

**Pre-Construction
Ad-Valorem Application Package for:
Historical Restoration, Addition, and Alteration to:**

Olivera Residence

641 San Lorenzo Avenue

Coral Gables, Florida 33134

Folio#03-4120-022-1480 & 03-4120-1490

Legal Description: Lots 22 and 23, Block 13, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 1, according to the plat thereof, as recorded in Plat Book 28 at Page 31 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

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Lot 24, Block 13, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 1, according to the plat thereof, as recorded in Plat Book 28 at Page 31 of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida

Built in 1926

Listed on the Coral Gables Register of Historical Landmarks

Owner:

Armando J. Olivera

712 San Esteban Avenue

Coral Gables, FL 33146

Tel. 305-794-8805

Email: armandoolivera1@gmail.com

Architect:

Locus Architecture

Nelson de León, AIA

500 South Dixie Highway, Suite 307

Coral Gables, FL 33146

Contractor:

Torre Construction and Development, Inc.

500 South Dixie Highway, Suite 301

Coral Gables, FL 33146

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

PART 1 – PRECONSTRUCTION APPLICATION

INSTRUCTIONS:

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: THE ITALIAN VILLAGE : 641 SAN LORENZO AVE.
Property Address: 641 SAN LORENZO AVENUE, CORAL GABLES FL 33146
Folio Number: 03-4120-022-1480 and 1490
Legal Description: LOTS 22, 23 and 24, BLOCK 13, of
REVISED PLAT of CORAL GABLES RIVIERA SECT PART 1, PB 28/PG 31

Please check all that apply:

- ☒ Designated as a local historic landmark or site
☒ Designated as a contributing structure within a local district
☐ Individually listed in the National Register of Historic Places
☐ Is a contributing structure in a National Register District

Name of District ITALIAN VILLAGE

Please attach the designation report and resolution as proof the property is designated.

II. OWNER INFORMATION:

Name(s) of Owner(s): ARMANDO J. OLIVERA
Mailing Address: 712 SAN ESTEBAN AVENUE, CORAL GABLES FL 33146

Phone: 305.794.8805 2nd Phone: _____

Email: ARMANDOOLIVERA1@GMAIL.COM

If the property has multiple owners, please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1925

Architect (if known): ROBERT LAW WEED

Alterations: Please provide the date and description of any physical alterations to the property. [Example: Original casement windows were replaced with jalousie windows around 1974.]

ENTRY SUNROOM PORCH AND SIDE COVERED TERRACE WERE ENCLOSED WITH DOORS AND FIXED GLASS +/- 1980's.

Additions: Please provide date and description of any additions which may have been made. [Example: A rear bedroom and bath were added to the house in 1981.]

A SIDE LAUNDRY ROOM (WEST SIDE) WAS ADDED IN THE LATE 1920'S OR EARLY 1930'S ... NO PERMIT INFORMATION EXIST.

B. Exterior Description

Roof Type: GABLE AND FLAT Roof Material: BARREL TILE

Example: hip, gable, flat, etc

Example: barrel tile, asphalt shingle, etc

Number of Stories: 2 Detached Garage? (Y/N) YES

Basic Floor Plan: RECTANGULAR

Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): CASEMENT

Example: casement, fixed, single hung sash, jalousie, awning, etc

Siding Material(s): STUCCO

Example: stucco, wood frame, brick

Briefly describe any distinguishing **Exterior Architectural Features:**

[Example: the placement of the windows, chimneys, porches, columns, etc]

C. Interior

Please list any distinguishing **Interior Architectural Features** found in the home that are original to the house, by room: [Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]

- ALL FLOORS WILL BE RETAINED.
- ALL WOOD CASEINGS (DOORS, WINDOWS, BASEBOARDS) WILL BE RETAINED.
- ALL DOORS, KNOBS AND HARDWARE WILL BE RETAINED.
- STAIRWAY WROUGHT-IRON WORKS WILL BE RETAINED.

D. Auxiliary Structures

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

- GARAGE (1-CAR) NEEDS STRUCTURAL WORK, NEW ROOF AND NEW WINDOWS.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.

