

City of Coral Gables

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



Meeting Minutes

Wednesday, April 17, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on April 17, 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

<https://us06web.zoom.us/j/88413827534>

Meeting ID: 884 1382 7534

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Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G>

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 was Approved on Consent Agenda

The meeting was Called to Order at 4:10 P.M.

II. ROLL CALL

Present: 5 - Board Member Cuervo Dunaj, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Excused: 2 - Board Member Silva and Board Member Gillis

III. APPROVAL OF THE MINUTES

IV. CHANGES TO THE AGENDA

1. **Withdrawal of the Gondola Building item.**

2. **Deferral of item LHD 2024-003 - 1116 Alberca Street to the May 15, 2024 Historic Preservation Meeting.**

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATION

1. [24-7353](#) **CASE FILE LHD 2024-003:** Consideration of the local historic designation of the property at **1116 Alberca Street**, legally described as Lot 19, Block 2, Coral Gables Granada Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51, of the Public Records of Miami-Dade County, Florida.

Case File LHD 2024-003 to be deferred to the May 15, 2024 Historic Preservation Board Meeting.

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

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7354](#) **CASE FILE COA (SP) 2024-12:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1318 South Greenway Drive**, a Contributing Resource within the Country Club of Coral Gables Historic District and the Coral Rock Residences Thematic Group, legally described as Lots 7 & 8, Block 12, 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 design approval for an addition to the residence and auxiliary structure.

A motion was made by Vice Chairperson Maxwell, seconded by Board Member Cuervo Dunaj, to approve the design proposal for the proposed addition to the residence ancillary structure and the alteration of the existing carport located at 1318 South Greenway Drive and approve the issuance of a Certificate of Appropriateness with the conditions that the carport extension be differentiated from the original element and the 10 points from the Staff report. The motion passed by the following vote:

Yeas: 5 - Board Member Cuervo Dunaj, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Abstentions: 1 - "Peggy" Rolando

Excused: 3 - Board Member Silva, Ehrenhaft and Board Member Gillis

2. [24-7355](#) **CASE FILE COA (SP) 2024-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2420 Madrid Street**, a Local Historic Landmark, legally described as the South 25 Feet of Lot 4 and Lot 5 Less the South 5 Feet, Block 8, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework.

Board Member Durana recused himself from this item due to a conflict of interest and left the dais.

A motion was made by Board Member Rolando, seconded by Board Member Spain, to approve the design proposal for the property at 2420 Madrid Street, subject to the conditions noted in the Staff report with the exception of condition number three, and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 5 - Board Member Cuervo Dunaj, Chairperson Garcia-Pons, "Peggy" Rolando, Vice Chairperson Maxwell and Board Member Spain

Abstentions: 1 - Board Member Durana

Excused: 3 - Board Member Silva,Ehrenhaft and Board Member Gillis

3. [24-7356](#)

CASE FILE COA (SP) 2024-008: An application for the issuance of a Special Certificate of Appropriateness for the property at **522 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 5 & 6 and the West ½ of Lot 7, Block 11, Coral Gables Section “B” Revised Plat, according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and auxiliary structure and sitework.

A motion was made by Board Member Cuervo Dunaj, seconded by Board Member Spain, to approve the design proposal for the additions to the residence and site work, to maintain the vents as existing on the main building and to provide a continuous railing over the garage in addition to the conditions listed on the Staff Report and to approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 6 - Board Member Cuervo Dunaj,Board Member Durana,Chairperson Garcia-Pons,"Peggy" Rolando,Vice Chairperson Maxwell and Board Member Spain

Excused: 3 - Board Member Silva,Ehrenhaft and Board Member Gillis

4. [24-7357](#)

CASE FILE COA (SP) 2024-011: An application for the issuance of a Special Certificate of Appropriateness for the property at **751 North Greenway Drive**, a Local Historic Landmark and a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 31 and 32, Block 33, 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. The application requests design approval for a circular driveway.

A motion was made by Board Member Spain, seconded by Board Member Rolando, to approve the design proposal for a new driveway for the property at 751 North Greenway Drive a contributing resource within the Coral Gables Country Club District and to approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 5 - Board Member Cuervo Dunaj,Board Member Durana,"Peggy" Rolando,Vice Chairperson Maxwell and Board Member Spain

Nays: 1 - Chairperson Garcia-Pons

Excused: 3 - Board Member Silva,Ehrenhaft and Board Member Gillis

5. [24-7358](#) **CASE FILE COA (SP) 2024-009:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1104 Malaga Avenue**, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 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 Rolando, seconded by Vice Chairperson Maxwell, to approve the design proposal for the property at 1104 Malaga Avenue with the conditions noted in the Staff report except for condition #9, we propose a knee high, knee wall along Malaga Avenue and Cordova Street side at a location to be determined with Staff, terminating on the Cordova Street side as determined jointly by the city and the architect, remainder of the perimeter or boundary of the property, a wall or fence, up to six feet and the materials be determined by Staff and the architect. The motion passes by the following vote:

Yeas: 6 - Board Member Cuervo Dunaj, Board Member Durana, Chairperson Garcia-Pons, "Peggy" Rolando, Vice Chairperson Maxwell and Board Member Spain

Excused: 3 - Board Member Silva, Ehrenhaft and Board Member Gillis

6. [24-7359](#) **CASE FILE COA (SP) 2024-010:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1256 South Greenway Drive**, a Non-Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 3 & 4, 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. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence.

A motion was made by Vice Chairperson Maxwell, seconded by Board Member Cuervo Dunaj, to approve the design proposal for additions and alterations of the residence and site work at 1256 South Greenway Drive, a non-contributing property in the Coral Gables Section, and work with Staff on architectural features, lighting, windows, door, roof tiles and including conditions on the Staff Report with condition number 7 to be changed to eliminate the two far outside feet. The motion passed by the following vote:

Yeas: 5 - Board Member Cuervo Dunaj, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell and Board Member Spain

Nays: 1 - "Peggy" Rolando

Excused: 3 - Board Member Silva, Ehrenhaft and Board Member Gillis

VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS

1. Relocation of the Gondola Building.

This item is Withdrawn.

2. Mr. Maxwell has volunteered to attend the City Commission meeting on May 7, 2023 on behalf of this board to present the resolution on streetlights.
3. 5005 Hammocks Park Drive - The appeal was withdrawn by the property owner.
4. 1221 Milan Avenue - The appeal is scheduled for the May 7, 2024, City Commission meeting.

IX. ITEMS FROM THE SECRETARY

X. DISCUSSION ITEMS

1. Florida Power and Light undergrounding utilities in historic districts.

This item is deferred to the May 15, Historic Preservation Board Meeting.

2. Recommendations from the board members for stellar Mediterranean buildings here and around the world that are good examples to provide inspiration for new buildings in the Gables.

This item is deferred.

XI. NEW BUSINESS

XII. ADJOURNMENT

NOTE