

CITY OF CORAL GABLES
Historic Preservation Ad-Valorem Tax Exemption Program

Part I: Preconstruction Application

Address: 720 Madeira Avenue Coral Gables, FL 33134 (AKA 710 Obispo Avenue formerly)

Owners: 720 Madeira Holdings, LLC



PRECONSTRUCTION APPLICATION

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: 720 Madeira Avenue Coral Gables, FL 33134 (AKA 710 Obispo Avenue formerly SW 16th Lane)
Property Address: 720 Madeira Avenue Coral Gables, FL 33134
Folio Number: 03-4108-002-0770
Legal Description: Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida.

☒ 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:

*Copy of Designation Report is attached to this Historic Preservation Ad-Valorem Tax Exemption Application

II. OWNER INFORMATION:

Name of Owner: 720 Madeira Holdings, LLC
Mailing Address: 208 Andalusia Avenue, Coral Gables, FL 33134

Phone: 305-442-9494
Email: venny@torrecompanies.com/Isabella@torrecompanies.com

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1937
Architect: Attributed to Paist & Steward

Alterations:

The property has undergone several modifications while retaining its original architectural character. In 1957, a stone veneer was applied to the base of the home and chimney, replacing the original slump brick detailing. A built-in brick planter was installed along the front façade, resulting in the removal of a spiral planter at the northeast corner and a portion of the front stoop wall. In 1963, the original steel casement windows were replaced with jalousie windows as part of a significant renovation. During this period, the roof of the porte cochere was modified, with the south gable pitch raised and terminated to accommodate new rear additions, creating a saltbox-like profile along the west façade. The original textured stucco finish was retained on the main structure, while the additions were clad in smooth stucco to differentiate them from the original construction. In 2005, a permit was issued to paint the barrel tile roof white, altering the home's exterior appearance.

Additions:

The most substantial alteration occurred in 1963 with the construction of a 900-square-foot rear and west-side expansion designed by architect Walter Shiner. This addition effectively doubled the home's size while preserving its modest street-facing presence. The expansion introduced a new bedroom, kitchen, mudroom, and Florida room, replacing a previously covered rear porch. The west façade was extended from the rear of the porte cochere, blocking vehicular access to the original detached garage and converting it into a storage structure. While the addition altered the overall layout and functionality of the residence, it maintained compatibility with the home's original massing and proportions.

B. Exterior Description

Roof Type: Low-pitched hipped and gabled

Roof Material: Two-piece barrel tile (painted white in 2005)

Number of Stories: 1

Detached Garage (Y/N): Yes, original detached garage remains at the southwest corner of the property, but access was blocked by the 1963 addition.

Basic Floor Plan: Rectangular with a projecting porte cochere

Main Window Type(s): Originally steel casement windows, replaced with jalousie windows in 1963

Siding Material(s): Lightly textured stucco

Exterior Architectural Features:

720 Madeira Avenue is a well-preserved example of the Minimal Traditional style, incorporating Mediterranean Revival and Modernistic influences. The home features a low-pitched hipped and gabled roof clad in barrel tile, which was painted white in 2005. The uniform roofline extends seamlessly across all bays, a characteristic element of Minimal Traditional architecture that contrasts with the more varied roof heights typical of Mediterranean Revival homes. A prominent semi-engaged chimney, originally detailed with slump brick, was later modified with a stone veneer in 1957. The main entrance is framed by a masonry surround with geometric striations, emphasizing its architectural significance. The original vertical plank front door, featuring a rectangular window and applied wood ornamentation, remains intact. A distinctive arched porte cochere, framed in brick, extends from the façade, incorporating geometric details that reflect the Modernistic influence while maintaining the Mediterranean character prevalent in Coral Gables. The original steel casement windows were replaced with jalousie windows in 1963.

C. Interior**Interior Architectural Features:**

The interior retains many original design elements that reflect the home's 1937 construction. The living room features exposed rafters, a hallmark of Mediterranean Revival design, which contribute to the architectural character of the space. The original front door remains, complete with a molded wooden frame and geometric detailing. While no fireplace is explicitly documented, the home's layout suggests a central hearth may have been included in the original design. The kitchen underwent modifications in 1963, when a mudroom was added, altering the original access from the porte cochere. While specific flooring materials are not documented, similar homes from this period often featured hardwood or decorative tile. The 1963 expansion introduced a Florida room, an enlarged kitchen, and a mudroom, all finished in smooth stucco to visually distinguish them from the home's original lightly textured stucco exterior.

D. Auxiliary Structures**Auxiliary Structures:**

A detached garage, original to the property, remains at the southwest corner of the lot. This one-story concrete block structure is clad in stucco and topped with a hipped barrel tile roof, which was painted white in 2005 along with the main house. The 1963 additions blocked vehicular access to the garage, repurposing it as a storage structure. Although some original openings have been modified over time, the building's overall form remains intact.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

What was the original use of the building?

