

City of Coral Gables

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



Agenda - Draft

Thursday, December 19, 2024

3:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

Chairperson Michael J. Maxwell
Vice Chairperson Alejandro Silva
Board Member Ana Alvarez
Board Member Javier Banos
Board Member Michelle Cuervo Dunaj
Board Member Xavier F. Durana
Board Member Cesar Garcia-Pons
Board Member Margaret Rolando
Board Member Dona Spain

The Historic Preservation Board will be holding its Regular Meeting on December 19, 2024, commencing at 3:00 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.

Accordingly, only individuals who wish to provide public comment in this format, may appear and provide those comments via Zoom.

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

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.

Join Zoom Meeting

<https://us06web.zoom.us/j/88413827534>

Meeting ID: 884 1382 7534

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G>

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**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

1. 24-8419 Historic Preservation Board Meeting Minutes for September 18, 2024
2. 24-8420 Historic Preservation Board Meeting Minutes for October 16, 2024

IV. CITY COMMISSION ITEM

1. [24-8422](#) Historic Preservation Board review of the window replacement proposal for the City Hall Complex

Attachments: [City Hall Window Proposal Preliminary Package 121124](#)
[Original and Proposed Window Side by Side](#)
[Replacement Windows that Meet the Standards - National Park Service](#)
[Letter of Intent](#)
[City Commission Resolution](#)

V. CHANGES TO THE AGENDA**VI. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

VII. LOCAL HISTORIC DESIGNATIONS

1. [24-8411](#) CASE FILE LHD 2024-013: Consideration of the local historic designation of the property at **720 Madeira Avenue**, legally described as Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHDreport -- 720 Madeira Ave](#)

2. [24-8412](#) CASE FILE LHD 2024-002: Consideration of the local historic designation of the property at **3519 Toledo Street**, legally described as Lots 18 & 19, Block 40, Coral Gables Country Club Section Part Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHDreport -- 3519 Toledo -- December 2024](#)
[3619 Toledo Street, Coral Gables - 121224](#)

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-8413](#) CASE FILE COA (SP) 2024-035 an application for the issuance of a Special Certificate of Appropriateness for the property at **1200 Anastasia Avenue**, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department. The applicant is requesting design approval for the demolition and reconstruction of the Gondola Building.

Attachments: [COA Report - SP2024-035 1200 Anastasia Avenue](#)
[HP Gondola Site Photos_v1 \(1\)](#)
[20241120_HP_CoCG Gondola Bldg_ARCH_v1](#)
[Letter of Intent_v1 \(12\)](#)
[20231120 Gondola HP Presentation_v1](#)
[COAapp-August2021_Signed_v1](#)
[GONDOLA BUILDING SITE TOPO_v1](#)
[EXHIBIT A - Biltmore Hotel Gondola Bldng Assessmt Rept 1-29-2018](#)

2. [24-8414](#) CASE FILE COA (SP) 2024-037: An application for the issuance of a Special Certificate of Appropriateness for the property at **809 Coral Way**, a Contributing Resource within the “Coral Way Historic District,” legally described as Lots 12 & E 20’ Lot 13, Block 34, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the addition of an elevator at the rear.

Attachments: [COA Report - SP2024-037](#)
[DAL-GUZMAN-809 CORAL WAY- HPB-DSS](#)
[COAapp-809 CORAL WAY-signed_v1](#)
[DAL-INTENT LETTER-809 CORAL WAY -GUZMAN RESIDENCE-_v1](#)
[GUZMAN-A001-CONTEXT PHOTOS-BOA-PHOTOS_v1](#)
[GUZMAN-A002-CONTEXT PHOTOS-BOA-PHOTOS_v1](#)
[GUZMAN-A003-CONTEXT PHOTOS-BOA-PHOTOS_v1](#)
[SURVEY 11 X 17 \(1\)_v1](#)
[1418 - 809 CORAL WAY -](#)

3. [24-8415](#) CASE FILE COA (SP) 2024-034: An application for the issuance of a Special Certificate of Appropriateness for the property at **1203 North Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 17 & 18 to 114, Block 4, Coral Gables Section E, according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for grey tinted glass windows.

Attachments: [COA SP 2024-034 Report](#)
[ARCHITECTURAL v1 \(11\)](#)
[A5_v1](#)
[photos v1 \(18\)](#)
[coa v1 \(3\)](#)
[Response v1 \(1\)](#)
[SITE PLANS v1](#)
[NOA 1 FL26942.1-R5_v1](#)
[NOA 2 FL29676.1-R2_v1](#)
[NOA 3 FL40673.1-R3_v1](#)
[NOA 4 FL40673.1-R3_v1](#)

4. [24-8416](#) CASE FILE COA (SP) 2024-004: An application for the issuance of a Special Certificate of Appropriateness for the property at **3800 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 112 to 114 & the South 20 Feet of Lot 115, Block 50, Coral Gables Country Club Section Part Four, according to the Plat thereof, as recorded in Plat Book 10, at Page 57 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [COA Report - SP2024-004](#)
[Tres Puentes - BoA - Revision 3 v1 \(1\)](#)
[01 - TRES PUENTES - COA APPLICATION_v1](#)
[02 - TRES PUENTES - LETTER OF INTENT - HPB v1](#)
[03 - TRES PUENTES - HISTORIC PRESERVATION BOARD PRESENTATION](#)
[04 - TRES PUENTES - 3800 GRANADA - SURVEY_v1](#)
[05 - TRES PUENTES - BOARD OF ARCHITECTS APPROVAL_v1](#)
[06 - TRES PUENTES - HISTORIC PRESERVATION BOARD PRESENTATION](#)
[1 LHD report 3800 Granada -- final](#)
[Permit 1341](#)

5. [24-8417](#) CASE FILE COA (SP) 2024-026: An application for the issuance of a Special Certificate of Appropriateness for the property at **909 N Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 35 & 36, Block 32, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [COA Report - SP2024-026](#)
[ARCHITECTURAL_v2_v1](#)
[LTR-OF-INTENT_v2_v1 \(1\)](#)
[BOA-APPROVAL_v2_v1](#)
[CONTEXT PHOTOS_v2_v1](#)
[PERMIT-APPLICATION_v2_v1](#)
[SP1 UPdated 110824](#)
[SURVEY_v2_v1 \(1\)](#)

6. [24-8418](#) CASE FILE COA (SP) 2024-036 an application for the issuance of a Special Certificate of Appropriateness for the property at **2701 Indian Mound Trail**, a Contributing Resource within the “Church of the Little Flower Historic District,” legally described as ALL Blocks 6-6-A & 7, Coral Gables Section D, according to the Plat thereof, as recorded in Plat Book 25, at Page 74 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the new construction of a one-story, approximately 19,123 square foot, multi-purpose building.

Attachments: [COA Report - SP2024-036](#)
[BOAR 23-07-0646 St. Theresa 2024 11 21 APPROVED AS NOTED_v1](#)
[BOA 112724 Approval as Noted](#)
[Photos Little Flower_v1](#)
[Letter of Intent - Little Flower Multipurpose Historic_v1](#)
[ChurchOfTheLittleFlower - Signed Report - May 26 1992](#)
[23-12-15 Survey Update with Trees - Little Flower Multi-Purpose_v1](#)
[COApp UPDATED](#)

IX. OLD BUSINESS**X. NEW BUSINESS****XI. DISCUSSION ITEMS****XII. ADJOURNMENT****NOTE**

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.