



Historical Resources &  
Cultural Arts

February 27, 2017

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

Claudio R. Alvarez  
CNC I Trust  
1205 SW 37 Avenue  
Suite 300  
Miami, FL 33135

Re: Special Certificate of Appropriateness application for 4125 Santa Maria Street, a contributing resource within the "Santa Maria Street Historic District," legally described as Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Alvarez:

On February 16, 2017 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 4125 Santa Maria Street, a contributing resource within the "Santa Maria Street Historic District." The application requested design approval for additions and alterations to the residence and sitework. Variances were also requested from Article 4, Section 4-101 (D) (4) and (5), Article 5, Section 5-108 (D) and Article 4, Section 4-101 (D) (9) of the Coral Gables Zoning Code for minimum side setbacks and maximum floor area ratio.

The Historic Preservation Board found that the overall design of the proposed additions and alterations does not destroy or detract from the integrity of the home or the historic district, and is minimal in impact, which is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Differentiate the stucco texture of the new additions from the existing stucco texture.
2. The proposed windows on the existing residence are not consistent with those found on the original elevations. Similarly those proposed for the additions do not appear to be consistent either (see second floor windows at north elevation, Sheet A-201). Work with Staff to review all of the proposed windows to ensure that they reflect what was originally on the residence and that the new additions are consistent.
3. A window or windows should be added on second floor addition to the north of the residence (Bathroom #2) to break up the blank wall.
4. The additions to the rear of the residence and the library are shown to be faced in brick. While this is an attempt to pick up on the brick already found on the front façade of the residence, the existing brick is slump brick and not traditional brick. Staff is concerned about the introduction of conventional brick as a new material that is foreign to the residence.
5. The historic house is not to be restuccoed and stucco on the proposed additions it to have a different texture.
6. The wood shutters on the historic residence should match those originally on the home and shutters on the proposed additions should be of a modified design.

7. While the pool and terrace are shown on the site plan, separate Standard Certificates of Appropriateness will be required for the final designs as they are not detailed enough for complete review. Similarly, the wall and gates are indicated on the site plan, but no elevations provided for review. The wall and gates will also require a separate Certificate of Appropriateness.
8. All muntins are to be dimensional / high-profile.

The Board also approved motions to grant the following variances from the Coral Gables Zoning Code:

1. A variance to allow the proposed pool, barbecue, and terrace to encroach into the required fifteen feet (15'-0") setback on the south side vs. Inside lots shall have minimum side setbacks which total twenty (20%) percent of the width of the lot, calculated to be fifteen feet (15'-0") on the south side, as required by Section 4-101 (D) (4) and (5) and Section 5-108 (D) of the Coral Gables Zoning Code. Specifically, from the south property line the pool setback will be 5'-0," the terrace setback will be 4'-1," and the built-in barbecue will be 0'-0."
2. A variance to allow the residence to have a maximum floor area ratio of approximately seven thousand two hundred eighty-seven (7,287) square feet vs. seven thousand one hundred twenty-four (7,124) square feet as required by Article 4, Section 4-101 (D) 9 of the Coral Gables Zoning Code.

A copy of the Board's resolutions will be forwarded once they are available. Please note that there is a ten day appeal period. Also, the granted variances shall be void one year after the date of approval if a permit has not been issued in that time. The expiration date of the variances may be extended for an additional year, with good cause, upon written application to this office (Pursuant to Section 3-807 of the Coral Gables Zoning Code. A fee for the extension will apply). Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Article 3, Sections 3-118 through 3-1124 of the Coral Gables "Zoning Code" describe the method created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. **Requests for Ad Valorem Tax Relief must be submitted prior to construction.** Please note that not all projects qualify to apply for the tax relief and an inquiry should be made to the Historical Resources Department to verify eligibility.

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. You may now proceed with the permitting process. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. Should you have any questions please do not hesitate to contact the office.

Sincerely,



Kara N. Kautz  
Assistant Historic Preservation Officer

Enclosures

cc: File COA (SP) 2017-001  
Rafael Portuondo, Portuondo-Perotti Architects, 5717 SW 8th Street, 2nd  
Floor, Miami, FL 33144

# CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 4125 Santa Maria Street

LEGAL DESCRIPTION: Lots 9 & 10, Block 96, Coral Gables Country Club Section Part  
Five, PB 22-55

CASE FILE NUMBER: COA (SP) 2017-001

CERTIFICATE TYPE:        STANDARD   X   SPECIAL

DECISION BY:        STAFF  
  X   HISTORIC PRESERVATION BOARD

ACTION DATE: February 16, 2017

ACTION:        APPROVE        DENY  
  X   APPROVE W/CONDITIONS

CONDITIONS: 1. Differentiate the stucco texture of the new additions from the existing stucco texture; 2. The proposed windows on the existing residence are not consistent with those found on the original elevations. Similarly those proposed for the additions do not appear to be consistent either (see second floor windows at north elevation, Sheet A-201). Work with Staff to review all of the proposed windows to ensure that they reflect what was originally on the residence and that the new additions are consistent; 3. A window or windows should be added on second floor addition to the north of the residence (Bathroom #2) to break up the blank wall; 4. The additions to the rear of the residence and the library are shown to be faced in brick. While this is an attempt to pick up on the brick already found on the front façade of the residence, the existing brick is slump brick and not traditional brick. Staff is concerned about the introduction of conventional brick as a new material that is foreign to the residence; 5. The historic house is not to be restuccoed and stucco on the proposed additions it to have a different texture; 6. The wood shutters on the historic residence should match those originally on the home and shutters on the proposed additions should be of a modified design; 7. While the pool and terrace are shown on the site plan, separate Standard Certificates of Appropriateness will be required for the final designs as they are not detailed enough for complete review. Similarly, the wall and gates are indicated on the site plan, but no elevations provided for review. The wall and gates will also require a separate Certificate of Appropriateness; 8. All muntins are to be dimensional / high-profile.

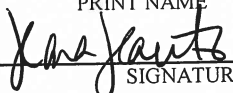
EXPIRATION DATE: February 16, 2019

Kara Noelle Kautz

Assistant Historic Preservation Officer

PRINT NAME

TITLE



SIGNATURE

February 28, 2017

DATE