



**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
1015 SEVILLA AVENUE  
A CONTRIBUTING RESOURCE WITHIN  
THE “CORAL ROCK RESIDENCES THEMATIC GROUP”**

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables  
Florida, 33134

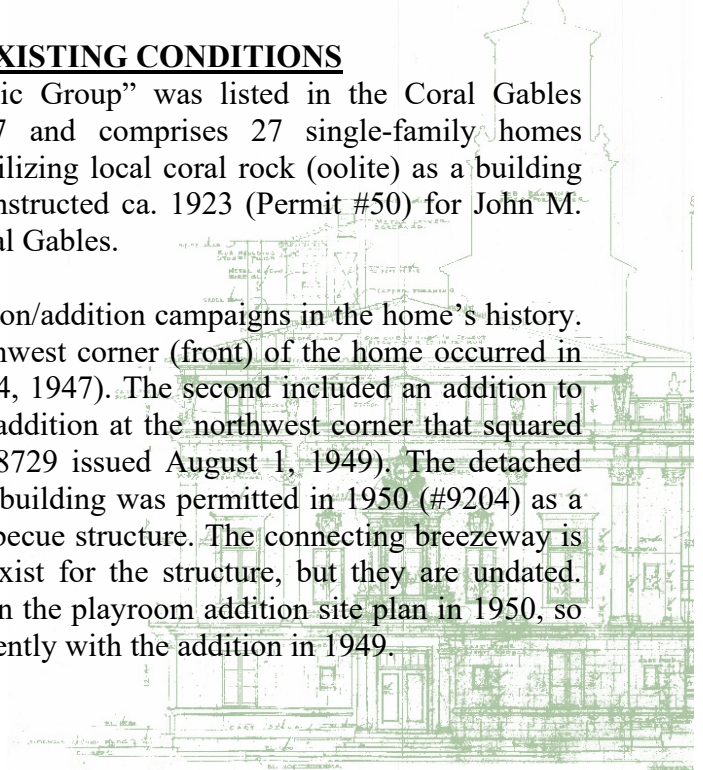
P: 305-460-5093  
E: hist@coralgables.com

- Proposal: The application requests design approval for the demolition of an existing auxiliary structure, the construction of a new detached garage, an addition and alterations to the residence, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for the porch at the new detached garage structure.
- Architect: Patrick Valent
- Owner: Peter and Catherine Eskra
- Folio Number: 03-4118-001-1380
- Legal Description: Lots 14 & 15, Block 14, Coral Gables Section “A,” according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics: The property is located on the north side of Sevilla Avenue between Cordova Street and Granada Boulevard, just west of the De Soto Fountain. The lot dimensions are 100’ x 151’.

**BACKGROUND/EXISTING CONDITIONS**

The “Coral Rock Residences Thematic Group” was listed in the Coral Gables Register of Historic Places in 2007 and comprises 27 single-family homes constructed between 1906 and 1938 utilizing local coral rock (oolite) as a building material. 1015 Sevilla Avenue was constructed ca. 1923 (Permit #50) for John M. Stabile, a prominent figure in early Coral Gables.

There have been two significant alteration/addition campaigns in the home’s history. The first, a jalousied porch at the southwest corner (front) of the home occurred in 1948 (Permit #7845 issued September 4, 1947). The second included an addition to the east side of the home and a small addition at the northwest corner that squared off the rear of the building (Permit #8729 issued August 1, 1949). The detached structure at the northeast corner of the building was permitted in 1950 (#9204) as a “playroom” attached to an existing barbecue structure. The connecting breezeway is not original to the 1920s. Drawings exist for the structure, but they are undated. However, the breezeway does appear on the playroom addition site plan in 1950, so it is believed to have been built concurrently with the addition in 1949.



### **PROPOSAL**

The application requests design approval for the demolition of an existing auxiliary structure (a “playroom” constructed in 1951), the construction of a new detached one-car garage with a side porch, an addition and alterations to the residence, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for the porch at the new detached garage structure.



**Figure 1: December 3, 1923 Photo**



**Figure 2: July 21, 1924 Photo**



Figure 3: ca. 1940s Photo



Figure 4: Current Photo, 2022 (courtesy of Google)

**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 for the demolition of an existing one-story auxiliary structure, the demolition and reconstruction of a covered breezeway between the existing garage structure and the residence, the construction of a new detached garage structure, the conversion of the existing garage into living space, interior and exterior alterations, and sitework. The work proposed in the application consists of:

- The demolition of an approximately 234 SF detached “playroom” structure at the northeast corner of the property and the construction of a detached one-story garage structure in its place. The new structure consists of a garage (approximately 331 SF) on the east side with a full-length covered porch on the west side. The structure is under a gable-end roof with an offset ridge that mimics the roofline found on the existing residence. It is clad in stucco (texture not noted) to differentiate it from the coral rock residence, although it incorporates lintels similar to those found on the existing residence. The single window on the east side is noted to be a fixed window and is devoid of a windowsill. The intent for the garage door is not clear from the drawings or the renderings. In the rendering looks like a door with a transom. This is to be clarified by the architect.
- The conversion of the existing original two-car garage into living space. The existing interior partitions will be removed, and the new living space consists of a den, kitchenette, laundry, and full bath. The floor plan on Sheet A-1.1 and elevation shown on 1/A-3.4 do not indicate a window on the south elevation that is existing and appears to be removed. As its location is not indicated correctly on the demolition floor plan, it is not clear if it can be retained. If it is not, the existing sill and lintel are to remain with the original opening recessed. It is also not clear but appears from subtle shifts in the window and door openings that the floor is to be raised. Staff recommends that the floor level be maintained to minimize impact on the exterior of the structure.

At the east elevation, the two garage door openings are proposed to be removed and infilled with a pair of French doors and sidelites. The coral rock wall separating the two garage doors is indicated to be removed and the north side of the opening infilled slightly. The coral rock wall and original openings are to be maintained.



**Figure 5: Detail of South Elevation of Existing Garage**

- The demolition of the existing breezeway connecting the existing garage and the home. The proposal seeks to reconstruct the breezeway in an expanded manner. Note that no dimensions have been provided throughout the submitted drawings making it difficult for Staff to adequately describe. The current breezeway is approximately 9' wide and will be widened to approximately 13'-6". The current breezeway is supported with double pipe columns with scroll inserts, that appear to be recreated in the proposed without the inserts. The existing elevations don't depict the scrollwork, but it is visible in Figure 5. The material and design of the proposed columns is to be clarified. The existing breezeway is under a pitched roof clad in barrel tile. The exposed rafter ends do not match those found on the house or garage structure. The roof of the new breezeway appears to recreate the existing conditions, but the roof will also be raised. No details have been provided on the construction and will need to be provided.

At the south end of the breezeway/north façade of the existing residence (Sheet A-3.3), an existing window and single French door will be removed and replaced with a pair of French doors topped with a lintel. Note that the existing window and door are part of the 1949 addition. The new breezeway roof appears to be tucked right under the existing eave. There appears to be plenty of room above the new doors to lower the roof and provide a clear space between the two. To the left of the breezeway an existing window is depicted incorrectly and appears to be relocated on the proposed elevation. As it is not shown in plan to be altered, the architect needs to draw it properly with its windowsill on the existing and proposed elevations.

At the north end of the breezeway/south façade of the existing garage (Figure 5 and 1/A-3.4) it appears that the coral wall is being extended upwards, penetrating the existing garage roof eave. The renderings provide a different detail so it is unclear to Staff what the intent is and does not support building up the coral wall as shown. Lowering the breezeway roof might help this connection as well.

- Alterations to the existing residence including interior remodeling to assemble three bedrooms, kitchen, and dining room into a master bedroom suite and a new kitchen. To accommodate the interior alterations, windows on the west and east side of the residence are proposed to be infilled (Sheets A-3.1 and A-3.2). They are depicted on the proposed elevations as fully removed and replaced with coral veneer. Any windows to be infilled are to be discernable on the home as a recessed panel. They are to receive a 6” block wall clad with stucco with the lintels and extant windowsills to remain. At the north elevation (Sheet A-3.3), an existing window opening will be extended to accommodate a pair of French doors with sidelites. The existing opening is not to be resized and the existing concrete lintel is to remain.

The other alteration to the residence is the removal of metal gates enclosing the front porch on the south elevation. The gates are not original to the home.

- Sitework includes the removal of the existing swimming pool, pool deck, paver driveway and walkways. A new rectangular pool is proposed with a new paver pool deck. New walkways to the west of home connecting to the front sidewalk and to the east of the home connecting the home to the pool deck are also proposed. A new driveway is also proposed leading to the new garage structure. The new driveway includes a circular driveway component at the front of the existing residence. Note that there is an existing storm drain in the swale that appears to be in the location of the proposed second driveway approach.

**VARIANCES**

A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for the porch at the new detached garage structure.. The following variance is requested in conjunction with this proposal:

*Grant a variance to allow the addition to the porch of the new detached garage structure to have a rear setback of approximately five feet (5’-0”) vs. The required minimum rear setback in Single-Family Residential Districts shall be ten feet (10’-0”), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.*

The Coral Gables Zoning Code requires that all properties maintain a 10’-0” rear setback. The Codes also states “If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures.” This request is compatible with the historic character of the neighborhood and the property.

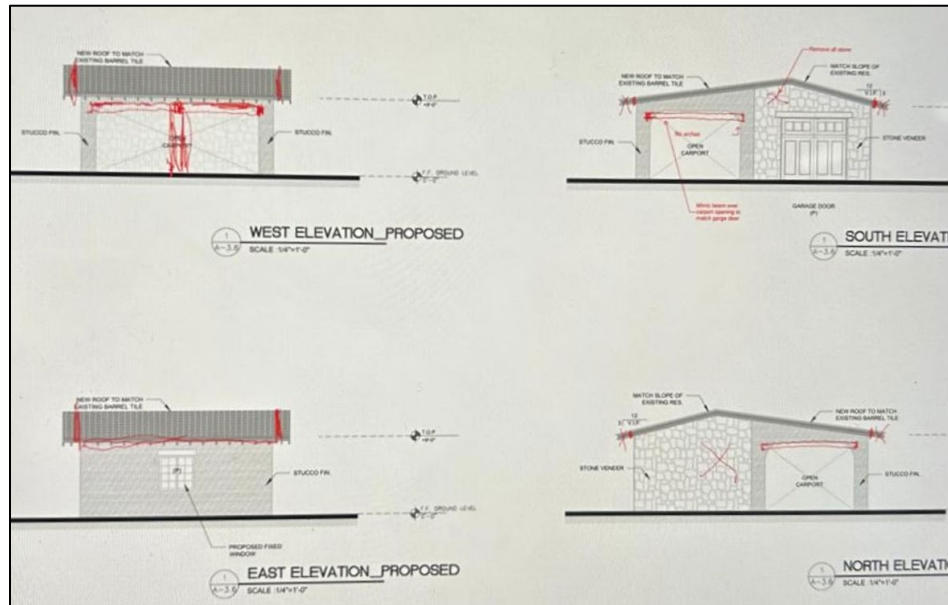
The Historical Resources staff finds that the following criteria, necessary for authorization of the variance, apply:

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

**BOARD OF ARCHITECTS**

The proposal was reviewed and approved with the following notes by the Board of Architects on January 8, 2026:



