

HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS:

Upon completion of the restoration, rehabilitation, or renovation, return this form *with photographs of the completed work (both exterior and interior views of the building)* to the County's Office of Historic and Archaeological Resources (OHAR).

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Preservation Officer.

I. Property identification and location:

Property Name: THE ITALIAN VILLAGE : OLIVERA RES.

Folio Number: 03-4120-022-1480 and 1490

Street Address: 641 SAN LORENZO AVENUE, CORAL GABLES, FL 33146

II. Data on restoration, rehabilitation or renovation project:

Project start date: JANUARY 8, 2013

Project completion date: MAY 31, 2013

Cost of entire project: \$1,800,575.00

Estimated costs attributed
to work on historic buildings: \$680,000.00

Name of architect: NELSON de LEÓN Phone: 305.740.0120
(LOCUS ARCHITECTURE INC)

Name of Contractor: VENANCIO TORRE Phone: 305.740.0057
(TORRE CONSTRUCTION & DEVELOPMENT)

Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on SEPTEMBER 21, 2012

2014 JUN -4 AM 7:44
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the County Historic Preservation Office and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with Miami-Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

ARMANDO J. OLIVERA *AO Olivera* 6/2/2014
 Print Name Signature Date
 OWNER/SOLE TRUSTEE
 ARMANDO J. OLIVERA REVOCABLE TRUST
 Complete the following, if signing for an organization.

 Print Name

 Title

 Signature

Name of Organization _____

Taxpayer Identification Number _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number _____

Multiple owners must provide the same information as above. Use additional sheets if necessary.

**[Please attach the photographic documentation here, use additional pages if necessary.
 Provide a copy of all photographs on CD-ROM to County Historic Preservation staff,
 if possible.]**

**REVIEW OF COMPLETED WORK
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property 641 SAN LORENZO AVE.

Folio number 03-4120-022-1480

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

[] 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., and therefore recommends approval of the requested historic preservation tax exemption.

[] 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., and therefore recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes [] No []

Signature: Dora M. Spain

Typed or printed name: DORA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 6-9-2014

**Request for Completed Work
Ad-Valorem Application Package for:
Historical Restoration, Addition, and Alteration to:
(Submitted June 2, 2014)**

Olivera Residence

641 San Lorenzo Avenue
Coral Gables, Florida 33134

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

Legal Description: Lots 22 & 12, Block 13, Revised Plat of Coral Gables Riviera Section Part 1,
According to the plat thereof, as recorded in Plat Book 28 Page 31 of the Public Records of Dade
County, Florida, now known as Miami-Dade County, Florida.

&

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 as now known as
Miami-Dade County, Florida

Built in 1926
Listed on the Coral Gables Register of Historical Landmarks

Owner:

Armando J. Olivera
641 San Lorenzo Avenue
Coral Gables, FL 33134
Tel. 305-794-8805
Email: armandoolivera1@gmail.com

Architect:

Locus Architecture, Inc.
Nelson de León, AIA
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146

Contractor:

Torre Construction and Development Inc.
208 Andalucia Avenue
Coral Gables, FL 33134

Part 2-Request for Review of Completed Work 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 (Before)

Plan Number:

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



Photo Number: Image 1 (After)



Front Elevation

Photo Number: Image (Before)

Plan Number:

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



Photo Number: Image 2 (After)



B. Exterior Architectural Features, Photos (Before)

Overall East Side Elevation

Photo Number: Image 3 (Before)

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)



Photo Number: Image 3 (After)



Overall East Side Elevation

Photo Number: Image 4 (Before)

Plan Number:

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



Photo Number: Image 4 (After)



C. Exterior Architectural Features, Photos (Before)

Garage

Photo Number: Image 5 (Before)

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



Photo Number: Image 5 (After)



Garage from East Side

Photo Number: Image 6 (Before)

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



Photo Number: Image 6 (After)



D. Exterior Architectural Features, Photos (Before)

Garage View from Palmarito

Photo Number: Image 7 (Before)

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



Photo Number: Image 7 (After)



View from Garage of Rear Elevation

Photo Number: Image 8 (Before)

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)



Photo Number: Image 8 (After)



Exterior Architectural Features, Photos (Before)

Rear Elevation View from Palmarito

Photo Number: Image 9 (Before)

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)



Photo Number: Image 9 (After)



Rear Elevation

Photo Number: Image 10 (Before)

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)



Photo Number: Image 10 (After)



Exterior Architectural Features, Photos (Before)

Side View from Palmarito

Photo Number: Image 11 (Before)

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)



Photo Number: Image 11 (After)



Side View from Palmarito

Photo Number: Image 12 (Before)

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)



Photo Number: Image 12 (After)



E. Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 13 (Before)

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



Photo Number: Image 13 (After)



Courtyard View

Photo Number: Image 14 (Before)

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



Photo Number: Image 14 (After)



F. Exterior Architectural Features, Photos (Before)

Courtyard View

Photo Number: Image 15 (Before)

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



Photo Number: Image 15 (After)



Courtyard View to Front Door & Entry Gate

Photo Number: Image 16 & 17 (Before)

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



Photo Number: Image 16 & 17 (After)



Exterior Architectural Features, Photos (Before)

View of SE Corner

Photo Number: Image 18 (Before)

Plan Number:

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



Photo Number: Image 18 (After)



View of Living Room from Rear & Porch from Rear

Photo Number: Image 19 & 20 (Before)

Plan Number:

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



Photo Number: Image 19 & 20 (After)



Exterior Architectural Features, Photos (Before)

Photo Number: Image 21 (Before)

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

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



Photo Number: Image 21 (After)



Stucco Detail View at Chimney Base

Photo Number: Image 22 (Before)

Plan Number:

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

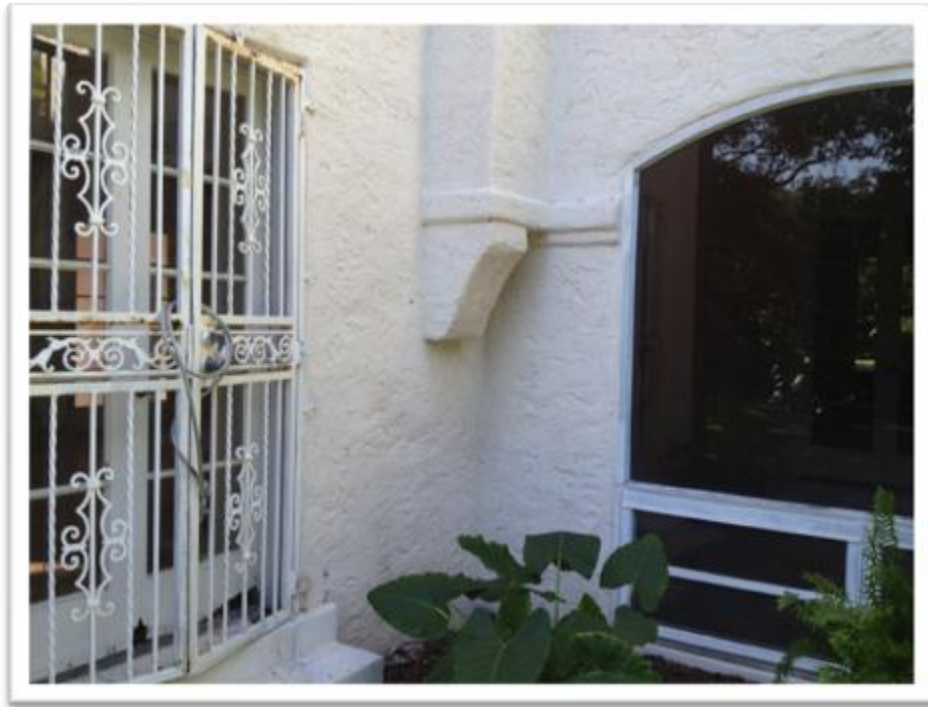


Photo Number: Image 22 (After)



Exterior Architectural Features, Photos (Before)

Detail View of Typical Roof Overhang

Photo Number: Image 23 (Before)

Plan Number:

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



Photo Number: Image 23 (After)



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

Photo Number: Image 24 & 25 (Before)

Plan Number:

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

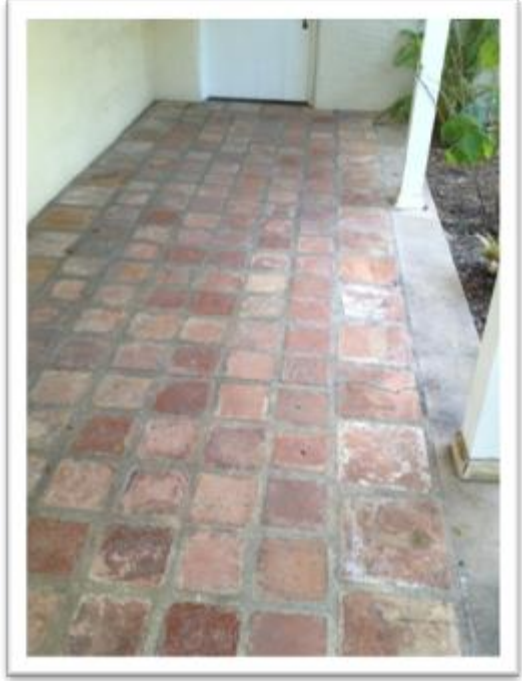


Photo Number: Image 24 & 25 (After)



Interior Architectural Features, Photos (Before)

Entry Foyer

Photo Number: Image 26 (Before)

Plan Number:

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

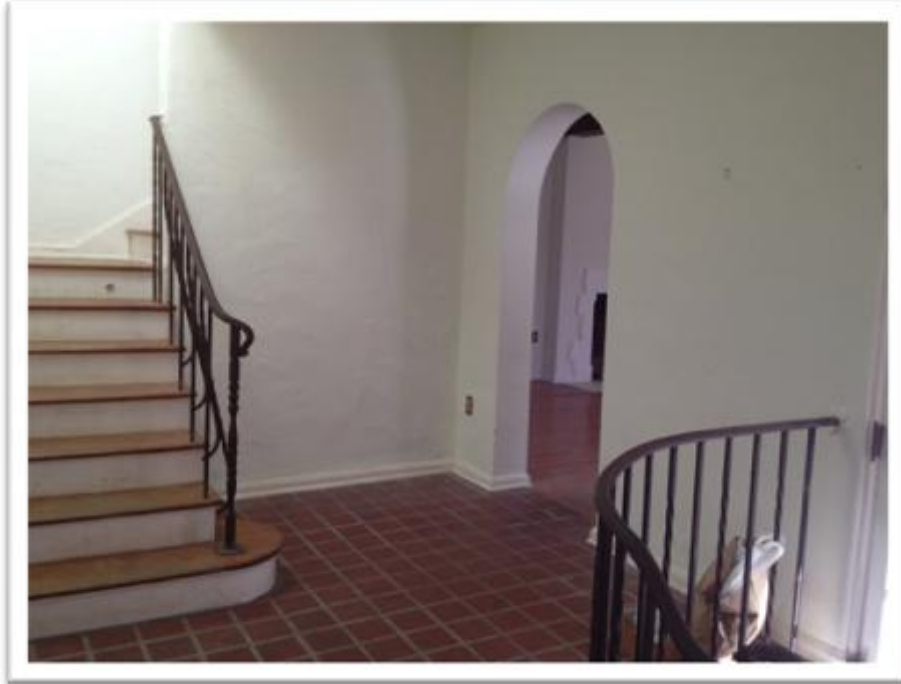


Photo Number: Image 26 (After)



Entry Foyer

Photo Number: Image 27 & 28 (Before)

Plan Number:

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



Photo Number: Image 27 & 28 (After)



Interior Architectural Features, Photos (Before)

Existing Wood Treads & Iron Rails

Photo Number: Image 29 (Before)

Plan Number:

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



Photo Number: Image 29 (After)



Interior Architectural Features, Photos (Before)

Existing Handrail

Photo Number: Image 30 (Before)

Plan Number:

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

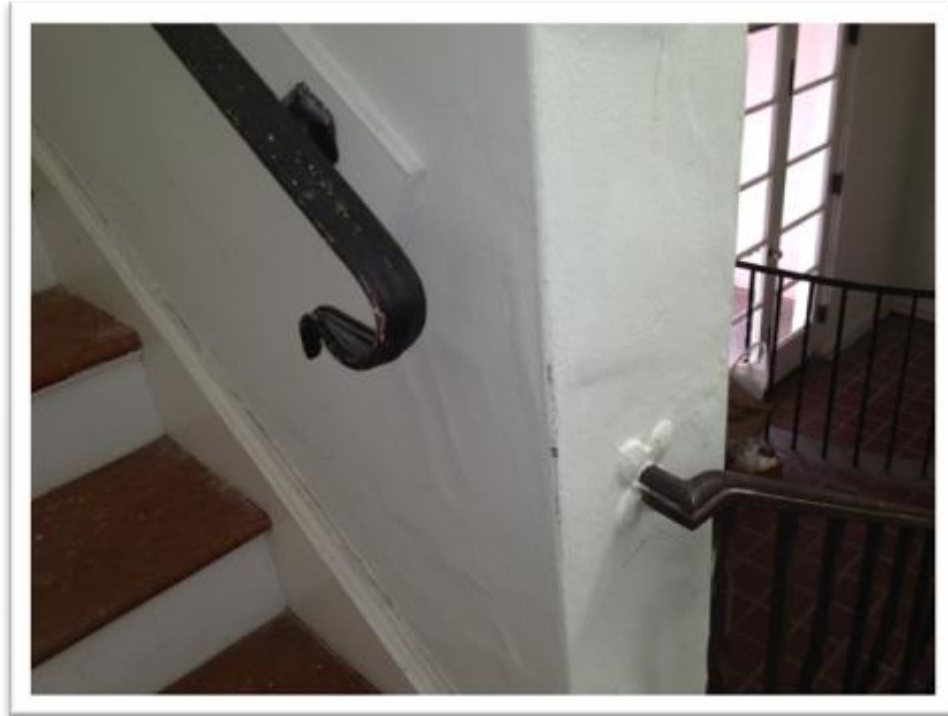
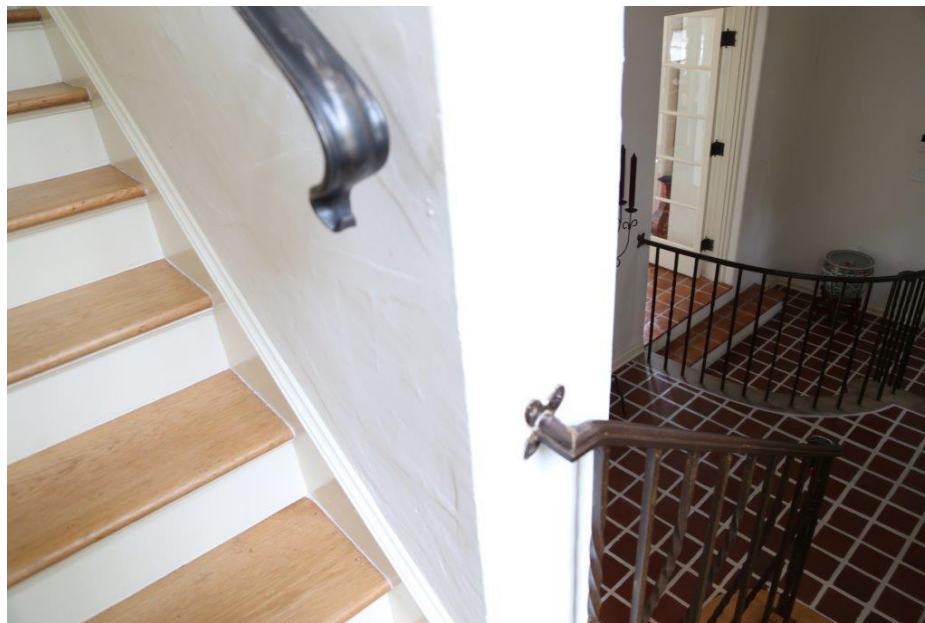


Photo Number: Image 30 (After)



Interior Architectural Features, Photos (Before)

Existing Living Room

Photo Number: Image 31 (Before)

Plan Number:

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



Photo Number: Image 31 (After)



Existing Living Room & Fireplace

Photo Number: Image 32 (Before)

Plan Number:

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



Photo Number: Image 32 (After)



Interior Architectural Features, Photos (Before)

Window at Staircase

Photo Number: Image 33 (Before)

Plan Number:

Describe Work and Impact on Existing Feature:

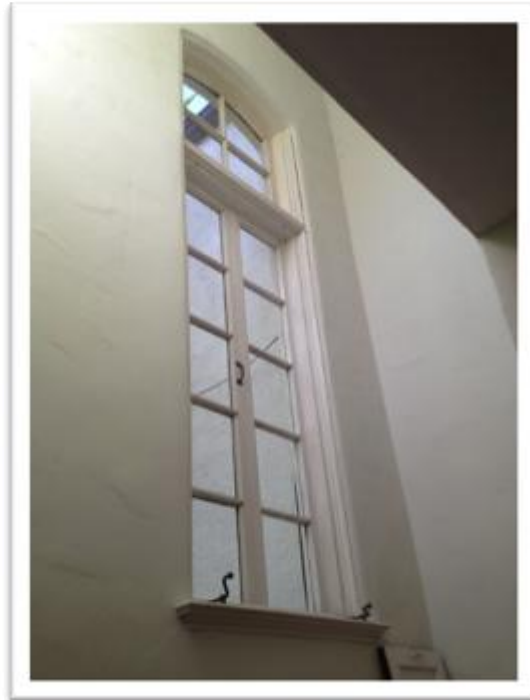


Photo Number: Image 33 (After)



Existing Staircase

Photo Number: Image 34 & 35 (Before)

Plan Number:

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

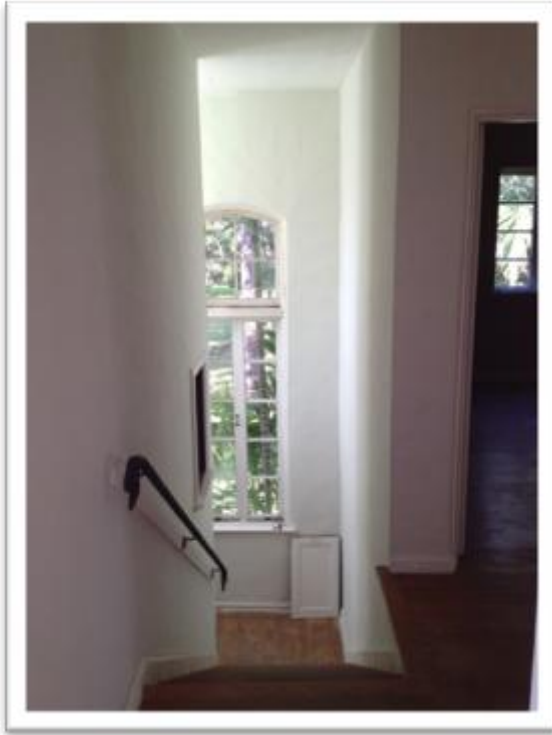


Photo Number: Image 34 & 35 (After)



Interior Architectural Features, Photos (Before)

Existing Window Frame at Header

Photo Number: Image 36 (Before)

Plan Number:

