

COA (SP) 2017-001 Revised  
July 18, 2019

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

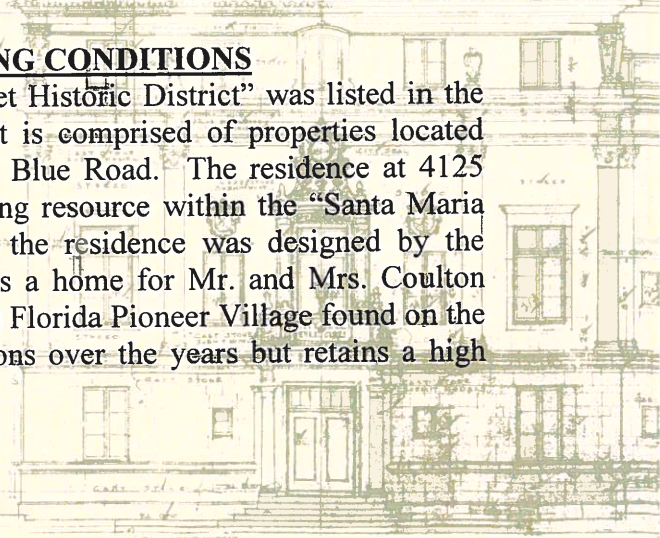
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**STAFF REPORT**  
**SPECIAL CERTIFICATE OF APPROPRIATENESS REVISION**  
**FOR THE PROPERTY AT**  
**4125 SANTA MARIA STREET**  
**A CONTRIBUTING RESOURCE WITHIN**  
**"THE SANTA MARIA STREET" HISTORIC DISTRICT**

- Proposal:** The application requesting design approval for additions and alterations to the residence and sitework was approved with conditions on February 16, 2017. Variance was 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. This application requests design approval for revisions to the approved Certificate of Appropriateness to include a perimeter fence with gates and demolishing the existing roof structure
- 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/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 residence at 4125 Santa Maria Street is considered a contributing resource within the "Santa Maria Street Historic District." Designed in 1946, the residence was designed by the architectural firm of Steward and Skinner (as a home for Mr. and Mrs. Coulton Skinner) 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. One of those conditions was that the perimeter wall and gates would require a separate Certificate of Appropriateness. Staff determined that this item would return to the Board for review. The current proposed revision requests design approval for a perimeter fence with gates and demolishing the existing roof structure.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

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 application requests approval for two items – the perimeter fence and gates and the replacement of the existing roof structure. The proposed perimeter wall and gates consists of 4'-0" high square masonry piers clad with white painted brick and topped with a 3" concrete cap. Between the piers are low walls (no dimensions given) clad in stucco, capped with white painted brick and topped with metal pickets (no dimension given). Double pedestrian gates lead to the front door and driveway access is via double sliding gates.

Also proposed is the demolition of the existing roof structure. The roof structure is proposed to be removed in its entirety and rebuilt. The existing roof ridge is shown as being raised (see sheet A-200) although no dimensions have been provided. The change in height of the roof ridge will also change the pitch of the roof (see sheet A-201) from 3:12 to 4:12.

### **VARIANCES**

No variances have been requested with this application.

### **BOARD OF ARCHITECTS**

The proposal has not been reviewed by the Board of Architects as of the writing of this report.

**STAFF CONCLUSION**

The application presented requests design approval for revisions to the previously approved Certificate of Appropriateness.

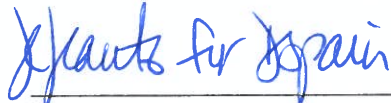
The proposed wall and fence takes its cues from the historic residence and has minimal impact on the historic structure or historic district. Staff recommends approval of this revision.

Staff does not support request for removal of the existing roof structure and recommends denial of this revision.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for the perimeter fence and gates 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.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer