



COA (SP) 2024-039
January 16, 2025

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4210 MARIA STREET
A CONTRIBUTING RESOURCE WITHIN
THE SANTA MARIA STREET HISTORIC DISTRICT**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hist@coralgables.com

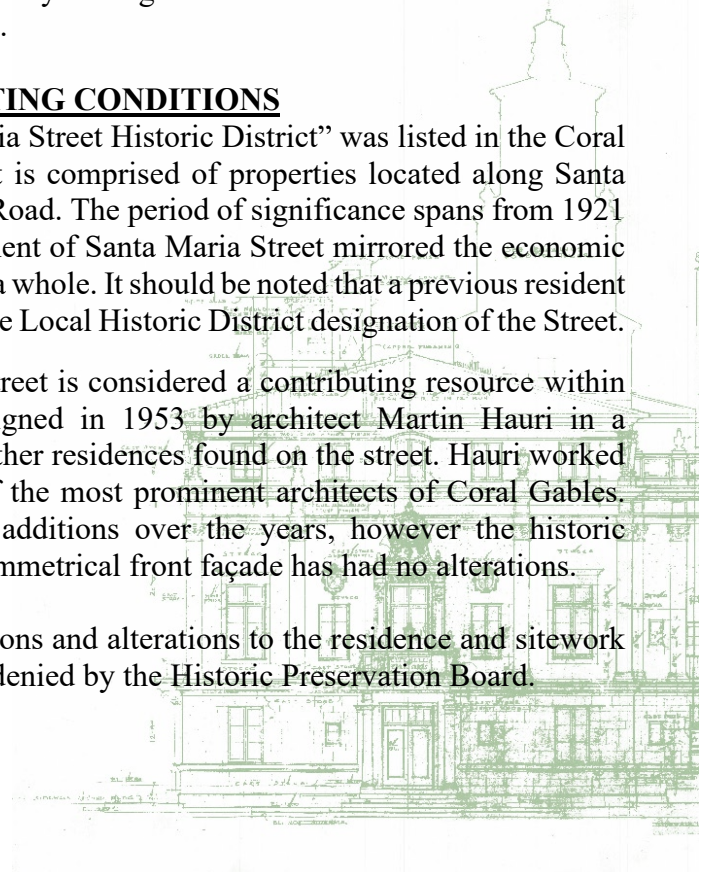
- Proposal:** The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code for the minimum side setback.
- Architect:** Locus Architecture (Nelson de Leon)
- Owner:** Fuad Alkhoury Trustee, Fuad Alkhoury Revocable Trust
- Legal Description:** Lot 15 and Lot 16 less the South 38 Feet, Block 93, Coral Gables Country Club Section Part 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 Blue Road. 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 112 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. It should be noted that a previous resident of this home initiated the request for the Local Historic District designation of the Street.

The residence at 4210 Santa Maria Street is considered a contributing resource within the district. The residence was designed in 1953 by architect Martin Hauri in a traditional style that responds to the other residences found on the street. Hauri worked with George Merrick and was one of the most prominent architects of Coral Gables. The residence has undergone some additions over the years, however the historic integrity of the home is intact. The symmetrical front façade has had no alterations.

In July 2024, an application for additions and alterations to the residence and sitework [Case File COA (SP) 2024-019] was denied by the Historic Preservation Board.



