



AV 2015-001
FEBRUARY 18, 2016

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
239 SARTO AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Owner: Venancio I. Torre and Wayra Palenque Torre

Original Date of Permit: October 9, 1941

Original Permit No.: 6669

Architect for Alterations: Nelson de Leon, Locus Architecture

Contractor for Alterations: Torre Construction and Development

Estimated Cost of Project: \$340,000

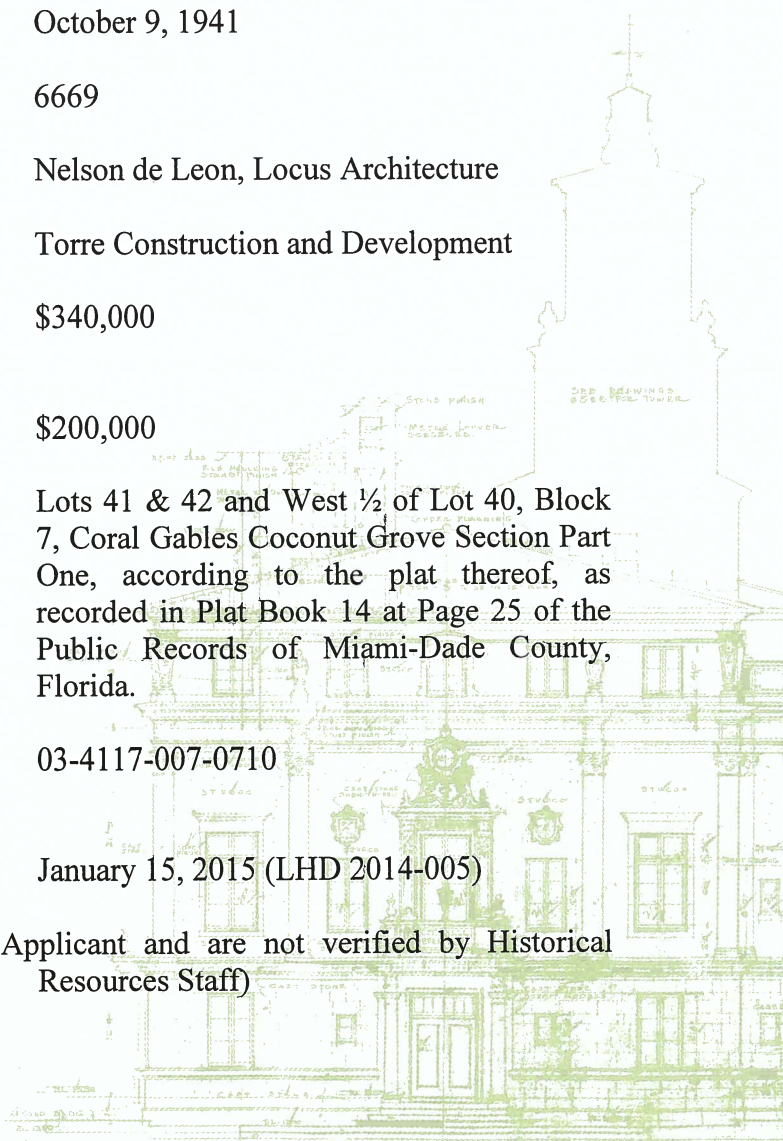
Estimated Cost of Work on Historic Buildings: \$200,000

Legal Description: Lots 41 & 42 and West ½ of Lot 40, Block 7, Coral Gables Coconut Grove Section Part One, according to the plat thereof, as recorded in Plat Book 14 at Page 25 of the Public Records of Miami-Dade County, Florida.

Folio Number: 03-4117-007-0710

Date of Listing in Coral Gables Register of Historic Places: January 15, 2015 (LHD 2014-005)

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



In 1941, permit number 6669 was issued for the construction of the residence at 239 Sarto Avenue. The building is a good example of a Minimal Traditional residence, designed by architect H. George Fink. The residence represents a shift from the Mediterranean Revival style cottages constructed during the City's early development, to the simple, affordable Minimal Traditional designs utilized during the War and Post-War years. Its design reflects both the economic and design trends of the period. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for 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 (ST) 2014-020. 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
- Restoration and repainting the original steel casement window within the front porch
- Refinish existing front door
- Restoration of cornice mouldings
- New wood shutters to match original shutters
- Removal of solar panels on roof
- Repair existing roof
- Restoration of original screened porch including the restoration of the screen door and the refinishing of the wrought iron decorative panels at porch
- Restoration of tiled front entry porch
- Restoration/reconstruction of side entry porch overhang
- Restoration of concrete grille at garage
- Paint house and steps
- New air conditioning system
- New electrical, plumbing, and septic systems
- Interior work includes: Cleaning and restoring original wood and tile floors; refinishing all doors and door hardware, moulding, and trim; refinishing of fireplace mantle; refinish tile and bathtub in hallway bathroom; new plumbing fixtures in hallway bathroom; new lighting fixtures throughout; new historically-compatible kitchen

B. Addition

- New exterior door from dining room to rear yard
- Addition of new historically-compatible master bathroom and walk-in closet

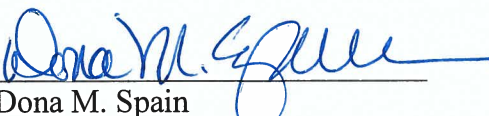
C. Site improvements

- Installation of new concrete ribbon strip driveway
- Installation of new landscaping

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

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, Designation Report, COA Report