



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305-460-5093  
✉ hist@coralgables.com

COA (SP) 2022-019  
August 17, 2022

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
1717 MADRID STREET  
A CONTRIBUTING RESOURCE WITHIN THE  
OBISPO AVENUE HISTORIC DISTRICT**

**Proposal:** The applicant is requesting design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code for the minimum rear setback for the placement of mechanical equipment.

**Architect:** Miami Architectural Studio, LLC

**Owner:** Adam J. Lotterman & Deborah Lynn Koch

**Folio Number:** 03-4107-016-0250

**Legal Description:** Lot 32, Block 2, Coral Gables Section "E", according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

**Site Characteristics:** The property is located on the northeast corner of Madrid Street and Obispo Avenue. The primary façade faces west onto Madrid Street. The lot dimension is approximately 50 feet by 150 feet.

**BACKGROUND/EXISTING CONDITIONS**

The single-family home at 1717 Madrid Street, built in 1953, was designed by Curtis E. Haley in the Mid-century Vernacular style.

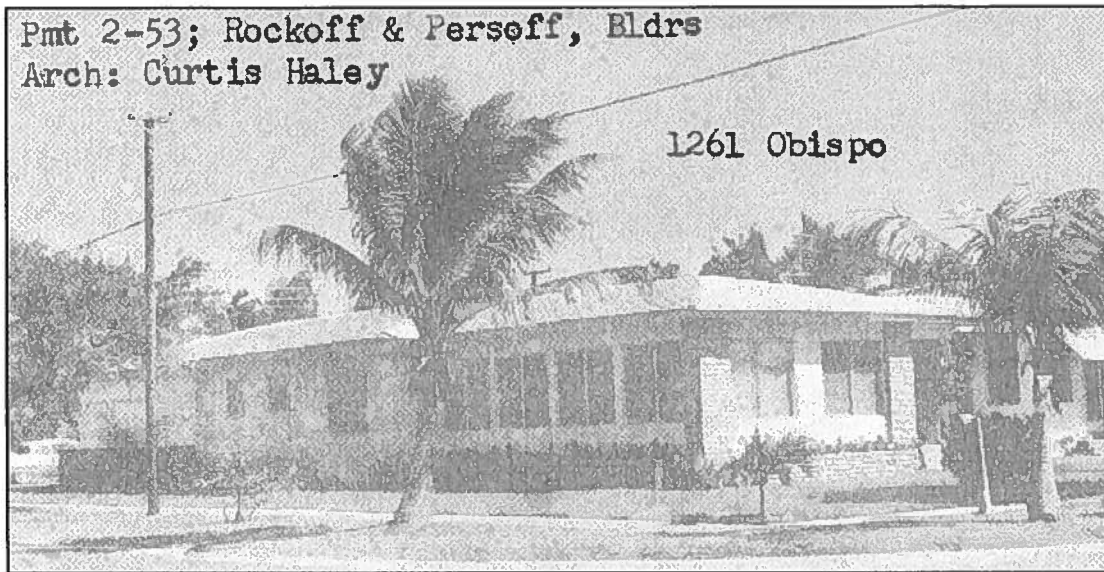
The buildings in the Obispo Avenue Historic District form a historic district that conveys the architectural history of Coral Gables. The district represents the speed and style with which Coral Gables was built, as well as the City's economic transition from its origin through World War II. In addition, the district is significant for its association with two of the City's earliest designers, H. George Fink and Walter DeGarmo.

In 1984, the City authorized the relocation of the original front door from Obispo Avenue to Madrid Street and effected a change of address from 1261 Obispo Avenue to 1717 Madrid Street.

### **PROPOSAL**

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

A variance has also been requested from Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code for the minimum rear setback for the placement of mechanical equipment.



1717 Madrid Street (1261 Obispo Avenue)

### **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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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 applicant is requesting design approval for additions and alterations to the residence and sitework. The work proposed in the application consists of:

- Expansion of living space into the garage.
- Interior reconfiguration.
- Relocation of fenestration.
- Installation of new windows and doors.
- Construction of a rear covered terrace.
- Installation of a swimming pool, deck, and new privacy wall.
- Construction of a new detached single-car garage.
- Construction of a new boundary wall and gates.

#### **West (facing Madrid Street) Elevation**

The primary façade faces west onto Madrid Street. As explained above, when first constructed the primary elevation with the main entrance was located on Obispo Avenue. The existing entrance door on this elevation will be relocated towards the center of the elevation. The new door will be a recessed double door with a surround of slump brick to match the existing and new steps. Two windows and a planter will be removed to provide access to the new door; however, this section of the house appears to have been altered and the planter does not appear to have been part of the original design. A window will be inserted into the space of the existing front door which will restore this section of the structure to its original appearance with four windows. Decorative Bahama shutters will be installed in front of these windows. The screen wall in front of these windows will be removed. This can be supported as the wall is a later addition. The louvers of the garage will be replaced with windows to provide light to the extended living space. A new privacy wall will be attached to the garage to screen the rear yard. The wall will incorporate aluminum louvers of a similar design to those existing on the garage. Slump brick will be added to the lower section of the wall to mimic the existing slump brick.

#### **South (facing Obispo Avenue) Elevation**

This was originally the primary façade, which has been altered. The entrance door will be moved slightly to the west, a planter will be removed to provide access, and two new planters of slump brick will be installed on either side of the door. These alterations can be supported as the existing door is not in its original location.

#### **East Elevation**

The windows openings on the east elevation will be reconfigured. This can be supported as the original openings have been altered and this elevation is only minimally visible from the right-of-way.

#### **North Elevation**

The existing north elevation contains the entrance to the garage and French doors. The French doors are in the location of an original window. The garage door and French doors will be removed, and three sets of French doors will be installed to provide access to the rear yard area. A covered terrace comprising a hip roof of flat cement tile to match the existing tile supported by four steel columns with wood cladding will be attached to this elevation.

### **Windows**

The applicant is proposing the installation of casement windows. Details of the proposed windows and doors along with a window and door schedule shall be submitted to Staff for review. All glass shall be clear, all muntins shall be high profile.

### **Garage**

A new single-car garage measuring thirteen feet (13') by twenty-three feet, eight inches (23'-8") will be constructed to the north of the site. Construction will be of concrete block and stucco with decorative slump brick corners and a hipped roof of cement flat tile to match the existing tile.

### **Siteworks**

A new pool will be installed to the rear of the property between the existing house and the new garage. The deck will be of square cut keystone.

A new driveway leading to the garage and a parking space of concrete slabs will be installed.

A new six-foot high concrete wall with posts and light fittings will be installed around the property. Pedestrian access to the property will be via a six-foot high gate. Vehicular access will be via a six-foot high sliding gate. Two sections of six-foot high picket fence will be installed either side of the vehicular access to provide the required visibility triangle. The wall, fence, and gate heights shall be reduced to four feet. Per Zoning comments, an access gate must be provided on Obispo Avenue. Details and specifications for the proposed wall, gates, and light fittings shall be submitted to Staff for review.

### **VARIANCES**

A variance has also been requested from Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code for the minimum rear setback for the placement of mechanical equipment

The following variance is requested in conjunction with this proposal:

*Grant a variance to allow the proposed mechanical equipment to have a rear setback of approximately zero (0) feet, eight (8) inches vs. All storage, utility, and infrastructure elements including service areas, loading space, transformers, telephone boxes, garbage cans, dumpsters, air-cooled condensing or compressor equipment which is a part of an air-conditioning system or a water cooling tower, meters, backflow preventers, siamese connections, and any other type of mechanical equipment or apparatus installed on or attached to premises on the ground floor or roof shall be concealed from public view with the following conditions: 4. Equipment shall comply with required front and rear setbacks of the building site. In no case shall a side setback be less than five (5) feet for the placement of equipment as required by Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code. Article 5, Section 5-606 (A) 4 has to do with allowable setbacks for mechanical equipment on a property. The allowable side setback for the placement of equipment is five feet. The proposed new AC equipment will have a side setback of eight inches.*

### **BOARD OF ARCHITECTS**

The proposal was reviewed by the Board of Architects on July 21, 2022. The application was approved with the following conditions:

1. Modifications to wall as discussed.
2. 18'-0" driveway is ok for the design.
3. City Architect to review prior to proceeding.

#### **STAFF CONCLUSION**

The applicant is requesting design approval for additions and alterations to the residence and sitework. All elevations have been subjected to some alteration in the past. The proposed relocation of the entrance door on the west elevation can be supported as, originally, there was no door on this façade, the proposed new location has been altered in the past, and the relocation will allow the reinstatement of an original window opening at the southern end of this elevation. The proposed new windows for the new interior living space in the existing garage will be inserted into the existing louvered openings and the new privacy wall screening the rear yard will incorporate louvered openings which mimic those of the existing garage. A clear delineation between the existing slump brick and the new slump brick on the rear yard privacy wall shall be incorporated. Removal of the existing screen wall from the front of this elevation will open up the corner of the house as originally intended. The south elevation has been altered and the existing door is not in the original location; therefore, the proposal to slightly move the new door can be supported. The reintroduction of slump brick detailing to this elevation can be supported. On the north elevation, the stucco shall indicate the outline of the original garage door. The new garage is appropriate in style and scale for the site and the district. The proposed alterations are in keeping with the Secretary of the Interior's Standards and the essential form and integrity of the historic district is unimpaired.

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

1. Details of the proposed windows and doors along with a window and door schedule shall be submitted to Staff for review.
2. All window and door glass shall be clear.
3. All window and door muntins shall be high profile.
4. The wall, fence, and gate heights shall be reduced to four feet.
5. Per Zoning comments, an access gate shall be provided on Obispo Avenue.
6. Details and specifications for the proposed wall, fence, gates, and light fittings shall be submitted to Staff for review.
7. A clear delineation between the existing slump brick and the new slump brick on the rear yard privacy wall shall be incorporated.
8. On the north elevation, the stucco shall indicate the outline of the original garage door.
9. All outstanding Zoning comments shall be addressed.

A variance from the Coral Gables Zoning Code have been requested. The Historical Resources staff finds that all of the following criteria, necessary for authorization of the variances 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

Staff supports the granting of the requested variance as the site configuration and position of the existing residence offer limited options to add living space to a one-story structure and provide covered parking without adding a second story. The AC unit is located at the rear of the yard to minimize any impact on the neighbor to the east. The proposal meets the Secretary of the Interior's Standards and does not negatively impact the historic district.

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

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for additions and alterations to the residence and sitework on the property located at **1717 Madrid Street**, a contributing resource within the Obispo Avenue Historic District, legally described as Lot 32, Block 2, Coral Gables Section "E", according to the Plat thereof, as recorded in Plat Book 8, at Page 13 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 proposed mechanical equipment to have a rear setback of approximately zero (0) feet, eight (8) inches vs. All storage, utility, and infrastructure elements including service areas, loading space, transformers, telephone boxes, garbage cans, dumpsters, air-cooled condensing or compressor equipment which is a part of an air-conditioning system or a water cooling tower, meters, backflow preventers, siamese connections, and any other type of mechanical equipment or apparatus installed on or attached to premises on the ground floor or roof shall be concealed from public view with the following conditions: 4. Equipment shall comply with required front and rear setbacks of the building site. In no case shall a side setback be

less than five (5) feet for the placement of equipment as required by Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code.

Respectfully submitted,



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Warren Adams  
Historic Preservation Officer