



COA (SP) 2024-038
January 16, 2025

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4600 SANTA MARIA STREET
A CONTRIBUTING RESOURCE WITHIN
THE SANTA MARIA STREET HISTORIC DISTRICT**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

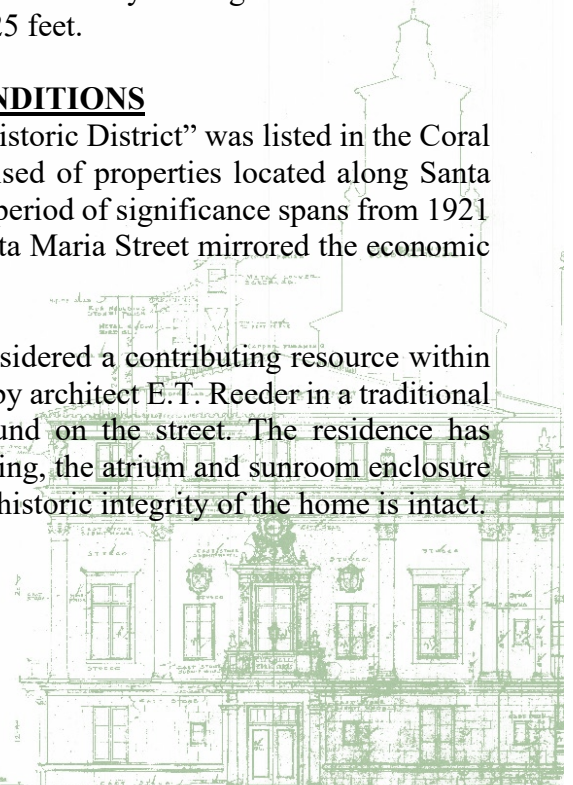
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- Proposal:** The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D of the Coral Gables Zoning Code for the minimum rear and side setback of the new gazebo and Article 3, Section 3-308 D for the minimum rear setback for the pool.
- Architect:** Locus Architecture (Nelson de Leon)
- Owner:** Paulie Hankin & Michael Herman
- Legal Description:** South 25FT of LOT 30 & North 55FT of Lot 31, Block 93, Coral Gables Country Club Section Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida,
- Site Characteristics:** The property is located on the west side of Santa Maria Street between Pinta Court and Mendavia Avenue. The primary elevation faces east onto Santa Maria Street. The rear elevation faces west onto the Riviera Country Club golf course. The lot dimension is 80 feet by 125 feet.

BACKGROUND/EXISTING CONDITIONS

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 period of significance spans from 1921 to 1958, as the construction development of Santa Maria Street mirrored the economic and social trends of the community as a whole.

The residence at 4600 Santa Maria Street is considered a contributing resource within the district. The residence was designed in 1953 by architect E.T. Reeder in a traditional style that responds to the other residences found on the street. The residence has undergone some additions over the years, including, the atrium and sunroom enclosure and a two-story addition at the rear; however the historic integrity of the home is intact.



