished in the '50s, |
| 18 | you said. Do you have any record of that -- of those |
| 19 | buildings? Do you have any photographs or plans |
| 20 | or -- |
| 21 | MS. GUIN: There are really photographs of one |
| 22 | of the sets. I don't remember which. |
| 23 | MR. FULLERTON: Be interesting to see them, how |
| 24 | similar they are in presentation. |
| 25 | MS. BACHE-WIIG: I have a question. With |


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| 1 | regards to this district, how many of these buildings |
| 2 | have been designated as historic? |
| 3 | MS. SPAIN: We can get that information for you, |
| 4 | because when we were working on the receiving sites, |
| 5 | having them be receiving sites, we did a wind chill |
| 6 | survey. And so we have -- in fact, I'll give you all |
| 7 | that report. Because we did a report that identified |
| 8 | those historically significant buildings. And some |
| 9 | of them were already designated and some of them have |
| 10 | since then been designated. But I'll be happy to |
| 11 | share that report with you. |
| 12 | MR. SILVA: And just another suggestion. I |
| 13 | guess I don't know if there's any practical way of |
| 14 | doing this, but this -- this -- the sister property, |
| 15 | right, the Merrick property on this one was -- had a |
| 16 | historical determination request in 2009. These |
| 17 | folks seem like they bought it later. I don't know |
| 18 | if there's a way of -- on a property like this where |
| 19 | it's obviously related of tagging the folios together |
| 20 | or something. So that if somebody's looking at that, |
| 21 | even if it has no determination request or it's not |
| 22 | been designated, if there's some way when they do a |
| 23 | title search or something that they say it's related |
| 24 | to this one which does have a determination request. |
| 25 | MS. SPAIN: I don't -- I don't know whether we |


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| 1 | can do that. |  |  |  |  |  |  |
| 2 | MR. SILVA: I don't -- I don't know if there's |  |  |  |  |  |  |
| 3 | many of these that exist but -- |  |  |  |  |  |  |
| 4 | MS. SPAIN: We'll talk about title searches and |  |  |  |  |  |  |
| 5 | lien searches later on, because in your packet |  |  |  |  |  |  |
| 6 | there's a new form that we've added from the City |  |  |  |  |  |  |
| 7 | Attorney's Office. But we can talk about that. |  |  |  |  |  |  |
| 8 | MS. GUIN: Thank you. |  |  |  |  |  |  |
| 9 | MS. SPAIN: Thank you very much. Okay. |  |  |  |  |  |  |
| 10 | MR. SILVA: Ready for the next one, Venny? |  |  |  |  |  |  |
| 11 | MS. SPAIN: Anytime. |  |  |  |  |  |  |
| 12 | CHAIRMAN TORRE: I'm already into it. Sorry |  |  |  |  |  |  |
| 13 | about that. |  |  |  |  |  |  |
| 14 | MS. SPAIN: That's all right. |  |  |  |  |  |  |
| 15 | CASE FILE COA (SP) 2017-012 REVISED, 927 VALENCIA AVENUE |  |  |  |  |  |  |
| 16 |  |  |  |  |  |  |  |
| 17 | CHAIRMAN TORRE: I'm sorry. This is Case File |  |  |  |  |  |  |
| 18 | COA (SP) 2017-012. This is revised. An application |  |  |  |  |  |  |
| 19 | for the issuance of a Special Certificate of |  |  |  |  |  |  |
| 20 | Appropriateness for the property at 927 Valencia |  |  |  |  |  |  |
| 21 | Avenue, a Local Historic Landmark, legally described |  |  |  |  |  |  |
| 22 | as Lots 17, 18 and 19 of Block 9, Coral Gables |  |  |  |  |  |  |
| 23 | Section "A," according to the Plat thereof, as |  |  |  |  |  |  |
| 24 | recorded in Plat Book 5, Page 102, Public Records. |  |  |  |  |  |  |
| 25 | This application requesting design approval for |  |  |  |  |  |  |



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| 1 | MS. KAUTZ: Okay. |
| 2 | MS. SPAIN: I found it. |
| 3 | MS. KAUTZ: It won't download. |
| 4 | MS. SPAIN: I have it. I found it. |
| 5 | So this is from Brook. And he says, "I can tell |
| 6 | from the plans and the Google Street View that the |
| 7 | two new two-story structures on either side of the |
| 8 | large oak tree No. 26 will be in significant conflict |
| 9 | with the oak tree canopy on both sides as well as a |
| 10 | critical root zone of the tree. I will have Jorge |
| 11 | assess the condition of the tree to confirm whether |
| 12 | it is a healthy specimen tree. I'm reattaching the |
| 13 | file so Jorge has a copy. Let's touch base tomorrow |
| 14 | to see the site, if it works better tomorrow |
| 15 | afternoon, then Monday afternoon." |
| 16 | MS. KAUTZ: Correct. |
| 17 | MS. SPAIN: And so after that -- |
| 18 | MR. SILVA: When was that, though? That was -- |
| 19 | MS. KAUTZ: That was shortly after the meeting |
| 20 | in July. |
| 21 | MS. SPAIN: That was August 25th. |
| 22 | So then we received information from Jorge. Is |
| 23 | that right? |
| 24 | MS. KAUTZ: Yes. Which I should have all this. |
| 25 | MS. SPAIN: Okay. I don't think I have that. |


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| 1 | Okay. Well, I don't have -- |
| 2 | MS. KAUTZ: All right. Hold on. |
| 3 | MS. SPAIN: I think he said that there was a |
| 4 | strangler fig? |
| 5 | MS. KAUTZ: Yes. He said there was a strangler |
| 6 | fig that was attached to the oak, but that it could |
| 7 | be removed and the tree would survive essentially. |
| 8 | So that if it -- if that were -- it was a healthy |
| 9 | tree, that it was a good specimen, there was a |
| 10 | strangler fig that was attached to part of it, but |
| 11 | that it could be removed and the tree would be fine. |
| 12 | MR. FULLERTON: Which tree is it, 26? |
| 13 | MS. SPAIN: Yeah, the oak tree. The large oak |
| 14 | tree. |
| 15 | MR. FULLERTON: The oak. |
| 16 | MS. SPAIN: I should probably go through the -- |
| 17 | So we contacted the -- the owner and met with them. |
| 18 | And they're here, so he can -- he can speak to this. |
| 19 | There's the tree prior. And here's what it |
| 20 | looks like now. This is before and after. And so |
| 21 | he -- he, I believe, did hire an arborist and he will |
| 22 | speak to that. And then Hurricane Irma happened. |
| 23 | And then he said that -- I believe he said that his |
| 24 | yard person had taken too much of the tree away. So |
| 25 | since then -- so they basically hatracked it. So |


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| 1 | since then, they've asked the Public Service |
| 2 | Department for the ability to take the tree out. And |
| 3 | we received this e-mail from Jorge Rivera, who's an |
| 4 | arborist, one of the arborists for the city. It |
| 5 | says, "Please see below. This was a comment I made |
| 6 | after finding that live oak technically destroyed. |
| 7 | Tree removal, after the fact permit. Double fees. |
| 8 | Approved to remove technically destroyed specimen |
| 9 | live oak. Mitigation required: Plant five large and |
| 10 | one medium shade or flowering trees of choice, 16 to |
| 11 | 18 foot high, 6 to 8 inches caliper, Florida Grade or |
| 12 | better. Medium size trees: 12 to 14 feet high, two |
| 13 | and a half to three and a half inches caliper, |
| 14 | Florida Grade 1 or better." |
| 15 | So because this was the condition on keeping the |
| 16 | tree, and at the hearing I said if there's an issue |
| 17 | with the tree and the foundations, they'll be back |
| 18 | before the Board. So they're here before you with a |
| 19 | mitigation landscape plan. And I'm going to turn it |
| 20 | over to them. |
| 21 | MR. MEDEROS: Hello. My name is George Mederos. |
| 22 | I'm the owner of the property. I want to elaborate a |
| 23 | little bit about what happened to the tree. I had |
|  | met George Rivera out there because of the strangler |
| 25 | fig. There was another specimen of the tree that was |


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| 1 | growing out of the tree, so it became an issue. I |
| 2 | met with him out there so that he can explain to me |
| 3 | about the critical root zone, et cetera. I had no |
| 4 | idea what that was. He went on to tell me that the |
| 5 | strangler fig had to be, you know, extricated from |
| 6 | the tree. I then hired an arborist, a private |
| 7 | arborist, to go out there and try to explain to me |
| 8 | what does it mean about a critical root zone and all |
| 9 | of these items. I didn't really know. |
| 10 | Shortly thereafter Hurricane Irma hit. There |
| 11 | was massive devastation to all the trees on my |
| 12 | property. Valencia was closed for four days to |
| 13 | traffic. A lot of the wrought-iron fencing on my |
| 14 | property were, you know, knocked down, damaged |
| 15 | because of the trees. So I hired my -- my |
| 16 | individuals who do all, you know, all my landscape |
| 17 | work to go in there and clear my property. And this |
| 18 | particular tree, the majority of the canopy had |
| 19 | fallen on -- on my house, which is, as you can tell, |
| 20 | very close. Unfortunately, they went ahead and, you |
| 21 | know, trimmed it excessively. I wasn't there. There |
| 22 | was a ton of work that was going on. It was pretty |
| 23 | chaotic. And it happened. |
| 24 | I then called George. I met him out there. |
| 25 | told him, "Look at what's happened. What's your |


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| 1 | opinion?" He told me that the tree had been |
| 2 | destroyed and it should be taken down. I asked him |
| 3 | how I went about that. He told me I needed a permit. |
| 4 | I then went and spoke to my private arborist. I |
| 5 | have a letter from her if you need to see it, asking |
| 6 | her what do I do with the tree. I wanted a second |
| 7 | opinion. The arborist that I hired said that the |
| 8 | tree is dead and should be removed. |
| 9 | I went ahead and applied for a permit. George |
| 10 | Rivera approved the permit. I attached a copy of the |
| 11 | screen shot from the city with his comments. He told |
| 12 | me, because I spoke to him at length about this, he |
| 13 | told me that I had to mitigate the situation by |
| 14 | adding five trees, five large trees and one shade |
| 15 | tree. |
| 16 | I went to see Dona about the fact that my permit |
| 17 | was stuck in Historic. I couldn't go ahead and cut |
| 18 | the tree down without the permit. She said I would |
| 19 | have to hire a landscape architect to be able to draw |
| 20 | up a mitigation plan, a landscape plan, and I would |
| 21 | have to go and get the Board of Architects to approve |
| 22 | it. Which I did. You'll see in your package that |
| 23 | there's a Board of Architects stamp. They approved |
| 24 | it. Then she told me I had to go to the Landscape |
| 25 | Division. I also did that. I have an e-mail in your |


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| 1 | packet that I've included from a representative of |
| 2 | the City of Coral Gables Landscape Division. She's |
| 3 | also approved the mitigation plan and the amount of |
| 4 | trees that we are proposing. |
| 5 | That's a little bit of, you know, of a -- of the |
| 6 | background of what took place. |
| 7 | So with that I'll turn it over to my landscape |
| 8 | architect so that he can go ahead and explain to you |
| 9 | our -- our proposal. |
| 10 | MR. KOROSE: Good evening. Thank you for the |
| 11 | opportunity to present to you this afternoon. My |
| 12 | name is Jason Korose. I represent the landscape |
| 13 | architect on this design team. And I'll address any |
| 14 | questions you have later on. |
| 15 | It's unfortunate in regards to the history of |
| 16 | this tree. It's something that we did want to keep. |
| 17 | However, the hurricane damage has changed its |
| 18 | character completely and you now see its present |
| 19 | condition on the photo to the right. Based upon the |
| 20 | arborist's recommendation of mitigation of five large |
| 21 | shade trees and one medium shade or flower tree, we |
| 22 | have gone and added that onto the landscape plan. In |
| 23 | fact, we have exceeded mitigation requirements a |
| 24 | little bit by adding two additional medium shade and |
| 25 | flowering trees as well as two accent trees, smaller |



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| 1 | center of the property. And the medium flowering and |
| 2 | shade trees and accent trees are located adjacent to |
| 3 | the residence. |
| 4 | These are photos of all of the trees that -- and |
| 5 | palms that we're planning to remove. As you can see, |
| 6 | on this line tree No. 26 is the photo to the left. |
| 7 | And this is more of the -- the palms and the |
| 8 | characters that we're showing to be removed. |
| 9 | In this photo we're calling to remove the |
| 10 | smaller palm to the left, while we're going to be |
| 11 | relocating the larger palm to the right. |
| 12 | And then these are the images of the trees that |
| 13 | we plan to install and the landscape plan. We've got |
| 14 | the live oak to the left which counts as our large |
| 15 | shade trees. We have a green gem magnolia to the |
| 16 | right which are our accent trees. This is a crepe |
| 17 | myrtle which counts as the shade -- the medium shade |
| 18 | and flowering tree. And additional palms that we're |
| 19 | planting are the Canary Island date palm on the left, |
| 20 | some additional Royal palms which can be seen in the |
| 21 | photo to the right, and a Florida thatch palm which |
| 22 | is a smaller ornamental palm. |
| 23 | CHAIRMAN TORRE: I have a question. |
| 24 | MR. FULLERTON: Looking at your landscape -- |
| 25 | CHAIRMAN TORRE: Something real quick. So the |


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| 1 | original review we did did not include a landscape |
| 2 | plan. There was a review by a horticulturist of the |
| 3 | tree, specific the tree roots. Then to get the tree |
| 4 | removal there's a mitigation plan that now involves |
| 5 | review of landscaping. |
| 6 | MS. SPAIN: That's right. |
| 7 | CHAIRMAN TORRE: Because of the mitigation |
| 8 | issue. |
| 9 | MS. SPAIN: That's right. |
| 10 | CHAIRMAN TORRE: And you're reviewing it |
| 11 | historically because obviously -- |
| 12 | MS. SPAIN: That's right. |
| 13 | CHAIRMAN TORRE: Okay. |
| 14 | MS. SPAIN: If I remember correctly, there was a |
| 15 | photograph of that tree. And I believe, |
| 16 | Mr. Ehrenhaft, you pointed it out at the meeting, I |
| 17 | want to say. |
| 18 | MR. EHRENHAFT: May I interject? |
| 19 | MS. SPAIN: Sure. Absolutely. |
| 20 | MR. EHRENHAFT: When the matter on the |
| 21 | architecture of these buildings came before us, the |
| 22 | oak tree was completely omitted from -- |
| 23 | CHAIRMAN TORRE: From the plans. |
| 24 | MR. EHRENHAFT: -- the plans. |
| 25 | MS. SPAIN: That's right. It was not on the |


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| 1 | plans. |
| 2 | MR. EHRENHAFT: And we brought it to their |
| 3 | attention. |
| 4 | MS. SPAIN: That's right. |
| 5 | MR. EHRENHAFT: And it was my express |
| 6 | understanding - and correct me, Mr. Torre, if I'm |
| 7 | wrong - but the consensus of the Board, the thrust of |
| 8 | it was that tree was not to be touched under any |
| 9 | circumstances -- |
| 10 | MR. RODRIGUEZ: Exactly. |
| 11 | MR. EHRENHAFT: -- until the city arborist got |
| 12 | back to the Board through staff. Okay. |
| 13 | MS. SPAIN: That's right. |
| 14 | MR. EHRENHAFT: I also have -- I have a real |
| 15 | problem with this. Okay. I do not find the kind of |
| 16 | mitigation that they're proposing, to plant a whole |
| 17 | lot of other specimens on and around the property, to |
| 18 | be appropriate in this kind of a circumstance. Okay. |
| 19 | I think we could be opening a door that is -- is not |
| 20 | acceptable. I don't think that there's any teeth in |
| 21 | this. The -- the tree, if it was healthy, and I |
| 22 | believe the arborist said that it was -- |
| 23 | MS. SPAIN: He said that the strangler fig -- |
| 24 | MR. EHRENHAFT: -- with the exception of the |
| 25 | strangler fig. |


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| 1 | MS. SPAIN: -- could be removed. |
| 2 | MR. EHRENHAFT: Which can be removed. |
| 3 | MS. SPAIN: Right. |
| 4 | MR. EHRENHAFT: Okay. It's done all the time in |
| 5 | the Gables. |
| 6 | The kind of mitigation that I think might -- |
| 7 | might be appropriate because -- because if the tree |
| 8 | was -- was healthy, the understanding of the Board |
| 9 | was that they might have to go back and actually |
| 10 | modify the architectural design of the house. Okay. |
| 11 | MS. SPAIN: Yes. That was, in fact, discussed. |
| 12 | MR. EHRENHAFT: So leaving it off of the |
| 13 | original plan, if we hadn't noticed it, then God |
| 14 | knows what would have happened. And now -- now |
| 15 | the -- I'm not so sure that I'm comfortable with -- |
| 16 | with the house conveniently being able to be built |
| 17 | the way it was presented to the Board in the first |
| 18 | instance. |
| 19 | MRS. MEDEROS: If I might -- |
| 20 | MR. EHRENHAFT: I think it might be appropriate |
| 21 | to -- to require a live oak specimen to be planted in |
| 22 | exactly the same position as -- as the other tree |
| 23 | was. And -- and have the city arborist opine as to |
| 24 | what kind of setback from that tree would be |
| 25 | appropriate so that the -- if the tree grows out 10, |


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| 1 | 20, 30, 40, 50 years from now, that it will not be -- |
| 2 | be harmed. Okay. I'm -- I'm sorry. I'm -- I -- |
| 3 | I've -- I'm upset by the sequence of this. Okay? |
| 4 | MRS. MEDEROS: So if I may speak -- |
| 5 | MR. EHRENHAFT: And they should be -- they |
| 6 | should be -- they under -- the owner understood that |
| 7 | this tree was not supposed to be touched. |
| 8 | MRS. MEDEROS: I -- |
| 9 | MR. EHRENHAFT: He should have been supervising |
| 10 | his arborist. Okay? To come in and hatrack a tree |
| 11 | like that is -- is -- it's -- it's an abomination. |
| 12 | MRS. MEDEROS: That wasn't our intent. That was |
| 13 | never our intent. |
| 14 | MR. EHRENHAFT: I know -- |
| 15 | MRS. MEDEROS: My name is Elizabeth Mederos and |
| 16 | I'm also -- I'm the owner -- |
| 17 | CHAIRMAN TORRE: Address. |
| 18 | MRS. MEDEROS: -- of the property. |
| 19 | CHAIRMAN TORRE: Thank you. |
| 20 | MRS. MEDEROS: The extenuating circumstances of |
| 21 | the hurricane didn't -- is what caused this. This |
| 22 | was -- you know, we love the foliage in Coral Gables |
| 23 | and that's why we've lived here all our lives as |
| 24 | well. The home that we live in now has extensive |
| 25 | foliage which we take care of and becomes a park to |


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| 1 | everyone where we live. When we walked down Valencia |
| 2 | we couldn't pass our car through there. We had -- we |
| 3 | did not have any support from the city because it was |
| 4 | an emergency situation. We had to protect our |
| 5 | property the best way that we could during a |
| 6 | situation such as this. In our personal home where |
| 7 | we live now, we had to do the same thing. A tree |
| 8 | from the city knocked down our fence. We took care |
| 9 | of it. We took care of the fence ourselves, as every |
| 10 | neighborhood did, as every person did, to take care |
| 11 | of the property and bring the city back to life as |
| 12 | quickly as we could. |
| 13 | MR. RODRIGUEZ: Do you have a picture of the |
| 14 | tree when it was knocked down or damaged by the |
| 15 | hurricane? |
| 16 | MRS. MEDEROS: I think we should -- we should |
| 17 | have taken pictures, but I don't know that we -- |
| 18 | MR. MEDEROS: At that moment there was such |
| 19 | devastation that the last thing in our minds was to |
| 20 | take pictures. |
| 21 | MR. RODRIGUEZ: Well, that would have been wise. |
| 22 | MR. MEDEROS: There was an enormous amount of |
| 23 | tree damage, as you all know. |
| 24 | MRS. MEDEROS: I'm sure there's pictures of that |
| 25 | neighborhood. |



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| 1 | up. |
| 2 | MR. FULLERTON: It appears to be on this site. |
| 3 | MR. CALIL: On this one, yes, because remember |
| 4 | we presented -- that day we presented two projects. |
| 5 | MR. FULLERTON: That was the 9XX? |
| 6 | MR. CALIL: The 9XX one, correct. |
| 7 | MR. FULLERTON: But the tree is now shown on |
| 8 | this site for on this building. |
| 9 | MR. CALIL: Yeah, because that is -- that's the |
| 10 | 927 -- 9XX is to the -- immediately to the left. |
| 11 | Because initially it was one lot and all four |
| 12 | individual blocks were one. And it was a -- it was a |
| 13 | legally -- legally designated as two separate |
| 14 | properties since one was never constructed at all. |
| 15 | So when we presented it, we presented the landscape |
| 16 | only. |
| 17 | MS. SPAIN: I remember that. |
| 18 | MR. CALIL: Yeah. |
| 19 | MS. SPAIN: I do remember that, but now I'm |
| 20 | confused. Because if you showed this tree on the |
| 21 | other property -- but it's not located on the other |
| 22 | property, is it? |
| 23 | MR. CALIL: We never showed it on the new |
| 24 | property. On the property to the left of this one - |
| 25 | MS. SPAIN: Yes. |


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| 1 | MR. CALIL: -- it was never shown in that |
| 2 | landscape plan because it was on this property. So |
| 3 | we only -- whenever we present any sort of existing |
| 4 | landscaping -- |
| 5 | MS. SPAIN: Right. |
| 6 | MR. CALIL: -- we only show the trees that are |
| 7 | on those sites or if it's on the property. This one |
| 8 | was a significant enough distance into this site that |
| 9 | it wouldn't have showed up. |
| 10 | MS. SPAIN: Okay. |
| 11 | MR. CALIL: But we did have -- I'm not |
| 12 | remembering if -- I know we did a combined site just |
| 13 | to show both, but I'm not sure if we included |
| 14 | landscape on that one. I can't promise you that I |
| 15 | did or didn't. |
| 16 | MS. SPAIN: I remember him saying what about |
| 17 | that tree. |
| 18 | MR. EHRENHAFT: Yes. |
| 19 | MR. CALIL: And prior to the hurricane, we did |
| 20 | speak with our structural engineer and we did come up |
| 21 | with possible solutions, not further in distance, at |
| 22 | least not on this property because it was a little |
| 23 | bit further than the other one. The other property |
| 24 | we were already in the process of redesigning to |
| 25 | create a courtyard space to respect it more. And on |


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| 1 | this one here coming up with a solution to have piles |
| 2 | on that end to actually respect the roots on the |
| 3 | underside. |
| 4 | So we were currently in the process of |
| 5 | respecting that tree from both properties because, to |
| 6 | be quite honest and quite frank, you're correct in |
| 7 | stating that with the new property we weren't |
| 8 | respecting the property. And that was a mistake on |
| 9 | our part, too. Because we actually didn't draw our |
| 10 | Own plans, so we didn't consider it significant |
| 11 | enough -- signif -- I'm sorry, significantly enough. |
| 12 | So we were in the process of, prior to all this, |
| 13 | redesigning that. We were leaving this as is. |
| 14 | Structurally had a solution for that. |
| 15 | MR. SILVA: That's -- that's the issue here. |
| 16 | Right? There's two -- two ways of looking at it. |
| 17 | Right? There's the -- the good intent approach and |
| 18 | the -- and the bad intent approach. Right? Like |
| 19 | looking at it quickly it could seem, right, one, the |
| 20 | bad intent would be, okay, the tree was an issue for |
| 21 | the design that you wanted to move forward with. The |
| 22 | hurricane was an excuse. We hatracked it. Now the |
| 23 | tree is gone and now we can do what we want. That's |
| 24 | kind of the bad intent interpretation. That's what |
| 25 | we're all afraid of. And that's what would set a |


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| 1 | really bad precedent for the city. |
| 2 | The other intent, the good intent is that, you |
| 3 | know, we were trying to do the right thing. Right? |
| 4 | The hurricane hit. There was substantial damage. It |
| 5 | was an inadvertent tree-trimming. You were already |
| 6 | in the process of redesigning the other house to |
| 7 | respect the tree. |
| 8 | So that's -- that's really the two things we're |
| 9 | looking at. Right? And how to move forward from |
| 10 | this. |
| 11 | That being said, maybe there are no pictures of |
| 12 | what the tree was like after the storm, which would |
| 13 | go a long way to clearing everything up. I know |
| 14 | Jason and I know his firm. And you all do great |
| 15 | work. And I completely respect and trust you. Can |
| 16 | you shed any light on the state of the tree? I know |
| 17 | you came on board after the fact. But is that |
| 18 | consistent with -- not the state it's in now, but |
| 19 | could that damage -- could that storm have damaged |
| 20 | the tree that led to this hatracking? Is that |
| 21 | consistent with -- with damage that you've seen? |
| 22 | MR. KOROSE: Yes. And I've seen worse |
| 23 | conditions where trees of that size have completely |
| 24 | uprooted by hurricane storms. So the fact that |
| 25 | there's anything standing is kind of impressive. |


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| 1 | MR. RODRIGUEZ: But this is not uprooted. This |
| 2 | tree looks like it would have been otherwise a very |
| 3 | healthy tree. The branches are gone because they |
| 4 | were cut, not because they fell. The root structure |
| 5 | is in perfect -- in perfect condition. |
| 6 | MR. KOROSE: I -- |
| 7 | MR. RODRIGUEZ: I walked by this house this |
| 8 | Sunday and I was just astonished at what had been |
| 9 | done to this tree. It's hard to believe that anyone |
| 10 | who's in the business of trimming trees would have |
| 11 | done this. Other than volitionally. |
| 12 | MR. EHRENHAFT: May I offer another -- another |
| 13 | thought? If the urgency was to -- to get trees -- |
| 14 | tree branches off of a roof that had broken away, |
| 15 | fine. But they still should have, with the |
| 16 | understanding that we have at the Board, I think, |
| 17 | have waited for -- for the city arborist to -- to |
| 18 | make a judgment with respect to what remained. |
| 19 | CHAIRMAN TORRE: So the -- the point you made |
| 20 | has some validity and then it has some issues that |
| 21 | maybe not -- So a specimen tree goes back and you put |
| 22 | it wherever you want to at that point. You're |
| 23 | bringing back a tree, but you're making them put it |
| 24 | back so that you can have some retribution to the |
| 25 | property. If that's the point, why don't you just |


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| 1 | bring a tree and put it in a place that works and |
| 2 | then you get a nice tree back in -- in exchange -- |
| 3 | MR. EHRENHAFT: I'm not -- I'm not talking about |
| 4 | retribution. I'm just talking about that, you know, |
| 5 | I mean -- |
| 6 | CHAIRMAN TORRE: Punish. But I'm just |
| 7 | saying -- |
| 8 | MR. EHRENHAFT: No, no, I'm not -- |
| 9 | CHAIRMAN TORRE: You know what I'm saying. I |
| 10 | understand your point and I understand you're upset. |
| 11 | But what I'm saying is if we want to get a tree back, |
| 12 | nice tree back, and this is not sufficient, harm's |
| 13 | been done. Nice tree, look, bigger tree, three |
| 14 | bigger trees. But the point, why make them put it in |
| 15 | the same spot for the sake of -- |
| 16 | MRS. MEDEROS: But, and if you notice in our |
| 17 | mitigation plan, we've selected expensive trees, more |
| 18 | trees than we needed to, you know, to put based on |
| 19 | the -- |
| 20 | CHAIRMAN TORRE: I mean I understand your -- |
| 21 | MRS. MEDEROS: -- city arborist -- |
| 22 | CHAIRMAN TORRE: -- frustration. |
| 23 | MRS. MEDEROS: -- just -- just in order to, you |
| 24 | know, amend the damage. |
| 25 | MR. FULLERTON: In reality, though, the trees |









|  | Owners with this. I don't know if we actually got |
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| 2 | to -- |
| 3 | MRS. MEDEROS: Where you put the house around |
| 4 | and there was a courtyard -- |
| 5 | MR. CALIL, SR.: Exactly. |
| 6 | MRS. MEDEROS: I remember. |
| 7 | MR. CALIL, SR.: Exactly. Yeah. |
| 8 | And actually it was one of your -- |
| 9 | MR. FULLERTON: Yeah. |
| 10 | MR. CALIL, SR.: -- idea. |
| 11 | MR. FULLERTON: I recall that. |
| 12 | MR. CALIL, SR.: It was -- I think it was |
| 13 | your -- |
| 14 | MR. FULLERTON: Yeah. |
| 15 | MR. CALIL, SR.: -- your idea -- |
| 16 | MR. FULLERTON: Yeah. |
| 17 | MR. CALIL, SR.: -- to do that. And it was a |
| 18 | good idea. So we started -- so, you know, we can get |
| 19 | the same square footage with the FAR, et cetera, et |
| 20 | cetera. And we can definitely do a courtyard and we |
| 21 | can definitely be like 25 feet away. |
| 22 | MR. FULLERTON: Right. |
| 23 | MR. CALIL, SR.: That was probably the |
| 24 | requirement from the arborist. That's what he said. |
| 25 | From that tree, on all angles. On the other one, on |




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| 1 | CHAIRMAN TORRE: That's not my question. |
| 2 | MS. SPAIN: But yes -- |
| 3 | CHAIRMAN TORRE: The question was, what are you |
| 4 | gonna do if the tree is 10 feet away and you have to |
| 5 | build -- so if he says you gotta be 25, then the |
| 6 | information was a detrimental information -- |
| 7 | MS. SPAIN: Clearly -- |
| 8 | CHAIRMAN TORRE: -- did that -- did that type of |
| 9 | information get pushed back to yourselves? You gotta |
| 10 | stay 25 feet away. Boom. There's the problem. Did |
| 11 | that clarification come back? |
| 12 | MS. KAUTZ: We sent him the initial site plan |
| 13 | and said is this a -- you know, can this happen. And |
| 14 | he said it was -- would significantly impact the root |
| 15 | system and the tree canopy of existing -- it's in |
| 16 | that email that Dona read in the beginning. There |
| 17 | was no, you know, it has to be this far away. He |
| 18 | hadn't gotten that far -- |
| 19 | CHAIRMAN TORRE: Does it say you can't do it? |
| 20 | Does it say anything that -- that would prevent them |
| 21 | from having continued forward? |
| 22 | MS. KAUTZ: Basically they could move forward |
| 23 | with their plans, as -- |
| 24 | CHAIRMAN TORRE: So the answer was positive? |
| 25 | MS. KAUTZ: Yes. |


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| 1 | MS. SPAIN: That's why we met with them. That's |
| 2 | the whole point -- |
| 3 | CHAIRMAN TORRE: So that was my question. So |
| 4 | the response was positive. I'm just asking for -- |
| 5 | for a way to -- to interpret -- |
| 6 | MR. MEDEROS: I'm sorry, but I don't know what |
| 7 | they're talking about. The only e-mail that I saw |
| 8 | from Brook was an e-mail that says, to my private |
| 9 | arborist, you have a strangler fig. And I'd love for |
| 10 | you to show me an e-mail from Brook saying that that |
| 11 | tree in that location is a problem and it is an issue |
| 12 | with our approved plans. |
| 13 | MR. SILVA: I think they're saying -- |
| 14 | MR. MEDEROS: Because I never saw it. |
| 15 | MR. SILVA: They're saying that it's -- that he |
| 16 | said it was not a problem, that you could move |
| 17 | forward. Right? That's -- |
| 18 | MS. SPAIN: No. He just said it would |
| 19 | significantly impact the root system. |
| 20 | MR. MEDEROS: Okay. |
| 21 | MS. SPAIN: Because the foundation in that |
| 22 | location -- |
| 23 | CHAIRMAN TORRE: Was that information |
| 24 | transferred over to the -- to the land owner? |
| 25 | MR. MEDEROS: I never saw that. |


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| 1 | MR. RODRIGUEZ: Excuse me. I ask -- it would |
| 2 | significantly impact the other -- the new house, the |
| 3 | construction of the new house. |
| 4 | MS. KAUTZ: Yes. This is what it says: "I can |
| 5 | tell from the plans and Google Street View that the |
| 6 | two new -- two new two-story structures on either |
| 7 | side of the large oak tree No. 26 will be in |
| 8 | significant conflict with the oak tree canopy on both |
| 9 | sides as well as the critical root zone of the tree. |
| 10 | I will have George assess the condition of the tree |
| 11 | to confirm whether it's a healthy specimen tree and |
| 12 | attach to the file so George has a copy." |
| 13 | One week later, on the 31st, was the e-mail |
| 14 | coming back to us from George saying, yes, the tree |
| 15 | is -- has 40,000 foot canopy, whatever it says, that |
| 16 | it is a healthy tree with a strangler. The strangler |
| 17 | can be removed and the tree will be fine. |
| 18 | MR. MENENDEZ: So then it would impact the new |
| 19 | construction and the addition. |
| 20 | MS. KAUTZ: According to Brook, yes. |
| 21 | MR. MENENDEZ: Okay. |
| 22 | CHAIRMAN TORRE: I think it's a little hazy, but |
| 23 | I think that's the interpretation but -- |
| 24 | MR. MENENDEZ: That's what it says. |
| 25 | CHAIRMAN TORRE: Well, Brook says that there's |


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| 1 | two new buildings. There's not two new buildings. |
| 2 | There's one building new and the other one is an |
| 3 | addition. |
| 4 | MS. KAUTZ: Well, the addition, the |
| 5 | construction. |
| 6 | MR. MENENDEZ: Yeah. |
| 7 | CHAIRMAN TORRE: Any other questions? Any other |
| 8 | comments? Any other discussion? If not, I'll have |
| 9 | to close it and go for -- for discussion on the |
| 10 | Board. |
| 11 | Anything else from you guys? |
| 12 | MR. KOROSE: In terms of mitigation or other |
| 13 | recommendations by the Board, we'll -- we'll listen |
| 14 | to anything that you have to say. |
| 15 | I regret that the tone of this meeting was a |
| 16 | little sketchy for awhile there. And I do believe in |
| 17 | good faith that we all wanted that tree to remain. |
| 18 | However, we can't go back and change history at this |
| 19 | point. We want to work with you and figure out how |
| 20 | to resolve this issue and move forward so that |
| 21 | everyone here is happy. |
| 22 | MS. SPAIN: I'm happy to have Brook Dannemiller |
| 23 | at the next meeting if he's available or one of the |
| 24 | other arborists to -- to talk to that issue. And if |
| 25 | we're able to get photographs, I can have those, |


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| 1 | also. And possibly next month we'll have the |
| 2 | landscape architect that sits on our Board, the |
| 3 | arborist, Robert Parsley here. |
| 4 | CHAIRMAN TORRE: My opinion is having another |
| 5 | meeting just goes back to the question of who do we |
| 6 | believe and what -- what faith we have in what the |
| 7 | process is. |
| 8 | MR. FULLERTON: Can you leave the hatracked tree |
| 9 | there for awhile and just see what happens? Because |
| 10 | I've seen many, many hatracked trees that come back. |
| 11 | So perhaps that one will do that. |
| 12 | MR. MEDEROS: Well, I've -- I've had to rent the |
| 13 | property because it's been vacant through this whole |
| 14 | process for over a year and a half. And my concern |
| 15 | is that, you know, anything falls from the tree if |
| 16 | it's dead and lands on someone. I mean I don't know. |
| 17 | The arborist said -- your city arborist says |
| 18 | that it should be removed. What I'm confused about |
| 19 | is that I think there's two issues here. I was told |
| 20 | that to get the permit to remove the tree that the |
| 21 | city arborist has already said is effectively |
| 22 | destroyed. My arborist says the same thing. In |
| 23 | order to get the -- the tree removal permit I needed |
| 24 | to go through these processes of getting a mitigation |
| 25 | plan, et cetera, et cetera. So the issue -- I'm a |


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| 1 | little confused. The issue is when -- oh, and by the |
| 2 | way, the city arborist approved the permit to remove |
| 3 | the tree. I gave you a screen shot of his approval. |
| 4 | George Rivera approved the removal of the tree and |
| 5 | approved the permit. It's been stuck since |
| 6 | October 19th because of the Historic Department. |
| 7 | So what I'm confused about is, you know, the |
| 8 | mitigation plan, you know, versus when am I able to |
| 9 | legally remove the tree, which evidently is not a |
| 10 | viable tree from what two arborists have said. So |
| 11 | I'm a little confused here. It seems to be that |
| 12 | we're -- we've been talking about why the tree is no |
| 13 | longer viable. And that's been the crux of the -- of |
| 14 | the -- of the talk here. When, in fact, if it |
| 15 | isn't -- if it isn't viable, I've got to do something |
| 16 | with it. |
| 17 | CHAIRMAN TORRE: Go ahead. |
| 18 | MS. KAUTZ: From a conversation with George |
| 19 | Mederos -- Madera, who's the arborist, the tree is |
| 20 | alive. It will take decades, he said, for any sort |
| 21 | of canopy to come back and it will probably never |
| 22 | recover its full canopy that it had before. So it's |
| 23 | not dead. It's not, you know, dying. |
| 24 | CHAIRMAN TORRE: Right. |
| 25 | MS. KAUTZ: It's just not gonna recover its | canopy as it once had.

CHAIRMAN TORRE: So I bring back a couple of examples. And I understand, Bruce, your -- your -your feelings. We've had similar situations come back. Some of them may have been similar. Some of them may have been more purposeful. Windows removed. By the time we get them, the windows are in; they're the wrong windows. Shutters removed. Come back, wrong shutters are in. And really what we've been able to do and have had to do is improve what comes back as much as we can. And that's really the tool we've had to use. Because you can't change what's happened. And all you can do is -- is be more demanding, be more thorough or better with what you put back.

And I think at this point the question is, is the mitigation sufficient or the mitigation is not sufficient. Can we do anything better with the mitigation?

MS. THOMSON: We need facts.
CHAIRMAN TORRE: I mean I'm just saying that, you know, at this point we have to deal with it at that level. And I understand maybe sometimes -- I mean whether it's 50-50, he's right, he's wrong, guilt, no guilt. At this point we have to take it.


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| 1 | mitigation plan. They were not weighing in on a |
| 2 | hatracked tree that had to be -- they were approving |
| 3 | the land -- the landscape plan. And they know and |
| 4 | they are also a recommending Board to this Board. |
| 5 | CHAIRMAN TORRE: But, Dona, they're looking |
| 6 | at it -- |
| 7 | MS. SPAIN: So you have the final word. |
| 8 | CHAIRMAN TORRE: -- totally different. There's |
| 9 | no history as to what was done to get to that point |
| 10 | from the Board of Architects. |
| 11 | MS. SPAIN: I understand. As to his point, that |
| 12 | the approval at the Board of Architects was for the |
| 13 | landscape plan, not on what -- what to do with a |
| 14 | hatracked tree. |
| 15 | MR. MEDEROS: Because that's what you told me I |
| 16 | had to do to get the mitigation plan -- |
| 17 | MS. SPAIN: You had to -- |
| 18 | MR. MEDEROS: -- approved by the Board of |
| 19 | Architects. |
| 20 | MS. SPAIN: You're absolutely right. |
| 21 | MR. MEDEROS: And to go to the landscape |
| 22 | division and get -- |
| 23 | MS. SPAIN: That's right. |
| 24 | MR. MEDEROS: -- someone from the Landscape |
| 25 | Division to approve the mitigation plan. |


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| 1 | MS. SPAIN: That's exactly right. |
| 2 | MR. MEDEROS: I did that. |
| 3 | MS. SPAIN: That's exactly right. |
| 4 | CHAIRMAN TORRE: So here's the thing. So you |
| 5 | have to come back. There's a new building coming to |
| 6 | the left. You have to deal with the way this Board |
| 7 | will interpret that -- |
| 8 | MS. SPAIN: This Board conditioned -- |
| 9 | CHAIRMAN TORRE: -- that -- |
| 10 | MS. SPAIN: -- the approval of that addition -- |
| 11 | CHAIRMAN TORRE: -- that drawing next time. And |
| 12 | again, it's -- you deal with it at the beginning. |
| 13 | You deal with it at the end. It all comes back to |
| 14 | haunt you one way or the other. But we have to |
| 15 | basically go with this forward. And then if you want |
| 16 | to look at the next building a little different |
| 17 | because there's a little bit of history there, then |
| 18 | that's what happens. And then he has to have that be |
| 19 | his history. |
| 20 | MS. SPAIN: I understand. But this Board |
| 21 | approved the addition conditioned on that tree |
| 22 | remaining. And that's why they're there before you. |
| 23 | And I personally don't like to reward bad behavior. |
| 24 | And regardless of what happens on this, in the future |
| 25 | we need to make sure that if something bad happens |


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| 1 | that you guys were so -- you spent a ridiculous |
| 2 | amount of time talking about that tree last time and |
| 3 | now it's not there. So, you know. |
| 4 | MRS. MEDEROS: I'm sorry. I don't appreciate |
| 5 | the bad behavior comment because that's not what |
| 6 | was done. |
| 7 | MS. SPAIN: I understand. I understand. But - |
| 8 | but still it happened. |
| 9 | MRS. MEDEROS: Because we -- |
| 10 | MS. SPAIN: The tree ended up not -- |
| 11 | MRS. MEDEROS: I know, but -- |
| 12 | MS. SPAIN: -- being there. So. |
| 13 | MRS. MEDEROS: We've met with you countless |
| 14 | times to make sure -- |
| 15 | MS. SPAIN: You have. |
| 16 | MRS. MEDEROS: -- that everything looks |
| 17 | exactly how the Historic Board -- |
| 18 | MS. SPAIN: And you've been very -- |
| 19 | MRS. MEDEROS: -- wants it to be. |
| 20 | MS. SPAIN: -- respectful and we've had a very |
| 21 | good relationship. |
| 22 | MR. MENENDEZ: The tree still lives there, |
| 23 | though. |
| 24 | MS. SPAIN: The tree is there. |
| 25 | MR. MENENDEZ: So the tree is there, so. |


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| 1 | MS. SPAIN: Yeah. |
| 2 | MS. THOMSON: May I ask a question? Was that |
| 3 | tree there all the time? I mean was it like a tree |
| 4 | that -- that was on a lot before the house was built |
| 5 | or was it a tree that was planted there by someone |
| 6 | years ago because they wanted a tree there. And it |
| 7 | was a little, teeny, tiny tree and now it's a huge |
| 8 | thing. Now it's hatracked. But, you know, I mean |
| 9 | what -- what historic significance does the tree |
| 10 | have? That's out -- as I'm listening to all this -- |
| 11 | this conversation, I understand the bad behavior |
| 12 | of -- feel that, oh, my gosh, you know, they wanted |
| 13 | the tree gone and -- and now it's gone because of the |
| 14 | hurricane. Oh, isn't that funny. |
| 15 | MR. FULLERTON: Convenient. |
| 16 | MS. THOMSON: You know, I mean is -- is there |
| 17 | something like really significant about this tree? |
| 18 | CHAIRMAN TORRE: It goes to the city ordinance |
| 19 | to protect trees which now is -- is an issue that we |
| 20 | will have to deal with -- |
| 21 | MS. THOMSON: Okay. |
| 22 | CHAIRMAN TORRE: -- differently than we used to |
| 23 | in the past. |
| 24 | MS. THOMSON: Okay. Because I thought -- I -- I |
| 25 | always considered trees and plants, you know, as -- |

as landscaping beautification.
CHAIRMAN TORRE: Ten years ago when you'd take the tree down, nobody would have said anything. But the ordinance now has it where we have to deal with this much differently.

MS. THOMSON: We have to -- okay. I gotcha.
MS. SPAIN: To the point where if it's a new home on an empty lot, the Board of Architects requires a tree survey. So.

CHAIRMAN TORRE: All right. Let's close the public hearing, if you don't mind. Thank you. Appreciate it.

Folks?
MR. SILVA: To me, we're not in a position to say whether there was good or bad intent. I don't know one way or the other. I wasn't there. And I -I don't feel comfortable saying one way or the other. So -- so to me what I need to look at is this tree is -- has been hatracked, that has now been deemed dead. It's been approved by the city to be removed. So how do we best mitigate that loss of that canopy. Right? And they've presented the mitigation plan to us. And I think we need to -- to look at that. And the other house next door is coming back to us. We can -- if we want, we can revisit these issues about

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| 1 | the tree later on. But to me our duty today is to -- |
| 2 | is to look at -- at this mitigation plan and try to |
| 3 | get the best mitigation plan we can get. |
| 4 | MR. EHRENHAFT: Mr. Torre, can I make an |
| 5 | additional comment? |
| 6 | CHAIRMAN TORRE: Absolutely. |
| 7 | MR. EHRENHAFT: My commentary was not to suggest |
| 8 | that the owners intentionally took this tree down. |
| 9 | Okay. What I was saying was that it was understood |
| 10 | that it wasn't supposed to be touched. And I think |
| 11 | that it was negligent that -- that when they had an |
| 12 | arborist go to do work on it that -- that they did |
| 13 | not give that person input or were not present when |
| 14 | the work was being done. That's -- that was the gist |
| 15 | of it. And I'm frustrated when you have a specimen |
| 16 | of a tree that was as magnificent as that, that's 80 |
| 17 | or 90 years old, with that kind of a canopy being |
| 18 | lost. That's simply it, you know. |
| 19 | CHAIRMAN TORRE: And it's understandable. |
| 20 | MR. EHRENHAFT: You know. |
| 21 | CHAIRMAN TORRE: You're right to feel that way. |
| 22 | MR. EHRENHAFT: Okay. So I just -- |
| 23 | CHAIRMAN TORRE: Yeah, I know it's -- |
| 24 | MR. EHRENHAFT: Okay. |
| 25 | CHAIRMAN TORRE: -- expressed better this way, |



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| 1 | largest kind of viable live oak that -- that we can |
| 2 | get? |
| 3 | MR. KOROSE: I would have to check the nursery |
| 4 | report to see what's available. But we can go back |
| 5 | and adjust the plans to plant as big of a live oak as |
| 6 | possible. |
| 7 | MR. SILVA: And that would be at which |
| 8 | locations, the locations on the -- on the plan? |
| 9 | MR. KOROSE: Yes. |
| 10 | MR. SILVA: So which one -- which locations? |
| 11 | Because everywhere there's a live oak we could -- |
| 12 | MR. KOROSE: We're showing four of them on the |
| 13 | sidewalk and one in the courtyard space. |
| 14 | MS. BACHE-WIIG: One new one in the courtyard |
| 15 | space? |
| 16 | MR. KOROSE: Yes. |
| 17 | MR. FULLERTON: All four -- all five of them are |
| 18 | new trees. |
| 19 | MR. KOROSE: Yes. |
| 20 | MS. BACHE-WIIG: And you're keeping the other |
| 21 | existing live oaks on the property. They're existing |
| 22 | to remain. |
| 23 | MR. KOROSE: Yes. |
| 24 | MS. BACHE-WIIG: So the mitigation keeps all the |
| 25 | other existing live oaks. It gets rid of the |


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| 1 | Alexander palms, the Eurekas and sort of these |
| 2 | other -- |
| 3 | MR. KOROSE: Yeah. We're calling to remove some |
| 4 | Alexander palms, a Eureka palm, a Queen palm, two |
| 5 | Norfolk Island pines. And obviously we want to come |
| 6 | to a resolution about tree 26 and -- and make |
| 7 | everyone here happy with -- with what we're doing |
| 8 | from this point forward. |
| 9 | MS. BACHE-WIIG: Are the existing oaks on the |
| 10 | property, the other ones, are they mature, very |
| 11 | mature? |
| 12 | MR. KOROSE: Let me check. Yeah. Trees 34 and |
| 13 | 35 is an example. Tree 34 has a 12-inch di -- or a |
| 14 | 19-inch diameter trunk. No, tree 34 has a 12-inch |
| 15 | diameter trunk. Tree 35 has a 19-inch diameter |
| 16 | trunk. And both of those are fairly mature and -- |
| 17 | and healthy and -- and we're keeping them. |
| 18 | MS. BACHE-WIIG: What was the diameter on 26 ? |
| 19 | MR. KOROSE: On 26 the diameter was 72 inches. |
| 20 | MR. FULLERTON: 72? |
| 21 | MR. KOROSE: 72. |
| 22 | MS. THOMSON: That's huge. |
| 23 | MR. FULLERTON: That included the crepe myrtle. |
| 24 | MR. KOROSE: Pardon? |
| 25 | MR. FULLERTON: The strangler fig. That |



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| 1 | MS. BACHE-WIIG: So you're essentially having |
| 2 | frontage which will at some point be, you know, very |
| 3 | mature with canopy. What is the canopy for the -- |
| 4 | for the black olives right now? What is its |
| 5 | diameter, 3 and 5? |
| 6 | MR. FULLERTON: Those are mature black olives, |
| 7 | according to this photograph. |
| 8 | MR. KOROSE: There's -- the trees in question, |
| 9 | the black olives, are 2, 3, 4 and 5. And the |
| 10 | canopies range between 43 feet in diameter and 35 |
| 11 | feet in diameter. The oaks we're showing on the |
| 12 | landscape plan are shown at a mature size and -- |
| 13 | MS. BACHE-WIIG: Okay. |
| 14 | MR. KOROSE: -- the minimum of 30 feet in |
| 15 | diameter for the -- for the new oaks that |
| 16 | we're calling for. |
| 17 | MS. BACHE-WIIG: No, I think it's just important |
| 18 | to understand the context of the canopies that are |
| 19 | existing or that are gonna be planned, you know, for |
| 20 | this property. So that we can move forward with, you |
| 21 | know -- |
| 22 | MR. KOROSE: I agree. |
| 23 | MR. FULLERTON: Is that a Norway pine, that |
| 24 | other thing behind this thing? |
| 25 | MS. BACHE-WIIG: Yeah. |


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| :---: | :---: |
| 1 | MR. KOROSE: Yes. |
| 2 | MR. FULLERTON: Are you gonna -- |
| 3 | MR. KOROSE: That's the Norfolk Island. |
| 4 | MR. FULLERTON: Norfolk. Are you gonna get rid |
| 5 | of that? |
| 6 | MR. KOROSE: That's actually on the Prohibited |
| 7 | Species List, so we're calling for both of them -- |
| 8 | MR. FULLERTON: That's good. Good for me. |
| 9 | CHAIRMAN TORRE: I don't want to downplay your |
| 10 | position, Bruce. Because I think it's a position of |
| 11 | negligence and so forth that he's made is -- is a |
| 12 | strong position. |
| 13 | We didn't have a landscape plan. They could |
| 14 | have basically done this work without much of |
| 15 | anything. And that's allowed by code. Because we're |
| 16 | doing a remodeling. They don't even ask you for a |
| 17 | lot of work. The amount of stuff that's put in here |
| 18 | is way beyond what I'm telling you as a builder I'd |
| 19 | do on any house. This is a very elaborate, very |
| 20 | enhanced project. I've got to give them credit for |
| 21 | that. So I think at the end of the day, what they've |
| 22 | put back is -- is a nice job. And it's -- it's got |
| 23 | to be at least credited for that. So. |
| 24 | MS. SPAIN: I agree with that. |
| 25 | Can I just make one comment? On the mitigation, |


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| 1 | the preliminary landscape plan that you have before |
| 2 | you -- I don't know whether we can get to that on the |
| 3 | PowerPoint. But the most historic portion of the |
| 4 | historic home, there's a -- one of the -- I guess |
| 5 | it's an oak tree right in front of it. And -- and |
| 6 | maybe that isn't the best place because that's going |
| 7 | to obscure the view of the historic portion of this |
| 8 | project. So maybe if you're going to approve a plan |
| 9 | that would be not to have a tree right in front of |
| 10 | the historic main entry. This further complicates |
| 11 | your lives, I realize, but -- |
| 12 | CHAIRMAN TORRE: Which -- |
| 13 | MR. FULLERTON: It's on the adjoining piece of |
| 14 | property, Dona? |
| 15 | MS. SPAIN: Pardon me? |
| 16 | MR. FULLERTON: It's the adjoining piece of |
| 17 | property? |
| 18 | CHAIRMAN TORRE: Oh, that one. |
| 19 | MS. SPAIN: I can't use the PowerPoint. That |
| 20 | one, that tree here in front of the historic |
| 21 | building. |
| 22 | MR. FULLERTON: That's okay. |
| 23 | MR. SILVA: In the interest of moving this thing |
| 24 | forward or at least putting a motion on the table to |
| 25 | discuss, I move that we approve the landscape plan as |



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| 1 | MR. RODRIGUEZ: Correct. |
| 2 | MS. DIAZ: Mr. Menendez? |
| 3 | MR. MENENDEZ: No. |
| 4 | MS. DIAZ: Ms. Thomson? |
| 5 | MS. THOMSON: Me? |
| 6 | CHAIRMAN TORRE: Yes, that's you. |
| 7 | MS. THOMSON: Can you please restate the motion? |
| 8 | MR. SILVA: The motion was to approve the plans |
| 9 | as shown with the one comment that the -- that the |
| 10 | five live oaks they have shown be as large as |
| 11 | possible at time of planting. |
| 12 | MS. THOMSON: I say no. |
| 13 | MS. DIAZ: Mr. Silva? |
| 14 | MR. SILVA: Yes. |
| 15 | MS. DIAZ: Ms. Bache-Wiig? |
| 16 | MS. BACHE-WIIG: Yes. |
| 17 | MS. DIAZ: Mr. Fullerton? |
| 18 | MR. FULLERTON: Yes. |
| 19 | MS. DIAZ: Mr. Ehrenhaft? |
| 20 | MR. EHRENHAFT: No. |
| 21 | MS. DIAZ: Mr. Torre? |
| 22 | CHAIRMAN TORRE: Yes. |
| 23 | MS. SPAIN: It failed. |
| 24 | CHAIRMAN TORRE: What was the count, four, four? |
| 25 | MS. KAUTZ: Four, three, and then one abstain. |



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| 1 | MS. THOMSON: Can we discuss this now? |
| 2 | CHAIRMAN TORRE: We're trying to. |
| 3 | MS. THOMSON: Okay. |
| 4 | CHAIRMAN TORRE: That's the whole idea. |
| 5 | MS. THOMSON: My -- the -- the reason I voted no |
| 6 | was because the motion stated to have the -- the live |
| 7 | oaks that were there to be -- or that you're gonna |
| 8 | plant to be as large as possible. I don't care how |
| 9 | big they are. |
| 10 | CHAIRMAN TORRE: We want it to be as big as |
| 11 | what's there or bigger, because at this point they're |
| 12 | 16-feet, 4-inch trunks. We're saying if you can get |
| 13 | the 6 or 7-inch trunks, then go for it. That's |
| 14 | really what it's -- |
| 15 | MS. THOMSON: Is that what he's saying? |
| 16 | CHAIRMAN TORRE: That's what he's saying. |
| 17 | MS. THOMSON: Okay. I misunderstood his motion |
| 18 | then. |
| 19 | CHAIRMAN TORRE: It's right now minimally 4-inch |
| 20 | trunks front with 16 feet and they're -- they'll be |
| 21 | okay. We're saying if you can probably get 20 |
| 22 | footers, we want 20 footers. |
| 23 | MR. FULLERTON: Well, why don't we stipulate |
| 24 | then that it's 6-inch trunk. |
| 25 | CHAIRMAN TORRE: That's what you guys can do. |




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| 1 | MR. FULLERTON: Oh, could we take a quick break? |
| 2 | CHAIRMAN TORRE: We should. |
| 3 | MR. FULLERTON: I need to use the -- |
| 4 | CHAIRMAN TORRE: We apologize for the two-minute |
| 5 | standup break. |
| 6 | (There was a recess taken from 6:10 p.m. to |
| 7 | 6:18 p.m.) |
| 8 | CASE FILE COA (SP) 2017-021, 611 NORTH GREENWAY DRIVE |
| 9 |  |
| 10 | CHAIRMAN TORRE: Let's proceed. All right. |
| 11 | We're on North Greenway, yes? |
| 12 | MS. SPAIN: Yes. |
| 13 | CHAIRMAN TORRE: Case File COA (SP) 2017-021. |
| 14 | This is an application for the issuance of a Special |
| 15 | Certificate of Appropriateness for the property at |
| 16 | 611 North Greenway Drive, a contributing resource |
| 17 | within Country Club of Coral Gables Historic |
| 18 | District, legally described as Lots 18, 19 and 20, |
| 19 | Block 22, Coral Gables Section "B," according to the |
| 20 | Plat thereof as recorded in Plat Book 5, Page 111, of |
| 21 | the Public Records of Miami-Dade County, Florida. |
| 22 | This application requests design approval for |
| 23 | the construction of additions and alterations to the |
| 24 | residence and also sitework. |
| 25 | Variances have also been requested from Article |


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| 1 | 5, Division 1, Section 5-101, and Article 5, Division |
| 2 | 1, Section 5-108 of the Coral Gables Zoning Code for |
| 3 | the placement of the swimming pool, pool deck, and |
| 4 | spa. |
| 5 | MS. KAUTZ: Thank you. The property is a |
| 6 | contributing resource within the Country Club of |
| 7 | Coral Gables Historic District. It was permitted in |
| 8 | 1939; designed by William Merriam. It's had various |
| 9 | minimal alterations to it throughout the years. So |
| 10 | you may remember this property as it came before you |
| 11 | for a Special Certificate of Appropriateness in 2016 |
| 12 | that was approved with conditions. The owner has |
| 13 | since acquired the parcel next door, which you can |
| 14 | see the little sort of circular part on the right, |
| 15 | and incorporated it into his property and prepared |
| 16 | new plans for a different addition, which is what's |
| 17 | before you today. |
| 18 | There are variances that have been requested for |
| 19 | the location of the pool, pool deck and the spa. I |
| 20 | can go over those with you afterwards. |
| 21 | As you read through the report, there were |
| 22 | various sort of comments noted throughout the |
| 23 | elevations that we observed as we were doing the |
| 24 | review. And I can go through those, each of you, |
| 25 | after the owner gives his presentation. They're all |


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| 1 | also noted within the conditions listed in the |
| 2 | last -- the last page of the report, the staff |
| 3 | conditions of approval of the project. |
| 4 | This did go to the Board of Architects. And we |
| 5 | don't believe that the comments were addressed in the |
| 6 | submittal set. I can go over what those comments are |
| 7 | with you afterwards as well once the PowerPoint is |
| 8 | brought up. I'll finish -- I'll finish after |
| 9 | Mr. Goudie makes his presentation. |
| 10 | This is the house in the 1940s. |
| 11 | MR. GOUDIE: Good evening. I don't know if you |
| 12 | remember. I was basically ten times to get the |
| 13 | the old addition approved. And believe two or three |
| 14 | times to the Historic Board to get it approved. |
| 15 | Finally got it approved. And it was mentioned that I |
| 16 | was trying to buy the property next door. And if I |
| 17 | was able to buy the property next door, there will be |
| 18 | a revision for the plans that probably was gonna -- |
| 19 | that was gonna be able to satisfy the comments that |
| 20 | we had here because I was able to separate the main |
| 21 | house, the main addition from the house itself. |
| 22 | I did buy the property. I -- in the middle of |
| 23 | March of this year we started preparing plans, going |
| 24 | to the Board of Architects one time. They asked for |
| 25 | certain revisions. We complied with the revisions of |



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| 1 | This is a portion of the house from an addition |
| 2 | they did in the 1980s. |
| 3 | And this is the proposed revision. |
| 4 | We're still using the part of the carport to be |
| 5 | able to connect to the two bedrooms and then the |
| 6 | other part to connect to the family room and the |
| 7 | kitchen on the first floor. Then you have the |
| 8 | covered terrace and the garage with one office. |
| 9 | This is the house how it is existing now. |
| 10 | Existing house. |
| 11 | And this is how the house is gonna be. We based |
| 12 | the design of the second floor on top of the carport |
| 13 | exactly what it was approved. We didn't change |
| 14 | anything. The front is exactly what we approved. |
| 15 | And the addition of the columns, we followed what the |
| 16 | Board wanted originally when it was approved and now. |
| 17 | And that's one of the comments that I saw from the |
| 18 | staff report, that they wanted the columns to be -- |
| 19 | be different. I don't have a problem with that. But |
| 20 | we had followed when it was approved already. And we |
| 21 | had followed what the Board of Architects approved |
| 22 | again. |
| 23 | One of the comments from the -- from the report |
| 24 | is that the little tower on top of the ceiling of the |
| 25 | master bedroom, that has some third-story windows, |


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| 1 | the Board of Architects liked that. We wanted to |
| 2 | make a differentiation between what was new and also |
| 3 | take care of the roof lines. |
| 4 | And basically everything of the component of the |
| 5 | old house is still there. Now instead of having the |
| 6 | addition like it used to be right next, we have |
| 7 | 25-foot apart, from the addition completely. One of |
| 8 | the comments of the Board of Architects was on the |
| 9 | right side it used to have a hip roof. They wanted a |
| 10 | flat roof with a -- with a balcony. And we complied |
| 11 | with that. They were the ones that wanted the double |
| 12 | columns, you know. You know, it wasn't my -- my |
| 13 | requirement or my idea. |
| 14 | This is a view of the property, again basing |
| 15 | very similar to what it was approved original, that's |
| 16 | why the bathroom protrudes a little bit. |
| 17 | Okay. The side elevation. And again with the |
| 18 | same elevation that we had. And the part that's a |
| 19 | little higher, it's about 25-foot apart from what it |
| 20 | was before. |
| 21 | This is -- that section over there on top of the |
| 22 | garage is the comments that they make of the Board, |
| 23 | that they wanted a beam supporting the balconies. |
| 24 | This is the survey of the property. |
| 25 | And this is an elevation that was requested by |


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| 1 | the Historic Preservation. So you can see a little |
| 2 | bit how you can see in the courtyard. And here's |
| 3 | another elevation. The idea of the courtyard, I |
| 4 | don't know if you're familiar with the Alhambra -- |
| 5 | MS. THOMSON: Yes. |
| 6 | MR. GOUDIE: -- it's a -- the fountains are |
| 7 | called an alefe (sic). Basically it's a fountain |
| 8 | with little (inaudible) over there. This was a view |
| 9 | of the courtyard. |
| 10 | By the way, in there, in that trellis is where |
| 11 | they asked for those little details that it was not |
| 12 | done. That was the two minor things that the Board |
| 13 | of Architects requested. |
| 14 | I've gone through this, I think it's my fourth |
| 15 | time. Even though it's approved, there's a revision |
| 16 | approved and I think it's an approved addition, |
| 17 | approved revision. One comment that I saw in the |
| 18 | report that we were exceeding the FAR. The reason |
| 19 | why we were exceeding the FAR is because we follow |
| 20 | the design -- the direction from the Board of |
| 21 | Architects of moving the car -- and the Historic |
| 22 | Board of moving the carport not to be on top of the |
| 23 | original carport, but to put it further so there's an |
| 24 | empty space that now becomes enclosed. And because |
| 25 | they are enclosed, you have the square footage. Same |


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| 1 | thing with a -- with a covered patio you asked for. |
| 2 | If this is a problem, there's always a solution. I |
| 3 | can reduce the size of the house by 1 foot and that |
| 4 | will be about 120 feet. And I can make the garage a |
| 5 | carport and that will be almost 600 square feet, 560 |
| 6 | square feet that dimension. So it not compromising |
| 7 | the design of the project. |
| 8 | Like, you know, I said, before I started doing |
| 9 | this, I sat down with Mrs. Spain and I sat down with |
| 10 | Ramon Rodriguez and Mr. Lee at the time, showing them |
| 11 | two designs before I bought the property. Okay. And |
| 12 | they told me go with this property, we'll go with |
| 13 | this with the courtyard. And that's why I followed |
| 14 | through. We spent -- again, spent thousands of |
| 15 | dollars again in architect fees, in drafting fee. |
| 16 | And I think what I tried to do here is accomplish |
| 17 | what you wanted, plus what we couldn't get and you |
| 18 | wanted, too. So I think this should be a set of |
| 19 | plans that you guys will be happy with it. And |
| 20 | hopefully it could be -- it will be approved and I |
| 21 | can move forward with my structure (inaudible). |
| 22 | If by any chance you'd like to see the plans |
| 23 | that we got approved the ten times, they are there. |
| 24 | Okay. And the other plans that I brought to the city |
| 25 | are here, too. |


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| 1 | MR. SILVA: Kara, are you all recommending |
| 2 | deferral until the FAR is resolved? Are you -- are |
| 3 | you not comfortable with the solutions that he |
| 4 | presented or had he not presented before? |
| 5 | MS. KAUTZ: So the -- I noted this on page 7 of |
| 6 | the report. So the previous approval is approved |
| 7 | with conditions by you all that showed that elevation |
| 8 | to the west. The permit wasn't applied for and |
| 9 | the -- |
| 10 | MR. GOUDIE: I'm sorry. The permit was applied |
| 11 | for because there's a permit, outstanding permit |
| 12 | right now that I paid already the fees. |
| 13 | MS. KAUTZ: Okay. Then it hasn't -- it hasn't |
| 14 | been issued. |
| 15 | MR. GOUDIE: No. That is correct. It hasn't |
| 16 | been issued, but it has been applied. |
| 17 | MS. KAUTZ: Okay. It has not been issued. |
| 18 | CHAIRMAN TORRE: Isn't the -- Zoning Code say |
| 19 | that the pool can't be seen from the street or the |
| 20 | front? |
| 21 | MS. KAUTZ: Yeah. That's part of the variance. |
| 22 | Let me answer his question first. |
| 23 | So the -- in -- in the subsequent intervening |
| 24 | time the property has been expanded. In reviewing |
| 25 | all of the plans really carefully, it seems as if |


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| 1 | the -- the square footage that's accommodated on the |
| 2 | west side over the existing carport and existing |
| 3 | garage can be accommodated elsewhere on the site |
| 4 | because of the increase. In the previous plan the |
| 5 | site was much more constrained and the addition was |
| 6 | pushed way up towards the house. And we prefer that |
| 7 | it's pushed back where the courtyard exists. |
| 8 | MR. GOUDIE: Right. |
| 9 | MS. KAUTZ: But it seems as if that -- those two |
| 10 | bedrooms can be accommodated elsewhere without -- |
| 11 | without touching that carport and sort of leaving |
| 12 | that -- the original house intact and keeping the |
| 13 | balance of the two low sides and the one in the |
| 14 | middle. That's the reason for the deferral. It's |
| 15 | not the FAR issue. |
| 16 | MR. SILVA: But it's -- |
| 17 | MS. SPAIN: Because as Zoning has already said |
| 18 | that this is over an FAR. And so if there's a change |
| 19 | in -- in the design -- we didn't -- we did not |
| 20 | advertise for an FAR variance. You know, if he's |
| 21 | over an FAR, he's gonna have to come back to you. |
| 22 | MR. SILVA: Unless he -- |
| 23 | MS. RAMOS: Our office -- there's an opinion on |
| 24 | the record from our office that says if he is over an |
| 25 | FAR because we, the city, imposed a design, whether |




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MS. KAUTZ: Well, they would have to approve the carport.

MR. GOUDIE: The carport is not something they would not approve. So they will approve it. I sat down with -- with Steven and we went through this. He says normally this would be approved and whatever we need to do, we correct it, enter in the plans.

CHAIRMAN TORRE: So let's talk about design for one second. Or let's go back. The pool issue. Talk about the pool real quick.

MS. KAUTZ: Yes.
CHAIRMAN TORRE: And then we'll go back to design.

MS. KAUTZ: So the variance for the pool has to do with the sections of the code that relate to an accessory to a structure or a pool being in front of the main house, closer to the street than the main residence. So in this case, because the addition is now included as part of the main residence, the location of the pool within a little "L" of the residence makes it closer to the street than the main part of the residence.

MR. GOUDIE: And the reason why is not because the house -- the house -- the house on one side is about 57 feet and another part is about 37 feet,

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| :---: | :---: |
| 1 | because the property curves. |
| 2 | MS. KAUTZ: It has -- |
| 3 | MR. GOUDIE: Okay. And even though we are in |
| 4 | line with the house -- with the house, because the |
| 5 | curve then -- because that curve, then the pool gets |
| 6 | closer of the 35 feet. |
| 7 | MS. KAUTZ: No, that is not it. |
| 8 | MR. GOUDIE: That's true. |
| 9 | MS. KAUTZ: The city attorney opined that you |
| 10 | may continue the front setback straight across. This |
| 11 | has nothing do with the front setback. This has to |
| 12 | do with the location of the pool in front of the main |
| 13 | house, which is the addition. |
| 14 | MR. GOUDIE: It's not in front of the main |
| 15 | house. |
| 16 | MS. KAUTZ: According to Zoning it is. |
| 17 | MS. RAMOS: But you're -- you're recommending in |
| 18 | favor -- |
| 19 | MR. GOUDIE: I'm -- |
| 20 | MS. RAMOS: You're recommending in favor of the |
| 21 | variance. |
| 22 | MS. KAUTZ: Yes. |
| 23 | MS. RAMOS: Okay. |
| 24 | MS. KAUTZ: We are. |
| 25 | MS. RAMOS: So it's a non-issue. |



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| 1 | this thing look even bigger. So one way -- and |
| 2 | again, I'm just trying to -- I don't see it as |
| 3 | massive -- is remove that trellis. I mean you're -- |
| 4 | it's an open stairs anyway. You're -- you're not |
| 5 | really doing anything more than -- shrink it back so |
| 6 | that that thing doesn't -- because it -- it just |
| 7 | seems like this thing is just this wide. |
| 8 | MS. KAUTZ: Aaron, can you put the PowerPoint |
| 9 | back up, please? Thank you. |
| 10 | CHAIRMAN TORRE: Say again? |
| 11 | MS. KAUTZ: I was talking about the -- |
| 12 | CHAIRMAN TORRE: Oh. See, it just -- the house |
| 13 | just goes -- it's 200 feet wide. Because that |
| 14 | massing in the middle, which is void, adds to that. |
| 15 | And I'm wondering whether -- can you not take out |
| 16 | that whole trellis and push it back just a little bit |
| 17 | so you have a little bit of coverage outside the |
| 18 | door -- |
| 19 | MR. GOUDIE: We do have it. |
| 20 | CHAIRMAN TORRE: -- for protection? |
| 21 | MR. GOUDIE: That's one of the things that you |
| 22 | requested in the -- |
| 23 | CHAIRMAN TORRE: Why does that go all the way |
| 24 | across -- |
| 25 | MR. GOUDIE: Because that's another thing that |


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| 1 | you requested. |
| 2 | CHAIRMAN TORRE: Are you sure? |
| 3 | MR. GOUDIE: Originally it was requested. As a |
| 4 | matter of fact, I had a -- I had a trellis on the |
| 5 | front -- on the front on the original balcony and you |
| 6 | requested to that be removed. And the other one was |
| 7 | set up there. And that one originally was a little |
| 8 | shorter. But being shorter now it didn't look good |
| 9 | because it was shorter. I don't have a problem to |
| 10 | have to remove it. |
| 11 | MR. RODRIGUEZ: Is that basically a breezeway? |
| 12 | MR. GOUDIE: It's a breezeway. It's an open -- |
| 13 | CHAIRMAN TORRE: Well, but no, it's -- breezeway |
| 14 | is shallow. This is as wide as the whole thing is -- |
| 15 | is -- |
| 16 | MR. RODRIGUEZ: There's a roof over it, trellis. |
| 17 | MR. GOUDIE: No. |
| 18 | MS. KAUTZ: There's a roof -- |
| 19 | MR. GOUDIE: It's open. |
| 20 | CHAIRMAN TORRE: It's just a trellis. |
| 21 | MR. SILVA: It's just a trellis on the second |
| 22 | floor. On the ground floor it's -- |
| 23 | CHAIRMAN TORRE: Then it has these columns |
| 24 | that -- |
| 25 | MR. GOUDIE: The only thing that I can say |


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| 1 | for -- for that in that room back there, the one that |
| 2 | you see there, is gonna be a gym for me. |
| 3 | CHAIRMAN TORRE: The second floor above the |
| 4 | garage? |
| 5 | MR. GOUDIE: On the second floor, yeah. That's |
| 6 | the only thing that -- that you can connect from the |
| 7 | master bedroom to the gym. |
| 8 | MR. RODRIGUEZ: And what's that on the first |
| 9 | floor? |
| 10 | CHAIRMAN TORRE: Just -- |
| 11 | MR. GOUDIE: But like I said -- |
| 12 | CHAIRMAN TORRE: I remember -- if that |
| 13 | discussion was had, I don't remember it. But it just |
| 14 | seems like the house just goes on for -- for this |
| 15 | wide where the one story would make it -- |
| 16 | MR. FULLERTON: I kind of like this -- |
| 17 | CHAIRMAN TORRE: You like -- |
| 18 | MR. FULLERTON: -- the trellis. |
| 19 | CHAIRMAN TORRE: -- the connection? |
| 20 | MR. FULLERTON: Yeah. |
| 21 | CHAIRMAN TORRE: It just seems so -- I remember, |
| 22 | there's a house on the Biltmore Golf Course that |
| 23 | you -- I'm not sure you play golf, on the Par 5 that |
| 24 | it's got same condition in the back. It's a pink |
| 25 | house. And it seems like such a massive house. |



| 1 | this is approved. |
| :---: | :---: |
| 2 | MR. FULLERTON: May I see that? |
| 3 | MR. SILVA: We had a lot of discussion about it, |
| 4 | John, because we wanted to see it farther back. But |
| 5 | I think at the end this is what we -- |
| 6 | CHAIRMAN TORRE: Well -- |
| 7 | MR. FULLERTON: I thought it was further back. |
| 8 | MS. KAUTZ: I think one of John's discussion -- |
| 9 | MR. GOUDIE: There's no -- |
| 10 | MS. KAUTZ: -- was to move it -- sorry. |
| 11 | (Simultaneous inaudible overspeaking) |
| 12 | MR. FULLERTON: Over here, this thing. |
| 13 | MS. KAUTZ: I'm sorry. |
| 14 | CHAIRMAN TORRE: Yeah, it's pushed back. |
| 15 | MR. FULLERTON: But it's -- the whole roof is |
| 16 | two stories. |
| 17 | MR. GOUDIE: Yeah, but it's -- it's the same |
| 18 | height as the house. We did lower the roof about |
| 19 | 2 feet. |
| 20 | (Simultaneous inaudible overspeaking) |
| 21 | MS. BACHE-WIIG: That's a very deep open |
| 22 | driveway, if you will. It's very deep. Yes. |
| 23 | MR. GOUDIE: Yes. To the carport, yes. |
| 24 | MS. THOMSON: Very deep. |
| 25 | (Simultaneous inaudible overspeaking) |



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| :---: | :---: |
| 1 | MR. MENENDEZ: At the beginning. It's the site |
| 2 | plan. |
| 3 | MS. THOMSON: A-101. |
| 4 | MR. FULLERTON: Oh. I beg your pardon. |
| 5 | CHAIRMAN TORRE: Tell us again the redo. As you |
| 6 | said, that we have -- so the redo is what? The pool |
| 7 | wasn't there before. The fountain in the middle was |
| 8 | there before. And what else has shown up? |
| 9 | MR. GOUDIE: The pool was there. It was there, |
| 10 | very similar location. It was there. |
| 11 | CHAIRMAN TORRE: Okay. I don't -- |
| 12 | MR. GOUDIE: This is very similar to what you |
| 13 | see, one of the copies, and the pool was basically |
| 14 | there. They approved to move it the same way. |
| 15 | MR. MENENDEZ: It's still south of -- |
| 16 | MR. GOUDIE: But now it comes like an "L" shape. |
| 17 | MR. MENENDEZ: It's closer to the -- |
| 18 | MR. GOUDIE: So we moved it a little bit more to |
| 19 | the south, yes. But it was in a similar location. |
| 20 | MR. MENENDEZ: Yeah. |
| 21 | CHAIRMAN TORRE: So -- so around the long |
| 22 | fountain, skinny fountain, is that grass in -- in the |
| 23 | perimeter of that? |
| 24 | MR. GOUDIE: Which one? |
| 25 | CHAIRMAN TORRE: The long skinny fountain in the |


| 1 | middle. |
| :---: | :---: |
| 2 | MR. GOUDIE: Yeah, that's grass. |
| 3 | CHAIRMAN TORRE: Grass. |
| 4 | MR. GOUDIE: Yeah. |
| 5 | CHAIRMAN TORRE: And then the pool deck's got |
| 6 | some surface only in that area? |
| 7 | MR. GOUDIE: That is correct. |
| 8 | CHAIRMAN TORRE: That's shown as a square and |
| 9 | then -- |
| 10 | MR. GOUDIE: Yeah. |
| 11 | CHAIRMAN TORRE: -- the rest is grass. |
| 12 | MR. GOUDIE: It's gonna have like either cohena |
| 13 | (sic) or oqista (sic). And it's gonna be brushed so |
| 14 | you can walk on it. |
| 15 | MR. FULLERTON: So, Mr. Goudie, how do -- how do |
| 16 | you explain the FAR thing again and what you're gonna |
| 17 | do about it? |
| 18 | MR. GOUDIE: I said the FAR went up is because |
| 19 | originally we had (inaudible) and due to the design |
| 20 | of moving the carport and putting the covered terrace |
| 21 | exceeding the -- the FAR. If that's a condition now |
| 22 | because there's revision of the plans, then you make |
| 23 | the garage a carport. Basically you take out the |
| 24 | doors, you put two openings, one opening one side, |
| 25 | one opening on that side. That doesn't change the |

view because there's a staircase there.
MR. FULLERTON: Right.
MR. GOUDIE: And the air conditioning is on the other side. That becomes a carport because it's open on three sides.

MR. FULLERTON: That's -- that's -- this one on
the -- on the far east.
MR. GOUDIE: That is correct.
MR. FULLERTON: Northeast. And there -- but
there's a bedroom there, also.
MR. GOUDIE: The bedroom is counting in the FAR.
MR. FULLERTON: Okay. So --
MR. GOUDIE: The one on top.
MR. FULLERTON: So the carport is right next --
MR. GOUDIE: The garage --
MR. FULLERTON: -- to the bedroom.
MR. GOUDIE: -- right now is counting in full. Okay. And that's what is -- basically the garage we'll do away. We'll take it away.

MR. FULLERTON: So that has to go back to the
Architects Board?
MR. GOUDIE: What?
MR. FULLERTON: Would that have to go back to the Architects Board? MR. GOUDIE: I don't think so because --

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| 1 | MS. KAUTZ: If you all -- |
| 2 | MR. GOUDIE: The only thing that will change - |
| 3 | MS. KAUTZ: If you all approve it then no. |
| 4 | MS. SPAIN: You have -- if the agreed upon |
| 5 | authorities -- if you approve that, when he comes in |
| 6 | for a final he -- we have to stamp it to go to the |
| 7 | Board of Architects. But Carlos Mindreau will |
| 8 | administratively approve it and it doesn't go back to |
| 9 | the Board itself. |
| 10 | CHAIRMAN TORRE: Is that -- |
| 11 | MR. GOUDIE: So it's gonna have to go to the |
| 12 | Board for the final plans once we submit it with all |
| 13 | the -- the structural and revisions. |
| 14 | I went through two meetings with this, so |
| 15 | hopefully I don't need a wheelchair after this |
| 16 | construction. |
| 17 | MR. EHRENHAFT: Mr. Torre, could I get staff to |
| 18 | further address their commentary on pages 7 and 8 -- |
| 19 | CHAIRMAN TORRE: Let's do it. |
| 20 | MR. EHRENHAFT: -- about their concerns of -- of |
| 21 | the second story addition on the -- on the west on |
| 22 | top of the -- above, you know, at a height above |
| 23 | the -- the existing historic carport and the change |
| 24 | of the balance in the way the historic house is. And |
| 25 | I don't know whether you're looking possibly for |


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| 1 | balance on the other side that would be -- was the |
| 2 | thrust of that comment that -- that if -- if the -- |
| 3 | on the west the second story was not above the -- the |
| 4 | carport and the -- the original historic home was |
| 5 | left -- |
| 6 | MS. KAUTZ: Yes. |
| 7 | MR. EHRENHAFT: -- intact but for what was to |
| 8 | the rear -- |
| 9 | MS. KAUTZ: Yes. |
| 10 | MR. EHRENHAFT: -- that it would be of interest |
| 11 | to have what's on the east also at a lower profile |
| 12 | or -- or -- |
| 13 | MS. KAUTZ: It -- |
| 14 | MR. EHRENHAFT: -- am I misunderstanding? |
| 15 | MS. KAUTZ: It basically has to do with keeping |
| 16 | the historic house intact and letting the addition |
| 17 | happen -- happen behind. So that when you look at |
| 18 | the historic house, the balance that exists now with |
| 19 | the low carport to the -- to the west and the low |
| 20 | sunroom sort of one-story room to the east, balances |
| 21 | the two-story mass of the existing house. So then it |
| 22 | reads very clearly that that's the historic house. |
| 23 | And then the new addition is set behind and to the |
| 24 | east. |
| 25 | MR. GOUDIE: I'm gonna interrupt here. This is |


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| 1 | something that has been approved by the Board, |
| 2 | Historic Board, multiple times and it was already |
| 3 | approved once. Now this change of the design is, |
| 4 | like the columns is being very, say -- basically what |
| 5 | I want to say, I presented these plans about 60 days |
| 6 | ago and last week they start asking for things. |
| 7 | That's one thing that I don't understand. You had it |
| 8 | for 60 days and I already met with you so many times. |
| 9 | So how come now, the week before, you're asking for |
| 10 | things? Something that was already approved. And |
| 11 | then I have this, the very Monday, this report. |
| 12 | I cannot continue doing more revisions. I |
| 13 | cannot go and redesign the whole house because that |
| 14 | would be a complete redesign of the house for |
| 15 | something that was approved. It will change -- this |
| 16 | design even doesn't work as good as the other design |
| 17 | works for the master bedroom. Okay. But now they |
| 18 | changed the design and completely destroyed the way |
| 19 | the design is. |
| 20 | CHAIRMAN TORRE: Go back with me. I know you |
| 21 | keep saying this. |
| 22 | MR. GOUDIE: Okay. |
| 23 | CHAIRMAN TORRE: I'm lost. You say it was |
| 24 | previously approved. Tell me again, what was |
| 25 | previously approved? This design as stands here? |


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| 1 | MS. KAUTZ: No. |
| 2 | MR. GOUDIE: No. |
| 3 | CHAIRMAN TORRE: Okay. |
| 4 | MR. GOUDIE: It was approved the design on top |
| 5 | of the carport. |
| 6 | MS. KAUTZ: In 2000 -- |
| 7 | CHAIRMAN TORRE: On the left. |
| 8 | MR. GOUDIE: On the left. |
| 9 | CHAIRMAN TORRE: Okay. So, understood. The |
| 10 | left -- the garage is new. Am I crazy? |
| 11 | MS. KAUTZ: No. |
| 12 | CHAIRMAN TORRE: The garage is new? |
| 13 | MR. GOUDIE: Yes. |
| 14 | CHAIRMAN TORRE: That's the new design we're |
| 15 | looking at. |
| 16 | MS. KAUTZ: Yes. Well, and -- and the |
| 17 | separation -- it's -- |
| 18 | MR. GOUDIE: Basically what they want -- what |
| 19 | they're saying is what it was approved already on top |
| 20 | of the existing carport, they don't want me to do it. |
| 21 | Okay. That's basically what they're saying. And |
| 22 | this will flow with the house. |
| 23 | CHAIRMAN TORRE: Okay. Let's go back to the |
| 24 | procedure. If we approve it, we're forcing -- the |
| 25 | Historic Board, we're forcing him to go with the |




at the whole thing in a new context.
MS. KAUTZ: -- that's it now a new application. MS. SPAIN: Yes. That's what $I$ was going to say. The material facts that you based your opinion on and your decision to approve that have changed because of the addition of the other property.

MR. RODRIGUEZ: Your explanation -- excuse me. Your explanation is that there's an imbalance by the addition above the space above the carport. It's an imbalance with the rest of the house.

MS. KAUTZ: I think there's an opportunity -MR. RODRIGUEZ: But wasn't that the same condition a year ago when it was approved?

MS. KAUTZ: Yes, but the site was much smaller then and there was less -- there -- he's allowed a certain amount of FAR. And to get it on that site, the addition was jammed up toward the back of the house. There was an addition to the west.

MR. GOUDIE: The --
MS. KAUTZ: Let me finish.
MR. GOUDIE: The addition -- the -- the plans are not gonna work. And I'm not gonna -- I'm not gonna move forward. I'm not gonna do a redesign of this. I'll get denied and I gotta do whatever I gotta do. Appeal it, whatever I gotta do. Because I


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| 1 | MR. GOUDIE: I know. |
| 2 | CHAIRMAN TORRE: You tweak it nicely. |
| 3 | MR. GOUDIE: But that's -- that's like saying |
| 4 | I -- I went through the point. I can reduce it by a |
| 5 | foot, but I'm not gonna do that because it changes |
| 6 | the flow of the house a hundred percent. |
| 7 | CHAIRMAN TORRE: But here -- but let's look at |
| 8 | the facts. You're trying to get almost 13,000 feet |
| 9 | on a 30,000 square foot lot. That's the fact. And |
| 10 | that's a big house that, you know, could be tweaked |
| 11 | by 500 square feet with -- with, you know, these open |
| 12 | terraces accounting. And you know the tricks of |
| 13 | these things. There's -- there's lots of ways to |
| 14 | make this go down 550 feet. |
| 15 | MR. GOUDIE: I'm not gonna do that, an |
| 16 | extension -- |
| 17 | CHAIRMAN TORRE: I know that. But you said that |
| 18 | here several times -- |
| 19 | MR. GOUDIE: I'm gonna -- and I said -- |
| 20 | CHAIRMAN TORRE: -- on the record. |
| 21 | MR. GOUDIE: Doing -- doing with the garage and |
| 22 | reducing 1 foot, maybe 1 foot in the other - |
| 23 | CHAIRMAN TORRE: You're a creative -- you're a |
| 24 | creative person. You make this -- you could come |
| 25 | back probably within a week. That's how fast you do |


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| 1 | these things. |
| 2 | MR. GOUDIE: No. |
| 3 | CHAIRMAN TORRE: You've done it before. |
| 4 | MR. GOUDIE: No, I'm not gonna do it. That's -- |
| 5 | I'm sorry -- |
| 6 | CHAIRMAN TORRE: I understand. But I mean -- |
| 7 | MR. GOUDIE: I gotta -- I gotta -- I gotta use |
| 8 | my time in working and making money, and time to make |
| 9 | a house -- |
| 10 | (Simultaneous overspeaking) |
| 11 | CHAIRMAN TORRE: I understand. But rooms that |
| 12 | are 20 -- |
| 13 | (Simultaneous overspeaking) |
| 14 | CHAIRMAN TORRE: -- 20 by 30 could be 26 by 15. |
| 15 | And they're still gonna be large rooms. And I think |
| 16 | you've got yourself -- |
| 17 | MR. GOUDIE: No -- |
| 18 | CHAIRMAN TORRE: -- a huge amount of space here. |
| 19 | MR. GOUDIE: -- but I'm not gonna change the |
| 20 | design. That's all I'm gonna say. |
| 21 | CHAIRMAN TORRE: Okay. |
| 22 | MR. GOUDIE: I'm not gonna change the design. |
| 23 | Because the design with the carport works. And it -- |
| 24 | and it takes care of the FAR. And I followed |
| 25 | everything. Because what -- they don't want me to |



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| 1 | original. That's really the issue. |
| 2 | MR. FULLERTON: Yeah, but here's the drawing |
| 3 | that shows it as we asked you to reduce or to -- to |
| 4 | push it back. |
| 5 | MR. GOUDIE: And it's pushed back. It's like |
| 6 | that. |
| 7 | MR. FULLERTON: But it's not like this. |
| 8 | MR. GOUDIE: Yes, it is. |
| 9 | MR. FULLERTON: I'm comparing the two drawings |
| 10 | and they don't relate to one another at all. Look, |
| 11 | this is way out here. This -- this roof is here. |
| 12 | MR. GOUDIE: This is -- okay. This is the house |
| 13 | where it's finishing and now it's moving everything |
| 14 | along, pushed back to here. |
| 15 | MR. FULLERTON: See where this -- this roof is |
| 16 | here? This is back there, another 20 feet. |
| 17 | MR. GOUDIE: It's supposed to be exactly the |
| 18 | same. |
| 19 | MR. FULLERTON: As this? |
| 20 | MR. GOUDIE: Exactly. |
| 21 | MR. FULLERTON: Well, then this -- |
| 22 | MR. GOUDIE: Exactly. |
| 23 | MR. FULLERTON: -- this drawing is incorrect. |
| 24 | MR. GOUDIE: Maybe that drawing's incorrect, but |
| 25 | it's supposed to be exactly like that, because I |


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| 1 | didn't change anything. |
| 2 | MR. FULLERTON: Okay. So it's -- I'm -- I'm |
| 3 | sorry, Mr. Goudie, but I -- I mean so -- let's put |
| 4 | this on the record then, that that's what you're |
| 5 | gonna do, because it's not shown that way. |
| 6 | MR. GOUDIE: That's what I'm gonna do without a |
| 7 | doubt. |
| 8 | MR. FULLERTON: Okay. |
| 9 | MR. GOUDIE: That's -- |
| 10 | MR. FULLERTON: Because it does change the plan |
| 11 | below. |
| 12 | MR. MENENDEZ: It reduces the FAR, too. |
| 13 | MR. FULLERTON: It pushes -- it pushes this |
| 14 | two-bedroom thing back somehow. So you have to -- |
| 15 | you have to figure that out. |
| 16 | MR. SILVA: I agree. This is not -- this |
| 17 | changed. |
| 18 | MR. MENENDEZ: Yeah. |
| 19 | MR. FULLERTON: I don't want to throw a monkey |
| 20 | wrench in your -- in your situation here. |
| 21 | (Inaudible overspeaking) |
| 22 | MR. FULLERTON: Dona, can you look at this |
| 23 | drawing real quickly with me up here? |
| 24 | MS. KAUTZ: I pulled it off of the -- the COA |
| 25 | plans that were submitted in -- |





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| 1 | MR. FULLERTON: See, this is the massive roof |
| 2 | here. This is -- |
| 3 | THE REPORTER: Excuse me. |
| 4 | MR. FULLERTON: This is projecting out -- |
| 5 | MS. KAUTZ: I'm sorry. |
| 6 | MR. FULLERTON: -- 10, 15 feet -- |
| 7 | MS. KAUTZ: Wait. John, hold on a second. |
| 8 | So the comment in the staff report -- |
| 9 | MR. FULLERTON: I'm sorry. |
| 10 | MS. KAUTZ: -- we would like to note the |
| 11 | preliminary Zoning review -- |
| 12 | MR. FULLERTON: That's what you -- what you |
| 13 | showed me. |
| 14 | MS. KAUTZ: -- has determined that the existing |
| 15 | proposal is over the allowable maximum floor ratio -- |
| 16 | MR. FULLERTON: Unless you're -- but you |
| 17 | showed is what -- |
| 18 | MS. KAUTZ: John, you have to stop talking. |
| 19 | MR. FULLERTON: -- we approved. |
| 20 | MS. KAUTZ: John. |
| 21 | MS. SPAIN: Mr. Fullerton. |
| 22 | MR. FULLERTON: Sorry. |
| 23 | CHAIRMAN TORRE: We need to keep this -- |
| 24 | MR. FULLERTON: Sorry. |
| 25 | CHAIRMAN TORRE: -- in the way we do it. |


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| :---: | :---: |
| 1 | MR. FULLERTON: I'm sorry. Apologize. |
| 2 | MS. KAUTZ: The existing proposal is over the |
| 3 | allowable maximum floor area ratio for the property. |
| 4 | Any approval of these plans by the Historic |
| 5 | Preservation Board does not constitute an approval of |
| 6 | the FAR overage or impose any condition that would |
| 7 | result in the FAR being exceeded and allowed without |
| 8 | the need for a variance. So that's part of this -- |
| 9 | that's part of this package, is that if you approve |
| 10 | this, then if there is an FAR -- |
| 11 | CHAIRMAN TORRE: They have to come back. |
| 12 | MS. KAUTZ: -- he has to come back for a |
| 13 | variance. |
| 14 | MR. SILVA: My -- that's one point. But my |
| 15 | bigger issue is -- is that what you've cited in your |
| 16 | staff report asking for that to -- to be gone, to be |
| 17 | relocated or, you know. And his contention is that, |
| 18 | no, this was already approved. I get that. I |
| 19 | understand that. But -- but this is not -- for |
| 20 | whatever reason, it's not the same thing we approved. |
| 21 | And if you just shift -- |
| 22 | MR. GOUDIE: It -- |
| 23 | MR. SILVA: If you'll just hear me out. If you |
| 24 | just shift it back, it wreaks havoc with your layout. |
| 25 | So we wouldn't be doing you a disservice saying just |


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| 1 | push this back. It's not -- you have to take a look |
| 2 | at that again seriously because it doesn't work. It |
| 3 | doesn't work. |
| 4 | MR. GOUDIE: It should. It should. Because |
| 5 | I -- I think it's more the roof plan. Because when |
| 6 | you see the interior of the layout, it's almost the |
| 7 | same, the same separation. And it was very clear |
| 8 | that it had to be out of the roof line, like Kara |
| 9 | mentioned in the first one. And that's -- I don't |
| 10 | have a problem. That will be changed. That's not |
| 11 | a -- that's not a problem. |
| 12 | MS. KAUTZ: Right. But I understand what |
| 13 | they're saying. So -- |
| 14 | MR. GOUDIE: Yeah -- |
| 15 | MS. KAUTZ: -- the carport -- |
| 16 | MR. GOUDIE: -- the roof plans -- |
| 17 | MS. KAUTZ: -- the pitch, it goes on both sides |
| 18 | according to this. On this one it only goes to the |
| 19 | front pitch and slopes forward. There's no back |
| 20 | pitch. So this appears in this to be -- |
| 21 | MR. GOUDIE: Yes, it does appear -- |
| 22 | MS. KAUTZ: -- further back. |
| 23 | MR. GOUDIE: It does appear like that. But then |
| 24 | when I go into the interior -- |
| 25 | MR. SILVA: In the interior it shows the same |

way. It's forward. It's way forward.
MS. KAUTZ: Yeah. There's the pitch, forward. And the balcony. What that shows is that this would happen back here. So all of this would go like to here.

MR. SILVA: You would have to access that from the outdoor terrace. That's the only way you would be --

MR. GOUDIE: From where?
MS. KAUTZ: Well, the sitting area, you could make that -- you could reconfigure the sitting area to do --

MR. SILVA: Yeah.
MS. KAUTZ: -- something.
MR. SILVA: I mean, but you would -- you would have to rework it. It doesn't --

MR. GOUDIE: That's not a problem, to come through here.

MS. KAUTZ: Yes, shift it back to keep the pitch to the carport.

MR. GOUDIE: Yeah, that's not a problem. That's not a problem. That's not a problem. Like that, that was a mistake by the architect, probably trying to -- another guy, architect trying to accommodate there, that one. That's not a problem. If that's

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| 1 | something that we agree and that's -- I'm not |
| 2 | interested in changing that. |
| 3 | CHAIRMAN TORRE: Let's go back to the |
| 4 | discussion. We approve it. The Zoning people are |
| 5 | gonna say it's oversized. He's gonna come back and |
| 6 | you're gonna take out the garage doors. You're gonna |
| 7 | come back and it's gonna be the same house without |
| 8 | the garage doors, which goes back to the same |
| 9 | discussion we're having today, that the design was |
| 10 | sized larger and there was a way of going around it |
| 11 | by taking the doors away. |
| 12 | MS. KAUTZ: I mean that -- that happens |
| 13 | sometimes. Zoning, if -- |
| 14 | CHAIRMAN TORRE: I understand. |
| 15 | MS. KAUTZ: -- if plans aren't dimensioned |
| 16 | properly and they get the permitting. So then they |
| 17 | move a wall -- |
| 18 | CHAIRMAN TORRE: No, I understand. |
| 19 | MS. KAUTZ: -- 2 feet and it shaves off the |
| 20 | entire back, then that does never come back to you |
| 21 | because it's just taken care of -- |
| 22 | CHAIRMAN TORRE: Right. Well, he could have |
| 23 | come today without the garage doors and that would |
| 24 | have been fine in the beginning. |
| 25 | MR. GOUDIE: The reason why I didn't come out |


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| 1 | without the garage doors is because I was base -- I |
| 2 | was basing this -- the reason why we moved this, they |
| 3 | should be moved by -- by the draftsman is -- and |
| 4 | that's why we added those square footage on the -- on |
| 5 | the bottom of the -- of the house. It's not the |
| 6 | carport that is counting. It's the other section |
| 7 | that is counting now that it's an open area. |
| 8 | MR. FULLERTON: So if you make that a carport, |
| 9 | we're done with the FAR, aren't we? |
| 10 | MR. GOUDIE: A hundred percent. |
| 11 | MR. FULLERTON: Why don't we just -- |
| 12 | CHAIRMAN TORRE: If you're okay with the design. |
| 13 | That's the question. |
| 14 | MR. FULLERTON: Okay. I'm okay with it. |
| 15 | MR. GOUDIE: Let's move the -- |
| 16 | CHAIRMAN TORRE: No, I mean you have to agree |
| 17 | that you're gonna have to come back with a carport |
| 18 | instead of a garage. |
| 19 | MR. GOUDIE: Yeah. |
| 20 | CHAIRMAN TORRE: And you'd better say it now and |
| 21 | say that's what I'm gonna do. And that's the end of |
| 22 | the story. |
| 23 | MR. GOUDIE: I don't have a problem with doing |
| 24 | the carport and moving the -- |
| 25 | CHAIRMAN TORRE: So -- |



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| 1 | MR. EHRENHAFT: Then would -- |
| 2 | MR. GOUDIE: It's happening. |
| 3 | MR. EHRENHAFT: -- would address the carport |
| 4 | being in its -- its original scale, its original |
| 5 | height? You'd have two-story material behind it -- |
| 6 | MR. FULLERTON: Further behind it. |
| 7 | MR. EHRENHAFT: -- but you'd still have -- it |
| 8 | wouldn't create a mass -- |
| 9 | MR. FULLERTON: Right there. |
| 10 | MR. EHRENHAFT: -- on top of the carport. |
| 11 | MS. KAUTZ: I understand. |
| 12 | MR. EHRENHAFT: The carport would remain |
| 13 | architecturally the same as it is today. Is that |
| 14 | correct? |
| 15 | CHAIRMAN TORRE: Yes. |
| 16 | MS. KAUTZ: I understand. |
| 17 | MR. EHRENHAFT: Does that -- does that address |
| 18 | the concern or were -- that's what I was asking |
| 19 | originally. |
| 20 | CHAIRMAN TORRE: This is how the conversation |
| 21 | started. The whole discussion started with trying to |
| 22 | save the original carport. This gentleman's here |
| 23 | because of it. And that's all the discussion |
| 24 | started. Then he got that approved one way and we |
| 25 | pushed it back. But now we're -- what I'm concerned |




MR. GOUDIE: Maybe it will be reduced.
MR. SILVA: You're adding -- you're adding square footage. You're adding --

CHAIRMAN TORRE: It should be smaller, correct?
MR. SILVA: Well, you're -- what he's gonna do --

CHAIRMAN TORRE: The correct solution --
MR. SILVA: Yes, what -- the simple thing is to push this back --

CHAIRMAN TORRE: Slide it.
MR. SILVA: -- to slide it back. But that means you're gaining patio because this moves back. So you're gaining additional covered patio.

CHAIRMAN TORRE: That gets counted.
MR. SILVA: That gets counted. So you're
adding --
MR. FULLERTON: You just have to --
MR. GOUDIE: No, no, but that was already in the measurement.

MR. SILVA: No, that wasn't. I doubt it. I mean a drawing like this, they took the measurements from this.

MR. GOUDIE: Yeah, they -- underneath it was already added.

MR. SILVA: Underneath it's drawn the same way



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| 1 | MR. GOUDIE: I already went through -- |
| 2 | MS. THOMSON: -- on a certain -- |
| 3 | MR. GOUDIE: -- I already went through Public |
| 4 | Works. And the only -- the only thing that they had |
| 5 | there was a fire hazard, it has to be 5 feet away |
| 6 | from the gate. The two columns are there. They're |
| 7 | gonna taper it. They're gonna be used to the sides |
| 8 | of the gate. And with that gate it will be 8 feet. |
| 9 | And it will be approved by the fire department. |
| 10 | MR. EHRENHAFT: So there would be a simple |
| 11 | modification of the wall that you've already built. |
| 12 | You'd have to -- |
| 13 | MR. GOUDIE: Exactly. |
| 14 | MR. EHRENHAFT: -- do some demolition and -- and |
| 15 | taper according to -- |
| 16 | MR. GOUDIE: That is correct. |
| 17 | MR. EHRENHAFT: -- fire requirements. |
| 18 | MR. GOUDIE: Exactly. If you went in the house, |
| 19 | you saw the fire hydrant, it's basically 4 and a half |
| 20 | feet. I need 5 feet. So doing the curb then will be |
| 21 | good enough. |
| 22 | CHAIRMAN TORRE: Okay. |
| 23 | MR. SILVA: Mr. Goudie, my concern is this, that |
| 24 | if we -- if we approve this and say you have to get |
| 25 | under the FAR and we want the garage back the way it |


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| 1 | was, that's gonna trigger a whole slew of changes. |
| 2 | We're gonna -- we're gonna say it has to come back to |
| 3 | staff for review. If staff isn't comfortable with |
| 4 | those changes, you're gonna kick it back to us again. |
| 5 | So I don't -- I don't know where that gets you. |
| 6 | MR. GOUDIE: No. Like I said, I -- I -- I know |
| 7 | how to go ahead and make the -- the reduction of the |
| 8 | 500 and something square feet without a problem. The |
| 9 | garage alone is that amount. |
| 10 | MR. FULLERTON: And pushing it back is |
| 11 | something you just have to work -- |
| 12 | MR. GOUDIE: Not a problem at all. |
| 13 | MR. FULLERTON: -- just have to work out the |
| 14 | FAR -- |
| 15 | MR. GOUDIE: Not a problem. |
| 16 | MR. FULLERTON: -- and come back to us with |
| 17 | the -- with the figures. |
| 18 | MR. GOUDIE: And also the staff recommended the |
| 19 | columns to be changed. I don't know what -- maybe |
| 20 | the -- the corvels (sic) -- |
| 21 | MS. KAUTZ: The cap -- |
| 22 | MR. GOUDIE: -- the caps to be changed. I don't |
| 23 | have a problem with that, you know. |
| 24 | MR. SILVA: And lowering the clerestory, I'm in |
| 25 | agreement with that as well. That -- that's one of |


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| 1 | their comments. Are you okay with that, lowering |
| 2 | that? |
| 3 | MR. GOUDIE: They want to lower and take out the |
| 4 | windows. Am I correct about that? |
| 5 | MS. KAUTZ: I just sort of wanted to eliminate |
| 6 | it so that the roof just continues -- |
| 7 | MR. SILVA: Right. |
| 8 | MS. KAUTZ: -- back into the new addition. |
| 9 | MR. GOUDIE: The reason why they put that is it |
| 10 | was really for the roof, because they were having |
| 11 | little problems with how they do the roof. |
| 12 | MS. KAUTZ: It seems like it just dives -- like |
| 13 | this would just -- |
| 14 | MR. GOUDIE: It looks like it but -- |
| 15 | MR. FULLERTON: What kind of a motion do we |
| 16 | need? |
| 17 | MS. KAUTZ: You know, into that -- |
| 18 | MR. FULLERTON: To defer? |
| 19 | MR. MENENDEZ: No. |
| 20 | MR. GOUDIE: And the clerestory itself has a |
| 21 | little detail similar with something that has a house |
| 22 | that has a little stucco things just to bring a |
| 23 | little accent. |
| 24 | CHAIRMAN TORRE: Mr. Silva's point is if this is |
| 25 | not corrected, we're just gonna do it again, because |


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| 1 | right now there's gonna be some other questions that |
| 2 | show up. Unless you have, Kara, some other ideas. |
| 3 | This is still gonna come back to us, because once |
| 4 | they shift it things will be buried again. |
| 5 | MS. KAUTZ: If it's -- if it's pushed and |
| 6 | it's -- I mean if it's pushed back to -- to what's |
| 7 | shown previously, it can probably be -- |
| 8 | MR. FULLERTON: Since we already approved it |
| 9 | that way. |
| 10 | MS. KAUTZ: -- worked out. New application. So |
| 11 | I mean we can -- staff can look at it and if it's |
| 12 | substantially changed, we can bring it back to you |
| 13 | again. |
| 14 | CHAIRMAN TORRE: Again, if this things goes up |
| 15 | again by square footage and now 13 and a half, I mean |
| 16 | this is significant discussions, as far as I'm |
| 17 | concerned. |
| 18 | MR. GOUDIE: I -- to be honest, I don't know why |
| 19 | we're adding that square footage, because it's |
| 20 | already underneath the carport, when you mentioned |
| 21 | that, that moving it out is gonna add. So really on |
| 22 | top of the area that's been counted. So even if you |
| 23 | move it out 5 feet, it's still underneath. |
| 24 | MS. KAUTZ: You're talking in the back, though. |
| 25 | MR. SILVA: I'm talking here on the ground |



MS. KAUTZ: No.
MR. GOUDIE: No. Full.
MS. KAUTZ: Yeah, but they're attached -- when they're attached to the house they're full.

MR. FULLERTON: They used to be.
MR. GOUDIE: It used to be. Not anymore.
CHAIRMAN TORRE: Okay. So --
MR. GOUDIE: That's why I said the garage.
CHAIRMAN TORRE: -- let's close it up. Two more questions and then maybe somebody else wants to speak. Are we approving the fountain or the pool with this design?

MS. KAUTZ: The pool and pool deck, yes. The --
CHAIRMAN TORRE: There's not much information here. Are we approving --

MS. KAUTZ: Well, it's a separate COA. You're approving its placement.

CHAIRMAN TORRE: Placement.
MS. KAUTZ: The fountain and this needs a separate CO -- I can go through the staff comments if you want just so --

MR. GOUDIE: The fountain is already built. It's already approved.

MS. KAUTZ: No, this one.
MR. GOUDIE: That's not a fountain.

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| 1 | CHAIRMAN TORRE: The design of the pool -- |
| 2 | MR. GOUDIE: That's not a fountain. |
| 3 | MS. KAUTZ: It says fountain. |
| 4 | MR. GOUDIE: It's not a fountain. It's a pit. |
| 5 | MS. KAUTZ: It says fountain. |
| 6 | Anyway, I can go through the staff because I |
| 7 | think they'll address some of them. So one was to |
| 8 | eliminate the clerestory roof portion from the plans. |
| 9 | The muntin pattern proposed windows and doors should |
| 10 | match the original drawings and then be consistent |
| 11 | throughout. There are a couple ones that are wrong. |
| 12 | MR. GOUDIE: No problem. |
| 13 | MS. KAUTZ: The lattice-work detail shown |
| 14 | throughout the new addition on the balconies is to be |
| 15 | clarified as to material and design and should be |
| 16 | slightly different than the original. The columns |
| 17 | proposed for the new addition are duplications of |
| 18 | those found in the historic residence. They need to |
| 19 | be differentiated in some way and not duplicated, |
| 20 | which could be just changing the capitals slightly. |
| 21 | The existing front door is to remain. The |
| 22 | existing arched openings are not to be altered. |
| 23 | Separate Standard Certificates of Appropriateness are |
| 24 | required for the pool and deck and the fountain as |
| 25 | pit, as not enough information was provided on these |


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| 1 | items. No window openings are to be altered in the |
| 2 | existing house unless expressly approved by the Board |
| 3 | or by staff. New windowsills are not to be added to |
| 4 | the historic residence that are shown where they |
| 5 | don't exist now. |
| 6 | Incorporate the Board of Architects' revisions |
| 7 | as previously noted. And it is revising the -- the |
| 8 | roof overhang of the garage and also to make the |
| 9 | columns, I believe, a bit slimmer. Slimmer? |
| 10 | MR. GOUDIE: No, it wasn't slimmer. |
| 11 | MS. KAUTZ: Slimmer or fatter? |
| 12 | MR. GOUDIE: No. Instead of having the corner |
| 13 | like this, just cut off, like a little curve. |
| 14 | MS. KAUTZ: Okay. The way it's drawn it looks |
| 15 | like they want them to be smaller. |
| 16 | The roof tiles to be true -- to be barrel tile. |
| 17 | Details not provided of the exposed proposed rafter |
| 18 | ends, again to be different from those in the |
| 19 | historic residence. No alterations will be made to |
| 20 | the existing columns, balcony, historic details, or |
| 21 | window spindles on the existing house. |
| 22 | Oh, and at the rear, the north elevation, |
| 23 | there's a piece of the ground floor terrace that |
| 24 | projects slightly and it's covered with a very small, |
| 25 | sloped, barrel-type roof. It has as a counter inside |


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| 1 | and it can be pushed forward and make a nice clean |
| 2 | terrace below. Because it's awkward. It's weird. |
| 3 | MR. GOUDIE: We can remove that. |
| 4 | MS. KAUTZ: So that's fine. |
| 5 | MR. GOUDIE: Just remove it. It has to be |
| 6 | removed. |
| 7 | MS. KAUTZ: Yeah, that's fine. |
| 8 | MR. SILVA: I guess I'll make a motion and let's |
| 9 | see where it goes. So I'll move -- I'll move |
| 10 | approval -- |
| 11 | MS. KAUTZ: There's someone here to speak, also. |
| 12 | MR. SILVA: Sorry. |
| 13 | CHAIRMAN TORRE: Yes. I'm sorry. |
| 14 | MS. KAUTZ: Then we're done with the public |
| 15 | hearing. |
| 16 | CHAIRMAN TORRE: You're good? |
| 17 | PARTICIPANT: You've taken care of it. |
| 18 | CHAIRMAN TORRE: Thank you, sir. |
| 19 | MR. SILVA: So I will move approval with all of |
| 20 | staff comments. And in addition, comment No. 15 |
| 21 | would be that the -- the garage carport -- the |
| 22 | carport area to the west of the house gets put back |
| 23 | the way it was in the previously approved design |
| 24 | completely. |
| 25 | Comment No. 16, that the house needs to comply |


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| 1 | with FAR as per zoning. |
| 2 | And No. 17, that staff reviews for all of these |
| 3 | conditions upon resubmittal to staff. |
| 4 | MR. GOUDIE: Not a problem. |
| 5 | MR. SILVA: That's the motion, my motion. |
| 6 | CHAIRMAN TORRE: Is there a second? |
| 7 | MR. FULLERTON: I'll second. |
| 8 | CHAIRMAN TORRE: We have a motion. We have a |
| 9 | second. Any more discussion? |
| 10 | (No response) |
| 11 | CHAIRMAN TORRE: Move forward. Roll call. |
| 12 | MS. DIAZ: Ms. Thomson? |
| 13 | MS. THOMSON: Don't call me first. No. |
| 14 | MS. DIAZ: Mr. Ehrenhaft? |
| 15 | MR. EHRENHAFT: Yes. |
| 16 | MS. DIAZ: Ms. Bache-Wiig? |
| 17 | MS. BACHE-WIIG: Yes. |
| 18 | MS. DIAZ: Mr. Menendez? |
| 19 | MR. MENENDEZ: Yes. |
| 20 | MS. DIAZ: Mr. Fullerton? |
| 21 | MR. FULLERTON: Yes. |
| 22 | MS. DIAZ: Mr. Rodriguez? |
| 23 | MR. RODRIGUEZ: Yes. |
| 24 | MS. DIAZ: Mr. Silva? |
| 25 | MR. SILVA: Yes. |


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| 1 | MS. DIAZ: Mr. Torre? |
| 2 | CHAIRMAN TORRE: I don't -- this house started |
| 3 | as a very quaint, smaller house. It's grown. I |
| 4 | don't care how big it's grown. And I'm a developer, |
| 5 | so I appreciate what you do. And that's not the |
| 6 | point. But, you know, the loophole to get the |
| 7 | garage, to have a carport, and this thing was -- just |
| 8 | didn't need to happen. So I'm gonna say that, no. |
| 9 | It's too big for my taste. And it should have been |
| 10 | smaller. And it should have been okay. So, no. |
| 11 | MS. KAUTZ: Do you all need any more |
| 12 | clarification on the requested variances or can you |
| 13 | vote on them? |
| 14 | MR. RODRIGUEZ: What was the vote? |
| 15 | MS. KAUTZ: It passed. |
| 16 | MS. RAMOS: It passed. |
| 17 | MS. KAUTZ: It passed. So if you -- do you need |
| 18 | clarification on what the variances are all about or |
| 19 | no? |
| 20 | MS. THOMSON: Yeah, I think we should. |
| 21 | MS. KAUTZ: So Article 5, Section 5-101 of the |
| 22 | Code has to do with allowing an accessory building, |
| 23 | which in this case Zoning calls a pool, a deck or a |
| 24 | spa considered an accessory building, even though |
| 25 | it's not a building, it's an accessory, to be closer |


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| 1 | to the front of the property than the main building. |
| 2 | In this case, the north wing of the addition is now |
| 3 | considered part of the main building. |
| 4 | Article 5, Section 5-108 addresses the same |
| 5 | issue. 5-108 (C) has to do with location of swimming |
| 6 | pool as it sits within the "L" shaped site plan. The |
| 7 | proposed location of the pool will be visible |
| 8 | theoretically, because of the wall you can't see it, |
| 9 | but theoretically it will be visible from the front |
| 10 | and side streets, which isn't allowed. But in this |
| 11 | case because of its location, the front and the side |
| 12 | street, it's there. There's no other location for |
| 13 | the pool on the property. |
| 14 | And staff is recommending in favor of the |
| 15 | variances. |
| 16 | MR. FULLERTON: I have no problem with that. |
| 17 | MS. KAUTZ: So if you think there's consensus, |
| 18 | you can do them all at once, or you can separate them |
| 19 | out and do them individually. |
| 20 | MR. SILVA: Anybody else want to move? |
| 21 | CHAIRMAN TORRE: Move these as a group. The |
| 22 | pool one I don't agree with. So maybe you want to |
| 23 | separate it for that reason, or move everything but |
| 24 | the pool. |
| 25 | MS. KAUTZ: No, they're all about the pool. |


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| 1 | MR. SILVA: They're all about the pool. |
| 2 | MS. KAUTZ: So it's -- it's basically all four |
| 3 | things say the same thing. |
| 4 | CHAIRMAN TORRE: Well then -- |
| 5 | MS. KAUTZ: So if you're -- |
| 6 | CHAIRMAN TORRE: -- then put it as one. I'm |
| 7 | fine with that. |
| 8 | MR. RODRIGUEZ: So moved. |
| 9 | CHAIRMAN TORRE: There's a movement. |
| 10 | MR. FULLERTON: Second. |
| 11 | CHAIRMAN TORRE: Okay. |
| 12 | MS. KAUTZ: Wait. Who seconded? |
| 13 | CHAIRMAN TORRE: Mr. Fullerton, right? |
| 14 | MR. FULLERTON: Yes. |
| 15 | MR. RODRIGUEZ: Do it all at once. |
| 16 | MS. KAUTZ: All four variances as requested. |
| 17 | MR. RODRIGUEZ: As one. |
| 18 | CHAIRMAN TORRE: All right. Roll call. |
| 19 | MS. DIAZ: Ms. Bache-Wiig? |
| 20 | MS. BACHE-WIIG: Yes. |
| 21 | MS. DIAZ: Mr. Fullerton? |
| 22 | MR. FULLERTON: Yes. |
| 23 | MS. DIAZ: Mr. Rodriguez? |
| 24 | MR. RODRIGUEZ: Yes. |
| 25 | MS. DIAZ: Mr. Ehrenhaft? |



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| 1 | CHAIRMAN TORRE: Thank you. |
| 2 | MR. GOUDIE: And Merry Christmas. |
| 3 | CHAIRMAN TORRE: Merry Christmas. |
| 4 | MR. FULLERTON: Merry Christmas to you. |
| 5 | CHAIRMAN TORRE: All right. |
| 6 | MR. FULLERTON: It's almost 5:00. |
| 7 | MR. RODRIGUEZ: Somewhere. |
| 8 | CHAIRMAN TORRE: Good things come to those who |
| 9 | wait. |
| 10 | CASE FILE COA (SP) 2017-022, 1119 CORAL WAY |
| 11 |  |
| 12 | CHAIRMAN TORRE: Case File CO (SP) 2017-022, |
| 13 | application for the issuance of a Special Certificate |
| 14 | of Appropriateness for the property at 1119 Coral |
| 15 | Way, a contributing resource within the Coral Rock |
| 16 | Residences Thematic Group and the Coral Way Historic |
| 17 | District. This is legally described as Lots 15 and |
| 18 | 16 of Block 10, Coral Gables Section "C," recorded in |
| 19 | Plat Book 8, Page 26, of the Public Records, |
| 20 | Miami-Dade County. The application requests design |
| 21 | approval for the construction of additions to the |
| 22 | residence and sitework. |
| 23 | MS. KAUTZ: Thank you. Location map on Coral |
| 24 | Way. This was built in 1922 for owner W.C. Bliss. |
| 25 | It's a one-story residence set on a very high coral |


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| 1 | space, that is an excellent example of the earliest |
| 2 | type of architectures being built in Coral Gables in |
| 3 | the '20s. It's one of the 27 coral rock houses in |
| 4 | the city, designated as part of the Thematic Group in |
| 5 | 2007, and also as part of the Coral Way Historic |
| 6 | District in 2014. We have some great early |
| 7 | photographs of this from Fishbaum (sic). This is |
| 8 | from 1923. We have photos of the house under |
| 9 | construction, of the rear of the house. It's -- |
| 10 | it's -- it's a charming residence. Had undergone |
| 11 | very little alteration. Sorry. 1940s photograph. |
| 12 | The previous owner had owned it for years and |
| 13 | years and didn't do very much to it. It's undergone |
| 14 | some recent alterations. A new owner purchased it a |
| 15 | year ago, I think a year ago, maybe a little bit |
| 16 | longer. |
| 17 | MR. LLANO: Two years. |
| 18 | MS. KAUTZ: Two years. And enclosed the front |
| 19 | porch with insulation, impact resistant windows and |
| 20 | doors, some interior alterations, site work, new |
| 21 | pavers, driveways, things like that. |
| 22 | Still this is for a one -- two one-story |
| 23 | additions on the rear of the existing residence. |
| 24 | There's a west wing housing a new family room, |
| 25 | laundry/storage room and an east wing housing a new |


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| 1 | master suite. The covered terrace joins the two |
| 2 | wings to a courtyard. Site work includes a new |
| 3 | swimming pool, deck, walkway, and paved courtyard |
| 4 | area. |
| 5 | No variances have been requested. The proposal |
| 6 | was reviewed by the Board of Architects on November |
| 7 | 2nd with no comments. |
| 8 | We have a couple conditions at the end. We do |
| 9 | find that the proposals in keeping with the historic |
| 10 | residence, one story in height, to be compatible |
| 11 | scale to the existing structure. And they're only |
| 12 | visible from the primary facade on Coral Way from a |
| 13 | slight sliver on one side. So, no -- yes, from I |
| 14 | think a staircase -- |
| 15 | MR. LLANO: Yes. |
| 16 | MS. KAUTZ: -- on the side, so. |
| 17 | We are recommending in favor of the application |
| 18 | with conditions. So I'll bring this back to you as |
| 19 | soon as the presentation is complete. |
| 20 | MR. LLANO: My name is Eduardo Llano, |
| 21 | E-d-u-a-r-d-o, last name is Llano, L-l-a-n-o. So I'm |
| 22 | the architect of record for the family, for the |
| 23 | Hudson family. |
| 24 | It's been a long meeting. So essentially we do |
| 25 | meet all the requirements. It's a one-story |


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| 1 | addition, so we're in keeping with the residence. I |
| 2 | was involved with the remodeling of the residence and |
| 3 | we also did the driveway work. And so far I've been, |
| 4 | you know, pleasantly surprised that everything has |
| 5 | been working out okay. But the house -- the owner |
| 6 | does need some more interior space, so we've come up |
| 7 | with this design. Everything will be to the rear, so |
| 8 | not as visible. And nothing will be visible from the |
| 9 | street. And we do create a courtyard. So an FAR, we |
| 10 | were already counting it twice anyway. So we've |
| 11 | already adjusted for that. I have no issues. |
| 12 | We went to the Board once. They asked for some |
| 13 | changes to it, which we did. And then we came here. |
| 14 | So I guess I'll go through the slides. But |
| 15 | basically if you have no questions, I'll just go |
| 16 | through -- |
| 17 | CHAIRMAN TORRE: You're giving us the |
| 18 | abbreviated version. You've got to do the long |
| 19 | version. |
| 20 | MR. LLANO: No, I -- |
| 21 | CHAIRMAN TORRE: No, I'm kidding. |
| 22 | MR. LLANO: So while I'm doing the presentation, |
| 23 | if anybody wants to do a motion. |
| 24 | So here's the site plan. And you could see |
| 25 | basically the existing house, the relationship. This |


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| 1 | diagram kind of gives you the idea where the solid |
| 2 | grays are the new living space. And the white area |
| 3 | in the back is the little covered terrace that links |
| 4 | it. And then the pool is free-standing in the back. |
| 5 | The whole residence existing is all coral rock. |
| 6 | On the new design we would just do the coral rock |
| 7 | base and then stucco above. So that will be the |
| 8 | little bit of the change. If we do -- any of the |
| 9 | tile we do, we will provide the same Ludowici tile. |
| 10 | So here's your floor plan. And you can see the |
| 11 | two additions. And here's your facades. So these |
| 12 | are basically two side facades. So the existing |
| 13 | house will be obviously where all the coral is. |
| 14 | And we are in agreement with staff in reference |
| 15 | to the rear of the house, which is this one here with |
| 16 | the two windows. And it has sort of a stepped gable |
| 17 | end. We will simplify that, so we won't make it look |
| 18 | exactly like the existing house. So we still do want |
| 19 | to do a gable so we can do a -- an exposed roof, but |
| 20 | we will simplify that. So that, we have no problems |
| 21 | with staff recommendations. We will do that. And I |
| 22 | think staff was also trying to simplify that rear |
| 23 | parapet, which is the flat roof of the terrace. So |
| 24 | maybe it will just be one straight, and that little |
| 25 | column in the middle, maybe the parapet won't show |


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| 1 | that. And it will just be -- the two ends will go |
| 2 | higher and leave the little portion, so just simplify |
| 3 | it a little bit more. |
| 4 | MR. FULLERTON: Is that accessible? |
| 5 | MR. LLANO: Is that roof accessible? |
| 6 | MR. FULLERTON: That deck. |
| 7 | MR. LLANO: No. It had come up in conversation, |
| 8 | but we -- the issue then if we did that, then it |
| 9 | would have to be the guardrail -- |
| 10 | MR. FULLERTON: Right. |
| 11 | MR. LLANO: It would become too much. |
| 12 | MR. FULLERTON: No, I agree. |
| 13 | MR. LLANO: So we left it simple. And we |
| 14 | couldn't really roof it with tile, because they were |
| 15 | really concerned with the visual, the existing house. |
| 16 | She just didn't want to see the roof tile on there. |
| 17 | So that's why that just stayed as a flat. |
| 18 | But I'm -- I'm happy. We've been working on it |
| 19 | for a long time. And I look forward to -- the |
| 20 | clients' been very good with all the decisions |
| 21 | they've made on the -- on the previous remodeling. |
| 22 | So I think as we continue to develop this, it's just |
| 23 | gonna get, you know, better and better. |
| 24 | So if you guys have any questions, I'll answer. |
| 25 | And if you want to make a motion. |


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| 1 | MR. FULLERTON: The floor of this house is |
| 2 | 5 feet above natural grade? |
| 3 | MR. LLANO: Yeah. |
| 4 | MR. FULLERTON: Wow. |
| 5 | MR. LLANO: It is -- it is tall. |
| 6 | So the issue here is all the stairs. It's a |
| 7 | little bit difficult to deal with, but they have |
| 8 | three existing sets of -- no, four, four existing |
| 9 | stairwells to this house. |
| 10 | MR. FULLERTON: And handrails on -- on any decks |
| 11 | and terraces? Do you have any problem with that? |
| 12 | MR. LLANO: Yeah. I mean I think what -- since |
| 13 | the existing house is under previous code, it doesn't |
| 14 | really have -- the only one that has the guardrail is |
| 15 | the one in the entrance. The other one really just |
| 16 | has a very -- but in this case I can't. I have to - |
| 17 | I have to adjust the new code. And I think in the |
| 18 | end it probably works better with a solid guardrail. |
| 19 | MR. FULLERTON: Solid? |
| 20 | MR. LLANO: Solid guardrail on the sides. The |
| 21 | only one I show with a rail would be the one inside |
| 22 | the terrace. I guess I can't do that. So if you |
| 23 | look at the drawings, the only one that has the -- |
| 24 | the aluminum, or let's say a vertical picket rail, |
| 25 | would be the one in the terrace. Which is there on |


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| 1 | the side elevation, on the west elevation. |
| 2 | MR. FULLERTON: What page? |
| 3 | MR. LLANO: A-4. |
| 4 | MS. KAUTZ: You're not adding anything here, are |
| 5 | you? Is that an existing condition? |
| 6 | MR. LLANO: Yeah, they did that after. Those |
| 7 | aren't new revisions because -- |
| 8 | (Inaudible) |
| 9 | THE REPORTER: I can't hear you. |
| 10 | MR. LLANO: Okay. No, no. The question was on |
| 11 | the -- on the existing rear facade of the house, |
| 12 | there's a terrace for stairs to go down. And I don't |
| 13 | think -- it's not original because I don't see it in |
| 14 | the original drawings. Somebody did add a solid |
| 15 | guard. But only at the terrace level. The steps as |
| 16 | they come down, the rail is low. |
| 17 | So in the new design, John, the only area that |
| 18 | I'm showing the -- the open picket is that one on the |
| 19 | terrace. |
| 20 | MR. FULLERTON: I see. I see. |
| 21 | MR. LLANO: But the other one that comes out the |
| 22 | side of the house, it will have a solid guard. And |
| 23 | on the other side by the master suite, it will also |
| 24 | have a solid guard. |
| 25 | MR. SILVA: I don't see anything on the staff |





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| 1 | interior space. So they need to be sort of furred |
| 2 | out to keep that wall and the sill intact. So if at |
| 3 | some point anyone wants to come back and remove this |
| 4 | addition, that wall is still, you know, undisturbed. |
| 5 | And the pool and the deck again will be handled |
| 6 | under separate COA by staff. |
| 7 | MR. LLANO: Kara, the only question would be |
| 8 | that, so the Ludowici tile is not considered Spanish |
| 9 | S or -- |
| 10 | MS. KAUTZ: No, it's -- it should be true |
| 11 | barrel. But if you're matching what's on there now, |
| 12 | it's just a low regular Spanish. Is it -- is it |
| 13 | Ludowici? |
| 14 | MR. LLANO: I think it is, yeah. |
| 15 | MS. KAUTZ: I want -- I want to say no. |
| 16 | MR. LLANO: No. Okay. |
| 17 | MS. KAUTZ: I want to say I pulled the permit to |
| 18 | find the date and it didn't say Ludowici. |
| 19 | MR. LLANO: Okay. |
| 20 | MS. KAUTZ: But I can check again. |
| 21 | MR. LLANO: All right. |
| 22 | MR. FULLERTON: Are you -- with the stucco work, |
| 23 | are you gonna use corner beads and those kinds of |
| 24 | structural or construction techniques that make |
| 25 | stucco look like -- |


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| 1 | CHAIRMAN TORRE: Commercially? |
| 2 | MR. FULLERTON: Yeah. Too commercial? My -- I |
| 3 | always say don't use corner beads on this kind of |
| 4 | architecture. It's just -- it should be done a |
| 5 | little more by hand kind of feeling. Minor detail, |
| 6 | but -- |
| 7 | MR. LLANO: Yeah, that's fine. We can -- I can |
| 8 | make -- |
| 9 | MR. FULLERTON: I just hate -- |
| 10 | MR. LLANO: -- make that as a condition. |
| 11 | MR. FULLERTON: -- I just hate that corner bead |
| 12 | look on -- on -- |
| 13 | MR. LLANO: On the old -- |
| 14 | MR. FULLERTON: -- beautiful old buildings like |
| 15 | this, yeah. |
| 16 | MS. KAUTZ: We've asked people to take them off |
| 17 | when they put them on. So it's not a -- it's not a |
| 18 | bad condition. |
| 19 | MR. FULLERTON: Yeah. After -- after they're |
| 20 | already on and stuccoed it's hard to -- |
| 21 | MR. LLANO: Then it's hard to remove. |
| 22 | MS. KAUTZ: We've done it. |
| 23 | MR. LLANO: And we -- and that's for like even |
| 24 | within the -- the windows, everything. |
| 25 | MR. FULLERTON: Yeah. |

MR. LLANO: So no corner --
MR. FULLERTON: Yeah. I mean if it's a big
problem budget-wise, I don't know if it would be or
not, but --
CHAIRMAN TORRE: It's a small house.
MR. LLANO: Okay. No problem.
MR. FULLERTON: With that, I would make a motion
to approve with staff recommendations.
MS. KAUTZ: And your no corner bead.
MR. FULLERTON: And my corner beads.
MS. KAUTZ: Okay.
MR. MENENDEZ: I'll second.
MS. THOMSON: Second.
CHAIRMAN TORRE: Give it to Jan. Jan's got it.
MS. THOMSON: It's mine.
CHAIRMAN TORRE: We have a motion from
Mr. Fullerton and a second from Jan Thomson. Any
further discussion?
(No response)
CHAIRMAN TORRE: Roll call, please.
MS. DIAZ: Mr. Ehrenhaft?
MR. EHRENHAFT: Yes.
MS. DIAZ: Mr. Rodriguez?
MR. RODRIGUEZ: Yes.
MS. DIAZ: Mr. Fullerton?


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| 1 | MR. FULLERTON: Congratulations. |
| 2 | (Applause) |
| 3 | MS. RAMOS: Thanks, everyone. I'm very humbled |
| 4 | by the opportunity. As I was telling Venny earlier, |
| 5 | I named Cristina Suarez my deputy, who was here |
| 6 | earlier today. And for the moment she and I -- we |
| 7 | have Stephanie out on maternity leave and we have one |
| 8 | spot open in the office. So we're gonna be |
| 9 | tag-teaming for the next few months. Stephanie comes |
| 10 | back and Cristina leaves on her maternity leave. So |
| 11 | between now and June, you'll see the two of us |
| 12 | popping in and out and then Stephanie in her place. |
| 13 | And then we'll have a fully staffed office in the |
| 14 | summer. But we're here as always for all of you, |
| 15 | whenever you need. |
| 16 | CHAIRMAN TORRE: Thank you. |
| 17 | MS. SPAIN: We were very happy. |
| 18 | MR. RODRIGUEZ: Congratulations. |
| 19 | MS. SPAIN: It was -- it was like a no-brainer. |
| 20 | Really, she's great. |
| 21 | And so also included in your packet there are |
| 22 | two things at the very end of it. I think it was |
| 23 | last month that we discussed when people do lien |
| 24 | searches, you know, do they know that you can't |
| 25 | demolish any property without going through the |


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| 1 | Historic Preservation Office. And so the -- Miriam |
| 2 | jumped on it. And this is going to be incorporated |
| 3 | into lien searches in the future. |
| 4 | CHAIRMAN TORRE: So just to point out, the |
| 5 | technical aspect of this, this is done usually by |
| 6 | attorneys when they're preparing for a closing, as |
| 7 | preparation for the closing. I guess somebody still |
| 8 | has a right -- I'm just trying to figure out what -- |
| 9 | what really this means for the -- |
| 10 | MS. SPAIN: It just notifies them. |
| 11 | CHAIRMAN TORRE: Right. What I'm saying is, if |
| 12 | you're already in the contract, you're already |
| 13 | hard -- |
| 14 | MS. RAMOS: It would be ideal to find a way to |
| 15 | do it earlier. |
| 16 | CHAIRMAN TORRE: Yeah. So -- |
| 17 | MS. RAMOS: We just weren't able to find that |
| 18 | entry point. |
| 19 | CHAIRMAN TORRE: I understand. This is as good |
| 20 | as it gets. But I'm just saying is we will still |
| 21 | have somebody that may try to put the brakes on, |
| 22 | can't put the brakes on, and has to discuss that with |
| 23 | the seller at that point and figure that out. |
| 24 | MS. RAMOS: Yeah. And I think that goes to |
| 25 | Dona's point in going to speak to the realtor groups |


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| 1 | and reminding them that they have a duty to tell |
| 2 | their clients these things. |
| 3 | CHAIRMAN TORRE: I mean it's -- |
| 4 | MS. RAMOS: But we can't control them. |
| 5 | CHAIRMAN TORRE: No, I understand. We try to - |
| 6 | MS. SPAIN: And I speak all the time -- |
| 7 | CHAIRMAN TORRE: We see them so many times here. |
| 8 | MS. SPAIN: -- to realtors and I go to their |
| 9 | offices and give out my cell phone and say, if you're |
| 10 | looking at a property, call me. If it's a weekend, |
| 11 | if it's, you know, whatever, I'll show up. |
| 12 | CHAIRMAN TORRE: The only thing I would suggest, |
| 13 | if you can, bold the letters, put a colored box |
| 14 | around it, if you really want to bring attention to |
| 15 | it. A lot of people don't read. Just telling you, a |
| 16 | lot of people don't read them. Even attorneys |
| 17 | sometimes don't read. |
| 18 | MR. RODRIGUEZ: Also, aren't there services that |
| 19 | attorneys go through for a lien search? |
| 20 | MS. RAMOS: So whatever the title company, |
| 21 | they're gonna request it from us. They have to go |
| 22 | through us. |
| 23 | MR. RODRIGUEZ: But will they be -- will they |
| 24 | take the care to advise the -- the attorney, whoever |
| 25 | requested the lien, of this boxed information? |

MS. RAMOS: Well, the attorney will be given that -- that form to fill out --

MR. RODRIGUEZ: Okay.
MS. RAMOS: -- so that's their notice. If the attorney doesn't read it --

MR. RODRIGUEZ: But it goes through a lien -through a lien search firm, the attorney may not necessarily, you know, be the one requesting it.

MS. RAMOS: Yeah.
CHAIRMAN TORRE: Some paralegal might be doing this and that's the end of it.

MS. RAMOS: Right. It's definitely --
MR. RODRIGUEZ: Or a lien search firm, they just specialize in lien searches.

MS. RAMOS: Unquestionably, it's imperfect. MR. RODRIGUEZ: Okay. MS. RAMOS: I mean, it's not a perfect solution. But it's a little bit more than we were doing before.

CHAIRMAN TORRE: Right.
MS. RAMOS: And we continue our efforts.
MR. RODRIGUEZ: Could we -- could we say this, as he said, just in a box, but say, caution, advise the purchaser?

MS. RAMOS: Advise client. Sure.
MR. RODRIGUEZ: Advise client.


permit process.
CHAIRMAN TORRE: It's actually being paid for and --

MS. SPAIN: So it's coming.
CHAIRMAN TORRE: Releasing the stone from the Dominican Republic. It's in the works.

MS. SPAIN: So it's getting there.
And also we have a -- if you haven't been down to the courtyard behind City Hall, there's a David Hayes modern sculpture that's on loan to the city for a year. We're busy.

That's all I have.
CHAIRMAN TORRE: Thank you very much.
MR. FULLERTON: Weren't those ones you were gonna put on the Granada at Castile, the park?

MS. SPAIN: Jean Ward sculptures?
MR. FULLERTON: Yes.
MS. SPAIN: They're in storage.
MR. FULLERTON: Yeah.
MS. SPAIN: We're paying every month to have them stored. They're done. They're restored. And they're going back, we believe, to Granada and Alhambra. And we need to have, I think, another public meeting. It's associated with the -- the park. They're not in the park, but on that

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| 1 | intersection. |
| 2 | And also, I don't think you had -- this Board |
| 3 | had anything to do with it, but there is a large, |
| 4 | white, marble sculpture going into Giralda. And that |
| 5 | was done by an artist in Switzerland. And she |
| 6 | contacted our office. She's done. So these are |
| 7 | going to be installed soon. |
| 8 | MR. FULLERTON: Giralda -- |
| 9 | MS. SPAIN: These things -- |
| 10 | MR. FULLERTON: Giralda downtown? |
| 11 | MS. SPAIN: Yeah, Giralda. |
| 12 | MR. FULLERTON: In the walking area? |
| 13 | MS. SPAIN: Yes. Where they blocked off and |
| 14 | it's now just pedestrian only. At the very end, near |
| 15 | the parking lot, there's a plaza there. And we're |
| 16 | working on paving that with the same pavers that's on |
| 17 | Giralda and then placing these sculptures there. |
| 18 | MR. FULLERTON: Great. |
| 19 | MS. SPAIN: So, you know, it's never a dull |
| 20 | moment. |
| 21 | I don't have anything else. |
| 22 | CHAIRMAN TORRE: Thank you. |
| 23 | MS. SPAIN: Have a Merry, Merry Christmas. |
| 24 | Happy Holidays. |
| 25 | MR. FULLERTON: When's the party? |

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``` MS. SPAIN: When's the party? I don't know. When's the party? It's at your house. MR. FULLERTON: January. At my house. CHAIRMAN TORRE: Motion for adjournment? MR. RODRIGUEZ: Motion to adjourn. THE COURT: All those in favor? (Board members respond "aye.") (Thereupon, the meeting concluded at 7:43 p.m.)
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