



## The City of Coral Gables

*Historical Resources Department*

AV 2012-01  
JUNE 19, 2014

**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  
641 SAN LORENZO AVENUE  
CORAL GABLES, FLORIDA  
A CONTRIBUTING PROPERTY WITHIN THE  
"ITALIAN VILLAGE HISTORIC DISTRICT"  
PART 2**

<u>Owner:</u>	Armando Olivera
<u>Original Date of Construction:</u>	1925
<u>Architect for Alterations:</u>	Locus Architecture (Nelson de Leon, AIA)
<u>Estimated Cost of Entire Project:</u>	\$1,800,575.00**
<u>Estimated Cost of Work on Historic Section:</u>	\$ 680,000.00**
<u>Legal Description:</u>	Lots 22 thru 24, Block 13, Coral Gables Riviera Section Part 1, according to the Plat thereof, recorded in Plat Book 28, at Page 31, of the public records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4120-022-1480
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	June 23, 1992

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

The Italian Village was designated as a local historic landmark district in 1992. The contributing structures within the district are reminiscent of Italian farm homes and feature a combination of one and two story sections with intersecting roof angles. The residence at 641 San Lorenzo was constructed in 1925 and designed by Robert Law Weed.

There have been very few substantive changes to the structure since it was built. In 1939 a small,

one-story addition (137 square feet) built on the west side toward the rear of the property facing Palmarito Street. The sunroom/porch and the side covered terrace were also enclosed at a later date.

The applicant is requesting Ad Valorem Tax Relief for restoration and renovation of the historic structure and the construction of additions and alterations to the residence. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2012-011 which was approved by the Historic Preservation Board on September 20, 2012. 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**

- Restoration of the original wood front door and refinish existing hardware.
- Repaired wood roof over front entry loggia.
- Installation of new impact-resistant doors and casement windows.
- Removed metal security grilles.
- Removed storefront glass enclosure at side terrace and restored to open porch.
- Restoration of interior wooden staircase treads and wrought iron handrail.
- Cleaned and resealed the original clay tile floor at foyer and living room.
- Restored fireplace to working order and introduced new mantelpiece based on the original found in another Italian Village home.
- Refinished all wood sills and baseboards.
- Stucco repair to match existing and new paint.
- Repaired and refinished all wood floors.
- Reconfigured existing kitchen area for use as new butler's pantry.
- Repaired and restored interior wood doors.
- Interior door hardware refurbished and reused or replicated to match existing.
- Repair wood
- Replaced concrete barrel tile roof with clay barrel tile roof throughout.
- New HVAC, electrical, and plumbing systems.
- Installation of copper gutters and downspouts.
- Restoration of auxiliary garage structure – new barrel tile roof, impact-resistant windows, existing door and hardware restored and reused.

#### **B. Additions**

- Demolition of non-permitted laundry room addition.
- One-story addition consisting of 3-car garage, and guest bedroom suite.
- Two-story addition consisting of kitchen and pantry, family room, powder room, mud room, laundry room, hobby room with full bath, elevator, and a covered terrace on the first floor and master bedroom suite, linen closet, and an additional bedroom suite on the second floor.
- Installation of clay barrel tile roof to match existing house.

**C. Site/Landscape improvements**

- Installation of new swimming pool and deck.
- Installation of new low perimeter wall.
- Regraded existing courtyard area to drain away from the house.
- Extensive new landscaping.
- Installation new brick walkway, driveway, and motorcourt.

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

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff report identified as COA (SP) 2012-011.

Respectfully submitted,

  
Dona M. Spain  
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, As-built drawings, COA Report, and Designation Report