

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
446 ARAGON 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 cottage designation, additions, alterations and sitework. Variances have been requested from Article 2, Section 2-101 D (4) and Article 2, Section 2-101 D (5) for the rear setback of the mechanical equipment.

Architect: Raul Cruz, Novus NOMAD Architectural Studio

Owner: Francois Genin

Folio Number: 03-4108-001-1200

Legal Description: Lot 1, Block 8, of "Coral Gables Section B", according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

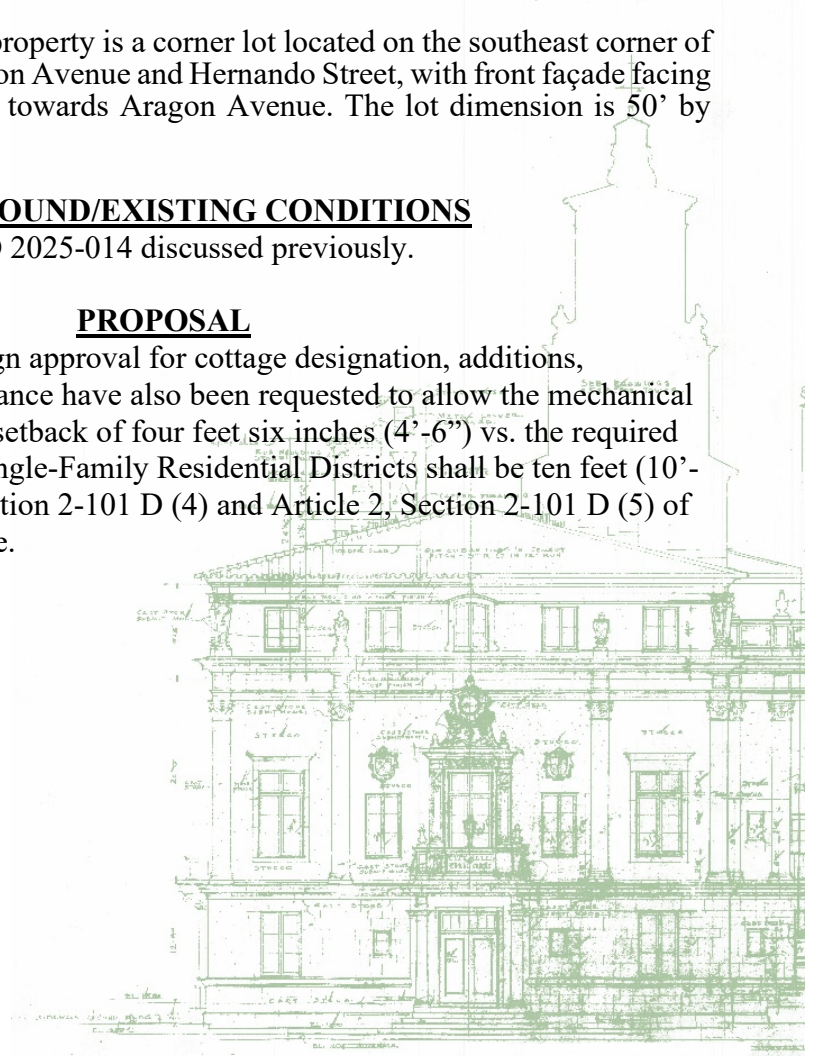
Site Characteristics: The property is a corner lot located on the southeast corner of Aragon Avenue and Hernando Street, with front façade facing north towards Aragon Avenue. The lot dimension is 50' by 110'.

BACKGROUND/EXISTING CONDITIONS

See Designation Report LHD 2025-014 discussed previously.

PROPOSAL

The application requests design approval for cottage designation, additions, alterations and sitework. Variance have also been requested to allow the mechanical equipment to maintain a rear setback of four feet six inches (4'-6") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.





