

Historical Resources Department

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4209 SANTA MARIA STREET
A LOCAL HISTORIC LANDMARK AND CONTRIBUTING RESOURCE WITHIN
"THE SANTA MARIA STREET" HISTORIC DISTRICT**

- Proposal: The application requests design approval for multiple additions and alterations to the residence, installation of a swimming pool, covered terraces, water feature, privacy wall and gates, and paver driveway.
- Architect: Rafael Portuondo, Portuondo Perotti Architects
- Owner: Ricardo Gutierrez and Beatriz Bravo
- Folio Number: 03-4119-001-4320
- Legal Description: Lots 11 and 12, 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.
- Site Characteristics: This property is located on the east side of Santa Maria Street, just south of Pinta Court. The main elevation of the residence faces west onto Santa Maria Street. The property is approximately 150' wide by 125' deep.

BACKGROUND/EXISTING CONDITIONS

In November of 1981, 4209 Santa Maria Street was listed in the Coral Gables Register of Historic Places. Permitted in 1928, the residence was designed by Robert Law Weed. The home is one of two Italian Country homes constructed on Santa Maria Street as part of George Merrick's plan to bring diversity to the Mediterranean Revival style architecture which characterized the City of Coral Gables during the 1920s. The residence has undergone alterations over the years but retains a high level of historic integrity.

In November of 2007, the "Santa Maria Street Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised of properties located along Santa Maria Street from Bird Road to Blue Road. The residence at 4209 Santa Maria Street is considered a contributing resource within the "Santa Maria Street Historic District."

PROPOSAL

The applicant is requesting design approval for multiple additions to the property that include: a two-story addition at the southeast corner (rear) of the residence, a one-story “great room” addition that spans the rear of the residence, a one-story “guest room” suite at the northwest corner (front) of the residence, and a series of covered terraces and “outdoor living room” with “gardener’s storage” to the north of the existing residence. Much of the current interior layout will be reconfigured as well. Site work proposed includes the installation of a swimming pool to the north of the residence, a water feature adjacent to the front entry, a privacy wall at the north, west and south property lines and gates (pedestrian and vehicular), and paver driveway. The existing residence is approximately 5,303 square feet, including the garage, according to the architect (4,935 square feet, according to the records of the Miami-Dade County Property Appraiser). With the proposed additions, the residence will be approximately 6,769 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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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 property currently consists of an L-shaped one- and two-story residence with an attached garage to the west. The one-story portion consists of a double-height living room and a shed-roofed room to its north that was originally a porch that was subsequently enclosed for living space. The two-story portion spans the entire southern section of the residence. The proposed

additions will retain the existing residence, with the exception of an existing one-story covered terrace at the rear that will be removed to accommodate construction of a “great room.” The terrace is not original to the property and was constructed in the 1990s.

On the primary (west) elevation facing Santa Maria, the application proposes to remove an angled wall at the entry and replace it with another straight wall to open up the entry area. The front door will be removed and replaced with a new door and sidelites. The front entry area was an alteration made to the house in the 1990s and the front door is not original. A non-original fountain at the chimney will be removed and replaced with a water feature that will span the front façade. At the northwest corner of the house, a one-story gabled roof addition is proposed that will consist of a guest room and guest bath.

The Santa Maria Street elevation will also be impacted by the addition of a series of covered terraces to the north of the existing residence that lead to a one-story “outdoor living room” with “gardener’s storage.” The terrace and “outdoor living room” create a courtyard around a proposed pool.

At the north elevation of the existing residence, the proposal removes three existing French doors at the “family room” and replaces them with new French doors with sidelites. To the east of the “family room,” a window will be converted to a French door with sidelites that leads out into the new covered terrace. The north elevation of the new “outdoor living room” consists of a blank wall with screen “windows.”

On the secondary (east) elevation facing the Riviera Country Club golf course, the existing non-original rear terrace is being removed for the addition of a flat-roofed 35’-6” x 17’-10” “great room” that will extend off the original living room. At the southeast corner of the house, a 10’-0” wide two-story addition is proposed. It consists of a “breakfast area” and “wine room” on the ground floor and the “master bedroom” with three pairs of French doors that lead out to a small, uncovered balcony on the second floor. French doors with transoms lead from the “great room” to the rear yard and a pair of French doors with sidelites lead from the “breakfast area” to the rear yard.

At the south elevation two existing non-original bay windows are being removed and replaced with, what appear to be in plan, fixed windows. A bathroom window on the second floor (“bathroom #2) is being enlarged as is a window in the “master bathroom.” The “master bedroom” addition is visible at the southeast corner and will have casement windows.

Except where noted on the demolition plans and elevations, the impact-resistant windows throughout the house are intended to remain. New windows will match the existing units. The original wood French doors with transoms at the west and east elevations are proposed to be removed and replaced with new impact-resistant units. New decorative wood shutters are being proposed throughout the residence.

Site work proposed includes the removal of the existing paver driveway, walkways, and two low masonry walls. One driveway will be relocated and a new paver “auto court driveway” will be installed. A 4’-0” masonry privacy wall is being proposed at the north, west, and south property

lines with various pedestrian and vehicular aluminum gates. A swimming pool is proposed as well.

VARIANCES

No variances have been requested with this application.

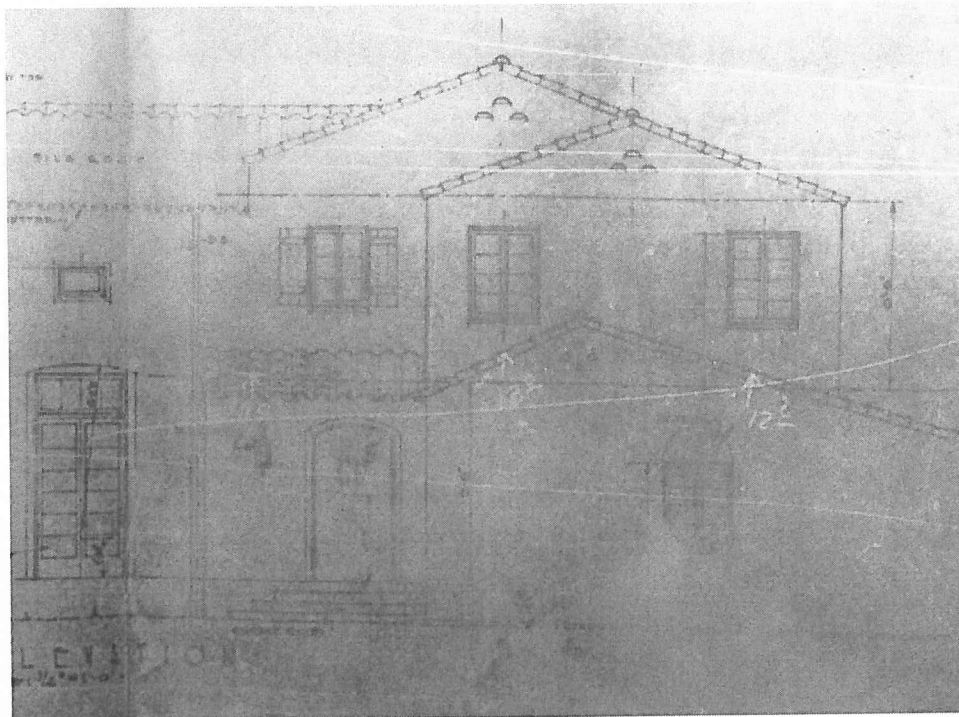
BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on February 26, 2015 with no comments.

STAFF CONCLUSION

The application presented requests design approval for multiple additions and alterations to the residence, installation of a swimming pool, covered terraces, water feature, privacy wall and gates, and paver driveway for the residence at 4209 Santa Maria Street.

The before and after elevations of the residence indicate that window sills and wooden shutters will be added to almost every window opening, both on the existing structure and on the new additions. Window sills should not be added to the existing residence. The inclusion of window sills at the additions to residence would be acceptable as a way to differentiate the new portions from the historic portions. Similarly, wooden shutters should not be added throughout the historic portion of the building. The residence was designed in the style of rustic Italian farmhouse with outdoor galleries with wood beams and railings. The original front elevation depicts simple, rustic wooden shutters at one opening only above the front entry.



All the other windows are unadorned and should remain so. Again, it may be feasible to include shutters at the new additions as a way to differentiate the original and new elements.

The majority of the proposed additions and alterations take place in locations that had been altered in the past or are in locations that do negatively impact the front (west) elevation facing Santa Maria Street. The exception to this is the addition of the "guest room" and "guest bathroom" at the northwest corner, which does take some design cues from the existing, historic residence. The whole proposal incorporates tile at the roof, transomed doors, vents, and casement windows. Still, the new is clearly differentiated from the old. This differentiation is primarily achieved by the massing of the addition. Although not noted, the stucco of the new additions should not match the existing stucco texture exactly.

The plans indicate that the tile on the new additions should match the existing on the historic house. The tile on the existing house is an "S" tile that was installed in the 1990s, although the house originally had true barrel tile. Staff would like for the entire house to have true barrel tile as it would have been. It appears that most of the existing roof is to remain, but if it is feasible, the existing house and the new additions should be true barrel tile. Given the scope of the work and the cost of the improvements, it is appropriate for the entire project to receive a true barrel tile roof.

While the pool and landscaping are shown on the site plan, separate 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.

The proposed addition does not detract from the overall historic integrity of the property.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the one-story addition to the building at 4209 Santa Maria Street, a Local Historic Landmark and a contributing resource within the "Santa Maria Street Historic District," legally described as Lots 11 and 12, 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, and **APPROVE** the issuance of a Special Certificate of Appropriateness with the following two conditions: that window sills and wooden shutters not be added to the historic portion of the structure and separate Certificates of Appropriateness will be necessary for the pool, landscaping, and wall/gates.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer