



AV 2016-001
September 15, 2021

Historical Resources &
Cultural Arts

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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
4209 SANTA MARIA STREET
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK AND
A CONTRIBUTING RESOURCE
WITHIN THE SANTA MARIA STREET HISTORIC DISTRICT
PART 2**

Owner: Ricardo Gutierrez and Beatriz Bravo

Original Date of Permit: 1925

Original Permit No.: 1735

Architect for Alterations: Rafael Portuondo, Portuondo Perotti Architects

Contractor for Alterations: Hidalgo Construction

Estimated Cost of Project: \$2,718,906**

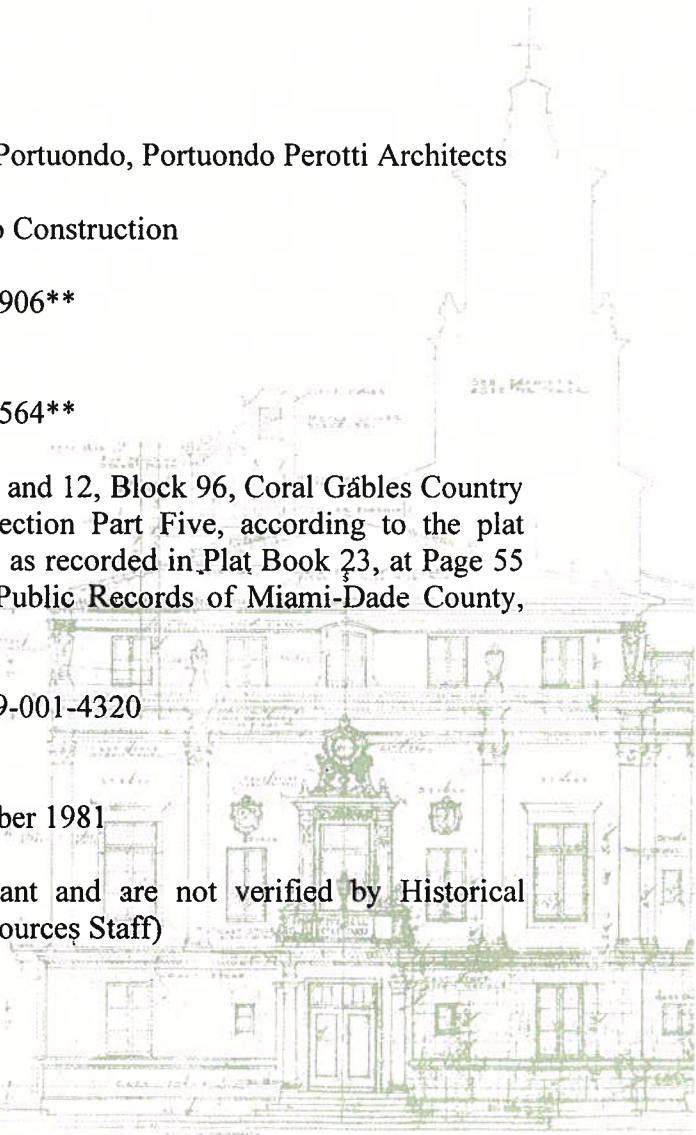
Estimated Cost of Work
on Historic Buildings: \$2,050,564**

Legal Description: Lots 11 and 12, Block 96, Coral Gables Country Club Section Part Five, according to the plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida

Folio Number: 03-4119-001-4320

Date of Listing in Coral Gables
Register of Historic Places: November 1981

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



BACKGROUND

In November of 1981, 4209 Santa Maria Street was listed in the Coral Gables Register of Historic Places. Permitted in 1925, the residence was designed by Robert Law Weed. The home is one of two Italian Country homes constructed on Santa Maria Street as part of George Merrick's plan to bring diversity to the Mediterranean Revival style architecture which characterized the City of Coral Gables during the 1920s. The residence has undergone alterations over the years but retains a high level of historic integrity.

In November of 2007, the "Santa Maria Street Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised of properties located along Santa Maria Street from Bird Road to Blue Road. The residence at 4209 Santa Maria Street is considered a contributing resource within the "Santa Maria Street Historic District." The residence had undergone minor alterations since the time of its construction. The property maintained its architectural integrity and contributed to the historic architectural fabric of the City.

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 Files COA (SP) 2015-005, COA (ST) 2015-162, and COA (ST) 2016-173. 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
- New barrel tile roof
- Stucco repair
- Paint house
- New mechanical, electrical, and plumbing systems
- Complete interior reconfiguration

B. Additions

- Two-story addition consisting of the expanded kitchen on the first floor and master bedroom suites on the second floor.
- One story addition to rear of home to expand and enclose a covered terrace as the "great room"
- Covered terraces surrounding the new swimming pool

C. Site improvements

- Installation of new driveway/auto court and walkways
- Installation of new swimming pool and deck
- Installation of new landscaping
- New perimeter wall and gates

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

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Respectfully submitted,



Warren Adams
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA (SP) 2015-005 Application, COA (SP) 2015-005 Report, Permit drawings