



AV 2016-005
DECEMBER 15, 2021

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

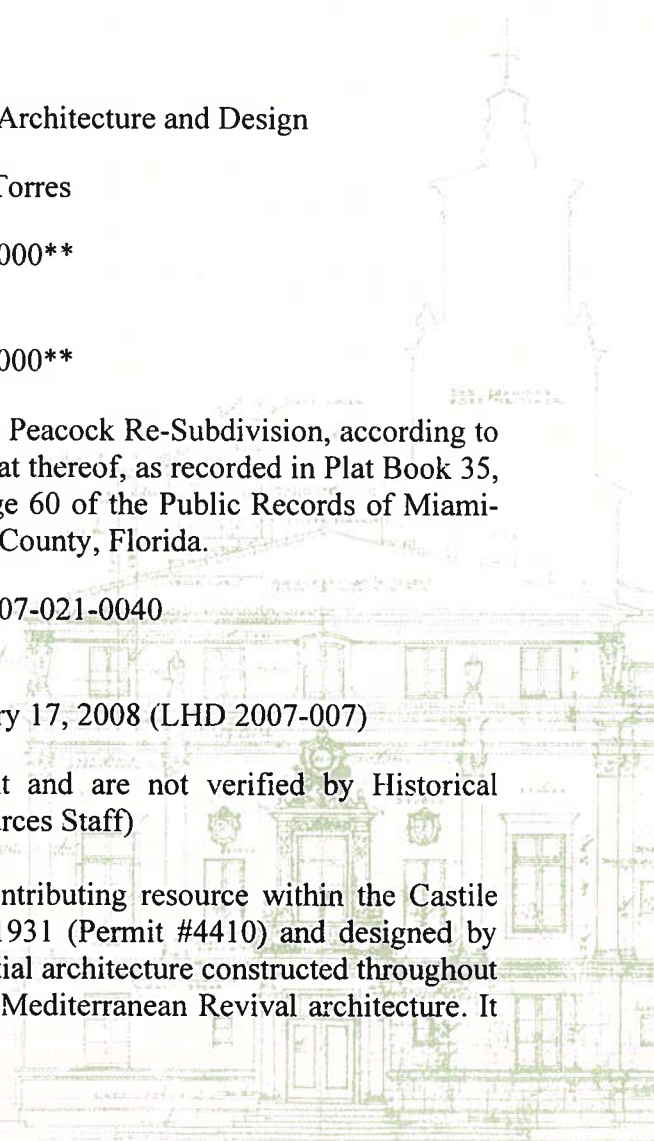
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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
936 CASTILE AVENUE
CORAL GABLES, FLORIDA
A CONTRIBUTING RESOURCE WITHIN
THE "CASTILE AVENUE / PLAZA HISTORIC DISTRICT"
PART 2**

<u>Owner:</u>	Jorge A. and Kathrina F. Saladrigas
<u>Original Date of Permit:</u>	1931
<u>Original Permit No.:</u>	4410
<u>Architect for Alterations:</u>	RVL Architecture and Design
<u>Contractor for Alterations:</u>	Luis Torres
<u>Estimated Cost of Project:</u>	\$600,000**
<u>Estimated Cost of Work on Historic Buildings:</u>	\$500,000**
<u>Legal Description:</u>	Lot 8, Peacock Re-Subdivision, according to the Plat thereof, as recorded in Plat Book 35, at Page 60 of the Public Records of Miami- Dade County, Florida.
<u>Folio Number:</u>	03-4107-021-0040
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	January 17, 2008 (LHD 2007-007)

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

The residence at 936 Castile Avenue is considered a contributing resource within the Castile Avenue / Plaza Historic District. It was constructed in 1931 (Permit #4410) and designed by architect Lester Avery. It is a good example of the residential architecture constructed throughout Coral Gables as the City started to shift away from pure Mediterranean Revival architecture. It



had undergone some alterations over the years, but retained a high level of historic integrity.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2015-007. 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

- New impact-resistant casement windows to match original configuration
- Replacement of original window sills
- New barrel tile roof
- Paint house
- New mechanical, electrical, and plumbing systems
- Restoration/recreation of decorative wooden spindles at front elevation
- Replacement of original wood shutters
- Restoration of original front door and door surround
- Restoration of stucco details at front façade
- Restoration of rear covered terrace, installation of new wood brackets
- Demolition of unpermitted rear covered terrace addition and bathroom addition
- Interior work includes: Restoration of original tile floors; restoration of fireplace mantle; interior reconfiguration; restoration of pecky cypress ceilings in living room

B. Additions

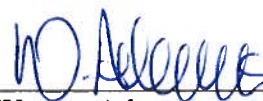
- Second story and balcony addition atop the existing garage consisting of a guest bedroom and bathroom
- Rear one-story addition consisting of a laundry room and covered entry

C. Site improvements

- Installation of new brick paver driveway and walkways
- Installation of new swimming pool and deck
- Installation of new landscaping
- Restoration of existing wall fountain

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Warren Adams
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA Report, COA Application, As-built Drawings