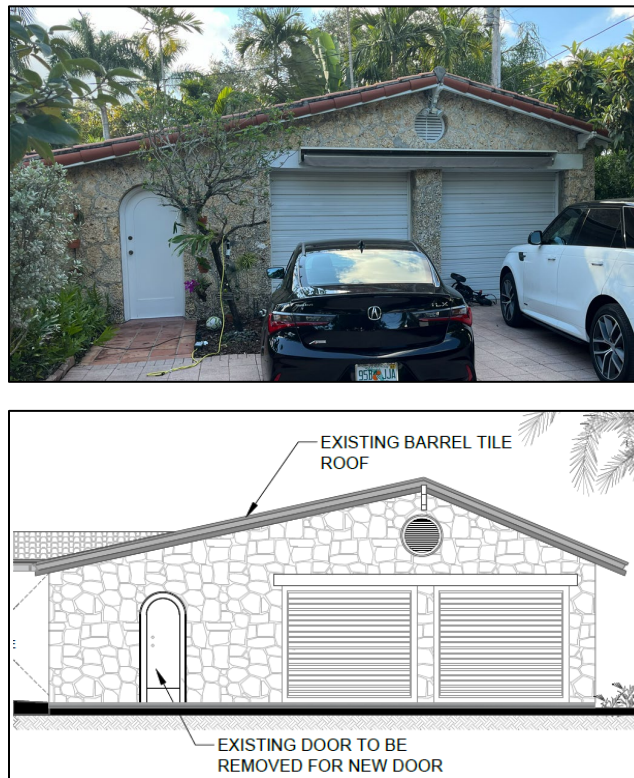
**STAFF CONCLUSION**

The application requests design approval for the demolition of an existing auxiliary structure (a “playroom” constructed in 1951), the construction of a new detached one-car garage with a side porch, an addition and alterations to the residence, and sitework. This property is one of only 27 remaining coral rock residences within the City of Coral Gables and, as such, is an invaluable historic resource. Overall, Staff is supportive of the project. The garage addition, the conversion of the existing garage into living space, and the reconstruction of the breezeway will have minimal impact on the overall historic nature of the property. However, Staff has concerns with alterations to the exterior of the historic structures – namely the alterations to window and door

openings. The moving or enlarging of window and door openings in a coral rock structure is more difficult than in a standard stuccoed CBS structure and should be minimized.

Staff recommends that the existing finished floor elevation of the garage structure be maintained to minimize alterations to the openings. As noted above, raising the header of an arched door opening in coral rock will be almost impossible without severely impacting the existing structure. There is also not sufficient wall space to do so (see Figures 6). Likewise, the existing concrete lintels and windowsills around the home are to be maintained.

Staff also requests clarification and further details on how the proposed breezeway intersects with the existing garage structure as it is not clear. Lowering the height of the breezeway may help with the connection.



**Figures 6: Photo of East Elevation of Existing Garage [top]; Existing Elevation on Sheet A-3.4 [bottom]**

The detached garage structure is appropriately placed and, while taking cues from the historic home, is differentiated as a new structure.

Staff does not support the circular driveway proposal as it detracts from the historic home.

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

1. Eliminate the circular driveway component from the scope of work.
2. Window and door openings/lintels are not to be raised.
3. Existing concrete window sills and lintels are to remain.
4. Roof tile is to be true, two-piece barrel tile.
5. Window/door muntins are to be high-profile / dimensional.

6. Window/door glass to be clear / no tint / no reflectivity / no low-e.
7. Accurate existing elevations are to be provided.
8. Work with Staff to maintain the finished floor elevation of the existing garage structure to minimize the impact on the existing window/door openings.
9. Work with Staff on the design of the breezeway structure to clarify its connection and impact on the existing garage structure.
10. The stucco on the garage structure is to be textured with a sample to be provided to Staff prior to application.
11. Corner beads are not to be used on the new garage structure.
12. The window in new garage structure is to be a fixed casement unit.
13. Clarify and provide details about the garage door.
14. Maintain the existing window at the south façade of the existing garage or infill as described below.
15. Existing garage door openings (width and height) and unifying lintel are to remain
16. Existing brackets under eaves are to remain.
17. Indicate very clearly on the permit elevations where and how coral rock infill will occur.
18. Any windows to be infilled are to be discernable on the home as a recessed panel. They are to receive a 6” block wall clad with stucco with the lintels and extant windowsills to remain.
19. Clarify material of proposed driveway, walkways, and pool deck.
20. A separate Standard Certificate of Appropriateness is required for the swimming pool.

**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 **1015 Sevilla Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic District,” legally described as Lots 14 & 15, Block 14, Coral Gables Section “A,” according to the Plat thereof, as recorded in Plat Book 5, at Page 102, 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 addition to the porch of the new detached garage structure to have a rear setback of approximately five feet (5’-0”) vs. The required minimum rear setback in Single-Family Residential Districts shall be ten feet (10’-0”), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer