



Historical Resources &
Cultural Arts

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COA (SP) 2024-019
July 17, 2024

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4210 SANTA MARIA STREET
A CONTRIBUTING RESOURCE WITHIN
THE SANTA MARIA STREET HISTORIC DISTRICT**

Proposal:	The application requests design approval for additions and alterations to the residence and sitework.
Architect:	Locus Architecture (Nelson de Leon)
Owner:	Fuad Alkhoury Trustee, Fuad Alkhoury Revocable Trust
Legal Description:	Lot 15 and Lot 16 less the South 38 Feet, 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 on the west side of Santa Maria Street between Pinta Court and Blue Road. The primary elevation faces east onto Santa Maria Street. The rear elevation faces west onto the Riviera Country Club golf course. The lot dimension is 112 feet by 125 feet.

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. It should be noted that a previous resident of this home initiated the request for the Local Historic District designation of the Street.

The residence at 4210 Santa Maria Street is considered a contributing resource within the district. The residence was designed in 1953 by architect Martin Hauri in a traditional style that responds to the other residences found on the street. Hauri worked with George Merrick and was one of the most prominent architects of Coral Gables. The home was called out in the district designation report for its association with economist Charles J. Zwick. The residence has undergone some additions over the years, however the historic integrity of the home is intact. The symmetrical front façade has had no alterations.

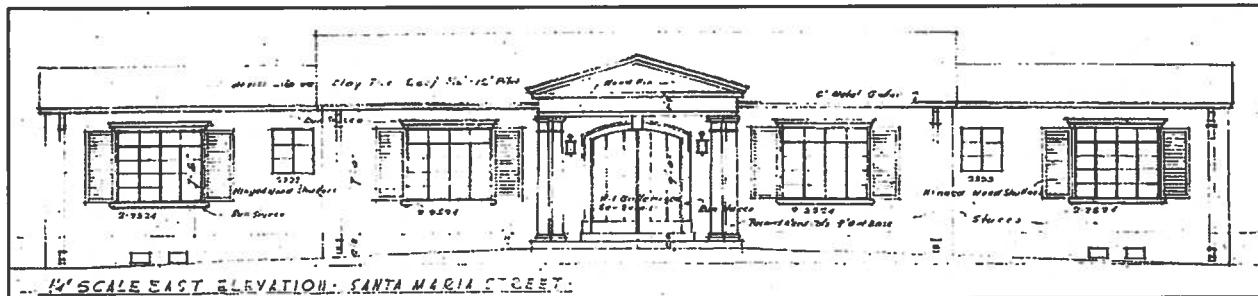


Figure 1: West Elevation, 1953 Permit #11758



Figure 2: ca. 1957 photo



Figure 3: February 2022 photo
(image courtesy of Google)

PROPOSAL

The applicant is requesting design approval for additions and alterations to the residence and sitework.

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 scope of work contained in this application includes:

- Additions to the southwest (rear), southeast (front), northeast (front) corners of the home.
- Converting the attached side-facing garage at the rear to living space.
- Converting the existing screened porch at the rear to an open trellis.
- Repurposing the existing porte cochere into a covered porch.
- Full interior remodeling.
- New window and door layout within existing living spaces along the rear (west) façade.
- Construction of a 148 SF gazebo with outdoor kitchen at the northwest corner of the property.
- Extensive sitework includes the removal of the existing rear deck (not original), removal of the existing driveway (both circular and along the north property line), removal of some masonry wall segments at the rear of the home, removal of the CLF at the northwest corner of the property, removal of a trellis and fountain within the small “U” between the existing garage and Florida room, relocation of A/C equipment, installation of a new swimming pool and pool deck, new 3'-8" high masonry and picket fence (with 4'-0" masonry piers) with gates at the east property line, new 4'-0" high masonry walls and the northeast and southeast corners of the home (to act as pool enclosure), new paver motor court and front walkway, new septic system, and new hardscape and landscape elements.

East (Front) Elevation – Sheet A-05.0:

The front elevation will be dramatically altered by the proposal. Two additions are proposed to the northeast and southeast ends of this façade. The symmetrical additions change the original recessed side-gable roofed wings of the home into protruding (13'-6" from the front (east) façade of the house) bays under hip roofs. The southeast addition consists of an additional bedroom while the north addition is a front-facing single-car garage. The existing porte cochere will be utilized as a front porch, not vehicular cover, with no change to its structure. Flanking the new additions are 4'-0" masonry wing walls capped with stucco coping, each with metal gates, that span to the north and south property lines.