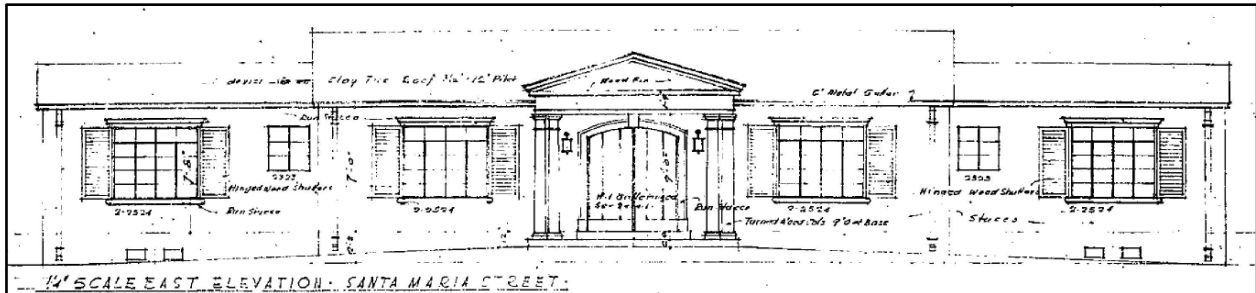


Figure 1: West Elevation, 1953 Permit #11758

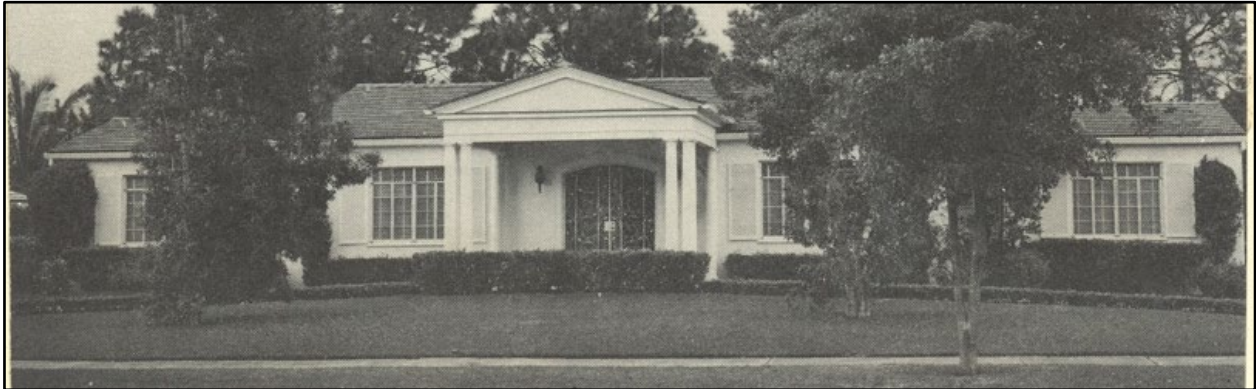


Figure 2: ca. 1957 photo



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

PROPOSAL

The applicant is requesting design approval for the construction of a series of one-story additions, alterations to the existing residence, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code for the minimum side setback of the garage addition.

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.*

January 16, 2025

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 southwest (rear) corner and north side of the home.
- Converting the attached side-facing garage at the rear to living space.
- Converting the existing screened porch at the rear to a covered trellis.
- Extensive interior remodeling.
- New window and door layout within existing living spaces along the rear (west) façade.
- Construction of a 148 SF gazebo with outdoor kitchen at the northwest corner of the property.
- Extensive sitework includes the removal of the existing rear deck (not original), removal of a portion of the existing driveway along the north property line, removal of some masonry wall segments at the rear of the home, removal of the CLF at the northwest corner of the property, removal of a trellis and fountain within the small “U” between the existing garage and Florida room, relocation of A/C equipment, installation of a new swimming pool and pool deck, new 3’-8” high masonry and picket fence (with 4’-0” masonry piers) with gates at the east property line, new 4’-0” high masonry walls and the northwest and southeast corners of the home (to act as pool enclosure), new septic system, and new hardscape and landscape elements.

East (Front) Elevation – Sheet A-05.0:

At the front (facing Santa Maria Street) elevation, no alterations are proposed for the existing residence. The garage addition, under a stepped-down side-gabled roof, is visible to the north of home. The addition is stepped back from the front façade by approximately 5’-4.” At the southeast corner of the residence, a 4’-0” masonry wing wall capped with stucco coping and metal gate spans to the south property line.

West (Rear) Elevation – Sheet A-05.1:

Santa Maria Street is unique in the City of Coral Gables in that it is the only street that bifurcates a golf course. The rear of the residence faces west onto the Riviera Country Club golf course. As originally designed, the home provides virtually no views of, or access to, the open space of the golf course. This application seeks to acknowledge and take advantage of the expansive views provided to the rear of the home. Existing openings will be enlarged to accommodate larger window and door assemblies. A later side-gable roofed addition at the south end of this façade will be removed and a new addition under a rear-facing hip roof will be constructed. This addition consists of a new master bathroom and bathroom. To the north, the screened porch under a rear-sloping roof is being converted into a trellised patio with a “covered roof.” At the center of the façade, a trellis is being removed and a small addition connecting the existing Florida Room and the converted garage will be added. New doors will be added to the rear (west) elevation of the converted garage and also at the north end of the façade where an existing service porch (previously altered) is being converted into a guest bedroom. A small covered passageway connects the converted garage to the new garage at the far north end of the elevation, where a small window aligns with the landing within.

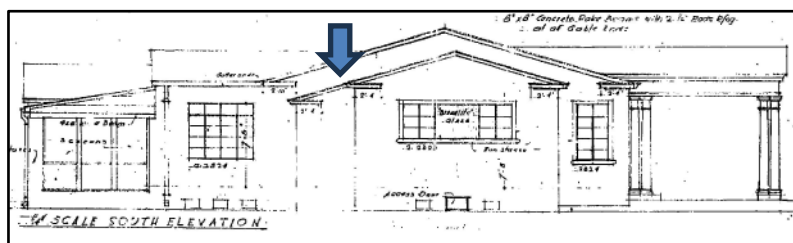
January 16, 2025

North (Side) Elevation – Sheet A-05.2:

At the west end of the north elevation, the side-facing garage door is being converted into living space. To accommodate this change, the existing roof structure is proposed to be removed and the ridge raised (also visible on rear/west façade). The pitch will remain the same. The garage doors will be removed and French doors with sidelites being installed. To the east, a slope-roofed service porch (added in 1960) is also being altered with the roof being encompassed into the new side-gable roof of the garage addition, visible in the foreground. The corner detailing on the north façade of the garage matches the existing home and the single window also matches those on the existing residence.

South (Side) Elevation – Sheet A-05.3:

At the south elevation, new windows are proposed in the existing center side-gabled projection. They appear to be reopening a previous window (see Figures 4 below) that is previously demarcated with a recess with the original stucco “frame” and sill remaining. To the west is the addition at the southwest corner of the residence. The new windows match the original windows on the front elevation in size and detailing. The corner detail at the southwest corner of the original residence (noted with the blue arrow in Figures 4 below) is shown to be removed, although it is unclear why.



Figures 4: South Elevation, 1953 Permit #11758 (left); Window infill with original details (right)

Gazebo – Sheet A-05.2 and A-05.3:

While full elevations of the proposed gazebo were not included in the submitted set, it is assumed that the east and west elevations of the gazebo match those found on Sheet A05.3. The gazebo is under a pyramidal hip roof supported by two square masonry columns on the south and a solid masonry wall with small cut-out openings on the north.

Perimeter site wall – Sheet A-013

A new site wall is proposed along the front (east) property line abutting Santa Maria Street. As requested for all other projects on Santa Maria, the height of the wall/fence elements has been maintained at 4'-0". The wall consists of a 1'-4" masonry knee wall with a picket fence above for a total height of 3'-8." The intermediate square masonry columns are 4'-0" with a decorative cap. The pedestrian gate and sliding gates share similar features as the picket fence. At the south property line, a 4'-0" masonry wall extends from the southeast corner of the property to the wing wall extending from the house. Beyond that wing wall, a chain link fence is proposed to continue to the southwest corner of the property.

January 16, 2025

VARIANCES

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

Grant a variance to allow the proposed addition to have a side setback of approximately three feet (3'-0") vs. the required minimum side setback of eight feet and one inch (8'-1"), twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet to be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet, as required by Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code.

The existing residence is setback approximately 43'-7" from the front property line, creating very limited space at the rear yard. The design intent is to take advantage of the expansive views of the golfcourse provided to the rear of the home and maintain a one-story addition that would not overwhelm the historic structure. Rather than modify the front elevation, the applicant seeks to add the garage at the side yard repurposing the existing driveway. Because the addition is one-story in height, which is in keeping with the existing residence, Staff supports the granting of the variance.

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
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 CONCLUSION

The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code for the minimum side setback. The proposed addition provides increased space and takes advantage of the expansive golf course views, while maintaining the historic character of the original building and streetscape.

Further differentiation needs to be made between the existing and the additions – the proposal matches many of the original details of the home. The corner detailing is unique to the home and is to be maintained and not repeated exactly. The same applies to the window trim that is original to the existing residence.

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. The original corner details are to be maintained and not repeated on the addition.
4. Provide detail for “covered roof” at new trellis feature.
5. Material to be specified for the new pool deck.
6. 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 **4210 Santa Maria Street**, a contributing resource within the "Santa Maria Street Historic District," legally described as Lot 15 and Lot 16 less the South 38 Feet, Block 93, Coral Gables Country Club Section Part Five, 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.

AND

A motion to **APPROVE** a variance to allow the proposed addition to have a side setback of approximately three feet (3'-0") vs. the required minimum side setback of eight feet and one inch (8'-1"), twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet to be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet, as required by Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer