

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1116 ALBERCA STREET
A LOCAL HISTORIC LANDMARK**



*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for additions, alterations and sitework. A Variance has also been requested for the rear setback to allow five feet one inch (5'-1") vs. the minimum ten feet (10'-0") from Article 2 Section 2-101 D (4) of the Coral Gables Zoning Code

Architect: ARKO Architecture

Owner: Daniela de Cristofano & Carlo Pirari

Folio Number: 03-4107-005-0210

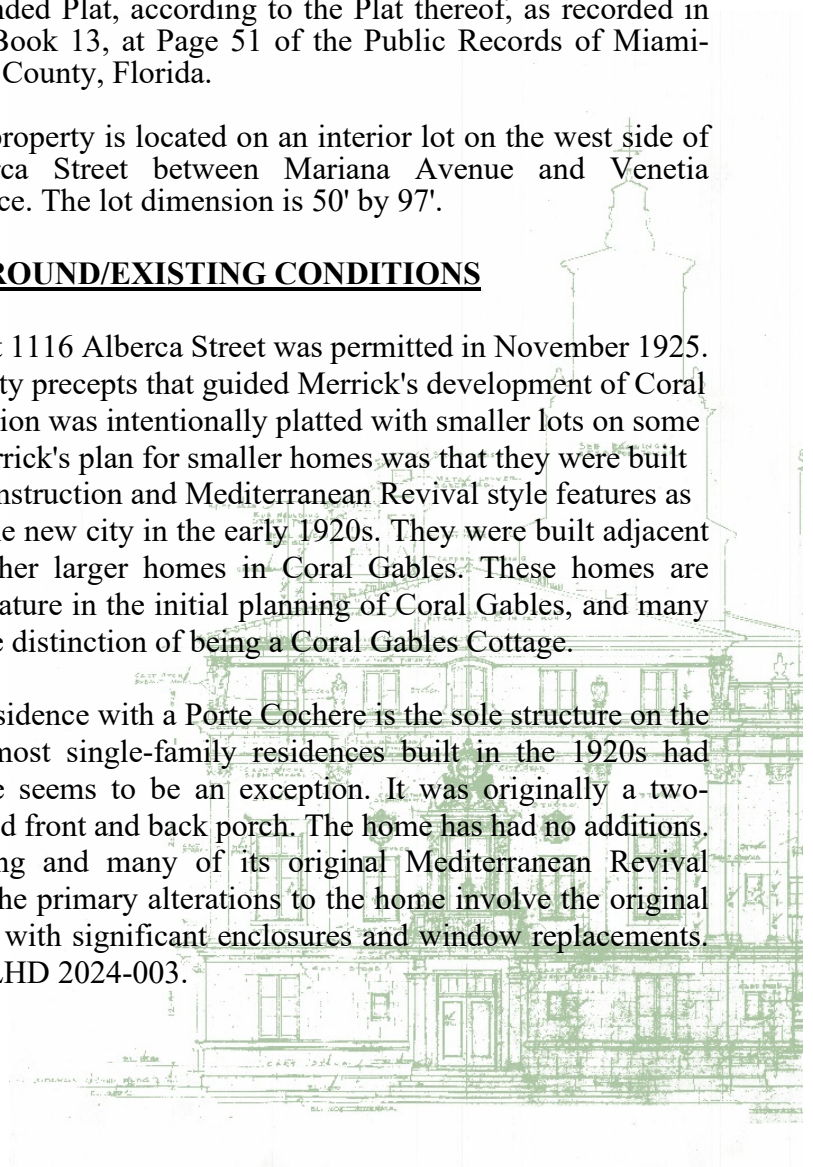
Legal Description: Lot 19, Block 2, of Coral Gables Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on an interior lot on the west side of Alberca Street between Mariana Avenue and Venetia Terrace. The lot dimension is 50' by 97'.

BACKGROUND/EXISTING CONDITIONS

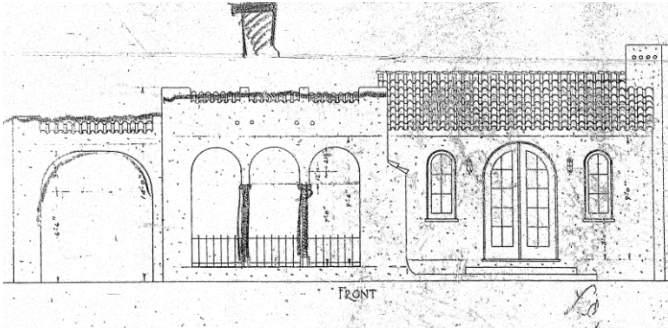
The single-family residence at 1116 Alberca Street was permitted in November 1925. In accordance with Garden City precepts that guided Merrick's development of Coral Gables, the new Granada Section was intentionally platted with smaller lots on some streets for modest homes. Merrick's plan for smaller homes was that they were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. They were built adjacent to, and in harmony with, other larger homes in Coral Gables. These homes are recognized as an important feature in the initial planning of Coral Gables, and many have been recognized with the distinction of being a Coral Gables Cottage.

The property is a one-story residence with a Porte Cochere is the sole structure on the property. In Coral Gables, most single-family residences built in the 1920s had detached garages. This home seems to be an exception. It was originally a two-bedroom house with a screened front and back porch. The home has had no additions. It retains its original massing and many of its original Mediterranean Revival character-defining features. The primary alterations to the home involve the original front and rear screen porches with significant enclosures and window replacements. Refer to Designation Report LHD 2024-003.



PROPOSAL

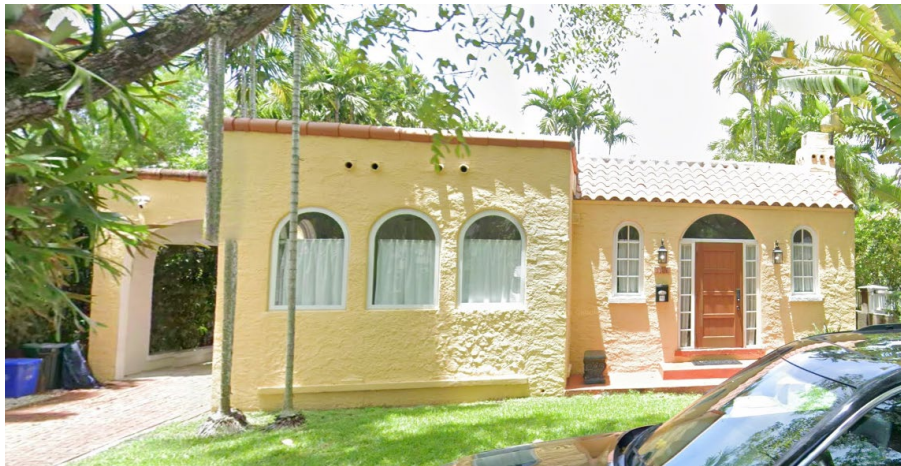
The application requests design approval for two-story additions, alterations and sitework. A variance has also been requested; to allow the two-story addition to maintain a rear setback of five feet one inches (5'-1") vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.



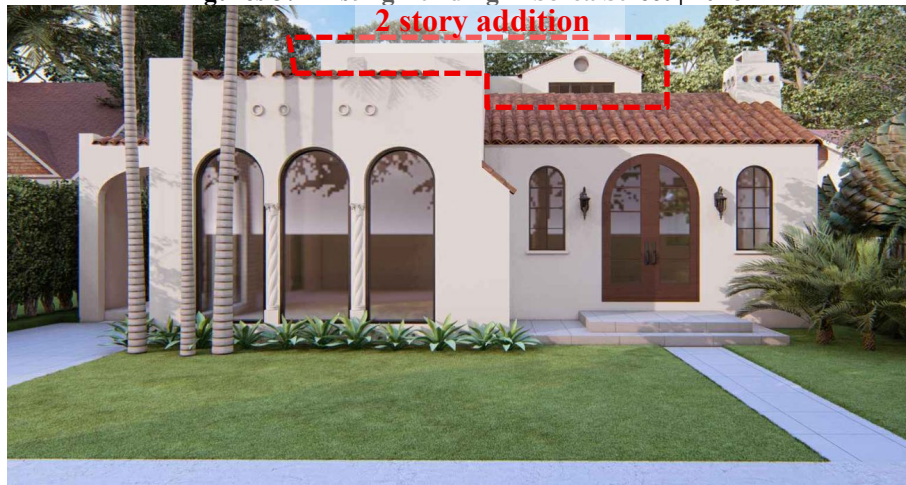
Figures 1: Front View Alberca Street| Original Drawings



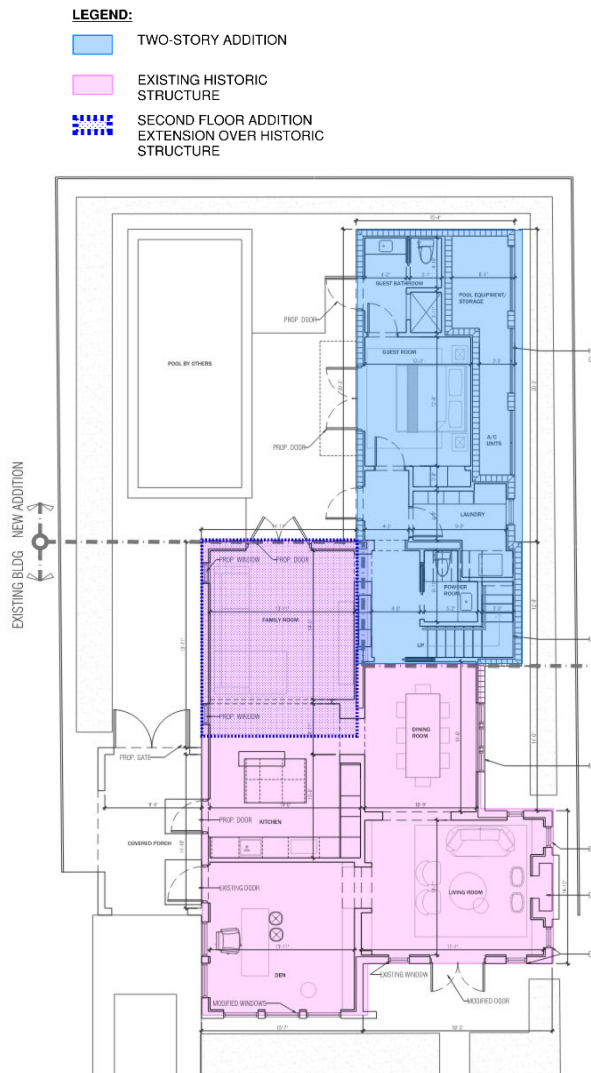
Figures 2: Front View Alberca Street | 1940s Photo



Figures 3: Existing Building Alberca Street | 2026



Figures 4: Proposed Elevation Alberca Street | Blank Architects



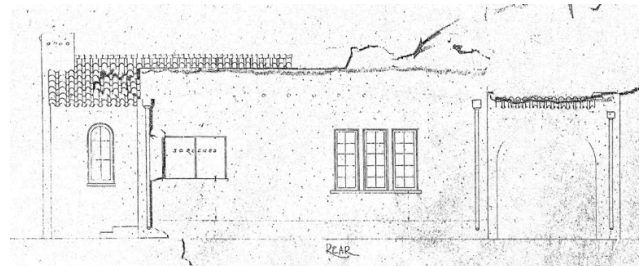
Figures 5: Proposed Addition Plan | Photo Key Plan



Figures 6: Proposed Rear | ARKO
Rear addition noted in dashed blue line



Figures 7: Existing Conditions Rear | 2024



Figures 8: Original Drawings Rear

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.*
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 to include:

Construction of an approximately 1,102 SF, two-story addition that is sited toward the rear and sits partially over the original building (Figures 5&6). The addition includes a primary bedroom with balcony, bathroom, additional two bedrooms, closet, laundry and stairs. The addition has a combination of roof types to compliment the existing structure and help break down the mass. Staff recommends structural review before proceeding to ensure that the historic structure's integrity will not be compromised with the addition above.

On the North elevation there is a three feet six inches (3'-6") protrusion to differentiate the new addition from the original structure. On the south side the addition is inset from the original parapet to create a separation from the new and original structure.

The interior of the original layout will be reconfigured to accommodate a den, living room, kitchen, family room, dining room, powder room and guest room on the first floor. New stairs lead to the second floor bedroom, bathroom and primary suite with walk in closet and balcony overlooking the courtyard. All windows and doors will be replaced with new impact units, some of the windows and doors are being proposed to be modified and/or relocated. Staff recommend reviewing the rough openings to match the original window sizes and avoid reduction/relocation on the North and South elevation (side) (Figures 6).

On the front elevation of the original structure, the front porch condition will be restored but will remain enclosed air conditioned space. The cast concrete pilasters and openings will match the 1940's screen porch enclosure photo (Figures 1&2). Staff suggests that the applicant consider a decorative iron railing to match the photo or study a muntin pattern that would mimic the look of a screened in porch. This can be worked out at the staff level.

In the 1940s photo, the roof parapet at the Porte cochere and enclosed porch terminate with a continuous Spanish tile edge coping. Staff recommends applicants preserve this condition, rather than restore what is in the original plans (Figures 1,2, &3).

Sitework includes demolition of existing paving in the rear and side yard. Addition of a pool with pathway is intended at the rear (Figures 6). An iron gate is proposed at the west end of the carport, details needs to be worked out with staff. The driveway width should coincide with the width of the existing carport. A ten (10) percent increase of ground area coverage was granted by the Board of Architects, to accommodate historically designated structures.

BOARD OF ARCHITECTS

After multiple iterations were reviewed by the BOA, the Board ultimately deferred the project on March 12, 2026 for the applicant to work with staff on: 1.LOWER THE SECOND FLOOR TO 9'2" 2.REWORK THE DETAILS OF THE BALCONY AS NOTES; 3.MOVE THE GATES ON THE CARPORT TO THE REAR OPENING;

On April 21, 2026, the City Architect approved the proposal for satisfying the BOA's comments.

In addition, on April 21, 2026, the Board of Architects **granted** a ten (10) percent increase of ground area coverage to accommodate historically designated structures and encourage historic designation, pursuant to Article 4, Section 2-101 D (6) a of the Coral Gables Zoning Code.

VARIANCES

A variance has also been requested from Article 2 Section 2-101 D (4) of the Coral Gables Zoning Code. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the two-story addition to maintain a rear setback of five feet one inches (5'-1") vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

In order to meet the standards for rehabilitation, the new addition has been setback to the rear of the property so that the mass does not overwhelm the one story structure. Given the siting of the existing house and the minimal area available for development while still maintaining a usable outdoor area, this location is preferred by staff. Staff is in support of this request.

The Historical Resources staff 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

STAFF CONCLUSION

The application requests design approval for two-story addition, alterations to the residence and sitework. The proposed alterations to the residence are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure are being respected, and the new addition is located at the rear and is detailed in a way that can be differentiated from the original structures. The board of architects has granted a ten (10) percent increase of ground area coverage to accommodate historically designated structures and a variance has also been requested; to allow the two-story addition to maintain a rear setback of five feet one inches (5'-1") vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

Given the existing configuration of the structures on the site and creating a condition that does not overwhelm the one-story structure, there are limited locations for development of the site. The applicants have worked with staff over a lengthy period to find a solution that allows the program desired without detracting from the historic one-story building. The proposed addition toward the rear of the property and behind the original house will be minimally visible. Allowing the variance provides the opportunity to push the addition off of the historic building and provide a courtyard condition for a new pool patio.

Staff agree that the proposed modifications are compatible with the historic character of the property and request the following conditions be incorporated into any motion for approval:

1. Work with staff on the final windows/doors configuration to match the 1940s photo and original drawing location, dimension and style.
2. Work with staff on the detailing of the "restored" front porch condition. Study installing a decorative railing or propose a window configuration that mimic the look of a screened porch. Note that front elevation windows to be set back to match as closely to the original screen porch.
3. Window/door muntins are to be high-profile / dimensional.
4. Window/door glass to be clear / no tint / no reflectivity / no low-e.
5. Window sills on the new addition should be removed or differentiated from the original.
6. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
7. Stucco on the original structure is to remain and not be restuccoed.
8. Roof tile is to be a true- two-piece barrel tile.
9. On the rear elevation preserve the clay tile vent, as they are on original feature of the house.
10. Work with staff to review details of gate design proposed for the carport.

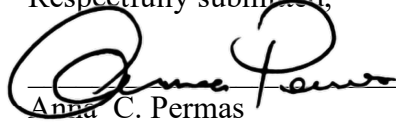
Therefore, Historical Resources Department Staff recommends the following:

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 **1116 Alberca Street**, a Local Historic Landmark, legally described as Lot 19, Block 2, of Coral Gables Granada Place Section 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 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 two-story maintain a rear setback of five feet one inches (5'-1") vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

Respectfully submitted,

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

Anna C. Permas
Historic Preservation Officer