

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

PART 1 – PRECONSTRUCTION APPLICATION

INSTRUCTIONS:

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: 4125 Santa Maria Street, Coral Gables, FL 33146 (Coulton Skinner House)

Property Address: 4125 Santa Maria Street, Coral Gables, FL 33146

Folio Number: 03-4119-001-4310

Legal Description: Coral Gables Country Club Sec, PT 5 PB 23-55, Lots 9 & 10 BLK 96,
Lot Size Irregular, OR 16323-3549 0494 1

Please check all that apply:

☐
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☐

Designated as a local historic landmark or site

Designated as a contributing structure within a local historic district

Individually listed in the National Register of Historic Places

Is a contributing structure in a National Register District

Name of District Santa Maria Street Historic District

Please attach the designation report and resolution as proof the property is designated.

II. OWNER INFORMATION:

Name(s) of Owner(s): Claudio R. Alvarez

Mailing Address: 5898 SW 96 Street, Miami, FL 33156

Phone: (305) 796-7234 2nd Phone: (305) 361-0361

Email: cali1872@me.com

If the property has multiple owners, please attach a list of all owners and their mailing addresses.

Name: Maria C. Alvarez
Mailing Address: 5898 SW 96 Street, Miami, FL 33156
Phone: (305) 975-7397
Email: tartina4@gmail.com

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1947 Architect (if known): Harold Steward, John Skinner and Coulton Skinner

Alterations: Please provide the date and description of any physical alterations to the property. [Example: *Original casement windows were replaced with jalousie windows around 1974.*]

Second floor window on west side was removed. Sitting room windows facing east replaced with aluminum casement French doors. Sitting room window facing east replaced with bay window. Sitting room window facing southeast removed, covered. Sitting room window facing northeast removed, covered. Sitting room door facing south removed, covered. Study door and window facing south removed, covered. Master bedroom window facing south removed, covered. Dining room fixed glass windows on east side were replaced with aluminum casement French doors in 1995. Front French doors on west side changed to aluminum clad impact French doors in 2001.

Additions: Please provide date and description of any additions which may have been made. [Example: *A rear bedroom and bath were added to the house in 1981.*]

In the 1990s, the kitchen was remodeled and expanded, a storage room on the north side was added, the family room on the east side was added, a covered terrace on the east side was added, the entry foyer on the west side was added, a porte cochere on the west side was added, the laundry room on the north side expanded, and a new storage room added on west side. Shutters were also added on the east side.

B. Exterior Description

Roof Type: gable and flat Roof Material: concrete flat tile, copper roof
Example: *hip, gable, flat, etc* Example: *barrel tile, asphalt shingle, etc*

Number of Stories: 2 Detached Garage? (Y/N) N

Basic Floor Plan: irregular
Example: *square, "L" shaped, "U" shaped, rectangular, irregular, etc*

Main Window Type(s): casement
Example: *casement, fixed, single hung sash, jalousie, awning, etc*

Siding Material(s): stucco, slump brick
Example: *stucco, wood frame, brick*

Briefly describe any distinguishing **Exterior Architectural Features:**

[Example: *the placement of the windows, chimneys, porches, columns, etc*]

Brick siding, decorative crown pediment, multi-paned windows with shutters, accented doorway, columned porch and distinguishable chimney are all typical features from the colonial revival architecture.

C. Interior

Please list any distinguishing **Interior Architectural Features** found in the home that are original to the house, by room: *[Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]*

The existing living room and existing master bedroom maintain the original fire place.

D. Auxiliary Structures

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

Attached garage, perimeter wall in the front (west side) of the property.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.

What was the original use of the building? Residence

What will the building be used for after improvements? Residence

What is the estimated start date of construction? November 2018 / December 2018

What is the estimated completion date? November 2020 / December 2020

What is the estimated cost of restoration/rehabilitation? \$3,200,000.00

Briefly describe your project, including any proposed additions, upgrades and restorations.

We intend to restore the facade of the house to look like the original. We are removing the porte cochere, adding a window that was removed from the second floor, changing the windows and doors, removing storage rooms and a foyer which were added by previous owners, fixing wood beam columns, if necessary, and reinstating a walled terrace area. We are adding more square footage to the house and reconstructing most of the interior. The staircase will be moved to the east side of the house. For the first floor, there will be a new kitchen, family room, dining room, maid's room with full bathroom, foyer, den, cabana bath and storage room, a covered terrace on the east side and a library/office on the west side of the house. For the second floor, there will be four new bedrooms with walk-in closets, four full bathrooms and a laundry room.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

A. EXTERIOR ARCHITECTURAL FEATURES

FEATURE 1: Front Façade (Santa Maria Street View)