Private Residence (One-Story SFR)

What will the building be used for after improvements?

Private Residence (One-Story SFR)

What is the estimated start date of construction?

Phase 1: Interior Demolition - February 2025

Phase 2: Exterior and Interior restoration and Addition - March 2025

What is the estimated completion date?

Phase 1: Interior Demolition - March 2025

Phase 2: Exterior and Interior restoration and Addition - December 2025

What is the estimated cost of restoration/rehabilitation?

Estimated cost of project: \$750,000

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

The proposed project at 720 Madeira Avenue includes a one-story rear addition, restoration, and site improvements to preserve the home's historic character while incorporating modern upgrades. A 275-square-foot addition will connect the main house to the existing auxiliary structure (formerly a garage), integrating a full bathroom, closets, and a hallway. Portions of the south wall of the main house and the north façade of the auxiliary structure will be removed to accommodate this connection.

Alterations include replacing all exterior doors and windows with impact-resistant systems featuring high-profile muntins, removing non-original awnings and planters, resizing select windows, and modifying the carport door opening. Interior renovations will update mechanical, plumbing, and electrical systems while refinishing original materials where feasible.

Sitework includes new perimeter walls, fencing, a redesigned driveway and walkway, a raised patio and bench, and a new swimming pool and deck to the east. Landscaping will complement these updates while maintaining compatibility with the historic context.

A. Exterior Architectural Features

[before] Feature 1: Impact-Resistant Windows & Door Upgrades



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The existing front elevation will undergo minimal modifications. New impact-resistant windows will be installed to match the original steel casement configuration. The non-original metal awnings will be removed, and the brick planter (not original) will be stuccoed to blend with the façade. A new wing wall with an aluminum pedestrian gate will be introduced on the east side.

[after] Feature 1:

A. Exterior Architectural Features

[before] Feature 2: Impact-Resistant Windows & Door Upgrades



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The existing front elevation will undergo minimal modifications. New impact-resistant windows will be installed to match the original steel casement configuration. The non-original metal awnings will be removed, and the brick planter (not original) will be stuccoed to blend with the façade. A new wing wall with an aluminum pedestrian gate will be introduced on the east side.

[after] Feature 2:

A. Exterior Architectural Features

[before] Feature 3: Porte Cochere Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The arched brick-framed porte cochere will be preserved and restored. The roof modifications made in 1963 will remain, maintaining the existing roofline and structural integrity.

[after] Feature 3:

A. Exterior Architectural Features

[before] Feature 4: Porte Cochere Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The arched brick-framed porte cochere will be preserved and restored. The roof modifications made in 1963 will remain, maintaining the existing roofline and structural integrity.

[after] Feature 4:

A. Exterior Architectural Features

[before] Feature 5: Chimney Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The semi-engaged chimney, a defining architectural feature, will be cleaned and repaired. The stone veneer added in 1957 will remain intact. No structural modifications will be made.

[after] Feature 5:

A. Exterior Architectural Features

[before] Feature 6: Front Door Preservation



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The original wood front door will be preserved and refinished as needed, ensuring retention of this historic feature.

[after] Feature 6:

A. Exterior Architectural Features

[before] Feature 7: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner.

[after] Feature 7:

A. Exterior Architectural Features

[before] Feature 8: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner

[after] Feature 8:

A. Exterior Architectural Features

[before] Feature 9: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner.

[after] Feature 9:

A. Exterior Architectural Features

[before] Feature 10: Window Restoration



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows and doors on the 1963 addition will be replaced, with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements.

[after] Feature 10:

A. Exterior Architectural Features

[before] Feature 11: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelites.

[after] Feature 11:

A. Exterior Architectural Features

[before] Feature 12: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelites.

[after] Feature 12:

A. Exterior Architectural Features

[before] Feature 13: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelites.

[after] Feature 13:

A. Exterior Architectural Features

[before] Feature 14: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 14:

A. Exterior Architectural Features

[before] Feature 15: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 15:

A. Exterior Architectural Features

[before] Feature 16: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 16:

A. Exterior Architectural Features

[before] Feature 17: Carport Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout. A recess will be provided at the infilled door opening, per Historic Preservation Board requirements.

[after] Feature 17:

A. Exterior Architectural Features

[before] Feature 18: Carport Modifications



Elevation: Side (West)

Photo number:

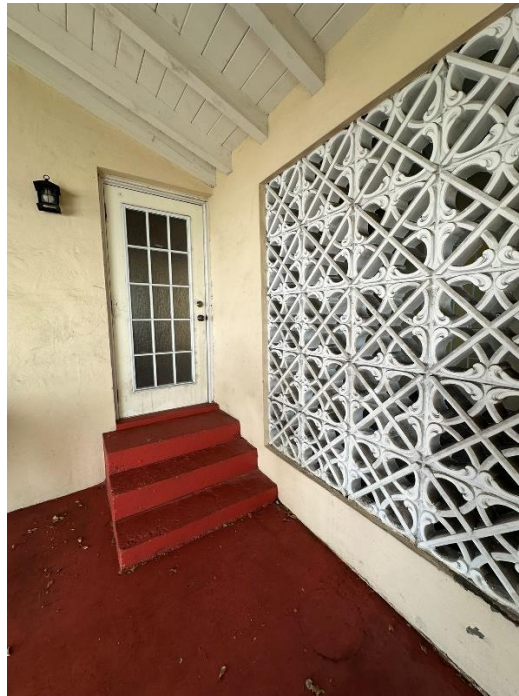
Plan Number: A-05.1

Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout. A recess will be provided at the infilled door opening, per Historic Preservation Board requirements.

[after] Feature 18:

A. Exterior Architectural Features

[before] Feature 19: Carport Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout. A recess will be provided at the infilled door opening, per Historic Preservation Board requirements.

[after] Feature 19:

A. Exterior Architectural Features

[before] Feature 20: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 20:

A. Exterior Architectural Features

[before] Feature 21: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 21:

A. Exterior Architectural Features

[before] Feature 22: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 22:

A. Exterior Architectural Features

[before] Feature 23: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 23:

A. Exterior Architectural Features

[before] Feature 24: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 24:

A. Exterior Architectural Features

[before] Feature 25: Roof Restoration and New One-Story Connector Addition Roof Plan



Elevation: All Elevations (North, South, East, West)

Photo number:

Plan Number: A-05.0 & A-05.1 & A-04.1

Work and Impact on existing feature: The barrel tile roof will be restored and refinished to match the existing barrel tile roof. The roofline will remain unchanged to maintain architectural consistency. The new one-story connector addition that will link the residence and auxiliary structure will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way.

[after] Feature 25:

B. Interior Architectural Features

[before] Feature 1: Exposed Rafters (Living Room)



Room: Interior (Living Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The original exposed rafters will be retained and refinished, preserving a key Mediterranean Revival architectural element of the home. Care will be taken to maintain the craftsmanship of the original beams while addressing any necessary repairs.

[after] Feature 1:

B. Interior Architectural Features

[before] Feature 2: Original Front Door Preservation



Room: Interior Entryway

Photo number:

Plan Number: A-02.1 & A-07.0

Work and Impact on existing feature: The original front door will remain in place and be refinished as needed, ensuring compliance with the Historic Preservation Board's conditions while maintaining its historic integrity.

[after] Feature 2:

B. Interior Architectural Features

[before] Feature 3: Interior Flooring Restoration



Room: Interior (Various)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The original hardwood and tile flooring will be restored and refinished, where possible. In areas where flooring cannot be salvaged, period-appropriate materials will be sourced to maintain the home's historical integrity.

[after] Feature 3:

B. Interior Architectural Features

[before] Feature 4: Restoration of Existing Bedrooms



Room: Interior (Bedroom 1)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing bedrooms in the main house will undergo selective restoration, including electrical upgrades while preserving historically significant features such as the original wood floors and fixtures where possible.

[after] Feature 4:

B. Interior Architectural Features

[before] Feature 5: Restoration of Existing Bedrooms



Room: Interior (Bedroom 2)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing bedrooms in the main house will undergo selective restoration, including electrical upgrades while preserving historically significant features such as the original wood floors and fixtures where possible.

[after] Feature 5:

B. Interior Architectural Features

[before] Feature 6: Restoration of Existing Bathrooms



Room: Interior (Bathroom 2)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing bathrooms in the main house will undergo selective restoration, including plumbing and electrical upgrades while preserving historically significant features such as fixtures and tiles where possible.

[after] Feature 6:

B. Interior Architectural Features

[before] Feature 7: Family Room Renovation Addition



Room: Interior (Family Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing family room will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving functionality.

[after] Feature 7:

B. Interior Architectural Features

[before] Feature 8: Family Room Renovation Addition



Room: Interior (Family Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing family room will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving functionality.

[after] Feature 8:

B. Interior Architectural Features

[before] Feature 9: Kitchen Remodel & Expansion



Room: Interior (Kitchen)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The kitchen will be fully remodeled and reconfigured, incorporating an expanded layout that enhances functionality while ensuring compatibility with the home's historic character. New custom cabinetry, period-appropriate finishes, and updated appliances will be integrated while maintaining architectural harmony with the existing home.

[after] Feature 9:

B. Interior Architectural Features

[before] Feature 10: Kitchen Remodel & Expansion



Room: Interior (Kitchen)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The kitchen will be fully remodeled and reconfigured, incorporating an expanded layout that enhances functionality while ensuring compatibility with the home's historic character. New custom cabinetry, period-appropriate finishes, and updated appliances will be integrated while maintaining architectural harmony with the existing home.

[after] Feature 10:

B. Interior Architectural Features

[before] Feature 11: Mudroom (1963 Addition)



Room: Interior (Rear Hallway)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The mudroom will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving storage and functionality.

[after] Feature 11:

B. Interior Architectural Features

[before] Feature 12: Reconfiguration of Existing Master Bedroom



Room: Interior (Master Bedroom 1)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing master bedroom will be reconfigured as part of the new 275 SF rear addition that will connect the main house to the auxiliary structure. This layout change creates a new hallway and den, ensuring the design respects the home's historic massing and scale while incorporating finishes that complement its historic character.

[after] Feature 12:

B. Interior Architectural Features

[before] Feature 13: Reconfiguration of Existing Master Bathroom



Room: Interior (Master - Bathroom 1)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing master bathroom will be reconfigured to create a new pantry, built-in closet, powder room, and den. While the layout is modified, historic finishes such as tile and fixtures will be preserved or replicated where possible to ensure continuity with the home's original character.

[after] Feature 13:

B. Interior Architectural Features

[before] Feature 14: New Connector Addition & Interior Circulation Improvements



Room: Interior (New Hallway, Master Hallway, Closets)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: A 275 SF rear addition will be constructed to connect the main residence to the auxiliary structure, maintaining historic proportions and scale. The addition will be integrated through the existing master bedroom, and introduce a new master hallway leading to the converted auxiliary structure master suite, a third hallway, designed to provide improved circulation between new and existing spaces and closets for storage (hall closet, linen closet, AC closet), enhancing functionality without altering historic integrity.

[after] Feature 14:

B. Interior Architectural Features

[before] Feature 15: New Full Bathroom in Connector Addition



Room: Interior (New Hallway)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: A new full bathroom will be introduced in the connector addition, using materials and fixtures that are historically compatible with the rest of the home while meeting modern functional needs.

[after] Feature 15:

B. Interior Architectural Features

[before] Feature 16: Auxiliary Structure Conversion (Master Suite & Walk-In Closet)



Room: Interior (Auxiliary Structure – Master Suite)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The former garage will be converted into a master suite with an en-suite bathroom, with select window and door modifications to accommodate the new layout while ensuring compatibility with the home's historic design. The new walk-in closet will be carefully integrated to respect the home's historic proportions while enhancing functionality. All modifications will be executed with period-appropriate materials and finishes, ensuring the preservation of the structure's architectural character.

[after] Feature 16:

B. Interior Architectural Features

[before] Feature 17: Auxiliary Structure Conversion (Master Suite & Walk-In Closet)



Room: Interior (Auxiliary Structure – Master Suite)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The former garage will be converted into a master suite with an en-suite bathroom, with select window and door modifications to accommodate the new layout while ensuring compatibility with the home's historic design. The new walk-in closet will be carefully integrated to respect the home's historic proportions while enhancing functionality. All modifications will be executed with period-appropriate materials and finishes, ensuring the preservation of the structure's architectural character.

[after] Feature 17:

C. Landscape Features

[before] Feature 1: Driveway & Walkway Redesign



Photo number:

Work and Impact on existing feature: The driveway and walkway will be reconfigured, with materials selected for compatibility with the historic context. As required by the Historic Preservation Board, there will be a separation between the new driveway and the new walkway.

[after] Feature 1:

C. Landscape Features

[before] Feature 2: Driveway & Walkway Redesign



Photo number:

Work and Impact on existing feature: The driveway and walkway will be reconfigured, with materials selected for compatibility with the historic context. As required by the Historic Preservation Board, there will be a separation between the new driveway and the new walkway.

[after] Feature 2:

C. Landscape Features

[before] Feature 3: New Privacy Wall Installation



Photo number:

Work and Impact on existing feature: A new privacy wall, ranging from 7'-10" to 8'-6", will be installed constructed, maintaining appropriate setbacks and in compliance with the approved variance, ensuring compatibility with the historic context.

[after] Feature 3:

C. Landscape Features

[before] Feature 4: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 4:

C. Landscape Features

[before] Feature 5: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 5:

C. Landscape Features

[before] Feature 6: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 6:

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.

Venancio Torre

Print Name

Venancio Torre

Signature

02/10/2025

Date

Isabella Loret de Mola

Print Name

Isabella Loret de Mola

Signature

02/10/2025

Date

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

PRE-CONSTRUCTION APPLICATION REVIEW
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property: _____

Folio number: _____

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☐ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

☐ Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

Please list any Review Comments here:

Additional Review Comments attached? Yes ☐ No ☐

Signature: _____

Typed or printed name: _____

Title: _____

Date of Review: _____