



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2509 INDIAN MOUND TRAIL
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

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Florida, 33134

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Proposal: The applicant is requesting approval to unify two adjacent single-family properties into one parcel, design approval to join single-family residences to create one single-family residence, and design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2, Section 2-101 D (4) for the side and rear setback, and Article 6, Section 6-105 for the reduction of the landscape open space area.

Architect: Locus Architecture, Nelson de Leon

Owner: Christine Mugrage and Vivian Sanchez (Trustee,
Vivian
Ana Sanchez Revocable Trust)

Folio Numbers: 03-4118-002-0200 (2509)
03-4118-002-0210 (2515)

Legal Description: Lot 3, Block 3, Coral Gables Section "D," according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida

Site Characteristics: The property is located on an approximately 6,230 SF irregularly-shaped lot near the juncture of Indian Mound Trail and Andalusia Avenue

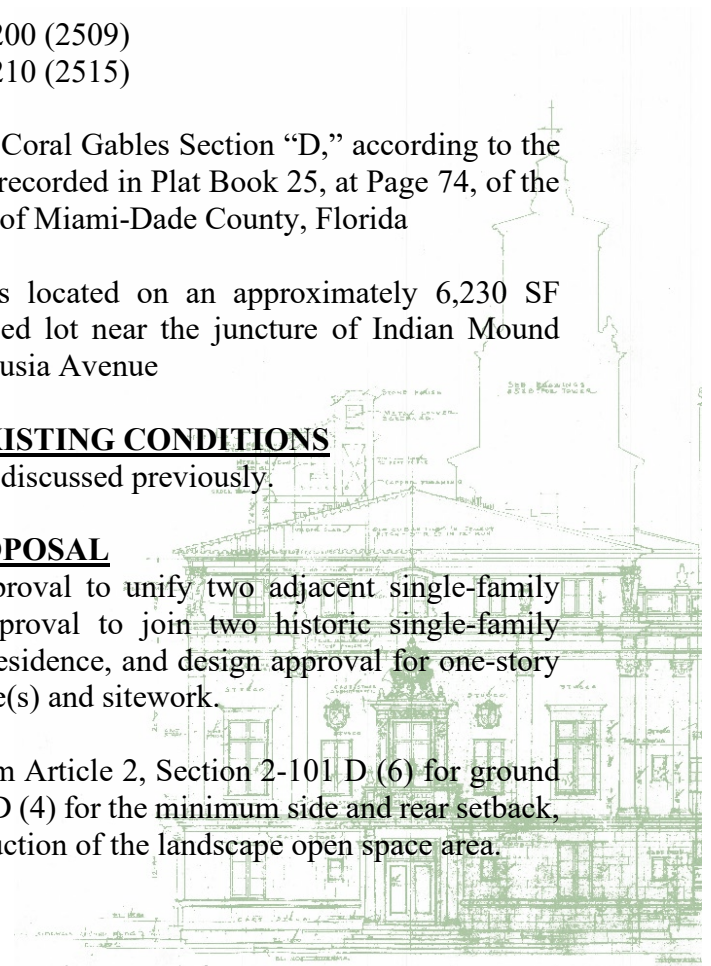
BACKGROUND/EXISTING CONDITIONS

See Designation Report LHD 2025-008 discussed previously.

PROPOSAL

The applicant is requesting design approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for one-story additions and alterations to the residence(s) and sitework.

Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2, Section 2-101 D (4) for the minimum side and rear setback, and Article 6, Section 6-105 for the reduction of the landscape open space area.





Figures 1: 2509 Indian Mound Trail - ca. 1940s photo (above); Current photo, 2025 (below)



Figures 2: 2515 Indian Mound Trail - ca. 1940s photo (above); Current photo, 2025 (below)

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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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 applicant is requesting approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework. The work proposed in the application consists of:

2509:

- Complete interior remodeling of the home.
- Removal of the existing sun porch on the northeast side of the home and the construction of a new laundry room, A/C closet, and walk-in closet in this location.
- Addition of a new master bedroom suite at the rear (southeast) of the residence comprised of a master bedroom, master bathroom and a covered terrace.
- Installation of new impact-resistant windows and doors.
- Resizing of windows.
- Installation of an awning on the southwest facade.
- Various door landings and new low wall at the southwest side of the home.

2515:

- Renovating the existing garage to become living space by infilling the front facing garage opening, raising the floor, and raising the roof structure of the garage bay.
- Construction of new covered terrace at the rear of the renovated garage bay.
- Construction of a new landing outside the kitchen door at the front façade.
- Installation of new sliding doors at the rear façade of the renovated garage bay.

2509 and 2515:

- Construction of a new one-story gallery at the rear which will connect both properties.
- Construction of new 30" high perimeter wall with pedestrian gate linking both properties at the front.
- Construction of a new "circular" driveway linking both properties.

Please note that there are very few elevation notes provided on the submitted sheets giving details about any proposed restoration work, colors of materials (paint, windows, doors, etc.)

Note that due to the orientation of the homes, the descriptions below will use "right" or "left" vs. a direction ("east" or "west").

Front Elevation (Sheet A-05.0):

The primary elevations face northwest onto Indian Mound Trail. The drawings indicate a proposed front property wall; however, no elevations of the wall have been submitted for review. The wall will require a separate Certificate of Appropriateness that may require Historic Preservation Board review.

At 2509, please note that the original front door is existing and does not look like what is depicted in the existing front elevation. It is a wood plank door with a diamond square inset window. The existing garage door, not original to the home, is proposed to be replaced with a new roll-up door. The site plan shows a new gate at the low wall to the left of the garage, but it is not depicted in

elevation. The existing windows are shown in plan to be removed and replaced with impact-resistant units. No information has been provided about the frame color of the new windows or doors. An existing thru-wall A/C unit will be removed as a new mechanical system will be installed throughout. The existing light fixture near the front door is original to the property and should be restored rather than replaced as depicted. Towards the right, and set behind the curved solarium, is the gallery connecting the two residences. A gable end roof that mimics the roof at 2515, it features two casement windows with a stucco detailing above and below. A significant grade change occurs between the two residences, so the gallery continues the “step down” of the 2515 roofline.

At 2515, the existing garage door opening will be infilled to accommodate living space on the interior. A window with a decorative keystone surround is proposed on the infilled wall. Whenever approval is given for enclosing an opening, the original profile of the opening should be retained and inset to show what once existed. The floor of the original garage will be raised to match the rest of the home and the roof structure of this bay will be raised as well to accommodate the new interior layout.

Rear Elevation (Sheet A-05.0):

The proposed rear elevation of 2509 consists solely of the new one-story master bedroom addition. Under a hipped roof clad in tile. The existing house has curved stucco eaves at the roof edge that are to be maintained. It is unclear from the drawings how the eaves of the additions will be detailed, but they should be differentiated from the original. The rear façade of the rectangular addition is flat with the exception of a small gabled roof projection for a bathtub in the master bath. The windows on the façade are single, clear-view casements. The covered porch is to the left, facing the existing pool behind 2515.

The only alteration at 2515 occurs at and behind the garage bay. As noted above, the floor and roof are being raised to accommodate living space. Triple sliding doors provide access from this area to the new covered terrace addition. The porch roof is an extension of the new garage bay roof (see Section BB on Sheet A-05.2) that is supported by masonry corners with a single wood-clad steel column at the center of the rear opening.

Side (Northeast) Elevation (Sheet A-05.1):

The northeast elevation of the combined properties will be the northeast side elevation of 2509. At the existing garage to the far right of this elevation, the only changes noted is the replacement of an existing side door and installation of light fixtures. At the center of the existing home, the sun porch will be demolished. A laundry room under a shed roof is proposed with a single side door that matches the new garage side door. Between the laundry room addition and the garage an oversized floor to ceiling window fills the wall. The size and proportion of this window are not appropriate for the age and style of this house. To the left of the laundry room addition, an existing double casement window is proposed to be removed and replace with four single fixed and casement windows without muntins. The clear view windows and single casements are not appropriate for this historic home, and the original window opening should be maintained.

Further to the left is the side façade of the master bedroom addition. It is devoid of ornamentation other than a single casement window offset to the right. The bathtub bump out is visible at the far left.

Side (Southwest) Elevation (Sheet A-05.1):

The southwest elevation of the combined properties will be the southwest side elevation of 2515, where no changes are proposed, with the southwest side elevation of 2509 visible to right and beyond. The southwest side elevation of 2509 is more clearly seen with obstruction in Section AA on Sheet A-05.2. The existing windows and door opening on this elevation will all be resized and repositioned. Again, the windows should be of a size and proportion consistent with the existing historic residence.

