



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4400 PALMARITO STREET
A CONTRIBUTING RESOURCE WITHIN
THE ITALIAN VILLAGE HISTORIC DISTRICT**

*Historical Resources &
Cultural Arts*

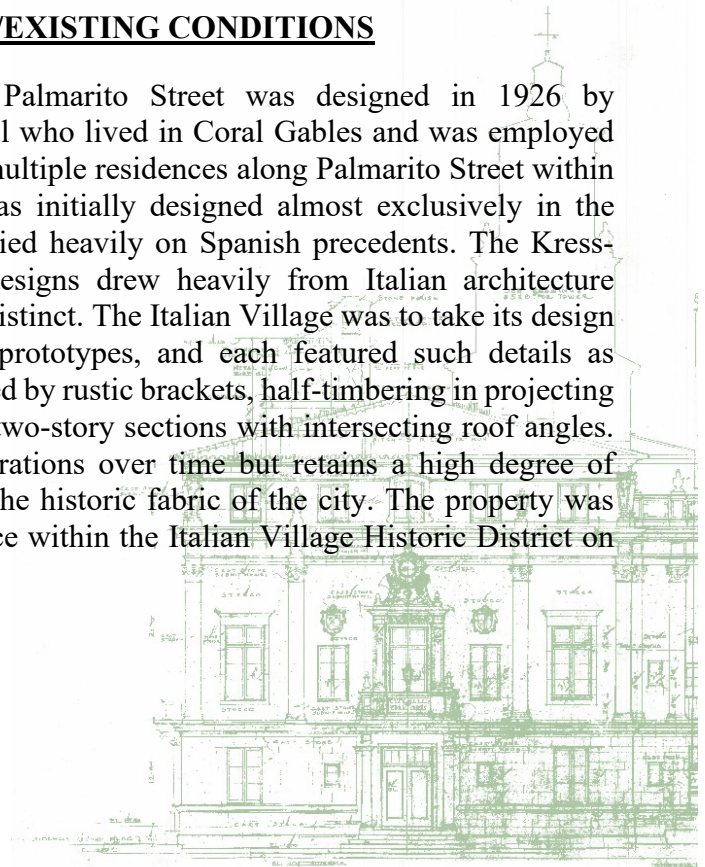
2327 Salzedo Street
Coral Gables
Florida, 33134

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

- Proposal:** The application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework. Variances have also been requested.
- Architect:** Callum Gibb, Callum Gibb Architect
- Owner:** Sarah Greg
- Folio Number:** 03-4120-022-1230
- Legal Description:** Lot 7 through 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on an interior lot on the west side of Palmarito Street between Altara Avenue and San Esteban Avenue. The lot dimension is 150' by 123'.

BACKGROUND/EXISTING CONDITIONS

The single-family home at 4400 Palmarito Street was designed in 1926 by distinguished architect A.L. Klingbiel who lived in Coral Gables and was employed by Robert Law Weed. He designed multiple residences along Palmarito Street within the Italian Village. Coral Gables was initially designed almost exclusively in the Mediterranean Revival Style and relied heavily on Spanish precedents. The Kress-Batcheller Mediterranean-inspired designs drew heavily from Italian architecture making the early homes in this area distinct. The Italian Village was to take its design inspiration from Italian farmhouse prototypes, and each featured such details as cylindrical towers, balconies supported by rustic brackets, half-timbering in projecting bays, and a combination of one and two-story sections with intersecting roof angles. The home has undergone some alterations over time but retains a high degree of historic integrity and contributes to the historic fabric of the city. The property was designated as a Contributing Resource within the Italian Village Historic District on November 17, 1992.





Figures 1: 1940s Photo



Figure 2: 2026, provided by Applicant

PROPOSAL

The applicant is requesting design approval for demolition work, additions, and alterations to the residence, and sitework. Variances have also been requested from Article 2 Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2 Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace.

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 application requests design approval for demolition of the original detached garage, additions and alterations to the residence, and sitework. The work includes:

- Substantial demolition of the detached garage and auxiliary building and construction of an enlarged garage addition and new, two-story structure and breezeway connector.
- The main residence is currently undergoing renovation and repairs under a standard Certificate of Appropriateness; the work includes the replacement of windows and doors to better match the original configuration and a new septic tank and drainfield.
- The proposed new structure at the southwest corner of the property is similar in its footprint to the existing detached garage and guestroom. The original plans have not been found for this property, so it has not been confirmed if the rear building is original or was a later addition but it is included in the tax card. The existing structure is one-story two car garage with a guestroom. The building is obscured by vegetation and is only visible from the street through the driveway. It is the Architect's intention to maintain the look of the one-story garage by bringing the front wall toward the street and keeping the two-story addition behind the main residence.
- The new structure includes a four-car garage, laundry room, game room, gym and covered terrace at the first floor and two bedrooms and two bathrooms and balcony overlooking the courtyard at the second floor. The new building takes style cues from the main residence and the Italian Village, although it will be minimally visible from the street it does compliment the architecture of the district and is sited in a way that does not detract from the main residence.
- The addition is attached to the main residence at the first floor with an open-air breezeway. The breezeway is proposed to have a gable, barrel tile roof and round columns. Staff

recommends that the connector needs to be further studied so that it does not damage the existing wood framed porch on the second floor of the main residence. A section should be provided to staff to review how the gable roof intersects with this character defining feature of the home and if a flat roof may need to be considered.

- Sitework includes a new septic tank and drainfield, and walkways. The existing pool and deck will remain.



Figures 3: Detached Garage, 2026

At the southwest corner of the property is the existing detached garage and guestroom. (Figures 3). The structure will be substantially demolished for the expansion of the garage and two-story addition. Original plans for the property have not been located, it is unclear if the structure is original or a later addition. The only portion visible from the street is the two-car garage that will be replicated as part of the garage expansion. Per Section 8-107(D) of the Coral Gables Zoning Code, the Board shall consider the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:

- 1) The degree to which the building, structure, improvement or site contributes to the historic and/or architectural significance of the historic site or district;

It is unclear if the structure is original to the construction of the house but is included in the original tax card. The building is minimally visible from the public right of way and does not significantly contribute to the historic district.

- 2) Whether the building, structure, improvement or site is one of the last remaining examples of its kind in the neighborhood, the county or the region;

Detached garage structures were common in the original development of the City of Coral Gables, but many have been altered or demolished.

- 3) Whether the loss of the building, structure, improvement or site would adversely affect the historic and/or architectural integrity of the historic site or district;

The removal of the historic fabric is considered drastic action.

- 4) Whether the retention of the building, structure, improvement or site would promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage;

Detached auxiliary structures were common in the original development of the City and there are other opportunities for this type of study.

- 5) Whether architectural plans have been presented to the Board for the reuse of the property if the proposed demolition were to be carried out, and the appropriateness of said plans to the character of the historic site or district, if applicable; and demonstration as well as the posting of a bond requirement that there are sufficient funds in place to carry out such plans;

The proposed redevelopment plans have been presented and comply with the Secretary of Interior Standard's for Rehabilitation. The new two-story addition and garage are located at the rear of the property as an attempt to not compete with or alter the main residence. No bond has been presented to staff at this time.

- 6) Whether the building, structure, improvement or site poses an imminent threat to the public health or safety;

The structure is in good condition. There is some deterioration due to a lack of maintenance and adjacent trees.

- 7) Whether the applicant has demonstrated that retention of the building, structure, improvement or site would create an unreasonable or undue economic hardship as described in Section 8-115; and

None have been presented to staff.

- 8) Whether there is compelling public interest requiring the demolition.

None have been presented to staff.

VARIANCES

Variations have also been requested from Article 2 Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2 Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace.

The following variations are requested in conjunction with this proposal:

1. *Grant a variance to allow the garage addition to have a south side setback of three feet six inches (3'-6") vs. the required minimum side setback in a Single-Family Residential Districts shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code.*

This is an existing condition of the garage structure and the south wall is being maintained and integrated into the new garage expansion and two-story addition.

2. *Grant a variance to allow the new two-story addition to have rear setback of five feet vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.*
3. *Grant a variance to allow the new one-story covered terrace addition to have rear setback of five feet vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10'-0"), if compatible with the neighborhood character, the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures, pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.*

The two-story and addition and covered terrace are intentionally located at the rear of the property so that the main residence is not further altered. The existing garage and guestroom structure are located approximately 3'-10" to 4'-0" from the south property line, and the new addition is requesting a 5'-0" setback. This is improving the existing setback condition and still provides enough space between the main residence and new structure to maintain the existing courtyard and pond. Staff finds this is an improvement to the existing condition and promotes the preservation of the residence. Staff is in support of granting 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

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 March 5, 2026 with the following comment:

- The BOA supports reduction in the rear setback.

STAFF CONCLUSION

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these historic resources provide continuity and context; they are the foundation of the City's identity.

The applicant is requesting design approval for demolition work, additions, and alterations to the residence, and sitework. Variances have also been requested from Article 2 Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2 Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace. The proposed alterations to the residence are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure are being respected and the new addition is located at the rear or on an inconspicuous side of the historic building. The existing garage and guestroom are a secondary, accessory structure situated behind the main building and are minimally visible from the public right-of-way. As a result, the alterations to the structure will have little impact on the historic character, streetscape, or visual integrity of the district.

The garage and two-story addition are compatible with the existing development of the site and architecture of the historic structure. Staff does have concern with the connection of the proposed breezeway and the main residence and recommends that the applicant continue to study this detail to preserve the original second floor wood framed porch. Due to the location at the rear of the property, the applicant can work with staff and if there are any concerns or major modifications additional board review may be required.

Staff agrees that the proposed modifications are compatible with the historic character of the property. Staff requests the following conditions to be incorporated into any motion for approval:

1. Work with staff on the breezeway connection to the main residence, to protect the original wood framed porch at the second floor.
2. Window/door muntins are to be high-profile / dimensional.
3. Window/door glass to be clear / no tint / no reflectivity / no low-e.

4. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
5. Stucco on the original structure is to remain and not be restuccoed.
6. All existing decorative wood elements to be protected and restored during construction.
7. Roof to be a true, two-piece barrel tile.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **4400 Palmarito Street**, a Contributing Resource in the “Italian Village Historic District,” legally described as Lot 7 through 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

AND

A motion to **APPROVE** a variance to allow the garage addition to have a south side setback of three feet six inches (3’-6”) vs. the required minimum side setback in a Single-Family Residential Districts shall be five feet (5’-0”), pursuant to Article 2, Section 2-101 D (4) b. of the Coral Gables Zoning Code.


AND

A motion to **APPROVE** a variance to allow the new two-story addition to have rear setback of five feet vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10’-0”), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.

AND

A motion to **APPROVE** a variance to allow the new one-story covered terrace addition to have rear setback of five feet vs. the required minimum rear setback in a Single-Family Residential Districts shall be ten feet (10’-0”), if compatible with the neighborhood character, the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures, pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.

Respectfully submitted,



Anna C. Pernas

Historic Preservation Officer