

CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD MEETING
VIA VIDEO CONFERENCE
SEPTEMBER 16, 2020

PARTICIPANTS:

Albert Menendez, Chairperson
Cesar Garcia-Pons, Vice Chairperson
John P. Fullerton, Board Member
Bruce Ehrenhaft, Board Member
Alicia Bache-Wiig, Board Member
Xavier Durana, Board Member
Raul R. Rodriguez, Board Member
Margaret A. "Peggy" Rolando, Board Member
Dona Spain, Board Member

Kara N. Kautz, Historic Preservation Officer
EizaBeth B. Guin, Historic Preservation Coordinator
Cristina M. Suarez, Esq., Deputy City Attorney
Nancy Lyons, Administrative Assistant

1 MR. MENENDEZ: Good afternoon. Welcome to
2 the regularly scheduled meeting of the City of Coral
3 Gables Historic Preservation Board.

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

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

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

21 Failure to register and provide proof of
22 registration shall prohibit your ability to present to the
23 historic preservation board on applications under
24 consideration this afternoon.

25 "Lobbyist" is defined as an individual,

1 corporation, partnership, or other legal entity employed
2 or retained, whether paid or not, by a principal who seeks
3 to the encourage approval, disapproval, adoption, repeal,
4 passage, defeat or modifications, of A:

5 Any ordinance, resolution, action, or
6 decision of any city commissioner.

7 B: Any action, decision, recommendation of
8 the city manager, any city board or committee, including,
9 but not limited to, quasi-judicial, advisory board, trust,
10 authority or council.

11 Or C: Any action, decision or recommendation
12 of city personnel during the time period of the entire
13 decision making process on the action, decision or
14 recommendation which foreseeably will be heard or reviewed
15 by the city commission or a city board or committee,
16 including, but not limited to, quasi-judicial, advisory
17 board, trust, authority or council.

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

21 I now officially call the City of Coral
22 Gables Historic Preservation meeting of September 16th,
23 2020, the time being 4:03 p.m.

24 Present today are board members Alicia
25 Bache-Wiig; Bruce Ehrenhaft; Dona Spain; John Fullerton;

1 Peggy Rolando; Raul Rodriguez; Xavier Durana; Vice Chair
2 Cesar Garcia-Pons; myself, Albert Menendez as the chair.

3 Staff today is Kara Kautz, historic
4 preservation officer; and ElizaBeth Guinn, historic
5 preservation coordinator; Cristina Suarez from the city
6 attorney's office.

7 Approval of the minutes.

8 MR. GARCIA-PONS: I'll move.

9 MR. FULLERTON: Second.

10 MR. MENENDEZ: Okay. So the next item is the
11 approval of meeting minutes of the last meeting which was
12 August -- I'm not sure what that date was.

13 MR. FULLERTON: 15th

14 MR. MENENDEZ: August 15. Are there any
15 changes or corrections to the minutes?

16 MS. KAUTZ: Do you want to start on that?

17 MR. FULLERTON: Sorry, August 19th.

18 MR. MENENDEZ: August 19th, I'm corrected.

19 MR. FULLERTON: Sorry.

20 MR. MENENDEZ: Okay. Call for a motion to
21 approve.

22 MS. SPAIN: So moved.

23 MR. MENENDEZ: Second, please.

24 MS. ROLANDO: Second.

25 MR. MENENDEZ: Okay. Miss Rolando seconds

1 it. Okay. Do we need to call the roll?

2 THE ADMINISTRATIVE ASSISTANT: Mr. Menendez?

3 MR. MENENDEZ: Yes.

4 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?

5 MR. EHRENHAFT: Yes.

6 THE ADMINISTRATIVE ASSISTANT: Mr. Durana?

7 MR. DURANA: Yes.

8 THE ADMINISTRATIVE ASSISTANT: Miss Spain?

9 MS. SPAIN: Yes.

10 THE ADMINISTRATIVE ASSISTANT: Mr. Fullerton?

11 MR. FULLERTON: Yes.

12 THE ADMINISTRATIVE ASSISTANT: Miss

13 Bache-Wiig?

14 MS. BACHE-WIIG: Yes.

15 THE ADMINISTRATIVE ASSISTANT: Miss Rolando?

16 MS. ROLANDO: Yes.

17 THE ADMINISTRATIVE ASSISTANT: Mr.

18 Garcia-Pons?

19 MR. GARCIA-PONS: Yes.

20 THE ADMINISTRATIVE ASSISTANT: Mr. Rodriguez?

21 MR. RODRIGUEZ: Yes.

22 MR. MENENDEZ: Okay. Notice regarding ex

23 parte communications. Please be advised that this board

24 is a quasi-judicial board and the items on the agenda are

25 quasi-judicial in nature which requires board members to

1 disclose all ex parte communications.

2 An ex parte communication is defined as any
3 contact, communication, conversation, correspondence,
4 memorandum, or other written or verbal communication that
5 takes place outside a public hearing between a member of
6 the public and a member of a quasi-judicial board
7 regarding matters to be heard by the quasi-judicial board.

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

15 Okay. The next item is deferrals. Do we
16 have any deferrals, Kara?

17 MS. KAUTZ: No.

18 MR. MENENDEZ: No, okay. Okay. Swearing in,
19 if any persons in the audience will be testifying today,
20 please raise your right hand to be sworn in.

21 (Thereupon, the persons who would be testifying were duly
22 sworn on oath by the court reporter.)

23 MR. MENENDEZ: Okay. Our first item is a
24 Special Certificate of Appropriateness, Case File COA (SP)
25 2020-010, an application for the issuance of a special

1 certificate of appropriateness for the property at 800
2 Obispo Avenue, a contributing resource within the Obispo
3 Avenue Historic District, legally described as Lots Nine
4 and Ten, Block 29, Coral Gables Section B, according to
5 the plat thereof as recorded in Plat Book Five at Page 111
6 of the public records of Miami-Dade County, Florida.

7 The application requests design approval for
8 an addition and alterations to the residence and site
9 work. A variances has also been requested from Article
10 Four, Section 4-101(D) and (4c) of the Coral Gables zoning
11 code for the minimum rear setback. Kara, does the staff
12 have a presentation?

13 MS. KAUTZ: Yes. There should be. Give me
14 one moment to bring it up.

15 MS. SUAREZ: Kara, I'm going to ask, since we
16 are in the virtual platform, that when each person who is
17 going to be testifying, before they speak, that they be
18 sworn in at that moment so we can make sure that we're
19 seeing the person on video and we make sure that they are
20 sworn in.

21 MS. KAUTZ: Okay.

22 MS. SUAREZ: I know we usually, we do it all
23 at once in the beginning, but I think it's important that
24 we do it before each person testifies, and if you're
25 presenting --

1 MS. KAUTZ: You need staff --

2 MS. SUAREZ: Yes. Staff should be sworn in
3 too, so whoever is presenting this item should be sworn in
4 now, please.

5 MS. KAUTZ: That would be me, but let me get
6 out of this for a second. Okay, go ahead.
7 (Thereupon, Ms. Kautz was duly sworn on oath by the court
8 reporter.)

9 MS. KAUTZ: Let me pull the screen up. This
10 is a location map of the property in question. It's on
11 the corner of Obispo Avenue and Cortez Street, right at
12 the beginning of the historic district. It starts, Cortez
13 is the eastern boundary.

14 It was designated in 2008 as part of the
15 Obispo Avenue Historic District. The home was designed by
16 architect Walter Baggesen in 1949 for Mr. and
17 Mrs. Crissey, and interestingly enough, it remained in the
18 Crissey family until the current owner purchased it, so
19 it's one of the longest single family residence.

20 It was a small home. It had two additions
21 made to it, small additions, in 1963 and also in 1974.
22 Those additions are supposed to be removed as part of this
23 application.

24 This is the early permit drawing from the
25 property in 1949, the front elevation facing Obispo, and

1 this is how the home looked in the listing photos from
2 2019. It's been virtually, virtually unchanged.

3 The applicant is requesting a variance for
4 the minimum rear setback, a reduction from the required
5 ten feet to the proposed five foot eight feet. Staff is
6 in support of this variance as the addition is proposed to
7 be one story in height and the existing residence is
8 actually set back much further on the property than is
9 actually required, so there is a bit of a hardship there
10 that they don't have as much room to work with as a normal
11 property would.

12 This was approved by the board of architects
13 in July 20, 2020. The comments are part of your packet.
14 They were minor in nature, and when it went preliminarily
15 prior to that in March, the reviewers at the time of the
16 board of architects did suggest the reduced rear setback.

17 We do have a few comments on the rear page
18 and a couple things that I would like the board to
19 discuss, but we can do that after the presentation.

20 Let me get out of this and turn it over to
21 the architect who is here. Let me make sure that you have
22 -- Nancy, does Alfredo have the ability to share his
23 screen? Is he a co-host?

24 THE ADMINISTRATIVE ASSISTANT: Yes, he does,
25 Kara.

1 MS. KAUTZ: Okay. We're good to go.

2 MR. SANCHEZ: Good afternoon, board members,
3 chairman of the board, ladies and gentlemen. Cristina, do
4 I have to be sworn in again?

5 MS. SUAREZ: Yes, please.

6 MR. SANCHEZ: Okay. Thank you.
7 (Thereupon, Mr. Sanchez was duly sworn on oath by the
8 court reporter.)

9 MR. SANCHEZ: Thank you. Well, again,
10 Mr. Chairman of the Board, members of the board, ladies
11 and gentlemen, thank you for the opportunity to present to
12 you this afternoon. I want to go into the presentation of
13 the house.

14 THE COURT REPORTER: I'm sorry, I'm sorry.
15 Excuse me. Could you state your name for the record,
16 please?

17 MR. SANCHEZ: I'm sorry. Alfredo C. Sanchez,
18 architect, urban designer. I'm also the representative of
19 Miss Betancourt who is the owner of the house. 4200 Alton
20 Road, Miami Beach, Florida, 33140, is my address. Thank
21 you.

22 Let me share the screen and begin the
23 presentation. Okay. The house as she mentioned, Kara
24 mentioned is at 800 Obispo on the corner of the site.
25 This is some, this is the boundary survey, the existing

1 survey.

2 You can see that the house, the main body of
3 the house is set back about 50 feet from the sidewalk of
4 Obispo and about 29 feet from the sidewalk of Cortez, so
5 it's heavily loaded towards the west side of the property,
6 on the south side of the property, leaving relatively
7 little room in the back, but this also creates the
8 monumentality of the house and the historic importance of
9 the house.

10 These are pictures from the listing. This is
11 the view, an aerial view from Cortez Avenue. You can see
12 the areas that were added (inaudible). They start here,
13 very unsensitively added, a flat roof with a bathroom, and
14 also the fact 801 Obispo has a nonhabitable space, garage
15 space, facing the bedrooms from the back.

16 This is the view from Obispo Avenue, the
17 aerial view, as you can see the house. These are the
18 existing swale trees and these are the trees in the back.

19 This is the view from the street, Obispo
20 Avenue, the historic view of the house and another view
21 from the side. I think you also saw it from Kara's
22 presentation.

23 This is the view from the west end of the
24 property looking towards Cortez Avenue. This is the area
25 to be removed as well as that area out in the bathroom,

1 and you can see the area to be demolished that they never
2 made the roofs right. They added this sort of protection
3 to the door that is really out of context.

4 This is the view of the house from Cortez
5 Avenue at present. This is the east view of the house,
6 and this is the view of the house from Cortez in the
7 backyard as it exists.

8 Again, the areas to be demolished, the
9 bathroom and the roof, room here that is disconnected from
10 the house.

11 This is the original plan by Mr. Baggesen
12 back in 1949, and it was a two-bedroom, one bath as Kara
13 indicates. It was 1,845 square feet. Those are being
14 kept, and you can see the elevation of the house.

15 These are proposed plans, again, the survey,
16 the setbacks, and the proposed site plan. The yellow is
17 illustrated what is remaining of the house, and in white
18 is the new addition as well as the new driveway to access
19 the house.

20 Again, as you saw from the photographs, the
21 steps basically have a little thin access to them. The
22 intent is to make a really monumental entrance into the
23 house and create -- give the house the importance that it
24 has and allow for parking of cars and entrance into the
25 house.

1 The only variance that is being requested is
2 a setback variance to five feet eight in the back here
3 because of the excessive setback.

4 This is the tree, existing tree plan, tree
5 disposition. We're removing two trees, an oak tree that
6 is right here over the pool that has been pretty much
7 mangled in trimming, and then this tree that's really been
8 mangled by FPL. We have an arborist's report that's been
9 submitted to the historic preservation department and
10 they have the report.

11 Again, the landscaping plan proposed for the
12 house, the new landscaping plan.

13 This is the existing plan. We're removing
14 the bathroom, we're removing that, as I said, and we're
15 keeping the existing house as it was originally. This
16 used to be a sunroom, but they changed it sometime into a
17 family area.

18 This is the proposed plan. We are closing up
19 this entrance, keeping the sliding glass doors that are
20 very attractive, creating a more stable living room,
21 opening up the house to the yard as you can't really tell
22 the yard is back there anymore.

23 But now with this opening we'll connect the
24 house to the yard, creating a U-shaped patio, creating a
25 new entrance into the bedroom suite from the main part of

1 the house, providing an air-conditioning system for this
2 sector, making this a private bedroom, as you can see,
3 this bedroom, and providing a closet, a walk-in closet and
4 a bathroom, laundry room, the master bedroom suite with
5 the master bedroom wash basins, walk-in closet, a shower,
6 a tub, and the bidet and toilet, and providing another
7 bedroom within the setback area from the house with its
8 own bathroom and walk-in closet.

9 On this side, we will be providing a hallway
10 to be able to access a great room, a family room in the
11 back that opens to the pool. It opens to the internal
12 courtyard.

13 And then we're expanding the kitchen to be
14 able to have a larger kitchen that is adequate for the
15 proposed house.

16 We'll have the mechanical equipment for the
17 pool and the air conditioning set from the setback line in
18 this area right here, and again extending the one step to
19 allow better entrance into the house.

20 If you have any questions, I can address
21 those as we move along.

22 The roof plan, this is the existing roof plan
23 of the house. The shaded areas are going to be removed as
24 part of the improvements, and the proposed roof plan I'm
25 going to show later, and you can see how the roof, the

1 whole hip ends, except here it's a gable end that's not
2 being touched, and this is the proposed roof plan.

3 The roofs will integrate into the existing
4 roof so that they flow with the existing roof and they
5 don't create conditions that will create leaks or
6 difficult situations, and again, they will be all hips, as
7 you can see.

8 This roof will be higher than the existing
9 garage roof, but we'll put a brick and pick up that water
10 in there. None of the other parts of the roof will be,
11 will be impacted except to be able to make the connections
12 as you can see here and here, and this is the proposed
13 roof plan of the house.

14 This is the existing and proposed elevations.
15 You can see the front elevation on Obispo, and I have to
16 apologize, the bricks didn't show. It shows more, a
17 little lighter on the lower elevation, but that's the
18 existing elevation on there.

19 All the elements will be kept except we will
20 be replacing the windows as to provide new windows. The
21 windows are all gone.

22 The house, the electrical system doesn't work
23 on the existing house. The plumbing doesn't work, the air
24 conditioning doesn't work, so (inaudible) make sure that
25 the house meets code.

1 This is the proposed elevation with the
2 bedroom that's facing the Obispo side, and of course the
3 aerial view of the room in the back, but that roof can
4 hardly be seen when you're standing on the sidewalk out on
5 the street, so this is the proposed elevation.

6 We're leaving all the elements of the
7 existing elevation including this shelf, the concrete
8 shelf as is, and of course, all the shutters that are on
9 the house.

10 This is the side elevation as it exists.
11 That's the area to be removed, and this is the interior
12 side as it will be once it is constructed. You can see
13 the gazebo, the master bedroom suite, the area where the
14 mechanical equipment is going to go, and then the existing
15 part of the house, the additional (inaudible) added from.

16 This is the south elevation, the rear
17 elevation of the house. This is what you see now. As you
18 can see, the house is fully divorced from the yard.

19 This room does not connect to the house at all. I
20 think it was an art studio or an exercise room, so if you
21 want to go into this room, then you got to go out of the
22 house.

23 This is the proposed south elevation. The
24 great room will open to the proposed pool. You know, the
25 transition space will open also to the back, to the

1 proposed pool, so that when you come into house, you will
2 have contact with the back of the house, so that's the
3 rear elevation.

4 Then this is the walk-in closet and a window
5 for the bathroom in the back.

6 This is existing elevation on the Cortez
7 side. This is the areas in the back, going to be
8 demolished. You can hardly see in reality unless you walk
9 back, and this below is the proposed elevation on Cortez
10 Avenue.

11 At the request of the board of architects, we
12 added the windowsill projections and we added a reveal to
13 be able to identify that this part of the house is totally
14 different from the old part of the house. No shutters
15 will be provided on this part of the house as part of the
16 renovation.

17 And Miss Kara requested interior elevations
18 which were not provided initially, I think because of the
19 pandemic and the change and all that. I think there was a
20 loss of communication.

21 This is where the existing house terminates
22 now. When they constructed this bathroom, they built a
23 door here and it's kind of awkward, so we're taking this
24 window back to the original design of the house in 1949
25 that existed.

1 This is a set of doors and fixed windows in
2 the hallway to make it an attractive hallway so you can
3 see the outside.

4 This is the master bedroom that will open
5 into the pool area, and this is the view of the new
6 addition on the west side. This is the hallway again,
7 fixed glass so you can see the outside as you walk through
8 the great room, and then the great room opens also into
9 the U-shaped patio and the gazebo.

10 There was a question regarding, Miss Kara
11 Kautz, the elevation of the pool deck. The house
12 presently is two feet above the existing grade, and we're,
13 of course we're keeping the new addition at two feet.

14 We're lowering the deck one foot four inches
15 from the existing grade, and actually we're raising the
16 grade here like four inches, so it will be 10 and 12
17 inches between the proposed pool deck and the existing
18 grade.

19 And this drawing shows a drainage proposal
20 for the house. There will be a fully trenched drain along
21 the internal part of the patio to pick up this water and
22 putting a French drain with a catch basin on the edge of
23 the property within this area here. My civil engineers
24 designed it, and it will work. We looked at it and it
25 worked.

1 These were the board of architects' comments.
2 It's in your package, and sort of if you've seen them,
3 pretty much, and this is the zoning department. The only
4 thing that is pending is the variance for the rear
5 setback.

6 With that, my presentation is concluded
7 unless -- well, I'm sorry.

8 I have the proposed finishes. The existing
9 roof tiles will be replaced for the whole house. They
10 will be white flat. The walls will be textured stucco
11 with painted white. The solid wood shutters will either
12 be restored where required or be painted in the same
13 color. The fascias will be white.

14 On the windows, it was requested that they be
15 clear glass. I had gray color, but we will provide clear
16 glass, and I accept and we accept all the requirements,
17 conditions stipulated by -- the exterior doors will be
18 white and pavers will be, pavers -- this is just -- yeah.

19 The roof tile. This is the casement windows,
20 the garage door, and then there will be pavers on the
21 entrance. It will be all pavers on the entrance.

22 That concludes my presentation unless you
23 want me to go through the comments for the variance,
24 although they were included in your, in Miss Kara's
25 report, and I leave that up to the board, and I'm open to

1 answer any questions that may arise from my presentation.

2 Thank you.

3 MR. MENENDEZ: Thank you, Mr. Sanchez. Is
4 there anyone who would like to speak in favor of this
5 case, anybody in the audience, or anyone in the audience
6 who would like to speak in opposition of this case?

7 Okay. Then I'll open it up for discussion.
8 Mr. Fullerton?

9 MR. FULLERTON: I think this is a
10 well-thought-out plan, and I applaud you for not wanting
11 to move the house closer to Obispo Street with that
12 50-foot setback you have there.

13 MR. SANCHEZ: Thank you.

14 MR. FULLERTON: We've seen something like
15 this before, and I think there's never been a better
16 reason to give you a variance because you've preserved
17 that beautiful setback and a 30, almost 30-foot setback
18 along Cortez, which is monumental. I mean, there are very
19 few setbacks like that for a house of this nature.
20 Anyway, nice job.

21 My only critique would be it would be nice if
22 all the plans that you present were all oriented in the
23 same direction.

24 MR. SANCHEZ: I know. I have to apologize.
25 I don't draw on Auto-CAD, and I have to rely on the lady

1 who draws on Auto-CAD. I have to apologize for that.

2 MR. FULLERTON: It's a small, it's a small
3 comment, but it would help because each page I had to
4 decide where I was looking, but.

5 MR. SANCHEZ: Sorry.

6 MR. FULLERTON: Nice job. Thank you very
7 much.

8 MR. SANCHEZ: Thank you, thank you,
9 Mr. Fullerton.

10 MR. MENENDEZ: Does anyone else have any
11 comments?

12 MS. ROLANDO: Yes. This is Peggy Rolando. I
13 concur with Mr. Fullerton. I very much like that you kept
14 the scale and presence of the house and didn't try to --
15 and made it very, that your addition makes it very
16 liveable but not overwhelming.

17 I did have a question about the steps up to
18 the front porch. I could not tell what you were doing
19 there, if you were adding steps. It was a little unclear
20 to me.

21 MR. SANCHEZ: Right.

22 MS. ROLANDO: Could you walk me through that?

23 MR. SANCHEZ: Yes. I'm going to respond if I
24 may. The house now, if you look at the photograph -- and
25 let me go back. Can you see the photographs?

1 MS. ROLANDO: Yes.

2 MR. SANCHEZ: Okay. If you look at the
3 photographs now, the house is two feet above the sidewalk,
4 and that created this hump here that, you know, it's a
5 pretty big hump so you really can't -- it doesn't really
6 make any sense to preserve that hump.

7 With the elevations, I can add an additional
8 step and eliminate the hump and create an area for an
9 entrance, for access to the house, that is more in keeping
10 with the original intent to have this huge long series of
11 steps here.

12 So basically what I'm doing is I'm removing
13 that hump, removing this and that railing -- I guess they
14 put it for Mrs. Crissey who was over a hundred, a hundred
15 years old -- and providing a single step to be able to
16 enter the whole entrance of the house from this, this area
17 here without having that hump that really it creates -- it
18 doesn't really go with the house in reality. It's just a
19 mound they made there that doesn't really make any sense.

20 MR. FULLERTON: So basically --

21 MS. ROLANDO: -- so how --

22 MR. FULLERTON: I'm sorry.

23 MS. ROLANDO: Go ahead, John.

24 MR. FULLERTON: I was just going to say, so
25 basically you've achieved a solution which regrades the

1 front yard so that it's more flat.

2 MR. SANCHEZ: Yes, sir, and creates one step,
3 an additional step.

4 MR. FULLERTON: More, right.

5 MR. FULLERTON: More, right, which, and also
6 will make that entrance -- you know, the steps now lead to
7 the grass which is kind of, you know, anti-climatic, so
8 you're leading into a nice entrance area that will make it
9 very -- and the board of architects agreed and they were
10 happy with that solution.

11 MR. FULLERTON: Yes.

12 MS. ROLANDO: Okay. Thank you.

13 MR. SANCHEZ: Thank you, thank you, ma'am.

14 MR. MENENDEZ: This is Mr. Menendez.

15 MS. KAUTZ: The material on the front porch,
16 is it brick also?

17 MR. SANCHEZ: Well, the facade has some kind
18 of veneer, brick veneer attached to it, and of course
19 we're putting a note in the drawings that none of that
20 will be touched except to remove the railings that were
21 put for the hurricane shutters that are really ugly, and
22 of course we'll be repainting it and providing new
23 windows.

24 The floor of the entrance is probably a floor
25 they added sometime later. It's really small pavers, and

1 I will be changing that, providing an attractive flooring
2 material, either brick to match, you know, the thin bricks
3 to match the existing entrance or maybe travertine or
4 something that will be more in keeping with the house, so
5 maybe --

6 MS. ROLANDO: Are the burglar bars going to
7 be removed and discarded?

8 MR. SANCHEZ: I'm sorry. I did not
9 understand you.

10 MS. ROLANDO: Yes. The burglar bars on the
11 window, are they going --

12 MR. SANCHEZ: Oh, those are going to be
13 removed and given away or sold for -- given to somebody
14 who can take them away and take them to a recycling
15 facility. They will be removed.

16 We are providing brand-new impact windows so
17 there will be no need for any of those bars.

18 You can understand that Mrs. Crissey was an
19 older woman and she was concerned with her safety and
20 security, so, and even the metal grates on the front door
21 will be taken out so there will be no metal grates on the
22 house.

23 MS. ROLANDO: Okay, okay.

24 MR. SANCHEZ: Absolutely not.

25 MR. MENENDEZ: Mr. Sanchez?

1 MR. SANCHEZ: Yes, sir.

2 MR. MENENDEZ: I really like what you've done
3 with the addition --

4 MR. SANCHEZ: Thank you.

5 MR. MENENDEZ: -- and making the entrance a
6 grander entrance for the home. Staff has 11 conditions --

7 MR. SANCHEZ: Yes, sir.

8 MR. MENENDEZ: -- items that they want, that
9 they need incorporated into the this approval.

10 MR. SANCHEZ: Yes, sir.

11 MR. MENENDEZ: Do you have a problem with any
12 of these?

13 MR. SANCHEZ: No, sir, not at all. I
14 mentioned it earlier and I had written to Mrs. Kara Kautz
15 that I had no issue with the requirements. As a matter of
16 fact, I started meeting them for this presentation, so
17 there's no issue with the required conditions that are
18 provided as part of her recommendations.

19 MR. MENENDEZ: Okay.

20 MS. ROLANDO: Kara, you had, in the report
21 had asked that the board discuss the parking court. What
22 is your, the interest there or concern there?

23 MS. KAUTZ: It's not really much. It's not
24 like a concern per se. The board of architects was fully
25 in favor of it.

1 In the past we haven't been a huge fan of
2 parking courts directly in front of historic properties
3 just because it's a little bit distracting.

4 MS. ROLANDO: Why pave your front yard?

5 MS. KAUTZ: Right. So I just wanted to make
6 sure that you guys were really okay with that.

7 One of the comments that we did have is that
8 if you guys do decide to approve it and allow it, that the
9 driveway entrance be aligned with the front door. Right,
10 I was just looking for feedback to make sure you all were
11 okay with it.

12 MR. FULLERTON: Which driveway? There are
13 two.

14 MS. ROLANDO: Yes.

15 MS. KAUTZ: The easternmost driveway. It's
16 slightly skewed to the west.

17 MR. FULLERTON: Right.

18 MS. KAUTZ: It just would make more sense --

19 MR. FULLERTON: Yeah.

20 MS. KAUTZ: -- if it were on it.

21 MS. ROLANDO: I'm not following. Could
22 you --

23 MS. KAUTZ: See where his hand is moving
24 right there?

25 MS. ROLANDO: You would want the driveway

1 there?

2 MS. KAUTZ: Well, that is a driveway.

3 MR. MENENDEZ: That is a driveway.

4 MS. ROLANDO: Oh.

5 MS. KAUTZ: It's like a circular driveway
6 where his hand is. There's a west and an east entrance
7 point, so they would shift it slightly, the eastern one
8 slightly to the east so it's on access with the front door
9 at least. It's just off center, and that would make
10 sense.

11 MS. ROLANDO: Okay.

12 MS. KAUTZ: I think, Albert, I think Cesar
13 had wanted to speak and Dona also.

14 MR. MENENDEZ: Okay. Cesar?

15 MR. GARCIA-PONS: Thank you, Kara and Albert.
16 So I have two questions, one for staff, and then one for
17 Mr. Sanchez.

18 So Kara, looking at the zoning criteria
19 that's I think required to get the zoning variance, are
20 these, are all of these elements necessary that the answer
21 is yes, or can they be no and still be approved? You're
22 on mute.

23 MS. KAUTZ: I'm sorry. Typically they all
24 have to be in the affirmative.

25 MR. GARCIA-PONS: But do they, but I mean

1 typically, or do they have to be?

2 MS. KAUTZ: The code reads that, "They shall
3 find the following apply."

4 MR. GARCIA-PONS: Then a separate question.
5 As others, I'm amenable to approving the project.

6 It's just really an interpretation of one of
7 the questions, and in fact, it is the interpretation where
8 at Number Four, where it says that literal interpretation
9 of provisions of the zoning code are required. What, I
10 would love to hear staff's opinion on that.

11 MS. KAUTZ: So the board of adjustment and
12 the historic preservation board follow the same criteria
13 to grant variances, and both Dona and ElizaBeth can jump
14 in if they would like to.

15 Historic preservation staff and board gives
16 this criteria a little bit of leeway with considerations
17 to the existing historic house on the property, so yes,
18 they could do an addition without it, but we ask them
19 specifically to keep it to one story and to also keep the
20 view from Cortez on the east elevation, to keep that
21 unhindered as well, so.

22 MR. GARCIA-PONS: So I a hundred percent
23 agree. Right?

24 It's just, you know, we get caught all the
25 time on making votes because of what we're required to do,

1 and I just want to make sure that we're all clear that
2 there is room for interpretation when we all are getting
3 towards a result that we need, which is why I asked if it
4 had to be yes in that particular case, and if that is city
5 staff's rationale, I just want to make sure that whenever
6 we as professionals make decisions, we're making it with
7 our best professional opinion.

8 MS. KAUTZ: I understand, and I appreciate
9 that, and you know, we, we, we try to help the property as
10 much as we can and the property owners of historic houses,
11 so that's, that's how we've interpreted that section of
12 the code.

13 MS. SPAIN: And also, if I can jump in, it's
14 been interpreted that when they're talking about "other
15 properties" in the same zoning district, that's been
16 interpreted to mean other historic properties because
17 that's part of the zoning of the properties, and so you
18 would want the historic property to have all the benefits
19 of being historic, and we've interpreted that in the past
20 as "Other historic properties."

21 MR. GARCIA-PONS: Thank you, Dona. I
22 appreciate that.

23 MS. KAUTZ: And the board of architects, just
24 as an FYI, the board of architects has the ability now
25 under the zoning code to a rear setback of five feet as

1 opposed to ten feet just with a signature for historic
2 properties, so that technically could have been done in
3 this case had they done so.

4 MR. GARCIA-PONS: I appreciate that. So then
5 two quick questions for Mr. Sanchez.

6 MR. SANCHEZ: Yes, sir.

7 MR. GARCIA-PONS: One of them has to do with
8 the back setback, and not really the setback because I
9 agree with what's been done, but the question of the
10 height of the pool deck and the grade. It sounds like
11 you've reduced that to some amount. Can you rephrase
12 that?

13 MR. SANCHEZ: Yes, sir.

14 MR. GARCIA-PONS: Because I'm not sure I got
15 that number.

16 MR. SANCHEZ: The house now is basically at
17 12.65 elevation, which is about two feet from the existing
18 grade.

19 The deck will be seven and a half inches
20 below that, so the difference between this area here now
21 and the deck is one foot four inches. It's not two feet.
22 It's one foot four inches because we have that step going
23 down.

24 I went again today to the property, and the
25 house next door has about a four-inch height difference

1 between their lot and mine, and we're going to be
2 providing, raising it about four inches and providing the
3 drainage and retaining that water within the property.

4 So basically the difference of the deck in
5 the proposed grade and the deck will be about a foot,
6 maybe like ten inches, maybe a little less.

7 That is not -- and if I may add with your
8 permission, we're providing also a (inaudible) for privacy
9 for the pool so that the pool will be that high and we'll
10 provide that privacy with the use of landscaping. Thank
11 you.

12 MR. GARCIA-PONS: I appreciate it. The
13 question had to do with I think would there be a
14 requirement for a fence or something because of the height
15 difference, but clearly there is not.

16 MR. SANCHEZ: No, there is not.

17 MR. GARCIA-PONS: The second question, and I
18 think I'm going to go back to one of the conditions that
19 we were just talking about which is the front carport and
20 the circular driveway, you know, I for one am not in favor
21 of a circular driveway.

22 You know, if you can go back to the
23 photograph that shows the existing house from the front
24 with that one sidewalk.

25 MR. SANCHEZ: Sure.

1 MR. GARCIA-PONS: There is a character that
2 exists -- the photograph, please.

3 MR. SANCHEZ: I'm sorry. Pardon me.

4 MR. GARCIA-PONS: That's okay. There's a
5 character of that corner which is very, it's going to be
6 very different, but having a driveway of a certain width
7 happening right there, it really becomes the entrance, the
8 pedestrian entrance into the site, is not only are there
9 going to be two vehicular entrances where there are
10 currently only one, but there also will be not a real
11 pedestrian entrance. It will be more of a -- there's no
12 way to walk in the site.

13 So you know, talking about or listening to a
14 lot of the conversations we've been having over several
15 months which talk about the character of the site as part
16 of the historic property, you know, there is on that
17 particular corner a really interesting relationship
18 between the pedestrian access from the sidewalk and the
19 vehicular access from the sidewalk, and making this
20 parking forecourt on the site is I think inconsistent with
21 that.

22 So I am of the opinion that -- I think we
23 should discuss it further, but I don't agree with the
24 intent of what's being done.

25 MR. SANCHEZ: I respect your opinion, and let

1 me tell you that I thought about it. There's -- I think
2 your opinion regarding, your comment regarding the green
3 area of the house is an important comment, and you can see
4 that, if you can see the picture, I'm not incurring in any
5 of this area here which really is the area that basically
6 creates the monumentality of the house, this corner here.
7 I'm keeping it to this area here.

8 So that is one thing that I think is
9 important that I've been conscious of as I was doing it.

10 The other thing regarding the pedestrian
11 entrance, I understand. I have a pedestrian entrance and
12 sort of divide that and create that.

13 The other issue here, and I think it's an
14 important issue, is the fact that we cannot add a two-car
15 garage. Okay? So the only way to come in here is through
16 here and only one-car garage, and it's very, very
17 uncomfortable now.

18 So being able to add the second entrance I
19 think creates a much more usable house, number one.

20 Number two is it also enlightens the entrance
21 to this part of the house. It creates a more monumental
22 entrance to be able to come in.

23 The landscape will mitigate a lot of the,
24 quote unquote, harshness that some of the brick paving may
25 create, but this sector here will not be impacted. It

1 will be kept totally green. The landscape will be
2 provided in the area, and I will be able to provide that.

3 The other thing is I could not add a two-car
4 garage besides I could not add a second story, so we have
5 to deal with that, with that issue that is provided, and I
6 respect your opinion.

7 MR. GARCIA-PONS: Thank you. Mr. Sanchez --

8 MR. SANCHEZ: Yes, sir.

9 MR. GARCIA-PONS: -- I just want to be clear
10 that my comment wasn't about the landscape. It was about
11 the driveway, so I --

12 MR. SANCHEZ: I understand, I understand.

13 MR. GARCIA-PONS: Excuse me. I just want to
14 be clear as to what my intention was, is you can
15 accommodate the same thing by having a parking area or a
16 plaza or hardscape in front of it without having the
17 second driveway, so I just want to be clear for my fellow
18 board members that that was my intent.

19 MR. SANCHEZ: I understand.

20 MR. GARCIA-PONS: And the fact that there is
21 no existing or currently designed pedestrian entrance I
22 think is a problem.

23 MR. SANCHEZ: Okay, and I understand and I
24 respect your opinion. I think a pedestrian entrance can
25 be added relatively easy.

1 I had the issue of me staying clear, I had to
2 stay clear of some of the --

3 MS. SPAIN: Tell them to be quiet. I'm up
4 next.

5 MR. SANCHEZ: I'm sorry. The storm drains,
6 and it's got to be away ten feet, and then again, I
7 respect your opinion and your understanding and your
8 comment.

9 By code, given that we have a 100-foot-wide
10 site, I'm allowed to provide that entrance, not that --
11 you know, that's just a side comment.

12 So my intent was to have a major entrance to
13 the house and be able to allow in and out. You know, this
14 is a very, very constrained area as far as the parking
15 area, and I think this green space preserves the intent
16 that you're mentioning, not to the degree that you may
17 think and want, and I respect that.

18 But I think it respects that we can approach
19 to the house and creates that entrance that I think is so
20 important so that we don't walk into the grass as we're
21 going out and we create that.

22 MR. GARCIA-PONS: Thank you, Mr. Sanchez.
23 Albert, when we close to just discussion, I'd like to
24 speak again.

25 MR. SANCHEZ: Thank you.

1 MR. MENENDEZ: Okay. Mr. Durana, do you have
2 any comments?

3 MR. DURANA: Hello? No. I'm good, I'm good
4 with the design. I mean, I agree with what John said.

5 I mean, you know, they kind of, you know,
6 played ball with Historic on the addition and everything,
7 so I'm good with everything they're asking for.

8 MR. MENENDEZ: Okay. Miss Bache-Wiig?

9 MS. KAUTZ: Albert, Dona was waiting. I'm
10 sorry.

11 MR. MENENDEZ: Oh, I'm sorry.

12 MS. SPAIN: That's okay. I'm being very
13 patient. It's not in my nature.

14 I was actually -- my two comments were
15 exactly what Cesar said. I was wondering about the pool
16 deck, so I'm good with that.

17 And I also am not comfortable with a
18 vehicular driveway on access with the front door. I'm
19 actually fine with the autocourt, but I think there should
20 be a pedestrian walkway going to that court somehow in the
21 location, and that should probably be on access to the
22 front door.

23 Maybe you can just slide the vehicular
24 driveway further to the east somehow, but for some reason
25 it bothers me to have ride-on access and have it be cars

1 going on access up to the front door, so those are my only
2 comments.

3 I think it's a very nice design and I
4 certainly appreciate the variance requirement. It's so
5 much better than a two-story addition, and I have to
6 compliment you on the efficiency of the design.

7 MR. SANCHEZ: Thank you.

8 THE COURT: Miss Bache-Wiig?

9 MS. BACHE-WIIG: Hi. I have two comments,
10 and so one of them is I'm in agreement with Cesar and with
11 Dona about the pedestrian access, and I think would it
12 help alleviate that in and out if, like Dona mentioned, if
13 we made that, you know, the one that's in front of the
14 garage, that entrance, like a car and a half, you know,
15 maybe so that you get more.

16 I don't know if it's allowed by zoning, but I
17 guess we can get a variance on that, but you know, I
18 agree? I think we need to squeeze that access in the
19 center to be pedestrian, that would be my suggestion, and
20 open up the entrance for the cars so that it really would
21 make it easier to come in and out if you close it, you
22 know, for pedestrian on the other one.

23 So that, that's something that I think is
24 important.

25 And then just, it's just a question for Kara.

1 Kara, if we're adding an additional step to the front, the
2 material for that step, would it be like matching the
3 existing paver that's there, or would it be different
4 since it's not original to the house?

5 MS. KAUTZ: That was the question I asked
6 when I asked about what material that would be.

7 MS. BACHE-WIIG: Okay.

8 MS. KAUTZ: And Mr. Sanchez indicated that
9 they were going to change the material entirely from that
10 porch. I believe that's what he said.

11 MS. BACHE-WIIG: I see. Okay. Sorry, I
12 didn't catch it. Okay.

13 MR. MENENDEZ: Okay. Mr. Rodriguez?

14 MR. RODRIGUEZ: I think it's a wonderful
15 proposal. I'm very familiar with the house. I live down
16 the street from there, walk by there many times. I think
17 it's a great addition, and I would be -- I'm willing to
18 support the proposal as presented with the conditions that
19 staff has recommended.

20 MR. MENENDEZ: Kara, I guess there's some
21 board members who have an issue with the driveway. Is
22 there something that we can do there to --

23 MR. FULLERTON: May I make a suggestion?

24 MR. MENENDEZ: Mr. Ferguson, go ahead.

25 MR. FULLERTON: I'm Mr. Fullerton.

1 MR. MENENDEZ: Mr. Fullerton. I'm sorry.

2 MS. KAUTZ: Maybe Mr. Ferguson has a better
3 suggestion.

4 MR. FULLERTON: Thank you, "Mr. Melendez."
5 Well, I was looking at the dimensions here, and the
6 driveway from Obispo to the garage is a nice scale, ten
7 feet wide.

8 Then the turn-around area, well, if you come
9 in and wanted to turn around go back out to the street,
10 that 22 feet is a very tight radius. I wonder if you
11 moved the outbound over to, over to the right toward
12 Cortez and then make that one that's on access with the
13 front door a real --

14 MS. SPAIN: Right.

15 MR. FULLERTON: -- pedestrian entrance.

16 MS. SPAIN: That was my suggestion. I think
17 that makes a lots of sense, John.

18 MR. FULLERTON: That way you're not losing
19 too much of the landscaping area. You're putting more
20 distance between the two driveways and you are creating a
21 real pedestrian entrance, not just a car entrance.

22 The other thing I would suggest is possibly
23 taking that last step you're adding to the front step and
24 pull it out almost flush with the cross-driveway and make
25 it a pre-stoop, or you know, a small raised area in the

1 same, the same materials as what's on the steps to
2 differentiate as an arrival, a pedestrian arrival area and
3 make it kind of a part of the ceremony of entering the
4 house. Did that make sense to anybody?

5 MS. SPAIN: That makes a lots of sense.

6 MR. SANCHEZ: May I speak?

7 MR. MENENDEZ: Kara, would staff be amenable
8 to a solution like that?

9 MS. KAUTZ: Yeah, I think so. The only, the
10 only -- it will have to be run by the landscape services
11 division to see how far you need to stay off the two
12 existing oak trees in the swale.

13 MR. GARCIA-PONS: And from Cortez. Albert, I
14 think Mr. Sanchez wants to speak.

15 MR. MENENDEZ: Yes, go ahead.

16 MR. SANCHEZ: Yes. I fully agree. Let me
17 add to what Mr. Fullerton is saying.

18 I was concerned with the storm, storm drain
19 cover that's there. I'll try and shift it as much as I
20 can to stay clear of the drain cover. I'll go talk to --
21 it's kind of difficult now because nobody -- you can
22 hardly talk to anybody because of the COVID, but I'll see
23 if I can shift it to the right and do that. I think it's
24 a good idea.

25 My concern initially was staying clear of the

1 storm drain. I have to be ten feet away from the trees, I
2 was trying.

3 Regarding the step, I have no issue with
4 that. I think it's a good idea, but I want to make sure I
5 can provide two steps. Usually when you do a landscape
6 design, one steps tend to be a tripping hazard, so I think
7 that providing two steps may be a good solution, and I'll
8 try and make sure that I can work it out with the grades,
9 and I'm certain it will probably work out, so.

10 MR. FULLERTON: Yeah, I understand your
11 concern about a tripping hazard, but if it's a different
12 material, it might help that a little bit. You know, if
13 there's a material on the driveway which is lighter or
14 darker than the step, then you kind of announce what's
15 going on there before you get there, but you're right,
16 you've got to be careful.

17 MR. SANCHEZ: I got to be careful, yeah, but
18 I agree with you, that's a good idea. I hadn't thought of
19 that, and I welcome that suggestion. That's very good,
20 right.

21 MR. FULLERTON: Thank you.

22 MR. SANCHEZ: And of course, separating the
23 two entrances I think is a valid comment. I have no issue
24 with that at all.

25 MR. FULLERTON: Thank you.

1 MR. SANCHEZ: No, thank you.

2 MR. FULLERTON: I'll send you a bill.

3 MR. MENENDEZ: Kara, is that something that
4 could be, if the board decided to approve it with those
5 conditions, is that something that would have to come back
6 to the board, or is that something you could approve
7 administratively?

8 MS. KAUTZ: Whatever you all are comfortable
9 with. I'm fine doing it administratively, but if you all
10 want to see it again, that's fine too.

11 MR. MENENDEZ: Okay. Mr. Garcia-Pons, you
12 wanted to speak again?

13 MR. GARCIA-PONS: I did, but it's been
14 resolved.

15 MR. MENENDEZ: Okay.

16 MR. GARCIA-PONS: So I'm good to go.

17 MR. MENENDEZ: Okay. Would somebody like to
18 make a motion?

19 MS. KAUTZ: Can I ask one question before you
20 do that?

21 MR. MENENDEZ: Sure.

22 MS. KAUTZ: Because I'm looking at this plan.
23 If the driveway is shifted to the east, right, so you move
24 it almost to the edge of where that parking --

25 MR. FULLERTON: Yes.

1 MS. KAUTZ: -- spot is, so you're eliminating
2 any additional court. It's just going to be a circular
3 driveway with the pedestrian in the center. Is that what
4 we're going for?

5 MR. FULLERTON: Yeah, that's the only
6 question I have about not having a place for more cars to
7 park, but.

8 MR. GARCIA-PONS: Albert, if I may, I think
9 everyone is kind of right, and I think Mr. Sanchez will be
10 able to see it.

11 If we align the driveway to the eastern edge
12 just like it is now, a straight shot back, you can still
13 have a square parking court like it is now, and then that
14 sort of center, you know, walkway becomes just a
15 pedestrian walkway, so it's not going to be different at
16 all.

17 It's just a straight shot up on the east
18 side, ten feet. It should work out perfectly.

19 MR. SANCHEZ: I'll address it, I'll address
20 it.

21 MR. MENENDEZ: Mr. Sanchez?

22 MR. SANCHEZ: Yes. I want to make a request
23 to the board, if I may, and to the staff.

24 You know, COVID has really put a tax on this
25 whole project as far as, you know, delays because of the

1 COVID condition. Would the board accept -- well, I guess
2 I have to bring it back next month, right? Is that what
3 you're indicating?

4 MR. MENENDEZ: No, no, no, no.

5 MS. SPAIN: No. You should be able to handle
6 that with staff, I mean, as far as I'm concerned.

7 MR. SANCHEZ: Thank you. I appreciate it.
8 Thank you very much.

9 MR. MENENDEZ: Dona, you want to make the
10 motion?

11 MS. SPAIN: Oh, I can do that. I'd like -- I
12 think it has to be two motions, one for the variance and
13 one for the design.

14 MS. KAUTZ: Yes, but in the meantime, can
15 you, Mr. Sanchez, can you unshare your screen, please, so
16 I can see who is speaking and seconding and all that?

17 MR. SANCHEZ: Yes, ma'am. I'm sorry.

18 MS. KAUTZ: Thank you.

19 MR. SANCHEZ: Thank you.

20 MS. SPAIN: Okay. So I'd like to make a
21 motion to approve the certificate of appropriateness for
22 the 800 Obispo Avenue incorporating the comments of staff
23 and also altering the design of the court, the forecourt
24 by shifting the driveway to the east and allowing for a
25 pedestrian walkway centered on the front door. Is that

1 right? Did I get everything?

2 MR. FULLERTON: Yes, yes.

3 MS. SPAIN: Okay.

4 MR. MENENDEZ: John, do you want to second?

5 MR. FULLERTON: I'll second, yes, please.

6 MR. MENENDEZ: Can we have the roll?

7 MS. KAUTZ: Can you call the roll, please?

8 MR. GARCIA-PONS: Call the roll.

9 THE ADMINISTRATIVE ASSISTANT: Miss Rolando?

10 MS. ROLANDO: Yes.

11 THE ADMINISTRATIVE ASSISTANT: Miss

12 Bache-Wiig? Miss Bache-Wiig?

13 MS. BACHE-WIIG: Yes, yes. Sorry.

14 THE ADMINISTRATIVE ASSISTANT: Mr.

15 Garcia-Pons?

16 MR. GARCIA-PONS: Yes.

17 THE ADMINISTRATIVE ASSISTANT: Mr. Menendez?

18 MR. MENENDEZ: Yes.

19 THE ADMINISTRATIVE ASSISTANT: Mr. Rodriguez?

20 MR. RODRIGUEZ: Yes.

21 THE ADMINISTRATIVE ASSISTANT: Mr. Fullerton?

22 MR. FULLERTON: Yes.

23 THE ADMINISTRATIVE ASSISTANT: Miss Spain?

24 MS. SPAIN: Yes.

25 THE ADMINISTRATIVE ASSISTANT: Mr. Durana?

1 MR. DURANA: Yes.

2 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?
3 Mr. Ehrenhaft? Somewhere? Okay.

4 MS. ROLANDO: Can't hear.

5 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?

6 MR. EHRENHAFT: Can you hear me?

7 THE ADMINISTRATIVE ASSISTANT: Yes, I can
8 hear you now.

9 MR. EHRENHAFT: Yes.

10 THE ADMINISTRATIVE ASSISTANT: Okay.

11 MS. KAUTZ: And we need a second motion for
12 the variance, please.

13 MS. ROLANDO: Go ahead, Dona.

14 MS. SPAIN: No, no, that's okay; please.

15 MS. ROLANDO: You were on a roll.

16 MS. SPAIN: Go ahead, go ahead, Peggy. This
17 is yours.

18 MS. ROLANDO: I move that we approve the
19 proposed variance reducing the rear setback from ten feet
20 to five eight, five feet, eight inches.

21 MS. SPAIN: I second it.

22 THE ADMINISTRATIVE ASSISTANT: Who said that?

23 MS. SPAIN: Dona.

24 THE ADMINISTRATIVE ASSISTANT: Okay. Miss
25 Spain?

1 MS. SPAIN: Yes.

2 THE ADMINISTRATIVE ASSISTANT: Miss
3 Bache-Wiig?

4 MS. BACHE-WWIG: Yes.

5 THE ADMINISTRATIVE ASSISTANT: Mr.
6 Garcia-Pons?

7 MR. GARCIA-PONS: Yes.

8 THE ADMINISTRATIVE ASSISTANT: Mr. Menendez?

9 MR. MENENDEZ: Yes.

10 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?

11 MR. EHRENHAFT: Yes.

12 THE ADMINISTRATIVE ASSISTANT: Mr. Durana?

13 MR. DURANA: Yes.

14 THE ADMINISTRATIVE ASSISTANT: Mr. Fullerton?

15 MR. FULLERTON: Yes.

16 THE ADMINISTRATIVE ASSISTANT: Miss Rolando?

17 MS. ROLANDO: Yes.

18 THE ADMINISTRATIVE ASSISTANT: Mr. Rodriguez?

19 MR. RODRIGUEZ: Yes.

20 MS. KAUTZ: Thank you.

21 MR. MENENDEZ: Thank you, Mr. Sanchez.

22 MR. SANCHEZ: Thank you, thank you. Thank
23 you for your generosity, and I appreciate the work of
24 staff and they've done a great work, job working with me,
25 and I want to thank you for approving the project. Thank

1 you very much, nice seeing you.

2 MR. MENENDEZ: Okay. The next item is the
3 Standard Certificate of Appropriateness for Case File COA
4 (ST) 2020-111, an application for the issuance of a
5 standard certificate of appropriateness for the property
6 at 617 Alcazar Avenue, a contributing resource within the
7 Alcazar Avenue Historic District, legally described as Lot
8 18 and the west half of Lot 17, Block 19, Coral Gables
9 Section B, according to the plat thereof as recorded in
10 Plat Book Five, Page 111 of the public records of
11 Miami-Dade County, Florida.

12 The application requests design approval for
13 the installation of an S-tile roof.

14 MS. KAUTZ: Thank you. Doreen, can you swear
15 in the applicant, please?

16 THE COURT REPORTER: Oh, yes, yes. Who is
17 going to be speaking, please? Who am I swearing in?

18 MR. GAMEZ: Ma'am, I think there's a few of
19 us. We also have our roofer who is also joining us, so
20 there's probably three of us that need to be sworn in.
21 (Thereupon, Mr. and Ms. Gamez and Mr. Espinosa were duly
22 sworn on oath by the court reporter.)

23 MS. KAUTZ: Okay. So we are going to give a
24 brief intro. Thank you. Let me share my screen again.

25 So this is the location map again of this

1 property on Alcazar between Segovia and Casilla.

2 This was designated in 2007 as part of the
3 Alcazar Avenue Historic District as a contributing
4 residence, designed in 1925, Permit Number 1485 in the
5 city. It was designed by Architect H. George Fink who you
6 all are familiar with, and there's a sister house to this
7 residence just next door to the west that was permitted
8 one month later.

9 In 1993, a substantial addition was made to
10 the residence. The home currently -- this is a 1940s
11 photo of the house as it was, had true barrel tile
12 originally. This is a photo of the home as it is now, and
13 it currently has an S-tile roof.

14 Included in your packet were minutes from the
15 May 2018 historic preservation board meeting where we had
16 a discussion with the board, staff did, regarding roof
17 material and being consistent as we are with windows to
18 put back on the roof what would have been originally on
19 the house. Those minutes were included in your packets,
20 and this was sort of a joint discussion that happened
21 between the historic preservation board and also the board
22 of architects.

23 So what's transpired recently, which is why
24 I'm bringing this to you all, is the board of architects
25 wasn't meeting during, during the COVID crisis. They were

1 -- most things were being signed off administratively by
2 Carlos Mindreau, and he did, in fact, sign off on this.
3 It never went to the board for their discussion, so he did
4 approve this.

5 When it came to us, because we've had this,
6 this understand with the board, we weren't comfortable
7 signing, signing off on the application, so we were
8 bringing it to you all for your review and input.

9 So unless the applicant needs it, I'm going
10 to stop sharing my screen unless you want me to keep it up
11 for any reason.

12 MS. GAMEZ: No. We'll be permitted to share
13 the screen later. We can --

14 MS. KAUTZ: Sure.

15 MS. GAMEZ: Thank you.

16 MS. KAUTZ: Do you need to do that now, or do
17 you want to --

18 MR. GAMEZ: No -- yes, I suppose, if you
19 don't mind.

20 MS. KAUTZ: Sure.

21 MR. GAMEZ: That would be great.

22 MS. KAUTZ: Nancy, can you enable them to do
23 that, please?

24 THE ADMINISTRATIVE ASSISTANT: Who needs to
25 be enabled? I'm sorry.

1 MS. KAUTZ: Gamez.

2 THE ADMINISTRATIVE ASSISTANT: It doesn't
3 allow me to click on his -- there you go.

4 MR. GAMEZ: Can you hear me now?

5 THE ADMINISTRATIVE ASSISTANT: Yes.

6 MR. GAMEZ: Okay, my apologies. I apparently
7 have to be in the center of it.

8 So what I said was simply good afternoon to
9 Chairman Menendez, Vice Chair, and all distinguished
10 members of the board, staff. We certainly appreciate you
11 all being here today, and a salutation as well to Madam
12 Assistant City Attorney. Thank you all for being present
13 and affording us this opportunity to speak.

14 We are the applicants, and I'm going to have
15 my wife, obviously is going to be doing a presentation
16 that we prepared, and there may be some comments in the
17 middle of that provided by our roofer, Mr. Espinosa who is
18 also present, and then I'll do some concluding comments at
19 the end.

20 So I thank you all very much and appreciate
21 your attention today.

22 MS. GAMEZ: Thank you all. I'm just going to
23 briefly -- there we go. So I know that there was a
24 picture that was shown, but just, I have a few more
25 pictures of the home that I included just so you can see

1 different angles of the home. Some of the pictures were
2 taken last year and others were a few days ago.

3 So as you can see that we do have the S-tile
4 currently. I believe that the roof had been done almost
5 20 years ago, and that is the reason that our roofer,
6 Mr. Espinosa, now has recommended that we use the same
7 material.

8 Here is from the permit application exactly
9 the areas of the roof that are to be done. As you can
10 appreciate from the pictures I showed you in this sketch,
11 certain areas of the roof are flat, others are pitched.
12 The pitched areas that are to have the tile, it's my
13 understanding, and then flat portions only on the ML
14 corner, I believe it's part of the perimeter that faces
15 the, faces the street or at least the perimeter of the
16 flat roof.

17 This permit application was submitted in June
18 I believe, the end of June, and we have been working with
19 Miss Kautz to try to resolve these issues.

20 We have been notified that I guess the BOA
21 had approved this and then the delay, so we're here to
22 bring this attention, to your attention for your
23 consideration because we do have the current S-tiles.

24 So here is just a little drawing of what the
25 S-tile roof looks like. That's the color that we

1 selected, so that's what it would look like as a whole.

2 These are two different homes on our street,
3 on Alcazar. I put these here so that you can see the
4 different roofs that are currently on our street.

5 I also went ahead and I had obtained -- I
6 submitted a public records request so I can have a better
7 understanding of the other roofs that had been approved
8 for S-tile in the last six years, although now I
9 understand this policy really has been discussed in the
10 last two.

11 This is another home just down the street
12 from ours. These are all under the historical
13 designation. Here is 633, also down the street from ours.
14 This one is 600 Alcazar which is on the corner of Alcazar
15 and Segovia, so we have the two images there. This is
16 another home on our street that also has an S-tile,
17 another one.

18 And then I have also included some
19 photographs of other historically designated homes which
20 have been approved for S-tiles in the recent years which
21 also have historic designations. You can see the landmark
22 plaque on this home on North Greenway just a few blocks
23 from our home.

24 Here is another one on Coral Way, Sagua
25 Avenue, another one that has the landmark plaque. This

1 one is on Segovia Circle, and we have another back on
2 North Greenway, one on Obispo, and then Casilla, Castille,
3 Alhambra Circle, Greenway again, another one on Obispo,
4 another one on Greenway, Palermo, Coral Way.

5 And then we have some more recent ones on
6 different streets here, different images that I was able
7 to obtain showing each of the homes with the S-tiles that
8 have been approved and installed in the last few years.

9 So I just -- Saint Philip's I believe had
10 applied for one of those, a golf course down the street.
11 I think the Biltmore also had one.

12 But that, you know, from the homework that we
13 did, we're not the only home certainly that has been
14 recently approved for an S-tile, and in a particular -- on
15 our street, as you can see there, there's a number of
16 them, so the look is consistent with the other homes in
17 our street and in the area.

18 MR. MENENDEZ: Is there anyone who would like
19 to speak in favor of this case? Anyone who would like to
20 speak in opposition to this case?

21 Kara, what is the policy regarding the
22 S-tile?

23 MS. KAUTZ: So again, like I said, since that
24 discussion occurred in May of 2018, there were, there have
25 only been, let's see, one, two -- let me just count fast.

1 One, two -- there were ten permits issued for S-tile roof.
2 Of those, four were noncontributing residences within
3 districts.

4 Of the six that were, two of them Carlos
5 approved prior to the board of architects meeting again,
6 after the historic preservation board. He signed off on
7 them administratively so they were never seen by the board
8 of architects.

9 One of them was a compromise that occurred
10 with the owner where the house was required to be a
11 two-piece barrel tile and the garage structure was allowed
12 to be an S-tile.

13 One of those, as you mentioned, Saint
14 Philip's, Historic never got an opportunity to review that
15 tile. It was not brought to us.

16 And on the fifth one, it was an addition that
17 was matching the existing house so they were just tying
18 into an existing roof.

19 There is one on Castille that was issued in
20 2019, and I can't explain it. I wasn't part of that
21 application or the sign-off on it so I don't know what the
22 story was behind it. I didn't go to the board of
23 architects at that time, so I don't know the answer to
24 that.

25 So technically one has been issued since that

1 discussion was had, so.

2 MR. MENENDEZ: Is this an entire re-roof of
3 the existing dwelling?

4 MS. GAMEZ: Yes.

5 MR. GAMEZ: Yes.

6 MR. MENENDEZ: Okay.

7 MS. KAUTZ: In the past, I think Dona wanted
8 to say something, but in the past there have been
9 instances, and I shared this earlier with, I believe Peggy
10 called me and asked me a question, they, the board has
11 reviewed S-tile on historic homes, but the ones that we've
12 taken to the board and where the board has allowed it,
13 there have been very specific instances where the
14 homeowners are elderly and on a very fixed income and
15 didn't have the financial means to accommodate this roof,
16 a barrel tile roof.

17 I can only think of three, three instances
18 where that happened, and in those cases the historic
19 preservation board required that the starter course
20 closest to the eave of the roof be a two-piece starter
21 course so that if you're standing from the street, that
22 edge will read as if you're tricking everyone to thinking
23 it's in a barrel tile.

24 And in the last instance that was brought to
25 the board, a restrictive covenant was put on the property

1 stating that any future re-roof, regardless of who the
2 owner was, would have to be a true barrel tile.

3 And I think that Peggy and Dona wanted to
4 speak.

5 MR. MENENDEZ: Okay, Dona.

6 MS. SPAIN: I just wanted to say that the
7 reason that that was taken in 2018 to the historic board
8 is because the board of architects had decided that every
9 Mediterranean home, old Spanish home in Coral Gables,
10 regardless of whether they were historically designated or
11 not, should have true barrel tile, and so they were
12 requiring it.

13 And at that time historic preservation board
14 was not requiring true barrel tile if there was already
15 S-tile on the home, so we, the historic board would then
16 be in a situation where the non-historic properties in the
17 city would have the true barrel and the historic
18 properties would have S-tile, so that's why staff brought
19 it, it was because of this policy that the board of
20 architects was putting into place requiring true barrel
21 tile on all Mediterranean homes.

22 Now, they're not meeting now. They haven't
23 met since -- I don't know if they've started up again, but
24 they didn't, they haven't met because of the quarantine,
25 and I think Carlos is not adhering to that policy.

1 So you know, these people are in the middle,
2 you know, of having a home with S-tile where in the past
3 we have allowed that, so I don't know what the board wants
4 to do about it, but I just wanted to explain why we felt
5 it was important to have the policy be that -- and it's
6 always better to have the true barrel tile anyway.

7 MR. MENENDEZ: Yes. Kara, this home
8 originally had --

9 MS. KAUTZ: Yes, yes.

10 MR. MENENDEZ: -- the barrel tile?

11 MS. KAUTZ: In the '20s, yes, and S-tile
12 didn't exist in the '20s, so.

13 MR. MENENDEZ: And then at some point there
14 was a re-roofing and it changed?

15 MS. KAUTZ: Yes.

16 MR. GAMEZ: If I may add one item, there was,
17 there was a significant modification to the house.

18 MR. MENENDEZ: We can't, we cannot hear you,
19 Mr. Gamez.

20 MR. GAMEZ: Forgive me. I'm sorry. I was
21 just going to add, Chairman, that there was also an
22 addition to the house that was done as well, which is an
23 extension of the carport as well, so none of that was on
24 the original structure from 1925. All of that is new.

25 And then the other aspect is the connecting,

1 what we call the "pasillo" in our house which connects the
2 main house to those, back in 1925, the garage which has
3 now become an in-laws quarters for my 90-year-old mother,
4 so those are all new additions that have been added to the
5 home since the building of 1925.

6 MR. MENENDEZ: Okay. Miss Rolando, you had
7 something to say?

8 MS. ROLANDO: Yes. I, when I was previously
9 on the historic preservation board, we -- and it was for
10 about six, seven years, we had a rather strict protocol
11 that to require the true barrel tile, and when there were
12 deviations, it would, it would be only on the parts of the
13 home that were not visible from the street.

14 I still remember our chair at the time, Venny
15 Torre, saying, "A Mediterranean revival house with S-tile
16 is like a polyester tuxedo."

17 The detail, you all have a spectacular home,
18 and obviously it's a well-loved house and well used, and I
19 think it would be undermining the integrity of the home
20 when you have the opportunity to replace the S-tile, that
21 really doesn't look that great, with true barrel tile.

22 You know it's going to be a decision of the
23 board, but it's, it's an additional expense, but it is not
24 a crippling one, and you --

25 MR. GAMEZ: Miss Rolando, if I could, our

1 Internet seems to be popping in and out. I missed the
2 last comment that you made; if you could go back and say
3 that one more time, please.

4 MS. ROLANDO: Sure. I apologize.

5 MR. GAMEZ: No, you don't have to apologize.
6 It's AT & T that we need to get in line.

7 MS. ROLANDO: Sure. We recognize it's an
8 additional expense. The S-tile clearly is cheaper.

9 But when you have a home that is as
10 important, and the additions to your home that you've
11 described have been thoughtful and tasteful, so you've
12 done the right things with your home.

13 So it's up to the board, but I would strongly
14 recommend that we maintain the policy of the board of
15 architects and historic preservation and continue the
16 policy of, if the home is being re-roofed, and it's a
17 historic home, to require the true barrel tile, so.

18 MR. FULLERTON: Yes.

19 MS. ROLANDO: So you have a much more
20 authentic product when -- and it's in keeping with the
21 integrity and the tradition of the home.

22 MR. MENENDEZ: Yes. My concern is that if we
23 do not follow what our standard is, we will create a
24 precedent for anything coming in the future.

25 MS. ROLANDO: I agree. We'll have requests

1 every other meeting for deviations or exceptions.

2 MR. MENENDEZ: Yes. Mr. Rodriguez, what do
3 you think? Can't hear you. Unmute yourself.

4 MS. ROLANDO: Raul, please unmute.

5 MR. RODRIGUEZ: Okay. I'm just looking for
6 the button.

7 Everything that has been said, I personally
8 think that an S-tile on a beautiful historic home is -- I
9 won't say the word. It does not fit well and it certainly
10 is not in keeping with the tradition of the architects
11 that Coral Gables is known for.

12 My only concern -- and I'm in complete
13 support of everything that's been said. My concern is
14 that we have a board of architects which either
15 administratively has approved an S-tile.

16 MS. SPAIN: Yes.

17 MR. RODRIGUEZ: And in fairness here, and I
18 feel very badly for the homeowner --

19 MS. SPAIN: Right.

20 MR. GAMEZ: Thank you.

21 MR. RODRIGUEZ: -- and the other board is
22 saying something else, and there yet has not been -- the
23 two boards have not reconciled and agreed on a policy
24 going forward, so that is a concern. It's a matter of
25 fairness.

1 MR. MENENDEZ: I agree with you that we all
2 need to be on the same page, whatever the decision is, and
3 it's unfortunate that, you know, one hand doesn't know
4 what the other is doing at this point.

5 MS. SPAIN: Yes. I have to say I'm surprised
6 that Carlos approved the S-tile because I think he was
7 there when the whole board of architects said they wanted
8 the Mediterranean buildings to have barrel tile, so I
9 don't know what happened there.

10 MS. KAUTZ: To his credit, he is reviewing
11 almost every permit that goes through, so.

12 MS. SPAIN: I'm sorry, he's swamped.

13 MS. KAUTZ: So, you know, it's human error,
14 I'm sure.

15 MS. SPAIN: Yes.

16 MS. KAUTZ: And not -- and nothing malice or
17 nothing like that.

18 MS. SPAIN: No. He's great.

19 MR. MENENDEZ: Mr. Fullerton?

20 MR. FULLERTON: Well, this is really a
21 dilemma, I think, and unfortunate for the owner.

22 But I went up and down that street several
23 times trying to compare, and I saw an awful lot of S-tile
24 on old homes, and it's a shame that so much of that has
25 gone on, and it puts these people in kind of an

1 unfortunate situation. Unless, unless we can get on the
2 same page that you've been talking about and we can make
3 it known that everybody who has a historic home has to do
4 this, that's one thing.

5 If it goes, gets through the cracks and some
6 people have to do it and some people don't, we're setting
7 the city up for a legal firestorm, and I don't want to
8 help do that, but I'm not sure what the alternative is or
9 what the answer is.

10 MR. MENENDEZ: Kara, what can we do as a
11 board to basically cement this as a standard going
12 forward?

13 MS. KAUTZ: I mean, we can definitely take
14 any, any recommendation that you all make back to the
15 board of architects. They've only had to date one
16 meeting, a Zoom meeting last week, last -- it was a couple
17 weeks ago, I think, and there's one coming up tomorrow
18 actually.

19 But when they convene again, and Carlos is
20 actually retiring at the end of the month, so whomever
21 takes his position to make sure that if they are reviewing
22 things administratively, that they either, if they don't
23 agree, then it gets sent to the board of architects, much
24 as we do in this case, we defer to you all, and just make
25 sure that they're aware of that policy and that they

1 started that policy.

2 MR. MENENDEZ: Okay.

3 MS. KAUTZ: I'm happy to have that discussion
4 with the entire board of architects and staff over there
5 because it is, I mean, it is unfortunate this happened,
6 and I'm sorry for them.

7 MR. MENENDEZ: Mr. Ehrenhaft?

8 MR. EHRENHAFT: I too am troubled. After the
9 discussions that we had two years ago, my understanding
10 was that in situations where a structure might have only a
11 partial re-roof, perhaps a garage building or an attached
12 garage that was the only portion that needed re-roofing,
13 at that point, if it were historic and especially for an
14 older home from the '20s, that true barrel tile would be
15 required on the portion that was being done.

16 And I think as Kara mentioned, that a
17 covenant would be added requiring that at such time that
18 the remainder of the home be done, then the true barrel
19 tile had to be, had to be put on the portion that was not
20 being re-roofed at that time, and I think that if the true
21 barrel tile, an exception is made, then it undermines the
22 policy that was taken, you know.

23 So my feeling is that the decision that the
24 board had made and echoing what the board of architects
25 had done previously, requiring the S-tile -- requiring

1 true barrel tile would be undermined and then you will
2 have an unending series of exceptions being requested. I
3 don't know, so that's that's my concern.

4 MR. FULLERTON: Does anybody think there's a
5 possibility that some of the roofs could be done with the
6 barrel tile, that suggestion that was made earlier, that
7 maybe the ones that are seen from the street are true
8 barrel and the rest are not, just to mitigate the problems
9 for this owner?

10 I don't know how you would put together an
11 S-tile and a true barrel at the edges. Maybe there's a
12 standard way to do that. I've never seen that. That
13 would be one possibility.

14 But I wonder if there's -- as I looked at
15 that house several times, I had a hard time seeing the
16 upper roofs in detail. Maybe it's because my vision is
17 getting worse, but the lower roofs are definitely
18 something that maybe should, could be a barrel, real
19 barrel tile. The rest of them might be S-tile.

20 And again, I say there are a lot of other
21 S-tile, but this doesn't mitigate the requirement for
22 historic truth, but there's a lot of S-tile in the
23 neighborhood, and I don't know. It's -- I don't have
24 anything better to offer.

25 MR. MENENDEZ: Any other board members have

1 any more discussion?

2 MS. KAUTZ: Cesar.

3 MR. MENENDEZ: Mr. Garcia-Pons?

4 MR. GARCIA-PONS: You know, this is a great
5 discussion. I was going to move it towards like new
6 business to talk about the bigger picture as opposed to
7 for this applicant, but you know, I think, John, before we
8 go to a compromise position, I think we should probably go
9 to a motion either way. We probably have -- I think, I
10 think that's where the board is trying to go.

11 But I would like -- and I do want to have
12 this conversation afterwards, but I would like to focus
13 maybe this conversation on this applicant and then have a
14 larger conversation in a few minutes because they're very
15 similar but a little bit different, so that's just my
16 recommendation to the chair, if we can do that.

17 MR. MENENDEZ: Does anyone want to put
18 forward a motion then?

19 MR. FULLERTON: Well, I move -- go ahead.

20 MR. MENENDEZ: Go ahead, John.

21 MR. FULLERTON: No, you go, whoever that is.
22 I would say let's approve as it's been presented.

23 MR. GARCIA-PONS: With the S-tile?

24 MR. FULLERTON: Yes.

25 MR. MENENDEZ: Do I have a second?

1 MR. RODRIGUEZ: I second because I think it's
2 the only fair thing we can do under these circumstances,
3 but I think our next discussion is there has to be a firm
4 policy going forward with no exceptions.

5 MR. MENENDEZ: Okay. Let's worry about this
6 applicant right now, and then afterwards we can deal with
7 the future.

8 So we have a motion by Mr. Fullerton and a
9 second by Mr. Rodriguez. I guess we need the roll call.

10 THE ADMINISTRATIVE ASSISTANT: Miss Spain?

11 MS. SPAIN: Oh, man. I'm normally such a
12 hard ass when it comes to roof tiles, but I feel so badly
13 for these people that are in this situation with Carlos
14 approving it, and I'm sure they thought they were on their
15 way, "One more signature and off we go."

16 Okay, I'm going to say yes, shockingly I'm
17 going to say yes.

18 THE ADMINISTRATIVE ASSISTANT: Mr. Durana?

19 MR. DURANA: I'm going to say yes also, but I
20 would really hope that Mr. and Mrs. Gamez, I think from a
21 resale standpoint and from an authentic, I think your
22 house will look a lot better with the true barrel. I know
23 it's an extra expense, but maybe you can, you know, look
24 at that number again and see because it's just, it would
25 make the house look a lot better.

1 MS. SPAIN: It would make a huge difference
2 on the house, I'm telling you.

3 MR. DURANA: A very big difference, and I'm a
4 contractor also, and I also have a, you know, real estate
5 license.

6 MR. FULLERTON: It will be a change in price.

7 MR. DURANA: Yeah, but I'll approve it
8 obviously because of the same reason reason that, you
9 know, I don't think it's fair for them right now,
10 especially there's not a clear policy, you know, on that
11 from the city, so next.

12 THE ADMINISTRATIVE ASSISTANT: Mr. Ehrenhaft?

13 MR. EHRENHAFT: I too, as a matter of
14 fairness to this applicant, will say yes but I'm concerned
15 that this not be allowed to set a precedent, and my "yes"
16 is predicated on exploring a discussion afterwards to draw
17 a hard line in the sand.

18 THE ADMINISTRATIVE ASSISTANT: Mr. Fullerton?

19 MR. FULLERTON: I wish I could have made that
20 motion anonymously, but yes, I vote in favor of it.

21 THE ADMINISTRATIVE ASSISTANT: Mr. Rolando?

22 MS. ROLANDO: No.

23 THE ADMINISTRATIVE ASSISTANT: Miss Rolando,
24 I'm sorry.

25 MS. ROLANDO: No.

1 THE ADMINISTRATIVE ASSISTANT: Mr. Rodriguez?

2 MR. RODRIGUEZ: Yes, for the reasons stated
3 earlier.

4 THE ADMINISTRATIVE ASSISTANT: Miss
5 Bache-Wiig? You're on mute.

6 MS. BACHE-WIIG: Sorry. I feel the comments
7 before me, I think I would really encourage the homeowners
8 to think of it as an investment to go with the barrel tile
9 and to really think of it as this being a crown on top of
10 this beautiful historic home.

11 And so with that said and based on the fact
12 that we're going to have a conversation about, like
13 previously stated, we're going to draw a hard line in the
14 sand, I'm going to say yes, so that is my vote.

15 MR. MENENDEZ: Mr. Menendez?

16 MR. MENENDEZ: No.

17 THE ADMINISTRATIVE ASSISTANT: Mr.
18 Garcia-Pons?

19 MR. GARCIA-PONS: No.

20 MS. KAUTZ: Okay. Motion passes. You may
21 proceed.

22 MR. MENENDEZ: Okay.

23 MR. GAMEZ: Thank you all.

24 MR. MENENDEZ: Thank you, Mr. and
25 Mrs. Gamez.

1 MR. GAMEZ: Thank you, Mr. Chairman. Thank
2 you, Vice Chair. Thank you, members of the board. Thank
3 you for your -- thank you, thank you.

4 MR. MENENDEZ: Thank you. Okay. I think
5 that ends all the items. New business.

6 MS. KAUTZ: You had one discussion item, so
7 if we do that one first because there is, there is someone
8 in the meeting for that.

9 MR. MENENDEZ: Okay. Discussion item,
10 potential designation of 430 Minorca Avenue as a local
11 historic landmark and a Coral Gables cottage.

12 MS. KAUTZ: Okay. So let me pull my screen
13 back up.

14 So this is, this is the -- we've brought
15 items to you in the past, discussion items for historical
16 significance determinations, but you know, correct me if
17 I'm wrong, Dona, but this is the first time I think we've
18 done a designation request as a discussion item for you
19 all.

20 And what we're looking for here is some
21 direction on if you all would like us to prepare a
22 designation report to bring forward.

23 This is not for designation at this time or
24 at this meeting. It's merely that we're sort of on the
25 fence about this one.

1 This is the location of the property. It's
2 between Le Jeune, and Hernando on Minorca. It was built
3 in 1925 by Burton Miche for the architect.

4 It sits on a 55/100 lot. This is a photo
5 from 1940. You can see, you know, it's got many of the
6 characteristics of a Mediterranean Revival residence.

7 The application came to us for designation
8 for this property. It's a new owner, and in the past the
9 previous owner had done some alterations to the property
10 which included enclosing the back and front porch, the
11 sleeping porch.

12 They converted the garage and an existing
13 servants' quarters within the garage structure to a guest
14 cottage without a permit. It was done sometime around
15 1978, we believe, and has been that way since.

16 The entire house was re-stuccoed. All of the
17 existing protruding windowsills were removed and quite a
18 few of the windows were either re-sized, re-configured,
19 moved, or changed shape.

20 So the applicants who -- the owner, the
21 current owner was trying to investigate ways to utilize
22 the cottage designation in order to keep the garage as a
23 guest quarter because once you are designated as a
24 cottage, I think you have to be a landmark and a cottage,
25 and then you can use your garage as living space without

1 having it connect back to the house.

2 So this is the house from the street. I
3 literally lived next door to the right of this house for
4 almost ten years, and I never saw what it looked like, so
5 I was actually excited to go visit the site because I've
6 never seen it.

7 So this is from the street. So this is the
8 front entry that you see on the right-hand photo. It's
9 kind of recessed there. It has pecky cypress details.
10 There's, you know, an entry stoop there.

11 To the right is what was the enclosed, is now
12 the enclosed porch.

13 So this is the front facade on the left.
14 This is that column detail. It has been shortened. The
15 column is still there, the opening is still there, but the
16 opening has been shortened.

17 So this is, you can see some of the east
18 facade on the bottom photograph, and this is what the east
19 facade looks like now.

20 So if you can see the existing vents at the
21 top, typically, always, the windows in the '20s would have
22 lined up beneath those, so you can see where the windows
23 have been shifted, obviously turned into circle windows.
24 You can see the stucco texture is different as well.

25 So this is the carport side looking down

1 towards the enclosed garage. This is part of the plan on
2 the right-hand side of your screen, looking at the side of
3 the carport.

4 There is, there was some openings within the
5 carport that have been enclosed. The carport is there.
6 It's gorgeous. It has a really nice, really nice hip
7 detail that you don't see very often.

8 These are the chimneys. It retains its
9 feature. You can see the pecky cypress in the photo there
10 as well; barrel tile roof.

11 This is that wall that's outlined in red down
12 below, and you can see the shifting of the windows above.

13 This is just the walkway between the house
14 and the cottage.

15 This is part of the rear elevation where, you
16 can see where it is on the elevation on the right.

17 Looking at the back of the house, some
18 changes to the windows. Again, notice the vents. You can
19 see where the spacing was.

20 This is the garage, the north elevation of
21 the garage, and you can see the cracks in the stucco where
22 the opening currently -- or was previously, not currently.

23 And then this is looking at that elevation.
24 That, the door that you're looking straight at right now
25 is actually, there was a small servants' quarters attached

1 to the garage. Now that's the entry to the entire garage
2 space.

3 So, that's it. So the reason I'm bringing
4 this to you is, again, just to get some feedback, if you
5 would like us to prepare a full, full designation report
6 and bring it back to you with the knowledge that it's been
7 altered, because the owner is interested in being a
8 cottage as well.

9 So we just, we went around and around about
10 it. ElizaBeth can attest to this. We talked about it a
11 lot.

12 I wanted input on whether or not you all felt
13 it had been too altered to bring forward for the full
14 designation.

15 MS. SPAIN: Kara, has the owner been cited by
16 code enforcement for using the garage?

17 MS. KAUTZ: I don't believe so. I think that
18 they were just trying to do some modifications to the
19 structure and it was caught in the zoning.

20 MS. SPAIN: Oh, I see. Well, I think that
21 you should do a designation report and bring it back, you
22 know, and then we'll see if you do a full report. That's
23 my view. I don't know about anybody else.

24 MR. FULLERTON: I second that motion.

25 MS. SPAIN: Is that a motion? I can make it

1 a motion.

2 MS. KAUTZ: Cesar, you wanted to say
3 something too?

4 MR. GARCIA-PONS: Ye. It was a question
5 really, and this is just, if we -- if this cottage does
6 not get designated and they come for a renovation of some
7 kind, what protections do we have as a board to keep it
8 more in line with the original intent of the house?

9 MS. KAUTZ: So either it's designated as a
10 landmark and alterations come before this board, or it is
11 not.

12 MR. GARCIA-PONS: Okay.

13 MR. FULLERTON: And if it's not, does that
14 mean they have to take the maid's quarters or the in-laws'
15 quarters out?

16 MS. KAUTZ: They, they -- the way the code
17 reads is that it has to be attached to the main house, so
18 they would have to do some sort of physical attachment
19 between the garage structure and the existing house to
20 make that part of the house, essentially.

21 There is a carport so they do have a covered
22 parking space.

23 The architect has just popped up, so he is
24 here. He is the one that made the application for the
25 owner, so.

1 But yes, you can, you can attach it back to
2 the house and have that be living space.

3 MR. FULLERTON: So they would be in
4 compliance with the carport. It wouldn't be making them
5 in -- out of code compliance by --

6 MS. KAUTZ: No. You need one covered parking
7 space, so the carport would accommodate that.

8 MR. FULLERTON: Okay. I just wanted to make
9 that clear.

10 MS. SPAIN: Well, yeah, but they would have
11 to adjoin what used to be the garage to the house in order
12 to make it -- to maintain it as a living space.

13 MR. FULLERTON: But isn't there a connection
14 already -- I thought that --

15 MS. SPAIN: No, I don't think there is, and
16 it may not be in compliance as far as the floor elevation,
17 you know. I mean, if it was -- I can't imagine it was
18 done by raising the floor level.

19 MR. FULLERTON: Oh, oh.

20 MR. RODRIGUEZ: Is there a motion?

21 MR. GARCIA-PONS: Second.

22 MR. RODRIGUEZ: Do we need a motion on this?

23 MS. KAUTZ: Cristina, is just a verbal
24 direction okay, or do you want them to make a motion?

25 MS. SUAREZ: I think verbal direction would

1 be okay if there's consensus.

2 MR. MENENDEZ: I think most people want to
3 see a designation report, so why don't we do that?

4 MS. KAUTZ: Okay, okay, can do.

5 MR. MENENDEZ: Okay. So any old business?
6 Kara?

7 MS. KAUTZ: No, I'm sorry, no.

8 MR. MENENDEZ: Okay. New business, let's
9 talk about this barrel tile, S-tile thing.

10 I think what happened today should not have
11 happened, and I think that it needs to be made clear. If
12 the policy is barrel tile, then we need to make the policy
13 barrel tile and we need to make the board of architects
14 and whoever else needs to know, they need to be clear, and
15 we need to make it clear. So what does everybody else
16 think?

17 MS. BACHE-WIIG: Can I ask a question? Could
18 it be as simple as putting it on, you know, you know, when
19 you go to get an application for re-roofing? I mean
20 there's criteria there, I think, attached, and maybe it
21 has to be up front and center so that it's not questioned,
22 it's just clear to whoever.

23 MR. MENENDEZ: It's going to come before the
24 historic board anyway if it's a historic property, so.

25 MS. SPAIN: Well, not if it's just for -- if

1 we make a policy that any re-roof on an old Spanish has to
2 be true barrel tile, then Kara can just sign off of it.
3 It doesn't have to come before us. If that's the policy,
4 then it can be signed off by staff.

5 MR. MENENDEZ: I thought it was policy
6 already.

7 MS. ROLANDO: Me too.

8 MS. SPAIN: Well, I think it was. I don't
9 know what happened, but you know.

10 MR. MENENDEZ: Okay, well.

11 MR. RODRIGUEZ: Do we need to coordinate this
12 policy so we don't have the situation where one hand says
13 one thing and the other --

14 MS. SPAIN: Right, that's right.

15 MR. MENENDEZ: Well, that's why we're
16 talking.

17 MR. RODRIGUEZ: Yeah, but we need to talk to
18 the board of architects.

19 MS. SPAIN: That's right.

20 MR. RODRIGUEZ: They have to agree with our
21 policy or else we're going to have the situation we had
22 today.

23 MS. SPAIN: Right.

24 MR. FULLERTON: Well, I don't think they have
25 to agree with it. They just have to know it, know what it

1 is.

2 MR. MENENDEZ: If the policy is set, that's
3 the policy. It doesn't get approved by the board,
4 historic board if it's not barrel tile. That's the
5 policy.

6 MS. BACHE-WIIG: But where is that policy
7 written? Where can somebody find that policy, I guess is
8 my question?

9 MR. MENENDEZ: Well, that's why, that's why
10 we're here. We need to make it clear. I don't know if it
11 needs to be in the code, in the building code. I don't
12 know where it needs to be, but it needs to be somewhere.

13 MS. KAUTZ: Mr. Chair, I think Cesar -- Cesar
14 is the only one who raises his hand consistently to be
15 called on.

16 MS. SPAIN: I tried to, I tried to. I had my
17 hand raised forever.

18 MS. KAUTZ: He gets missed a little bit. I
19 think he's waiting.

20 MR. MENENDEZ: So Mr. Garcia-Pons?

21 MR. GARCIA-PONS: We can all appreciate the
22 conversation, and I think Raul mentioned something
23 earlier, which, and just mentioned it now, that we should
24 be coordinated between the board of architects and the
25 historic preservation board, but we don't have to be,

1 right?

2 MS. SPAIN: That's right.

3 MR. GARCIA-PONS: Our job is different than
4 their job.

5 MR. MENENDEZ: Exactly.

6 MR. GARCIA-PONS: So I'm not saying that we
7 need to do it that way. I'm saying that we can. I am 100
8 percent in agreement with being in alignment between the
9 two so that all of our residents are, but we don't have to
10 look through the same lens that they do.

11 So we can at any point, even today, could
12 have made the decision different than what we did, so
13 that's just a comment, and I think we all kind of agree
14 that we want to move towards a barrel tile requirement.

15 My question would be is there a
16 differentiation between a repair and a replacement?
17 Because if it's a full replacement, I'm 100 percent in
18 agreement it needs to be barrel tile.

19 If it's going to be a repair, there's usually
20 a number associated with that, and you know, there's a
21 number that used to be 50 percent, which I think is not
22 the right number for this. I'm thinking if it's an
23 S-tile, if a repair is less than 25 percent, then they
24 should be able to repair the roof to match the existing,
25 but I think that's the kind of clarity that we need for us

1 as a board.

2 And then, as John mentioned, we just need to
3 inform the board of architects of what we're going to be
4 doing, and if they choose to do something differently,
5 that's up to them.

6 MR. FULLERTON: And that puts the applicant
7 in a very bad position.

8 MS. ROLANDO: Right.

9 MR. FULLERTON: Because they lose their
10 ability to negotiate with their roofer if they've already
11 got, you know, something, something planned out as a
12 barrel -- as an S-tile, and now you've got to change it to
13 barrel. It puts them in a bad position.

14 MR. MENENDEZ: Dona?

15 MS. SPAIN: I raised my hand.

16 MR. MENENDEZ: Yes, I know.

17 MS. SPAIN: But the board of architects
18 recommends to the historic board, and it's just a
19 recommendation, so they could recommend the S-tile, and as
20 long as the property owners understand that's just a
21 recommendation and they can be told that the board will
22 require barrel tile, and they, if they don't -- if they
23 want to go to the historic preservation board and wait,
24 staff can sign off on a true barrel tile, or they wait for
25 the board and ask for an S-tile, but probably that's not

1 going to happen.

2 I mean, people don't want to wait,
3 particularly during hurricane season, to get a new roof,
4 so I don't know.

5 MS. KAUTZ: And we've done that in the past
6 too. We've said, "You can either go to the board, or if
7 you do this now, then you're fine."

8 And like you said, a lot of people don't want
9 to wait.

10 MS. SPAIN: Right.

11 MS. KAUTZ: And it becomes almost like,
12 "Well, you know, this is our policy, this is what it is,
13 so."

14 MR. MENENDEZ: But if the policy is barrel
15 tile --

16 MS. KAUTZ: Right.

17 MR. MENENDEZ: -- why do you need to give
18 them the option?

19 MS. SPAIN: Because they always have an
20 option to go to the board.

21 MR. RODRIGUEZ: Please?

22 MR. MENENDEZ: Mr. Rodriguez.

23 MR. RODRIGUEZ: Okay. I agree that we should
24 set a policy and we should inform the board of architects.
25 I don't want to be in a situation like we were in today

1 when somehow, somewhere the board of architects authorizes
2 something, the owners think that it's been signed off, and
3 then they --

4 MS. SPAIN: Right.

5 MR. RODRIGUEZ: -- and then they have it
6 differently.

7 I think we need to have a dialogue with the
8 board of architects and try to avoid this situation that
9 these people found themselves in today and make the city
10 look bad.

11 MS. SPAIN: I agree.

12 MS. KAUTZ: Well, I really don't want to
13 throw Carlos under the bus entirely here. The building
14 department has been inundated, you know, staff is working
15 from home, so I'm sure that it's just a slip and not
16 something, you know, super-intentional.

17 And also, I believe that he didn't feel like
18 he had a board to fall back on. Like they always say,
19 "Well, I don't agree with this, but you can go to the
20 board," there was no board, so I feel his hands were a
21 little bit tied, so I don't want to put the full -- you
22 know, he's dealing with a lot here, but you know, we all
23 are with all this.

24 MS. SPAIN: Yes.

25 MS. KAUTZ: But I think that he didn't have

1 that board to fall back on.

2 MR. MENENDEZ: Cesar?

3 MS. KAUTZ: It doesn't, it doesn't make it
4 right. It just is the situation.

5 MR. GARCIA-PONS: So Kara, I think I want to
6 ask Albert's question again, is what can, where can we
7 codify this? Where can we make this a stated policy of
8 the historic preservation board so that it is very clear
9 what we want to do?

10 And two, where can we then put it so that
11 everybody else knows that's what we want to do? How do we
12 do that?

13 MS. KAUTZ: I'm going to have to look into
14 that because I don't know what the documents for roof
15 applications are.

16 MS. SPAIN: Well, I can tell you, for years,
17 roof applications, when I first started working with the
18 city in 1997, the roof applications never went to any
19 board. It went to the building official and that was it.

20 Manny Lopez signed off, and if it was okay
21 for the application for the attachment to the roof, then
22 he signed anything, you know, because he was just looking
23 at the attachment.

24 And for years I tried to get him at least to
25 go to the board of architects, and no one wanted to go.

1 Only when Carlos came to work with the city did he require
2 roofing to go to the board of architects.

3 So all those images of older homes with
4 roofs, they could easily have just been signed off by
5 Manny Lopez, not by the board of architects or the
6 historic board.

7 So anyhow, I don't know whether you can
8 codify it. The window situation that we're in where we
9 require them to go back to the originals, that's not
10 written anywhere, so I don't know. It should be.

11 And maybe it's just a hand-out that people
12 get when they go to the board of architects or when they
13 -- you know, something.

14 MR. MENENDEZ: Peggy?

15 MS. ROLANDO: It seems to me that we need
16 advice from the city attorney on this because otherwise,
17 as long as it's an informal policy, we're going to be back
18 every meeting, practically, dealing with windows or roof
19 tiles, and you know, it's like Ground Hog Day.

20 So let's, I think there's -- first of all, we
21 need to codify it as has been said, and then I think we
22 need a big stamp on every application for windows or roof
23 tile, "If your house is built before such and such a date,
24 you're going to have to go back to the original."

25 And Alicia is right, you know, you can't

1 expect the roof contractor to be reading through the
2 minutes of our board and know unless they work in City of
3 Coral Gables all the time.

4 So let's do it right and let's put people on
5 notice. You know, I don't want to say some homeowner is
6 disingenuous if they pretend they didn't know about true
7 barrel roofs or raised mullions, but let's make it clear
8 and so whatever -- so we have legal, formal codification
9 of the requirement. Then we have the stamp on the
10 application, and you know, then we're being fair to the
11 subs, we're being fair to the homeowners and putting their
12 architects and contractors on notice.

13 But I think we need some direction from the
14 city attorney to tell us exactly what we need to do so
15 we're not facing this same dilemma every other meeting.

16 MS. SUARZ: Mr. Chair, if I may?

17 MR. MENENDEZ: Yes, Miss Suarez.

18 MS. SUAREZ: Yes. So what I can do is I can
19 get together with Kara and we can look at what the actual
20 policy is, if it was informal, what it was.

21 And my understanding of reading that
22 transcript was that the board of architects had said that
23 for any Mediterranean-style home, not just historic, they
24 were not going to approve the S-tile for roof, so we'll
25 take a look at what that policy was, how it developed, and

1 we can see how we can, you know, kind of more, better
2 formalize the intent of what seems to be before the board.

3 MS. ROLANDO: Thank you.

4 MR. MENENDEZ: Kara, can you get together
5 with the city attorney's office?

6 MS. KAUTZ: Yes.

7 MR. MENENDEZ: Okay. In the meantime, can
8 you write a memo to the board of architects and the city
9 architect stating that, you know, from the board of
10 historic preservation, that we require barrel tile, not
11 S-tile? Because somebody will show up tomorrow morning to
12 get a permit and we're going to have this same issue.

13 MS. KAUTZ: Well, I already sent a text to
14 Carlos and told him not to approve any more.

15 MR. FULLERTON: I think there should be some
16 qualification as in line with what is Cesar was saying
17 about percentages and stuff like that.

18 MS. ROLANDO: Yeah.

19 MR. FULLERTON: Because you can't just, you
20 know, do the whole -- have everybody required to do barrel
21 tile no matter what.

22 MR. MENENDEZ: Well, no. I'm just saying to
23 historic, to historic properties, because if you're going
24 to start, if you're going to take a home that's got barrel
25 tile and then you're going to say, "Oh, well, it's 20

1 percent, 30 percent S-tile," before you know it, it's
2 going to be S-tile every time they --

3 MR. FULLERTON: No, no. I'm suggesting only
4 if it's a historically designated home and qualifies to be
5 historic and he only wants to repair a portion of it.

6 MR. MENENDEZ: Right.

7 MR. FULLERTON: You know, what Cesar was
8 saying before.

9 MR. MENENDEZ: I agree, I agree.

10 MR. FULLERTON: Okay.

11 MR. MENENDEZ: Cesar?

12 MR. GARCIA-PONS: So I think the letter from
13 Albert is great.

14 I would also request for staff to add a line
15 to the roof permit itself, I think Alicia mentioned it
16 before, is put it on the permit application, if we could
17 find out if that's possible, that is our role to do so.
18 That way it's in those locations.

19 And then the third request for staff, if you
20 could bring this back to the next meeting, is, you know,
21 find out where in the code we would be able to put
22 something like this.

23 And to Peggy's point, the windows, I would
24 love to codify those two things in some part of the code,
25 whether it's our section of the code or the building

1 permit or wherever, if you could let us know where you
2 would recommend we do that. I would love to be able to
3 have that conversation.

4 MS. KAUTZ: Okay.

5 MR. MENENDEZ: Perfect.

6 MS. KAUTZ: Xavier, did you want to speak?

7 MR. DURANA: It was kind of going back, I was
8 going to bring up the window thing, but that's fine. I
9 agree.

10 It's just, you know, the same thing, like
11 either the casement or, you know, the raised mullions,
12 just, it's something that should just get standardized so
13 that everyone -- it just, it eliminates the wiggle room,
14 and I agree.

15 MR. MENENDEZ: Anything else?

16 MR. FULLERTON: Old business, we already went
17 through, but.

18 MR. MENENDEZ: We already went through old
19 and this was new.

20 MR. FULLERTON: Yes, I know. I just wanted
21 to go back to old business.

22 MR. MENENDEZ: Okay. Go ahead.

23 MR. FULLERTON: What -- was there anything
24 necessary to be done to the 603 Minorca, that old house
25 moving question?

1 MS. KAUTZ: It will come back to you at a
2 future meeting.

3 MR. FULLERTON: Oh, okay. I wasn't sure how
4 it was resolved, and I like the new envelopes, by the way.

5 MS. KAUTZ: Okay.

6 MR. FULLERTON: New short, new short
7 envelopes.

8 MS. KAUTZ: Good.

9 MR. MENENDEZ: Okay. Is there any more
10 business, old or new?

11 MR. DURANA: I think Bruce has a question.

12 MR. EHRENHAFT: Yes.

13 MR. FULLERTON: I see Alicia's hand.

14 MR. EHRENHAFT: Yes. I haven't been
15 acidulous in waving. I missed out on one of the prior
16 conversations.

17 MR. MENENDEZ: I'm sorry. I wear glasses.
18 It's hard for me to see sometimes.

19 MR. EHRENHAFT: Well, Kara, is there a
20 possibility -- I know maybe people don't go to the
21 historic preservation website, you know, when they're
22 doing any of this stuff and it's probably best to put
23 language on the permits.

24 But if HP could, if your department could
25 have something done to the website that also would just

1 have some highlighted condensed points about windows and
2 about the tiles, just simple statements, "These are our
3 requirements," that would be another, another point where
4 it's made public and people might see it in addition where
5 it might start to flow through the community. I don't
6 know, just as a suggestion.

7 MR. MENENDEZ: Alicia?

8

9 MR. FULLERTON: So that might come back
10 before us next month?

11 MS. KAUTZ: We'll try our best.

12 MR. FULLERTON: Okay.

13 MR. MENENDEZ: Anybody else? I don't see
14 Alicia anymore. She got tired of waiting. Okay. So
15 motion to adjourn?

16 MR. GARCIA-PONS: So moved.

17 MR. EHRENHAFT: Second.

18 MR. MENENDEZ: And we're adjourned.

19 (Thereupon, proceedings were concluded at 5:59 p.m.)

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C E R T I F I C A T E

STATE OF FLORIDA)

COUNTY OF DADE)

I, DOREEN M. STRAUSS, do here by certify that
the foregoing pages, numbered from 1 to including 92,
represent a true and accurate transcription of the record
of the remote proceedings in the above-mentioned case.

WITNESS my hand in the City of Miami this 14th
day of October, 2020.

Doreen Strauss

Doreen M. Strauss