The covered terrace of the master bedroom addition is visible at the far right of this elevation. Thick masonry corners support the hipped roof of the addition. Two pairs of sliding doors, centered on the porch opening, lead to the master bedroom. The side of the bathtub bump out is visible at the far right.

Sitework (Sheets A-01.2 and A-01.0)

Sitework demolition includes the removal of the existing driveways of both properties, the removal of the existing front walkway to 2509, removal of various walkways around the 2509 property, removal of some trees at the rear of 2515 (see LA-01.1), removal of a chainlink fence running between the two properties, and relocation of existing pool equipment.

The proposed site plan shows a new “circular” driveway linking both properties. The driveway connects the existing driveways of both 2509 and 2515 across the front. In doing so, the driveway eliminates the entire front lawn of 2509 and eliminates the appearance of two separate properties. The driveway configuration needs to be further studied so that it does not overwhelm the front yard of the residence at 2509 and accommodates enough room for the required septic tank and drain field for the new construction.

Also proposed is a new 30” high perimeter wall with pedestrian gate linking both properties at the front. The wall spans the front property line of both residences and wraps the corners approximately 5’-0”. However, no elevations of the wall have been submitted for review. The wall will require a separate Certificate of Appropriateness that may require Historic Preservation Board review.

VARIANCES

Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2, and Section 2-101 D (4) for the minimum side and rear setback. The Historical Resources staff finds that all of the following criteria, necessary for authorization of the variances apply:

Grant a variance to allow ground area coverage of five thousand three hundred and ten square feet (5,310 SF) vs. the required minimum ground area coverage in Single-Family Residential Districts not to exceed thirty five (35%) percent of the building site or four thousand nine hundred eighty one square feet (4,981 SF) pursuant to Article 2, Section 2-101 D (6) of the Coral Gables Zoning Code.

It is the intention of the architect to create a cohesive design that would not overwhelm the existing one-story residences by maintaining the new construction at one-story and spreading out the footprint over the two lots. The additions are appropriately situated at the rear of the

existing structures and will be minimally visible from the street. Staff supports the variance in order to maintain the one-story height across the two residences. If a two-story addition is contemplated in future, the ground coverage should come into compliance.

Grant a variance to allow the addition a side setback of five feet three inches (5'-3") vs. the required minimum side setback in Single-Family Residential Districts of fifteen feet (15'-0") pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

The 5'-3" setback is an existing condition of the 2509 residence.

Grant a variance to allow the addition and porch a rear setback of five feet (5'-0") vs. the required minimum side setback in Single-Family Residential Districts of ten feet (10'-0") pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

This request is compatible with the neighborhood character. As per the zoning code, the Historic Preservation Board can allow a rear setback of five (5) feet for one-story structures.

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

A variance has also been requested from Article 6, Section 6-105 for the reduction of the landscape open space area. The Historical Resources staff finds that all of the following criteria, necessary for authorization of the variances does not apply:

Grant a variance to allow five thousand four hundred and fifty square feet (5,450 SF) of landscape open space area vs. the required landscape open space in Single-Family Residential Districts of not less than forty (40%) percent of the area of the building site or five thousand six hundred ninety-two square feet (5,692 SF) pursuant to Article 6, Section 6-105.

Staff recommends that the architect consider reducing the amount of paving and/or reconfigure the driveway plan to meet the landscape open space requirement set by the City Zoning Code.

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.	No
2) That the special conditions and circumstances do not result from the actions of the applicant.	No
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.	No
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.	No
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	No
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.	No
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	No

BOARD OF ARCHITECTS

The proposal was reviewed and approved with the following comments by the Board of Architects on September 18, 2025:

MOTION TO APPROVE AS NOTED WITH THE FOLLOWING COMMENTS: 1) BOA IS IN AGREEMENT WITH SETBACKS AND ENCROACHMENTS 2) BOA AGREES THAT DRIVEWAY DESIGN IS APPROPRIATE AND OK AS AN ARCHITECTURAL FEATURE. 3) WINDOWS ON ENTIRE PROPERTY TO BE FULL VIEW TO MATCH HOME AT RIGHT.

STAFF CONCLUSION

The application presented requests approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework. Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2, Section 2-101 D (4) for the minimum side and rear setback, and Article 6, Section 6-105 for the reduction of the landscape open space area.

The proposed project to connect the two residences through a new rear addition that remains minimally visible from the public right-of-way is consistent with the Secretary of the Interior's Standards for Rehabilitation. The intervention retains the historic character of the site while allowing for a compatible, differentiated, and reversible connection between the two structures. The proposed rear addition does not alter or obscure character-defining front elevations, rooflines, or architectural features. Most importantly, both houses remain individually discernible from the street, ensuring that the historic rhythm, scale, and massing of the neighborhood are preserved.

Staff has worked closely on the designation and the redevelopment plans with the applicants throughout the process to create a project that would be sensitive to the historic character of the site. The proposed connector addition maintains the historic integrity of the site while enabling a functional contemporary use without building out the site to its allowed two-story capacity. The variances requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2, and Section 2-101 D (4) for the minimum side and rear setback meet the criteria and promote the preservation of the site. Staff recommends the paving plan is restudied in order to meet the landscape open space requirements and does not support the variance request from Article 6, Section 6-105. The applicant needs to work with staff on a new driveway and wall plan that will maintain the look of two distinct homes in the streetscape.

Staff requests that the following conditions 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. Roof tile is to be true, two-piece barrel tile.
4. The windows at 2509 are to match the type and style of the windows originally on the home (double casements with high-profile muntins to match the original pattern, where possible).
5. The front door of 2509 is original to the home. It should be retained and repaired or, if beyond repair, replicated in wood.
6. The light fixture at the front entry of 2509 is original to the home. It is to remain and be restored rather than replaced.
7. The proposed garage doors at 2509 are to more closely reflect the existing original door.
8. The house is not to be restuccoed in its entirety. Patching may occur with sample of stucco to be approved by Historic Preservation Staff prior to application.
9. The stucco texture of the new additions should be differentiated from the existing residences. A score line is to be added to demarcate the location of new construction.
10. Elevations of the proposed front wall and details of any proposed gates shall be submitted to Staff for review. If Staff has any concerns, they will be brought to the Board for review.

11. At 2515 retain a memory of the original garage opening at the front façade with a recess or similar detail.
12. At 2515 remove the keystone detail around the new window at the kitchen/existing garage or introduce another material such as stucco (see Standard #3 above).
13. Each residence is to retain its own driveway/parking area, work with staff to restudy the driveway layouts.
14. 2509 has curved stucco eaves at the roof edge that are to be maintained. The eave detail of the new additions should be differentiated from the original.
15. The new window on the northeast side elevation of 2509 is to be of a size and proportion consistent with the remainder of the historic home.
16. The existing window on the northeast side elevation of 2509 (at existing bedroom 2) is to retain its original and current size.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH CONDITIONS** the proposal to unify two adjacent single-family properties into one parcel, approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework on the properties located at 2509 Indian Mound Trail, a Local Historic Landmark, legally described as Lot 3, Block 3, Coral Gables Section "D," according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida and 2515 Indian Mound Trail, legally described as Lot 2, Block 3, Coral Gables Section "D," according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida **APPROVE** the issuance of a Special Certificate of Appropriateness.

AND

A motion to **APPROVE** a variance to allow ground area coverage of five thousand three hundred and ten square feet (5,310 SF) vs. the required minimum ground area coverage in Single-Family Residential Districts not to exceed thirty five (35%) percent of the building site or four thousand nine hundred eighty one square feet (4,981 SF) pursuant to Article 2, Section 2-101 D (6) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow the addition a side setback of five feet three inches (5'-3") vs. the required minimum side setback in Single-Family Residential Districts of fifteen feet (15'-0") pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.


AND

A motion to **APPROVE** a variance to allow the addition and porch a rear setback of five feet (5'-0") vs. the required minimum side setback in Single-Family Residential Districts of ten feet (10'-0") pursuant to Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code.

AND

A motion to **DENY** a variance to allow five thousand four hundred and fifty square feet (5,450 SF) of landscape open space area vs. the required landscape open space in Single-Family Residential Districts of not less than forty (40%) percent of the area of the building site or five thousand six hundred ninety two square feet (5,692 SF) pursuant to Article 6, Section 6-105.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer