



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
415 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 approval of variances from Article 2 Section 2-101 D (4) (b) for the side setback of the existing detached garage and the side setback of the new addition.
- Architect:** A. R. Poza Architect, Inc. (Albert Poza)
- Owner:** 415 Aragon Avenue LLC (Gladys Taggart)
- Folio Number:** 03-4108-001-1130
- Legal Description:** Lot 16 & the West 1/2 of Lot 15, Block 7, Section Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on an 8,250 SF interior lot on the north side of Aragon Avenue between Le Jeune Road and Hernando Street.

BACKGROUND/EXISTING CONDITIONS

Permitted in 1924 (Permit #286), single-family residence and detached garage at 415 Aragon Avenue were designed in 1924 by architect Frank Wyatt Woods for John Stabile. Stabile was a well-respected contractor in the Miami area and was involved in the construction of Coral Gables from its inception. His buildings were known to be very well-built with a flair of masonry ornamentation. When Woods came to visit Coral Gables in 1924, Stabile commissioned Woods to design three homes for him. 415 Aragon Avenue was one of Woods' three initial commissions for Stabile that launched his work in Florida.

Designed in the Mediterranean Revival style, the property at 415 Aragon Avenue is an example of the homes built during the founding years of the City and it significantly contributes to the historic built environment of the City of Coral Gables

The property was designated as a Local Historic Landmark in March 2024. The designation was initiated by City Staff in response to Code Enforcement violations. On September 18, 2025 the Historic Preservation Board approved a Special Certificate of Appropriateness for additions and alterations to the residence and detached garage, and sitework. A variance from the Coral Gables Zoning Code is necessary for the existing garage and new addition.

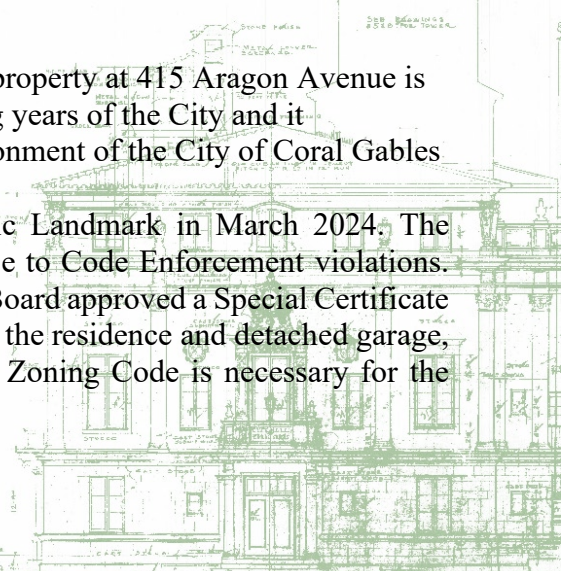




Figure 1: ca. 1940s photo



Figure 2: Photo, June 2009 (courtesy Google)



Figure 3: Current Photo, December 2023



Figure 4: Current Photo, December 2023

PROPOSAL

The application requests approval of variances from Article 2 Section 2-101 D (4) (b) for the side setback of the existing detached garage and the side setback of the new addition.

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

The addition and alteration to the existing residence and detached garage, as approved in COA (SP)2025-017, were described as follows:

The applicant is requesting design approval for several additions and alterations to the existing residence that is currently in a state of semi-construction due to unpermitted work and subsequent red tagging (stop work order) of the property. Some of the work to the rear of the home seeks to incorporate structural elements from the unpermitted work. The work proposed in the application consists of:

- To the east of the existing residence, a one-story approximately 427 SF addition fills the existing side yard and consists of a front-facing carport under a gable-end roof with the master bedroom volume behind. A flat-roofed connector joins the existing house and the carport.
- Utilizing the existing detached garage (converted without a permit) to living space and connecting it to the main house via a covered walkway at the northwest corner of the rear covered terrace.

These alterations were approved by the HPB and do not need to be considered again. The requested action of the Board is the approval of two variance from the Coral Gables Zoning Code to allow the existing garage to maintain its original side setback of 4'-0" and to allow the new addition to have a side setback of 6'-3".

VARIANCES

Variations from Article 2 Section 2-101 D (4) (b) for the side setback of the existing detached garage and the side setback of the new addition.

Grant a variance to allow the detached garage structure to maintain an existing west side setback of four feet (4'-0") vs. the required minimum side setback in a Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code.

This is an existing condition of the original detached garage; there are no modifications to the building footprint. The structure will be attached to the residence with a new covered walkway.

Grant a variance to allow the new addition to have an east side setback of approximately six feet three inches (6'-3") vs. the required minimum side setback in a

Single-Family Residential Districts shall be eleven feet (11'-0"), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code.

The existing residence and detached garage are constructed along the west side of the property, limiting any potential development of the site to the rear and east side yard. The property owner wanted to retain the one-story condition of the site and maintain green space in the rear yard. As the west side setbacks are existing conditions that cannot be modified, staff is in support of allowing the variance for the east side setback to allow for an addition that is distinct and setback from the historic residence.

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 approval of a variance from Section 2-101 D (4) (b) of the Coral Gables Zoning Code for the minimum side setback for the existing garage and the new addition. The variances are necessary to allow the applicant to accomplish the design approval given with COA (SP) 2025-017. All conditions of approval required by that approval are still applicable.

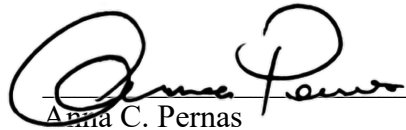
Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** a variance to allow the detached garage structure to maintain an existing west side setback of four feet (4'-0") vs. the required minimum side setback in a Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code for the property located at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & the West 1/2 of Lot 15, Block 7, Section Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County.

AND

A motion to **APPROVE** a variance to allow the new addition to have a east side setback of approximately six feet three inches (6'-3") vs. the required minimum side setback in a Single-Family Residential Districts shall be eleven feet (11'-0"), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code for the property located at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & the West 1/2 of Lot 15, Block 7, Section Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna C. Pernas". The signature is written in a cursive style with a horizontal line underneath the name.

Anna C. Pernas
Historic Preservation Officer