



COA (SP) 2017-001 Revised
December 16, 2020

Historical Resources &
Cultural Arts

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STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS REVISION
FOR THE PROPERTY AT
4125 SANTA MARIA STREET
A CONTRIBUTING RESOURCE WITHIN
“THE SANTA MARIA STREET” HISTORIC DISTRICT

Proposal: The application requesting design approval for additions and alterations to the residence and sitework was approved with conditions on February 16, 2017. Variances were also approved 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.

Revisions requesting design approval for changes to the proposed elevations were approved on September 21, 2017. A revision requesting design approval for a perimeter fence with gates and demolishing the existing roof structure was approved on July 18, 2019.

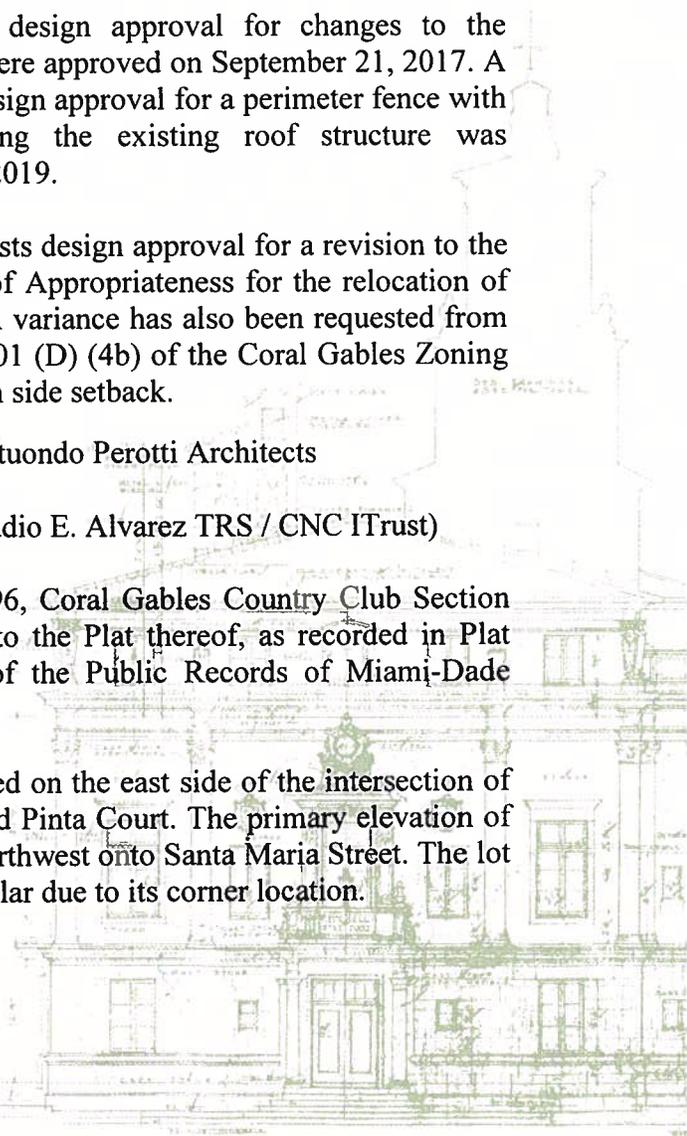
This application requests design approval for a revision to the approved Certificate of Appropriateness for the relocation of the pool equipment. A variance has also been requested from Article 4, Section 4-101 (D) (4b) of the Coral Gables Zoning Code for the minimum side setback.

Architect: Rafael Portuondo, Portuondo Perotti Architects

Owner: Claudio Alvarez (Claudio E. Alvarez TRS / CNC ITrust)

Legal Description: 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.

Site Characteristics: This property is located on the east side of the intersection of Santa Maria Street and Pinta Court. The primary elevation of the residence faces northwest onto Santa Maria Street. The lot configuration is irregular due to its corner location.



BACKGROUND

The “Santa Maria Street Historic District,” comprised of properties located along Santa Maria Street from Bird Road to Blue Road, was listed in the Coral Gables Register of Historic Places in 2007. The property at 4125 Santa Maria Street is considered a contributing resource within this district. The home, designed in 1946 by the architectural firm of Steward and Skinner (as a home for Mr. and Mrs. Coulton Skinner), is in a traditional style that plays on the Florida Pioneer Village found on the street. The residence has undergone alterations over the years but retains a high level of historic integrity.

PROPOSAL

On February 16, 2017, Special Certificate of Appropriateness COA (SP) 2017-001 for additions and alterations to the residence and sitework at 4125 Santa Maria Street was approved by the Historic Preservation Board with multiple conditions.

This application for a revision to the approved Certificate of Appropriateness requests design approval for the relocation of the pool equipment. A variance has also been requested from Article 4, Section 4-101 (D) (4b) of the Coral Gables Zoning Code for the minimum side setback to allow the pool equipment to be located within the 5’-0” required setback on the northeast side of the property. The application also requests approval for the substitution of flat grey tile for the previously approved flat white tile.

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

- 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

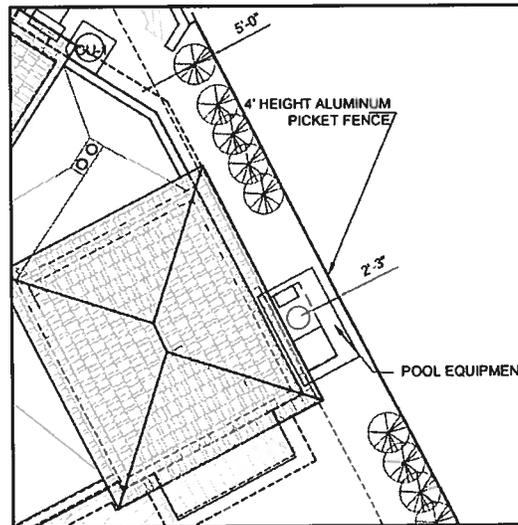
The application before the Board requests approval for the following three items:

1. The relocation of the pool equipment from the south side of the property to the northeast side of the property. The proposed relocation places the pool equipment within the required 5’-0” northeast side setback.
2. The substitution of Ludowici “Strata Gray” Ludoslate tile for the previously approved flat white tile.

Note that the Letter of Intent and drawings submitted with the application also include the request to approve the installation of Peetz brand windows and the resizing of four windows on the northeast elevation of the addition. These two requests were handled administratively.

Note also that the Letter of Intent states: “We will bring the original design of the front door as per the original Historic house.” No change is shown to the proposed front door and this request will not be considered with this application.

The pool equipment is proposed to be relocated from the south side of the residence to the northeast side of the residence. The location (as per the sketch provided below) is 2'-3" from the northeast property line. The proposed location is within the minimum 5'-0" setback required by the Coral Gables Zoning Code.



The second request within the application is to substitute Ludowici "Strata Gray" Ludoslate tile for the previously approved flat white tile. A photo of the proposed tile is attached to this report.

VARIANCES

A variance has been requested from Article 4, Section 4-101 (D) (4b) of the Coral Gables Zoning Code for the minimum side setback. The requested variance is to:

Grant a variance to allow the proposed pool equipment to have a side setback of approximately two feet three inches (2'-3") on the north side vs. In no case shall a side setback be less than five (5) feet as required by Article 4, Section 4-101 (D) (4b) (ii) of the Coral Gables Zoning Code.

The Coral Gables Zoning Code requires a minimum 5'-0" side setback for all single-family residences.

BOARD OF ARCHITECTS

The proposal was reviewed administratively by the Board of Architects on November 16, 2020 and deferred with the following comment: "Revisions OK by BOA except for pool equipment in setback. Resubmit or omit."

STAFF CONCLUSION

The application presented requests design approval for revisions to the previously approved Certificate of Appropriateness for the relocation of the pool equipment and the substitution of flat grey tile for the previously approved flat white tile.

A variance from the Coral Gables Zoning Code has been requested. The Historical Resources staff finds that not all of 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.	No
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.	No
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.	No
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	No
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*

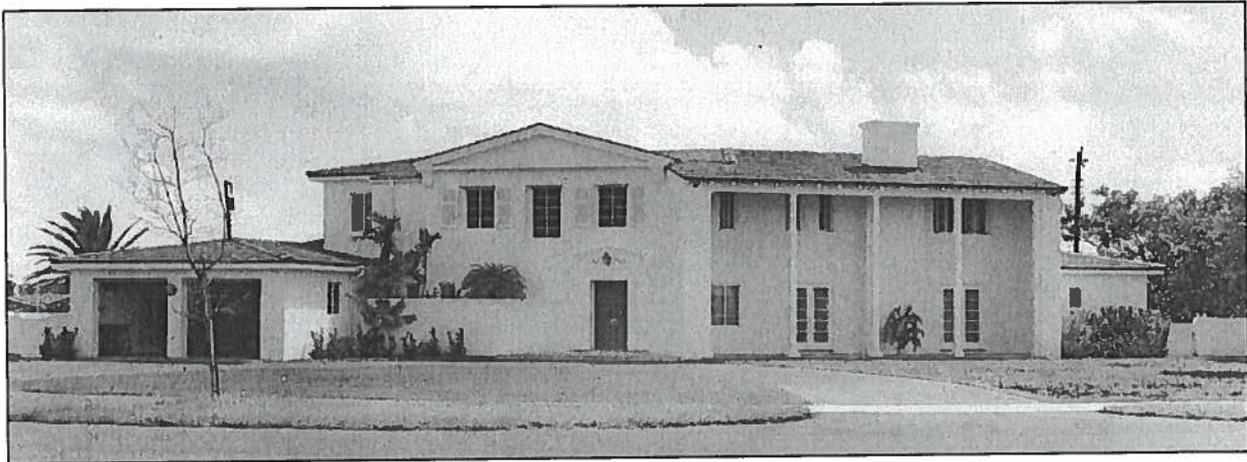
*The potential granting of the variance does not affect the historic district as a whole, only the immediate neighbor to the northeast.

Staff does not support the granting of the variance for the relocation of the pool equipment. This project has already received variances for exceeding allowable FAR and for allowing a side setback on the south side of the property to be 0'-0" vs the required fifteen feet (15'-0"). The south side setback variance granted for the pool, barbecue and terrace was considered appropriate due to the irregular size of the lot. The pool location was deemed appropriated due to the rear yard being almost unusable due to its shape. The pool shape has now been enlarged, shifted to the east, and becomes an L-shape encroaching into the rear yard. The justification for the shifting the pool and altering the shape was to clear the 25' radius that is required to protect the roots (Critical Root Zone) of the existing oak tree. The same justification is being applied by the applicant for the relocation of the pool equipment. The Critical Root Zone of the tree was identified in 2018 and accommodations could have been at any time before construction commenced.

The northeast setback is not the only location available for the pool equipment. The equipment could be located in the rear yard and screened with a wall or vegetation. The pool could be

wholly accommodated in the rear yard and the equipment placed within the setback line on the south side. The existing tree is not creating the need or hardship for this variance.

Staff has no objection to the substitution of the grey roof tile for the previously approved white tile. Original drawings of the home do not exist but the 1940s photo taken shortly after the residence was constructed (below) shows a dark, flat roofing material which appears to be either slate or wood shingles.



Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the installation of flat grey roof tile on the residence and **DENY** the design approval for the relocation of the pool equipment as a revision to Certificate of Appropriateness COA (SP) 2017-001 for the property at 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, and **APPROVE** the issuance of a Special Certificate of Appropriateness for the installation of flat grey roof tile.

AND

A motion to **DENY** a variance to allow the proposed pool equipment to have a side setback of approximately two feet three inches (2’-3”) on the north side vs. In no case shall a side setback be less than five (5) feet as required by Article 4, Section 4-101 (D) (4b) (ii) of the Coral Gables Zoning Code.

Respectfully submitted,

Kara N. Kautz
Interim Historic Preservation Officer