



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1137 OBISPO AVENUE
A CONTRIBUTING RESOURCE WITHIN
THE “OBISPO AVENUE HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for an addition and construction of a new carport, alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum east and west side setbacks of the addition and new carport.

Architect: Julian Quinn, _Blank Design + Architecture

Owner: Warren & Penelope Wior

Folio Number: 03-4107-014-1890

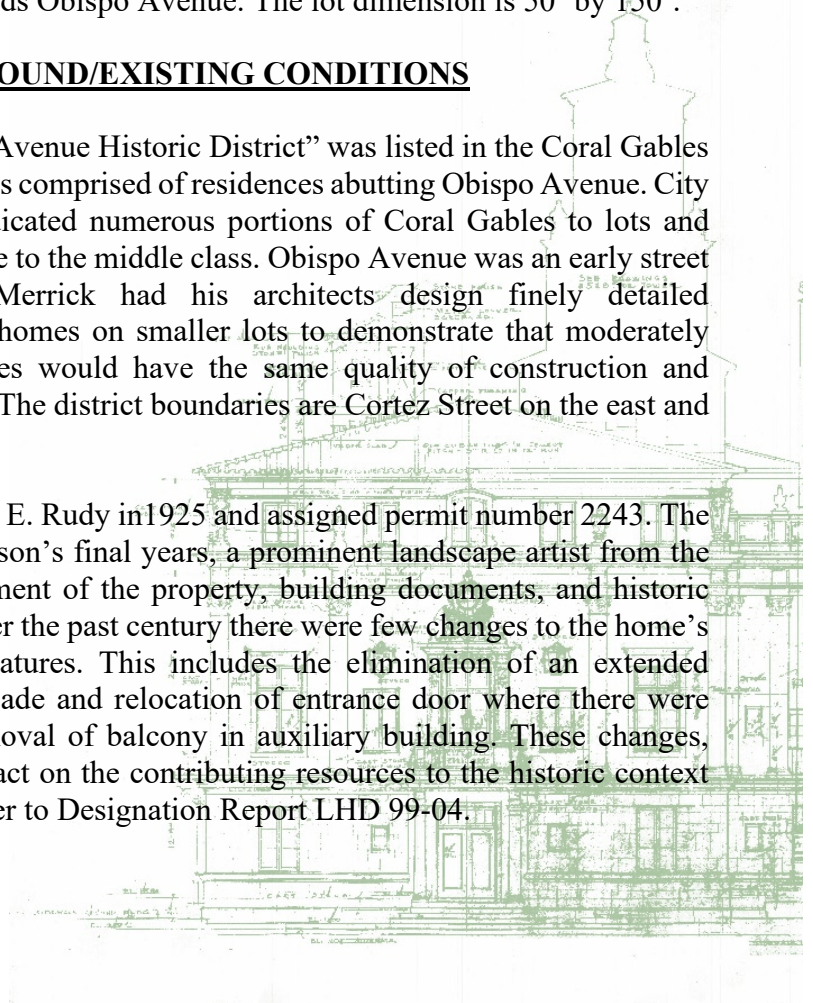
Legal Description: Lot 21, Block 17, of “Coral Gables Section C”, according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is an interior lot located between Columbus Blvd and Cordova Street, with front façade facing south towards Obispo Avenue. The lot dimension is 50’ by 150’.

BACKGROUND/EXISTING CONDITIONS

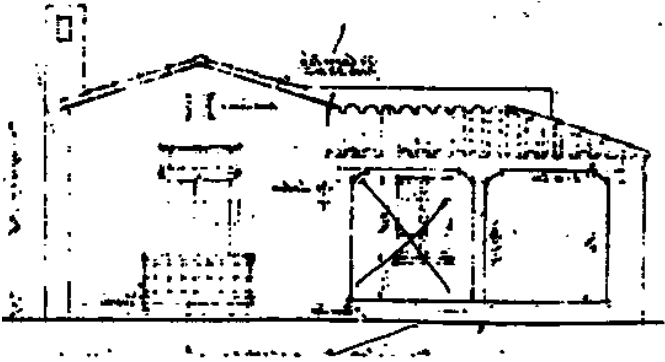
In May of 2008, the “Obispo Avenue Historic District” was listed in the Coral Gables Register of Historic Places. It is comprised of residences abutting Obispo Avenue. City Founder George Merrick dedicated numerous portions of Coral Gables to lots and homes that could be affordable to the middle class. Obispo Avenue was an early street dedicated to this vision. Merrick had his architects design finely detailed Mediterranean Revival style homes on smaller lots to demonstrate that moderately priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. The district boundaries are Cortez Street on the east and Ferdinand Street on the west.

The home was designed by H. E. Rudy in 1925 and assigned permit number 2243. The home was part of Ernest Lawson’s final years, a prominent landscape artist from the late 19th century. The assessment of the property, building documents, and historic photographs indicates that over the past century there were few changes to the home’s historic character-defining features. This includes the elimination of an extended screen porch on the main façade and relocation of entrance door where there were originally a window and removal of balcony in auxiliary building. These changes, however, do not pose an impact on the contributing resources to the historic context of 1137 Obispo Avenue. Refer to Designation Report LHD 99-04.



PROPOSAL

The application requests design approval for an additions and construction of a new carport, alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum east and west side setbacks for the addition and new carport.



Figures 1: Front View Obispo Avenue | Original Drawings



Figures 2: Front View Obispo Avenue | 1940s Photo

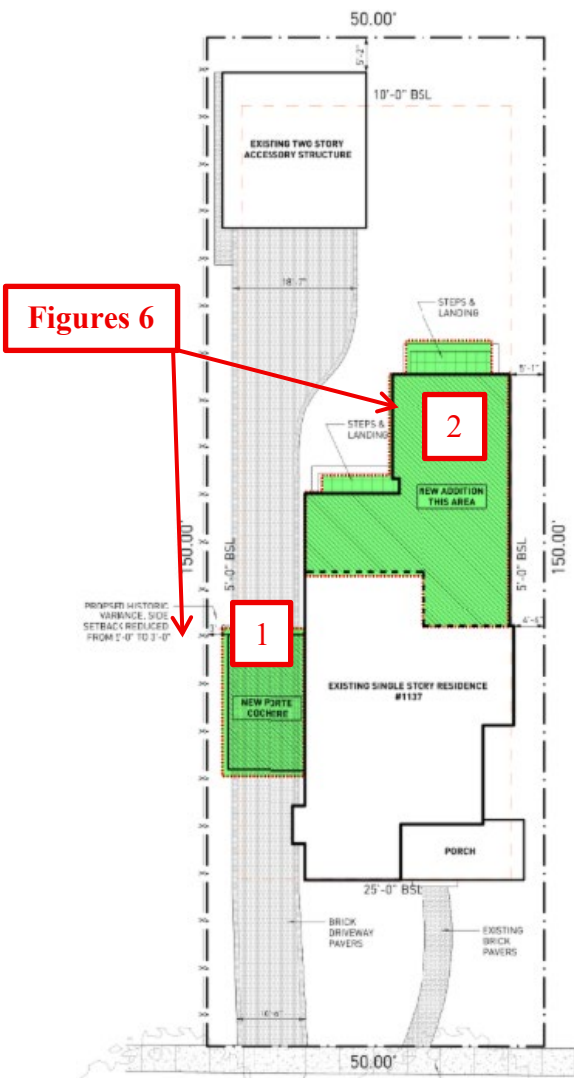


Figures 3: Existing Building Obispo Avenue | 2026

New Porte Cochere



Figures 4: Proposed Elevation Obispo Avenue | Blank Architects



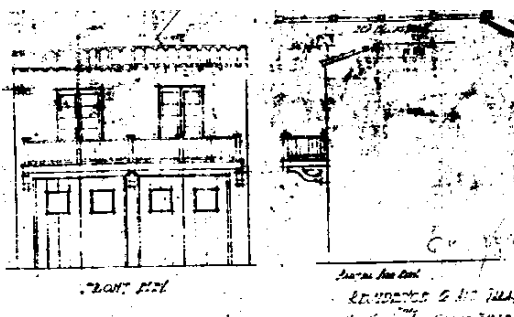
Figures 5: Proposed Addition Plan | Photo Key Plan



Figures 6: Proposed Rear | Blank
Rear addition is full length of historic home



Figures 7: Existing Conditions Rear | 2026



Figures 8: Original Drawings Auxiliary Building



Figures 9: Proposed Modification Auxiliary Rear | Blank



Figures 10: Existing Conditions Auxiliary Rear | 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 to construct a new carport at the west side, a primary bedroom addition at the rear and to renovate and restore the exterior of the original garage building. Variances are being requested for the east and west side setbacks of the new additions. The work proposed in the application includes:

- The interior of the original layout will be reconfigured to allow for relocation/additions of bathrooms, closets and other spaces to create an open floor plan in the main living space. All windows and doors will be replaced with new impact units, staff recommend reviewing the rough openings to match the original window sizes and avoid reduction/relocation on the West elevation (Figures 7). Applicant to work with staff to ensure that window types and configuration match the original plans as best as possible. There are minimal changes to the front elevation, all wood elements will be repaired as needed and painted. The Juliet balcony and wrought iron railing will remain.
- Construction of an approximately 764 SF, one-story, rear addition with a gable roof to the main residence (Figures 4,5&6). The rear addition includes a primary bedroom, bathroom, closet and kitchen. On the East elevation there is a 6" set back to differentiate the new addition from the original structure. On the west side there is a continuous wall, staff recommends incorporating a score line where the addition starts and the original structure ends. Window and door configurations are in line with the style of the building. The BOA had recommended that the applicant consider adding windows to the addition, those comments have not been addressed but should we worked out with staff.
- The new carport is setback from the main volume of the house behind the existing chimney between existing openings. The flat roof structure sits below the eave of the original house and has arched openings on all three sides. The wing wall detail proposed should only be implemented on the front column. The carport addition is detailed in a manner that compliments the style of the house.

- The original auxiliary building will be restored, including the second floor balcony, French door openings and carriage style doors. The applicant should work with staff to incorporate the original bracket design to match the original plans as best as possible (Figures 8). A section of the balcony should be included in the permit set for further review.
- Sitework includes demolition of existing paving in the rear and side yard and construction of a new driveway at the side entry and rear yard (Figures 6).

BOARD OF ARCHITECTS

On April 23, 2026, the Board of Architects **Approved As Noted:** Increase north and south carport walls to 12", add a window on the west wall of the master bedroom, consider adding a window on the west wall of the kitchen.

VARIANCES

Two variances have also been requested for the east and west side setbacks from Article 2 Section 2-101 D (4) of the Coral Gables Zoning Code. The following variances requested in conjunction with this proposal include:

Grant a variance to allow the new carport addition to have a west side setback of approximately three feet (3'-0") vs. The required minimum side setback in Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code.

The proposed carport will provide an additional covered parking spot closer to the main residence. The structure is setback so that it does not interfere with the existing chimney and will be the least impactful from the street. The original auxiliary building has an existing west side setback of two feet and four inches (2'-4"), the request for a three foot (3'-0") side setback does not increase the existing non-conforming condition. Staff is in support of this request.

And

Grant a variance on the East to allow the Addition at the rear to maintain a side setback of four feet seven inches (4'-7") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.

The new addition has been added at the rear of the main building and indented six inches (6") on the east side wall to differentiate it from the original building. The new structure is approximately four feet seven inches (4'-7") from the existing property line. Given the design intention and the existing four foot one inch (4'-1") setback condition, the proposed will be the least visible from the street and does not increase an already non-conforming condition. 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, new carport, restoration of the existing garage building, 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 side and rear and is detailed in a way that can be differentiated from the original structures. Two side setback variances have also been requested; on the West to allow the construction of a carport to have a side setback of three feet six (3'-0") and for the new addition to have a east side setback of with a four feet seven inches (4'-7") where five feet (5'-0") is required, pursuant to Article 2, Section 2-101 D (4) and of the Coral Gables Zoning Code. Given the existing configuration of the structures on the site and maintaining a one-story condition, there are limited locations for the addition and carport. Staff agrees that the proposed modifications are compatible with the historic character of the property and request the following conditions be incorporated into any motion for approval:

1. Work with staff on the final windows/doors configuration to match the 1940s photo and original drawing location and style, as best as possible.
2. Window/door muntins are to be high-profile / dimensional.
3. Window/door glass to be clear / no tint / no reflectivity / no low-e.
4. Window sills on the new addition should be removed or differentiated from the original.
5. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application. Note that clear separation shall be represented on the west elevation continuous wall (Figures 6&7).
6. Stucco on the original structure is to remain and not be restuccoed.
7. Roof tile is to be a true, two-piece barrel tile.

8. Work with staff to incorporate the original bracket style to the restored balcony on the garage building.
9. Wing wall detail on the carport should only be used at the front column.
10. New clay tile vents will be detailed to be differentiated from the original.

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 **1137 Obispo Avenue**, a Local Historic Landmark, legally described as Lot 21, Block 17, of “Coral Gables Section C”, according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

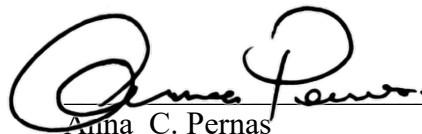
AND

A motion to **APPROVE** a variance on the west to allow the Porto Cochere to maintain a side setback of three feet (3'-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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance on the east to allow the addition to maintain a side setback of four feet seven inches (4'-7") 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) and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Anna C. Pernas', is written over a horizontal line.

Anna C. Pernas
Historic Preservation Officer