



December 22, 2022

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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Mr. Javier Avila
Ms. Jennifer Ruiz
1258 Obispo Avenue
Coral Gables, Florida 33134

Re: Application for the issuance of a Special Certificate of Appropriateness application for the property located at 1258 Obispo Avenue, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lots 1 and 2, Block 3, 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.

Dear Mr. Avila and Ms. Ruiz:

On December 21, 2022, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**. The application requests design approval for the demolition of the existing residence.

The Historic Preservation Board found that the proposed demolition is historically inappropriate, detracts from the integrity of the historic structure and the historic district, and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion to deny the application.

Please note that there is a ten-day appeal period. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

Warren Adams
Historic Preservation Officer

cc: File COA (SP) 2022-034
Victor M. Santana, 10375 SW 68 Lane, Miami, Florida 3313
Gustavo Ceballos, Deputy City Attorney