Elevation: Proposed Front Elevation

Photo Number: Photo Nos. 5-8, 15-19, 94

Plan Number: Plan No. A-200

Describe Work: Our goal for this side of the house is to restore it to its original splendor. By doing this, the existing porte cochere, the existing storage room between the garage and existing entry foyer, and the existing entry foyer will be removed, as they were later additions to the home. The original detailed molding around the front door, which was enclosed in the existing entry foyer, will be exposed. The wood beams in the covered front terrace will be replaced with new wood beams, if necessary, and will look similar to the original beams. A walled planter/terrace area, which will be constructed with a type of brick that is similar to the slump brick that was used for the original structure, will be created again. Originally, there were two windows that looked out into this walled planter/terrace area. These will be converted to two doors so that this area could be accessed from the house. There were three windows on the second floor, above the front entry door, and one was removed by previous owners. It will be added again to look like the original. The original two-car garage will remain.

A library/office with a working fireplace will be added and will be attached to the house by a covered loggia. It will be constructed with a type of brick that is similar to the slump brick that was used for the original structure. The existing storage room, which is attached to the northwest side of the two-car garage, will become an open, covered workshop area. On the second floor, on the north side of the house, a room will be expanded. On the second floor, a bedroom, two bathrooms, a walk-in closet, laundry room, master bedroom and master closet will be built. Most of the existing roof will be replaced and the new tile will resemble the original concrete tile. All windows and doors will be replaced with aluminum casement windows and doors with impact glass. Any existing areas to remain that have stucco or brick that need attention will be repaired and repainted. All additions will keep with the Colonial Revival style of the house.

FEATURE 2: View From Side Yard (South)**Elevation:** Proposed Side Elevation**Photo Number:** Photo Nos. 1, 3, 4, 26**Plan Number:** Plan No. A-200, A-203

Describe Work: A library/office will be added and will be attached to the house by a covered loggia. An addition to the existing game/office room will be a covered breezeway with a cabana bath and a storage room. This will lead into an open terrace with a built-in barbeque. A pool will also be added to this side of the property. On the second floor, a master closet and bathroom will be added above the proposed game/office room and covered terrace. All windows and doors will be aluminum casement windows and doors with impact glass. All additions to the house will be constructed with a type of brick that is similar to the original. Any existing areas to remain that have stucco or brick that need attention will be repaired and repainted. All additions will keep with the Colonial Revival style of the house.

FEATURE 3: Rear Façade (Golf Course View)**Elevation:** Proposed Rear Elevation**Photo Number:** Photo Nos. 1, 2, 20, 21, 22, 23, 24, 93, 94, 95**Plan Number:** Plan No. A-201

Describe Work: The existing family room, covered terrace, breakfast area, two walls of the dining room and upstairs bedroom, den and the master bedroom terrace will be removed. On the first floor, a covered terrace with two small storage closets will be added and will be connected to the existing game/office room and original living room. Above these two areas on the second floor, will be the master bathroom and an open terrace connected to the master bedroom. The existing stairway will be removed and replaced with a proposed stair hall which will be built between the proposed family room and existing living room. It will be connected to the existing dining room, which will be changed to a den. A proposed family room, kitchen, and a breakfast nook with a copper roof will be added. Above these areas on the second floor, will be a bedroom with a walk-in closet and bathroom. All of the proposed areas will be constructed with a type of brick that is similar to the slump brick that was used for the original structure. All windows and doors will be aluminum casement windows and doors with impact glass. Any existing areas to remain that have stucco or brick that need attention will be repaired and repainted. All additions will keep with the Colonial Revival style of the house.

FEATURE 4: View From Side Yard (North)

Elevation: Proposed Side Elevation

Photo Number: Photo Nos. 9, 10, 11, 12, 13, 14

Plan Number: Plan No. A-201

Describe Work: The existing family room, existing kitchen, existing maid's bedroom will be removed, as they were later additions to the home. A proposed kitchen and breakfast nook with a copper roof will be added. The existing laundry room will be converted to a maid's bedroom with a full bathroom and closet. The existing storage room, which is attached to the northwest side of the two-car garage, will become an open, covered workshop area. The two-car garage will remain, as it is part of the original house. Above these areas on the second floor, two full bathrooms, two walk-in closets and a bedroom will be built. All of the proposed areas will be constructed with a type of brick that is similar to the slump brick that was used for the original structure. All windows and doors will be aluminum casement windows and doors with impact glass. Any existing areas to remain that have stucco or brick that need attention will be repaired and repainted. All additions will keep with the Colonial Revival style of the house.