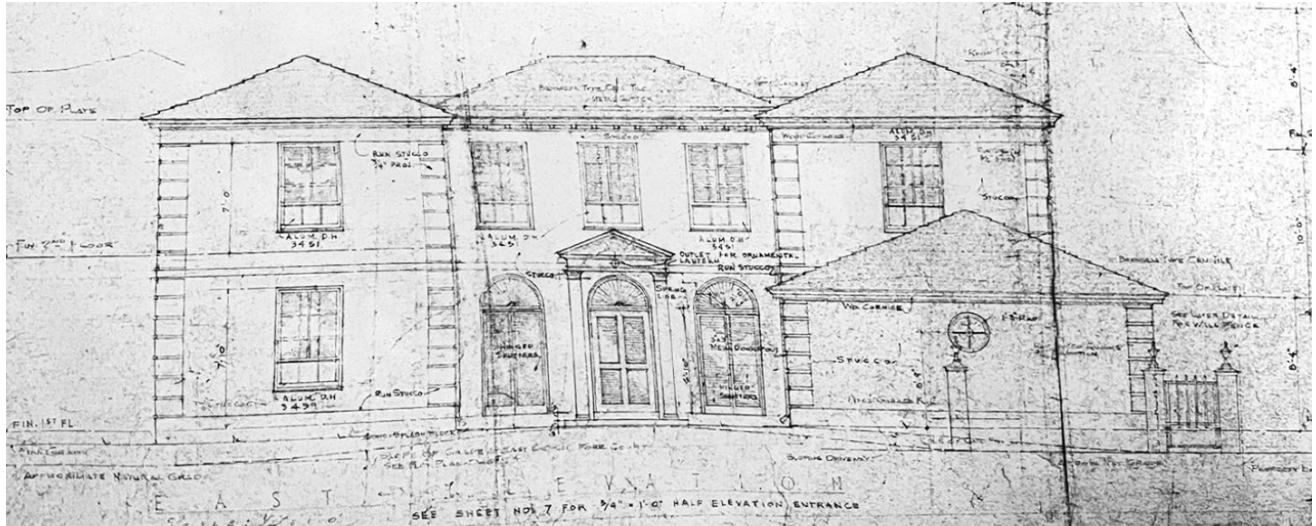


Figure 1: East Elevation, 1953 Permit #12040

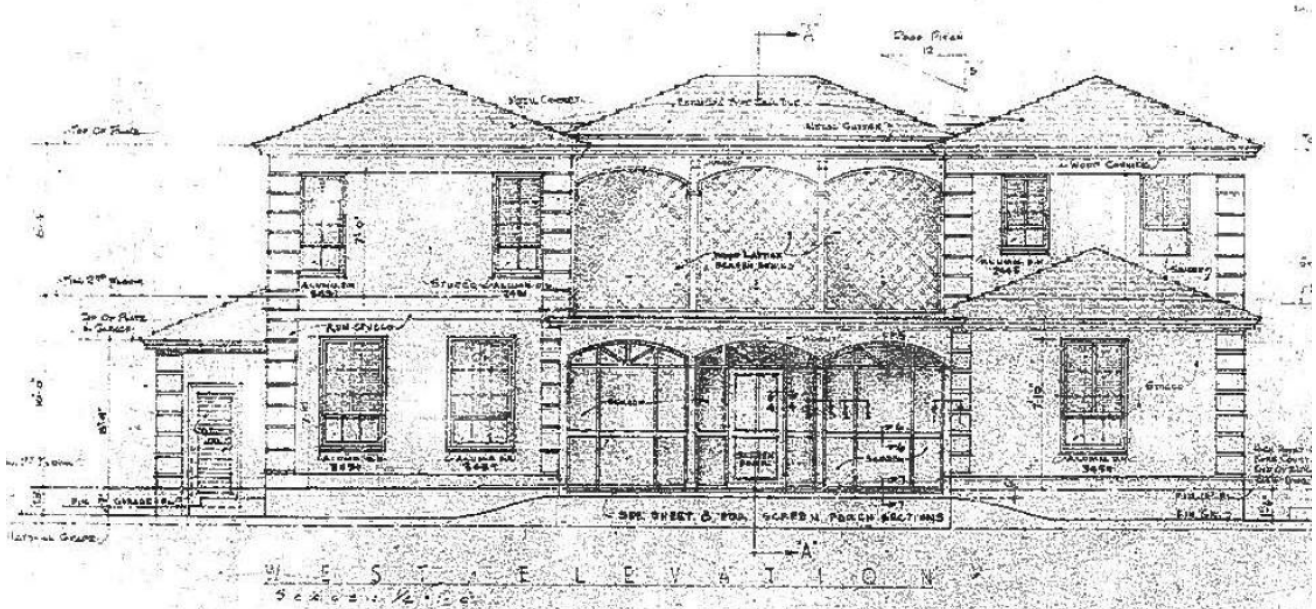


Figure 2: West Elevation, 1953 Permit #12040



Figure 3: February 2022 photo (image courtesy of Google)

PROPOSAL

The applicant is requesting design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D of the Coral Gables Zoning Code for the minimum rear and side setback of the new gazebo and Article 3, Section 3-308 D for the minimum rear setback for the pool.

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.*
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:

- Additions to the west (rear) of the home.
- Enclose an open-air breezeway connecting the residence and one-story garage.
- Replacement of all windows and doors. Reconfiguration of original openings and sizes.
- Construction of a 192 SF gazebo at the northwest corner of the property.
- Interior remodel.
- Sitework includes: relocation of mechanical equipment, new stand-alone gazebo, new 4'-0" high masonry wall at the west property line, installation of a new swimming pool and pool deck and landscape upgrades.

East (Front) Elevation – Sheet A-05.0:

At the front (facing Santa Maria Street) elevation, minor alterations are proposed for the existing residence. These include new windows and doors, removal of the Bermuda shutters and installation of louvered shutters at the second floor and the removal of the louvered shutters at the main entrance. The existing site wall will remain.

West (Rear) Elevation – Sheet A-05.0:

The rear of the residence faces west onto the Riviera Country Club golf course. The majority of the work proposed occurs at this elevation. The proposed two-story addition over the existing one-story sunroom will create a double height great room. The proposed entablature of the addition should be simplified with traditional banding rather than the decorative panels, details to be worked out with staff. The existing windows and doors are proposed to be relocated and/or enlarged at every location. The window and door types and style are appropriate for the style of the building, but the proportions need further study. At the ground floor, the head height of the doors should all align, and transoms should

be considered. The openings proposed at the new great room should be arched, similar to the original plans. The quoins proposed at the north corner of the addition should be eliminated or differentiated from the original.



Figure 4: Proposed West Elevation, provided by Applicant

South (Side) Elevation – Sheet A-05.2:

At the south elevation, a new window is proposed on the second floor. The window should be pulled away from the corner of the building to provide room for the shutter. An existing window on the ground floor will be converted to a door. All louvered shutters will be replaced to match existing. An existing lattice breezeway connecting the main residence to the one-story garage will be enclosed. A new oval six-lite window is proposed. The checkered finish of the wall imitates the look of lattice but requires further clarification since the plans do not include any notes identifying the material.

North (Side) Elevation – Sheet A-05.3:

At the north elevation, the windows at the ground floor are being reconfigured to address the new interior layout. Windows at the east corner will be replaced with a single window to match the size and configuration of the single hung windows existing. New window openings should include sills to be differentiated from the existing openings.

Gazebo – Sheet A-05.2 and A-05.3:

The gazebo is under a pyramidal hip roof with a decorative cupola and copper weather vein, supported by two square masonry columns on the north and a solid masonry wall on the south. The quoins proposed should be differentiated from the existing quoins on the main residence.

Sitework:

The sitework at the rear includes the demolition of the existing patio, landscape and pool. The proposed work includes the installation of a new swimming pool at the center of the yard, pool deck and 4'-0" metal picket gate. Paving and existing perimeter wall at the front yard will remain, except for a walkway at the north corner. New 4'-0" high, masonry and metal gates are proposed at the side yards to compliment the existing gate at the front property line.

VARIANCES

Variations have also been requested from the Coral Gables Zoning Code. The following variations are being requested in conjunction with this proposal:

January 16, 2025

1. *Grant a variance to allow the new gazebo to have a rear setback of approximately one foot and six inches (1'-6") vs. the required minimum rear setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.*
2. *Grant a variance to allow the new gazebo to have a side setback of approximately one foot and six inches (1'-6") vs. the required minimum side setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.*
3. *Grant a variance to allow the new swimming pool to have a rear setback of two feet and six inches (2'-6") vs. the required minimum rear setback of five feet (5'-0"), pursuant to Article 3, Section 3-308 D (3) of the Coral Gables Zoning Code.*

The existing main residence is setback approximately 59'-6" from the front property line, creating very limited space at the rear yard for additional amenities. The design intent is to take advantage of the expansive views of the golf course provided to the rear of the home and make as few changes as possible to the front elevation. The variances would allow for the gazebo and pool to be constructed within the setbacks of the south and west corner of the lot. To the south, there is an existing 25'-0" wide golf cart path easement that runs along the property and to the west is a 6'-0" FPL easement parallel to the golf course. The setback variances would have little-to-no effect on the adjacent residences due to these existing site conditions inherited by the owner. Staff supports the granting of the variances.

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

January 16, 2025

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 November 7, 2024. Staff will confirm if the comments were addressed in the plans presented. Copies were not provided in advance of the meeting.

STAFF CONCLUSION

The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D of the Coral Gables Zoning Code for the minimum rear and side setback of the new gazebo and Article 3, Section 3-308 D for the minimum rear setback for the pool. The majority of the additions and alterations to the residence are proposed to the rear elevation, to take advantage of the expansive view of the golf course. The rear of the building was previously modified when the atrium, sunroom and two-story addition were constructed. The additions are at secondary elevations, subordinate to the historic building and compatible with the design of the property. The siting of the existing residence is significantly setback from the front property, creating minimal space at the rear yard. The applicant requests variances for the rear and side yard setback for the pool and gazebo, due to the existing site conditions staff supports these requests.

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

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no reflectivity / no tint / no low-E.
3. New window openings should include sills to be differentiated from the existing openings.
4. Proportions and opening types proposed at the rear elevation require further study, details to be worked out with staff prior to permitting.
5. Proposed entablature of the addition should be simplified, details to be worked out with staff.
6. The quoins proposed at the north corner of the addition should be eliminated or differentiated from the original.
7. Provide details for new enclosed breezeway.
8. Elevations of all sides of the gazebo to be provided for permit drawings.
9. Material to be specified for the new pool deck.
10. A separate Standard Certificate of Appropriateness may be required for the swimming pool and deck if it is under a separate permit.

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 **4600 Santa Maria Street**, legally described as S 25FT of LOT 30 & N 55FT of Lot 31, Block 93, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITION NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

COA (SP) 2024-038

January 16, 2025

AND

A motion to **APPROVE** a variance to allow the new gazebo to have a rear setback of approximately one foot and six inches (1'-6") vs. the required minimum rear setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow the new gazebo to have a side setback of approximately one foot and six inches (1'-6") vs. the required minimum side setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow the new swimming pool to have a rear setback of two feet and six inches (2'-6") vs. the required minimum rear setback of five feet (5'-0"), pursuant to Article 3, Section 3-308 D (3) of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna Pernas

Historic Preservation Officer