



COA (SP) 2024-003
March 20, 2024

Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1498 SEVILLA AVENUE
A LOCAL HISTORIC LANDMARK**

- Proposal:** The application requests design approval for an addition to the residence. Variances have also been requested from Article 2, Section 2-101 (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code for the minimum rear setback.
- Architect:** Arko Architecture, LLC
- Owner:** Pablo & Julieta Bared
- Legal Description:** Lots 1 to 3 Inclusive, Block 6, Coral Gables Country Club Section Part 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 the southeast corner of Sevilla Avenue and Alhambra Circle. The primary façade faces northwest towards the intersection of Sevilla Avenue and Alhambra Circle. The lot size is approximately 150 feet by 150 feet.

BACKGROUND/EXISTING CONDITIONS

1498 Sevilla Avenue was constructed in 1926 as the 706th building in the city. The house is significant as an excellent example of residential Mediterranean Revival style architecture and is noted for its design, detail, materials, and craftsmanship. It is particularly noteworthy for its arcaded porte-cochere, projecting chimney visually supported on scroll brackets, and simple bellcote in the form of a freestanding stilted arch.

The house is of an irregular ground plan due in part to additions over the years. Originally the house was designed straddling diagonally the three lots on the corner of Alhambra and Sevilla. In 1968, a wing was added on the north side of the house which developed the three separate directions of plan seen today. The house is primarily two stories in height and many of the original elements have been retained.

The property was designated as a Local Historic Landmark on May 22, 1984.



Figure 1: c. 1940 photo



Figure 2: Photo provided by Applicant

PROPOSAL

The applicant is requesting design approval for an addition and site improvements to the residence and to grant a variance to allow the proposed addition to have a rear setback of approximately five feet, six inches (5'-6") vs. The minimum rear setback of ten (10'-0") feet as required by Article 2, Section 2-101 D (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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

On July 20, 2022 the Historic Preservation Board approved a 300 SF, second story addition located above the 1926 one-story link between the house and the 1968 addition. The drawings indicate the addition proposed had a smooth stucco finish which would be painted to match the existing structure and a new roof which would match the existing slope and finish. The scope of work has since been modified to include extending the two-story addition to the east to line up with the edge of the 1968 addition, construct a covered terrace, and enlarge the pool patio by extending the existing site wall. The addition will be minimally visible from the right-of-way.

South and West Elevation – Sheet A-2.01

The two-story addition will be located behind the existing two-story 1968 addition. The proposed window and door openings are consistent with the style of the house, including 8-lite casement windows and French doors with transoms. The covered terrace is detailed to compliment the existing sunroom to the West, using the same arcade design. A score line is proposed to delineate the new addition from the original structure. The addition will be minimally visible from the right-of-way.

VARIANCES

Variations have been requested from Article 2, Section 2-101 D (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code for the minimum rear setback.

1. *Grant a variance to allow the proposed addition to have a rear setback of approximately five feet, six inches (5'-6") vs. The minimum rear setback shall be ten (10) feet as required by Article 2, Section 2-101 D (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code.*

As per Article 14, Section 14-210.5.C and D. the official front of the home is the west (Alhambra Circle) elevation, making the east property line, the rear of the property. The structure, as built, is

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diagonally situated on the corner of Sevilla Avenue and Alhambra Circle. The applicant is requesting to build a two-story addition behind an existing 1968 addition. The 1968 addition has an existing setback of 5'-6" where the minimum rear setback is 10'-0". The house was designed to straddle the corner of Alhambra Circle and Sevilla Avenue- given the unique placement of the original structure, staff supports the 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 support the granting of the variance due to the as-built conditions of the residence.

STAFF CONCLUSION

The application presented requests approval of a two-story addition, new covered terrace, and enlarged pool patio. The design will match that of the 1968 addition and compliment the 1926 structure. Although minimally visible from the right-of-way, the proposal is in keeping with the Secretary of the Interior Standards in that there is no significant impact on the integrity of the historic structure.

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Staff requests that the following conditions be incorporated into any motion for approval:

1. Glass shall be clear / no tint / no reflectivity.
2. Muntins shall be high profile.
3. The stucco on the new addition shall be differentiated from the stucco on the original 1926 structure and the 1968 addition.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** a variance to allow the proposed addition to have a rear setback of approximately five feet, six inches (5'-6") vs. The minimum rear setback of ten (10) feet as required by Article 2, Section 2-101 D (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and site improvements to the property located at **1498 Sevilla Avenue**, a Local Historic Landmark, legally described as Lots 1 to 3 Inclusive, Block 6, Coral Gables Country Club Section Part 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 **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,



Anna C. Pernas
Historic Preservation Officer