



**EXCERPT**

**CORAL GABLES HISTORIC PRESERVATION BOARD**  
**Wednesday, November 16, 2022, Meeting, 4:00 p.m.**  
**Coral Gables City Hall, City Commission Chamber**  
**405 Biltmore Way, Coral Gables, Florida 33134**

*Historical Resources &  
 Cultural Arts*

2327 SALZEDO STREET  
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MEMBERS	D 21	J 22	F 22	M 22	A 22	M 22	J 22	J 22	A 22	S 22	O 22	N 22	APPOINTED BY
Albert Menendez (Chair)	P	P	P	P	E	P	P	E	E	P	P	P	Commission-As-A-Whole
Cesar Garcia-Pons (Vice-Chair)	E	P	P	P	P	E	E	P	P	P	P	P	City Manager Peter Iglesias
Alicia Bache-Wiig	P	P	P	P	E	P	P	E	P	E	P	E	Mayor Vince Lago
Margaret (Peggy) Rolando	P	P	E	E	P	#	P	E	P	P	E	P	Vice-Mayor Michael Mena
Dona Spain	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Xavier Durana	P	P	E	E	E	P	P	P	P	P	P	P	Commissioner Jorge L. Fors, Jr.
Michael J. Maxwell	P	P	P	P	P	P	P	P	P	P	P	P	Commissioner Kirk R. Menendez
Bruce Ehrenhaft	P	P	P	P	P	P	P	P	P	P	E	P	Commission-As-A-Whole
John P. Fullerton	P	P	P	P	P	P	P	P	E	P	P	P	Board-as-a-Whole

**LEGEND:** A = Absent; P = Present; E = Excused; \* = New Member; ^ = Resigned Member; - = No Meeting;  
 # = Late meeting arrival

**STAFF:** Warren Adams, Historic Preservation Officer, Gus Ceballos, Assistant City Attorney  
**RECORDING SECRETARY/PREPARATION OF MINUTES:** Nancy Kay Lyons, Administrative Assistant

**OPENING STATEMENT**

Chair Menendez read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:12 pm by Chair Menendez and attendance was stated for the record.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Chair Menendez read a statement regarding Notice of Ex-Partee Communications. Board members who had ex-partee communication of contact regarding cases being heard were instructed to disclose such communication or contact.

Board members did not indicate that any such communication occurred.

**CASE FILE AV 2019-003:** An application requesting ad valorem tax relief for the property at 1206 Cordova Street, a Local Historic Landmark, legally described as Lot 7 and the South ½ of Lot 8, Block 1, Granada Place 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. The related Special Certificate of Appropriateness, COA (SP) 2017-015, was granted design approval by the Historic Preservation Board on August 17, 2017.

Ms. Kautz made a presentation following the on-screen Presentation.

The PowerPoint played on-screen. Highlights were as follows:

1. A location map was shown onscreen.
2. Address is 1206 Cordova Street.

3. Original Date of Permit: 1924
4. Permit 1431
5. Ca. 1940's photo was shown.
6. Date of Listing in Coral Gables Register of Historic Places: March 17, 2017.
7. Pictures were shown - before and after.
8. Improvements to the property, as reported by the owner, include:
  - A. **General restoration/renovation**
    - New impact-resistant windows and doors to match existing on house
    - Removal of non-original carport at north side of house which necessitated a large amount of stucco restoration.
    - Removal of an addition at the west (rear of the house)
    - New arched entry door to reflect original screen door shape
    - Reintroduced true barrel tile coping at detached garage (previously s-tile)
    - New barrel tile roof
    - Paint house and detached garage
    - New impact resistant-garage doors to match existing doors
    - New canvas awnings
    - Stucco repair
    - Mechanical, electrical, and plumbing system upgrades
  - B. **Additions**
    - One-story addition consisting of a master bedroom suite, kitchen and laundry room (approx. 809 SF) and uncovered terrace
    - New septic tank and drain fields
  - C. **Site improvements**
    - New perimeter wall and gates
    - Installation of new paver walkways and driveway
    - Installation of new landscaping
9. Staff recommends approval of the application.

Chair Menendez asked if anyone in the audience would like to speak in favor or opposition of the case. When no one did he closed the public portion of the hearing and opened it up to the board for comments.

Ms. Spain asked if she could vote on this item or recuse herself as she signed the first report?

Deputy City Attorney Ceballos said she could vote if she could be fair and impartial and did not have a conflict.

Ms. Spain did not and stated that she could be fair and impartial.

A motion was made by Mr. Fullerton and seconded by Ms. Rolando to approve the application requesting ad valorem tax relief for the property at 1206 Cordova Street.

The motion passed (Ayes: 8, Nays: 0).