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MEETING

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OF THE

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CITY OF CORAL GABLES

11

HISTORIC PRESERVATION BOARD

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405 Biltmore Way  
Coral Gables, Florida  
February 21, 2019

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PARTICIPANTS:

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VENNY TORRE, Chairperson  
ALEJANDRO SILVA, Board Member  
ALBERT MENENDEZ, Board Member  
BRUCE EHRENHAFT, Board Member  
JANICE THOMPSON, Board Member  
ALICIA BACHE-WIIG, Board Member  
JOHN FULLERTON, Board Member

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DONA SPAIN, Historic Preservation Officer  
KARA KAUTZ, Asst. Historic Preservation Officer  
ELIZABETH GUIN, Asst. Historic Preservation Officer  
GUSTAVO CEBALLOS, City Attorney

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

9           The board is comprised of nine members, seven  
10          of whom are appointed by the commission and one by  
11          the city manager, and the ninth is selected by the  
12          board and confirmed by the commission.

13          Five members of the board constitute a quorum  
14          and five affirmative votes are necessary for the  
15          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  
21          commission. A copy of the ordinance is available  
22          in the office of the city clerk. Failure to  
23          register and provide proof of registration shall  
24          prohibit your ability to present to the Historic  
25          Preservation Board on applications under

1 consideration this afternoon.

2 A lobbyist is defined as an individual,  
3 corporation, partnership or other legal entity  
4 employed or retained, whether paid or not, by a  
5 principal who seeks to encourage the approval,  
6 disapproval, adoption, repeal, passage, defeat, or  
7 modification of any ordinance, resolution, action  
8 or decision of any city commissioner, any action,  
9 decision, recommendation of the city manager, any  
10 city board or committee, including, but not limited  
11 to, quasi-judicial, advisory board, trust,  
12 authority, or council, or any action, decision or  
13 recommendation of city personnel during the time  
14 period of the entire decision-making process on the  
15 action, decision or recommendation which  
16 foreseeably will be heard or reviewed by the city  
17 commission or any city board or committee and this  
18 includes quasi-judicial, advisory board, trust,  
19 authority or council.

20 Presentations made to this board are subject  
21 to the City's false claim ordinance, Chapter 39 of  
22 the City of Coral Gables City Code.

23 I now officially call the City of Coral Gables  
24 Historic Preservation Board meeting of February  
25 21st, 2019 to order. The time is 4:05.

1           Today present are Jan Thomson, Mr. Alejandro  
2           Silva, Mr. Albert Menendez, Mr. John Fullerton,  
3           Mr. Bruce Ehrenhaft. That's it.

4           The next item on the agenda is the approval of  
5           the minutes for the meeting held on January 17th,  
6           2019.

7           Are there any changes or corrections? If not,  
8           can I have a motion for approval?

9           MR. SILVA: I move.

10          MR. CHAIRMAN: Is there a second?

11          MR. MENENDEZ: Second.

12          MR. CHAIRMAN: All those in favor, please say  
13          aye.

14          (ALL): Aye.

15          MR. CHAIRMAN: Anybody against?

16          Thank you.

17          The notice regarding ex parte communication  
18          says please be advised that this board is a  
19          quasi-judicial board and that the items on the  
20          agenda are quasi-judicial in nature, which requires  
21          board members to disclose all ex parte  
22          communications.

23          An ex parte communication is defined as any  
24          contact, communication, conversation,  
25          correspondence, memorandum or other written or

1       verbal communication that takes place outside a  
2       public hearing between a member of the public and a  
3       member of the quasi-judicial board regarding  
4       matters to be heard by the quasi-judicial board.

5               If anyone has made any contact with a board  
6       member, when the issue comes before the board the  
7       member must state on the record the existence of  
8       the ex parte communication, the party who  
9       originated the communication, and whether the  
10      communication will affect the board member's  
11      ability to impartially consider the evidence to be  
12      presented regarding the matter.

13             And does anyone on this board have a  
14      communication to disclose at this time?

15             Okay. Looking for deferrals today?

16             MS. SPAIN: No, sir.

17             MR. CHAIRMAN: No deferrals.

18             Okay. So the next one, swearing in, and  
19      anyone in the audience who will be testifying  
20      today, please rise and you'll be sworn in.

21             THE CLERK: Please raise your right hand.

22             Do you swear to tell the whole truth and  
23      nothing but the truth?

24             (ALL): Yes.

25             MR. CHAIRMAN: We have two --

1 MS. SPAIN: We updated the agenda because I  
2 wanted to add an application for paint on Hardee  
3 Road.

4 MR. CHAIRMAN: I wanted to excuse the two  
5 absentees.

6 MS. SPAIN: Oh, yes.

7 MR. CHAIRMAN: If you don't mind.

8 MS. SPAIN: There's two. There's Mr. Parsley  
9 and also Mr. Rodriguez.

10 MR. CHAIRMAN: Yeah. So they've requested to  
11 be excused. Can I have a motion for those to be  
12 excused absences?

13 MR. EHRENHAFT: I move they be excused.

14 MR. CHAIRMAN: Mr. Ehrenhaft did that. You  
15 want to second it?

16 MS. THOMSON: Second.

17 MR. CHAIRMAN: Anybody against?

18 Thank you. Sorry about that.

19 Okay. So, Dona, we have an item that you  
20 inserted into the agenda?

21 MS. SPAIN: I did. It is -- it's an  
22 application for the issuance of a standard  
23 certificate of appropriateness for the property at  
24 536 Hardee Road, a contributing property in the  
25 French County Village Historic District legally

1 described as Lots 5 and 6, Block 258, Coral Gables,  
2 Riviera Section 11 as recorded in Plat Book 28,  
3 Page 23 of the public records of Miami-Dade County.

4 And this application is for paint color. The  
5 paint was approved at the Board of Architects.  
6 It's a little bit different than the normal paint  
7 color that we see typically in that district and so  
8 I wanted to bring it to the board since the board  
9 was coming up.

10 So I think we have an applicant here.

11 Come on up. So if you could state your name.

12 MR. LAURION: My name is Ed Laurion of Laurion  
13 Construction. I'm representing the owner.

14 MS. SPAIN: You're going to have to speak up a  
15 little bit.

16 MR. LAURION: Okay. Ed Laurion of Laurion  
17 Construction.

18 MS. SPAIN: I'll just briefly go through where  
19 it is.

20 This is an aerial view, and this is a very  
21 prominent house on the corner. That's it.

22 Go ahead.

23 MR. LAURION: Okay. The colors we're  
24 proposing that you see in your package, I made a  
25 larger version because the paint samples are very

1 poor and unable to tell.

2 This would be the wall color, this is for the  
3 front door and shutters, and this is the trim  
4 color. These are all historic colors, HC 139, HC  
5 71, and standard white.

6 And then it just so happened to be yesterday I  
7 was driving through the neighborhood and I brought  
8 these pictures, I printed them up if you all want  
9 one, it's another house in the area, very similar  
10 in concept.

11 I don't know if you'd like these.

12 MS. SPAIN: Here.

13 MR. CHAIRMAN: When you call it -- it says  
14 here "off-the shelf-white --

15 MR. LAURION: Yeah, it's the standard --

16 MR. CHAIRMAN: It says --

17 MR. LAURION: Yeah, the technical color code  
18 for that white is PM2, premixed.

19 MR. CHAIRMAN: I'm not contradicting your  
20 selection, I don't mind the green at all. I'd  
21 prefer that the white wouldn't be stark white, that  
22 it just be slightly antiqued, slightly a little  
23 teeny-weenie. I usually use dove white, white  
24 dove. It's just slightly aged a little bit.

25 And that's just the way I think these



1 historical houses tend to look a little bit more  
2 calm. That's just my thought. And, again, maybe  
3 the white works but --

4 MR. LAURION: The reason we chose that white  
5 is it's what matches closest to -- we already have  
6 a window and door permit already existing, and the  
7 windows from the manufacturer in the back portion  
8 of the house, you can't see, but on the back  
9 portion of the house has a new set of windows on it  
10 and that's the same white.

11 MR. CHAIRMAN: I've done many historical  
12 houses where the windows are CGI or whatever and  
13 they're white, and I don't think there's a problem  
14 when you do paint next to a window that's similar  
15 in white.

16 My preference is that these wouldn't be stark  
17 colors so that there's a tendency to it look  
18 historical and antiqued. So just that slight tint  
19 to me makes a difference, but again, I'm just one  
20 person. So that's just my thoughts.

21 So if you look at these pictures, which are  
22 really beautiful, you see that and you don't see  
23 pure white. You do see a slight tone of a subtle  
24 decrease in the white. And you don't really notice  
25 it. I mean, it's white, It's just both white. But

1       again, when I think of pure white, which I use  
2       quite a bit, it just feels a little more  
3       modernistic.

4               Sorry about that.

5               MR. SILVA:  It's a little different than the  
6       traditional Mediterranean pallet, I guess that's  
7       why you brought it to us?

8               MS. SPAIN:  Yeah, I mean, the French Country  
9       Village is -- it's just a little bit different than  
10      what we're used to seeing and I wanted you to look  
11      at it.

12              Typically we administratively approve colors  
13      and you never see colors.  When I first started  
14      with the City 23 years ago we brought all the  
15      colors and it really held up the paint permits, and  
16      so we try to administratively approve all of them.

17              I've always considered paint to be temporary  
18      so, you know...

19              MR. CHAIRMAN:  Is the board being passed  
20      around, the big board?  You have it there?  Can we?

21              It's just, these things don't print well, so  
22      it's hard to --

23              MR. LAURION:  Yeah, they don't.  They don't.

24              MS. SPAIN:  I know.  I know.

25              MR. CHAIRMAN:  And that's why, yeah.

1           MR. SILVA: I think I agree with Venny. I  
2           don't object to the colors themselves, except the  
3           white, I do agree I think it should be kind of a  
4           softer tint, more of an earthy beige tint tone.

5           MR. CHAIRMAN: I use dove white, but again,  
6           I'm not trying to tell you to use that.

7           MR. SILVA: It's not a pure white.

8           MS. THOMSON: I would tend to agree.

9           MR. MENENDEZ: What color are the roof tiles?

10          MR. LAURION: The roof is a slate. It's a mix  
11          of purple tones, brown tones, gray tones. I don't  
12          know how well you can see it in the package.

13          MR. SILVA: It's the same we see in the image.

14          MR. LAURION: Yeah. That's with the new  
15          roof -- it actually already has a new roof, so it  
16          won't be changing from now till it's passed us.

17          MR. CHAIRMAN: Hold it up at a distance again,  
18          if you don't mind.

19          MR. LAURION: See it from a distance?

20          MR. CHAIRMAN: Yeah, but this doesn't print  
21          well. It just has a little bit different tone.

22          MR. LAURION: Yeah.

23          MR. CHAIRMAN: And this is closer to the  
24          railing. Again, the white's my issue. I mean, I  
25          would have gone a little darker, but I'm not going

1           to force you to change it.

2                   But this is a big house, it's a massive house,  
3           so a little deeper would have been my preference,  
4           but it's good.

5                   MR. LAURION:   Right.

6                   MR. CHAIRMAN:   Speak up.   Come on, Board.

7                   MR. LAURION:   And then also just one thing  
8           that you're not seeing in those pictures, part of  
9           our existing window and door permit is also for a  
10          brand new garage door, which will be a natural wood  
11          door kind of in this color spectrum.   It's a  
12          mahogany wood door.

13                   MR. CHAIRMAN:   It's a really, very beautiful  
14          house.   It's such a prominent house.   It's amazing.

15                   MS. THOMSON:   It is.

16                   MR. LAURION:   And she's pulling no strings on  
17          this project.

18                   MR. CHAIRMAN:   The color's subjective and you  
19          shouldn't tell people what color to paint their  
20          house, so I think --

21                   MS. SPAIN:    It's in a prominent location so I  
22          just wanted to come before the board.

23                   MR. CHAIRMAN:   Yeah.   Make sure it's  
24          historically correct and I think it works.

25                   MS. THOMSON:   You know, the -- this doesn't

1        seem like it's on. But the green color is kind of  
2        a foggy color, so maybe the white would make it mor  
3        crisp instead of being off white. And, frankly,  
4        for as much white as you're going to have on there  
5        you're not going to be able to tell that much, I  
6        don't think.

7                MR. LAURION: Right. It's just minimal, the  
8        window trims and the trim around the roof line.

9                MS. THOMSON: Yeah, I think your colors are  
10       fine.

11               MR. CHAIRMAN: You want to make a motion?

12               MS. THOMSON: I move that we accept this color  
13       pallet on this house.

14               Am I saying it right?

15               MS. SPAIN: Yes. Perfect.

16               MS. THOMSON: I'm always afraid to make  
17       motions. I don't know if I'm saying it --

18               MS. SPAIN: That's perfect.

19               MR. CHAIRMAN: Let me stop you there. You  
20       need five votes, so just be clear, and we can  
21       discuss it as we go along make sure you walk out of  
22       here with an approval. Just giving you that. So  
23       we can stop along the way to make sure that you  
24       come out okay. We just don't want you to lose this  
25       opportunity today. Okay?

1           MR. LAURION: Thank you.

2           MR. CHAIRMAN: We're all clear that we want to  
3 get this person out of here today, right? One  
4 decision or that other. That's all.

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

6           MR. CHAIRMAN: I'm going to be voting no, just  
7 giving you that choice to know that up front, and  
8 it's because of the color of the white. That's  
9 all. Trying to change to my liking. Okay.

10           But you guys can be five votes and we're good.  
11 So just be aware.

12           MS. BACHE-WIIG: What are you trying to  
13 change, I'm sorry?

14           MR. CHAIRMAN: I like -- were you here for  
15 the discussion?

16           MS. BACHE-WIIG: No. I apologize.

17           MR. CHAIRMAN: Okay. I asked that the white  
18 be toned down slightly, a slight little bit to try  
19 to take that crispness off of it and make it  
20 somewhat slightly antiqued and I suggested the  
21 white, white dove. It's the Benjamin Moore color,  
22 and it's just so that it's subtle, it's a subtle  
23 more antiequey process to the house. That's my --

24           MS. BACHE-WIIG: I guess I can see that,  
25 because it seems like from the picture maybe from

1           the sample that the green has a little bit of brown  
2           in it, maybe. Yeah, there's some brown in there.  
3           So maybe the antique white is the right way to go  
4           because it's warm.

5           MS. THOMSON: Dove white.

6           MR. CHAIRMAN: I call it dove white. But,  
7           again, it's -- I'm not trying to --

8           MR. FULLERTON: I bet you when it's done we  
9           won't able to tell the difference between --

10          MR. CHAIRMAN: You won't.

11          MR. FULLERTON: -- one and another, so I say  
12          let him go. Let's go.

13          MS. BACHE-WIIG: The brown on the paper is  
14          better looking than the brown on the sample, but  
15          anyways.

16          MR. CHAIRMAN: There's a motion, so is there a  
17          second?

18          MR. FULLERTON: Yeah, I second it.

19          MR. CHAIRMAN: Fullerton second it. And  
20          there's no further discussion.

21          Anybody else? Last comments?

22          Okay. Yessi, role call.

23          THE CLERK: Ms. Bache-Wiig?

24          MS. BACHE-WIIG: Yes.

25          THE CLERK: Ms. Thomson?

1 MS. THOMSON: Yes.

2 THE CLERK: Mr. Menendez?

3 MR. MENENDEZ: Yes.

4 THE CLERK: Mr. Ehrenhaft?

5 MR. EHRENHAFT: Yes.

6 THE CLERK: Mr. Silva?

7 MR. SILVA: Yes.

8 THE CLERK: Mr. Fullerton?

9 MR. FULLERTON: Yes.

10 THE CLERK: Mr. Torre?

11 MR. CHAIRMAN: No.

12 Thank you.

13 MS. SPAIN: He had that --

14 MR. CHAIRMAN: I was never going to your vote  
15 today. Okay. You're good. Thank you.

16 MR. LAURION: Thank you all very much for your  
17 time.

18 MR. CHAIRMAN: All right. Ready to go to the  
19 second one? So we're going to a case file, COA  
20 (SP) 2018-002 Revised. This is a special  
21 certificate of appropriateness.

22 This is an application for the issuance of a  
23 special certificate of appropriateness for the  
24 property at 1212 Sorolla Avenue, a local historic  
25 landmark legally described as Lots 12 through 13,



1       Block 2, Coral Gables, Section E recorded in Plat  
2       Book 8, Page 13 of the public records, Miami-Dade  
3       County. And this application requests design  
4       approval for construction of additions and  
5       alternations to the residence and also an auxiliary  
6       structure and site work which was approved with  
7       conditions on March 15th, 2018. This revision  
8       requests design approval for revisions to the  
9       already approved certificate of appropriateness.

10           MS. SPAIN: Yes, and I'm going to turn it over  
11       to the architect so he can walk you through those  
12       revisions.

13           MR. BRAVO: Good afternoon. My name is Pedro  
14       Bravo with Bravo Architecture, offices in 250  
15       Catalonia Avenue.

16           The reason I'm here today is to discuss some  
17       revisions requested by the client. We were  
18       approved in front of this board in March of last  
19       year. Subsequently we revisited a few things, and  
20       the client had asked us to please revise or review  
21       a few items on the design, on the proposed design.

22           The idea and the intent of the revision is not  
23       to change the program, the program is the same  
24       number of bedrooms and bathrooms that are being  
25       proposed, the location of each item that's being

1       proposed. This house has an existing structure.  
2       It's a wide 150-foot lot with a small cottage right  
3       in the center property. And our proposed expansion  
4       was to add bedrooms on one side on the east side,  
5       so there would be a bedroom wing that was added,  
6       and on the west side of the existing structure we'd  
7       do all the service parts, the public areas, family  
8       room, kitchen, billiard room, garage, things like  
9       that. That overall intent has not changed  
10      whatsoever.

11             What you see on the monitor now is the  
12      original photograph from the 1920s, 1930s, I  
13      believe, and below is the existing structure the  
14      way that it is. Again, this is a revision to an  
15      already revised proposal and approved.

16             What you have in your packet in front of you  
17      is basically the revised set. I will go ahead and  
18      there are a few sheets that we've -- I'll point out  
19      that we actually did a comparison study so you can  
20      see the difference in the design.

21             These sheets that I'm going through quickly  
22      are sheets that we already proposed the last time.  
23      These are existing conditions, existing floor plan  
24      of the house. None of these drawings have changed,  
25      but since most of the proposed drawings changed we

1       went ahead and just revised the entire packet.

2               Existing roof plan, the way that it exists.

3               Proposed demolition plan. Again, this was in  
4       your packet the last time. This really hasn't  
5       changed at all. All the proposed windows and doors  
6       is basically to be removed or whatever is to be  
7       demoed is still the same. That has not changed.

8               We have some drawings for zoning that are in  
9       compliance with FAR, lot coverage green area.

10              Now, this is a proposed site plan, and what  
11      our client had asked us to do was basically five  
12      components that change and triggered this revision,  
13      that's why we're here today.

14              I'll go to the floor plan first, then I'll  
15      skip back and go to the site plan. But essentially  
16      the first item that our client asked us to revisit  
17      was the foyer area.

18              I want to take this mike and walk over to the  
19      TV.

20              The first item, as mentioned, was a  
21      revision -- sorry about that -- a revision to the  
22      foyer area. Existing, this drawings indicates the  
23      existing structure. Currently we have a screened  
24      porch which we're going to maintain. That's  
25      original screen porch, at one time was screened.

1 Later on it was glassed, it was encased in glass,  
2 non air conditioned.

3 We're going ahead now and taking it back to  
4 originally as the screened porch. Now, that also  
5 was in your previous approval. That has not  
6 changed.

7 The first item that changed was the foyer  
8 area. The old plan had bathrooms and some program  
9 A/C closets in this area here. We wanted to create  
10 a nice sense of transparency on the property when  
11 you arrive. So that triggered a change, so  
12 therefore, the bathroom or the powder that was  
13 there moved.

14 The second item that was requested also was  
15 this area here that used to be the kitchen area,  
16 and this is all the same plan, basically the same  
17 program. The kitchen area used to be in this  
18 vicinity. We went ahead and changed the kitchen  
19 from here back to here for two reasons, number one,  
20 we felt that this area here can benefit from a nice  
21 French door looking toward the front to a small  
22 garden with a fountain, some type of water feature,  
23 therefore bringing in more natural sunlight.

24 So by doing that what we had to do, which is  
25 one of the changes on the proposed revised plan, is

1       that this element itself moved back about six feet  
2       from the original proposed. The massing is still  
3       the same, but it's now a billiard room with French  
4       doors going all the way down to the ground as  
5       opposed kitchen windows that were there before.

6               The kitchen now moved to this side.

7               Also, another that thing that happened that  
8       affected this floor plan, which I'll get to in a  
9       second, was that initially we had a laundry room in  
10      this area, it was asked to be moved more to the  
11      service areas by where the garage and the kitchen  
12      are, so that kind of changed this particular plan  
13      over here.

14              And then lastly the biggest thing was to maybe  
15      simplify what we were doing on this proposed  
16      bedroom wing. Initially we had more of a massing  
17      breakdown that kind of mimicked the existing  
18      structure. This proposed addition originally  
19      approved was broken into three massing components.  
20      We went ahead and simplified that.

21              In addition to simplifying what we did is we  
22      moved this whole piece further back about nine  
23      feet, and therefore with this move of five feet,  
24      this move of nine feet, now the existing house and  
25      the existing structure that existing cottage house

1 is more visible, it's more prominent. And that was  
2 actually one of the things that the client wanted  
3 for us to explore, the possibility of doing that.

4 This shows the proposed roof plans, which I'll  
5 show you now on the elevations how they work, the  
6 proposed -- the existing elevation, proposed  
7 elevation as it is now in a color drawing.

8 I'll jump quickly to this next drawing. The  
9 next subsequent drawings are going to be kind of  
10 the differences of what was approved originally,  
11 what we have now. What you see on the top is what  
12 was approved. What you see now is what's being  
13 proposed today.

14 So basically on this side, on the east side,  
15 which is the bedroom side, we went ahead and  
16 simplified this movement. Initially our concept  
17 was to kind of follow this same rhythm of three  
18 masses on the existing and we decided to this the  
19 same on this on the proposal for the proposed area.

20 However, the client thought it was a little  
21 bit busy, it was a little bit too broken up. So  
22 what we did was we simplified the movement of the  
23 proposed structure. We also took the structure,  
24 moved it to the end and lowered it a little bit and  
25 tried to simplified a connection, therefore

1       reducing the number of breaks or massing movements  
2       on the house.

3               On the opposite what we did was this element  
4       stayed the same with the difference of being French  
5       doors that lead out to a garden, the garage, garage  
6       structure, the two garages the way that displays,  
7       that all stays the same.

8               This structure in the back is a little bit  
9       taller. We actually lowered the tie beam down a  
10      little bit because the massing itself got a little  
11      bit wider, so we didn't want the roof to really  
12      protrude too much.

13              And in this area here now the separation  
14      between the existing house and the proposed is  
15      further back creating another garden there, so  
16      therefore the existing house really comes out a  
17      little bit more than originally approved.

18              The other side elevations, which are part of  
19      your packet, the way that it was approved, the way  
20      that it is being revised now conceptually a couple  
21      of things. I mean, this element, the way that the  
22      new roof structure and the way that we changed each  
23      side addition to simplify it, we went ahead and  
24      decided to take the master bedroom roof a little  
25      bit further down only so it wouldn't spill over the

1        roof on the front. So we went ahead and simplified  
2        it and brought it down a little bit.

3                Overall conceptually it's still the same  
4        concept, same program, same square footage, same  
5        room size, just a little bit of displacement  
6        change.

7                West elevation and west elevation changes.

8                Another thing that was studied was, or  
9        changed, was the terrace itself grew and it  
10       connected right to the existing detached structure.  
11       There's an actual physical connection with the  
12       terrace that wasn't there before. We had a  
13       transitional space that was a trellis between the  
14       old and the new, but now we actually have a  
15       physical connection. So the terrace itself was  
16       part of the requirement of what was asked of us was  
17       maybe extend that to make it a little bit bigger if  
18       possible.

19                There is a garden on this side, on the west  
20       side of the terrace which is really nice because  
21       there's a large oak tree there and a beautiful  
22       gardens and so we wanted to extend the terrace if  
23       possible.

24                This elevation, the opposite side, essentially  
25       the look, this is the existing structure as it is



1        now. The existing guest house which used to be the  
2        old garage. Terrace, all the kind of same idea,  
3        same concept, same layout. And then the slight  
4        revisions that we did to the facade.

5                Here you have an idea of some renderings of  
6        the massing, how the transition, this being the  
7        existing house as it stands now, obviously  
8        renovated, but the transition between the old and  
9        the new, there's a lower roof that transitions up  
10       to this one bedroom volume that was moved all the  
11       way to end therefore simplifying this whole facade.

12               Also, this element was pushed further back, a  
13        dimension a little over five feet. There's a  
14        little garden in front, there's a wall feature, a  
15        water feature, a small bench, a little garden which  
16        we you can now see from the billiard room and also  
17        from the foyer when you come it. The foyer  
18        actually frames a really nice view to the outdoor  
19        garden.

20               Existing living room structure as it is. This  
21        is the foyer area that's now outdoor entry inside  
22        the foyer. The foyer is inside as I showed you.  
23        That goes back to the screened enclosure as  
24        originally approved and proposed.

25               Garden area and garage structure all as it was

1           before.

2                   We wanted to get these corner windows if  
3           possible from the family room looking out to the  
4           garden to the pool area, now it's like a courtyard  
5           garden, courtyard pool area is what we have. We  
6           thought it would be very nice to keep it.

7                   So we have this element, which we had before.  
8           We have this element in the family room. We also  
9           have it in the master bedroom wing on the other  
10          side.

11                   This is the view from the master bedroom  
12          trellis just outside the bedroom. And that is the  
13          master bedroom itself with a corner window looking  
14          out to the pool area. So that kind of frames,  
15          creates bookends between the master bedroom and the  
16          actual bedroom structure.

17                   But overall material, size, and scaling is all  
18          the same and it was approved before.

19                   I'm here to answer any questions if you need  
20          me.

21                   MR. CHAIRMAN: Your renderer did a good job.

22                   MR. BRAVO: Pardon me?

23                   MR. CHAIRMAN: Your renderer did a good job.

24                   MR. BRAVO: Thank you.

25                   MR. FULLERTON: Yes, he did.

1           MR. CHAIRMAN: And he put a lot of  
2           landscaping. I hope he can afford it.

3           MR. FULLERTON: I noticed there were four palm  
4           trees behind the house in the previous addition and  
5           only three in the new one.

6           MR. BRAVO: Those are discrepancies we'll work  
7           on. Somebody's going to pay for that.

8           MR. SILVA: One of the concerns that we had  
9           when we originally saw the house was that we were  
10          replicating kind of that gable end too much, and I  
11          think actually this revision does a better job in  
12          respecting the original architecture of the house.  
13          I think it's more clear what's original on the  
14          revised proposal. So I think it's an improvement.

15          MR. MENENDEZ: I like the way you've  
16          emphasized the original home and I like, you know,  
17          the flow now better than before.

18          Did the square footage increase at all?

19          MR. BRAVO: The square footage increased, if I  
20          recall, I think it was 112 square feet I think was  
21          the total.

22          MS. THOMSON: Okay. I think this is -- it's a  
23          beautiful home and it's very well thought out and  
24          planned. However, I'm going to give this caveat, I  
25          didn't think about this before and I did now

1           because I walked all around that neighborhood and  
2           there's nothing this large, and it's been approved,  
3           so I understand that, there's nothing this large  
4           there right now in that neighborhood. But my  
5           concern is that there's two full kitchens in this  
6           house, and that turns it out of single family.  
7           Does it not?

8           MR. BRAVO: Well, I mean, maybe -- we have the  
9           main kitchen inside the house and we have a summer  
10          kitchen outside, it's a barbecue.

11          MS. THOMSON: No, in your back little casita?

12          MR. BRAVO: Existing there is a kitchen back  
13          there, and it's a guest -- their daughter's going  
14          to live back there. I think there's a small  
15          kitchenette.

16          MS. SPAIN: Did we look that up and it's  
17          allowed? Because typically they don't allow two  
18          full kitchens in one residence.

19          MR. BRAVO: If the kitchen -- if it is a  
20          problem, and I don't recall right now to be honest  
21          with you, but if it wasn't permitted we can take it  
22          out.

23          MS. THOMSON: Yeah, my recollection, and of  
24          course, you know, memory fogs over after a while,  
25          but my recollection is that there was like a

1 partial kitchen back there. There's like a  
2 refrigerator and maybe a microwave, but now  
3 according to your plans there's like a full  
4 kitchen. And so I was going, oh, my gosh, they're  
5 turning this into a duplex.

6 MR. BRAVO: No, not in the slightest. In  
7 fact, that was carefully designed through a long  
8 expense, time with the daughter designing her space  
9 specifically for her. That's where she will live.  
10 And so --

11 MS. SPAIN: And Elizabeth reminded me that we  
12 did find a permit for the second. It was  
13 originally like that with a full kitchen so --

14 MS. THOMSON: Oh, really?

15 MS. SPAIN: -- we -- I mean, if it's allowed,  
16 it's allowed. Typically you wouldn't see that in a  
17 house, that's why we did the research through  
18 zoning.

19 MS. THOMSON: Right.

20 MS. SPAIN: So it is allowed.

21 MS. THOMSON: Okay.

22 MS. SPAIN: But could you just address the, I  
23 don't know what they're called, but the detail on  
24 the tops of the windows in the addition as compared  
25 to the original home? I know you all discussed

1           that at length. I'm not exactly sure where you  
2           ended up on the original submittal.

3           MS. BACHE-WIIG: I think we -- didn't we go  
4           away from that?

5           MS. SPAIN: I thought you had.

6           MS. THOMSON: We did, the little dips. The  
7           little --

8           MR. CHAIRMAN: They make the house look  
9           interesting.

10          MR. BRAVO: It was like that originally, and I  
11          remember it was a comment that we received from the  
12          Board of Architects to kind of look into that. The  
13          client was adamant about trying to mimic that  
14          detail if possible at the time. However, if need  
15          be if we -- if it's a condition to change, then  
16          we'll certainly entertain it.

17          MR. CHAIRMAN: I think that's makes this  
18          interesting.

19          MS. SPAIN: I just want you to address it so  
20          we don't have to.

21          MR. CHAIRMAN: This is the style that's  
22          consistent with the rest of the house.

23          MR. SILVA: Yeah, I thought that we had talked  
24          about that and landed on saying that as long as it  
25          was a different radius and it was differentiated in

1           some way, we were going to be okay with it.

2           MS. SPAIN:   We can work on that.

3           MR. CHAIRMAN:   I think it's what  
4           differentiates this house, otherwise it starts to  
5           become just a larger house.   This detail's  
6           important I think.

7           The one item that I do bring up is the corner  
8           of the back of your master that has all glass.   I  
9           wonder -- I know you're trying to watch the -- see  
10          the pool from the master.   It's kind of a modern  
11          element there, yeah, but it's the back of the house  
12          so I'm not strong on it, but a it's a little  
13          modernistic.

14          MR. BRAVO:   We wanted to keep the massing kind  
15          of intimate and kind of small as you see it there,  
16          and we felt that from the inside looking out it was  
17          such a beautiful feature to really kind of live,  
18          bring the outside in and really kind of live that  
19          courtyard pool area.   And I believe it was part of  
20          the original approved design.

21          And the fact that it's in the rear of the  
22          house, we're hoping to get a favorable decision on  
23          that.   The Board of Architects didn't have a  
24          position to it at all.

25          MR. FULLERTON:   That's the one thing that

1           jumped out at me, the corner glass, but --

2           MR. CHAIRMAN:   You did such a good job.   I  
3           always like to be a little flexible with the client  
4           because it's an important piece of it, but it's in  
5           the back, so I'm going to be okay.

6           MS. BACHE-WIIG:   I agree.   I think it looks  
7           just a little bit foreign, it seems like what's  
8           used everywhere.   Its seems like a condition.   You  
9           know to the rest.   But obviously your drawings are  
10          beautiful, they're very well put together, and I  
11          think you did a great job with the front elevation  
12          and making it look like one home instead of like  
13          three.   To me it read as almost three homes last  
14          time.

15          And I think you added some material, some  
16          stone cladding in the back?

17          MR. BRAVO:   I mean, possibly --

18          MS. BACHE-WIIG:   But it looks --

19          MR. BRAVO:   We added stone cladding in the  
20          front on the -- actually in this image that you see  
21          what transitions between the master bedroom volume  
22          and the existing house, it's a flat roof parapet,  
23          where we kind of cladded that in stone to create a  
24          small transition.   And we did the same thing in the  
25          front of the house where the new house and the old



1 house meet, and I'll show you if I have that image.  
2 I'm sorry about that.

3 But actually what happens it's -- it happens  
4 in between, and I'll take it to you on the plan  
5 itself. It occurs -- that stone on the facade  
6 occurs here as kind of as a bridge between the old  
7 and the new, and it also occurs in this flat roof  
8 structure which transitions the old and the new as  
9 well.

10 MR. CHAIRMAN: Are you going to use coralina  
11 for the pool deck or entrance tile or anything to  
12 keep some other stone?

13 MR. BRAVO: Yes, that is the plan.

14 MR. CHAIRMAN: It just ties that a little bit  
15 more than just those two by themselves.

16 MR. BRAVO: Correct.

17 MR. CHAIRMAN: Okay.

18 MS. BACHE-WIIG: Are you using that same stone  
19 behind the outdoor kitchen?

20 MR. BRAVO: Yes.

21 MS. BACHE-WIIG: But only on the inside?

22 MR. BRAVO: Actually, it should be on the  
23 outside too. If it's not, it should be. But the  
24 idea is it almost creates a small chimney on the  
25 exterior as an anchor for that terrace. So we

1       should -- and I see it's not marked, but the intent  
2       is to kind of clad that as well to kind of help tie  
3       it in. It didn't make it to the plan but we had  
4       anticipated that.

5               MR. CHAIRMAN: This is not to do with your  
6       vote. I would suggest to the board, if people  
7       don't want the packages, keep them as an example of  
8       good presentation to give to somebody who wants to  
9       see.

10              MS. THOMSON: It is a good presentation.

11              MR. CHAIRMAN: We -- at least I comment on  
12       when we I don't see a good set of drawings, and I  
13       like to have some. This is a good example to give  
14       out. So I wanted to make that point.

15              MR. FULLERTON: It is a danger, and I agree  
16       with Chairman, sometimes the pen weights on these  
17       drawings coming back from the printer, you can have  
18       a lot more control over it in your office, but  
19       sometimes when they come back from the printer it's  
20       very difficult to read a concrete block wall from a  
21       property line or, you know, tree.

22              Anyway, it's just a small comment.

23              MR. CHAIRMAN: And the amount of information  
24       is really easy to read --

25              MR. FULLERTON: The rest of it is perfect.

1           MR. BRAVO: Thank you.

2           MR. CHAIRMAN: So anybody else, or anybody in  
3 the audience wants to speak on this item for or  
4 against? If not, I'll close the public hearing and  
5 thank the architect.

6           Comments? Motions?

7           MR. FULLERTON: I think it's a great job. I  
8 will move it with staff recommendations, if there  
9 are any.

10          MR. CHAIRMAN: Did you have something to say?

11          MS. THOMSON: No.

12          MR. MENENDEZ: I second.

13          MR. CHAIRMAN: Any further discussion?

14          MS. THOMSON: I just think it's a long house,  
15 that's all.

16          MR. FULLERTON: It is, very long.

17          MS. THOMSON: A long house. And my concern is  
18 the multifamily element of it. I understand they  
19 have children and I know that we've approved this  
20 before, and the architects, and the Board of  
21 Architects has approved this. But I'm concerned in  
22 a residential neighborhood you've got -- this is a  
23 multifamily dwelling. The daughter moves away, the  
24 son moves away, and then you've got this empty  
25 parts of this house, they rented it out. That

1 concerns me in a residential neighborhood.

2 MR. BRAVO: Knowing the owners it's certainly  
3 not the intent to have any stranger living in the  
4 property aside from their grown-up daughter, she's  
5 in her late 20s, adult daughter. I don't think  
6 their intent at all is to have anybody else move in  
7 there.

8 Remember, they park in the property in the  
9 front of the house inside the existing gated area,  
10 so their intent is really not to have any stranger  
11 move in there.

12 MR. FULLERTON: Could be a mother-in-law,  
13 father-in-law, you know, kind of a place for them  
14 to be close to the family.

15 MS. THOMSON: Wow. Okay.

16 MR. CHAIRMAN: We have a motion. We have a  
17 second from Mr. Menendez, correct?

18 MR. MENENDEZ: That's right.

19 MR. CHAIRMAN: Role call, please.

20 THE CLERK: Mr. Fullerton?

21 MR. FULLERTON: Yes.

22 THE CLERK: Ms. Bache-Wiig?

23 MS. BACHE-WIIG: Yes.

24 THE CLERK: Mr. Silva?

25 MR. SILVA: Yes.

1 THE CLERK: Mr. Ehrenhaft?

2 MR. EHRENHAFT: Yes.

3 THE CLERK: Mr. Menendez?

4 MR. MENENDEZ: Yes.

5 THE CLERK: Ms. Thomson?

6 MS. THOMSON: We're just voting on the  
7 changes, right?

8 MS. SPAIN: Yes.

9 MS. THOMSON: The changes. Okay. I vote yes  
10 on the changes.

11 THE CLERK: Mr. Torre?

12 MR. CHAIRMAN: Yes.

13 Thank you.

14 MR. BRAVO: Thank you.

15 MR. CHAIRMAN: The next item today, so we're  
16 going to case file (SP) 2018-021, application for  
17 the issuance of a special certificate of  
18 appropriateness for the property at 318 Vizcaya  
19 Avenue, a local historic landmark legally described  
20 as Lots 13, 14 and 15 of Block 27, Coral Gables  
21 Coconut Grove Section Part I according to the plat  
22 thereof as recorded in Plat Book 14 and Page 25 of  
23 public records of Miami-Dade County.

24 So this applicant is requesting design  
25 approval for the reconstruction of the historic

1 residence with additions.

2 MS. SPAIN: Thank you. So very briefly the  
3 staff report has a little bit lengthier background  
4 information, but if you remember, this home was  
5 designated as a local historic landmark in May of  
6 2017. The roof had already collapsed at that point  
7 when it was designated, and it had been cited by  
8 code enforcement for minimum housing violation.

9 This is the location on Vizcaya. It was  
10 originally permitted in 1927. It was designed by  
11 Frank Wyatt Woods for the Coral Gables Building  
12 Corporation. There's a 1940's photographs, and at  
13 the bottom was how it looked in 2017.

14 It was demolished in 2018. That's a  
15 photograph taken in August of the property.

16 This is what it looked like in the 1940s, and  
17 the original drawings of the home. And actually  
18 these are the architect's submittals.

19 So I'm just going to go over a little bit  
20 about the code enforcement case. When this present  
21 owner purchased it in 2014 the roof had already  
22 collapsed. There was -- he was cited by code  
23 enforcement for failure to register and maintain a  
24 vacant abandoned property.

25 He was sent a notice of violation in April of

1       2018, that included a cease and desist demand  
2       regarding the following violations: Failure to  
3       register and maintain the property; portions of the  
4       structure walls and roof were collapsing or have  
5       been demolished; structure's exterior walls,  
6       awnings and driveway are dirty in need of cleaning;  
7       window panes are missing at the southeast corner of  
8       the structure; rotted wood above windows on the  
9       northeast corner -- I'm sorry -- northwest corner  
10      of the structure; cracks in the walls; demolition  
11      by neglect of a historic structure, including but  
12      not limited to, deteriorated walls or other  
13      vertical supports that split, lean, lift, buckle  
14      due to defective materials or deterioration;  
15      deteriorated or ineffective waterproofing of  
16      exterior walls, roof, foundations or floors,  
17      including broken or missing windows or doors;  
18      defective or insufficient weather protection which  
19      jeopardizes the integrity of exterior or interior  
20      walls, roofs or foundation, including lack of paint  
21      or weathering due to lack of paint or other  
22      protective covering; failure to properly secure the  
23      structure which is accessible to the general  
24      public; and faults and defects in the structure  
25      that render it structurally unsafe and not properly

1           watertight.

2                   So in June 2018 the building official declared  
3           it -- the residence to be an unsafe structure and  
4           required it to be demolished. That did not come to  
5           the Historic Preservation Board.

6                   Section 7-302C of the Coral Gables Zoning Code  
7           states the following: Additional mandatory  
8           penalties for violations of historic preservation  
9           provisions, any person who carries out or causes to  
10          be carried any work in violation of Article 3,  
11          Division 11 shall be required to restore the  
12          subject improvement landscape feature or site  
13          either to its appearance prior to the violation or  
14          in accordance with a certificate of appropriateness  
15          approved by the Historic Preservation Board subject  
16          to the conditions imposed by the board.

17                  All civil remedies shall be in addition to and  
18          not in lieu of any criminal prosecution and/or any  
19          other applicable penalty.

20                  The historic resources directors is authorized  
21          where it is deemed necessary for enforcement of  
22          these regulations to require the execution of an  
23          agreement for recording together with appropriate  
24          documents.

25                  So what you have before you is an empty lot,



1           and they are required to rebuild the residence, and  
2           they are asking for permission to do that, and  
3           there's an addition, a large addition to the  
4           residence.

5                   I'm going to turn it over to the architect. I  
6           can answer any questions. I would just ask, we  
7           have the following conditions: Window or door  
8           muttons to be high profile; the roof is to be a  
9           true two-piece barrel tile; the walkway from the  
10          front door should match the original and meet the  
11          sidewalk; the driveway should continue into the  
12          original carport; stucco should be textured on the  
13          reconstructed historic residence, sample to be  
14          approved by staff; Stucco on the addition should be  
15          move, this will differentiate the reconstructed  
16          historic residence from the addition; sills should  
17          be removed on the addition to further differentiate  
18          from the reconstructed historic home; and there  
19          should be no cap on the parapet of the  
20          reconstructed historic residence.

21                   Staff is recommending approval with those  
22          conditions.

23                   MR. DEBOWSKY: Good afternoon. My name is  
24          Stuart Debowsky.

25                   MS. GUIN: Aaron, can you put up the second

1 powerpoint that he brought in?

2 MR. DEBOWSKY: Thank you.

3 Good afternoon. Stuart Debowsky, Debowsky  
4 Design Group. I am not only an architect in the  
5 community, but I'm also a neighbor of yours, a  
6 neighbor of this property and clearly not part of  
7 all the bad stuff you just heard about. I was  
8 hired this summer as a portion of the need to  
9 demolish the structure.

10 My client's Dr. Ruben Nasio, he's a  
11 veterinarian in town. He's not present with us  
12 today. But Dr. Nasio purchased the house with the  
13 roof in the condition that it was in. It had not  
14 been designated at the time of the purchase. It  
15 was subsequently designated historical and all the  
16 things that Dona just explained to you about the  
17 history of it led us to this past summer in August,  
18 the demolition occurred.

19 So what we have now is an empty site on the  
20 land, and I'd like to walk you through the  
21 presentation of what we propose to do.

22 We've worked closely with Historic to make  
23 sure that not only are we building a replica of the  
24 house that was removed in its exact previous  
25 location, but we also believe that we have a

1       tasteful two-story addition going on to the back of  
2       it, a solid 40, 50 feet off the main street. So  
3       I'll walk you through it.

4               I want to apologize in advance, I didn't  
5       actually think that the floor plan was -- you have  
6       it in your packages, and I didn't think it was  
7       apropos of this presentation. I thought it was  
8       more important for us to focus our time on the  
9       historic nature and the massing on the street. So  
10      I'm happy to answer any floor plan questions, but  
11      the only floor plans that are in this presentation  
12      are actually of the historic project.

13              I'm happy to speak about the floor plan, it's  
14      a relatively normal family -- small family home,  
15      three bathrooms upstairs, one bedroom downstairs, a  
16      simple kitchen, simple living and dining room.

17              Dr. Nasio is a fairly simple character, in  
18      fact, he cares about having a nice home that  
19      matches with the Coral Gables fabric and he cares  
20      about his cars. And that's why you're looking at a  
21      three car garage that actually has -- one of the  
22      bays actually contains a lift as well. We tried to  
23      do that in a clever way as well so that you can't  
24      read that volume.

25              But he's a car collector, and a Coral Gables

1       enthusiast with regard to not only the architecture  
2       of the neighborhood, which as you all know, it's a  
3       historically designated home and it's certainly a  
4       working class neighborhood.

5               The Mediterranean Revival Cottage style that  
6       Mr. Woods propagated in the 1920s is seen  
7       throughout. I have a slide in here that will show  
8       you a little bit more about the fabric of the  
9       neighborhood.

10              And we believe that not only the rebuilding of  
11       the project, but also the addition is in keeping  
12       with that language. We've worked extensively with  
13       the BOA and with Ms. Spain's office to make that  
14       happen.

15              I'll walk you through these elevations really  
16       quickly of the original. You've seen these now  
17       twice in the presentation. Again, a large gable  
18       entry piece on the street, and then moving to a  
19       flat roof piece to the back. The original house  
20       was a small two bedroom, one bath house with a  
21       small kitchen, porch in the front with a carport.

22              The floor plan, it's a bit hard to read, but  
23       those are most of them, I think.

24              These are photos -- a lot of these are photos  
25       I took right before the demolition of the house.

1       You can see that the previous owners made some sort  
2       of strange modifications to the house. This is  
3       obviously all done before it was historically  
4       designated. But you see that the beautiful window  
5       that you saw central to the elevation has now been  
6       turned to a relatively utilitarian  
7       fixed-glass-and-awning type window. So some of  
8       those modifications occurred throughout the years.

9             A lot of these photos were also meant to sort  
10       of document how the house had fallen into  
11       disrepair.

12            A nice little detail of the historic front  
13       door, or at least a spot of the historic front  
14       door.

15            That's what that window became.

16            You see the fascia and a lot of the wood sort  
17       of falling away as well.

18            Dr. Nasio never occupied the home, obviously.  
19       It was I think home to a family of foxes, to be  
20       honest with you. It was wide open to the elements  
21       as you'll see in a moment here.

22            A shot of the carport as we come around the  
23       side of the house. You'll see in our plan that we  
24       are rebuilding that element as well.

25            As we move around to the back of the house,

1       you'll notice a small porch off the back. This  
2       portion here, it's actually not part of the  
3       historic home. It was built I believe in the  
4       1950s, and you see that in disrepair as well.

5               This is a shot that I took standing inside the  
6       carport. It was my first moment actually of  
7       realizing that the house had no roof over the main  
8       volume. The daylight that you see through that is  
9       in fact with -- the roof had already been gone.

10              So from the street you didn't necessarily  
11      recognize the condition of this house until you got  
12      to that point, sort of see how it fell apart.

13              This is a photo that I took actually from the  
14      designation report that Historic put together. I  
15      actually never physically set foot inside of the  
16      space, so this is the closest that I have to that.

17              But that's essentially what it looked like on  
18      the day it was demolished.

19              MR. FULLERTON: Is that a couch in there?

20              MR. DEBOWSKY: I think the couch was there,  
21      yes. The couch was there.

22              MS. THOMSON: It's gone.

23              MR. DEBOWSKY: So that was this summer when I  
24      met Dr. Nasio and I started on the project. And  
25      his intent was to take the house away and replace

1       it with something that fit the neighborhood and was  
2       respectful of the historic style.

3               These photos that you see in front of you was  
4       basically I just did a walking tour with my iPhone  
5       walking the neighborhood to get a sense of styles,  
6       to get a sense of height and scale. There are  
7       several two-story homes in the neighborhood, many  
8       more one-story homes. The first photo in the upper  
9       left-hand corner is the house directly across the  
10      street. In a moment I'll show you a contextual  
11      elevation that shows the existing home to the left  
12      and right of our project so you can see how our  
13      project will blend harmoniously into the  
14      neighborhood as well.

15             All of these are within two blocks either  
16      north or south of the property.

17             So as we started to put our renderings  
18      together for the purpose of scale, you see in the  
19      middle Dr. Nasio's residence with the existing to  
20      the left and right.

21             The structure to our, as I'm standing in the  
22      street, to our immediate right has a Mediterranean  
23      slant, and to the left is obviously a bit more  
24      contemporary probably from the 1970s.

25             So we wanted to show this because I thought

1       there might be some concern about adding the second  
2       floor, and this is a true representation of the  
3       perspective from the street, the scale of the  
4       rebuilt home in the front as it meets the houses to  
5       the left and right.

6               I am providing this image as well. I am  
7       providing this image as well so you can see it  
8       orthogonally. We worked extensively with BOA not  
9       only in terms of the language of the house  
10      architecturally, but also in the scale that would  
11      be appropriate for a second floor addition.

12             Before I walk you through or sort of around  
13      the property, I'll mention that the ground floor is  
14      that three car garage that you see with kitchen,  
15      living, dining on the ground floor. Dr. Nasio is  
16      an older gentleman and wanted to make sure that  
17      there was an adequate bedroom suite on the ground  
18      floor for him, but otherwise the master and two  
19      other accessory bedrooms for his young child are  
20      upstairs in the plan.

21             So as we walk the property coming around the  
22      corner you can start to see how these elements  
23      work. The awnings are being replaced to their  
24      original historic. That front window is being  
25      replaced to its original historic.



1           The carport that you see off to the immediate  
2           front left, we in designing the home and to take  
3           full advantage of the allowable FAR, the carport  
4           was actually reclassified as an outdoor patio.  
5           Staff has recommended reverting that to a carport,  
6           and Dr. Nasio is fully in favor of taking it back  
7           as a carport if this board and Dona's office is in  
8           approval of that as well.

9           This is the back corner of the house. This is  
10          the portion that faces furthest from the street, I  
11          guess south facing, with a small private terrace  
12          off the back upstairs off the master, and a small  
13          patio off of the kitchen and the family room on the  
14          first floor.

15          This is a shot of our three car garage.  
16          Originally the house obviously did not have any  
17          garage, only a carport, so our thought was to  
18          satisfy a client who's a car enthusiast by allowing  
19          him the idea of a three car garage that you don't  
20          necessarily see from the street that faces the  
21          neighbors.

22          So if this will play -- is there a way to make  
23          this play? I don't have the audio visual. This is  
24          supposed to be a video that kind of brings us  
25          around, but I'm not seeing the ability to press

1 play. Is there -- I guess not.

2 Hello? Oh, I'll press play. You'll press  
3 play.

4 That'd so be a bummer if it didn't show. I  
5 think -- it's saying Quicktime not available.  
6 That's unfortunate.

7 We basically, those still images, we just have  
8 a fluid video to go around the property. So I'm  
9 sorry to not able to show that. If it's possible  
10 to get Quicktime -- I don't know who I'm talking --  
11 if it's possible to get Quicktime, that would be  
12 great, if not we can certainly move on.

13 This final image that we created in our office  
14 was to superimpose the drawing of the first -- of  
15 the original shot from 1940 with our proposed  
16 project directly overlayed on top in wire frame so  
17 you all could see that.

18 I appreciate your time, and I'm happy to talk  
19 through this project with you.

20 MS. BACHE-WIIG: I have a couple comments.  
21 First it's a terrible shame that this went into  
22 structural disrepair.

23 MR. DEBOWSKY: Totally agree.

24 MS. BACHE-WIIG: But I think it's a great that  
25 there's an owner that's rebuilding this, because

1           they have to, but also that they're being very  
2           thoughtful about how they do the addition.

3           One thing, so in the front entrance, the door  
4           I guess originally it had like a trim that has a  
5           radius around it, but it doesn't look like you're  
6           replicating that. Is there a reason?

7           MR. DEBOWSKY: No. We should be. We intend  
8           to so that's --

9           MS. BACHE-WIIG: So you'll bring that in?

10          MR. DEBOWSKY: Absolutely. And I should --  
11          I'm sorry to interrupt. I should say for the  
12          record that all of the comments that Mrs. Spain  
13          mentioned are all things that my owner is agreeable  
14          to, things that -- differentiation in the stucco  
15          that would differentiate old from new and all the  
16          other conditions that they requested. Those are  
17          all things that he's fully in favor of and we'll  
18          make those revisions.

19          MS. THOMSON: Excuse me. What did you just  
20          ask? I could not hear you when you talk.

21          MS. BACHE-WIIG: So if you look on page --  
22          sheet A 3.1, so the original historic north  
23          elevation, the entry door, there's a trim, and I  
24          guess there's a photo of that original condition  
25          where you see that trim and then the arch, I guess,

1       above it, and it's not showing up on the new  
2       evaluation.

3               MR. DEBOWSKY: I sort of brought it back to  
4       that photo, which I think is the original.

5               MS. BACHE-WIIG: I think there's another one.

6               MR. DEBOWSKY: There's probably a better one.  
7       I'll get to it.

8               MS. BACHE-WIIG: Yeah, that was all, but --

9               MR. DEBOWSKY: It's a stucco band basically  
10       that wraps the doorway.

11              MS. THOMSON: Oh, there. Okay. I got it.

12              MR. DEBOWSKY: Totally agree.

13              MS. BACHE-WIIG: And I guess the only other  
14       comment is, at least in your rendering, your garage  
15       doors, the finish is like a dark color, so maybe  
16       you go with like a white so that you don't draw so  
17       much attention to the three car garage. I don't  
18       know if that would be a good thing but --

19              MR. DEBOWSKY: We were doing the bronze  
20       windows so we thought to go with the darker, but I  
21       think that he would be open to a lighter garage  
22       door.

23              MR. EHRENHAFT: One other question then, so  
24       staff has recommended or urged that you take what  
25       had been carport and you were making a porch.

1           MR. DEBOWSKY: A patio, yes.

2           MR. EHRENHAFT: A patio area, to make that  
3           carport again. So structurally in terms of the  
4           openings the way you've designed it, that's not  
5           going to change? Is it more what the floor is  
6           and --

7           MR. DEBOWSKY: In the spirit of total  
8           transparency I will tell you that that was always  
9           intended to be a carport. When zoning gave us a  
10          bit of feedback about what our FAR, how it would  
11          count against us, we were forced to convert the  
12          usage, but the structure and the design of that  
13          space is actually true to the historic either way,  
14          so we felt kind of compelled to use it as an  
15          outdoor patio.

16          My owner is a car enthusiast. He would love  
17          to have one more place to park one more car, quite  
18          frankly. And we would love to repurpose it as a  
19          true carport. But to answer your question, the  
20          structure doesn't change.

21          MR. EHRENHAFT: I misunderstood then.

22          MR. DEBOWSKY: Okay.

23          MR. EHRENHAFT: I thought I heard a comment  
24          saying that although the design of the replicated  
25          house was going to call that not a carport, that

1 staff wanted it to be a carport.

2 MR. DEBOWSKY: We would all like for it to be  
3 a carport, but I need a little bit of help with  
4 zoning.

5 MR. EHRENHAFT: Is that only a verbal  
6 description or are there structure and  
7 architectural detail changes?

8 MR. DEBOWSKY: The structure and architectural  
9 details are identical, whether it's a carport or a  
10 covered patio. It's a notion of semantics, and  
11 then to truly disconnect it as a carport we  
12 rerouted the driveway so that it does not drive you  
13 to that spot.

14 MR. EHRENHAFT: So you would need to add --

15 MR. DEBOWSKY: Correct. And we have adequate  
16 code coverage to be able to add a bit more hard  
17 scape to make that into a driveway. We would love  
18 for it to be a driveway. I was -- we went through  
19 a preliminary zoning review where zoning asked for  
20 us to not include that area as part of our FAR.

21 MR. SILVA: I have a quick question about  
22 that.

23 MS. SPAIN: No, that's -- we are not  
24 recommending in favor of an FAR variance, but I do  
25 think it's important to bring that carport back, so

1 we'll see what zoning says about that.

2 MR. SILVA: The difficulty that I see, Dona,  
3 is the driveway approach. I think on a 75-foot  
4 lot, I think you're only allowed one driveway  
5 connection, right.

6 MR. CHAIRMAN: Curb cut.

7 MR. SILVA: One curb cut, and the location of  
8 those three --

9 MR. CHAIRMAN: Here's the thing, before you  
10 get there, because this is the point that I was  
11 going to. I think you're calling for the front  
12 walkway to connect --

13 MS. SPAIN: Yes.

14 MR. CHAIRMAN: -- historically. The question  
15 then is can you move the septic tank? Did you  
16 already look at that? Because if you don't move it  
17 to the back you can't cut through the septic tank  
18 with the walkway. I was going to say go straight  
19 to the door and deal with it. Because you're going  
20 now all the way to the left and I don't like people  
21 walking through the driveway to get to the front  
22 door. That shouldn't be the right way.

23 MR. DEBOWSKY: So I think we're going to put  
24 the pedestrian path back the way that it was  
25 historically, and I think with regard to the septic

1 tank we'll wind up with tank itself in the yard and  
2 we'll probably wind up using the side yard as part  
3 of our drain field.

4 MR. CHAIRMAN: On the right side?

5 MR. DEBOWSKY: We may have to -- yeah.

6 MR. CHAIRMAN: The only thing that came to  
7 mind was that I don't want to see the garages, I  
8 don't want to see the cars as this big drive port.

9 MS. THOMSON: Exactly.

10 MR. CHAIRMAN: And the thing is, is there a  
11 way to put a small wall that sort of separates that  
12 back area so you don't see it, maybe not even a  
13 gate? Just create something where that distinctive  
14 space where you're going to bring the cars back and  
15 forth is not spilled over towards the front? And  
16 it could be just a small wall, just to give it that  
17 separation.

18 Because it is quite wide on the left. If you  
19 look at it, it's about 30 feet, so you're going to  
20 see straight into this three car garage, and I  
21 would refer not to do that. Not that -- I know  
22 it's in the back and it's on the side, but just  
23 something to keep it more private, a little bit  
24 more tucked back.

25 MS. SPAIN: That makes a lot of sense.



1           MR. CHAIRMAN: A little tucked back. And it  
2           could be just a wall that you guys can agree on,  
3           maybe it comes forward -- it just does the same  
4           thing that you have here, and it just separates  
5           that area in the back a little bit. It could just  
6           be somewhat symbolic to say, look, this is the  
7           back, as opposed to that spillage. That's my  
8           thought.

9           MR. DEBOWSKY: Sure. I will say we went to  
10          BOA three or four times with this issue of garages,  
11          and for my client if he were here he would tell you  
12          that he needs a place to sleep and a place to store  
13          his cars. The rest of it is insignificant to him.

14          And with regard to these -- the car storage  
15          and motorcycle storage, we tried very hard to bring  
16          the scale of that to a manageable Coral Gables like  
17          elevation --

18          MR. CHAIRMAN: So you have this huge, I don't  
19          know deep it is --

20          MS. THOMSON: It's huge.

21          MR. CHAIRMAN: -- but 75-foot deep driveway.

22          Again, I don't want to look at 75 feet of  
23          driveway. Can we just take it back halfway, sort  
24          of --

25          MR. DEBOWSKY: I would be totally agreeable to

1           that.

2                   MR. CHAIRMAN:   Something there can happen and  
3           then we don't look at that.

4                   MR. DEBOWSKY:   Sure.

5                   MS. THOMSON:   I have some questions.

6                   I walked all over this property and a question  
7           that I came up with was there was a delapidated old  
8           car.  Is that one of his prized possessions in the  
9           back corner of the yard with a tarp over it?

10                  MR. DEBOWSKY:   I'm not sure which car you're  
11           speaking of, but I can tell you that he has shown  
12           me all of his cars, none of them are dilapidated.  
13           They're all classic cars that -- I'm not a car guy,  
14           but he spends quite a bit of money on classic cars  
15           and classic motorcycles.

16                  MS. THOMSON:   Okay.  It's in the back corner  
17           of the lot with a tarp on it, which is a code  
18           violation last time I checked in Coral Gables.

19                  But the thing is also that the house next door  
20           has -- that the garage would face, the modern  
21           looking house, has a mailbox in front of it.  I  
22           just want to bring that to the attention of the  
23           City.  It has a mailbox, big mailbox, and we don't  
24           have mailboxes in Coral Gables.

25                  And across the street the asphalt is missing

1           on the swale. But immediate, that's it.

2           I have a problem with the three garages,  
3           frankly. He is going to be working on these cars,  
4           like revving up motors and stuff? Or is this just  
5           driving --

6           MR. DEBOWSKY: It's just car storage  
7           essentially for him.

8           MS. THOMSON: A car to be in there?

9           MR. DEBOWSKY: Yes. It's just car storage.

10          MS. THOMSON: Okay.

11          And, also, another question that I had was  
12          when did he buy this house?

13          MR. DEBOWSKY: I'm not positive, but I believe  
14          it was in 2014, and I believe that it was  
15          designated in 2017.

16          MS. THOMSON: Right. So he bought it in a  
17          dilapidated condition?

18          MR. DEBOWSKY: Yes, ma'am.

19          MS. THOMSON: Okay.

20          MR. DEBOWSKY: I can't speak to his intent,  
21          but I believe that he knew at the time that he  
22          purchased it that it was in a dilapidated  
23          condition, and I think essentially it was purchased  
24          for the land value so that he could build a home on  
25          that lot, and then it was designated subsequent to

1           that.

2           MS. THOMSON:   Okay.   And one more thing, as  
3           you showed us the houses around it and the  
4           relationship of this property to those houses, I  
5           walked that street, I walked around the block and  
6           everything, and all the houses that I saw were  
7           pretty much single-story houses.   I didn't notice  
8           any two-story houses.

9           MR. DEBOWSKY:   I'm happy to provide you with  
10          the addresses, but all of that, you know, scouts  
11          honor, two blocks in every direction I walked.  
12          Clearly I wanted to take some photos of different  
13          styles and different heights of homes.

14          MS. THOMSON:   Okay.

15          MR. DEBOWSKY:   So if you have a particular one  
16          in question, I can certainly go back and trace the  
17          address for you if you'd like.

18          MS. THOMSON:   I don't have any particular one  
19          in question, but I just noticed that they were all  
20          pretty much Coral Gables cottages that were all of  
21          a single-story nature, and this design to me in my  
22          opinion, you talk about opinions, was out of  
23          character with the neighborhood.   So I just wanted  
24          to offer that.

25          MR. DEBOWSKY:   I understand that.   I think

1           that my client wanted to make sure that he was able  
2           to maximize his FAR on the site and still be  
3           respectful of the scale. That was why we pulled  
4           the two-story addition so far to the back of the  
5           property.

6           MS. THOMSON: Okay.

7           MR. CHAIRMAN: Can we go over staff  
8           recommendations real quick? Dona, can you just --  
9           we know about the window muttons, the roof barrel  
10          tile two piece we got. The walkway, you don't care  
11          about the type of finishes, just meeting the  
12          sidewalk in a straight line? I just want to make  
13          sure I clarify what you're looking for.

14          MS. SPAIN: The original walkway wasn't a  
15          straight line. It was --

16          MR. CHAIRMAN: Do you want to try to do that,  
17          sort of a winding entry?

18          MS. SPAIN: I would like if possible with the  
19          septic tank, I would like that to come back.

20          MR. CHAIRMAN: We can get that. Okay. The  
21          driveway may not be able to get done if we're going  
22          to have the garages. So that -- you can get away  
23          with leaving that sort of winding pathway to the  
24          carport?

25          MS. SPAIN: It doesn't bother me to eliminate

1           the walkway from the driveway to the front door. I  
2           would refer to have that driveway -- I mean, the  
3           walkway from the front door straight.

4           MR. CHAIRMAN: But then you need to wind your  
5           way into the carport. That would stay there.  
6           Okay.

7           The stucco, we're going to try to match the  
8           original house as close as possible?

9           MS. SPAIN: Yes.

10          MR. CHAIRMAN: That's a reconstruction. The  
11          sills removed and no cap on the parapets. It's  
12          pretty straight forward.

13          I think two other particular items to make the  
14          house come back is make sure you scrutinize the  
15          windows, especially the one on the right, which is  
16          very large and the one in the front, make sure  
17          they're as accurate as possible. You can get out  
18          of whack with these sizes of styles that are just  
19          wide and they just look disproportionate.

20          MS. SPAIN: You measured --

21          MR. DEBOWSKY: We did.

22          MS. SPAIN: -- the house, right?

23          MR. DEBOWSKY: We measured before it came  
24          down, and I know that you asked for the raised  
25          mullions.

1           MR. CHAIRMAN: But still further than that,  
2 she needs to review the shop drawings to make sure  
3 that they're -- again, it can get really crazy with  
4 some of these things that don't really work out.  
5 And then the front door should also try to be --  
6 and that little railing should not be some little  
7 hokey railing there that just gets put on there for  
8 the sake of -- it should match what was there, the  
9 little railing on the front.

10           MR. DEBOWSKY: Well, that I obviously didn't  
11 measure because that didn't exist in my --

12           MR. CHAIRMAN: Pretty simple, just a little  
13 simple picket. But if you could review that, and  
14 staff review windows and shop drawings for iron,  
15 barrel tile, stucco.

16           MR. DEBOWSKY: Okay.

17           MR. CHAIRMAN: I think that covers at least  
18 your concerns.

19           MR. DEBOWSKY: Okay. I don't want to push my  
20 luck, but this notion of adding the carport was  
21 something that was identified by zoning. We're  
22 using within inches of our allowable FAR on the  
23 property. The carport would have to be calculated  
24 in as part of FAR and would therefore push us over.  
25 So if you're not supporting a variance for FAR --

1 MS. SPAIN: Absolutely not.

2 MR. DEBOWSKY: -- then I'm not sure how to not  
3 re-design the entire project as a result --

4 MS. SPAIN: Well, we need to talk to zoning.  
5 If it's something required by the Historic  
6 Preservation Board, we can have that discussion,  
7 but if it's over an FAR, that's a variance this  
8 board would look at.

9 MR. DEBOWSKY: That's why I'd like to ask --

10 MS. SPAIN: And that was not something that we  
11 advertised.

12 MR. CHAIRMAN: I can suggest something to you,  
13 I think, and I'm trying to help you.

14 MR. DEBOWSKY: Please.

15 MR. CHAIRMAN: Auxiliary buildings I think  
16 come free, square footage. You can put a garage on  
17 the far left, you can drive straight into it, and I  
18 think right now up to 400 square feet is not  
19 counted, new code.

20 MS. SPAIN: I don't know the answer to that,  
21 but that's not --

22 MR. CHAIRMAN: You take your garage away and  
23 put it as an auxiliary structure and you can get  
24 your third car parked.

25 MS. SPAIN: That would need to come back to



1           this board.

2                   MR. FULLERTON:   That space that would be a  
3           carport or a porch would is counted in some way  
4           either way.

5                   MR. CHAIRMAN:   FAR, but not -- LAR but not the  
6           FAR.   You need to study that, but that's --

7                   MR. DEBOWSKY:   We did.   I guess what I'd like  
8           is if this board could give me some leeway with  
9           zoning.

10                   MS. SPAIN:   They cannot give you leeway with  
11           FAR.   We can -- I will talk to zoning with you, and  
12           tell them that the board required, if they do, the  
13           driveway to go into the carport the way it did  
14           originally.   I think it's important that that's  
15           viewed with the driveway.   And we can have that  
16           discussion with zoning.   But they're not able to  
17           give you an FAR variance because we didn't notice  
18           the neighbors for that.

19                   MR. DEBOWSKY:   Okay.

20                   MR. SILVA:   And I don't know -- I understand  
21           that you weren't involved with the original issue  
22           of demolition and all that, but I think it would  
23           probably set a bad precedent if we were awarding  
24           that kind of behavior with a variance.   So I think  
25           I wouldn't be in favor of that.   I understand that

1       you're not involved with that, but I don't think I  
2       would be in favor of it even it was noticed and  
3       came before with time.

4               MS. SPAIN:   Right.   That's not something that  
5       I would recommend in favor of either.

6               MR. DEBOWSKY:   So just so I'm clear, in the  
7       absence of a variance on FAR the carport would put  
8       us over, that would be require a re-design where  
9       I'd have to find that square footage someplace else  
10      in the house.   Would that require us beginning this  
11      entire process over with you all?

12              MR. MENENDEZ:   Yes.

13              MR. FULLERTON:   I don't think it would be the  
14      entire process --

15              MS. SPAIN:   It all depends on what the changes  
16      are.

17              MR. FULLERTON:   -- come back for a small -- it  
18      depends on how much square footage you're talking.

19              MR. CHAIRMAN:   Like I said, I think the  
20      auxiliary structure in the ordinance is up to 400  
21      free, detached auxiliary garages, detached in the  
22      back.

23              MR. DEBOWSKY:   But that would still bring me  
24      back?

25              MR. CHAIRMAN:   It's not going to be counted as

1 square footage. You're going to have to lose a  
2 garage from the three, that gives you -- that's  
3 how -- you're going to have to lose a garage and  
4 then you're going to add the free garage.

5 MR. MENENDEZ: It's still a re-design.

6 MR. CHAIRMAN: It is a re-design. But it  
7 gives you the three car garages you want. You lose  
8 one, you put the carport, you put two, and then you  
9 have to put the third one outside. And I'm not  
10 saying that works. You have to look at --

11 MR. DEBOWSKY: To be honest at that point I  
12 think that he would rather us, you know, skinny up  
13 the bedrooms and the living rooms. He cares about  
14 his cars.

15 MR. CHAIRMAN: That may be your solution.

16 MR. DEBOWSKY: Okay. I just wanted a  
17 directive on that, and I'll work with zoning and  
18 historic.

19 MR. CHAIRMAN: So we're trying to approve it  
20 and not deal with the zoning issue; is that fair?

21 MS. SPAIN: No.

22 MR. CHAIRMAN: We can approve it and then  
23 you --

24 MR. DEBOWSKY: Right now the project complies  
25 with all of the zoning requirements as is, but if

1       we modify the carport to be reclaimed as car  
2       storage, then we would be over on FAR.

3             MS. SPAIN:   That's a discussion we need to  
4       have with zoning.

5             MR. SILVA:   I have a question on the driveway.  
6       I know staff recommended that we reconnect the  
7       front porch to the sidewalk, so assuming we can  
8       either move the septic tank to the bank or go to a  
9       aerobic system that has a small drain field,  
10      whatever it may be, I think we're all in favor of  
11      connecting that front drive again, front walkway --

12            MR. DEBOWSKY:   Yes.

13            MR. SILVA:   -- or driveway.   If staff  
14      requested that we reconnect the driveway as well to  
15      the existing carport?

16            MS. SPAIN:   No.   I think that the driveway  
17      could be the proposed driveway and this routed  
18      through.   So for me it's that it's not -- doesn't  
19      view -- it's not a patio or a porch, it actually  
20      reads like --

21            MR. CHAIRMAN:   You're saying straight to the  
22      carport and then go around or go straight in and  
23      come over to the turn?

24            MS. SPAIN:   I would think straight in and come  
25      over.

1           MR. CHAIRMAN:   Straight to the carport and  
2   then you make your way around?

3           MR. DEBOWSKY:   No, the --

4           MS. SPAIN:    You could do that, but that's not  
5   what I was thinking.   I was thinking he would go  
6   into the three car garage and there would be  
7   another driveway to the carport.   But it might be  
8   more accurate to have it be directly to the carport  
9   and then turn into --

10          MR. CHAIRMAN:   And then meander over.

11          MR. SILVA:    I think that may be better.   I  
12   think would restore kind of the original site  
13   plan --

14          MR. CHAIRMAN:   You'll have green before you  
15   see the driveway and it won't be as long.

16          MS. SPAIN:    That's right.

17          MR. CHAIRMAN:   So you're going to kind of go  
18   left instead of going straight in.

19          MS. SPAIN:    That would help.   I agree.

20          MR. FULLERTON:  I like that idea.   I like that  
21   idea.

22          MS. BACHE-WIIG:  That will break up that whole  
23   long driveway.

24          MR. CHAIRMAN:   Yeah.

25          MS. SPAIN:    Than would help.   I agree.

1 MR. CHAIRMAN: Okay.

2 MS. SPAIN: You have people here that would  
3 like to speak to this issue.

4 MR. CHAIRMAN: All right.

5 MS. THOMSON: I figured.

6 MR. CEBALLOS: And just for general background  
7 I can provide and confirm that according to the  
8 zoning code up to 400 square feet of a single or --

9 MR. CHAIRMAN: You can or cannot?

10 MR. CEBALLOS: One or two is not included. Up  
11 to 400 --

12 MR. CHAIRMAN: Correct, for an auxiliary  
13 garage in the back of the house, yeah. It's a  
14 thought.

15 Okay. So if --

16 MR. FULLERTON: May I just ask a real quick  
17 question, I know the old plans that were submitted  
18 back in the '20s were very abbreviated, I would  
19 say. Now, I've seen here the plans that you're  
20 dealing with. I just wonder how you feel the  
21 accuracy of your replication is going to be based  
22 on those plans? They're hard to read, maybe you  
23 have to interpret a lot. I just wonder how sure  
24 are you that you're going to be able to make it  
25 look like it did before and not just a new

1 building?

2 MR. DEBOWSKY: Sure. The plans are difficult  
3 to read, but the exterior details, which is what I  
4 think is it important to this board, not only did  
5 we extensively photograph those dimensions of the  
6 items, some of the items are a bit of a challenge,  
7 for example, in the carport the exposed joists are  
8 I think a pecky cypress, which is a harder material  
9 to find, but we dimensioned and we measured and we  
10 studied the building before it came down, we knew  
11 when it was coming down, so we were able to  
12 extensively document those details.

13 Issues like Mr. Torre brought up regarding the  
14 railing up front, I think we're going to have to do  
15 our best on that, something that's aesthetically  
16 appealing because that was obviously --

17 MR. FULLERTON: It seems that you may be  
18 dealing with staff a lot during construction.

19 MR. DEBOWSKY: We've been working with them  
20 for a while.

21 MR. FULLERTON: We appreciate that.

22 MR. DEBOWSKY: Sure. Thank you.

23 MS. SPAIN: And I just want to make one  
24 comment, it's a very good observation and that's  
25 why the zoning code really anticipates these

1       situations and they want the applicants and the  
2       property owners prior to demolition coming to the  
3       Historic Preservation Board so you could put those  
4       restrictions before the demolition takes place, you  
5       could ask for measured drawings, you know, and that  
6       is anticipated in the zoning code. It didn't  
7       happen in this situation.

8               MS. THOMSON: Did they save the pecky cypress  
9       beams or joists?

10              MR. DEBOWSKY: No.

11              MS. THOMSON: No?

12              MR. DEBOWSKY: No. Everything was pretty  
13       rotted, pretty rotted out.

14              My understanding from Dr. Nasio was that he  
15       asked the City to have the house removed, and the  
16       story as I'm told was, they asked him to ask a  
17       structural engineer to do a comprehensive report.  
18       He asked the City who would you like for me to use  
19       for a structural engineer, somebody that you all  
20       trust and value, he hired Douglas Wood.

21              Mr. Wood put together a proposal or  
22       presentation, and at the end of it was a  
23       recommendation for demolition, and the building  
24       official granted that demolition in August.

25              So I know it's a bit of an unfortunate



1       circumstance for me to step into and for us to be  
2       at. We certainly don't like to ever take a  
3       historic property down, but this one was so far  
4       gone that I think it was the only thing that they  
5       could have done at the time.

6               MR. EHRENHAFT: Mr. Chairman, may I add a  
7       comment.

8               MR. CHAIRMAN: Absolutely.

9               MR. EHRENHAFT: There are sources for  
10      reclaimed materials. You can get pecky cypress  
11      beams, you can get original Dade County pine  
12      flooring. When structures do come down those  
13      materials are reclaimed. And I can share some  
14      things with staff, you know, in terms of sources.

15              MR. CHAIRMAN: And I understand. I think when  
16      it's negligence and we have to take some kind of  
17      action to make a statement, I would say that -- and  
18      I don't know the history of what happened enough to  
19      warrant making over-the-top requirements. And that  
20      would be great thing to have. I just want to be  
21      sensitive to, again, if it's negligence that's  
22      obviously a slap on the hand, I need to take that  
23      approach. But I don't know the case here so I'd  
24      leave that to the board.

25              MR. DEBOWSKY: I'm not sure how much of the

1 negligence is the -- is on the responsibility of  
2 the current owner, to be blunt about it. I can't  
3 speak about what it looked like in 2014, but it was  
4 already structural derelict when he purchased it.

5 MS. THOMSON: I'm just kind of surprised that  
6 they didn't come before us before the demolition,  
7 if that's the normal protocol. Isn't that the  
8 normal protocol to come before us before they take  
9 it down?

10 MS. SPAIN: Yes.

11 MS. THOMSON: Okay.

12 MS. SPAIN: That's the normal protocol.

13 MS. THOMSON: Okay. That's what I thought.

14 MS. SPAIN: That's what should have happened.  
15 It didn't happen in this case.

16 MS. THOMSON: I'm feeling like this is kind of  
17 an underhanded thing. I'm sorry, I feel that way,  
18 because there's like all of a sudden they want  
19 these three garages, and they've got this old beat  
20 up car in the corner of the property and this  
21 second-story addition, which I personally feel is  
22 incongruous to the neighborhood. And I don't know,  
23 I just feel very negative about this, this whole  
24 thing.

25 MS. SPAIN: The building official required

1           this to be demolished.

2           MS. THOMSON:   Okay.

3           MS. SPAIN:    I need to make sure you understand  
4           that.

5           MS. THOMSON:   Oh, I'm sure.   I'm sure it was.

6           MS. SPAIN:    And the owner was -- the property  
7           was cited and found guilty by the code enforcement  
8           board of demolition by neglect, so that's how we  
9           ended up here.

10          MS. THOMSON:   Okay.

11          MR. DEBOWSKY:   Don't shoot the messenger.

12          MR. CHAIRMAN:   So I leave it to the board.

13                 So who would like to speak towards this item?

14                 Have you been sworn in, sir?   Would you rise  
15                 and be sworn in before you come up.   Thank you.

16                 And you as well.   Might as well both of you  
17                 guys.   There you go.

18          THE CLERK:    Please raise your right hand.

19                 Do you swear to tell the whole truth and  
20                 nothing but the truth?

21                 (ALL):   Yes.

22          MR. CHAIRMAN:   Come up.

23          MR. PHILLIPSON:   My name is Aaron Phillipson.  
24                 I live on the corner of 342 Vizcaya.

25          MS. BACHE-WIIG:   Can you speak into the

1 microphone?

2 MR. CHAIRMAN: The microphone would be better.

3 MR. PHILLIPSON: My name's Aaron Phillipson.

4 I live at 342 Vizcaya at the corner. I think we  
5 met a few times. And you're absolutely spot on,  
6 there is a jalopy in the corner of the property  
7 covered with a tarp. It was sitting in the carport  
8 for about two years until the house was destroyed  
9 or demolished.

10 I believe between Vizcaya and Bird Road, Le  
11 Jeune and Salzedo there are no two-story houses.  
12 This house is totally out of character with the  
13 neighborhood, I agree with that 100 percent. I  
14 don't believe there are any two-story houses.

15 And on Vizcaya I don't believe there's any  
16 houses with two car garages, and now you're asking  
17 for a three car garage on a block where there  
18 aren't even any two car garages in Florida where  
19 nobody keeps their cars in their garages anyway.

20 So the whole thing to me seems just totally  
21 out of character. And I do believe that -- I don't  
22 know if this is the appropriate place to speak  
23 about it, but I think he's planning on having  
24 like -- his first thing he told the neighbors was  
25 he was going to have a car museum on the block or a

1       motorcycle museum in the property. So he has these  
2       delusions of grandeur. And I see cars coming in  
3       and out and in and out for whatever reasons, which  
4       again is totally out of character with the property  
5       in my opinion.

6               MR. CHAIRMAN: Thank you for your comments.

7               MR. PARDO: Good afternoon. For the record my  
8       name is Felix Pardo. I reside at 421 Cadima  
9       Avenue, and I've been a neighbor in this  
10      neighborhood for about 30 years now.

11              I've sat on the Board of Architects. The City  
12      architect is present here today. I had called him  
13      to find out a little bit more about the process  
14      going through the Board of Architects. I sat on  
15      the Board of Architects. I sat on the Board of  
16      Adjustment for Variances two different times.  
17      There cannot be -- variances cannot be allowed as  
18      self-induced variances. And I also chaired the  
19      planning board, and I sat on some other boards.

20              I was also a trustee of the Dade Heritage  
21      Trust. And I've got to tell you that when I saw  
22      the application I remembered that a house was torn  
23      done that had a tremendous value I think to the  
24      neighborhood, and you see certain amounts of houses  
25      historically when you go through there, and you try

1           to preserve them.

2                   I remember years ago with Dick Shuster when he  
3           and I did the Coral Gables -- the Bank of Coral  
4           Gables on Almeria and Ponce. Well, it was the old  
5           Loche showroom, we were trying to preserve it.  
6           Larry Brill, our structural engineer, found out  
7           that, you know, they used salt and train sand and  
8           it had to come down. We called Arthur Parks, there  
9           wasn't even a historic board at that time, and we  
10          got together in our office and we talked that we  
11          had to demolish it.

12                   The first thing we did is we photographed the  
13          hell out of the thing, and we took certain  
14          elements, we actually literally, I think it was Jim  
15          Bochampe, the contractor, and we took certain  
16          elements off there, and we retraced it and we took  
17          moldings and we took care of those things.

18                   Now, I say that because I don't live in a  
19          historic house, you know, like John does, but he  
20          knows what it costs to redo a house when you're  
21          being very careful and you're preserving history.  
22          These are memories.

23                   When I redid the Coral Gables Country Club  
24          after the fire and after all these things, I made  
25          sure that I was very careful in was I doing, and I

1           was took a lot of pride in doing this.

2                   This is an abomination. For this applicant to  
3           be here to ask for a certificate of appropriateness  
4           from this board is an insult. I personally find it  
5           as an insult. You may not be able to opine the way  
6           I can, but I can as a citizen.

7                   And I've got to tell you something, I'm not  
8           only appalled with what they did, but I'm appalled  
9           with what they're attempting to put into that  
10          neighborhood, which is not in keeping with the  
11          neighborhood, which is not in keeping with the two  
12          single story houses that flank this particular  
13          property.

14                   Staff recommended certain things. They did  
15          not photograph the interior to be able to recapture  
16          some of the details from the inside which actually  
17          do permeate to the out outside.

18                   The carport that was there was an essential  
19          way of getting into a 75-foot wide lot into a  
20          carport. The front entrance was facing the street,  
21          not coming in through the side as it is now through  
22          the old carport. And you're right, there should be  
23          a link between the sidewalk and the front door.

24                   The other thing is that I just found it  
25          incredible that this became a demolition to neglect

1 through disrepair. We can take that approach and  
2 lose everything we want. We've lost enough in  
3 Miami-Dade County.

4 There's no mention of a fireplace. I saw one  
5 photograph there that had this beautiful mantle,  
6 this beautiful fireplace.

7 There's no need for a three car garage there.  
8 On the Board of Architects if you had a 50-foot or  
9 a 75-foot wide lot, regardless of how many cars you  
10 were permitted, you were probably going to be only  
11 allowed a one car garage so it didn't dominate the  
12 facade of the house. I mean, it's just common  
13 sense.

14 In this particular case not only has that been  
15 ignored, but we're basically building a type of  
16 warehouse for this individual on this block. You  
17 can store your cars somewhere else. It doesn't  
18 have to be in the middle of a single family home.

19 If I were immediately next door facing three  
20 garage doors I would have a fit. I think it would  
21 be a disservice for that to be approved.

22 The second thing is that when you look  
23 carefully at the massing of the original design,  
24 this thing doesn't look in any way, shape or form  
25 what the original house looked like. The potential



1       that they had to be able to bring that house back  
2       was gone once the neglect went in there, just  
3       waiting for time to do what it had to do. Of  
4       course, Wood would have to say you got to tear it  
5       down, and of course the building official would  
6       have to agree. What was the attempt to photograph  
7       the heck out of this particular building that had  
8       architectural significance? Wood was a very good  
9       architect. It wasn't just Phineas Paist. It  
10      wasn't Fink. There were a lot of architects that  
11      were very good in that time because they were  
12      actually doing work for the development company of  
13      the original founder of the city.

14             I take exception to this particular  
15      application. I think that the Board of Architects  
16      probably after three or four times or whatever,  
17      they probably just kind of gave up. I don't think  
18      they understand the complete story, because I'm  
19      sure that someone hasn't gone through the length of  
20      the presentation that happened today or the packet  
21      that staff had come up with.

22             And for God sake, we created this board to be  
23      able to preserve these things. There's no reason  
24      why this house can't be designed to bring back what  
25      was there before, not another architect around the

1       block that had significance -- this particular  
2       house, these particular elements.

3               And a lot of times what you can do is you can  
4       clean up certain additions that were done over time  
5       to bring it back to its original shape, and it  
6       takes money. I speak from experience because I've  
7       owned historic buildings that I've brought back.

8               I think that this -- if you approve this  
9       certificate of appropriateness you're setting an  
10      extremely dangerous precedent.

11              Furthermore, I personally am going to make  
12      sure that I discuss with the city manager how we  
13      can make sure that this doesn't happen again,  
14      because it should have come to this board out of  
15      just respect, and if we have to legislate it so it  
16      goes in there, so be it.

17              Thank you.

18              MR. CHAIRMAN: Thank you. Anyone else?

19              Okay. I guess I'll lead a little bit here. I  
20      hear two things going on here, and maybe three, but  
21      two. One is the issue with the restoration of the  
22      house that came down for reasons that are  
23      questionable.

24              Second is the size of this coming back, that  
25      may be --

1           MS. SPAIN: I think that if zoning says that  
2 if driveway goes into the carport, that that's a --  
3 puts him over an FAR, it will need to come back to  
4 this board. If that's what they say it will have  
5 to come back regardless of what he does. If he  
6 does an addition in the back or if he -- unless he  
7 can somehow do it without changing the envelope  
8 that you're looking at now, then I think it would  
9 need to come back.

10          MS. THOMSON: I agree.

11          MR. CHAIRMAN: So, again, back to the first  
12 question. The question is of reconstruction of  
13 something that's extremely authentic, tries to  
14 replicate the house to the highest degree.

15           The second thing is the addition that comes  
16 with it. So stepping back, had this house not been  
17 demolished and they wanted to come in and do this  
18 addition, we would be looking at it without the  
19 hardship of the -- of this neglect issue, we would  
20 be looking at it with those eyes and we would be  
21 looking at it strictly as do we agree with this  
22 addition, is it big enough?

23           So we're trying to look at two things, and I  
24 think the two of them are coming together, they're  
25 crashing together where they may have not had the

1 house not been going through -- had not gone  
2 through what it had.

3 MS. BACHE-WIIG: I think that having heard the  
4 public speak about this, I think we need to look at  
5 this in what kind of a precedence are we really  
6 going to be setting, you know? We let this  
7 thing -- or this thing got to that point, it was  
8 allowed to be demolished, or it had to be  
9 demolished. And then now, you know, they're  
10 proposing an addition that has, you know, an  
11 abnormal amount of garage.

12 So it seems unbalanced at this moment in time.  
13 There's something that's not balanced about this.  
14 So I think we have to find a way to rectify that  
15 and balance this thing out.

16 MR. CHAIRMAN: It goes to the point where what  
17 system do we have to prevent this from going on. I  
18 think we've discussed this before.

19 MS. SPAIN: We have.

20 MR. CHAIRMAN: What is the system that is --  
21 what is failing? And we talked about this a few  
22 months back.

23 MS. SPAIN: I will tell you, we had a long --  
24 the staff and the historical resources department  
25 had a long discussion with code enforcement,

1       because there was an absolute failure on the  
2       property owners, but there was a failure on the  
3       code enforcement and the city also. It had been  
4       cited in 2014 before the present owner owned it,  
5       and somehow after the sale that violation, that  
6       citation went away. And so it was there for many  
7       years with a collapsed roof, and the City was not  
8       doing anything about it.

9               And it came to our attention in the department  
10       because it was on a listing, I think, right? There  
11       were listing photographs. Yeah, the realtor  
12       brought it to us. And so we jumped in trying to  
13       save it, trying to get it to code enforcement and  
14       try to make it, because it is a historically  
15       significant home.

16              So I think as far as code enforcement being  
17       aware of these issues, they're much more aware of  
18       them now. They've assigned one code enforcement  
19       officer that handles the historic properties. I go  
20       to every code enforcement board meeting. They meet  
21       once a month. And any of the historic properties I  
22       look up, and they have an outside counsel that is  
23       looking specifically at abandoned properties. So,  
24       if anything, this has helped the City in their  
25       processes. It's just sad.

1           MR. CHAIRMAN: So when I was referring to  
2           Mr. Ehrenhaft's position of the pecky cypress, and  
3           again, call it punishment, call it -- /whatever you  
4           want to call it, I find it hard sometimes when I  
5           don't know the true -- was it negligence? Sometime  
6           people don't know. I don't have enough knowledge  
7           to know whether this was bad intent, so it's -- do  
8           you take it as bad intent? Do you not take it as  
9           bad intent?

10          MS. SPAIN: He owned a home with a hole in the  
11          roof with a tree growing out of it. He must have  
12          known that.

13          MR. CHAIRMAN: Okay. Well, then this is where  
14          you take -- again, I need somebody to say, look --

15          MR. DEBOWSKY: Can I speak to it? Just a  
16          couple of thoughts and not to necessarily rebut the  
17          gentleman's comments, but I don't necessarily think  
18          that the position of code enforcement is to be  
19          punitive, and I don't think that it is necessarily  
20          incumbent upon this board to punish a homeowner.

21          Dr. Nasio is I think trying to do something  
22          correctly with this piece of land, and I believe  
23          that he purchased the house -- I don't know what  
24          his mindset was when he purchased it. He clearly  
25          knew that it was without a roof when he purchased

1       the home, and because the house had not been  
2       designated at that time, I'm sure, like any one of  
3       us, reasonably probably thought to take the  
4       property down.

5               I believe that he came before the normal  
6       process through the Board of Architects to put a  
7       different project on the site that included the  
8       removal of the previous home, and in the process of  
9       presenting that project, the property was then  
10      subsequently designated.

11             MS. SPAIN: Well, that's because in 2003 the  
12      city commission passed an ordinance that requires a  
13      historic preservation officer's signature on any  
14      demolition, and so that automatically kicks in of  
15      the review of the historic preservation officer.

16             And if the preservation officer determines  
17      that it's historically significant, the code  
18      requires us to designate it.

19             So this city is one of the -- I mean, other  
20      cities to look to us as to how these processes  
21      work.

22             MR. CHAIRMAN: But in defense of this  
23      particular one, if that house is not designated,  
24      you can treat -- maybe think about something a  
25      little different than when you know is designated

1       and I don't protect it. I think there's a fault  
2       there, but -- and some people don't have the  
3       education to know that this maybe should be looked  
4       at.

5               MR. DEBOWSKY: I appreciate that they went  
6       through the process to designate it properly. I  
7       believe that this homeowner was probably ignorant  
8       to that standard and thought he was buying a piece  
9       of land that he could build a home to scale on. It  
10      was not designated on the day he bought it. That's  
11      fact.

12             MR. MENENDEZ: But he bought it in 2014 and he  
13      left it there sitting for four years until 2018.

14             MR. DEBOWSKY: Actually, and, again, I feel  
15      like I'm defending him as if he's standing here, in  
16      his words he believes that as things were brought  
17      to his attention, the house needed to be painted,  
18      he pulled a permit and he painted the house. As  
19      windows needed to be repaired because neighborhood  
20      passersby broke windows, he repaired windows.

21             The one major repair that he didn't come  
22      through with was the repair of that roof. And he  
23      never actually occupied it.

24             But I guess he believes, and again, it's tough  
25      to be here to defend him, but he believes that he



1       did everything that he could to maintain a  
2       appearances of what that house looked like from the  
3       street up until the day it was demolished.

4               MS. THOMSON:   Why is he not here today?

5               MR. DEBOWSKY:   He's at work.

6               MS. THOMSON:   Oh.

7               MR. MENENDEZ:   He's got a tree growing through  
8       the roof of the house and that he doesn't feel he  
9       has to do anything about?   But he'll paint the  
10      walls.

11              MR. DEBOWSKY:   I think it was his intent to  
12      take the house down on the day he bought it, and I  
13      think that after it was designated he then  
14      understood that he was going to have to go through  
15      a different process.

16              MR. MENENDEZ:   When was it designated?

17              MR. DEBOWSKY:   '17.

18              MS. SPAIN:    2017.

19              MR. MENENDEZ:   But he bought it in 2014.   Why  
20      didn't he not knock it down the day after?

21              MR. DEBOWSKY:   He asked to take it down and  
22      historic found it to have historical significance.  
23      It was designated as a result of him trying to get  
24      a building permit.

25              MS. THOMSON:   Don't they get tax breaks or

1 something when it's designated?

2 MS. SPAIN: This will not get a tax break.  
3 It's very clear in the zoning code if there's a  
4 violation of that that causes a demolition of a  
5 house you cannot get a tax break on it.

6 MS. THOMSON: Okay. I was just curious.

7 MR. DEBOWSKY: He understands that.

8 MR. CHAIRMAN: Whether this is in context, not  
9 in context, we're going to have to let this thing  
10 move forward or not.

11 Do we want to have it come back --

12 MR. FULLERTON: We can do one other thing, and  
13 that is to deny it.

14 MR. CHAIRMAN: Or we can deny it.

15 MR. FULLERTON: I make that motion, to deny.

16 MR. CHAIRMAN: Let's try to give some  
17 clarity --

18 MR. FULLERTON: If I can get a second then --

19 MR. CHAIRMAN: Yeah, but let's see where we're  
20 having issue, maybe it can be --

21 MR. FULLERTON: I was very moved by the  
22 testimony of neighbors --

23 MS. SPAIN: So --

24 MR. CEBALLOS: If there's going to be a motion  
25 to deny, I request that a record be made of the

1       rationale of why you are going to be denying it,  
2       not just because you're denying it. Let the record  
3       state the factors in the code why this project  
4       should be denied as presented.

5               MS. SPAIN: So the property owner was given a  
6       certain amount of time to get approval from the  
7       Board of Architects and the Historic Preservation  
8       Board to go forward with this in compliance with  
9       the zoning code and certificate of appropriateness.  
10      We've given him extensions because of the number of  
11      times he went to the Board of Architects, so I need  
12      to report back to the code enforcement board on why  
13      this was denied.

14             And I also need to find out from the City  
15      attorney's office what the code says about a denial  
16      and how long you have before you go back to the  
17      board. There's something in the code that talks  
18      about that.

19             MR. CEBALLOS: Typically my understanding is I  
20      believe it's two years.

21             MS. SPAIN: Well, you know --

22             MR. CEBALLOS: It's substantial. Now, the  
23      applicant can choose to continue the item, if he  
24      chooses to.

25             MS. SPAIN: Oh, they can continue the item.

1           MR. CEBALLOS: Well, technically the applicant  
2           has the right to request a vote of approval or  
3           denial, but if he so chooses, the item can be  
4           removed and deferred to another time.

5           MR. CHAIRMAN: Can I ask a question? Just I'm  
6           not asking for a response, I'm going to put a  
7           question out. Are we denying for punitive or  
8           reasons that are, you know -- or would this house  
9           have come with this house intact and the addition  
10          in the back and we would have said, tweak this,  
11          tweak that, and that would have been the result of  
12          that.

13          MR. SILVA: That's my question, right? The  
14          code to me is very clear in terms of restitution,  
15          let's call it, for demolition by neglect. The  
16          restitution for that we all agree it's terrible,  
17          right? Demolition by neglect shouldn't happen.  
18          It's terrible. The code sees that. The code says,  
19          okay, if that happens, we have to rebuild the  
20          existing residence, right? So they're doing that.

21          MR. FULLERTON: That's punitive enough.

22          MS. SPAIN: The intent is people say, oh,  
23          well, I've got a historic home, then I better keep  
24          it up because if I have it fall into disrepair I'm  
25          going to have to build it back anyway.

1           MR. DEBOWSKY: And, for the record, I believe  
2           the code enforcement aspect of this, we have not  
3           been noticed of another hearing of that. I believe  
4           that the, and correct me if I'm wrong, I believe  
5           that the issue died with building.

6           MS. SPAIN: Pardon me?

7           MR. DEBOWSKY: The demolition by neglect, the  
8           code enforcement --

9           MS. SPAIN: You failed your final inspection  
10          on the demolition permit because the code requires  
11          you to get a certificate of appropriateness and  
12          rebuild it. So you're not out of code enforcement  
13          yet.

14          MR. DEBOWSKY: I think --

15          MS. SPAIN: I didn't pass you.

16          MR. DEBOWSKY: That I understand. What I  
17          don't understand is wouldn't there be a code  
18          enforcement hearing to these charges, so to speak?  
19          I know that Coral Gables has hired outside counsel  
20          to deal with this, and what he has basically  
21          addressed to us was to comply with the wishes of  
22          the Historic Board and that the code enforcement  
23          aspect of the case would subside. I believe that's  
24          what we've done.

25          MR. SILVA: I just want to be careful if we do

1       ask for this come back or we do reject it, we have  
2       to couch it in terms of reviewing the addition as  
3       to how it relates to the rebuild, to the rebuild  
4       portion of the structure. I don't think we should  
5       say or could say that it's a penalty or it's -- I  
6       think we need to --

7               MR. EHRENHAFT: No.

8               MR. MENENDEZ: No.

9               MR. SILVA: -- limit our review to how the  
10       proposed addition -- maybe we feel it doesn't fit  
11       because it's a three car garage or it's too big or  
12       what have you, but I think we need to be very clear  
13       to the applicant and to everyone that -- what the  
14       reasons are for our rejection --

15              MS. THOMSON: Here's what I -- I'm sorry. I'm  
16       interrupting you.

17              Here's what I see, I see a person who bought a  
18       house that obviously was in bad condition with  
19       sights on doing something different with the house.  
20       He obviously -- he'd not lived in it, he'd not  
21       tried to actually fix it, rebuild it at that time  
22       the way it was done. Did not take pictures of how  
23       it was.

24              I mean, I'm seeing that his vision probably  
25       was, let it fall and we'll get it out of the way

1           and then we'll just build our three car garage  
2           monstrosity. I think it's a monstrosity in this  
3           neighborhood. I don't think we should approve it.  
4           And I don't know what the motion would be.

5           MS. BACHE-WIIG: Do we -- I'm sorry.

6           MR. CHAIRMAN: Go ahead.

7           MS. BACHE-WIIG: Can we have it come back on  
8           that basis that it's not in keeping with the  
9           context of the neighborhood, the amount of garage  
10          being proposed? Is that allowed, or do we have to  
11          state something specific?

12          MS. SPAIN: Well, you know, there is that  
13          issue with zoning, so if you could continue it  
14          until I have the ability to talk to zoning about  
15          the garage issue, and then it come back, because  
16          maybe the solution there is going to be a re-design  
17          that you can live with as an addition.

18          I think you need to look at this as if the  
19          historic home was there, and would you approve this  
20          as an addition to a historic home.

21          I also think it's very difficult to say that  
22          they should not have a two-story addition in a  
23          one-story neighborhood, because a person has a  
24          right to have a two-story home. They should be  
25          able to build it.

1           The issue that we've always had is how that  
2           affects the historic residence and, you know, you  
3           all have given variances for setbacks when they've  
4           kept it to a one story, so we're very good about  
5           that, but I don't think you can deny a two-story  
6           addition on a one-story home in a one-story  
7           neighborhood. I would like to, but I don't think  
8           that's proper.

9           MR. FULLERTON: Well, my motion was not to be  
10          punitive against the owner for having done this. I  
11          just don't think the house -- you presented it very  
12          well, but I think the house is just overdone for  
13          the site and for the neighbors. The three car  
14          garage is unnecessary for a normal life. This guy  
15          has a special need maybe. But I wasn't trying to  
16          punitive at all. I was just thinking that this  
17          house and this addition to this house is  
18          overwhelming to the existing context of the house  
19          and the neighborhood.

20          MR. CHAIRMAN: I think -- again, we're talking  
21          about two different things, trying to clarify the  
22          reconstruction, maybe the punitive, and if you can  
23          build it to the best of your ability to match what  
24          was there, we've accomplished that piece of it.

25          If there's another aspect of what would have



1       been correct or not correct had the house been  
2       there, this is what we're looking at, I hear some  
3       people are uncomfortable maybe with the massing and  
4       the garage. You should consider -- and again, let  
5       me see how this comes back.

6               Does it come back because zoning says forget  
7       it, it's not going to work, look at it again, or do  
8       we just say forget about the zoning, let's just  
9       look at it again, and then it take three or four  
10      months to come back and then does that affect your  
11      code violation issue?

12             MS. SPAIN: They can continue it.

13             MR. CHAIRMAN: We can continue it?

14             MS. SPAIN: They're able to give them  
15      extensions on that. I mean, there's another thing  
16      to consider is there's only seven people tonight,  
17      and this is a nine member board, so you need five  
18      votes.

19             MR. DEBOWSKY: I understand the math. What  
20      I'm struggling with is that we worked extensively  
21      with the BOA, we were here four times to have a  
22      three car. That was probably the one -- that was  
23      the hill he was willing to die on, so to speak, and  
24      that three car garage was the basis for a lot of  
25      our designs decisions. So for me to have an

1 approval from the BOA to come here for you to tell  
2 us that we can't have a three car garage --

3 MR. FULLERTON: The BOA does not speak for us,  
4 or doesn't even to confer with us.

5 MR. DEBOWSKY: Understood --

6 MS. SPAIN: It's a recommendation.

7 MR. CEBALLOS: Let me clarify the record for a  
8 second in regards to my previous comment of two  
9 years. Looking at the code for resubmission of  
10 application affecting the same property, for  
11 conditional uses of variances is six months. For  
12 other items such as zoning, MAT change and things  
13 of that nature, 12 months. There's nothing that  
14 specifically speaks to this board. I'd have to  
15 look into it to provide an answer, and I'll get  
16 that for the board.

17 MR. FULLERTON: So you mean if we deny it,  
18 then they have to wait a year to come back?

19 MR. CEBALLOS: They may have to. I'd have to  
20 clarify, because once again, the code does not  
21 speak to it right now. I can't give you a  
22 definitive answer. I'll look into it.

23 MR. FULLERTON: So perhaps we should rescind  
24 and discuss deferment.

25 MR. MENENDEZ: There's a motion right now that

1 needs to be taken care of.

2 MR. CHAIRMAN: Hold on a second. There may be  
3 a zoning violation or a zoning condition that  
4 doesn't even allow this to go forward; am I  
5 correct? Isn't that one of the things you're going  
6 to check?

7 MS. SPAIN: Well, apparently if the carport is  
8 considered a carport --

9 MR. CHAIRMAN: He has to re-design the house.  
10 So there may be a condition where you have to  
11 re-designed the house no matter what.

12 MR. MENENDEZ: There's no guarantee. There's  
13 no guarantee of that right now.

14 MR. CHAIRMAN: 50/50 you have to go back and  
15 change the design. You said you were going to  
16 shrink some spaces of the house possibly.

17 MR. DEBOWSKY: We're at our FAR limitation  
18 right now, so if the carport has to be counted in  
19 as part of the number, I have to find --

20 MR. CHAIRMAN: You have to re-design the  
21 house.

22 MR. DEBOWSKY: -- the square footage.

23 MR. CHAIRMAN: You have to re-design the  
24 house. So re-designing the house may be almost  
25 50/50 chance you'll do it.

1           MR. DEBOWSKY: I guess I need some direction  
2 from this board because the re-design would still  
3 come back here with a three car garage.

4           MR. CHAIRMAN: Stay there for a second. I'm  
5 trying to help you not get delayed in the process,  
6 and if the delay's already happening, then I don't  
7 feel so bad, right? You're going to have to come  
8 back. If my choice is to have you redo the house  
9 completely, well, that's going to take you two or  
10 three months. This may have to come back because  
11 there's a zoning situation that I'm not clear on.

12           But it seems like -- are we making them go  
13 into the driveway?

14           MS. SPAIN: I'd like to see that.

15           MR. CHAIRMAN: Okay.

16           MS. SPAIN: I think it's important for the  
17 historic --

18           MR. CHAIRMAN: That still doesn't give them  
19 the right to have three car garages and go over the  
20 FAR because we're asking for them to go straight  
21 in. That's not going to turn the tide on saying,  
22 okay, you can get an extra car --

23           MS. SPAIN: I don't know the answer to that.

24           MR. CHAIRMAN: -- because you guys were making  
25 them go straight in. Making them straight in, I

1       don't think is going to give them a three car  
2       garages.

3               MR. MENENDEZ:   There's no guarantee here at  
4       all for anything.

5               MR. CHAIRMAN:   The extra FAR isn't going to  
6       come by way of us saying you got to go straight in.

7               Maybe it is.   Do you think --

8               MS. SPAIN:   I don't think you should worry  
9       about that.   I think you should worry about the  
10      effect on the historic home.   If you think it's  
11      appropriate to have it go straight in and then go  
12      around to the back, that's what you should vote in.

13              MR. CHAIRMAN:   I go back to my suggestion --

14              MR. FULLERTON:   Face out the living room or --

15              MR. CHAIRMAN:   I go back to my suggestion,  
16      look at the auxiliary structure in the back,  
17      one-story carport, garage, closed garage, you get  
18      your three cars, you meet the FAR, you take one  
19      car, one garage away from the house, you kind of  
20      get your garage back, and you can shrink the house,  
21      and you can start shrinking what I'm hearing from  
22      two or three people here, that the garage being  
23      three and too massive is an issue.

24              So it's a re-design, but I think you're going  
25      to have to do it anyway.   And that would go through

1 a -- not a rejection, but a deferment.

2 MS. SPAIN: Why would the applicant --

3 MR. CHAIRMAN: Can they re-design under a  
4 deferment? If we defer can they re-design.

5 MR. CEBALLOS: You can.

6 MR. CHAIRMAN: And how long can the deferment  
7 last?

8 MR. CEBALLOS: The applicant, as I stated  
9 before, also has the right to ask for a vote. I'm  
10 not saying he's going to choose that. I'm just  
11 saying he has the right.

12 MR. FULLERTON: A vote for what?

13 MR. CEBALLOS: A vote of approval or denial.  
14 The board can motion to defer. He can go back and  
15 re-design the plans, do whatever he likes, or he  
16 can request a withdrawal. He can simply request to  
17 continue it. The board will vote on whether to  
18 continue the item or not.

19 Alternatively if the board decides to defer  
20 it, the motion passes. He has the right before the  
21 board or due process, he can actually force the  
22 board to vote yes or no. I'm not saying he's going  
23 to do that, I don't think that would be a favorable  
24 turnout to him, but just letting you know all of  
25 the possible scenarios.

1           MR. DEBOWSKY: Technically speaking I'm not  
2           the applicant, I'm here representing the applicant,  
3           and I think that he would want a documentation as  
4           to why you are denying this request, because I  
5           think that he believes that he has made every  
6           possible compromise along the way.

7           MS. SPAIN: I think at this point they may not  
8           be denying it. They may be just deferring it so  
9           you can work out your issues.

10          MR. FULLERTON: I'll retract my motion.

11          MR. CHAIRMAN: I think you're looking at two  
12          negative votes, possibly a third, so I would say  
13          that if we can get you back to that zoning issue --

14          MR. DEBOWSKY: I have a question. If it's  
15          deferred do I need to see the preliminary Board of  
16          Architects before I come here, or do I come  
17          directly back to this board?

18          MS. SPAIN: If you change the design you'll  
19          need to go back to the Board of Architects.

20          MR. CHAIRMAN: I think it's important not to  
21          deny folks' rights to build a house, and their  
22          sides should not be -- there's context situations,  
23          but I think we need to be mindful that we shouldn't  
24          be trying to take away people's rights or square  
25          footage. That's a -- I would fight tooth and nail

1           for my rights of that.

2                   But contextually we need to make sure that  
3           we're okay with it. So I think we need to look at  
4           it specifically for is it contextually bad to have  
5           a two story, or is the three story -- or is the  
6           three car garage primarily the issue? Which are we  
7           leaning to so that he takes back that response?

8                   MR. DEBOWSKY: This question of denying rights  
9           in addition to two stories, can we deny the right  
10          to a three car garage if it's not written out in  
11          the zoning code?

12                  MR. CHAIRMAN: From a historical perspective  
13          I'm going to say you probably could. I may be  
14          wrong, but if that's our vote --

15                  MR. CEBALLOS: I don't believe what's been  
16          said today is that they're denying a three car  
17          garage. I believe what they're saying, board,  
18          correct me if I'm wrong, is that the design is not  
19          in the character of the neighborhood. That's  
20          strictly it. It has nothing to do whether it's a  
21          three or four car garage, correct me if I'm wrong.

22                  MS. THOMSON: You're right.

23                  MR. DEBOWSKY: But sorry, that sounds like  
24          semantics to me, honestly. It sounds to me like  
25          you're telling me, don't do a three car garage



1           because it's not going to happen and --

2           MR. CEBALLOS:   Not telling you those things.

3           MR. DEBOWSKY:   I'm in a bit of a quagmire here  
4           with a client who values his vehicles.

5           MS. THOMSON:   We value our city.

6           MR. CHAIRMAN:   Okay.   It's up for a vote and  
7           if it's in the back, somebody may not care that  
8           three car garage is in the back, some people do.  
9           So it's --

10          MR. DEBOWSKY:   I liked your suggestion of a  
11          small wall because it would allow the frontage to  
12          be historically accurate.

13          MR. CHAIRMAN:   You want me to do an  
14          off-the-record trial vote for you?

15          MR. DEBOWSKY:   No.   It's --

16          MR. CHAIRMAN:   Can't do that, right?

17          MR. DEBOWSKY:   I mean, I've play enough poker  
18          in my life, I understand.   But I'd like a clear  
19          directive from this board because I know that, you  
20          know, the next phone call I have to make is not a  
21          good one.

22          MS. BACHE-WIIG:   It creating that straight  
23          drive to carport would essentially give them more  
24          opportunity for another car or another -- four  
25          cars.   So that's --

1           MR. CHAIRMAN: The issue with the cars, you're  
2 not going to see the -- it's you have three cars  
3 maybe stacked in front, you can see them from the  
4 street, maybe a fourth car sits out there. To me  
5 the issue of having a bunch of cars sitting out  
6 there in the lawn or in the straight, it's more of  
7 an issue than the three car garage. But that could  
8 be the condition that you see --

9           MS. SPAIN: I think he collects cars, and so  
10 he doesn't want them sitting out anywhere. He  
11 wants them protected.

12           MR. MENENDEZ: But it comes down to this,  
13 staff wants the carport back. When you put the  
14 carport back, you have a zoning issue. So zoning  
15 needs to take a look at this, and then it will have  
16 to come back to us because if that's the case --

17           MS. SPAIN: But there are ways to take that  
18 square footage out of a home, you know.

19           We have Alex pondering.

20           MR. SILVA: I'm just trying to see if there's  
21 another way to reduce it. Because I think what  
22 we're all having an issue with is the massing of  
23 the house, and if we can find a way to get those  
24 three garages somehow, maybe looking at Venny's  
25 suggestion about putting one of them at the rear of

1 the property, having a two car garage attached to  
2 the house and you get the carport and maybe --

3 MS. SPAIN: Well, one of those three car  
4 garages, and correct me if I'm wrong, is actually a  
5 two car garage because there's a lift in it, right?

6 MR. DEBOWSKY: There are two-and-a-half bays  
7 of garage. The first bay closest to the street is  
8 really for motorcycles. It wouldn't fit a standard  
9 car. The last bay has a lift for a fourth car.

10 MR. CHAIRMAN: Let me ask you, could that  
11 garage just not have a door and you enter through  
12 the main garage, park the motorcycles in there  
13 without having to have a third --

14 MR. FULLERTON: Another door.

15 MR. CHAIRMAN: Just a door and you can have  
16 something else that gives you the space for the --

17 MR. DEBOWSKY: Again, it's a security issue  
18 for him. These are valuable pieces of equipment.

19 MR. CHAIRMAN: I'm not saying they're going to  
20 be outside, but you don't have a third garage door.

21 MS. SPAIN: Oh, I see what you mean. So  
22 because it --

23 MR. CHAIRMAN: You have to enter and exit  
24 through one of the regular car doors.

25 MR. DEBOWSKY: I think we would be willing to

1 do that as long as we have the space, we would be  
2 willing to lose the garage door.

3 MS. SPAIN: If we put the motorcycles.

4 MR. CEBALLOS: I don't believe that would  
5 resolve your FAR issue.

6 MR. CHAIRMAN: Correct. But maybe he can live  
7 with less FAR for the motorcycles.

8 MS. THOMSON: Would there be a noise issue  
9 here?

10 MR. FULLERTON: That could be code enforcement  
11 if there was.

12 MR. DEBOWSKY: For the record, Dr. Nasio lives  
13 on Vizcaya at this moment, he lives just a few  
14 houses down on the corner of I believe Salzedo.

15 MS. THOMSON: Why didn't he put his garage  
16 there?

17 MR. DEBOWSKY: Well, I think he's going to  
18 sell that house to move to this house. But he  
19 lives there now. He's lived there for over  
20 20 years.

21 MS. THOMSON: So he saw the opportunity that a  
22 house is falling down, he bought it, and now he's  
23 demolished it because it was unsafe and he wants to  
24 put this three car garage thing up in a place that  
25 he should have bought a lot out in Pinecrest or

1 something.

2 That's how I see it. I've lived in the Gables  
3 all my life. I'm a third generation.

4 MR. DEBOWSKY: And, respectfully, I think this  
5 level of contempt is going to follow this case  
6 forever, so I see myself standing here again to  
7 have the same story told regardless of what we do.  
8 So that's why I'm trying to clarify on an  
9 architectural basis where to move forward.

10 Because whatever this gentleman did up to my  
11 involvement or this board's involvement, I don't  
12 know how to -- if you want to hold him accountable  
13 for that, there must be some other way to do that.  
14 But from an architectural perspective I don't know  
15 how to progress.

16 MS. THOMSON: I don't either.

17 MS. BACHE-WIIG: I think the chairman's  
18 recommendation or suggestion to remove one of the  
19 garage doors would be very probably favorable.

20 MR. DEBOWSKY: Happily.

21 MS. BACHE-WIIG: And I think it's an easy, you  
22 know, fix, you know, when you come back and you can  
23 put a window in its place, whatever the case may  
24 be, but I think it gives you some leeway, you know,  
25 to --

1           MR. DEBOWSKY:   Sure.

2           MR. SILVA:    Yeah, I think that makes sense.  I  
3   think that garage is small already.  You already  
4   have a 20-foot depth there in that forward garage.  
5   Talking about changing that tower mass there into  
6   something more residential, eliminating that garage  
7   door, putting a front wall and gate on that --

8           MR. CHAIRMAN:  That little area there so that  
9   it's all tucked in.  Sure.

10          MR. SILVA:    To making it read as more of a  
11   courtyard instead of garages with a driveway,  
12   right?  I think if you do that and you restore the  
13   carport and you do that direct link to the front  
14   porch, then I think we're getting closer to  
15   something that --

16          MS. THOMSON:   Can --

17          MR. FULLERTON:  If you use the carport as a  
18   carport, then you have four places for automobiles  
19   or a vehicle.  Is that the intent?

20          MR. DEBOWSKY:  Again, he has a lift in there  
21   as well, so there's technically even a fifth care  
22   now.

23          MR. FULLERTON:  So that's a fifth car?

24          MR. DEBOWSKY:  Yes.

25          MR. CHAIRMAN:  And the exterior carport you'll

1           have a lift?

2           MR. DEBOWSKY: No, the last bay, the last bay  
3           of the garage.

4           MR. CHAIRMAN: Two lifts and a --

5           MR. DEBOWSKY: One lift in the back of the  
6           garage, the last bay.

7           MS. SPAIN: So my suggestion would be to defer  
8           this, and he can work on those issues, and I'll sit  
9           with you and we can go over it and you can come  
10          back to this board.

11          MR. SILVA: Do you feel like you have enough  
12          direction from us?

13          MR. DEBOWSKY: I do. I do. Just like I said,  
14          I'm worried that the conversation remains the same.  
15          So I'm happy to make those modifications, and I  
16          think that all those are things that my client will  
17          agree to. It just doesn't erase the history, and  
18          I'd like to be able to come back to this board with  
19          an updated design without this level of bias.

20          MR. FULLERTON: It would be nice if you  
21          restudied a little bit, you know, just take another  
22          shot at the two story part of it. Maybe there's a  
23          way to push it back or to sculpt it a little bit  
24          differently just to reduce its impact on the  
25          neighborhood. Just a thought.

1 MR. CHAIRMAN: I think we did quash it --

2 MS. SPAIN: So do we need a motion, or what do  
3 you think is the best? Do you want to make a  
4 motion to continue it?

5 MR. CHAIRMAN: Yeah, I think continuance is  
6 the right word.

7 MS. SPAIN: All right.

8 MR. FULLERTON: Continue it or deferral?

9 MS. SPAIN: Continue.

10 MR. CHAIRMAN: Continue.

11 MR. FULLERTON: I'll make that motion  
12 to defer --

13 MS. THOMSON: I'll second it.

14 MR. FULLERTON: To continue it, sorry.

15 MR. CHAIRMAN: We're here to help.

16 MR. DEBOWSKY: Yeah, thank you.

17 MR. CHAIRMAN: I know. I know that feels a  
18 little hard, but --

19 MR. DEBOWSKY: It's a tough client, it's a  
20 tough project.

21 MR. CHAIRMAN: Any further discussion?  
22 Role call.

23 THE CLERK: Ms. Bache-Wiig?

24 MS. BACHE-WIIG: Yes.

25 THE CLERK: Mr. Silva?



1 MR. SILVA: Yes.

2 THE CLERK: Mr. Fullerton?

3 MR. FULLERTON: Yes.

4 THE CLERK: Mr. Ehrenhaft?

5 MR. EHRENHAFT: Yes.

6 THE CLERK: Ms. Thomson?

7 MS. THOMSON: Yes.

8 THE CLERK: Mr. Menendez?

9 MR. MENENDEZ: Yes.

10 THE CLERK: Mr. Torre?

11 MR. CHAIRMAN: Yes.

12 Thank you.

13 We've got to take two minutes for Dona.

14 Dona's got to give us any things that have  
15 happened. Anything that's happened?

16 MS. SPAIN: I don't think anything's  
17 happening. I can't think of anything.

18 I do really want to try to figure out a way  
19 that these types of things don't happen as often as  
20 they are. They don't happen very often, but they  
21 happen enough that we need to figure out how to  
22 prevent it.

23 MS. THOMSON: Yeah, we had the thing in the  
24 McFarland homestead don't forget, just recently,  
25 where that house was so dilapidated.

1 MS. SPAIN: The house on Frohe?

2 MS. THOMSON: Yeah.

3 MS. SPAIN: That's one of two homes that our  
4 department is working on and it was rebuilt. We're  
5 almost ready for a TCO.

6 MS. THOMSON: Oh, okay. That's great.

7 MS. SPAIN: Oh, that's a different home.

8 MR. FULLERTON: What?

9 MS. SPAIN: That has multiple code enforcement  
10 fines. That's another whole issue that code  
11 enforcement cites you, they have running fines,  
12 running fines, running fines. That house has over  
13 a million dollars in code enforcement fines.

14 MR. MENENDEZ: How can a home be sold if it  
15 has all these citations?

16 MS. SPAIN: Well, that was the issue on this  
17 one, what happened? They were cited and then they  
18 weren't. When we went back in to look at it,  
19 something happened during that sale, I'm not sure  
20 what. But that was a failing of the City's for  
21 code enforcement so...

22 MS. THOMSON: I think the City needs to make a  
23 visit to that street though, because you've got  
24 missing asphalt in driveways. You've got a  
25 big white mailbox --

1 MS. SPAIN: Vizcaya?

2 MS. THOMSON: On Vizcaya. Next door is a big  
3 white mailbox out in front of that house. It looks  
4 like an apartment building.

5 MS. SPAIN: I'll point it out to code  
6 enforcement.

7 MS. THOMSON: Yeah, it needs to.

8 MS. SPAIN: I have no -- do I have any  
9 updates?

10 Oh, yes, Pioneer Day. Pioneer Day is on March  
11 the 9th. So we're having -- Kara, do you know the  
12 gentleman's name who's giving the speech?

13 Paul Cruzette.

14 Wear comfortable shoes. Pinewood Cemetery is  
15 not ADA compliant, but it should be a nice day.  
16 It's from 10:00 to 12:00.

17 MR. FULLERTON: When?

18 MS. SPAIN: March the 9th.

19 MR. FULLERTON: March 9th.

20 MS. SPAIN: If you haven't been to Pinewood  
21 Cemetery it's actually very pleasant. It's off  
22 Irwin -- off Sunset on Irwin Road.

23 MS. THOMSON: Yeah.

24 MS. BACHE-WIIG: What time?

25 MS. SPAIN: Pardon me?

1 MS. BACHE-WIIG: What time?

2 MS. SPAIN: It's March 9th from 10:00 in the  
3 morning until 12:00. And we'll have refreshments.  
4 That's all I have.

5 MS. BACHE-WIIG: I drive by there every  
6 morning, every morning.

7 MR. CHAIRMAN: Motion for adjournment?

8 MR. SILVA: Motion.

9 MR. CHAIRMAN: Is there a second?

10 MR. MENENDEZ: Second.

11 MR. CHAIRMAN: All those in favor?

12 (ALL): Aye.

13 MR. CHAIRMAN: Adjourned.

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# REPORTER'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Jessica A. Donnelly, Florida Professional Reporter and Notary Public in and for the State of Florida at large, do hereby certify that I was authorized to and did report said meeting in stenotype; and that the foregoing pages, numbered from 1 to 117, inclusive, are a true and correct transcription of my shorthand notes of said meeting.

I further certify that said meeting was taken at the time and place hereinabove set forth and that the taking of said meeting was commenced and completed as hereinabove set out.

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

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IN WITNESS WHEREOF, I have hereunto set my hand this  
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Jessica A. Donnelly