



COA (SP) 2025-005  
March 13, 2025

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
4005 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. A variance has also been requested from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback.
- Architect:** Eastshore Architects (Luis Jáuregui)
- Owner:** Scott and Elizabeth Hague
- Legal Description:** Lot 2 & the North 25 Feet of Lot 3, Block 96, 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 east side of Santa Maria Street between Bird Road and Pinta Court. The primary elevation faces west towards the intersection. Dimensions of the site are approximately 108 feet wide by 125 feet deep.

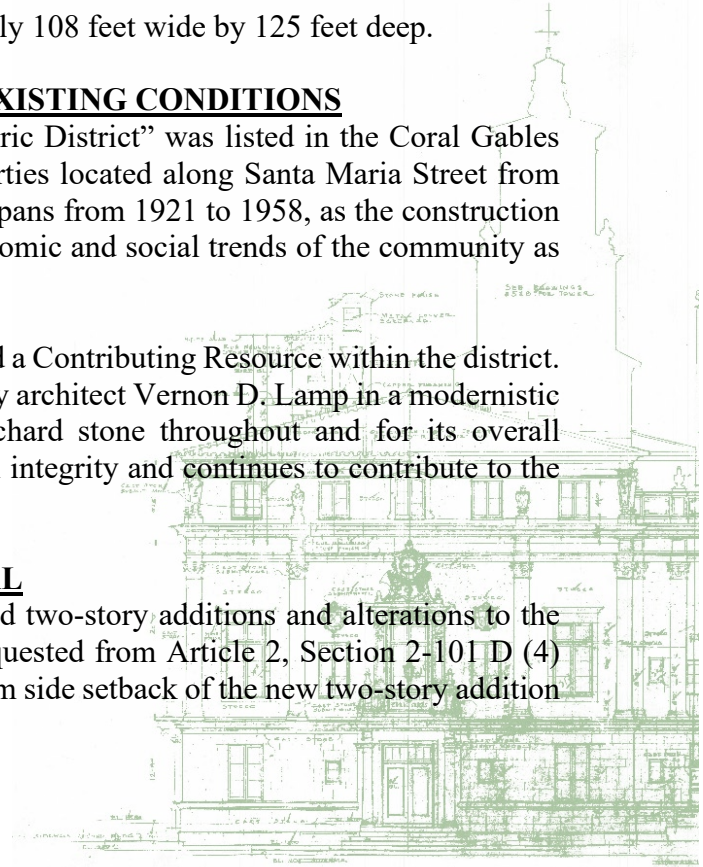
**BACKGROUND/EXISTING CONDITIONS**

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 4005 Santa Maria Street is considered a Contributing Resource within the district. The residence was designed in 1948 (Permit #8496) by architect Vernon D. Lamp in a modernistic style. The property is noted for its use of crab orchard stone throughout and for its overall horizontality. The property maintains its architectural integrity and continues to contribute to the historic architectural fabric of the City.

**PROPOSAL**

The application requests design approval for one- and two-story additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback of the new two-story addition at the north side of the property.

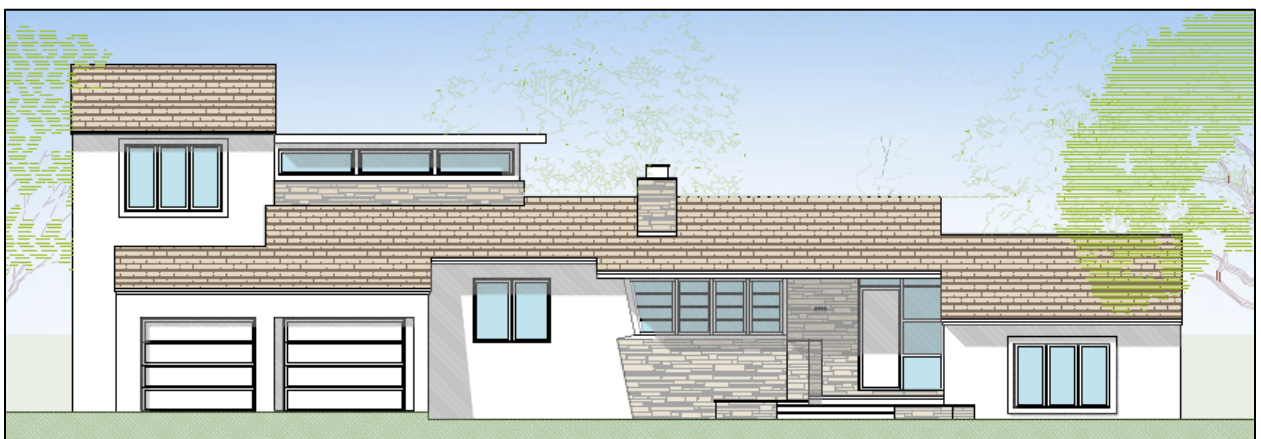




**Figure 1: ca. 1950s photo**



**Figure 2: Current photo, ca. 2019**



**Figure 3: Proposed Front Elevation, Provided by Architect**

### **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.*
  
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.*

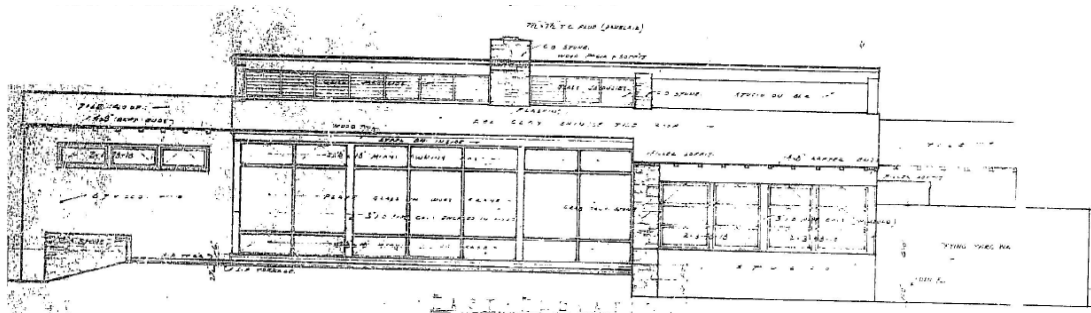
### **STAFF OBSERVATIONS**

The scope of work contained in this application includes:

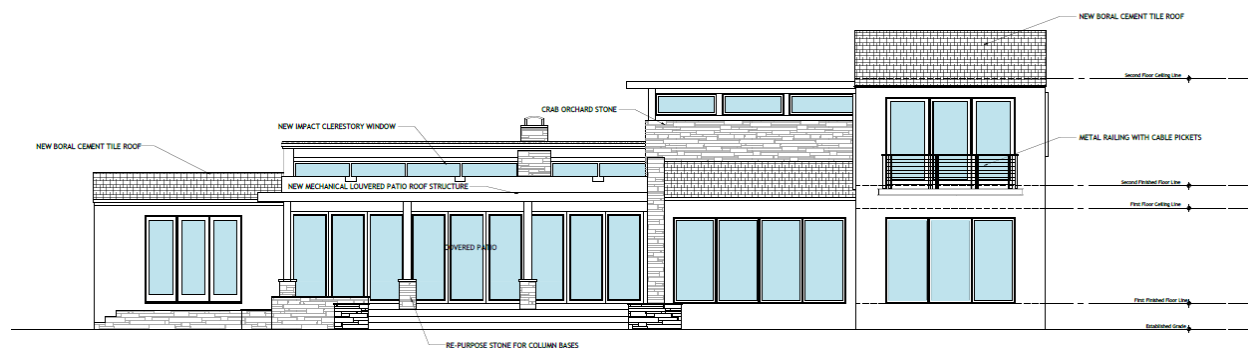
- Demolition of portions of the existing roof due to non-conforming 1.5/12 slope
- Demolition of the enclosed rear terrace (built in 1954 as a screened terrace – also designed by Vernon Lamp - later enclosed)
- Demolition of the northeast corner of the home, including the original protruding crab orchard stone wall that penetrates the east wall and continues toward the golf course
- Demolition of the original service yard at the north of the property
- Demolition of the southeast corner of the home
- Construction of a two-story addition to the north and east of the home
- Construction of a covered terrace with motorized aluminum pergola
- Rebuilding the rear slope of the roof to a conforming pitch and recovering the roof with a new cement roof tile
- Reconfiguring and resizing of windows and doors on all facades
- Converting the original carport into an enclosed garage on the west (front) façade
- Installation of new impact-resistant windows and doors
- Complete interior remodeling and new concrete slab
- Reinstating crab orchard stone on the chimney and adding a steel chimney cap
- Sitework includes new decking and swimming pool at the rear (east) of the property and fencing

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.i) of the Coral Gables Zoning Code for the minimum side setback for the construction of the two-story addition. The proposed addition and modifications to the rear of the building are meant to take advantage of the expansive golf course views and the new roof structure over the existing rear terrace, is a response to a non-conforming roof slope condition. Locating the addition to the existing 8'-0" side setback creates a design that does not overwhelm the massing of the historic building and provides the Owner additional space while retaining interior features like the exposed roof rafters and clerestory window in the living room.

The unique design of this home presents a challenge to expansion. Staff acknowledges this and is supportive of the proposed two-story addition. The existing home also provides limited views to the golf course to the rear. However, the overall low-slung horizontality of the home is erased with the alterations as the proposed windows and doors are vertical in orientation. This is most evident on the rear of the home where the repetition of vertical windows and nano doors changes the feel of home to something distinctly modern. The original window configuration should be better integrated into the new design, and staff recommends that the applicant continues to study the window types on the West, South and East elevations.



**Figure 4: Rear Elevation, Permit #8496**



**Figure 5: Proposed Rear Elevation, by Eastshore Architect**

As relayed to both the architect and homeowner, Staff is opposed to the alterations to the front façade. The open carport and horizontal ribbon window are original features of this home and should be maintained. Staff supports the return of the crab orchard stone to the chimney, and recommends that the steel cap be limited to its original footprint and does not extend the entire length of the chimney. The front door assembly is drawn as if it is to be replaced, but no details are provided for its replacement except for an image of a pivot door on Sheet A-003. The front door and ridged glass assembly should be retained, as it is an original feature as well. If it is to be replaced, the new assembly should mirror the original. A pivot door is not appropriate.

Sheet A-003 shows horizontal aluminum fencing, although no elevations have been provided for context. Elevations should be provided at the time of permitting.

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**VARIANCES**

A variance has also been requested from Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback. The following variance is requested in conjunction with this proposal:

*Grant a variance to allow the proposed addition to have a side setback of approximately eight feet (8'-0") vs. the required nine feet, eight inches (9'-8") where all Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall 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.i) of the Coral Gables Zoning Code.*

The Coral Gables Zoning Code requires that all properties maintain a 20% overall side setback. For properties with a street frontage of over 100', the maximum required is 20'. The south side existing setback of the home is 10'-4", which would necessitate a setback of 9'-8" at the north. The applicant is proposing to utilize the setback of the demolished service yard wall at 8'-0." Given the irregular shape of the lot and the limited space for new development to the rear of the property, staff supports the granting for 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 14, 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.i) of the Coral Gables Zoning Code for the minimum side setback for the construction of the two-story addition. When designing additions to existing historic structures, it is encouraged to consider the integrity of the building and its historic significance. The two-story and rear additions proposed are at the secondary elevations, subordinate to the historic building and compatible with the design of the property, as well as the context of the historic district. The applicant requests variances for the side yard setback for the addition, due to the existing site conditions staff supports the requests.

Maintaining original features of the building is a crucial part of preserving the historic and architectural integrity. The construction of the addition should not radically change the existing historic fabric, and Staff recommends the applicant continues to work with Staff to integrate more of the original elements (e.g. open carport, ribbon windows, horizontal proportions) to the design proposal – especially in the areas visible from the street.

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

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. The original window configuration should be better integrated into the new design, and staff recommends that the applicant continues to study the window types on the West, South and East elevations.
3. Carport to remain open, per the original plans.
4. If new crab orchard stone is to be used, provide sample to Staff for review prior to installation.
5. Existing front door and window assembly to remain. If it is to be replaced, the new assembly should mirror the original.
6. Retain the original window openings on the south elevation.
7. Columns at the rear covered terrace should be finished in all metal or all stone.
8. A separate Standard Certificate of Appropriateness may be required for the swimming pool if it is under a separate permit.
9. Provide elevations of the proposed fencing with house included for context.
10. Provide a sample of the roof tile for review. Dark grey tile will not be accepted.

**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 **4005 Santa Maria Street**, a Contributing Resource within the “Santa Maria Historic District,” legally described as Lot 14 & the East 15 Feet of Lot 13, 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 CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

AND

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A motion to **APPROVE** a variance to allow the proposed addition to have a side setback of approximately eight feet (8'-0") vs. the required nine feet, eight inches (9'-8") where all Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall 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.i) 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