

City of Coral Gables

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



Meeting Minutes

Wednesday, March 20, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

Chairperson Cesar Garcia-Pons
Vice Chairperson Michael J. Maxwell
Board Member Michelle Cuervo Dunaj
Board Member Xavier F. Durana
Board Member Bruce Ehrenhaft
Board Member Brett Gillis
Board Member Margaret "Peggy" Rolando
Board Member Dona Spain
Board Member Alejandro Silva

The Historic Preservation Board will be holding its Regular Meeting on March 20, 2024, 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.

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

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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**

Present: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Banos and Board Member Spain

Excused: 2 - Board Member Rolando and Board Member Gillis

III. APPROVAL OF THE MINUTES

1. [24-7228](#) Historic Preservation Board Meeting Minutes for December 14, 2024

Attachments: [Historic Preservation Board Minutes 12.14.2023 Revised Exhibit A - HPB Resolution re City Standard Streetlights](#)

A motion was made by Ms. Dunaj, seconded by Mr. Maxwell to approve the minutes for December 14, 2024. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Excused: 2 - Board Member Gillis and "Peggy" Rolando

2. [24-7227](#) Historic Preservation Board Meeting of January 24, 2024.

Attachments: [Historic Preservation Board Meeting Minutes January 24, 2024](#)

A motion was made by Ms. Dunaj, seconded by Mr. Maxwell to approve the minutes for January 24, 2024. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Excused: 2 - Board Member Gillis and "Peggy" Rolando

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING**

VI. LOCAL HISTORIC DESIGNATIONS

1. [24-7056](#) CASE FILE LHD 2023-011: Consideration of the local historic designation of the property at 415 Aragon Avenue, legally described as Lot 16 and the West ½ of Lot 15, Block 7, 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.

Attachments: [1 LHD 2023-11 -- 415 Aragon Ave](#)

A motion was made by Ms. Dunaj, seconded by Mr. Durana, to designate the property located at 415 Aragon Avenue based upon the three criteria found in Article 8 Section 8-103 in the Coral Gables Zoning Code and the findings of historical, cultural and architectural significance. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Excused: 2 - Board Member Gillis and "Peggy" Rolando

2. [24-7180](#) CASE FILE LHD 2024-001: Consideration of the local historic designation of the property at 808 Majorca Avenue, legally described as the East 25 Feet of Lot 7 & All of Lot 8, Block 30, 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.

Attachments: [1 LHD 2024-01 -- 808 Majorca](#)

A motion was made by Mr. Maxwell, seconded by Mr. Ehrenhaft, to approve based on staff recommendations of historical and cultural significance exemplifying the historical, cultural, political and economic social trends of the community and architectural significance, portrays the environment in an era of history characterized by one or more architectural styles and embodies those distinguishing characteristics of an architectural types or method of construction. The motion passed by the following vote:

Yeas: 7 - Board Member Silva, Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Spain and Board Member Cuervo Dunaj

Excused: 2 - Board Member Gillis and "Peggy" Rolando

3. [24-7181](#) 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](#)

This Agenda Item was Deferred

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7183](#) CASE FILE COA (SP) 2024-006 Continued: An application for the issuance of a Special Certificate of Appropriateness for the property at 1316 Alhambra Circle, a Contributing

Resource within the "Alhambra Circle Historic District," legally described as Lots 9 & 10, Block 15, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval to replace the original front door of the residence.

This Agenda Item was Deferred

2. [24-7184](#)

CASE FILE COA (SP) 2024-005: An application for the issuance of a Special Certificate of Appropriateness for the property at 1031 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lots 19 & 20 and the East 19 Feet of Lot 21, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, Page 26 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [1031 ALHAMBRA CIR SIGNED CERTIFICATE OF APPROPRIATENESS](#)
[1031 ALHAMBRA CIR LETTER OF INTENT](#)
[1031 ALHAMBRA CIR SURVEY](#)
[1031 ALHAMBRA CIRCLE DRAWINGS COMBINED](#)
[1031 ALHAMBRA CIRCLE CONTEXT](#)
[COA Report - SP2024-005](#)

A motion was made by Mr. Maxwell, seconded by Mr. Silva, to approve based on Staff conclusions that items numbered 1 through 10 beginning with window door muttons glass extending down to material specified for a new pool deck, approval with the conditions noted for 1031 Alhambra Circle and the special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 7 - Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Cuervo Dunaj, Board Member Spain and Board Member Silva

Excused: 2 - Board Member Gillis and "Peggy" Rolando

3. [24-7185](#)

CASE FILE COA (SP) 2024-002: An application for the issuance of a Special Certificate of Appropriateness for the property at 1615 Country Club Prado, a Local Historic Landmark, legally described as the North 4.46 Feet of Lot 18 and Lots 19 & 20, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 86 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [BOA APPROVAL 01-23-24](#)
[LETTER OF INTENT 12-06-23](#)
[1615 Country Club Prado - Drawings Combined](#)
[SURVEY](#)
[COA Report - SP2024-002](#)

A motion was made by Ms. Spain, seconded by Ms. Dunaj, to approve with the conditions noted in the Staff report for the design proposal for the property located at 1615 Country Club Prado and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 7 - Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Cuervo Dunaj, Board Member Silva, Ehrenhaft and Board Member Spain

Excused: 2 - Board Member Gillis and "Peggy" Rolando

4. [24-7186](#) CASE FILE COA (SP) 2024-003: An application for the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue, a Local Historic Landmark, legally described as Lots 1 to 3 Inclusive, Block 6, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence. Variances have also been requested from Article 2, Section 2-101 (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code for the minimum rear setback.

Attachments: [1498 Sevilla Ave Letter of Intent Revision](#)
[1498 Sevilla Avenue- Application](#)
[1498 Sevilla Avenue - Historic Board Set 24.01.30](#)
[COA Report - SP2024-003](#)

A motion was made by Ms. Spain, seconded by Mr. Maxwell, to approve with the conditions noted in the staff report the design proposal for addition and sight improvements to the property located at 1498 Sevilla Avenue and approve the issuance of a special certificate of appropriateness for those conditions noted above in the staff report and also to approve the variance to allow the proposed addition to have a rear setback of 5' 6" versus the minimum rear setback of 10 feet as required by the zoning code.

Yeas: 7 - Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Cuervo Dunaj, Board Member Spain and Board Member Silva

Excused: 2 - Board Member Gillis and "Peggy" Rolando

5. [24-7187](#) CASE FILE COA (SP) 2024-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 932 Tendilla Avenue, a Local Historic Landmark, legally described as Lots 3, 4 & 5, Block 39, 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 Dade County, Florida. The application requests design approval for demolition of the original auxiliary structure, additions and alterations to the residence, and sitework.

Attachments: [932 Tendilla Ave Certificate of Appropriateness Application](#)
[240111 WrittenStatementLOI](#)
[BOA comments](#)
[932 Tendilla 240219 Drawings](#)
[1 LHD report - 932 Tendilla -- August 2023](#)
[COA Report - SP2024-001](#)

A motion was made by Mr. Maxwell, seconded by Mr. Siilva, to approve the design proposal as presented for the demolition of the original auxiliary structure additions and alterations to the residence and site work on the property located at 932 Tendilla Avenue and to approve the issuance of a special Certificate of Appropriateness with the conditions to distinguish the new from the old with the stucco on the existing building and windows and doors to match the existing home. Applicant to work with staff on the fenestration at the rear of the new addition and make the gym facade straight not curved. The motion passed by the following vote:

Yeas: 6 - Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Cuervo Dunaj, Board Member Silva and Ehrenhaft

Nays: 1 - Board Member Spain

Excused: 2 - Board Member Gillis and "Peggy" Rolando

VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

1. [24-7061](#) CASE FILE LHD 2022-007: Consideration of the local historic designation of the property at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida on remand from the City Commission.

Attachments: [2 LHDreport -- 1221 Milan 022124](#)
[City Commission Resolution #R-2023-98](#)

A motion was made by Ms. Spain, seconded by Mr. Maxwell, to approve the Local Historical Designation of the property at 1221 Milan Avenue, legally described as Lot 9 Block 39 Coral Gables Granada Section Revised, based on the following criteria, architectural significance criteria number two, it embodies those distinguishing characteristics of an architectural style or period method of construction. Although it's been altered, it possesses numerous character defining features of a Spanish style home. These include but not limited to, textured stucco finish, combination of roof types, and has a series of arched opening, distinctive knob arched openings facing the street, Spanish inspired chimney with diamond shaped cutouts, detached garage whose parapet was designed to mirror the main house, wing walls, barrel tile roof, projecting bays and recessed casements windows with protruding sills. The motion passed by the following vote:

Yeas: 6 - Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Silva, Ehrenhaft, Board Member Spain and Board Member Durana

Excused: 3 - Board Member Gillis, "Peggy" Rolando and Board Member Cuervo Dunaj

2. [24-7701](#) EXHIBIT A - Historic Preservation Board Meeting Transcript, 1221 Milan Avenue

Attachments: [EXHIBIT A - Historic Preservation Board Meeting Transcript, 1221 Milan Avenue](#)

IX. ITEMS FROM THE SECRETARY

X. DISCUSSION ITEMS

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

NOTE