



COA (SP) 2025-013
June 12, 2025

Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1210 SEVILLA AVENUE
A LOCAL HISTORIC LANDMARK**

- Proposal:** The application requests design approval for an addition to the residence.
- Architect:** Bravo Architecture LLC (Pedro Bravo)
- Owner:** David and Rita Delucia
- Folio Number:** 03-4118-003-1090
- Legal Description:** Lot 12, Block 8, Coral Gables Country Club Section One, according to the Plat thereof, as recorded in Plat Book 8 at Page 108, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on an interior lot on the south side of Sevilla Avenue between Columbus Boulevard and Anastasia Avenue. The lot dimension is 50' x 120'.

BACKGROUND/EXISTING CONDITIONS

Built during the boom years, the single-family residence at 1210 Sevilla Avenue is an example of the Coral Gables Cottage and the Mediterranean Revival style architecture that defined George Merrick's vision for the City and supported his goal of providing opportunities for residents of various incomes. The cottages were modest in size but were built with the same quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s.

The home was amongst the first constructed in the Country Club Section One and corresponded with the opening of the Biltmore Golf Course in the same year and the Biltmore Country Club and Hotel in the following year. It was one of three adjacent homes along the southeast corner of Columbus Boulevard and Sevilla Avenue (2802 & 2806 Columbus Boulevard) designed by Leo Weisfeld, a Chicago-based architect. The property was designated as a Local Historic Landmark and received approval for an Accelerated Special Certificate of Appropriateness [COA (SP) 2019-002] on April 18, 2019. The property was also designated as a Coral Gables Cottage at that time.

PROPOSAL

The application requests design approval for a one-story, approximately 126 addition that is located to the west side of the residence and attached to the back side of the existing carport.



Figure 1: ca. 1940s photo



Figure 2: Current Photo, February 2022 (courtesy 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.*

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

In 2019, at the time of designation, the original carport was enclosed as a garage (see Figure 3) and the original detached garage structure had been converted to living space. No permits were located for the work. An Accelerated Special COA was approved for an addition to the residence and interior and exterior alterations. The addition consisted of an approximately 12'-2" x 13'-7" family room that linked the existing residence to the detached garage structure.



Figure 3: 2019 photo – carport enclosed as garage

Also in 2019, the owner requested Coral Gables Cottage designation to take advantage of the Zoning Code incentives offered for Cottage properties. The Cottage designation was contingent upon the reopening of the carport to its original form. The family room addition was setback far enough from the original carport to allow it to “read” as it originally did – a pass-through, open element.

This application proposes a one-story, approximately 126 SF addition that will extend the 2019 family room addition to the rear (south) face of the original carport, thus enclosing it on its rear side. The addition is under a flat roof with parapet matching the height of the previous addition. A window with an awning is on the west façade, also to match the previous addition. At the north façade, a double casement with protruding sill is centered in the arched opening of the carport.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

This proposal was deferred by the Board of Architects on August 29, 2024 with the following comments: 1) ADD NEW WALL ADJACENT TO EXISTING CARPORT REAR WALL. 2) KEEP WINDOW/ REMOVE PLANTER. 3) OK FOR CITY ARCHITECT TO REVIEW AND APPROVE. The City Architect subsequently approved the corrections on October 7, 2024.

STAFF CONCLUSION

In 2019 the property owner applied for Coral Gables Cottage classification. It was granted and at that time the property also utilized Zoning Code incentives associated with this unique classification. To be designated as a Coral Gables Cottage, a property must exhibit 12 of 19 features outlined in the Coral Gables Zoning Code. In return for the zoning incentives, the property must maintain the identified features in perpetuity.

One of the 12 cottage features by which 1210 Sevilla Avenue attained cottage classification was the porte cochere. In order for the property to be eligible for Cottage classification, the porte cochere had to be reopened to its original state - open on three sides and with the appearance of being able to pass through it. The 2019 COA application included the porte cochere restoration which then allowed for the property owner to take advantage of the zoning incentives. The addition was deliberately sited to respect and give room for the reopened carport to “read” as it originally did.

It is Staff’s opinion that enclosing the rear/south end of the porte cochere would obscure its original functionality and render the required Cottage criteria void – an impossibility as the property has already utilized Cottage incentives. Staff does not support this application.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the addition to the property located at 1210 Sevilla Avenue, legally described as Lot 12, Block 8, Coral Gables Country Club Section One, according to the Plat thereof, as recorded in Plat Book 8 at Page 108, of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Kara Kautz

Acting Historic Preservation Officer