



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
814 SANTIAGO STREET
A CONTRIBUTING RESOURCE WITHIN
THE “SANTIAGO STREET HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

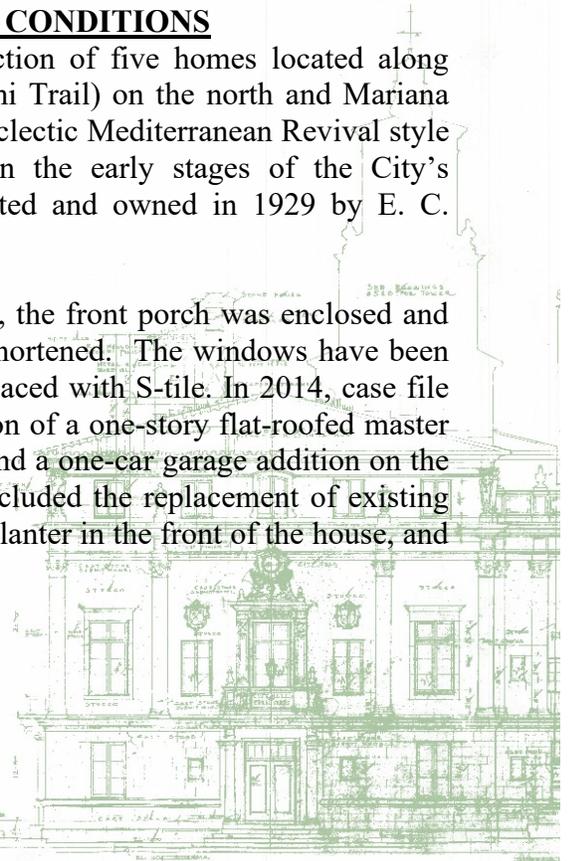
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- Proposal:** The application requests design approval for additions and alterations and sitework. A variance has also been requested from Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback.
- Architect:** Antoniazzi Architecture (Giorgio Antoniazzi)
- Owner:** Hung Nguyen
- Folio Number:** 03-4107-008-0190
- Legal Description:** The South ½ of Lot 6 and All Lots 7 & 8, Block 2, Mariana Place, according to the Plat thereof, as recorded in Plat Book 9, at page 111 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on the west side of Santiago Street between Mariana Avenue and S.W. Eighth Street. The lot dimensions are 125' x 100'.

BACKGROUND/EXISTING CONDITIONS

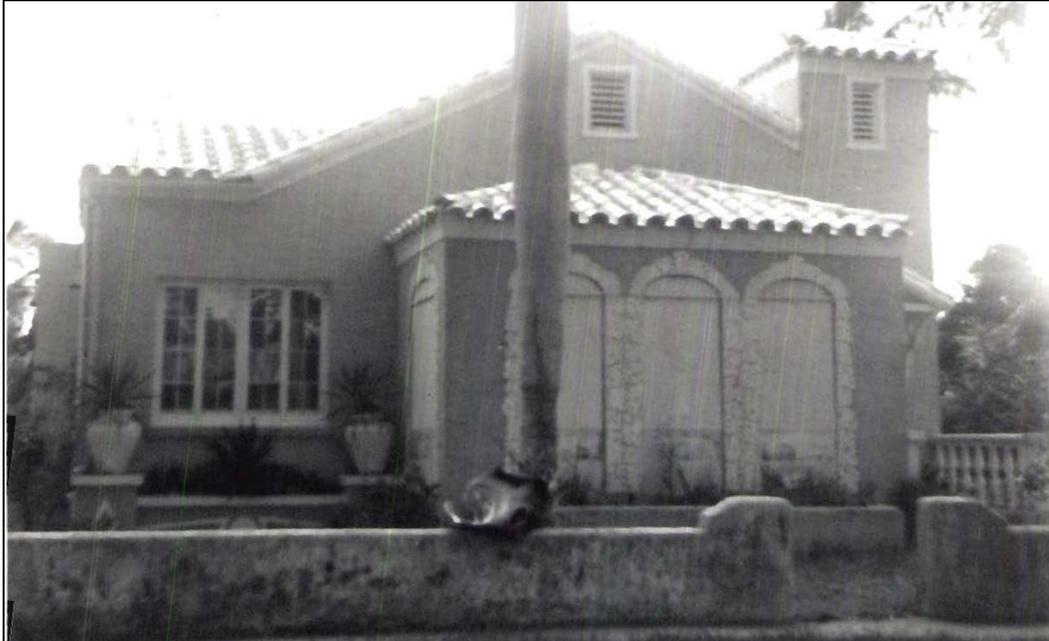
The Santiago Street Historic District is a collection of five homes located along Santiago Street between S.W. 8th Street (Tamiami Trail) on the north and Mariana Avenue on the south. The residences typify the eclectic Mediterranean Revival style “cottage” which was featured and promoted in the early stages of the City’s development. 814 Santiago Street was constructed and owned in 1929 by E. C. Upton.

