

City of Coral Gables

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



Meeting Minutes

Wednesday, August 21, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on August 21, 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

This meeting was called to order at 4:10 P.M.

II. ROLL CALL

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

Excused: 2 - Board Member Silva and Board Member Alvarez

III. APPROVAL OF THE MINUTES

1. [24-7892](#) Historic Preservation Board Meeting of April 17, 2024.

A motion was made by Board Member Maxwell, seconded by Board Member Durana, to approve the meeting minutes for the April 17, 2024, meeting. This motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

2. [24-7893](#) Historic Preservation Board Meeting of June 20, 2024.

A motion was made by Board Member Banos, seconded by Board Member Maxwell, to approve the meeting minutes for the June 20, 2024, meeting. This motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

3. [24-7894](#) Historic Preservation Board Meeting of July 17, 2024.

A motion was made by Board Member Maxwell, seconded by Board Member Banos, to approve the meeting minutes for the July 17, 2024, meeting. This motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

IV. CHANGES TO THE AGENDA

Vice Mayor Rhonda Anderson

The Vice Mayor discussed the need to address structural issues at City Hall and shared the most recent report, via copies, of the infrastructure of the building.

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

1. [24-7863](#) **CASE FILE LHD 2024-008:** Consideration of the local historic designation of the property at **1144 Milan Avenue**, legally described as Lot 3 & the East 10 Feet of Lot 2, Block 26, 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.

A motion was made by Board Member Banos, seconded by Board Member Rolando, to approve the Local Historic Designation of the property at 1144 Milan Avenue (legally described as Lot 3 & the East 10 Feet of Lot 2, Block 26, Coral Gables Granada Section Revised) based on its historical, cultural, and architectural significance based on the Staff report and it exemplifies the historical, cultural, political, economic, or social trends of the community, 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, or method of construction. The motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

2. [24-7864](#)

CASE FILE LHD 2024-006: Consideration of the local historic designation of the property at **3920 Durango Street**, legally described as Lot 6, Block 46, 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.

A motion was made by Board Member Banos, seconded Board Member Durana, to approve the Local Historic Designation of the property at 3920 Durango Street (legally described as Lot 6, Block 46, 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) based on its historical, cultural, and architectural significance based on the Staff report and it exemplifies the historical, cultural, political, economic, or social trends of the community, portrays the environment in an era of history characterized by one (1) or more distinctive architectural style and embodies those distinguishing characteristics of an architectural style, or period, or method of construction. The motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

3. [24-7782](#)

CASE FILE LHD 2024-007 AND COA (SP) 2024-023: Consideration of the local historic designation of the property at **4722 Alhambra Circle**, legally described as Lot 11 & 12, Block 79, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the demolition of the original auxiliary structure, additions and alterations to the residence and sitework.

A motion was made by Board Member Dunaj, seconded by Board Member Maxwell, to approve the Local Historic Designation of the property at 4722 Alhambra Circle (legally described as Lots 11 & 12, Block 79, Coral Gables Country Club Section Part Five), based on the designation report which details the character defining features and architect of Frank Wyatt Woods and the Italian inspired architecture of the 1920s and that it meets three of the criteria stipulated in Article 8 Section 8-103 of the Coral Gables Zoning Code, specifically, it exemplifies the historical, cultural, political, economic, or social trends of the community, Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style and embodies those distinguishing characteristics of an architectural style, or period, or method of construction and also taking into consideration Article 8-104 B regarding boundaries for sites. This motion passed by the following vote:

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

Excused: 2 - Board Member Silva and Board Member Alvarez

CASE FILE COA (SP) 2024-003

A motion was made by Board Member Banos, seconded by Board Member Rolando, to approve the design proposal for the demolition of the original auxiliary structure, additions and alterations to the residence and site work on the property located at 4722 Alhambra Circle and to approve the issuance of a Special Certificate of Appropriateness with the conditions that the applicant work with Staff to address Staff's comments and incorporate those into the final design, lowering the height of the addition, study the window and door type style and location to be more consistent with the style of the original house, and consider regular spacing and type, glass to be clear, non-reflective, no tint, barrel roof tile 2 piece, stucco to be differentiated on the addition.

Yeas: 6 - Board Member Durana, Vice Chairperson Maxwell, Board Member Banos, Board Member Rolando, Board Member Cuervo Dunaj and Board Member Spain

Nays: 1 - Chairperson Garcia-Pons

Excused: 2 - Board Member Alvarez and Board Member Silva

Board Chairperson Garcia-Pons left the meeting at 6:40 P.M.

Board Member Dunaj left the meeting at 6:40 P.M.

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7865](#) **CASE FILE COA (SP) 2023-031 CONTINUED:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1260 South Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 1 & 2, Block 5, 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 approval for a variance from Article 2, Section 2-101 (D) #10c for the proposed new driveway on South Greenway.

A motion was made by Board Member Spain, seconded by Board Member Banos, to approved with the conditions noted above the design proposal for a new driveway on the property located at 1260 South Greenway Drive, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 1 & 2, Block 5, 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 and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above.

AND

A motion to **APPROVE** a variance to allow a new driveway on South Greenway Drive with no access to a garage, carport or porte-cochere vs. driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere as required by Article 2, Section 2-101.D.10(c) of the Coral Gables Zoning Code. The motion passed by the following vote:

Yeas: 5 - Board Member Durana, Vice Chairperson Maxwell, Board Member Banos, Board Member Rolando and Board Member Spain

Absent: 2 - Chairperson Garcia-Pons and Board Member Cuervo Dunaj

Excused: 2 - Board Member Alvarez and Board Member Silva

2. [24-7866](#) **CASE FILE COA (SP) 2024-022:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1006 Madrid Street**, a Local Historic Landmark, legally described as Lot 16, Block 51, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. The application requests approval for a variance from Article 8, Section 8-203 (B) for ground area coverage.

A motion was made by Board Member Banos, seconded by Board Member Spain, to approve with conditions the design proposal for additions and alterations to the residence and sitework on the property located at 1006 Madrid Street, a Local Historic Landmark, legally described as Lot 16, Block 51, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida, and approve with the conditions noted above the issuance of a Special Certificate of Appropriateness.

AND

A motion to approve a variance to allow the Coral Gables Cottage residence to have a maximum ground area coverage for a principal building of approximately two thousand six hundred eighty-four (2,684) square feet (51.1% of the lot) vs. Coral Gables Cottages shall be permitted to occupy up to forty-eight (48%) percent of the building site [2,520 square feet for this site] as required by Article 8, Section 8-203 (B) of the Coral Gables Zoning Code. The motion passed by the following vote:

Yeas: 5 - Board Member Durana, Vice Chairperson Maxwell, Board Member Banos, Board Member Rolando and Board Member Spain

Absent: 2 - Chairperson Garcia-Pons and Board Member Cuervo Dunaj

Excused: 2 - Board Member Alvarez and Board Member Silva

3. [24-7867](#) **CASE FILE COA (SP) 2024-021:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1148 Alhambra Circle**, a contributing resource within the “Alhambra Circle Historic District,” legally described as Lots 1 & 2, Block 15, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at 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 Spain, seconded by Board Member Rolando, to approve with the conditions noted above the design proposal for the infill construction of a two-story addition, a covered terrace, balconies and interior remodeling as well as the removal of non-original features and the restoration of features on the property located at 1148 Alhambra Circle, a contributing resource within the “Alhambra Circle Historic District,” legally described as Lots 1 & 2, Block 15, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above. The motion passed by the following vote:

Yeas: 5 - Board Member Durana, Vice Chairperson Maxwell, Board Member Banos, Board Member Rolando and Board Member Spain

Absent: 2 - Chairperson Garcia-Pons and Board Member Cuervo Dunaj

Excused: 2 - Board Member Alvarez and Board Member Silva

VIII. OLD BUSINESS

Workshop - Scheduled for Tuesday, September 17, 2024, after work hours.

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

City Hall Restoration – The Board briefly discussed the report distributed by the Vice Mayor. The Board requested a tour of the building. Staff agreed to coordinate with the City Attorney’s office to schedule tours to comply with the sunshine requirements.

XII. ADJOURNMENT

This meeting was adjourned at 7:26 P.M.

NOTE