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1: Existing Living Room

Elevation:

Photo Number: Photo Nos. 32, 33, 34, 35

Plan Number: Plan No. A-101.0, A-101.1

Describe Work: The existing living room is part of the original house and will remain. The original fireplace in the living room will remain, but will be given an updated look that complements the house style. Both existing double doors on the west side of the living room will be replaced with aluminum casement doors with impact glass. The existing opening in the living room that gives access to the existing den on the east side will be enclosed with double doors that measure 5'-4" and two single doors on each side of the double doors that measure 2'-10" each. This will give access to a proposed covered terrace. All of the proposed doors will be aluminum casement doors with impact glass. All flooring will be wood.

FEATURE 2: Existing Study

Elevation:

Photo Number: Photo Nos. 38, 39, 40, 41, 42

Plan Number: Plan No. A-101.0, A-101.2

Describe Work: The existing study will become a game/office room. On the east side of the room, an existing window will be replaced with double doors. These doors will give access to a proposed covered terrace. On the south side of the room, proposed double doors, which measure 5'-2", will give access to a proposed covered breezeway. The existing bathroom and existing closet will be removed. An existing window on the west side of the room will be replaced. All existing and proposed windows and doors will be aluminum casement with impact glass. All flooring will be wood.

FEATURE 3: Proposed Powder Room**Elevation:****Photo Number:** Photo No. 31**Plan Number:** Plan No. A-101.0, A-101.1

Describe Work: On the west side of the existing vestibule, which is between the existing living room and proposed foyer, a powder room will be added. The existing window will be replaced with an aluminum casement window with impact glass. All flooring will be wood.

FEATURE 4: Proposed Den**Elevation:****Photo Number:** Photo Nos. 43, 44, 45**Plan Number:** Plan No. A-101.0, A-101.1

Describe Work: The existing dining room will become a proposed den with 18'-1 ½" ceiling height. This den will lead to the proposed stair hall and will give access to the proposed foyer, proposed family room and proposed rear covered terrace on the first floor. Upstairs, the proposed den will give access to a bedroom, a corridor leading to two bedrooms, the laundry room, master bedroom and an open terrace. All flooring will be wood.

FEATURE 5: Proposed Dining Room, Wine Room, and Butler's Pantry**Elevation:****Photo Number:** Photo No. 29, 47, 59, 60, 61**Plan Number:** Plan No. A-101.0, A-101.1

Describe Work: A proposed dining room will be built where the existing stair way, existing breakfast den and existing powder room are. The dining room will include a proposed wine room and butler's pantry, which is connected to a hallway leading to the proposed kitchen. There are two existing windows on the west side of the proposed dining room. These will be replaced with aluminum casement doors with impact glass to give access to the proposed planter/terrace area. This planter/terrace area was part of the original home and had been removed by previous owners. The flooring in the dining room and butler's pantry will be wood and the wine room will have brick and tile.

FEATURE 6: Proposed Maid's Room, Bathroom and Closet

Elevation:

Photo Number: Photo Nos. 10, 55, 56

Plan Number: Plan No. A-101.0, A-101.1

Describe Work: The existing laundry room will become a proposed maid's room with a full bathroom and closet. On the north side of the proposed maid's room, there will be a proposed window, which will be aluminum casement with impact glass. On the east side of the room, a door leading to the outside will be replaced with an aluminum casement door with impact glass. This area will have access from a hallway connected to the garage and kitchen. This hallway will have a proposed storage closet and proposed A/C closet. The flooring in the maid's room will be wood and the bathroom flooring will be tile.

FEATURE 7: Proposed Storage Closet and A/C Closet

Elevation:

Photo Number: Photo Nos.

Plan Number: Plan No. A-101.0, A-101.1

Describe Work: The proposed storage closet and A/C closet will be in a hallway that gives access to the garage, proposed maid's area and proposed kitchen. The flooring in both closets will be tile.

FEATURE 8: Proposed Kitchen and Breakfast Room

Elevation:

Photo Number: Photo Nos. 46, 47, 48, 49, 50, 51, 52, 53, 54

Plan Number: Plan No. A-101.0, A-101.1

Describe Work: The existing family room, kitchen and maid's bedroom will be removed, as they were later additions to the home, and a proposed kitchen with a breakfast room and walk-in pantry will be built. It will be connected to the proposed family room and hallways leading to the two-car garage and butler's pantry. The breakfast room, which is on the east side of the house, will have windows facing the north, east, and south. There will also be three proposed windows on the north side of the house. All proposed windows will be aluminum casement with impact glass. All flooring will be wood.

FEATURE 9: Proposed Family Room**Elevation:****Photo Number:** Photo Nos. 46, 47**Plan Number:** Plan No. A-101.0, A-101.1

Describe Work: A proposed family room will be constructed between the proposed kitchen and den. There will be three windows on the east side of the family room; two will be 2'-10" and the center window will be 5'-5". The proposed windows will be aluminum casement with impact glass. The flooring will be wood.

FEATURE 10: Proposed Second Floor Bedrooms and Bathrooms**Elevation:****Photo Number:** Photo Nos. 65-77**Plan Number:** Plan No. A-102.0, A-102.1

Describe Work: The existing bedroom above the existing dining room will be a proposed open stair hall gallery that will give access to all proposed bedrooms and laundry room on the second floor. One bedroom will be added to the rear side of the house with a full bathroom and walk-in closet. The existing bedroom above the existing garage will be expanded and will include a full bathroom and walk-in closet. A hallway leading from the stair hall gallery to two proposed bedrooms will give access to two storage closets. A bedroom will be added where the existing stair way is and it will include a full bathroom and walk-in closet. The flooring in the bedrooms and closets will be wood and the flooring in the bathrooms will be tile. All proposed windows will be aluminum casement with impact glass.

FEATURE 11: Proposed Laundry Room**Elevation:****Photo Number:** Photo Nos. 79, 80**Plan Number:** Plan No. A-102.0, A-102.1

Describe Work: The proposed laundry room will be constructed where the existing master bathroom and corridor area are. A window on the west side will be replaced with an aluminum casement window with impact glass. The flooring will be tile.

FEATURE 12: Proposed Master Bedroom, Bathroom, Walk-In Closet and Terrace

Elevation:

Photo Number: Photo Nos. 81-93

Plan Number: Plan No. A-102.0, A-102.1, A-102.2

Describe Work: The proposed master bedroom will be expanded to where the existing closets are. A walk-in closet and bathroom will be added above the existing game/office room and proposed covered terrace. The original fireplace in the bedroom will remain, but will be given an updated look that complements the house style. The master bedroom will also have access to a proposed open terrace on the west side with double doors measuring 5'-4" and two single doors measuring 3'-4" each. Three windows will be replaced. All proposed windows will be aluminum casement with impact glass. The flooring for the master bedroom and closet will be wood and the flooring for the master bathroom will be tile.

FEATURE 13: Proposed Stair Hall

Elevation:

Photo Number: Photo Nos. 29, 30, 43, 44

Plan Number: Plan No. A-101.0, A-101.1, A-102.0, A-102.1

Describe Work: The existing stair hall will be removed and relocated. The proposed stair hall will be attached to the proposed den, facing the golf course. The exterior will be constructed with brick and stucco resembling the original and will have paneled windows. The windows will be aluminum casement with impact glass.

FEATURE 14: Proposed Cabana Bath, Storage Room, Breezeway

Elevation:

Photo Number: Photo Nos.

Plan Number: Plan No. A-101.0, A-101.2

Describe Work: Attached to the existing game/office room, will be an open breezeway that leads to a proposed cabana bath and storage room. Each will have a window measuring 2'-8" and will be facing the south side of the house. The proposed windows will be aluminum casement with impact glass. The flooring for both rooms will be tile.

FEATURE 15: Proposed Library/Office, Covered Loggia

Elevation:

Photo Number: Photo Nos.

Plan Number: Plan No. A-101.0, A-101.2

Describe Work: A proposed library/office will be added and will be attached to the house by a covered loggia, which will have keystone flooring. Inside the library/office will be a working fireplace on the south side of the room. It will have two windows on the south side measuring 2'-2" each, three windows on the west side, two measuring 2'-2" and one measuring 4'-2", and two windows on the north side, each measuring 1'-11". On the north side of the room, there will be a covered porch that will be accessed through double doors measuring 4'-2". All proposed windows and doors will be aluminum casement with impact glass. The flooring will be wood. It will be constructed with a type of brick that is similar to the original.

FEATURE 16: Proposed Foyer

Elevation:

Photo Number: Photo Nos.

Plan Number: Plan No. A-101.0, A-101.1

Describe Work: A proposed foyer will be constructed on the west side of the house. This area will give access to the proposed den, proposed dining room and a vestibule that leads to the existing living room. The flooring will be black and white checkered tile.

FEATURE 17: Mechanical Systems

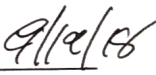
Elevation:

Photo Number: Photo Nos.

Plan Number: Plan No.

Describe Work: All mechanical systems, plumbing and electrical system will be replaced. The air conditioning system and ductwork will be replaced. All windows and doors will be replaced with aluminum casement windows and doors with impact glass.

OWNER ATTESTATION: I hereby attest that the information provided in this application is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

_____ Claudio R. Alvarez	 _____ Signature	 _____ Date
Print Name		

[Please attach the photographic documentation on subsequent pages.
Submit a copy of all photographs on a CD as well, if possible.]