

City of Coral Gables

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



Meeting Minutes

Thursday, June 12, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, June 12, 2025, 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.

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.

Members of the public may join the meeting via Zoom at <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/j/88413827534> / 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

Present: 7 - Board Member Maxwell, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Durana

Excused: 2 - Board Member Alvarez, Board Member Silva

This meeting was Called To Order at 4:06 PM.

II. ROLL CALL

Present: 7 - Rolando, Cuervo Dunaj, Ebbert, Garcia-Pons, Maxwell, Spain and Durana

Excused: 2 - Alvarez, Silva

III. APPROVAL OF THE MINUTES

1. [25-9234](#) Historic Preservation Meeting Minutes for May 14, 2025

A motion was made by Board member Garcia-Pons, seconded by Board member Dunaj, to approve the minutes for the May 14, 2025, Historic Preservation Board meeting. This motion passed by the following vote:

Yeas: 7 - "Peggy" Rolando, Cuervo Dunaj, Ebbert, Garcia-Pons, Maxwell, Spain and Durana

Excused: 2 - Alvarez
Silva

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING****VI. LOCAL HISTORIC DESIGNATIONS**

None

VII. BOARD ITEMS / CITY COMMISSION ITEMS / CITY PROJECTS UPDATE

1. [24-8422](#) Historic Preservation Board review of the window replacement proposal for the City Hall Complex

On Behalf of the City:

Peter Iglesias, City Manager

Letters of Support Received:

Vicki Cerda, Resident

Karelia Carbonell - President of the Historic Preservation Association of Coral Gables

Public Comment:

Karelia Carbonell, President of the Historic Preservation Association of Coral Gables

A recommendation to the City Commission was made by Board member Garcia-Pons, seconded by Board member Spain, to protect the building and have it last an additional 100 years, this is the most important priority of this board, try to keep the existing windows as an important character defining element, and work with the city's architectural consultant to explore other options to maintain the existing windows in order to achieve that first goal.

Yeas: 7 - "Peggy" Rolando, Cuervo Dunaj, Ebbert, Garcia-Pons, Maxwell, Spain and Durana

Excused: 2 - Alvarez, Silva

5:15 PM. - Chairperson Maxwell left the meeting

5:15 PM - Meeting Break

5:30 PM – Meeting Resumes

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-9139](#) **CASE FILE COA (SP) 2025-018:** An application for the issuance of a Special Certificate of Appropriateness for the property at **405 Viscaya Avenue**, a Contributing Resource within the “French Normandy Village Historic District,” legally described as Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:

Kamila Przytula & Harris Levine

Noah Martinez, Patriot Windows & Doors

Public Comment:

Olga Granda, Resident

A motion was made by Board member Dunaj, seconded by Board member Rolando, to deny the after-the-fact design approval for the installation of the impact resistant windows and doors on the property located at 405 Vizcaya Avenue and deny the issuance of a Special Certificate of Appropriateness. This motion failed by the following vote: 3 Yeas, 3 Nays.

A motion was made by Board member Durana, seconded by Board member Spain, to approve the after-the-fact design approval for the installation of the impact resistant windows, changing the muntin pattern and allowing the low-E for the property at 405 Vizcaya Avenue and issuance of a Special Certificate of Appropriateness. This motion failed by the following vote: 4 Yeas, 2 Nays.

Due to lack of majority votes this item will be Continued to the next Historic Preservation Board meeting scheduled for July 10, 2025.

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

Excused: 2 - Alvarez, Silva

1. [25-9136](#) **CASE FILE COA (SP) 2025-014:** An application for the issuance of a Special Certificate of Appropriateness for the property at **768 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 1 and the West ½ of Lot 2, Block 23, 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 an addition and alterations to the residence and sitework.

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:

Albert Poza, A.R. Poza Architect, Inc.

A motion was made by Board member Dunaj, seconded by Board member Ebbert, to approve with the conditions noted in the staff report, the design proposal for the additions and alterations to the residence and site work on the property located at 768 Alhambra Circle, and to approve the issuance of a Special Certificate of Appropriateness, also in accordance with the conditions stated. This motion passed by the following vote:

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

Excused: 2 - Alvarez, Silva

3. [25-9137](#) **CASE FILE COA (SP) 2025-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & W1/2 Lot 15, Block 7, Section Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County, Florida. The application requests design approval to correct work without a permit with additions and alterations to the residence and detached garage, and sitework.

On Behalf of the Application:

Albert Poza, A.R. Poza Architect Inc.

At the request of the architect, this item will be deferred indefinitely.

4. [25-9138](#) **CASE FILE COA (SP) 2025-013:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1210 Sevilla Avenue**, a Local Historic Landmark, legally described as Lot 12, Block 8, 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.

On Behalf of the Application:
Dayron Garcia, Torre Development
David Delucia, Property Owner

A motion was made by Board member Spain, seconded by Board member

Durana, to Defer this item to the Board of Architects and work with staff. This

motion passed by the following vote:

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

Excused: 2 - Alvarez, Silva

IX. OLD BUSINESS

X. NEW BUSINESS

1. The new board member is Kelley Schild. Ms. Schild is traveling and will be at future meetings.
2. **Commission-As-A-Whole appointee**

A motion was made by Board member Rolando, seconded by Board member Spain, to appoint Board member Silva as the Commission-As-A-Whole appointee. This motion passed by the following vote:

Yeas: 6 - Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board member Durana

Absent: 2 - Alvarez, Silva

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

This meeting was Adjourned at 6:57 PM.

NOTE