

AV 2007-01
APRIL 15, 2010

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
4320 SANTA MARIA STREET
CORAL GABLES, FLORIDA
A CONTRIBUTING STRUCTURE WITHIN
THE "FLORIDA PIONEER VILLAGE HISTORIC DISTRICT" AND
THE "SANTA MARIA STREET HISTORIC DISTRICT"
PART 2**

<u>Owner:</u>	Gary and Andrea Brown
<u>Original Date of Construction:</u>	c. 1926
<u>Architect for Addition:</u>	Locus Architecture – Nelson de Leon
<u>Estimated Cost of Project:</u>	\$ 1,406,999**
<u>Estimate Cost of Work on Historic Section:</u>	\$ 1,000,000**
<u>Legal Description:</u>	Lots 21, 22 less S 15 FT of Lot 22, Blk 93, Coral Gables Country Club Section Part 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida
<u>Folio Number:</u>	03-4119-001-3750
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	May 1989 ("Florida Pioneer Village Historic District") and November 2007 ("Santa Maria Street Historic District")

(**Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)

The property at 4320 Santa Maria Street, constructed circa 1926, is a contributing structure within two local historic districts. In May 1989, the "Florida Pioneer Village" was designated as a local historic district. As one of a number of thematic housing developments planned for the City of Coral Gables by the American Building Corporation of Ohio, the "Florida Pioneer Village Historic District" is comprised of five free standing homes. In 1925, the architectural firm of John Skinner, Coulton Skinner, and John Pierson designed the residences to reflect an adaptation of Greek Revival and Colonial Revival architectural styles to the South Florida region.

In November 2007, the entire length of Santa Maria Street was designated as a local historic district. The “Santa Maria Street Historic District” is comprised of the residences that front or abut Santa Maria Street from Bird Road on the north and Blue Road on the south.

The City of Coral Gables Historical Resources Staff and Historic Preservation Board reviewed multiple applications for the restoration, addition, renovation, and alterations to the property at 4320 Santa Maria Street. The following related Certificates of Appropriateness (listed below) were granted approval by staff or the Historical Preservation Board:

- Case File COA (ST) 2006-10 (approved March 27, 2006)
- Case File COA (SP) 2006-09 (approved June 15, 2006 and July 20, 2006)
- Case File COA (SP) 2006-17 (approved November 16, 2006)
- Case File COA (ST) 2006-76 (approved November 16, 2006)
- Case File COA (SP) 2007-10 (approved June 21, 2007)
- Case File COA (ST) 2007-72 (approved August 16, 2007)

The applicants are requesting Ad Valorem Tax Relief for the restoration, addition, renovation, and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the staff reports for Accelerated Certificate of Appropriateness case files COA (SP) 2006-09, COA (SP) 2006-17, and COA (SP) 2007-10 and the applications for the standard Certificates of Appropriateness listed above. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- Replication and reinstallation of second floor porches on front (east) and side (south) of house that were removed in the 1960s.
- Structural enhancements to columns and beams to support porches.
- Replication of wood pickets and handrail to match original based on the original 1926 drawings of the house.
- Replaced white, flat tile roof with dark grey slate roof tile with copper flashing/drip metal.
- Installation of new doors and windows – either through replication of the existing units out of cypress wood or through installation of impact resistant CGI or Palm Beach Ultimate units.
- Installation of historically appropriate door hardware.
- Installation of new cedar wood shutters.
- Installation of copper gutters and downspouts.
- Replacement of wood picket balustrade at carport roof to a more appropriate style.
- Exterior light fixtures replaced with period-appropriate copper fixtures.
- Restoration of front entry feature.
- New HVAC system.
- Mechanical, electrical and plumbing upgrades.

- Restoration of existing staircase and railing.
- Restoration and/or replacement of wood flooring.
- Restoration of existing interior doors.
- Restoration of existing double hung windows.
- New moulding where needed replicates existing original wood moulding.
- Door hardware refurbished and reused or replicated to match existing.

B. Additions

- Removed one-story addition not original to the house.
- Addition of two-story structure at rear (south and west) of house that includes a new kitchen, pantry, laundry and mud rooms, breakfast room and family room on the first floor and a master bedroom suite on the second floor.
- Installation of slate roof tile to match existing house.
- Installation of standing seam copper roof at entry to addition.
- Installation of copper gutters and downspouts.
- Flooring to match oak floors in existing house.
- New kitchen with period “feel.”
- New doors and wood mouldings shop-made to match existing house.
- Installation of antique/salvaged glass doorknobs and door hardware to match those found in existing house.

C. Site/Landscape improvements

- Removal of non-original concrete perimeter wall.
- Installation of new cypress wood picket fence, posts and gate using details found on original 1926 drawings.
- Construction of a new brick gazebo structure to complement the architecture of the existing house and addition.
- Construction of a brick fountain wall at pool with integrated storage shed to screen pool and equipment.
- Installation of new extensive landscaping.
- Removal of existing pool and installation of new pool.
- Installation of Old Pennsylvania brick pool deck.
- Installation of Old Pennsylvania brick walkways.
- Restoration of existing brick walkways and driveway.
- Installation of two gas post lights.

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff reports for COA (SP) 2006-09, COA (SP) 2006-17, and COA (SP) 2007-10.

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA reports, COA applications