West (Rear) Elevation – Sheet A-05.1:

Santa Maria Street is unique in the City of Coral Gables in that it is the only street that bifurcates a golf course. The rear of the residence faces west onto the Riviera Country Club golf course. As originally designed, the home provides virtually no views of, or access to, the open space of the golf course. This application seeks to acknowledge and take advantage of the expansive views provided to the rear of the home. Existing openings will be enlarged to accommodate larger

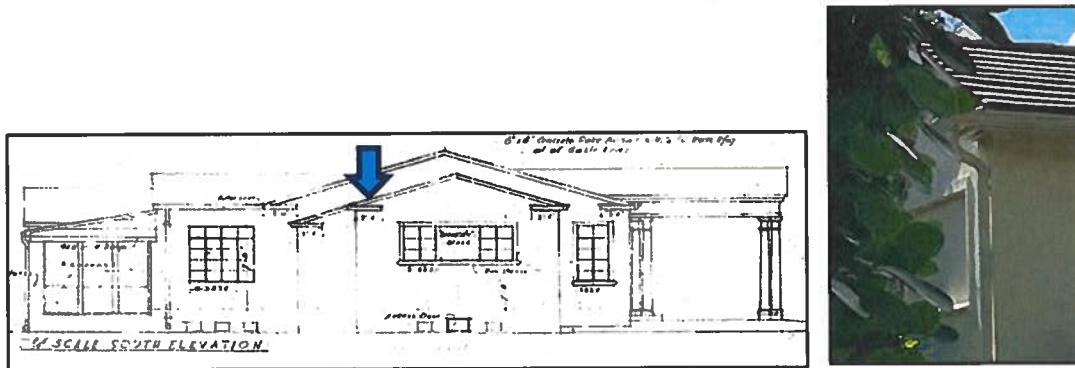
window and door assemblies. A later side-gable roofed addition at the south end of this façade will be removed and a new addition under a rear-facing hip roof will be constructed. This addition consists of a new master bathroom and bathroom. To the north, the screened porch under a rear-sloping roof is being converted into an open-air trellised patio. At the center of the façade, a trellis is being removed and a small addition connecting the existing Florida Room and the converted garage will be added. New doors will be added to the rear (west) elevation of the converted garage and also at the north end of the façade where an existing service porch (previously altered) is being converted into a guest bedroom.

North (Side) Elevation – Sheet A-05.2:

At the west end of the north elevation, the side-facing garage door is being converted into living space. To accommodate this change, the existing roof structure is proposed to be removed and the ridge raised (also visible on rear/west façade). The pitch will remain the same. The garage doors will be removed and French doors with sidelites being installed. To the east, a slope-roofed service porch (added in 1960) is also being altered with a new, higher rear-facing hip roof and windows being relocated and resized. A new single window is being added next to an original window opening. At the east end, the new front-facing garage is visible. New windows on this façade are repeated on the garage's south façade and on the north and south facades of the bedroom addition at the southeast corner of the home. A single French door leads into the garage.

South (Side) Elevation – Sheet A-05.3:

At the south elevation, new windows are proposed in the existing center side-gabled projection. They appear to be reopening a previous window (see Figure 4 below) that is previously demarcated with a recess with the original stucco "frame" and sill remaining. To the east and west are the additions at the southwest and southeast corners of the residence. The new windows match the original windows on the front elevation in size and detailing.



Figures 4: South Elevation, 1953 Permit #11758 (left); Window infill with original details (right)

Gazebo – Sheet A-05.2 and A-05.3:

While full elevations of the proposed gazebo were not included in the submitted set, it is assumed that the east and west elevations of the gazebo match those found on Sheet A05.3. The gazebo is under a pyramidal hip roof supported by two square masonry columns on the south and a solid masonry wall with small cut-out on the north.

Perimeter site wall – Sheet A-01.3

A new site wall is proposed along the front (east) property line abutting Santa Maria Street. As requested for all other projects on Santa Maria, the height of the wall/fence elements has been

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maintained at 4'-0". The wall consists of a 1'-4" masonry knee wall with a picket fence above for a total height of 3'-8." The intermediate square masonry columns are 4'-0" with a decorative cap. The pedestrian gate and sliding gate share similar features as the picket fence. At the south property line, a 4'-0" masonry wall extends from the southeast corner of the property to the wing wall extending from the house. Beyond that wing wall, a chain link fence is proposed to continue to the southwest corner of the property.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on May 2, 2024.

STAFF CONCLUSION

The application presented requests design approval for additions and alterations to the residence and sitework. Staff does not support this application.

The residence is a contributing resource within the "Santa Maria Street Historic District." The work proposed in this application negatively impacts the integrity of the historic resource. Staff does not support the additions to the front façade of the residence as it completely alters the appearance of the home and completely contradicts Secretary of the Interior's Standards numbers nine and ten. In conformance with The Secretary of the Interior's Standards, an addition to a historic building should be subordinate to the historic building and read clearly as an addition. The additions proposed dominate the primary façade and minimize the front projecting porte cochere (now being utilized as a front porch).

Staff is cognizant of the fact that the original garage faces the golf course - the view that the architect is highlighting in his proposal. However, there are alternatives and opportunities on the site that do not efface the primary façade of a contributing resource in a designated historic district.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for additions and alterations to the residence and sitework on the property located at **4210 Santa Maria Street**, a contributing resource within the "Santa Maria Street Historic District," legally described as Lot 15 and Lot 16 less the South 38 Feet, 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 **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer