

November 8, 2024

The Honorable Chair & Members
Historic Preservation Board
c/o Coral Gables Historic Resources Department
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

**RE: Certificate of Appropriateness: Letter of Intent
Remodeling and Addition**

**Property: 4600 Santa Maria St.
Coral Gables, FL 33146**

Dear Chair and Members:

On behalf of Michael Herman and Paulie Hankin, the owners of the property referenced above, I respectfully submit this letter of intent for the approval of a Certificate of Appropriateness.

The existing 2-story, 4,445 SF house sits on a 10,000 SF site. The proposed work includes exterior restoration, replacement of all exterior doors and windows with new impact systems (high-profile muntins), partial interior demolition and full remodel. The restoration of the interior of the existing house includes new mechanical, plumbing and electrical systems, structural repairs and refinishing of all exterior and interior areas. New work includes replacement of the rear 1-story terrace with a new double-height great room (reduction of 33 AC SF), and the conversion of the open-air breezeway from the garage to the house to an AC enclosure (new 30 AC SF). Site work includes driveway remodeling (reduction of paved area), new site walls and gates, new septic system, new stand-alone gazebo, pool & landscape upgrades.

The proposed design and site improvements have been shared with the immediate neighbors and letters of support have been signed by 7 neighbors, attached herewith.

The design intent is to restore original details as much as feasible and maintain the current footprint and 2-story scale of the home. To achieve this, we are requesting two variances.

1. Pool setback: The proposed new pool will be centered with the house and located within the rear terrace and replace the existing small pool located on the NW corner of the rear terrace. Due to the lack of space at the rear yard we are proposing the pool setback at 2'-6" from the rear property line facing the Riviera Country Clubs Golf Course vs. the required 5'-0". Note a 6' wide FPL easement maintained by the homeowner runs adjacent to the rear property effectively increasing the setback to 8'-6" from the adjoining golf course.
2. Gazebo setbacks: The proposed open-air gazebo will provide a roofed outdoor entertainment area where none exist now. The gazebo proposed location sits away from the main house and tucks in adjacent to the golf course property thereby not infringing on any neighbors' sightlines. Due to the lack of space at the rear yard we are proposing the gazebo side setback at 1'-6" from the south side (adjacent

to the golf course cart path access easement of 25 feet, this easement creates a 25 foot buffer to the south neighbor) and 1'-6" from the west rear property line facing the golf course vs. the required 10'-0". Note a 6' wide FPL easement maintained by the homeowner runs adjacent to the rear property effectively increasing the setback to 7'-6" from the adjoining golf course.

We respectfully request that you approve the attached application. If you have any questions or would like to discuss this application further, please contact me at 305-740-0120. Thank you for your attention to this matter.

Respectfully Submitted,

Nelson de León, AIA
Locus Architecture Inc.

cc: Michael Heman and Paulie Hankin, owners

October 15, 2024

To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4101 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely,

DocuSigned by:
Robert Baer
FB70D987A57F46E...

Robert Baer

4101 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 15, 2024

To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4117 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely,

Signed by:

82A62393E4F54A2...
Angela Gutierrez

4117 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 15, 2024

To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4412 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely,

DocuSigned by:
Giovanna Mayer
2FEB12B190464BD...
10/15/2024

Giovanna Mayer
4412 Santa Maria Street
Coral Gables, FL 33146

DocuSigned by:
RICARDO BAJANDAS
CA153CC00C77453...
10/15/2024

Ricardo Bajandas
4412 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 17, 2024

To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4421 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely, 10/17/2024

Signed by:


6689FF130720404...
John Paul Souto

4421 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 15, 2024


To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4501 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely,

Signed by:

31D7DB4113E14FD...

Jeffrey Newbauer

4501 Santa Maria Street

Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 15, 2024


To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4510 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely,

Signed by:

8AEF00EF45E74BA...
Omeima (Mimi) Barakat

4510 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.



October 17, 2024

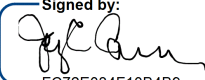
To: Ms. Anna Pernas, Director
Historical Resources and Cultural Arts
City of Coral Gables
2723 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Letter of Support for Proposed Design and Remodel
Historical Remodeling:
4600 Santa Maria Street
Coral Gables, FL, 33146

To Whom it May Concern:

I am a neighbor of Paulie Hankin and Michael Herman, and a homeowner at 4603 Santa Maria Street, Coral Gables, FL 33146. The homeowners have presented me with their proposed design improvements, including the items requiring a variance (the gazebo and pool locations). I fully support the improvements as described within their proposed project. I believe the design upgrades will further enhance our Santa Maria neighborhood.

Sincerely, 10/17/2024

Signed by:

FC72E034F10B4B9...
Joy Anderson

4603 Santa Maria Street
Coral Gables, FL 33146

Update to Front of 4600 Santa Maria St. Updated landscaping and replacement of windows, doors, shutters, and roof.



Update to backside of 4600 Santa Maria St: Includes relocation of Pool, and addition of gazebo structure on the southwest side of the residence. Update fence around back of property and replace hedges.