What was the original use of the building? SINGLE FAMILY RESIDENCE

What will the building be used for after improvements? SINGLE FAMILY RESIDENCE

What is the estimated start date of construction? LATE DECEMBER 2012

What is the estimated completion date? DECEMBER 2013

What is the estimated cost of restoration/rehabilitation? \$ 225,000.00

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

RESTORATION OF EXISTING HISTORIC PROPERTY (NEW ROOF, STRUCTURAL UPGRADES, NEW MECHANICAL /ELECTRICAL SYSTEMS, NEW EXTERIOR DOORS AND WINDOWS, RE-FINISH ALL EXISTING INTERIOR FINISHES).
NEW 1 and 2-STORY ADDITION AND SITE IMPROVEMENTS.

A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.

FEATURE 1:

Elevation: PRINCIPAL FACADE (SOUTH) : SAN LORENZO AVENUE

Photo Number: 1, 2, 14, 15, 16, 17, 24, 25

Plan Number: A-01.1, A-07

Describe Work and Impact on Existing Feature:

- RESTORE MAIN ENTRY DOORS, REFINISH EXISTING HARDWARE.
- REMOVE AND REPLACE WINDOW SYSTEM WITH IMPACT-RATED.
- REPAIR WOOD ROOF STRUCTURE @ COVERED ENTRY.
- REPLACE CONC. BARREL TILE WITH CLAY BARREL TILE ROOF SYSTEM (TYPICAL).
- REPAIR COPPER GUTTERS (TYPICAL)

FEATURE 2: SIDE STREET FACADE (WEST): PALMARITO

Elevation:

Photo Number: 11, 12, 59, 45, 46, 47

Plan Number: A-08, A-10

Describe Work and Impact on Existing Feature:

- REMOVE AND REPLACE WINDOW SYSTEM WITH IMPACT (TYPICAL).
- REPLACE CONC. BARREL TILE WITH CLAY BARREL TILE ROOF SYSTEM (TYPICAL).
- DEMO 1-STORY LAUNDRY ROOM (ADDED WITHOUT PERMIT) AND REBUILD.

FEATURE 3:

Elevation: INTERIOR COURTYARD (EAST) FACADE

Photo Number: 3, 4, 18, 19, 20, 21, 22

Plan Number: A-07, A-09

Describe Work and Impact on Existing Feature:

- REPAIR AND RESTORE DECORATIVE CONC CORBELS @ SUNROOM.
- REMOVE METAL SECURITY GATES.
- REMOVE STOREFRONT GLASS @ COVERED TERRACE AND RESTORE TO OPEN PORCH.

FEATURE 4:

Elevation: REAR ELEVATION & GARAGE BUILDING

Photo Number: 5, 6, 7, 8, 9, 10

Plan Number: A-08

Describe Work and Impact on Existing Feature:

- REMOVE LOW GARDEN WALL.
- NEW ROOF, WINDOWS (TYPICAL)

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1:

Room: ENTRY FOYER, STAIR HALL AND STAIRS

Photo Number: 31, 33, 26, 27, 28, 29, 30

Plan Number: A-03, A-04

Describe Work and Impact on Existing Feature:

- REFINISH, RESTORE ALL WROUGHT-IRON RAILING.
- REFINISH WOOD TREADS AND RISERS.
- RESEAL, CLEAN CLAY TILE FLOOR.

FEATURE 2:

Room: LIVING ROOM

Photo Number: 31, 32, 41

Plan Number: A-03, A-04

Describe Work and Impact on Existing Feature:

- RESTORE FIREPLACE TO WORKING ORDER.
- REFINISH AND RE-USE EXISTING WOOD/GLASS DOORS.

FEATURE 3:

Room: COVERED TERRACE

Photo Number: 50, 51, 52

Plan Number: A-03, A-04

Describe Work and Impact on Existing Feature:

- REMOVE STOREFRONT GLASS (RE-OPEN, PATCH AND REPAIR ARCHES).
- REFINISH TERRACOTTA FLOORS.

FEATURE 4:

Room: GENERAL ITEMS

Photo Number: 37, 38, 42, 43, 48, 49, 53, 54

Plan Number: —

Describe Work and Impact on Existing Feature:

- REFINISH ALL WOOD FLOORS.
- REPLACE ALL MEP SYSTEMS.
- REPAINT THROUGHOUT.
- RESTORE AND RE-USE ALL DOORS AND HARDWARE.
- REFINISH ALL WOOD SILLS.
- REMOVE ADDED PANELING
- RE-CONFIGURE EXISTING KITCHEN AREA AS NEW BUTLER'S PANTRY.

C. LANDSCAPE FEATURES

Please list any restorative work to be done to original landscape features, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

FEATURE 1: OAK AND PINE TREES ALONG PALMARITO STREET AND SAN LORENZO

Photo Number: 1, 12, 18, 58, 59, 60

Describe Work and Impact on Existing Feature:

- PRESERVE EXISTING PERIMETER TREES; THESE AREAS WILL BE LEFT UNDISTURBED.

FEATURE 2: ENTRY COURTYARD

Photo Number: 1, 2, 15, 18

Describe Work and Impact on Existing Feature:

- REGRADE COURTYARD TO DRAIN AWAY FROM HOUSE.

- PRESERVE PALM

FEATURE 3: FRUIT TREES (MANGO, SAPODILLA)

Photo Number: 6, 7

Describe Work and Impact on Existing Feature:

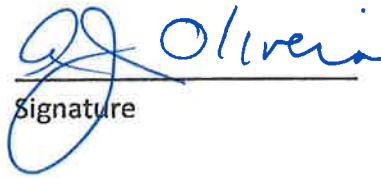
- PRESERVE EXISTING TREES

- RELOCATE 2 MANGO TREES FROM PROPOSED NEW CONSTRUCTION AREA

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.

ARMANDO J. OLIVERA

Print Name

 Olivera

Signature

Date

12/13/12

[Please attach the photographic documentation on subsequent pages.
Submit a copy of all photographs to County staff 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 641 San Lorenzo Avenue

Folio number 03-4120-022-1480

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: Dona M. Spain

Typed or printed name: DONA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER, CORAL GABLES

Date of Review: 12-14-2012

MIAMI-DADE COUNTY

Pre-Construction Ad-Valorem Application Package: Olivera Residence

641 San Lorenzo Avenue
Coral Gables, Florida 33134

A. Exterior Architectural Features, Photos (Before)

Front Elevation

Photo Number: Image 1

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Front Elevation

Photo Number: Image 2

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new Landscape



Exterior Architectural Features, Photos (Before)

Overall East Side Elevation

Photo Number: Image 3

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, remove windows at terrace and restore as open-air, and additional landscaping (Existing Structure to Remain)



Overall East Side Elevation

Photo Number: Image 4

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Exterior Architectural Features, Photos (Before)

Garage

Photo Number: Image 5

Plan Number:

Describe Work and Impact on Existing Feature: Existing Garage to Remain, New Paint, New Roof, New Impact Windows, Existing Door & Hardware to Remain



Garage from East Side

Photo Number: Image 6

Plan Number:

Describe Work and Impact on Existing Feature: Existing Garage to Remain, New Paint, New Roof, New Impact Windows, Existing Door & Hardware to Remain



Exterior Architectural Features, Photos (Before)

Garage View from Palmarito

Photo Number: Image 7

Plan Number:

Describe Work and Impact on Existing Feature: Existing Garage to Remain, New Paint, New Roof, New Impact Windows, Existing Door & Hardware to Remain



View from Garage of Rear Elevation

Photo Number: Image 8

Plan Number:

Describe Work and Impact on Existing Feature: Garden low wall to be removed, New paint, new impact windows, new roof, remove windows at terrace and restore as open-air and additional landscaping (Existing Structure to Remain)



Exterior Architectural Features, Photos (Before)

Rear Elevation View from Palmarito

Photo Number: Image 9

Plan Number:

Describe Work and Impact on Existing Feature: Garden low wall to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Rear Elevation

Photo Number: Image 10

Plan Number:

Describe Work and Impact on Existing Feature: Garden low wall to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Exterior Architectural Features, Photos (Before)

Side View from Palmarito

Photo Number: Image 11

Plan Number:

Describe Work and Impact on Existing Feature: One-Story structure to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Side View from Palmarito

Photo Number: Image 12

Plan Number:

Describe Work and Impact on Existing Feature: One-Story structure to be removed, New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 13

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Repair Cracks in Existing Beam/Column as needed, Clean & Seal Existing Floor Tiles, and new Landscape



Courtyard View

Photo Number: Image 14

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, New Impact Windows, Repair cracks in decorative stucco trim, New Roof to match existing



Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 15

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Repair Cracks in Existing Beam/Column as needed, Clean & Seal Existing Floor Tiles, New Landscape, New Barrel Roof Tile



Courtyard View to Front Door & Entry Gate

Photo Number: Image 16 & 17

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Clean & Seal Existing Floor Tiles, Repair any stucco cracks as needed, Restore Existing Wood Doors



Exterior Architectural Features, Photos (Before)

View of SE Corner

Photo Number: Image 18

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, and additional landscaping (Existing Structure to Remain)



View of Living Room from Rear & Porch from Rear

Photo Number: Image 19 & 20

Plan Number:

Describe Work and Impact on Existing Feature: New paint, new impact windows, new roof, (Existing Structure to Remain)



Exterior Architectural Features, Photos (Before)

Photo Number: Image 21

Plan Number: **Stucco Detail View of Porch Column Capitals**

Describe Work and Impact on Existing Feature: Repair stucco cracks at Column Capital, New Paint



Stucco Detail View at Chimney Base

Photo Number: Image 22

Plan Number:

Describe Work and Impact on Existing Feature: New Impact Doors and remove existing window for new open terrace, remove security grillwork



Exterior Architectural Features, Photos (Before)

Detail View of Typical Roof Overhang

Photo Number: Image 23

Plan Number:

Describe Work and Impact on Existing Feature: New Barrel Roof Tile, Repair Wood Overhang, New Paint



Detail View of Floor Tile at Courtyard, View of Beam & Outriggers at Courtyard

Photo Number: Image 24 & 25

Plan Number:

Describe Work and Impact on Existing Feature: Clean and Repair visible cracks in wood beam, New Paint



Interior Architectural Features, Photos (Before)

Entry Foyer

Photo Number: Image 26

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Existing Flooring and Rail to be restored



Entry Foyer

Photo Number: Image 27 & 28

Plan Number:

Describe Work and Impact on Existing Feature: New Paint, Existing Flooring and Rail to be restored



Interior Architectural Features, Photos (Before)

Existing Wood Treads & Iron Rails

Photo Number: Image 29

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Existing Wood Treads, Railings



Interior Architectural Features, Photos (Before)

Existing Handrail

Photo Number: Image 30

Plan Number:

Describe Work and Impact on Existing Feature: Re-finish Existing Handrail and Details



Interior Architectural Features, Photos (Before)

Existing Living Room

Photo Number: Image 31

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Existing Wood Floors, New Paint



Existing Living Room & Fireplace

Photo Number: Image 32

Plan Number:

Describe Work and Impact on Existing Feature: Restore Fireplace to working order, Refinish existing wood floor, new paint, new Impact-Rated Doors



Interior Architectural Features, Photos (Before)

Window at Staircase

Photo Number: Image 33

Plan Number:

Describe Work and Impact on Existing Feature:

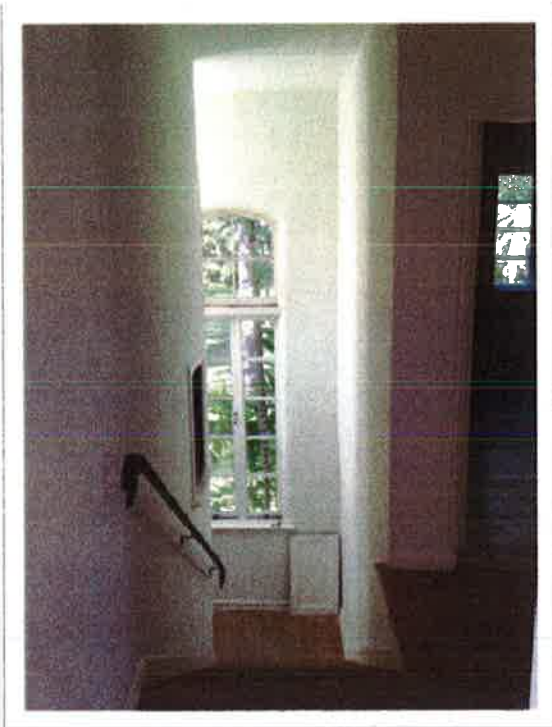


Existing Staircase

Photo Number: Image 34 & 35

Plan Number:

Describe Work and Impact on Existing Feature: Refinish Wood Floors, Paint Handrails, New Paint, Replace window with impact rated window



Interior Architectural Features, Photos (Before)

Existing Window Frame at Header

Photo Number: Image 36

Plan Number:

Describe Work and Impact on Existing Feature: Replace with New Impact-Rated Window



Existing Window Sill

Photo Number: Image 37 & 38

Plan Number:

Describe Work and Impact on Existing Feature: Replace with New Impact-Rated Window, Decorative Wood Sill to Remain



Interior Architectural Features, Photos (Before)

Sunroom

Photo Number: Image 39

Plan Number:

Describe Work and Impact on Existing Feature: New Impact Doors and Windows, new paint



Sunroom

Photo Number: Image 40 & 41

Plan Number:

Describe Work and Impact on Existing Feature: New Impact-Rated window, new paint, Interior doors to remain



Interior Architectural Features, Photos (Before)

Existing Dining Room

Photo Number: Image 42

Plan Number:

Describe Work and Impact on Existing Feature: Refinish existing wood floor, new paint, new impact windows



Existing Dining Room

Photo Number: Image 43

Plan Number:

Describe Work and Impact on Existing Feature: Refinish existing wood floor, new paint, new impact windows



Interior Architectural Features, Photos (Before)

Existing Kitchen

Photo Number: Image 44

Plan Number:

Describe Work and Impact on Existing Feature: Remove Existing Cabinets, Flooring, area to be converted to new Butler's Pantry



Existing Kitchen

Photo Number: Image 45

Plan Number:

Describe Work and Impact on Existing Feature: Remove Existing Cabinets, Flooring, area to be converted to new Butler's Pantry



Interior Architectural Features, Photos (Before)

Existing Laundry

Photo Number: Image 46

Plan Number:

Describe Work and Impact on Existing Feature: Complete Demo of Existing Structure



Existing Laundry

Photo Number: Image 47

Plan Number:

Describe Work and Impact on Existing Feature: Complete Demo of Existing Structure



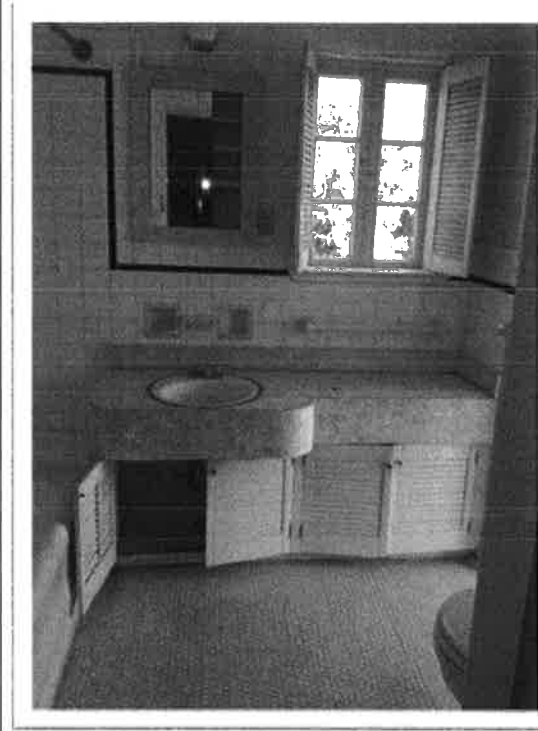
Interior Architectural Features, Photos (Before)

Existing Bathroom#1

Photo Number: Image 48 & 49

Plan Number:

Describe Work and Impact on Existing Feature: New Plumbing Fixtures, New Tile, New Lighting and New impact rated window



Interior Architectural Features, Photos (Before)

Existing Enclosed Side Terrace

Photo Number: Image 50

Plan Number:

Describe Work and Impact on Existing Feature: Windows to be removed and terrace to be open (non a/c), new paint finish, new fans, floors to be cleaned and resealed



Existing Enclosed Side Terrace

Photo Number: Image 51 & 52

Plan Number:

Describe Work and Impact on Existing Feature: Windows to be removed and terrace to be open (non a/c), new paint finish, new fans, floors to be cleaned and resealed, existing stucco vent to be removed and resued



Interior Architectural Features, Photos (Before)

Existing Bedroom #2

Photo Number: Image 53

Plan Number:

Describe Work and Impact on Existing Feature: Remove wall A/C, New paint finish, floors to be refinished, new impact windows



Existing Bedroom #3

Photo Number: Image 54

Plan Number:

Describe Work and Impact on Existing Feature: Remove wall A/C, New paint finish, floors to be refinished, new impact windows



Interior Architectural Features, Photos (Before)

Door Hardware, Baseboards

Photo Number: Image 55 & 56

Plan Number:

Describe Work and Impact on Existing Feature: Existing hardware and baseboards to remain, repair as needed

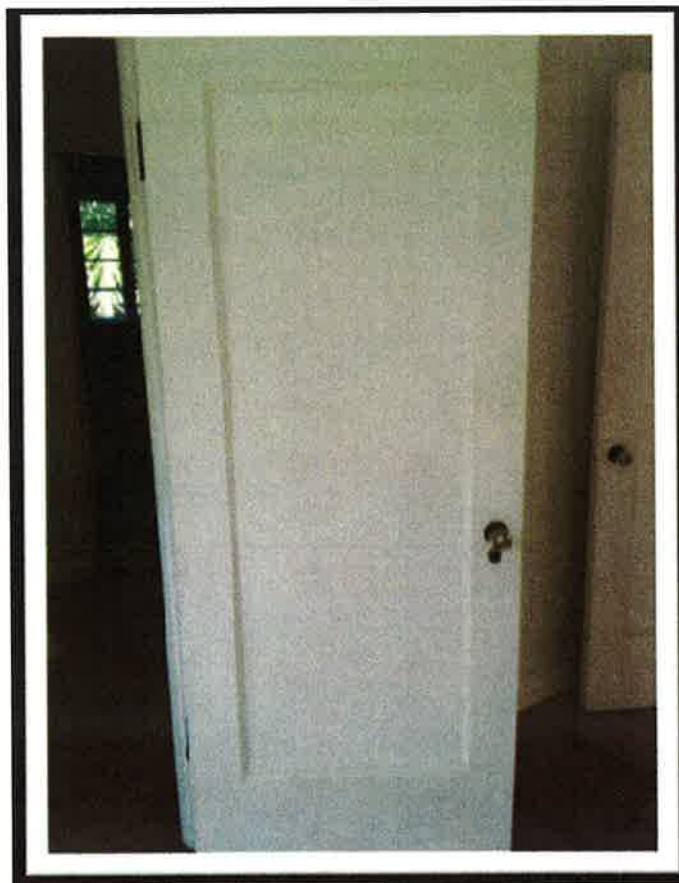


Existing Door

Photo Number: Image 57

Plan Number:

Describe Work and Impact on Existing Feature: Existing hardware and interior door to remain, repair as needed



Landscape Architectural Features, Photos (Before)

East Side Yard

Photo Number: Image 58

Plan Number:

Describe Work and Impact on Existing Feature: New Low wall at perimeter, new landscaping



View of Yard from Intersection

Photo Number: Image 59

Plan Number:

Describe Work and Impact on Existing Feature: New Low wall at perimeter, new landscaping



Landscape Architectural Features, Photos (Before)

Northwest Corner View

Photo Number: Image 60

Plan Number:

Describe Work and Impact on Existing Feature: New Low wall at perimeters, new driveway, new landscaping