Prior to the property being designated as historic, the front porch was enclosed and the openings on the front and side façade were shortened. The windows have been replaced and the original barrel tile roof was replaced with S-tile. In 2014, case file COA (SP) 2014-012 was approved for the addition of a one-story flat-roofed master suite addition on the south side of the residence and a one-car garage addition on the north side of the residence. The proposal also included the replacement of existing windows and doors, a covered terrace, a patio, a planter in the front of the house, and modifications to the existing driveway.



PROPOSAL

The application requests design approval for a second-story addition atop the existing garage bays (original and 2014 addition), alterations, and sitework. A variance has also been requested from Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback of the addition.



Figures 1: June 1963 [top]; ca, 1940s Photo [bottom]



Figure 2: Current Photo, 2026

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.*

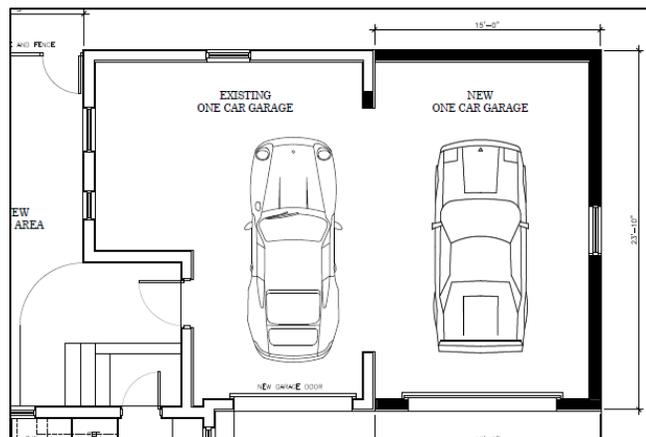
STAFF OBSERVATIONS

The application requests design approval for a second-story addition atop the two existing garage bays (original and 2014 addition) to the north of the residence, alterations, and sitework. The work proposed in the application consists of:

- An approximately 656 SF second story addition atop the two garage bays located at the northwest corner of the residence. The L-shaped addition consists of a bedroom, full bathroom and closet, "studio," and "den." The proposed second floor tops the entire 2014 addition and spans across the rear half of original garage. An uncovered exterior staircase to the north provides access to the second floor. The addition is under a gabled roof with no overhang. The addition is clad in stucco. Note that there are no detail notes provided on the elevations, so it is unclear what the materials and finishes are intended.

The front (east) façade addition retains the existing garage bays, but brings the 2014 addition forward by 1'-0" with a thicker wall. This was a suggestion from the Board of Architects, but Staff is concerned that it further diminishes the original garage bay. The thicker wall covers the reveal that was required to distinguish the corner of the original garage when the 2014 addition was approved. Under the gable end of the roof is a triple arch window assembly with a common protruding sill. Columns are noted between the windows but not information has been provided on their material. The windows around the addition are single-hung to match the windows on the existing residence. Note that original home had casement windows (see figures 1). If the windows on the home are to be changed in the future, they will need to go back to the casement type and style. The triple assembly mimics the arched windows at the original home, however the arches are semi-circular versus the segmented arches original to the home. At the recessed portion of the façade, the only visible fenestration is a single small single-hung window. This window size is repeated around all of the façades of the addition.

- The alteration to existing residence appear to only be the addition of steps at the side terrace off the dining room, although they already exist. It is not clear if any work is proposed in this area. Also note that there are windows into the existing garage (south elevation) that are not shown in the existing or proposed plans.



- The site work proposed extends the driveway pavers to the new exterior stairs (shown on A-101, but not included on proposed site plan on A-000).

VARIANCES

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

Grant a variance to allow the addition to the auxiliary structure to have a rear setback of approximately five feet (5'-0") vs. The required minimum rear setback in 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.

The Coral Gables Zoning Code requires that all properties maintain a 10'-0" rear setback. In 2014, Historic Staff requested and received a City Attorney opinion that allowed the proposed

garage addition to maintain the existing legally non-conforming rear setback of the original garage. Staff was comfortable with this recommendation as the proposed garage was one-story in height and moving it forward to accommodate a 10' rear setback would have diminished the front façade of the original garage.

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 with the following conditions by the Board Architects on September 18, 2025:

- 1) REMOVE ROOF CANOPY OVER GARAGE DOOR
- 2) BRING NEW GARAGE WING FORWARD 1'-0"
- 3) STUDY WINDOW TYPE/HEIGHT.

Staff believes that the first two conditions were incorporated into the submitted set, but the windows have not been adjusted.

STAFF CONCLUSION

The application requests design approval for a second-story addition atop the two existing garage bays (original and 2014 addition) to the north of the residence, alterations, and sitework. Detached, or in this case semi-detached, one-story garages are important elements that define Coral Gables Mediterranean Revival architecture. They are especially important to the smaller, Cottage-type residences. The designation report of the “Santiago Street Historic District” notes that the significance of the district is largely based on the Cottage typology, noting that: “The district is being nominated to the Coral Gables Register of Historic Places for its association with

the City's post land boom history and for its distinctive Mediterranean Revival style as expressed in the "cottage" type residence. "Additionally, Staff has concerns that the structural upgrades required to accomplish a second-floor addition to a 1920s garage cannot be achieved without substantial demolition to the existing structure. Staff met with the applicant on multiple occasions and expressed these concerns.

Staff is comfortable with the addition occurring over the 2014 garage bay, but would like the applicant to restudy the addition to minimize the impact of the addition to the original one-story garage structure. This might involve reconfiguring the program over the 2014 garage and/or studying the roof type on the two-story addition. By setting back the addition on the original garage, it was the architect's intention not to overwhelm the original garage. The owner would like to maintain the addition on the garage without altering the main house, they were concerned that it would require major alterations to a recently constructed addition.

Staff does not agree with the thickening of the east wall. The addition should be subordinate to the historic structure. The triple arch windows are too similar to the windows at the original front porch of the historic home. By mimicking too closely the proportions of the existing, the importance of the original decorative detail is diminished. The remainder of the single-hung windows look disproportionately small within the facades, window proportions should be similar to the original house.

The proposed project meets the Secretary of Interior's Standard for planning an addition on a secondary elevation, but the addition overwhelms the remaining portion of the one-story garage and would not easily be reversible.

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

1. The applicant is to continue to work with staff to minimize the impact of the addition to the original, one story building. May require additional Board review.
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 smooth to differentiate it from the rough texture of the existing home and a stucco reveal is to be added to separate the two textures.
5. Stucco on historic garage is to remain and not be restuccoed.
6. Eliminate the thickened east wall of the garage.
7. Roof tile is to be true, two-piece barrel tile.
8. Restudy the fenestration of the addition, both in type and size.

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 **814 Santiago Street**, a Contributing Resource within the "Santiago Street Historic District," legally described as the South ½ of Lot 6 and All Lots 7 & 8, Block 2, Mariana Place, according to the Plat thereof, as recorded in Plat Book 9, at page 111 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 addition to the auxiliary structure to have a rear setback of approximately five feet (5'-0") vs. The required minimum rear setback in 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.

Respectfully submitted,

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

Anna Permas

Historic Preservation Officer