



May 22, 2024

*Historical Resources &  
Cultural Arts*

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305-460-5093  
✉ [hist@coralgables.com](mailto:hist@coralgables.com)

Aylin Fraxedas Ellenburg  
1256 S Greenway Drive  
Coral Gables, FL 33134

Re: Special Certificate of Appropriateness application for the property at **1256 South Greenway Drive**, a Contributing Resource within the “Coral Gables Country Club Historic District,” legally described as Lots 3 and 4, Block 5, of Coral Gables Section “E”, according to the Plat thereof, recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

Dear Ms. Aylin Fraxedas Ellenburg:

On April 17, 2024 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 1256 South Greenway Drive. The application requested approval for the demolition of the existing residence and the construction of a new single-family residence.

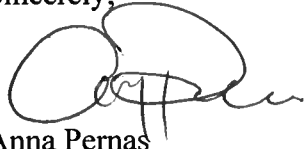
The Historic Preservation Board found that the overall design of the proposed additions, alterations, and sitework does not detract or destroy the integrity of the local historic district or and is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Window and door glass shall be clear/non-reflective.
2. Details and specifications of all architectural features and lighting shall be submitted to Staff for review.
3. Details and specifications of all windows, doors, and garage doors shall be submitted to Staff for review.
4. Details and specifications of proposed roof tiles shall be submitted to Staff for review.
5. Details and specifications of proposed pool, deck, walkways, driveway, and new walls shall be submitted to Staff for review.
6. The chamfered corners of the two-story tower, should be less geometric. Details to be worked out with staff.
7. Eliminate the two “feet” on the outside corners of the front elevation.

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting to the Board of Architects for Final approval please attach this letter and request administrative approval.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Pernas', written over a large, circular scribble.

Anna Pernas  
Historic Preservation Officer

cc: File COA (SP) 2024-010  
Bellin, Pratt & Fuentes Architects, 301 Almeria Ave, Suit 210,  
Coral Gables, Florida 33134