

**From:** [Ellen Dyer](#)  
**To:** [Pernas, Anna](#); [City Clerk](#); [Urquia, Billy](#)  
**Cc:** ["Historic Preservation Association of Coral Gables"](#); ["Karelia Carbonell"](#)  
**Subject:** Grant historic designation to 645 Majorca Ave and 1139 Venetia Ave Today!  
**Date:** Thursday, March 13, 2025 9:02:49 AM  
**Importance:** High

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**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Dear Members of the Historic Preservation Board,  
I wish to express my support in granting historical designation to two properties: **645 Majorca Avenue** and **1139 Venetia Avenue**. These 1925 homes, celebrating their centennial this year, are unique and significantly contribute to the historic fabric of the City of Coral Gables. They were designed by two distinct architects. The properties exemplify the historical, cultural, political, economic, or social trends of the community. They played a significant role in the development of the city and its emerging architectural style of **Mediterranean Revival** developed in the 1920s.

Please preserve our historical heritage.  
Thank you.

Ellen Dyer  
1406 Lisbon Street  
Coral Gables, FL 33134

**From:** [Vicki Cerda](#)  
**To:** [Pernas, Anna](#)  
**Cc:** [City Clerk](#); [Urquia, Billy](#)  
**Subject:** My support to grant historical designation to both 645 Majorca Avenue and 1139 Venetia Avenue  
**Date:** Wednesday, March 12, 2025 4:19:52 PM

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Dear Members of the Historic Preservation Board,

I wish to express my support in granting historical designation to two properties: 645 Majorca Avenue and 1139 Venetia Avenue.

These 1925 homes, celebrating their centennial this year, are unique and significantly contribute to the historic fabric of the City of Coral Gables. They were designed by two distinct architects. The properties exemplify the historical, cultural, political, economic, or social trends of the community. They played a significant role in the development of the city and its emerging architectural style of **Mediterranean Revival** developed in the 1920s.

Please preserve our Coral Gables historical heritage.

Thank u!

Vicki Cerda  
1216 Asturia Avenue, CG 33134

**From:** [mervol@aol.com](mailto:mervol@aol.com)  
**To:** [Pernas, Anna](#)  
**Subject:** Historic designation for 645 Majorca Avenue and 1130 Venetia Avenue  
**Date:** Wednesday, March 12, 2025 5:11:51 PM

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Dear Members of the Historic Preservation Board:

The two Coral Gables properties located respectively at 645 Majorca Avenue and 1139 Venetia Avenue are exemplary in their expression of the City's historic and irreplaceable Mediterranean Revival architecture.

For this reason -- and as a proud Coral Gables resident since 2000 -- I urge you to grant historic designation to these modest yet uniquely emblematic buildings.

Thank you for the work you do to preserve our City's original built environment.

Bruce Fitzgerald

**From:** [Karelia Carbonell](#)  
**To:** [Pernas, Anna](#)  
**Subject:** HPACG--Letter for Mar 13 2025 Historic Preservation Board. PLEASE CONFIRM  
**Date:** Wednesday, March 12, 2025 3:47:34 PM  
**Attachments:** [HPACG Letter in Support 2 Properties HPB Mar 13 2025.pdf](#)

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Dear Anna,

HPB Meeting March 13 2025

Below is letter in support of two properties being considered for designation submitted to the Historic Preservation Board on behalf of HPACG.

**645 Majorca Avenue**  
**1139 Venetia Avenue**

LETTER ATTACHED

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Best Regards,  
Karelia



March 12, 2025

Coral Gables Historic Preservation Board Meeting March 13, 2025 Att: Historic Preservation Board

**CASE FILE LHD 2023-001: Consideration of the local historic designation of the property at 645 Majorca Avenue**

**CASE FILE LHD 2025-002: Consideration of the local historic designation of the property at 1139 Venetia Avenue**

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter **in support of the historic designation for two properties listed above** as recommended by the city's preservation staff.

#### **645 Majorca Avenue**

Permitted in August 1925, the single-family property at 645 Majorca Avenue has retained its historic integrity and context for nearly a century. Built during the initial development of the City, it demonstrates the Mediterranean-inspired archetype upon which Coral Gables was founded and stands as a testament to city founder George Merrick's vision. The home was designed by architect Phineas Paist who was a member of Merrick's original design team. The home is a notable example of one of his single-family homes. Built for David Walker, an engineer, the home remained in the Walker family for fifty years. The two-story home is designed in the Mediterranean Revival style. The home is part of the collection of quality buildings that serves as a visible reminder of the history and the cultural heritage of the City.

#### **1139 Venetia Avenue**

Permitted in 1925, the home is amongst the earliest homes built in the City. Coral Gables was launched during the South Florida real estate boom of the 1920s and founder George Merrick drew from the Garden City and City Beautiful movements to create his vision for a fully-conceived and cohesively-designed Mediterranean-inspired city. The property is a one-story, moderately-priced, single-family home. It is located in the Granada Section and demonstrates the City Beautiful tenets. Designed in the Mediterranean Revival style by architect S. Martin Ives, it embraces the aesthetics and climate adaptations of the style developed by Merrick's design team. Information on Ives is scarce. He earned his degree from Columbia University and arrived in Miami in 1924. A review of permit books suggests that this may be the *only home he designed* in Coral Gables. The home was built for Glenn M. McConnell, young art director from New York. In August 1926 McConnell and the home were featured in a full-page ad issued by Merrick's sales department.

**Respectfully, Karelia Martinez Carbonell** President Historic Preservation Association of Coral Gables

**Historic Preservation Association of Coral Gables**  
**Post Office Box 347944, Coral Gables, Florida 33234**  
**[info@historiccorgables.org](mailto:info@historiccorgables.org)**  
**[www.historiccorgables.org](http://www.historiccorgables.org)**

*Jeannette Pena Hall  
4001 Santa Maria St  
Coral Gables, FL 33146  
(305) 667-8766*

*Jeannette Peña Hall, Trustee  
Jeannette Pena Hall Revocable Trust*

*3/13/2025*

*City of Coral Gables  
Historic Preservation Board  
405 Biltmore Way  
Coral Gables, FL 33134  
Subject: Opposition to Variance Request – Case File COA (SP) 2025-005*

*Dear Members of the Historic Preservation Board,*

*I am writing to formally oppose the variance request associated with Case File COA (SP) 2025-005 for the property at 4005 Santa Maria Street, which seeks to reduce the required side setback from 9 feet 8 inches to 8 feet. While I appreciate the board's commitment to reviewing applications that impact our historic neighborhood, I strongly urge you to deny this request in order to uphold the original intent of the setback regulations that have long preserved the character, integrity, and planned aesthetics of Coral Gables.*

*Preserving the Intent of Setback Regulations*

*The existing setback requirements were not arbitrarily established but were carefully designed to:*

*1. Maintain Architectural and Historical Cohesion*

*Coral Gables was master-planned to preserve the harmonious relationship between structures, open spaces, and the natural landscape. Setback regulations play a critical role in ensuring that new additions and modifications remain in scale with the surrounding*

*properties, preventing overcrowding and preserving the distinct character of the area. A reduction in the side setback could set a precedent that gradually erodes the uniformity and balance that define the historic district.*

## *2. Protect Open Spaces and Scenic Views*

*The setback standards safeguard the aesthetic integrity of the Coral Gables Country Club golf course, ensuring that residential structures do not encroach upon or disrupt the carefully planned visual experience for both homeowners and the public. The proposed change would compromise this by allowing further encroachment, diminishing the openness that contributes to the unique appeal of this historic area.*

## *3. Ensure Proper Land Use and Future Compliance*

*Zoning codes provide predictability and stability for homeowners and developers alike. Approving a deviation from a well-established standard without clear necessity risks setting a precedent that others may seek to exploit, weakening the enforceability of these regulations over time. If approved, similar requests could follow, ultimately altering the character of the neighborhood in ways that contradict the foundational principles of Coral Gables' zoning and planning.*

### *Request for Denial of the Variance*

*Given the above considerations, I respectfully request that the Historic Preservation Board deny this variance request in order to uphold the original zoning principles that have protected the historical, architectural, and environmental integrity of our neighborhood. The setback requirement exists for valid, long-standing reasons, and granting this variance would not be in the best interest of the community as a whole.*

*I appreciate your time and thoughtful consideration of this matter. Please feel free to contact me should you require further input or clarification.*

*Sincerely,*

A handwritten signature in black ink, reading "Jeannette Pena Hall" with a stylized flourish at the end.

*Jeannette Pena Hall*

Jeannette Pena Hall  
4001 Santa Maria St  
Coral Gables, FL 33146  
(305)491-9533

**Authorization Letter**

**Date:** 3/13/2025

To Whom It May Concern,

I, Jeannette Pena Hall, the owner/trustee of the property located at 4001 Santa Maria St, Coral Gables, FL 33146, hereby authorize Carmen Entenza Pena to represent me at the public hearing for the city of Coral Gables regarding my property. This authorization is granted for the purpose of representing my interests in my absence.

Should you have any questions or require further information, please do not hesitate to contact me at the phone number provided above.

Sincerely,



Jeannette Pena Hall

**Notary Section**

State of Florida

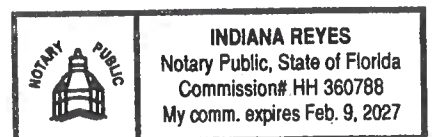
County of Miami Dade, City of Coral Gables

On this 13<sup>th</sup> day of March, 2025, before me,

Jeannette / Indiana, personally appeared Jeannette Hall, known to me (or

(Notary Name) Indiana Reyes

proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

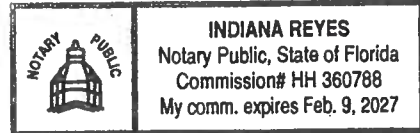




WITNESS my hand and official seal.

Signature: \_\_\_\_\_

Notary Public



My Commission Expires: \_\_\_\_\_

2/9/27.