# City of Coral Gables

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

## Meeting Minutes

**Thursday, November 20, 2025**

**4:00 PM**

**City Hall, Commission Chambers**

## Historic Preservation Board

***Chairperson Michael J. Maxwell***
***Vice Chairperson Michelle Cuervo Dunaj***
***Board Member Ana Alvarez***
***Board Member Marlin Ebbert***
***Board Member Cesar Garcia-Pons***
***Board Member Margaret Rolando***
***Board Member Kelley Schild***
***Board Member Alejandro Silva***
***Board Member Dona Spain***

**The Historic Preservation Board will be holding its Regular Meeting on Thursday, November 20, 2025, commencing at 4:00 pm EST.**

**Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.**

**Accordingly, any individual wishing to provide sworn testimony shall be present physically in the Commission Chambers. However, the Historic Preservation Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually.**

**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 and participate in the meeting.**

**Members of the public may join the meeting via Zoom at https://us06web.zoom.us/j/88413827534.**

**Meeting ID: 884 1382 7534**
**One tap mobile**
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**Meeting ID: 884 1382 7534**

**Find your local number: https://us06web.zoom.us/u/kbrgrlLN6G / 305-461-6769 (Coral Gables local number)**

**To speak to the Historic Preservation Board on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform.**

**If you joined the meeting via telephone, you can "Raise your hand" by pressing *9.**

## I. CALL TO ORDER

**This meeting was called to order at 4:06 PM.**

## II. ROLL CALL

## III. APPROVAL OF THE MINUTES

**1.** **25-9920** Historic Preservation Board Meeting Minutes for September 18, 2025

**A motion was made by Board member Garcia-Pons, seconded by Board member Rolando, to approve the minutes for the September 18, 2025, Historic Preservation Board meeting. This motion passed by the following vote:**

**Yeas:** 8 - Chairperson Maxwell,Vice Chairperson Cuervo Dunaj,Board Member Ebbert,Board Member Schild,Board Member Spain,Board Member "Peggy" Rolando,Board Member Garcia-Pons and Board Member Alvarez

**Excused:** 1 - Board Member Silva

**2.** **25-1070** Historic Preservation Board Meeting Minutes for October 16, 2025

**A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve the minutes for the October 16, 2025, Historic Preservation Board meeting. This motion passed by the following vote:**

**Yeas:** 8 - Chairperson Maxwell,Vice Chairperson Cuervo Dunaj,Board Member Ebbert,Board Member Schild,Board Member Spain,Board Member "Peggy" Rolando,Board Member Garcia-Pons and Board Member Alvarez

**Excused:** 1 - Board Member Silva

## IV. CHANGES TO THE AGENDA

**1.** **All previously listed agenda items have been deferred to the December 18, 2025 meeting.**

## V. DISCUSSION ITEMS

1. **Update and presentation of the restoration plan for City Hall.**

   **On Behalf of the Presentation:**
   **Richard J. Heisenbottle, RJ Heisenbottle Architects**
   **Ricardo Lopez, RJ Heisenbottle Architects**

   **Mr. Heisenbottle reviewed the garden courtyard, challenging exterior repairs, semi-circular colonnade and commission chamber. Estimated duration is 2 years.**

   **They intend to reuse as much of the historic furniture as possible.**

   **Commission is moving to bottom the bottom of the Minorca garage, other city hall staff will be moving to a building on Ponce De Leon. This will happen some time early February 2026 in order to perform exploratory demolition. The project will start in the third quarter 2026.**

2. **Update on 1129 Sevilla Avenue.**

   **Permits have been issued for this property. They will begin doing structural repairs to get the building watertight while they work on redevelopment plans. the city is monitoring this property very closely**

3. **Board member Garcia-Pons mentioned that the University of Miami School of Architecture had a celebration where they issued Centennial Medals to approximately 100 graduates. Medal recipients on the board: Alex Silva, Ana Alvarez, Dona Spain, Kara Kautz and Cesar Garcia-Pons.**

## IV. ADJOURNMENT

**The meeting was adjourned at 5:15pm.**