



**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
1139 VENETIA AVENUE  
A LOCAL HISTORIC LANDMARK**

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables  
Florida, 33134

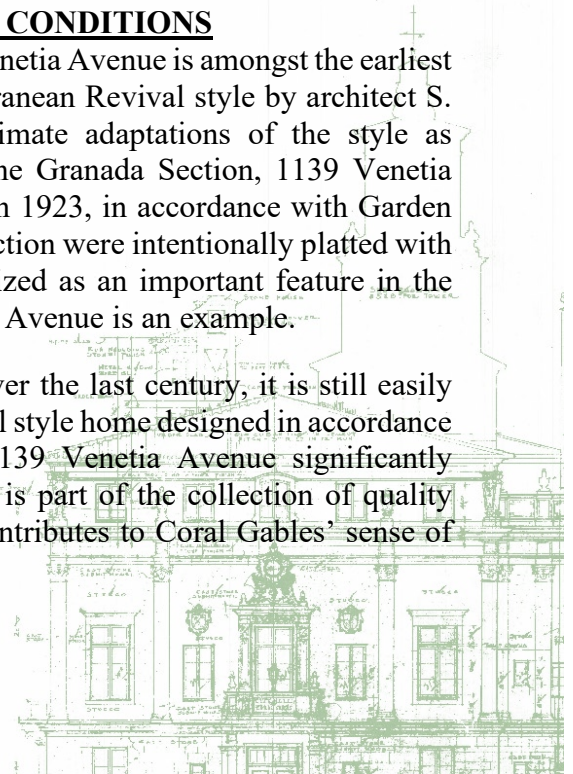
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- Proposal:** The application requests design approval for additions, alterations and sitework. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow a three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required.
- Architect:** Julio Pulido, Novus Archetype
- Owner:** Habib Jose Fadel & Ana S. Garcia
- Folio Number:** 03-4107-018-4140
- Legal Description:** Lot 4, Block 36, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida
- Site Characteristics:** The property is located on an interior lot on the north side that spans from Venetia Avenue to Venetia Terrace at the head of Tangier Street. The lot dimension is 50' by 110'.

**BACKGROUND/EXISTING CONDITIONS**

Permitted in September 1925, the home at 1139 Venetia Avenue is amongst the earliest homes built in the City. Designed in the Mediterranean Revival style by architect S. Martin Ives, it embraces the aesthetics and climate adaptations of the style as developed by Merrick's design team. Built in the Granada Section, 1139 Venetia Avenue represents Merrick's plan for this area. In 1923, in accordance with Garden City precepts, some streets in the new Granada Section were intentionally platted with smaller lots for modest homes. They are recognized as an important feature in the initial planning of Coral Gables and 1139 Venetia Avenue is an example.

While there have been alterations to the home over the last century, it is still easily recognized as a small 1920s Mediterranean Revival style home designed in accordance with Merrick's vision. Thus, the property at 1139 Venetia Avenue significantly contributes to the historic fabric of the City and is part of the collection of quality residences built during the land boom era that contributes to Coral Gables' sense of place over time

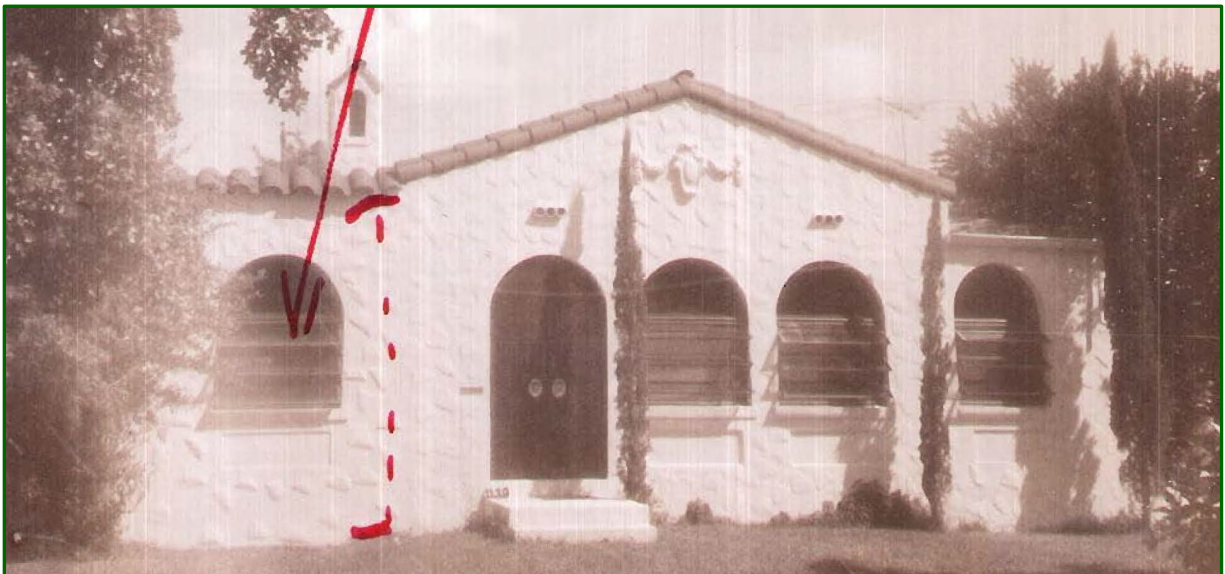


**PROPOSAL**

The application requests design approval for additions, alterations and sitework. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow a three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required.



**Figures 1: 1940s Photo**



**Figures 2: Miami-Dade Property Appraiser, 1976**



Figure 3: 2024

### **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 a one-story addition at the north west side of the house, new driveway, interior renovation, and sitework. The work includes:

- Demolition of a breakfast room that attached the main residence to the detached garage structure in the rear yard. Restore the two-car garage facing Venetia Terrace and construct a one-story addition to include: a new bathroom attaches to the north side of the original carport and a new pantry, laundry room and bar attached to the north west corner of the kitchen. The additions will have a flat roof and will not be visible from the public right of way. The applicant is requesting a 3'-0" separation between the new kitchen addition and the existing garage structure, where 5'-0" is required.
- At the front (south) elevation, the applicant is installing new impact windows and doors. The windows will be casement with a fixed transom, and the configuration mimics the look a

screened porch condition. The carport opening was enclosed prior to 1976, staff recommends restoring the original opening size and shape to differentiate it from the windows and doors.

- At the west side elevation, the windows and doors are being replaced to match the original configuration. The living room opens to a small courtyard between the new additions. The windows at the carport need to be further studied, muntins should be added to compliment the original opening configuration and divide the large clear view glass proposed.
- At the east elevation, all the windows are being replaced or reconfigured to address the new interior layout. The windows proportions and types are appropriate to the style of the building, but staff would recommend maintaining any of the original openings where possible. The original window sills should remain and any sills proposed for the new window openings should be removed.
- At the rear elevation (north), a small addition connecting the main house to the detached garage will be removed. The applicant is restoring the driveway and garage openings facing Venetia Terrace. New impact windows and doors are proposed, staff recommends that the original window opening size in the master bedroom should remain.
- Sitework includes demolition of existing wood decks and paving in the rear and side yard and construction of a new driveway on Venetia Terrace to access restored garage and a new driveway on Venetia Avenue. A variance has been requested.

### **BOARD OF ARCHITECTS**

On January 30, 2025, the Board of Architects approved as noted: extend vertical center mull up to the top of the arch windows and make same dimensions as frames below typical front elevation.

### **VARIANCES**

A variance has also been requested from Article 8, Section 8-203 C (1) of the Coral Gables Zoning Code to allow a new driveway and curb-cut that does not provide access to a covered parking space. The following variance is requested in conjunction with this proposal:

*Grant a variance to allow a new driveway and curb-cut that does not provide access to a garage, carport or port-cochere vs. the required driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere, pursuant to Article 2, Section 2-101 D (10) c. of the Coral Gables Zoning Code.*

The site is a through-lot that has street frontage on Venetia Avenue at the front and Venetia Terrace at the rear. A carport facing Venetia Avenue was previously enclosed and the driveway removed, eliminating any parking at the front elevation. As it exists, the site has no covered parking but the owner plans to restore the detached garage facing Venetia Terrace. Given the existing conditions at the front, staff would recommend restoring the carport arched opening to differentiate it from the other windows and doors at the front elevation and reconfigure the proposed driveway and walkway to match 1940s photo. As proposed, the driveway is too wide and does not relate to the original carport configuration.

A variance has also been requested from Article 8, Section 8-203 C (1) of the Coral Gables Zoning Code for the minimum separation between the new addition and the existing garage structure. The following variance is requested in conjunction with this proposal:

*Grant a variance to allow the new laundry room addition to have a minimum separation to the existing accessory building of three feet (3'-0") vs. the required minimum separation in a Single-Family Residential District shall be five feet (5'-0)", pursuant to Article 2, Section 2-101 D (6) a. of the Coral Gables Zoning Code.*

The new addition is approximately 3'-0" from the existing garage structure. The addition is located at the northwest corner where it is not visible from the right of way on either Venetia Avenue or Venetia Terrace. The existing garage is less than 8'-0" from the main house and was previously attached with a larger one-story addition. The applicant is restoring the detached garage and removing a later addition. 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 one-story additions, restoring the detached garage along Venetia Terrace, 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 or on an inconspicuous side of the historic building. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow a three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required. Given the existing conditions at the front, staff would recommend restoring the

carport arched opening to differentiate it from the other windows and doors at the front elevation and reconfigure the proposed driveway and walkway to match 1940s photo (Figure 1). The applicant can work with staff, if there are any concerns or major modifications additional board review may be required.

While there have been alterations to the home over the last century, it is still easily recognized as a small 1920s Mediterranean Revival style. Staff agree that the proposed modifications are compatible with the historic character of the property and requests the following conditions to be incorporated into any motion for approval:

1. Work with staff on restoring the garage opening at the front elevation and reconfigure the proposed driveway and walkway to match 1940s photo, leading into the carport.
2. Work with staff to find a window configuration for the enclosed carport openings to complement the style of the building.
3. Maintain the original window opening sizes at the master bedroom.
4. Window/door muntins are to be high-profile / dimensional.
5. Window/door glass to be clear / no tint / no reflectivity / no low-e.
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.

**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 **1139 Venetia Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 36, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, 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 a new driveway and curb-cut that does not provide access to a garage, carport or port-cochere vs. the required driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere, pursuant to Article 2, Section 2-101 D (10) c. of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow the new laundry room addition to have a minimum separation to the existing accessory building of three feet (3'-0") vs. the required minimum separation in a Single-Family Residential District shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (6) a. of the Coral Gables Zoning Code.

Respectfully submitted,

COA (SP) 2026-010

April 23, 2026

Page 7

A handwritten signature in black ink, appearing to read "Anna C. Permas". The signature is written in a cursive style with a large initial "A" and "P".

Anna C. Permas

Historic Preservation Officer