



COA (SP) 2025-022
October 16, 2025

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
5005 HAMMOCK PARK DRIVE
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

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- Proposal:** The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 16 of the Coral Gables Zoning Code to increase the size of the gazebo from 300 square feet to 450 square feet.
- Architect:** Studio Anda LLC (Andrea Rebull, Principal)
- Owner:** Alejandro Martinez and Paula Collarte Martinez
- Legal Description:** Lot 4, Block 1, Hammock Park Section, according to the Plat thereof, as recorded in Plat Book 71, at Page 43, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on an interior, irregularly-shaped 0.96 acre lot on the north side of Hammock Park Drive (aka SW 93rd Street) just east of Matheson Hammock Park West and School House Road.

BACKGROUND/EXISTING CONDITIONS

The single-family residence at 5005 Hammock Park Drive was designed by architect Alfred Browning Parker in 1964. Parker was one of the twentieth century's most renowned and honored Florida-based architects. Parker's designs were driven by the intention to appropriately adapt modern architecture to Florida using an ecologically balanced approach where the building and its natural surroundings were integrated so that each borrowed harmony from the other. Parker spent decades refining his design philosophy and honing his craft with hands-on construction.

This largely unaltered home is a mature work of this renowned architect. It employs many of his design precepts and features. The home is sympathetic to the extensive tropical vegetation of its site in the Hammock Lakes area. It uses local materials chosen for how they weather in south Florida's tropical climate. The design is a coordination of rectangular, gable-roofed forms clad vertical random width cedar siding anchored to the site with coral rock features. It responds to the tropical environment with narrow plan, large eaves, his signature Persiana doors, banded windows, and terraces. It features an elegantly designed two-story tilted living room window, custom wood screens, and a proliferation of craftsman wood details. Ultimately, the home at 5005 Hammock Park Drive is a thoughtful collection of integrated details and design precepts that creates a synthesis of beauty and utility.

Designated as a Local Historic Landmark in November 2023, the property maintains its architectural integrity and continues to contribute to the historic architectural fabric of the City.

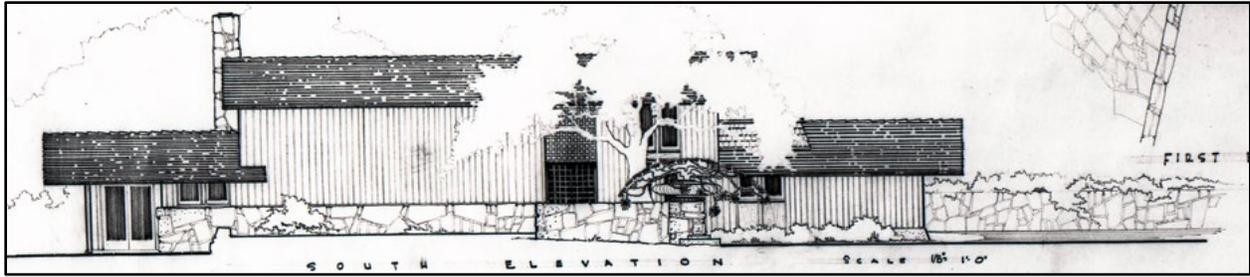


Figure 1: Front Façade, Permit Drawings 1964 (Courtesy University of Florida Special Collections)



Figure 2: Front Façade, c. 1965 (Courtesy University of Florida Special Collections)



Figure 2: Current photo, 2023 – Heavy vegetation on site

PROPOSAL

The application requests design approval for a one- and two-story approximately 3,000+ SF addition and alterations to the residence, construction of a freestanding gazebo, and sitework. A variance has also been requested from Article 16 – “Definitions” of the Coral Gables Zoning Code to increase the maximum allowable size of a gazebo from 300 square feet to 450 square feet.

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.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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 scope of work contained in this application includes:

- Construction of an addition to the north and east of the existing residence. The two-story addition consists of a two-story rectangular volume to the rear that consists of a master bedroom suite on the first floor and a den and three bedroom suites at the second floor. The modern, flat-roofed addition features full height windows (“window walls” on both floors – some broken up by transoms – with the walls clad in “random width wood siding to match existing.” Each floor/ceiling level is defined by cantilevered “eyebrows” noted to be wood clad. A single vertical volume on the east façade interrupts the eyebrows and rises above the addition to match the chimney that defines the existing Parker residence. It is noted to be clad in “coral rock to match existing ‘Parker’ pattern.” The one-story addition is a flat-roofed connector piece between the historic house and the two-story addition. Framed by full height windows on the north and south elevation, the connector houses a dining room, office, and powder room. Note that elevations of this piece are not readily visible in the submitted drawings.
- Construction of a 450 SF detached gazebo/pavilion at the northwest corner of the site. The gazebo is flat roofed with wood clad eyebrows/overhangs to match the addition. Supported by wood clad corner columns, an outdoor fireplace chimney is centered on the west elevation. It is clad in “coral rock to match existing ‘Parker’ pattern.”
- Demolition and reconstruction of the second-floor 2003 addition at the east end of the home (above the carport).
- Enclosing the original open-air carport.

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- Reconfiguring and resizing of windows and doors throughout the north wing of the original home where the connector piece attaches to the historic house and adding doors to the family room.
- Installation of new impact-resistant windows and doors.
- Interior remodeling of the majority of the home, maintaining the original living and dining room design. Although the interiors are not designated, these rooms are character defining features of Parker's design and staff would recommend they be restored.
- Sitework includes removal of the existing driveway and front walkway, removal of the existing swimming pool and pool deck, new driveway/motor court, new "garden paths," new "outdoor lounge," and new swimming pool and deck.

The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 16 – "Definitions" the Coral Gables Zoning Code for the maximum allowable size of the gazebo. Locating the two-story addition to the rear of existing home leaves the essential form and massing of the historic structure intact. This provided the opportunity to maintain the main living spaces of the house with little to no modification of openings at the front façade.

The one-story connector attaches to the existing one-story north wing behind the home, and creates a transition piece to the two-story addition. The style of the additions respond to and complement the existing home through its modern design and does not compete with the historic house. Sheets A401 through A404 discusses various "treatment" concepts for historic character-defining features of the Parker-designed home and how they will be restored or reused around the property. Staff recommends that any new feature should not match the existing Parker design elements. The applicant can work with staff to simplify the new details (e.g. stone cladding, finish of the addition).

The overhangs on the new addition should be minimized so they do not crowd the overhangs of the existing house. See Figure 3 below.

VARIANCES

A variance has also been requested from Article 16 – "Definitions" of the Coral Gables Zoning Code for the maximum square footage of a gazebo. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the gazebo (pavilion) to be 450 square feet vs. the required 300 square feet as required by Article 16 of the Coral Gables Zoning Code.

The existing overhangs on the house are a characteristic detail of Parker's design. Rather than alter the overhangs to create an attached covered patio, the applicant proposed a detached gazebo. The gazebo is clad in wood and stone, to match the materials of the existing house. The size and siting of the gazebo, does not negatively impact the existing house or the site and will be minimally visible from the street.

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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 July 24, 2025.

STAFF CONCLUSION

The application requests design approval for a one- and two-story approximately 3,000+ SF addition and alterations to the residence, construction of a freestanding gazebo, and sitework. The two-story addition is designed in a modern style to compliment the style of the existing home and is sited appropriately, setback behind the structure. The style of the additions respond to and complement the existing home through its details, materiality and fenestration. The applicant will need to work with staff so that finishes do not replicate the Parker design.

A variance has also been requested from Article 16 – “Definitions” of the Coral Gables Zoning Code to increase the maximum allowable size of a gazebo from 300 square feet to 450 square feet. The detached gazebo provides a covered area within the renovated pool patio. Rather than alter the overhangs to create an attached covered patio, the applicant proposed a detached gazebo. Staff supports the request to increase the gazebo area from 300SF to 450SF, and finds the modification does not negatively impact the existing house or site.

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

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. Details are to be provided on the “treatment” methods to the character-defining features of the existing residence: Window frame sizes (notably for the tilted window) are to match existing. Detail how the front door lattice screening to be reattached.
3. Reduce size of overhangs on the new addition.
4. Existing house siding is not to be painted dark tone – see 1965 photograph. Work with staff on an appropriate treatment and product for the siding finish.
5. If the Persiana door is not to be reused, contact Historical Resources.
6. Although the interiors are not designated, Staff strongly encourages the retention of the built-in table and seating elements in the existing living room and dining room, as well as the interior wall, floor, and ceiling finishes in these areas.
7. A separate Standard Certificate of Appropriateness may be required for the swimming pool if it is under a separate permit.
8. Provide information about paving and deck materials at the time of permitting.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at **5005 Hammock Park Drive**, a Local Historic Landmark, legally described as Lot 4, Block 1, Hammock Park Section, according to the Plat thereof, as recorded in Plat Book 71, at Page 43, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

AND

A motion to **APPROVE** a variance to allow the gazebo (pavilion) to be 450 square feet vs. the required maximum 300 square feet as required by Article 16 of the Coral Gables Zoning Code.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer