



Eastshore Int'l Corp • 237 S. Dixie Hwy. • Floor 4 - Suite 458 • Coral Gables, FL 33133 • (305) 648-2006 • AAC001608

Letter of Intent: February 25, 2025, for the Property at 4005 Santa Maria Street

This letter serves as a formal intent regarding the property at 4005 Santa Maria Street, originally designed by Architect Vernon D. Lamp circa 1948. The residence, notable for its extensive window design and crab orchard stone façade, features high-beamed ceilings that create a cool, inviting atmosphere. The original layout included two bedrooms, three bathrooms, and a study. Significant renovations took place between 2012 and 2015, including the enclosure of the open-air terrace with a modular glazing system and the installation of 20 impact-resistant windows in 2012. The exterior was refreshed in 2015 with pressure cleaning and repainting in light beige and deep brown. Additionally, eight bronze-framed angled windows with tinted glazing were installed, originally operable awning windows as depicted in historical photographs.

Demolition Plan

- Remove the previously enclosed rear terrace.
- Remove the existing bedroom on the north end of the residence.
- Remove the north side service yard and masonry walls.
- Store existing stone in demolition areas for reuse if in good condition or replace with similar stone.
- Remove the existing non-conforming "Spanish S" roof tile.
- Remove the existing asphalt driveway and approaches.

Proposed Improvements

- Convert the south-facing bedrooms into a single bedroom and bath and create a new east-facing living room.
- Transform the existing living room into a dining area, restoring the fireplace and stone planters to their original condition.
- Replace kitchen cabinets and appliances in their current location.
- Enclose the existing carport to expand the garage area.
- Add a family room, bedroom, bathroom, closets, and laundry room on the first floor (north side). The required setback from the north property line is 9.667'. However, the proposed addition will maintain the existing 8'-0" setback of the north side service yard masonry wall, requiring a variance of 1.667' from Historic Resources.
- Construct a covered porch with a louvered roof system by Renson.
- Add a two-story stair enclosure to connect the existing house with the addition.
- The second floor will consist of two bedrooms and baths with simple geometry and complementary low-sloped roofs.
- Finish new masonry walls with stucco distinct from the existing.
- Install flat gray cement roof tiles by Boral.
- Replace existing windows with new aluminum-clad impact-resistant windows in midnight bronze by Loewen.
- Restore original stone details to the exterior of the chimney and add a cap.

Thank you for your consideration of this proposal.