

AV 2008-02  
MARCH 18, 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  
130 MIRACLE MILE  
CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK  
PART 2**

Owner: Amy Khoudari

Original Date of Construction: c. 1926

Architect for Alterations: Burton H. Hersh/Hersh Vitalini Corazzini

Estimated Cost of Project: \$ 1,800,000.00

Estimated Cost of Work on Historic Section: \$ 1,800,000.00

Legal Description: Lot 14 and 15, Block 3, Coral Gables Crafts Section according to the Plat thereof, as recorded in Plat Book 10, at Page 4, of the Public Records of Miami-Dade County, Florida

Folio Number: 03-4117-005-0540

Date of Listing in Coral Gables

Register of Historic Places: December 21, 2006 (LHD 2006-18)

Construction on the property at 130 Coral Way (Miracle Mile) started in 1925. Originally permitted on October 5, 1925 as 114-116 Coral Way, the two-story Mediterranean Revival structure was designed for the Baldwin Mortgage Company by architects Sajo, Wank & Berz (also shown as Sago, Wank & Berg) – A Mediterranean Architectural Studio. It was among the first commercial structures in the City. Charles F. Baldwin, or Jack as he was called by his friends and family, owned Baldwin Mortgage Company and is significant as a member of the team of men that helped George Merrick in establishing of the City of Coral Gables.

The Miami-Dade County property appraiser's office lists the building's construction date as 1940. Photographic and historical documentation actually place the construction date of the building as 1926. Originally known as 114 Coral Way, the address changed to 130 Miracle Mile when this

section of Coral Way became known as “Miracle Mile.” Like many buildings in the Central Business District of the City, the architecture evolved to reflect the trends, “updating” the existing styles to appeal in a commercial way.

The structure at 130 Miracle Mile was extensively remodeled to conform to the times and trends. Although acceptable in its remodeled condition, the return of the architecture found in its original 1920s design was deemed desirable and appropriate to reflect the early development of the City and that of a pioneering person in the community.

The applicant is requesting Ad Valorem Tax Relief for the restoration of the front facade and the renovation of the existing structure. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2006-23. Only portions of the proposed work will actually apply to the tax exemption.

### **IMPROVEMENTS TO THE PROPERTY**

**A. General restoration/renovation**

- Rebuild five original skylights on the second floor
- Recreate original colonnade
- Recreate original door with railings on second level
- Recreate original parapet with trim
- Recreate original casement windows with stucco trim
- Recreate original barrel tile roof
- Recreate original pediment with stucco and pre-cast trim
- New stucco with appropriate texture
- New windows and doors
- Replacement of 28 of the existing 30 structural columns
- Addition of steel beams to support existing floor framing

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff report identified as COA (SP) 2006-23.

Respectfully submitted,

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Kara N. Kautz  
Historic Preservation Officer

Attachment: Application for Ad Valorem Tax Relief, COA report, Designation Report