

AV 2006-02  
AUGUST 20, 2009

**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  
3012 GRANADA BOULEVARD  
CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK  
PART 2**

Owner: Peter Dolara  
Original Date of Construction: c. 1924  
Architect for work: Alfredo Pou  
Contractor for work: Ruben Armas – Arma Construction Inc.  
Estimated Cost of Project: \$ 1,503,483.45\*\*  
Estimate Cost of Work on Historic Building: \$ 1,056,389.22\*\*  
Legal Description: Lots 12 and 13, Block 21, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida.  
Folio Number: 03-4118-003-2440  
Date of Listing in Coral Gables Register of Historic Places: February 2005

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

The building located at 3012 Granada Boulevard, designed by architects Kiehnle and Elliott Architects, was built in 1924. Commissioned by George E. Merrick, founder of the City of Coral Gables, it is significant as an example of Mediterranean Revival style architecture and exemplifies the type of grand residences that were constructed along one of the most prominent streets in Coral Gables, Granada Boulevard, during the height of its development in the 1920's.

On April 21, 2005, Special Certificate of Appropriateness application COA (SP) 2005-04 was approved for the construction of additions and the alteration to the residence by the Historic Preservation Board. The project also involved the restoration of several design features on the structure and at-grade improvements.

The applicant is requesting Ad Valorem Tax Relief for the restoration and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property as reflected in the applications for Special Certificate of Appropriateness case file COA (SP) 2005-04. 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 of family room, living room, dining room, stair foyer, guest room, master bedroom, stair landing, general spaces, and 2<sup>nd</sup> floor bedroom**
  - All interior walls and ceiling construction and finishes replaced.
  - Removed deteriorated base boards
  - Removed deteriorated cement plaster on shiplap wall and ceilings
  - Removal of deteriorated wood floors on ground floor – replaced with new stone tile
  - Replacement of subfloor
  - Restore Original High Wall Base Boards
  - Salvaged Glass Door Knob Hardware
  - Restore Original Shoe Moldings
  - Salvaged Paneled Doors
  - Existing oak wood floor restored in Bedroom #2
  - Oak wood salvaged from other areas and re-used in the walk-in closet
  - Reconstruction of deteriorated wood stair and railing
  - Replication of deteriorated plaster ceiling cove detail in wood
  - Salvaged stain glass sash window in stair well
  - Installation of new kitchen door
  - Replacement of arched door in stairwell
  - Reconfiguration of interior partition walls
- B. Family room**
  - Restoration of existing French doors and openings
  - Reinforcement of roof and ceiling
  - Reconstruction of plaster ceiling and cove detail
- C. Den**
  - Restoration of windows and openings
  - Reinforcement of roof and ceiling
  - Restored finished floor elevation to original elevation
  - Restoration of original “found” arch
- D. Old dining room space**
  - Reconfigured dining room to new living room
  - Removed arched opening
  - Restoration of niche wall
  - Restoration of opening to kitchen
  - Infill arched opening with recessed drywall
- E. Master bedroom**
  - Restoration of oak wood floors
  - Structural reinforcing of wood floor

**F. East bathroom**

- Roof and wall restorations
- Front gable end and balcony restoration
- Structurally reinforced wood floor
- Repair and replace wood headers
- Securely anchor floor joist to masonry walls

**G. Front porch**

- Preserve and restore original masonry entry door niche
- Preserve and restore original flanking wing wall with scroll motif
- Structurally reinforced door opening jambs and lintel
- Preserve and restore the original textured stucco finish
- Installation of wood roof structure similar to one depicted in a 1920s photograph
- Installation of carved large timber elements similar to those depicted in a 1920s photograph
- Removal of sloped barrel tile roof
- Extension of landing and installation of new steps
- Installation of new columns and hand rail
- Restoration of ceramic tile building address
- Restoration of cast iron mail box

**H. Front gable end and balcony**

- Removal of steel balcony
- Replacement of non-original doors with impact resistant units
- Structurally reinforced door opening jambs and lintel with the gable end with interior steel plates
- Restored concrete molding
- Installation of new balcony railing, similar to original design, but modified to meet current code requirements
- Restored original textured stucco
- New French doors
- Removal of burglar bars

**I. East elevation – principle facade**

- Removal of burglar bars
- Structurally reinforced door opening jambs and lintel
- Reinforced original roof to current wind load standards
- Replicated precast concrete tapestry grille from 1926 photograph
- Structurally reinforced walls and sills
- Restored window openings in sun porch to original sill level
- Reconstructed original concrete architectural sills, finished and painted
- Installation of new custom aluminum casement windows and fixed two light arched transoms
- Installation of new casement windows and French doors
- Installation of new steel tie down
- Replacement of corroded reinforced steel
- Structurally reinforced beam with interior steel plates
- Restoration of original wood door header brackets at dining room
- Restoration of roof parapet walls
- Replacement of roof tile caps with new Spanish “Tejas Borja” barrel clay tiles
- Restoration of original chimney and flue
- Reconstruction of original chimney arch opening and stucco trim
- Replacement of chimney roof tile

- Restoration of original roof venting and roof overflow clay tile and pipes, replaced where deteriorated
- Removal of air condition equipment from front of house
- Installation of a rectangular water feature/fountain
- Restoration of original roof overhang rafter end
- Installation of copper rain gutter

**J. Garage structure**

- Reconstructed entire deteriorated roof structure with new pre-fabricated wood truss system
- Reinforced existing masonry walls with tie columns
- Brace existing masonry walls to steel column
- Structurally reinforced door openings jambs and lintel
- Installation of new steel column frame and concrete footings
- Stress cracks repaired by injecting concrete grouting under footing and pouring new reinforced concrete tie column at the locations
- Restoration of parapet wall and ornamental scroll
- Structurally reinforced window openings
- Reconstructed original concrete architectural sills, finished and painted
- Installation of new casement windows
- Replacement of deteriorated wood garage doors
- Installation of new cypress wood clad garage doors
- Restoration of ceramic tile building address

**K. Sun room**

- Restored finished floor elevation to original elevation
- Installation of new custom aluminum casement windows and two light arched transoms

**L. South and West elevation – original house**

- Original door openings restored
- Structurally reinforced door openings jambs and lintel
- Installation of new French doors
- Restoration of clay pipe overflow and clay tile top parapet walls
- Enclosure of windows – infill recessed to maintain original shape of opening
- Installation of arched windows
- Restoration of still life tile mosaic

**M. Addition**

Ground floor

- New covered terrace
- New cabana
- New porch
- New covered deck with sloped roof and barrel roof tile
- New covered walkway with sloped roof and barrel roof tile
- Flat projecting parapet roof with vents grouped in a decorative manner
- Stair vestibule extension
- Dining room expansion
- Kitchen and breakfast area expansion
- Maid's room expansion
- Varied roof heights

Second floor

- Master bedroom addition on second floor
- New master bathroom and wardrobe on second floor
- New gabled roof with barrel roof tiles
- New balcony over breakfast area
- New walk-in closet and bathroom for south bedroom
- New walk-in closet for east bedroom
- New foyer and hall closets

**N. General -exterior**

- Exterior stucco cleaned
- Exterior stucco patched
- All new reinforcing and attachments applied to interior face of exterior walls

**O. Landscape features/at-grade improvements**

- Removal of 6 foot high metal fence
- Installation of new low masonry wall with straight pickets above
- Installation of new pedestrian and vehicular gates
- Installation of rectangular water feature/fountain
- Installation of swimming pool

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

Respectfully submitted,

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Kara N. Kautz  
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA applications and supporting documents, photographs