



COA (SP) 2024-032
November 20, 2024

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4200 SANTA MARIA STREET
A CONTRIBUTING RESOURCE WITHIN
THE “SANTA MARIA STREET HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

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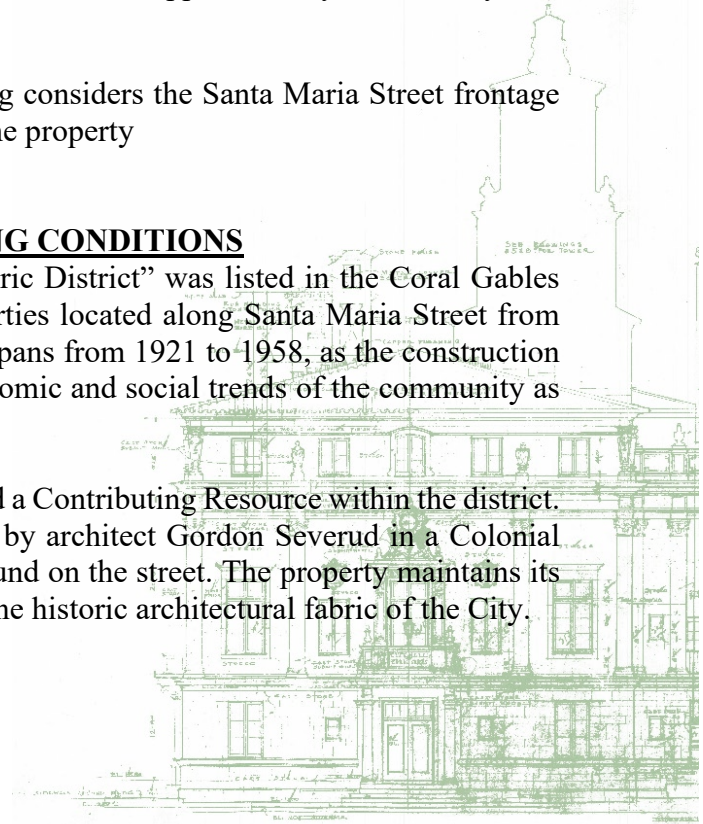
- Proposal:** The application requests design approval for an addition and alterations to the residence and sitework. A variance is being requested from Article 2, Section 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum required rear setback for the construction of a new addition.
- Architect:** Adarc Inc. Architecture (Adalberto Delgado, R.A.)
- Owner:** Omid David Airomloo and Ivette M. Coro
- Legal Description:** 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.
- Site Characteristics:** The property is located at the southwest corner of the intersection of Santa Maria Street and Pinta Court. The primary elevation faces northeast towards the intersection. Dimensions of the site are approximately 127 feet by 140 feet deep.

Note that Zoning considers the Santa Maria Street frontage as the front of the property

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 4200 Santa Maria Street is considered a Contributing Resource within the district. The residence was designed in 1950 (Permit #8974) by architect Gordon Severud in a Colonial Revival style that responds to the other residences found on the street. The property maintains its architectural integrity and continues to contribute to the historic architectural fabric of the City.



PROPOSAL

The applicant is requesting design approval for the construction of an covered terrace, and built-in barbecue area, new French doors at the south façade, interior reconfiguration, and new swimming pool surrounded by artificial turf. A variance has also been requested from Section Article 2, Section 2-101 D (4) (c) of the Coral Gables Zoning Code of the Coral Gables Zoning Code for the minimum rear setback for the built-in barbecue.



Figure 1: ca. 1950s photo



Figure 2: Current photo, 2024

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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:

- Construction of an approximately 255 SF covered terrace with built-in barbecue and counter at the west end.
- Construction of a new swimming pool and artificial turf surround.
- Reconfiguring of two pairs of windows and a pair of French doors on the south façade into three pairs of French doors with sidelites and transoms.
- Interior remodeling on the first floor.

The primary volume of this home faces the intersection of Santa Maria Street and Pinta Court. The secondary volume faces Pinta Court and was previously modified with a two-story addition. The new covered terrace is proposed to be located behind (south of) the secondary volume. The terrace is covered with a flat roof with parapets with stucco trim detailing. Four square masonry columns span the south elevation of the terrace. At the west end, a built-in barbecue with counter and surrounded by a 4'-0" low wall protrudes beyond the roofed structure to align with the corner of the home. It is this 2'-0" projection that necessitates the variance request.

To access the new terrace existing windows and doors are to be enlarged to accommodate three pairs of French doors with sidelites and transoms that align with the masonry columns of the terrace.

The swimming pool is proposed to be located to the south of the new terrace. In lieu of a pool deck, artificial turf is proposed to surround the pool framed by an 8" concrete edging. Note that staff anticipates new fencing is going to be required to the east of the pool to complete the pool enclosure as required by the Coral Gables Zoning Code.

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 a rear setback of eight feet eleven inches (8'-11") vs. the required ten feet (10'-0") where all Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Rear setback. Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as per 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" minimum rear setback. The Code also specifies that "If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures." The proposed barbecue area is no closer to the rear setback than the auxiliary structure and does not make an existing non-conforming setback any worse.

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

Initially presented as a metal pergola system and retractable sliding doors, the project was deferred by the BOA with multiple comments. (Note these initial drawings are included in the HPB submittal and marked as VOID pages.) The current proposal was reviewed and approved by the Board Architects on January 23, 2024.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence and sitework. 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 for the construction the built-in barbecue. Staff supports the granting of the requested variance. The design of the proposed covered terrace blends with the existing residence and occurs at an area of the home that was a later addition.

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Although allowed by Code, staff is not in favor of the artificial turf surrounding the pool and suggests a more traditional decking surface.

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

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. Window/door muntins are to be high-profile / dimensional.
3. A separate Standard Certificate of Appropriateness may be required for the swimming pool and deck if it is under a separate permit.
4. Provide alternate pool deck material in lieu of the artificial turf.
5. Any additional fencing required for the pool enclosure can be handled by Staff administratively.

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 **4200 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

A motion to **APPROVE** a variance to allow the addition a rear setback of eight feet eleven inches (8'-11") vs. the required ten feet (10'-0") where all Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Rear setback. Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as per Article 2, Section 2-101 D (4) (c) of the Coral Gables Zoning Code.

Respectfully submitted,



Anna Pernas

Historic Preservation Officer