



COA (SP) 2025-021  
October 16, 2025

**STAFF REPORT  
ACCELERATED SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
607 UNIVERSITY DRIVE  
A LOCAL HISTORIC LANDMARK**

*Historical Resources &  
Cultural Arts*

**Proposal:** The application requests design approval for additions and alterations to the residence and sitework.

2327 Salzedo Street  
Coral Gables  
Florida, 33134

**Architect:** Locus Architecture (Nelson de Leon)

P: 305-460-5093  
E:hist@coralgables.com

**Owner:** Humberto F. Casariego & Teresa D. Carreno

**Legal Description:** Lots 9 & 10, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida.

**Site Characteristics:** The property is located on an approximately 15,373 SF irregularly-shaped lot at the southwest corner of University Drive, Segovia Street, and Escobar Avenue.

**BACKGROUND/EXISTING CONDITIONS**

See Designation Report LHD 2025-008 discussed previously.

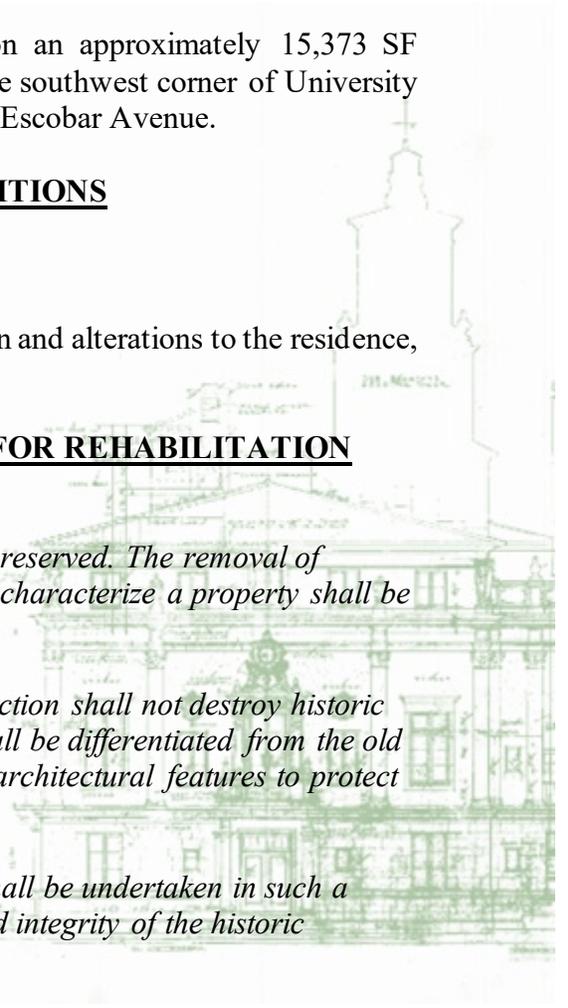
**PROPOSAL**

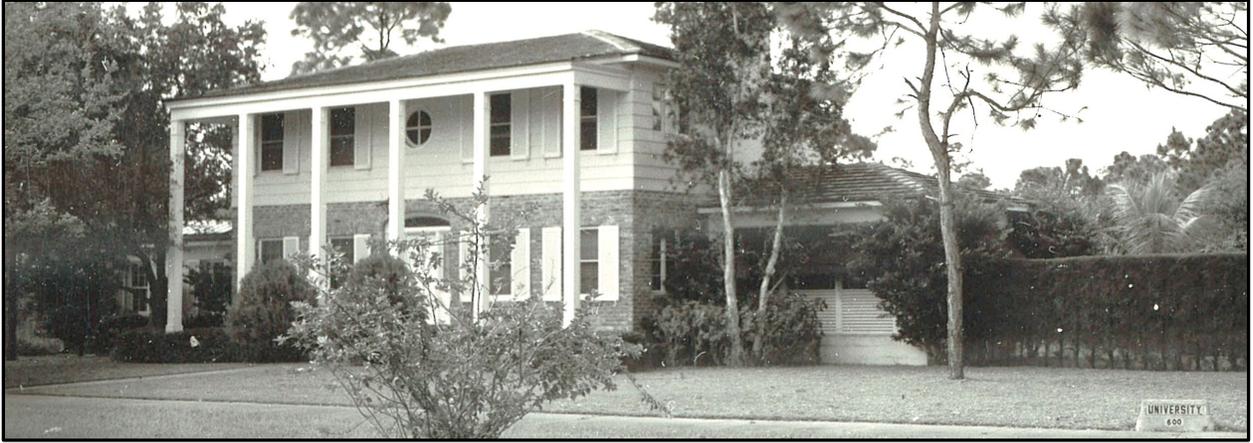
The application requests design approval for a two-story addition and alterations to the residence, construction of a two-story auxiliary structure, and sitework.

**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*





**Figure 1: ca. 1940s photo**



**Figure 2: Current photo, 2025**

### **STAFF OBSERVATIONS**

The scope of work contained in this application includes:

- Construction of a second-story addition to the north of the home atop an existing one-story wing (not original – constructed in 1948 and later expanded in 2006) consisting of a great room and bedroom suite at the first floor, a master bedroom suite at the second floor, elevator and stairs. The addition is clad in stucco (texture not noted) on the first floor and siding on the second floor to match/complement the historic home. It is unclear what material for the siding is intended. A square “tower” piece with a pyramidal roof joins the existing home with the second-floor addition, providing a transition between the two volumes. The addition is under a hipped, tiled roof (assumed to be flat terracotta-colored tile to match the existing on the home) and will be lower than the existing second-floor roof ridge.
- Construction of a two-story auxiliary structure consisting of a two-car garage accessible from Escobar Avenue at the ground floor and a guest bedroom suite with full bathroom and kitchenette on the second floor. The auxiliary structure is clad to match the addition to the home and also under a hipped roof.
- Construction of a one-story open-air covered walkway connecting the auxiliary structure to the main house.

- New loggias with open-air second-story terraces to the rear of the original home and to the northeast of the second-story addition.
- Raising the hipped roof over the original garage (one-story wing to the left of the two-story volume in Figure 2) to match the ridge height of the original screened porch (one-story wing to the right of the two-story volume in Figure 2).
- Addition of French doors and porthole window at the rear (northwest) façade.
- Addition and resizing of windows at the side (southwest) façade.
- Partial interior remodeling.
- Sitework is limited to the relocation of an existing tree, reconfiguration of the existing Escobar Avenue driveway, and removal of a step feature at the existing spa.

The application requests design approval for a two-story addition and alterations to the residence, construction of a two-story auxiliary structure, and sitework. The two-story addition to the home takes its detailing cues from the historic residence and is sited appropriately, set back behind the structure, and minimally engaging the historic portion of the residence. Likewise, the two-story auxiliary structure is located in a triangular “pocket” to the west of the existing house. It will be largely not visible from University Drive as it sits behind the neighboring parcel. The style of the additions respond to and complement the existing home through its details.

### VARIANCES

No variances from the Coral Gables Zoning have been requested with this application.

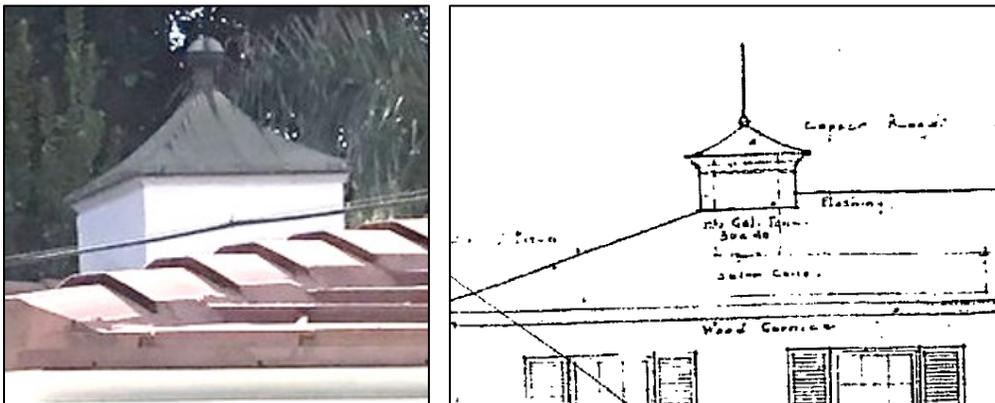
### BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on September 4, 2025.

### STAFF CONCLUSION

The application requests design approval for additions and alterations to the residence and sitework. The proposed additions and alterations do not detract from the integrity of the historic residence and are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure is unimpaired.

Staff noted that the differentiation between the existing and proposed is subtle and appears to be limited to the depth of the roof overhangs, the use of different window sills, and lack of window shutters. Staff would like further clarification on the materiality proposed siding and how it will be differentiated from the existing siding.



Figures 3: Copper-capped solar water tank “chimney” at garage roof, 2025 (left); permit drawings (right)

Staff requests that the following conditions be incorporated into any motion for approval:

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. Muntins are to be high-profile.
3. French doors are to receive higher kickplates.
4. Reintroduce the solar water tank “chimney” at the original location (see Figures 3).
5. Stucco portions of existing house is not to be restuccoed in its entirety.
6. Brick is not to be painted.
7. Wood siding is to remain.
8. Clarify siding material at new additions – wood or stucco to mimic siding?
9. Roof tile is to be flat “red” tile to match existing.
10. Clarify materials and colors of details – garage door, new columns, new gate at the covered loggia, railings, stucco texture, etc.
11. Study the matching porthole window at the front façade of the second story addition so that it does not mimic the existing house.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at **607 University Drive**, a Local Historic Landmark, legally described as Lots 9 & 10, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna Pernas  
Historic Preservation Officer