

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 Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain
- Absent:** 1 - Board Member Gillis
- Excused:** 1 - Board Member "Peggy" Rolando

III. APPROVAL OF THE MINUTES

1. [24-7228](#) Historic Preservation Board Meeting Minutes for December 14, 2024
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, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain
 - Absent:** 1- Board Member Gillis
 - Excused:** 1 - Board Member "Peggy" Rolando

2. [24-7227](#) Historic Preservation Board Meeting of 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, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain
 - Absent:** 1- Board Member Gillis
 - Excused:** 1 - Board Member "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.

A motion was made by Board Member Cuervo Dunaj, seconded by Board Member 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, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Absent: 1- Board Member Gillis

Excused: 1 - Board Member "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.

A motion was made by Board Member Maxwell, seconded by Board Member 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, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Spain and Board Member Cuervo Dunaj

Absent: 1- Board Member Gillis

Excused: 1 - Board Member "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.

This Agenda Item was Deferred to the May 15, 2024 Historic Preservation Board Meeting.

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 to the April 17, 2024 Historic Preservation Board Meeting.

- 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.

A motion was made by Board Member Maxwell, seconded by Board Member Silva, to approve the design proposal for additions and alteration to the residence and sitework with the conditions noted by Staff for the property located at 1031 Alhambra Circle and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

- Yeas:** 7- Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Cuervo Dunaj, Board Member Spain and Board Member Silva
- Absent:** 1- Board Member Gillis
- Excused:** 1 - Board Member "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.

A motion was made by Board Member Spain, seconded by Board Member Dunaj, to approve the design proposal for additions and alteration to the residence and sitework with the conditions noted by Staff 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, Board Member Spain and Board Member Ehrenhaft

Absent: 1- Board Member Gillis

Excused: 1 - Board Member "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.

A motion was made by Board Member Spain, seconded by Board Member Maxwell, to approve the design proposal for an addition to the residence with the conditions noted by Staff for the property located at 1498 Sevilla Avenue and approve the issuance of a Special Certificate of Appropriateness 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. The motion passed by the following vote:

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

Absent: 1- Board Member Gillis

Excused: 1 - Board Member "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.

A motion was made by Board Member Maxwell, seconded by Board Member Silva, 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: 1) Applicant to work with staff on the fenestration at the rear of the new additions. 2) Separation be made between any new additions and the original house, using a score line and/or stucco texture different from the original structure. Include note on the plans. 3) Remove the curve from the gym façade of the new addition at the East side of the property. 4) Windows and doors are to receive high-profile muntins and glass is to be clear/no tint or reflectivity. Window operation and configuration to match original design. 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 Board Member Ehrenhaft

Nays: 1 - Board Member Spain

Absent: 1 - Board Member Gillis

Excused: 1 - Board Member "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.

See Exhibit A, verbatim transcript for 1221 Milan Avenue attached.

A motion was made by Board Member Spain, seconded by Board Member 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, on its historical, cultural significance in that it exemplifies the historical, cultural, political, economic, or social trends of the community and its architectural significance in that it portrays the environment in an era of history characterized by one or more distinctive architectural styles and it embodies those distinguishing characteristics of an architectural style or period method of construction. The motion passed by the following vote:

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

Absent: 1- Board Member Gillis

Excused: 2 - Board Member "Peggy" Rolando and Board Member Cuervo Dunaj

IX. ITEMS FROM THE SECRETARY

X. DISCUSSION ITEMS

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

NOTE