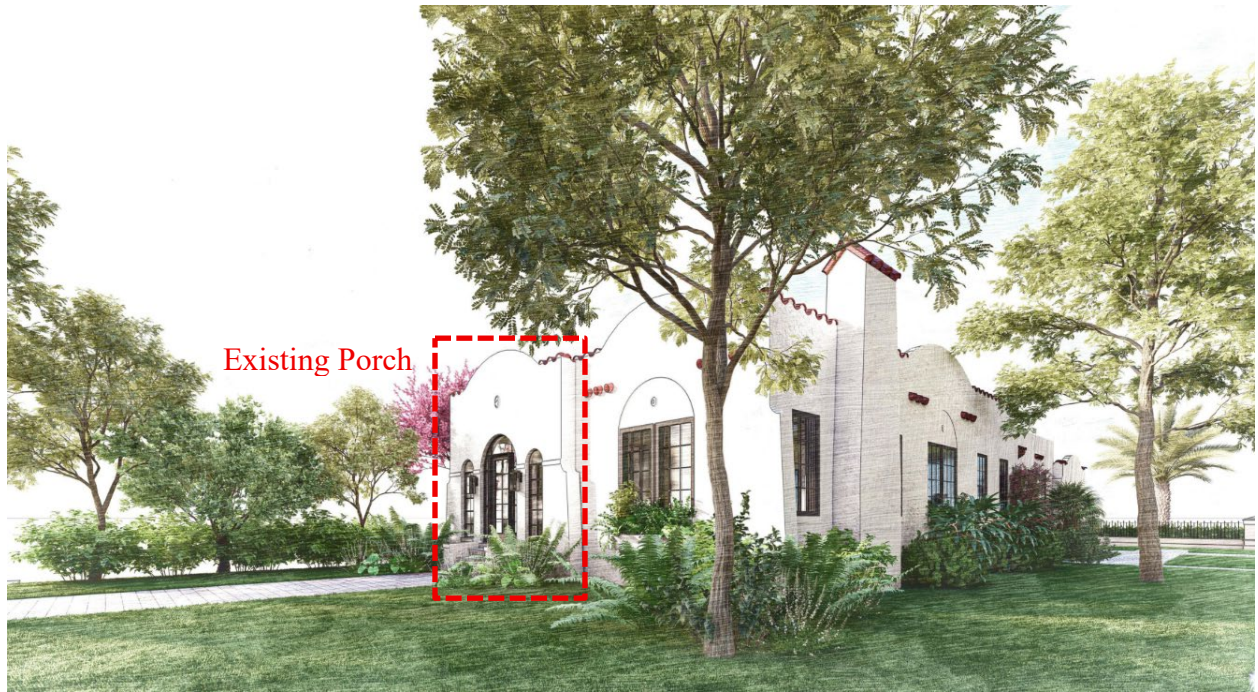
Figures 1: Front View Aragon Avenue | 1940s Photo



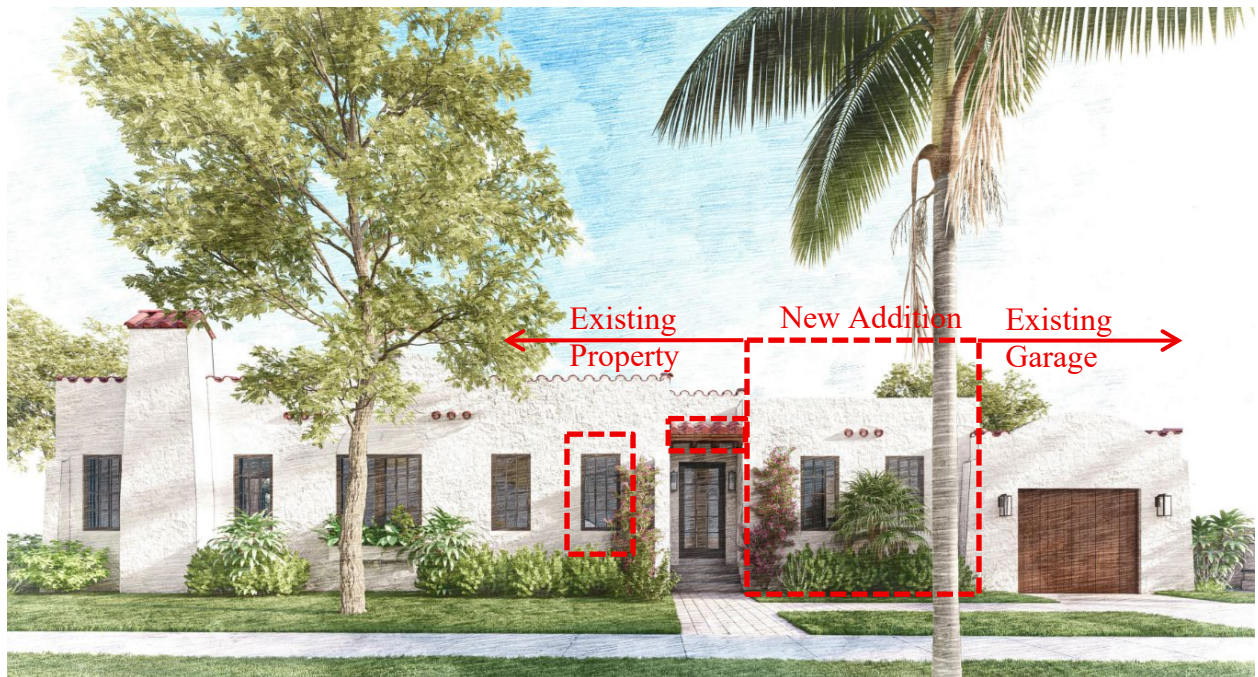
Figures 2: Existing Building Aragon Avenue | January 13, 2026



Figures 3: Existing Building Hernando Street | August 2024



Figures 4: Proposed Aragon | NOMAD



Figures 5: Proposed Hernando Street | NOMAD

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 600 SF, one-story addition connecting the main residence to the original detached garage. The owner intends to use the incentives of the Coral Gables Cottage designation by using the relaxed setback requirements and maintaining a one-story condition. The addition includes a primary bedroom, bathroom and laundry room under a flat roof creating a transition in height from the existing home to the garage. Reconfiguration of the interior layout to create an open floor plan in the main living space. New wood canopy at the existing door on the west façade. The existing crawlspace will be infilled with a new concrete slab to be added, the existing vents to remain.

All windows and doors will be replaced with new impact units. Staff recommends reconfiguring the openings to match the historic photo, windows should be a single hung 6/1 configuration. The previously enclosed porch openings should mimic the look of a screened in porch, rather than imitating the existing multi-lite pattern. BOA had recommended that the applicant consider restoring the front porch to an open air space, this would not impact the interior layout and staff would support this decision.

The existing garage will remain, ironwork will be removed and new garage doors will be installed to mimic wood paneled doors. The windows will be reconfigured given the location of the new addition; the existing palm motif concrete vent should remain on the south elevation.

Sitework includes demolition of existing paving in the rear and side yard and construction of a new walkway at the front and side entry, and a new driveway on Hernando Street.

BOARD OF ARCHITECTS

On February 12, 2026, the Board of Architects **Approved As Noted**: Study the configuration of the front door and consider not enclosing the front porch.

VARIANCES

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

Grant a variance to allow the mechanical equipment to maintain a rear setback of four feet six inches (4'-6") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.

The new mechanical equipment has been relocated behind the existing garage structure, approximately four feet six inches (4'-6") from the existing property line. Given the corner condition of the lot and existing siting of the house and garage, the proposed a/c location will be the least visible from the street and 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 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 on an inconspicuous location and is detailed in a way that it can be differentiated from the original structures. Variance have also been requested to allow the mechanical equipment to maintain a rear setback of four feet six inches (4'-6") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code. Given the existing configuration of the structures on the site and maintaining a one-story condition, there are few locations for the equipment. The proposed unit behind the garage will be minimally visible and staff supports the variance request. As for the front porch, staff would support restoring the porch to an open-air space as recommended by BOA. If the windows are going to be replaced, they should mimic the look of a screened in porch as per the 1940s photo (Figure 1). The applicant can work with staff, if there are any concerns or major modifications, additional board review may be required.

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 to ensure that crawl space vent openings are preserved on each elevation.
2. Work with staff on the final window configuration to match the 1940s photo. (Figures 1.)
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. Note it will be important to review the samples on the raised garage parapet on the addition side.
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. Work with staff on the location of the scupper facing Hernando Street.
10. Retain the existing palm motif concrete vent on the south elevation.

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 **446 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 1, Block 8, of "Coral Gables Section B", according to the Plat thereof, as recorded in Plat Book 5, at Page 111 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 mechanical equipment to maintain a rear setback of four feet six inches (4'-6") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.

Respectfully submitted,



Anna C. Permas

Historic Preservation Officer