



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1341 OBISPO AVENUE
A CONTRIBUTING RESOURCE WITHIN
THE “OBISPO AVENUE HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

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- Proposal:** The application requests design approval for additions and alterations and sitework. A variance has also been requested from Section 10-103 B (4) b. of the Coral Gables Zoning Code for the minimum driveway and paving setback.
- Architect:** LKG Architecture (Leticia Keremian)
- Owner:** Walbert Six LLC (Crisanto Campos)
- Folio Number:** 03-4107-016-2440
- Legal Description:** Lot 31, Block 18, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at page 13 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on the north side of Obispo Avenue between Ferdinand and Madrid Streets. The lot dimensions are 50’ x 150’.

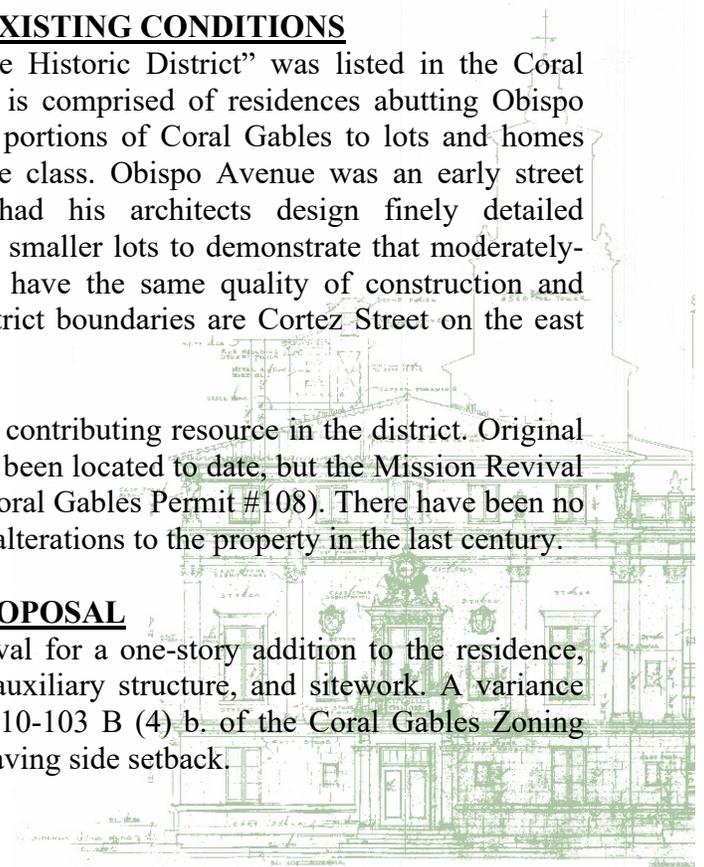
BACKGROUND/EXISTING CONDITIONS

In May of 2008, the “Obispo Avenue Historic District” was listed in the Coral Gables Register of Historic Places. It is comprised of residences abutting Obispo Avenue. Merrick dedicated numerous portions of Coral Gables to lots and homes that could be affordable to the middle class. Obispo Avenue was an early street dedicated to this vision. Merrick had his architects design finely detailed Mediterranean Revival style homes on smaller lots to demonstrate that moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. The district boundaries are Cortez Street on the east and Ferdinand Street on the west.

The home at 1341 Obispo Avenue is a contributing resource in the district. Original permit drawings for the home have not been located to date, but the Mission Revival style home was designed ca. 1922-3 (Coral Gables Permit #108). There have been no additions made to the home and minor alterations to the property in the last century.

PROPOSAL

The application requests design approval for a one-story addition to the residence, construction of a two-story detached auxiliary structure, and sitework. A variance has also been requested from Section 10-103 B (4) b. of the Coral Gables Zoning Code for the minimum driveway and paving side setback.





Figures 1: August 24, 1925 photo [top]; ca, 1940s Photo [middle]; Current Photo, 2026 [bottom]

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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 a one-story addition to the rear (north) of the residence, construction of a two-story detached auxiliary structure at the northwest corner of the property, and sitework. The work proposed in the application consists of:

- An approximately 670 SF one-story addition to the rear (north) of the main residence. Portions of the rear wall will be removed to access the added rooms. The L-shaped addition consists of a new family room, master bedroom suite on the first floor and a master bedroom suite, an additional bathroom, and closet. Within the "L" is a trellis-covered terrace with steps leading to the rear yard. The addition is under a flat roof with a parapet that has articulated corners similar to those on the historic home, although differentiated by being less pronounced. The addition is clad in smooth stucco to differentiate it from the rough texture of the existing home and a stucco reveal separates the two textures. The addition is recessed from the rear corners of the house to allow the footprint of the historic house to be discerned. The windows match the style of the existing and, apart from two smaller windows on the east elevation, also match the existing sizes. Note that the new windows are devoid of protruding sills to differentiate the addition from the historic home. Two pairs of sliding glass doors appear on the south and west facades of the addition to provide access to the trellised terrace.

Note that an existing base stucco base wraps around the main volume of the existing house (on the west, north, and east elevations). It is not depicted in the existing or proposed elevations.

- A two-story detached auxiliary structure at the northwest corner of the property. A one-car garage is located on the ground floor, with an exercise room, full bath and closet on the second floor. A full cabana bath is tucked underneath the open exterior staircase and second floor landing. The detached auxiliary structure is simply detailed and incorporates the same design elements proposed for the addition. It is under a flat roof with the same articulated parapet as the addition. The stucco is noted to be smooth, and the windows are devoid of sills. The proportions of the windows are squatter/not as vertically proportioned as those found on the addition. The doors to the cabana bath and the exercise room are noted to be flush aluminum doors.
- Minor interior alterations to the existing residence.
- Installation of new canvas awnings at the entry door and flanking windows on the front (south) elevation.

- Site work includes a new paver, gravel, and concrete ribbon strip driveway leading to the new garage, a new gravel front walkway, new swimming pool and pool deck, and 5'-0" aluminum vehicular picket gates at the driveway and 5'-0" aluminum picket gate at the east side of the residence (see Sheet A-4.1).

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. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the new driveway and paved patio to have a one foot six inch (1'-6") setback vs. the required minimum setback from all property lines in Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 10, Section 10-103 B (4) b. of the Coral Gables Zoning Code.

The Coral Gables Zoning Code requires that vehicular use areas have a minimum 5'-0" setback from all property lines. The west façade of the home is located approximately 12' from the west property line. If the Zoning setback requirement is adhered to, the remaining useable space for a driveway is 7'. Existing steps at the west side of the house encroach into this useable space by 3', making a driveway impossible. Up until very recently, the Zoning Code allowed for driveways to be located a minimum of 18" from a property line. That is the request before the Board. Staff supports the 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

BOARD OF ARCHITECTS

The proposal was reviewed and approved with the following conditions by the Board Architects on May 15, 2025:

1) PROVIDE A VERTICAL WINDOW OF APPROPRIATE PROPORTION TO THE DETACHED GARAGE AT THE FOLLOWING LOCATIONS:

- A) ONE AT CABANA BATH
- B) TWO AT GARAGE SIDE WALL
- C) ONE AT EXERCISE SIDE WALL

RECOMMENDATION: PUSH WINDOW FACING YARD AWAY FROM CORNER AT EXERCISE ROOM.

Staff believes that the conditions were incorporated into the submitted set, but that the recommendation of moving the southernmost east and west windows of the exercise room was not.

STAFF CONCLUSION

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

The addition to the home is quite simple and differentiates itself with smooth stucco and removal of projecting windowsills. The new detached auxiliary structure is simply detailed as well. In order to relate more closely to the existing residence, the windows need to be proportionally similar (more vertically proportioned). On the south façade, the wall appears to be too “blank.” This can be ameliorated with the change to the window proportions, an awning over the second story windows, and an articulated lintel or panel over the garage door opening to give an appearance of extra height.

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

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no tint / no reflectivity / no low-e.
3. The new doors at the addition are to be pairs of French doors with high kickplates, not sliding glass doors.
4. The new entry doors at the auxiliary structure should likewise be single French doors.
5. Show the existing stucco base at the historic home on both the existing and proposed elevations.
6. Reduce the heights of the parapets on the addition so that the existing stepped corner conditions continue to read.
7. Lengthen the windows of the auxiliary structure (all) to either match the addition or increase the verticality of the proportion.
8. Per BOA recommendation, push window facing rear yard away from corner.
9. Work with Staff on the suggested improvements to the south façade of the auxiliary structure.
10. Submit the proposed pavers (all) and gravel to Staff for review.

11. Recess the columns of the new picket gates off the corner of the home. If possible, do not engage the existing home.
12. A separate Standard Certificate of Appropriateness is required for the new awnings.
13. 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 **1341 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 31, Block 18, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at page 13 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 new driveway and paved patio to have a one foot six inch (1'-6") setback vs. the required minimum setback from all property lines in Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 10, Section 10-103 B (4) b. of the Coral Gables Zoning Code.

Respectfully submitted,



Anna Permas
Historic Preservation Officer