

HISTORIC PRESERVATION BOARD  
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR342-LHD2022-013

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 517 ARAGON AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 17 & THE WEST 36.4 FEET OF LOT 16, BLOCK 10, 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; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 8, Section 8-104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 8-103, it shall designate the property as a local historic landmark or local historic landmark district;" and

WHEREAS, 517 Aragon Avenue, a single-family residence, was permitted (#5357) in February 1937 and is amongst the few homes built during the New Deal Era in the City; and

WHEREAS, 517 Aragon Avenue was designed by architect William Merriam in the Minimal Traditional style; and

WHEREAS, as construction in Coral Gables tried to regain its footing in the 1930s Depression era, it shifted away from the elaborate and embellished Mediterranean Revival style of the 1920s towards simpler and more modern designs that reflected the new aesthetic and priorities of society. In doing so, Coral Gables began to follow national housing trends and the City entered a new architectural era. The Minimal Traditional home responded to the economics and aesthetics of the times. Renowned architectural historian Virginia McAlester states that "*The Minimal Traditional house was a well-studied and thoughtful response to the most challenging conditions ever to affect home construction in the United States.*" The home at 517 Aragon Avenue thoughtfully acknowledges the City's Mediterranean Revival foundation while embracing Modernistic aesthetics. It was one of the first homes in the City to usher in this new style; and

WHEREAS, 517 Aragon Avenue retains its historic integrity, significantly contributes to the historic fabric of the City of Coral Gables and is part of the collection of quality residences that contributes to the story and the City's sense of place over time; and

WHEREAS, 517 Aragon Avenue satisfies the "historical, cultural significance criteria" as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, 517 Aragon Avenue satisfies the "architectural significance criteria" as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration of the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 8, Section 8-103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark; and

WHEREAS, Local Historic Designation supports the Goals, Objectives, and Policies of the City's Comprehensive Plan, specifically to "preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City;" and

WHEREAS, the legal description of the property is as follows: Lot 17 & the West 36.4 feet of Lot 16, Block 10, 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; and

WHEREAS, a Designation Report, Case File LHD 2022-013, was presented by the Historic Landmark Officer containing information on the historical, cultural significance and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Michael Maxwell and seconded by Dona Spain and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Alicia Bache-Wiig	Aye
Xavier Durana	Aye
Bruce Ehrenhaft	Aye
John Fullerton	Aye
Cesar Garcia-Pons	Aye
Michael Maxwell	Aye
Albert Menendez	Aye
Peggy Rolando	Absent
Dona Spain	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on March 15, 2023, has designated 517 Aragon Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 8 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS FIFTEENTH DAY OF MARCH, A.D., 2023.

  
ALBERT MENENDEZ  
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:  
  
WARREN ADAMS  
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



STEPHANIE M. THROCKMORTON,  
DEPUTY CITY ATTORNEY