

City of Coral Gables

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



Agenda - Final

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

One tap mobile

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+16465189805,,88413827534# US (New York)

Dial by your location

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+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

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**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

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

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- Identification of item by Chairperson
- Disclosure statement by Board members
- Presentation by Staff
- Applicant or Agent presentation
- Public comment-support/opposition
- Public comment closes - Board discussion
- Motion, discussion and second of motion
- Board's final comments
- Vote

VI. LOCAL HISTORIC DESIGNATIONS

None

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

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.

Attachments: [COA Report - SP2025-014](#)[Architectural Plans](#)[Letter of Intent v1](#)[Pictures v1](#)[Survey v1](#)2. [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.

Attachments: [COA Report - SP2025-017](#)[1 LHD 2023-11 -- 415 Aragon Ave Feb 2024](#)[IMG_3975](#)[IMG_3424](#)[IMG_3433](#)[IMG_3436](#)[IMG_3533](#)[IMG_3538](#)[Architecture Plans v1](#)[Letters of Intent v1](#)[Photographs v1](#)[Survey v1](#)3. [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.

Attachments: [COA SP 2025-013 Report](#)
[1 Report -- LHD 2019-001 with cottage -- 1210 Sevilla](#)
[1210 Sevilla Ave HPB v1](#)
[1210 SEVILLA SURVEY v1](#)
[HPB-LOI-01 v1](#)
[20230602 102954 v1](#)
[20230602 103009 v1](#)
[20230602 103012 v1](#)
[20230602 103030 v1](#)
[20230602 102646 v1](#)
[20230602 102700 v1](#)
[20230602 102710 v1](#)
[20230602 102720 v1](#)
[20230602 102733 v1](#)
[20230602 102745 v1](#)
[20230602 102800 v1](#)
[20230602 102819 v1](#)
[20230602 102836 v1](#)
[20230602 102837 v1](#)
[20230602 102900 v1](#)
[20230602 102909 v1](#)
[20230602 102915 v1](#)
[20230602 102931 v1](#)
[20230602 102942 v1](#)

4. [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.

Attachments: [COA SP 2025-018 Report](#)
[SITE SET BLDR-24-04-5272](#)
[COA\(ST\)2024-114 Letter](#)
[COA\(ST\)2024-114 Certificate](#)
[EMAIL RE Permit Number BLDR-24-04-5272](#)
[Window corrections 05-30-24 KK](#)
[IMG_6156](#)
[IMG_6157](#)
[IMG_6155](#)
[24-143 Harris Levine, 405 Viscaya Ave. Coral Gables, FL Rev. 4 Drawings_v1](#)
[Harris letter_v1](#)
[PHOTOS_v1](#)
[SURVEY_v1](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. 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

Attachments: [City Hall Window Staff Report](#)
[2024-12-19 - HPB Presentation - City Hall Windows Replacement \(1\)](#)
[City Hall Window Proposal Preliminary Package 121124](#)
[Original and Proposed Window Side by Side](#)
[Replacement Windows that Meet the Standards - National Park Service](#)
[Letter of Intent](#)
[City Commission Resolution](#)
[CityHallFront-NewWindowsMockup](#)
[CityHallSide-NewWindowsMockup](#)

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.