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
4125 SANTA MARIA STREET
CORAL GABLES, FLORIDA
A CONTRIBUTING RESOURCE
WITHIN THE SANTA MARIA STREET HISTORIC DISTRICT
PART 2

Owner: Claudio R. Alvarez (Claudio E. Alvarez TRS / CNC ITrust)

Original Date of Permit: November 21, 1947

Original Permit No.:   7965

Architect for Alterations: Rafael Portuondo, Portuondo Perotti Architects

Contractor for Alterations: Isidro Jauregui

Estimated Cost of Project: $6,100,000**

Estimated Cost of Work
on Historic Buildings: $5,973,240**

Legal Description: Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida.

Folio Number: 03-4119-001-4310

Date of Listing in Coral Gables
Register of Historic Places: November 2007 (LHD 2006-016)

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

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 4125 Santa Maria Street is considered a contributing resource within the "Santa Maria Street Historic District." Designed in 1946, the residence was designed by the architectural firm of Steward and Skinner (as a home for Mr. and Mrs. Coulton Skinner) in a traditional style that plays on the Florida Pioneer Village found on the street.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic residence and auxiliary structure, the construction of a two-story addition and alterations to the residence, alterations to the auxiliary structure, and sitework. 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) 2017-001 (approved February 2017 and the subsequent Revisions to the COA (approved in 2017, 2019, and 2020). 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 windows and doors to match existing on house
- Removal of later additions at the rear (east) of the house
- Removal of later porte cocherem storage room, and entry foyer additions at the west (front) of house
- Reintroduction of window on front facade
- Re-establishing the front entry door moulding surround
- Demolition and reconstruction of the second floor and roof structure.
- Demolition and reconstruction of the full-height wood columns at the front (west) facade.
- Complete interior remodeling
- New flat tile roof
- Installation of wood shutters
- Stucco repair and painting of house
- Mechanical, electrical, and plumbing system upgrades

B. Additions
- One- and two-story additions to the south and rear (east) of home
- One-story addition to the southwest of the home connected with a covered loggia and consisting of a library/office

C. Site improvements
- Removal of existing swimming pool and installation of new swimming pool and deck
- Installation of new walkways and driveway
- New site walls and gates
- New septic system
- Installation of new landscaping

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

Respectfully submitted,

Kara Kautz
Acting Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Before & After Photogra phs, Special COA Reports, COA Results Letters, As-built Permit Drawings