



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1233 ANASTASIA AVENUE
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

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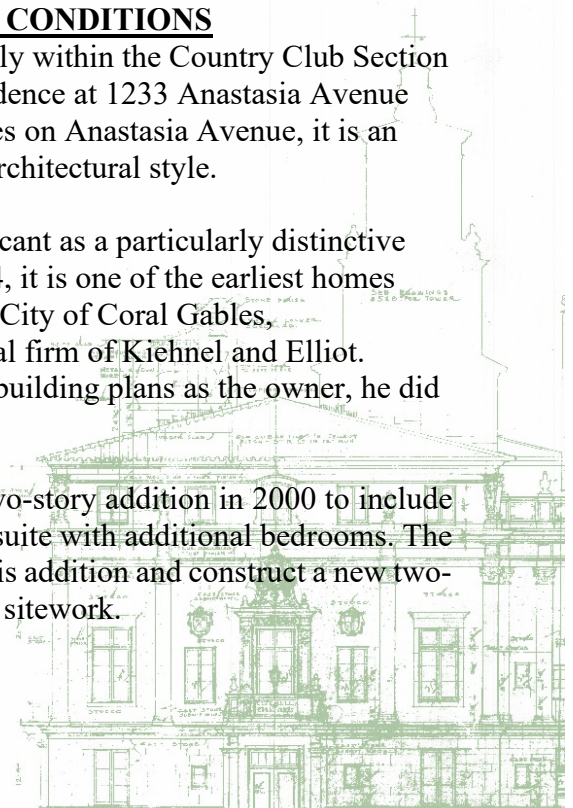
- Proposal:** The application requests design approval for additions, alterations and sitework. Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior side setback of the new addition.
- Architect:** CAD Studio, Antonio Rodriguez
- Owner:** X1 Realty Group
- Folio Number:** 03-4118-003-1540
- Legal Description:** Lot 20 and Lot 21 less than N 38.57 Feet, Block 10, Coral Gables Country Club Section 1, 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:** This irregularly shaped property is located on the southwest corner of the block with the entrance of the residence facing southwest.

BACKGROUND/EXISTING CONDITIONS

In 1923 eleven homes were permitted consecutively within the Country Club Section for George Merrick and his corporation. The residence at 1233 Anastasia Avenue was among those eleven. As one of the first homes on Anastasia Avenue, it is an excellent example of the Mediterranean Revival architectural style.

The residence at 1233 Anastasia Avenue is significant as a particularly distinctive example of the Mediterranean style. Built in 1924, it is one of the earliest homes built in this area. George Merrick, founder of the City of Coral Gables, commissioned it to be designed by the architectural firm of Kiehnel and Elliot. Although George Merrick's name appears on the building plans as the owner, he did not reside at this particular home.

Alterations to the building include a significant two-story addition in 2000 to include family and game rooms, playroom and a primary suite with additional bedrooms. The proposed design requests to remove a portion of this addition and construct a new two-story addition facing the rear yard, alterations and sitework.



PROPOSAL

The application requests design approval for additions, alterations and sitework. Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior side setback of the new addition.



Figures 1: 1940s Photo



Figure 2: Provided by Applicant, April 2026

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 two story addition at the rear, new driveway, interior renovation, and sitework. The work includes:

- Partial demolition of the rear two-story addition on the north-west corner and new construction of a two-story addition to include a new family and breakfast room and covered terrace at the ground floor and a reconfigured master bedroom suite and terrace on the second floor. The new additions are attached to later addition constructed in 2000 and do not alter the historic structure. Due to the shape of the lot and the existing structure, the addition will not be visible from the public right of way.
- At the rear elevation, the proposed addition will only attach to the later addition. The orientation of the rooms and terraces will open toward the yard and new French door openings will line the walls. There is a mix of covered and open terraces, that helps break up the mass of the addition. The only modification to the historic structure is the restoration of two French doors off the existing foyer facing the pool deck.
- There are minor changes to the front elevation, including a window will be enlarged on the later addition. New impact resistant windows are being proposed to match the original configuration, as best as possible.
- Sitework includes a new metal picket fence along Anastasia Avenue and Malaga Avenue with decorative gates, new paved driveway, walkways and pool deck. The additional parking spot off the driveway on the Anastasia Avenue should be better integrated to the driveway and needs further study.

VARIANCES

Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior side setback of the new addition. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the proposed addition to have a side setback of approximately eight feet (8'-0") vs. the required fifteen feet (15'-0") where in Single-Family Residential Districts the interior side setback shall be twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet, pursuant to Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code.

AND

Grant a variance to allow an existing nonconforming structure to be altered and enlarged vs. the required that a structure that is nonconforming as to parking, height, setback, ground area coverage, floor area ratio, or other requirements other than use, shall not be altered or enlarged in a way that increases the extent of any nonconformity, pursuant to Article 13, Section 13-303 of the Coral Gables Zoning Code.

The new addition is following the side setback of the existing 2000 addition. The existing setback is 7'-6" and the new rear addition is proposed at 8'-0". The existing non-conforming condition is already existing. As this is a corner lot, the areas for redevelopment are limited without impacting the street view. Staff supports maintaining the modifications and additions on the later addition without having to alter the historic structure and the streetscape.

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 by the Board Architects on October 23, 2025.

STAFF CONCLUSION

The application requests design approval for additions, alterations and sitework. Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior side setback of the new addition. 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 of a later addition, not altering the historic structure. Given the size and scale of the existing home and lot, the proposed addition does not overwhelm the property

The two-story addition occurs at a portion of the home that has already been altered with an addition and is largely not visible from the streets. The design does not adversely affect the character of the building and the finishes will differentiate it from the original building. Staff requests the following conditions to be incorporated into any motion for approval:

1. Work with staff to lower the overall height of the two-story addition to be equal to or under the height of the original house.
2. Work with staff on the configuration of the new driveway and parking spot along Anastasia Avenue.
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. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
6. Stucco on the original structure is to remain and not be restuccoed.
7. The iron picket fence height may not exceed 4'-0".
8. Roof to be a true, two-piece, barrel tile.
9. Clarify material of proposed driveway, walkways, and pool deck.

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 **1233 Anastasia Avenue**, a Local Historic Landmark, legally described as Lot 20 and Lot 21 less than N 38.57 Feet, Block 10, Coral Gables Country Club Section 1, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, 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 proposed addition to have a side setback of approximately eight feet (8'-0") vs. the required fifteen feet (15'-0") where in Single-Family Residential Districts the interior side setback shall be twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet, pursuant to Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow an existing nonconforming structure to be altered and enlarged vs. the required that a structure that is nonconforming as to parking, height, setback, ground area coverage, floor area ratio, or other requirements other than use, shall not be altered or enlarged in a way that increases the extent of any nonconformity, pursuant to Article 13, Section 13-303 of the Coral Gables Zoning Code.

Respectfully submitted,

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

Anna Permas, Historic Preservation Officer