

# GURRIMATUTE

11/20/2024

City of Coral Gables  
Historic Preservation Division  
Coral Gables, FL 33134

## RE: Certificate of Appropriateness Application

**Project name:** City of Coral gables Gondola Building Reconstruction

**Project Address:** 1200 Anastasia Ave, Coral Gables, FL 33134

**Client:** City of Coral Gables

To whom it may concern,

In accordance with the requirements for a Preliminary Board of Architects application and submittal, the following is the architectural statement and summary of the basis of design for the project.

The original Gondola Building at 1200 Anastasia Avenue is part of the Biltmore Hotel which was designated in 1985 as a historic landmark by the City of Coral Gables Department of Planning. It is believed to have been built approximately in the 1930s. To our knowledge, there are no construction documents or any other legal documents on file with the City of Coral Gables specific to the Gondola Building. The original building was used to store a fleet of gondolas. In 2021, the building collapsed almost entirely and needs a full reconstruction. Therefore, this project seeks to rebuild a replica of the Gondola Building in the same location and with the same design and materials as closely as possible while still meeting the Florida Building Code.



*Gondola Building  
- north facade (2017)*



*Current conditions- Gondola Building  
-north facade (2024)*

The reconstructed building will serve as a rain shelter for the golf course patrons.

On the exterior of the Gondola building, all openings will match the original sizes and locations of the now demolished building. Furthermore, the character defining masonry features of the original facades (i.e. decorative parapet, urns, engaged columns, etc.), as well as the wall finish and color will be replicated to match the original structure as closely as possible. The interior of the gondola will also replicate its original interior finish with painted exposed CMU block structure, exterior-graded wood beams, and sealed concrete flooring. All exterior and interior paint colors will be matched to the existing colors after the paint analysis has been completed by the retained conservator.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Jose G. Matute".

Jose G. Matute, AIA, IRID, CGC, LEED AP  
Principal / Owner