



*Historical Resources &
Cultural Arts*

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
118 FLORIDA AVENUE
A CONTRIBUTING RESOURCE WITHIN THE
MAC FARLANE HOMESTEAD SUBDIVISION HISTORIC DISTRICT,
A LOCAL AND NATIONAL HISTORIC DISTRICT**

Proposal: The application requests design approval for an addition and alterations to the residence and sitework. Variances have also been requested from Article 10, Section 10-110 #4 (a) and Article 5, Section 5-301 of the Coral Gables Zoning Code for the elimination of the required off-street parking and to permit wood construction.

Architect: Village Architects (Robert John Graboski)

Owner: 118 Florida Ave LLC (Tyler Greenan)

Folio Number: 03-4120-006-1030

Legal Description: Lot 20, Block 1-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on a 50' x 90' interior lot on the south side of Florida Avenue between Jefferson and Brooker Streets.

BACKGROUND/ EXISTING CONDITIONS

In 1892, Flora McFarlane purchased 160 acres of land in what is today the City of Coral Gables and Coconut Grove (City of Miami). During the next three decades, McFarlane sold off parts of this 160 acre plot to various owners. In 1925, the Coral Gables Securities Corporation (comprised of George Merrick, Telfair Knight, Charles F. Baldwin, and Clifton D. Benson) purchased 19.61 acres of her land, which was then annexed to the City of Coral Gables as "MacFarlane Homestead Subdivision."

The historic district was first designated by the City of Coral Gables on September 12, 1989. On May 26, 1994, the district was honored by being listed on the National Register of Historic Places by the National Parks Service. Since its initial designation as a local historic landmark district, there have been two revisions to the designation; effectively expanding and updating the listings of the properties within the district.

The wood-frame single-family residence at 118 Florida Avenue was built ca. 1930. The home is an important example of an intact early bungalow in the historic district.

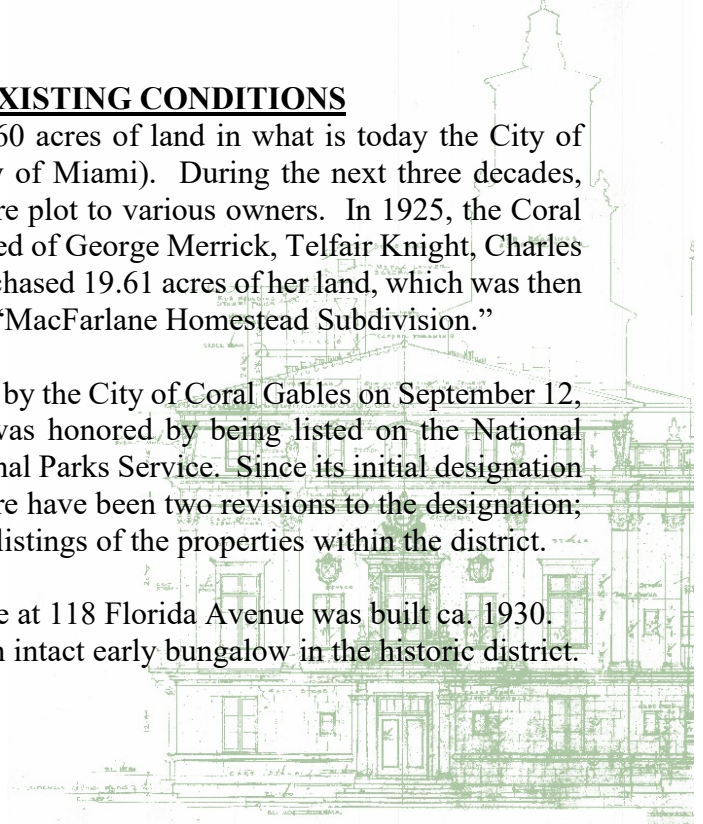




Figure 1: May 1980 Photo



Figure 2: 2003 Photo



Figure 3: 2022 Photo *Courtesy Google Earth*



Figure 4: Current Photo, July 2026

PROPOSAL

The application requests design approval for a one-story wood-frame addition to the residence, alterations to the existing residence, and sitework. Variances have also been requested from Article 10, Section 10-110 #4 (a) and Article 5, Section 5-301 of the Coral Gables Zoning Code for the elimination of the required off-street parking and to permit wood construction.

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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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.*

STAFF OBSERVATIONS

The application requests design approval for an approximately 620 SF one-story wood-frame addition to the south (rear) of the residence, alterations to the residence, and minimal sitework. The work proposed in the application consists of:

- The construction of an addition to the south (rear) side of the house consisting of a bedroom with ensuite bathroom, a kitchen, and laundry and A/C closets. To accommodate the addition, the entire rear wall will be removed and the rear shed roof will be reconfigured to a gable to tie into the side-gable roofs of both the existing residence and the new addition. (Note that on the Proposed Floor Plan on Sheet A1.01 a portion of the rear wall is hatched as existing to remain. This is the preferable option.) The rectangularly shaped addition is approximately 35'-7" x 17'-6" and extends beyond the volume of the existing residence on both the east and west sides. It will be visible from the street, although the roof ridge is lower than the existing residence. The siding of the addition is noted to "match existing wood siding."
- Alterations to the residence include the installation of impact-resistant windows and doors, complete interior remodel and reconfiguration, and new roof (on the existing residence and proposed addition).
- The site work is limited to a new concrete deck in the rear yard.

North (Front) Elevation – Sheet A2.01

At the front elevation, the only modifications noted to the existing residence are the installation of new impact-resistant single-hung windows and front door. Both are drawn to match the existing original windows and door, although the windows will be aluminum. The door is noted on the door schedule to be an impact-resistant wood door. There is an existing pipe railing that is not depicted on either the existing or proposed elevation. It is original and is to remain. Also note that the existing residence has exposed rafter ends at the roof overhang, not a continuous wood fascia. This condition is to remain. The addition should either have the fascia board or differentiate the rafter ends.

The addition can be seen on both sides of the existing residence, with a single, smaller single-hung window on each façade. The siding, corner trim, and window trim appear to match the existing residence. Details were not provided for any of the decorative elements and the new are to be differentiated from the existing. Details will need to be provided for the installation of the new windows into the existing wood-frame home in a way that will maintain the look of the original existing windows (i.e. thickness of the mull tube that separates the window pairs) and keep the exterior siding and trim details intact.

The siding is called out to be painted "Classic Light Buff (SW 0050)" and the trim color in "Rookwood Dark Green (SW 2816)." The roof will be clad in asphalt shingles in an "Amber Wheat" color. See the samples provided on the last page of the submitted document entitled "Greenan Context."

South (Rear) Elevation – Sheet A2.02

The south elevation consists fully of the new addition. A single-hung window is flanked by pairs of French doors without muntins.

East Elevation – Sheet A2.03

At the east elevation, the side of the addition is visible to rear of the existing home. The roof of the rear shed roofed volume will be removed and replaced with a connecting gable. The addition, under a side-gable roof, has two single-hung windows that are slightly larger than those found on the existing residence. The pitch of the roof is also steeper than the existing. It is unclear what is happening at the base/ground level/skirt – the existing house is set upon foundation piers, but the addition appears to be sitting on the ground.

West Elevation – Sheet A2.04

The west elevation is similar to the east except the addition only has a single window. With the removal of the shed roof, the rear roof slope is being extended downward. The existing roof of the main body of the house is to be maintained to retain the symmetry. See Figure 5. Also note that existing attic vents are not shown on the existing or proposed elevations. These features are to be retained. They can be seen in Figure 5 as well.



Figure 5: East Elevation Current Photo, July 2026

VARIANCES

Variances have also been requested from Article 10, Section 10-110 #4 (a) and Article 5, Section 5-301 of the Coral Gables Zoning Code for the elimination of the required off-street parking and to permit wood construction. The following variances are requested in conjunction with this proposal:

Grant a variance to allow the residence to not provide a carport or porte-cochere vs. Any single-family residence or duplex building or structure which existed as of March 11, 1964, may be altered – including renovations, remodels, repairs, changes of building types. And changes in use – without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area as required by Article 10, Section 10-110 #4 (a) of the Coral Gables Zoning Code.

The majority of the original residences in the historic district do not provide covered off-street parking as required by the Zoning Code. There is no evidence that a garage or carport ever existed on this property and the addition of such a feature would be detrimental to the historic integrity of the structure and district.

Grant a variance to allow wood frame construction vs. All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock, or clay brick as required by Article 5, Section 5-301 of the Coral Gables Zoning Code.

The existing residences in the historic district utilize wood frame construction and wood siding as part of the vernacular architecture. The use of wood as a construction material is unique to this district and the only place in the City where this type of architecture and construction exists. The use of wood as a construction material is entirely appropriate and respects the integrity of the architecture of both the historic building and the historic district.

Granting the variances will not be detrimental to the historic nature of the building or the district. The Historical Resources Staff supports the granting of the variances and finds that the following criteria, necessary for authorization of the variance, apply:

Criteria	Yes/No
1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
2) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes

6) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	Yes

BOARD OF ARCHITECTS

The proposal was reviewed and approved with the following comments by the Board of Architects on January 11, 2024: MOTION TO APPROVE AS NOTED WITH THE FOLLOWING COMMENTS: 1) CONSIDER WOOD SIDING IF ALLOWED BY BUILDING OFFICAL, THIS WOULD BE THE PREFERED CONSTRUCITON TYPE. 2) ADD SIDING TO ADDITION: MAY USE EITHER HORIZONTAL OR VERTICAL SIDING AS LONG AS IT IS NOT THE SAME SIZE OR SCALE AS THE EXISTING SIDING.

The initial BOA approval has since expired. The architect changed the construction of the addition to wood-frame with horizontal wood siding and submitted for a new BOA review. The proposal was reviewed and approved on July 9, 2026.

STAFF CONCLUSION

The application requests design approval for a one-story addition to the existing historic residence. The addition is set back from the front façade of the existing home and leaves the body of the existing residence intact. The design of the addition takes its cues from the existing residence, but needs to be differentiated further. Staff recommendations to do so are included in the conditions below.

The existing residence is in need of substantial repair. No restoration notes or information has been provided to staff as to the extent of exterior restoration work. This will need to be finalized with Staff prior to moving forward with permitting.

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

1. Window/door glass to be clear / no tint / no reflectivity / no low-e.
2. French doors are to receive higher kickplate.
3. The existing iron pipe railing at the front porch is to remain.
4. The wood siding is to be differentiated from the existing. Provide profiles of both the existing and proposed in permit documents. Provide wood type.
5. Restoration scope and details to be determined with Staff and clearly documented within the permit documents.
6. Window surround details are to be differentiated from the existing. Provide profiles of both the existing and proposed in permit documents.
7. Clarify the roof overhang condition proposed at the addition (exposed rafters or fascia board) and provide details. If rafters are being used, the profile is to be differentiated from the existing. Provide profiles of both the existing and proposed in permit documents.
8. Air conditioning equipment is to be relocated to the rear yard and screened with landscaping.

9. Clarify the foundation condition and base/skirt condition at the addition.
10. The existing roof of the main body of the house is to be maintained.
11. Roof shingle color to be a charcoal or grey tone, final color to be submitted to staff for approval prior to installation.
12. Existing attic vents at the east and west facades are to remain.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **118 Florida Avenue**, a Contributing Resource within the MacFarlane Homestead Subdivision Historic District, a Local and National Historic District, legally described as Lot 20, Block 1-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

AND

A motion to **APPROVE** a variance to allow the residence to not provide a carport or porte-cochere vs. Any single-family residence or duplex building or structure which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, changes of building types. and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area as required by Article 10, Section 10-110 #4 (a) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow wood frame construction vs. All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock, or clay brick as required by Article 5, Section 5-301 of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Anna Permas', is written over a horizontal line.

Historic Preservation Officer