



COA (SP) 2021-003  
April 21, 2021

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
603 MINORCA AVENUE  
A LOCAL HISTORIC LANDMARK**

**Proposal:** The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 4, Section 101 (D) (4c) of the Coral Gables Zoning Code for the minimum rear setback.

**Architect:** Callum Gibb Architect, PA

**Owner:** GG Property Holdings LLC (Greg Goldstein)

**Legal Description:** Lots 14 and 15, Block 18, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida

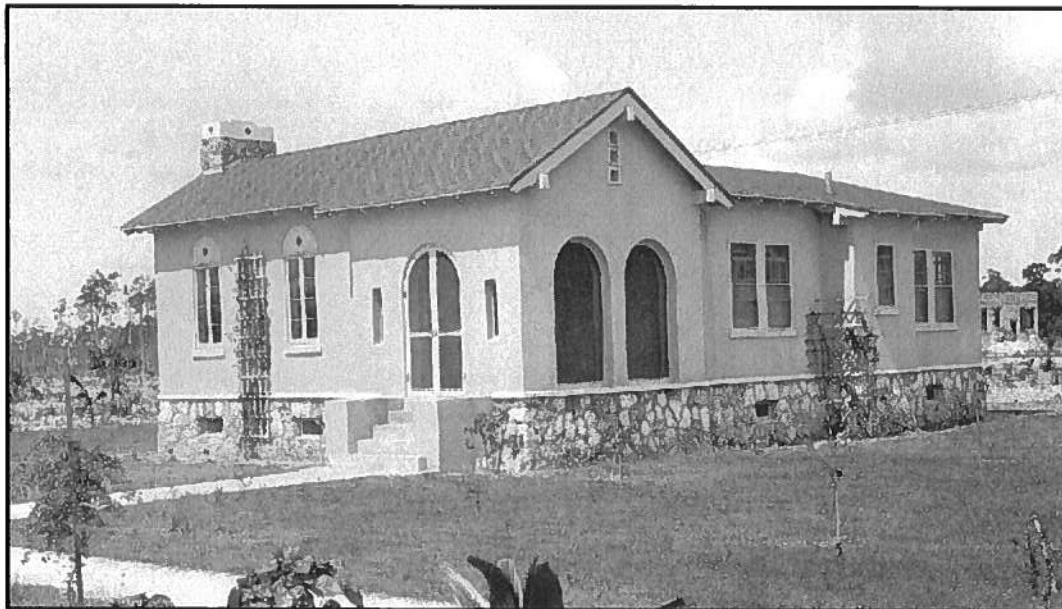
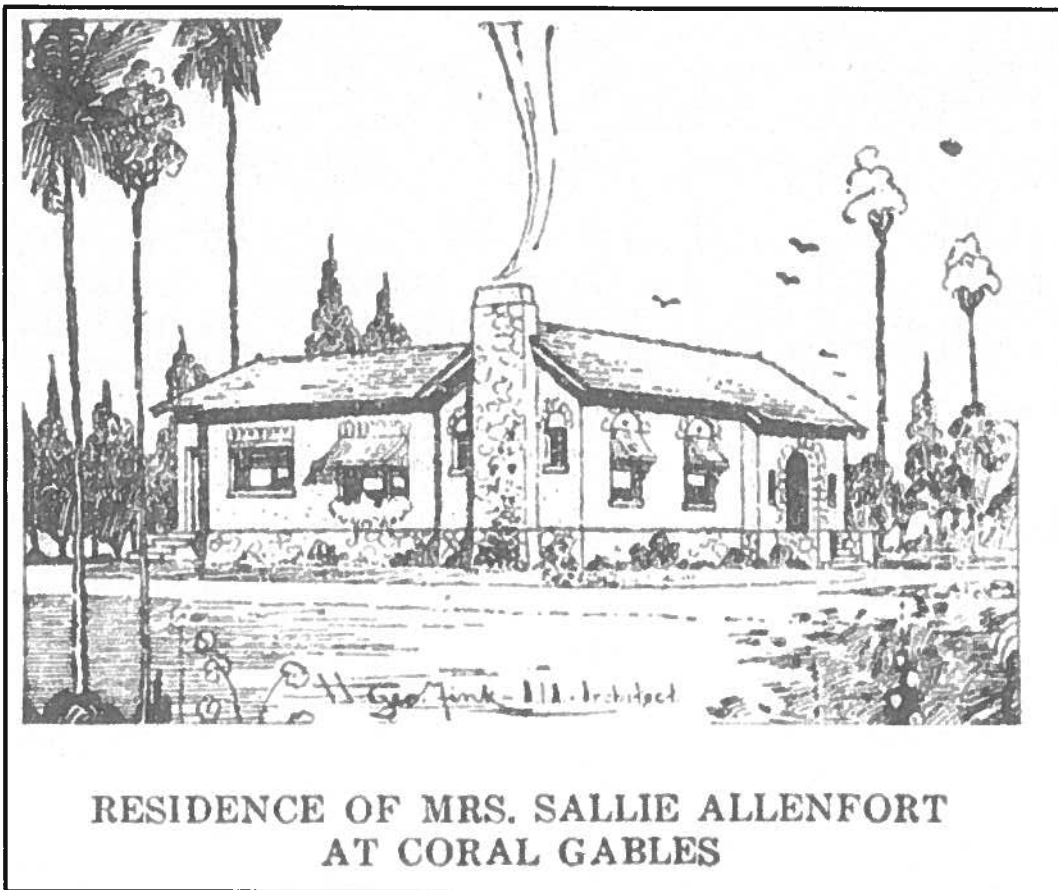
**Site Characteristics:** The property is located at the northwest corner of the intersection of Minorca Avenue and Segovia Street. The lot size is 100' x 112.50.'

**BACKGROUND/EXISTING CONDITIONS**

This home, amongst the earliest homes constructed in Coral Gables, was designed by H. George Fink and given permit #39 in the City. A Miami Herald article dated March 10, 1922 stated "Mrs. Sallie Allenfort of Patterson, NJ has started construction on a five-room coral rock and stucco bungalow on Segovia Street and Minorca Avenue. This house will be finished in two months and will be occupied by Mrs. Allenfort as soon as possible." It was one of eight homes whose renderings were included in a full-page advertisement entitled "The First Coral Gables Season Ends with Total Sales Over \$1,000,000" in April 1922. (see figure below)

An addition located to the north of the original structure in 1950 by architect Edward T. Rempe, Jr comprised of a carport (later enclosed), a bathroom, storage, and enlarged the screen porch (later enclosed). The original casements windows were replaced with awning windows at an unknown date. The date of the alteration of the front façade window is also unknown.

The property was designated as a Local Historic Landmark in 2005.



**H. George Fink rendering from Miami Herald, April 1922**

**"The First Coral Gables Season Ends with Total Sales Over \$1,000,000," [top]**

**Note: the coral rock features associated with the fenestration were not implemented  
c.1923 historic photo [bottom]**



**c.1940 photo**

### **PROPOSAL**

The applicant is requesting design approval to remove later additions (approximately 413 SF) to the rear (north) of the home, construct new additions to the west and north of the home, undertake alterations to the original home, and construct a swimming pool. The addition to the west will comprise a family room and breakfast nook (approximately 785 SF) and a covered terrace (approximately 236 SF). The addition to the north will comprise a master bedroom and bathroom, a second bedroom, and a garage (approximately 1,360 SF).

### **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 work proposed in the application consists of:

- Removal of later additions to rear of home (approximately 413 SF)
- Construction of a one-story addition (approximately 785 SF) and a covered terrace (approximately 236 SF) to the west of the home.
- Construction of a one-story addition (approximately 1,360 SF) to the north of the home.
- Original remaining fenestration will be returned to its original configuration. Namely, on the front façade, the large picture window will be removed and the two single casement windows with decorative stucco arches will be reinstituted. On the east façade, single-hung windows with six-over-six and four-over-four lighting configurations will be reinstituted.
- Construction of a new swimming pool and deck with stone finish at the northwestern corner of the lot.
- Sitework consists of a new front walkway and driveway.

#### **Front (South) Elevation (Sheet A.3.1)**

On the front elevation, the large picture window (a later alteration) will be removed and replaced with two casement windows topped with a stucco arch in order to return the fenestration to the original configuration.

The front elevation of the west addition will be setback approximately fourteen feet from the front elevation of the existing home. The projecting breakfast nook will be setback approximately four feet from the front elevation of the existing home. Construction will be of concrete block and smooth stucco, a pitched roof of two-piece clay barrel tile with projecting wood outlookers, and casement windows. A thickened stucco plinth similar to the existing will be added to the top of the stem wall. The projecting breakfast nook will have a front-facing gable with a decorative vent. The new addition will be differentiated from the original house through the incorporation of smooth stucco rather than rough stucco, and a stucco stem wall rather than coral rock.

A new wall and gate will be attached to the western end of the addition.

#### **East Elevation (Sheet A.3.2)**

The East Elevation drawings are incorrectly labelled as West Elevation. The labelling shall be corrected.

The existing multi-light arched windows in the original porch will be replaced with fixed, single-light windows which better define the original screened openings.

On the east elevation, the additions to the north will be removed and replaced with a one-story addition consisting of a master bedroom with master bathroom, a second bedroom, and a one-car garage. The addition will extend up to approximately sixteen feet beyond the side elevation of the existing structure. Construction is consistent with that of the western addition although both casement and single-hung windows will be incorporated. The garage will have a pitched roof with front-facing gable and a single-car garage door. New gate posts and a gate will be attached to the northern end of the addition.

West Elevation (Sheet A.3.3)

The proposed west addition will be attached to approximately two-thirds of the of the west elevation of the existing house resulting in the loss/obscuring of original features such as the coral rock stem wall. However, the most significant feature of this elevation, the coral rock chimney will be retained. French doors lead from the master bedroom to the rear yard. Consideration shall be given to adding fenestration to the blank wall of the kitchen.

North Elevation (Sheet A.3.4)

Most of the original rear wall will be obscured by the proposed new addition; however, this elevation is currently obscured by the existing addition. The proposed new covered terrace will be of a flat roof supported by classically styled pillars. Access from the house appears to be via six, single-light sliding doors. Consideration shall be given to adding fenestration to the blank wall of the master bedroom.

**VARIANCES**

A variance has also been requested from Article 4, Section 101 (D) (4c) 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 proposed addition to have a rear setback of five feet (5'-0") vs. The rear setback shall be ten (10) feet. If compatible with the neighborhood character, the Board of Architects may recommend approval to the Board of Adjustment or the Historic Preservation Board, as applicable, to allow a rear setback of five (5) feet for one-story structures as required by Article 4, Section 101 (D) (4c) of the Coral Gables Zoning Code.*

The Coral Gables Zoning Code requires that all properties maintain a 10'-0" rear setback. The Board of Architects may recommend that a 5'-0" rear setback be allowed if an addition is one-story in height. The additions being proposed to the residence are one-story in height to maintain the scale of the historic residence. Staff supports the granting of the variance.

**BOARD OF ARCHITECTS**

The proposal was reviewed and approved by the Board of Architects on March 4, 2021 with no comments.

**STAFF CONCLUSION**

The application presented requests design approval to remove later additions, construct new additions, and undertake alterations to the residence, construct a swimming pool, and sitework. The proposed alterations to the property are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic district is unimpaired.

A variance from the Coral Gables Zoning Code has been requested. 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

Staff supports the granting of the requested variance in order to maintain the scale of the historic residence.

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

1. Windows to be clear glass and window muntins are to be high-profile.
2. New wood outlookers are to be differentiated from the existing. Details to be provided on permit drawings.
3. Details of all new windows, doors, gates, and columns for the covered terrace shall be provided on permit drawings.
4. The remaining original windows are being proposed to return to the original configuration. In the absence of original drawings, we look to 1920s photographs. The home at 637 Alcazar Avenue is essentially the “twin” of this house and its west elevation can be seen in a 1920s photo of the home (below). Note that the west elevation of 603 Minorca Avenue can be seen in the background of the 1920s photo of the twin (below, far right). The original windows flanking the chimney should be returned. Their location is visible in the stucco as a patch (below). They appear larger in the rendering than those seen in the photo of 637 Alcazar Avenue.





**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, construction of a swimming pool, and sitework on the property located at **603 Minorca Avenue**, a Local Historic Landmark, legally described as

Lots 14 and 15, Block 18, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, 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** the following variance:

Grant a variance to allow the proposed addition to have a rear setback of five feet (5'-0") vs. The rear setback shall be ten (10) feet. If compatible with the neighborhood character, the Board of Architects may recommend approval to the Board of Adjustment or the Historic Preservation Board, as applicable, to allow a rear setback of five (5) feet for one-story structures as required by Article 4, Section 101 (D) (4c) of the Coral Gables Zoning Code.

Respectfully submitted,



---

Warren Adams  
Historic Preservation Officer