

City of Coral Gables

Meeting Minutes

Board of Architects

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com

Judy Carty - Chairperson
Peter Kiliddjian - Vice Chairperson
Board Member Ana Alvarez
Board Member Callum Gibb
Board Member Luis Jauregui
Board Member Glenn Pratt
Board Member Hamed Rodriguez
Board Member Don Sackman

Thursday, September 9, 2021

9:00 AM

City Hall, Commission Chambers, 405
Biltmore Way, Coral Gables, FL 33134.

The City of Coral Gables Board of Architects will be holding its regular board meeting with appointed board members, City staff and representatives. The Board will discuss and vote on items. The Board Members, required City Staff and applicants will be physically present in the Commission Chambers at Coral Gables City Hall. All interested persons may view the meeting via the Zoom platform used by the Development Services or in person.

The meeting is open to attendance by members of the public, who may also view the meeting via Zoom at (<https://zoom.us/j/99718672178>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to the meeting by dialing: (305) 461-6769 Meeting ID: 997 1867 2178.

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A. CALL TO ORDER**B. ROLL CALL**

Present: 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui and Board Member Sackman

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

C. CHANGES TO THE AGENDA**D. PUBLIC COMMENTS****E. OLD BUSINESS**

- E.1.** CASE FILE AB21026324
1434 Sopera Avenue, Coral Gables, FL; legally described as Lots 3 & 4, Block 54, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, Public Records of Miami-Dade County, Florida; Folio# 03-4118-006-1010.

The application requests Preliminary Design review and approval of interior/ exterior alterations, the construction of additions (approximately 1155 SF) and site improvements \$514,200.

This application was reviewed and deferred by the Board of Architects on June 24, 2021 with the following comments: 1)re-study as suggested; 2)reduce height of stair; 3)re-study south elevation and integrate columns; 4)reassess chimney location; 5)re-study roof line; 6)produce a section through the courtyard to illustrate the elevations of the interior court; 7)add window types and finish notes to elevations.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)REWORK STAIR GABLE TO BE MORE PROPORTIONAL TO THE EXISTING HOUSE; 2)SIZE AND SCALE OF WINDOW NEED TO BE STUDIED; 3)REWORK LOGGIA AND COLUMN CONDITION TO WORK WITH MASSING; 4)REWORK BALCONY.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui and Board Member Sackman

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

F. NEW BUSINESS**F.1. CASE FILE AB21087577**

Referred as 1238 Dickinson Drive, Coral Gables, FL; located at the northwest corner of track 5; generally described as a parcel of land laying in Tract 5, amended plat, portion of Main Campus University of Miami, according to the plat thereof recorded in Plat Book 46 at page 81, of the Public Records of Miami-Dade County, Florida (legal description on file). Folio# 03-4130-015-0070. The property is designated as a local historic parcel.

The application requests Preliminary Design review and approval for the construction of the University of Miami Theater Arts Building (approximately 15,000 SF), as an addition to the Pentland House (building 24). Landscape and site improvements are integrated into the submittal \$4,500,000.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1)SHALL USE METAL PANELS FOR BLACK BOX; 2)SHALL USE EXPOSED CONCRETE FOR BASE OF BLACK BOX; 3)SHALL USE LARGE FORMAT TILE OR METAL PANELS FOR YELLOW STAIRS AND YELLOW PANELS BETWEEN WINDOWS; 4)CHANGES TO THESE CONDITIONS REQUIRE RE-REVIEW BY THE BOARD OF ARCHITECTS; 5)SUGGESTION TO STUDY THE IT LAYOUT WITH THE IDEA TO ACTIVATE THE COURTYARD.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING:

Yeas: 5 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui, Board Member Sackman and Chairperson Carty

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

F.2.**CASE FILE AB221057754**

4101 Toledo Street, Coral Gables, FL; legally described as Lots 22 and 23, Block 103, Coral Gables Country Club Section Part 5, according to the plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County Florida; Folio# 03-4119-001-5730.

The application requests Preliminary Design review and approval for interior and exterior alterations, and the construction of an addition (approximately 1551 SF) \$400,000.

MOTION TO APPROVE WAS MADE BY D. SACKMAN, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Gibb, Board Member Jauregui, Chairperson Carty, Board Member Sackman and Vice Chairperson Kiliddjian

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

F.3.**CASE FILE AB21077467**

3441 Alhambra Circle, Coral Gables, FL; generally described as Lots 19, 20, 21, and 22 and a portion of Lots 23, 24, and 25, Block 50, Coral Gables Country Club Section Part 4, according to the Plat thereof, as recorded in Plat Book 10, Page 57, of the Public Records of Miami-Dade County, Florida. A lengthy legal is on file. Folio# 03-4118-006-0120.

The application requests Preliminary Design review and approval for interior/exterior alterations and the construction of additions (approximately 9,012 SF), swimming pool and site improvements \$1,800,000.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS: 1) MAINTAIN THE EXISTING OPENING SIZES FOR THE STAFF, GUEST, BATH, AND LIVING ROOM WINDOWS ON THE FRONT ELEVATION; 2) ON THE FRONT ELEVATION, MAINTAIN THE EXISTING GRILL COLUMNS ON SECOND FLOOR; 3) ON THE FRONT ELEVATION, MAINTAIN THE EXISTING OPENING SIZES FOR THE WINDOW IN THE BOY'S BATH ON SECOND FLOOR; 4) REMOVE THE VENEER BRICK FROM THE SECOND FLOOR; 5) MAINTAIN THE SLUMP BRICK ON THE FIRST FLOOR.; REMOVE ATTIC VENTS ALONG THE OVERHANG.

THE MOTION WAS MADE BY L. JAUREGUI, SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Gibb, Board Member Jauregui, Chairperson Carty, Vice Chairperson Kiliddjian and Board Member Sackman

Excused: 3 - Board Member Pratt, Board Member Rodriguez and Board Member Alvarez

F.4.**CASE FILE AB21037690**

555 Catalonia Avenue (also known as 2915 Segovia Street), Coral Gables, FL; legally described as Lot 22, Block 24, Coral Gables Biltmore Section, according to the plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida. Folio# 03-4117-008-3980.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 2,728 SF), and site improvements \$204,000.

MOTION TO REJECT WITH THE FOLLOWING COMMENT: 1)REWORK THE MASSING; 2)PROVIDE 3D RENDERINGS; 3)SIMPLIFY ROOF; 4)DEFINE THE STYLE; 5)CONSIDER MOVING THE GARAGE TO THE REAR; 6)ADDRESS CONTEXTUAL COMPATIBILITY.

THE MOTION WAS MADE BY P. KILIDDJIAN, SECONDED BY L. JAUREGUI.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Board Member Jauregui, Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Sackman and Board Member Gibb

Excused: 3 - Board Member Pratt, Board Member Rodriguez and Board Member Alvarez

F.5.**CASE FILE AB21077785**

141 E Sunrise Avenue, Coral Gables, FL; legally described as Lot 15, Block E, of Amended and Corrected Plat of Sunrise Point, according to the plat thereof, as recorded in Plat Book 65, at Page 14, of the Public Records of Miami-Dade County, Florida. Folio# 03-4129-040-0840.

The application requests Preliminary Design review and approval for the construction of a new two-story single family residence (approximately 5,376 SF), pool, generator, landscaping, artificial turf, walls/gates, and site improvements \$1,980,000.

MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)REFLECT CORRECT GRADE ELEVATION TRANSITION; 2)RE-STUDY MASSING AND SCALE OF THE GARAGE; 3)RE-STUDY THE COLUMN SPACING AND LAYOUT AT THE REAR; 4)RE-STUDY THE WIDTH OF THE COLUMNS AT THE BALCONY; 4)RECONSIDER THE COLUMN IN THE MIDDLE OF THE STAIR; 5)REDUCE DRIVEWAY ENTRIES TO TWO.

THE MOTION WAS MADE BY C. GIBB, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Sackman and Board Member Jauregui

Excused: 3 - Board Member Pratt, Board Member Rodriguez and Board Member Alvarez

- F.6.** CASE FILE AB21067878
1364 Alegriano Avenue, Coral Gables, FL; legally described as Lots 1, 2, 3, and 4, Block 92, Amended Plat of Coral Gables Country Club Section Part 5, according to the plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County Florida; Folio# 03-4119-001-3450.

The application requests Preliminary Design review and approval for interior and exterior alterations, the construction of additions (approximately 2,411 SF), swimming pool, gazebo, wall and gates, generator, and site improvements \$600,000.

APPROVED BY P. KILIDDJIAN AND C. GIBB

- F.7.** CASE FILE AB21087302
9360 Gallardo Street, Coral Gables, FL; legally described as Lot 8, Block 3, Old Cutler Bay Section 3, according to the plat thereof as recorded in Plat Book 81, Page 31, of the Public Records of Miami-Dade County Florida; Folio# 03-5105-007-0050.

The application requests Preliminary Design review and approval for the construction of a new 2 story single family residence (approximately 12,318 SF), swimming pool and spa, water features, generator, and site improvements \$3,000,000.

MOTION TO APPROVE WAS MADE BY P. KILIDDJIAN, SECONDED BY C. GIBB.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui and Board Member Sackman

Excused: 3 - Board Member Rodriguez, Board Member Alvarez and Board Member Pratt

F.8.

CASE FILE AB21087402

1561 Saragossa Avenue, Coral Gables, FL; legally described as Lot 29, Block 4, Coral Gables Country Club Section Part 1, according to the Plat thereof, as recorded in Plat Book 8, Page 108, of the Public Records of Miami-Dade County Florida; Folio# 03-4118-003-0650.

The application requests Preliminary Design review and approval for interior and exterior alterations, wall alteration, new gates, and site improvements \$250,000.

MOTION TO APPROVE WITH THE FOLLOWING COMMENTS: 1)RE STUDY THE SCORE LINES ON THE SOUTH AND WEST ELEVATIONS; 2)CONSIDER REMOVING THE FASCIA ON THE SECOND FLOOR GABLE END; 3)CONSIDER ADDING SHUTTERS AND AWNINGS; 4)CONSIDER A GLASS MOTIF/WINDOW ON THE SOUTH ELEVATION.

THE MOTION WAS MADE BY P. KILIDDJIAN, SECONDED BY D. SACKMAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Chairperson Carty, Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui and Board Member Sackman

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

F.9.

CASE FILE AB21027018

1135 San Pedro Avenue, Coral Gables, FL. Folio# 03-5118-006-0600.

The application requests Preliminary Design review and approval for exterior modifications, which include windows/doors, stair and roof alterations. \$30,000

**APPROVED AS NOTED BY D. SACKMAN, J. CARTY
NOTES ARE ON THE PLANS**

F.10.

CASE FILE AB21087420

1132 Placetass Avenue San Pedro Avenue, Coral Gables, FL. Folio# 03-4130-005-0940.

The application requests Preliminary Design review and approval for a trellis. \$10,000

CONTINUED

G. DISCUSSION ITEMS

- G.1. CASE FILE AB21088664
Product presentation of Gridworx stone cladding system by for the University of Miami "Newman Alumni Center" presented by Gridworx.

Request related to one time use.

MOTION TO APPROVE FOR ONE TIME USE WAS MADE BY P. KILIDDJIAN, SECONDED BY L. JAUREGUI.

THE MOTION PASSED BY THE FOLLOWING VOTE:

Yeas: 5 - Vice Chairperson Kiliddjian, Board Member Gibb, Board Member Jauregui, Board Member Sackman and Chairperson Carty

Excused: 3 - Board Member Alvarez, Board Member Pratt and Board Member Rodriguez

H. ADJOURNMENT**NOTE**