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



Photo Number: Image 36 (After)



Existing Window Sill

Photo Number: Image 37 & 38 (Before)

Plan Number:

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



Photo Number: Image 37 & 38 (After)



Interior Architectural Features, Photos (Before)

Sunroom

Photo Number: Image 39 (Before)

Plan Number:

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



Photo Number: Image 39 (After)



Sunroom

Photo Number: Image 40 & 41 (Before)

Plan Number:

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



Photo Number: Image 40 & 41 (After)



Interior Architectural Features, Photos (Before)

Existing Dining Room

Photo Number: Image 42 (Before)

Plan Number:

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



Photo Number: Image 42 (After)



Existing Dining Room

Photo Number: Image 43 (Before)

Plan Number:

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



Photo Number: Image 43 (After)



Interior Architectural Features, Photos (Before)

Existing Kitchen

Photo Number: Image 44 (Before)

Plan Number:

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



Photo Number: Image 44 (After)



Existing Kitchen

Photo Number: Image 45 (Before)

Plan Number:

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



Photo Number: Image 45 (After)



Interior Architectural Features, Photos (Before)

Existing Laundry

Photo Number: Image 46 (Before)

Plan Number:

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



Photo Number: Image 46 (After)



Existing Laundry

Photo Number: Image 47 (Before)

Plan Number:

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



Photo Number: Image 47 (After)



Interior Architectural Features, Photos (Before)

Existing Bathroom#1

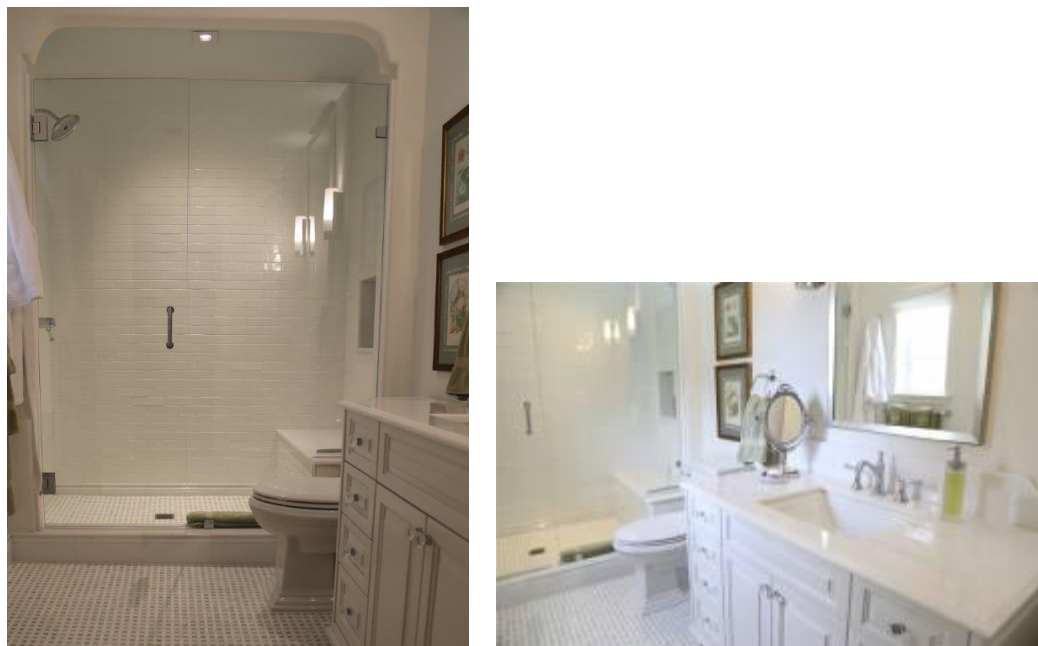
Photo Number: Image 48 & 49 (Before)

Plan Number:

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



Photo Number: Image 48 & 49 (After)



Interior Architectural Features, Photos (Before)

Existing Enclosed Side Terrace

Photo Number: Image 50 (Before)

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

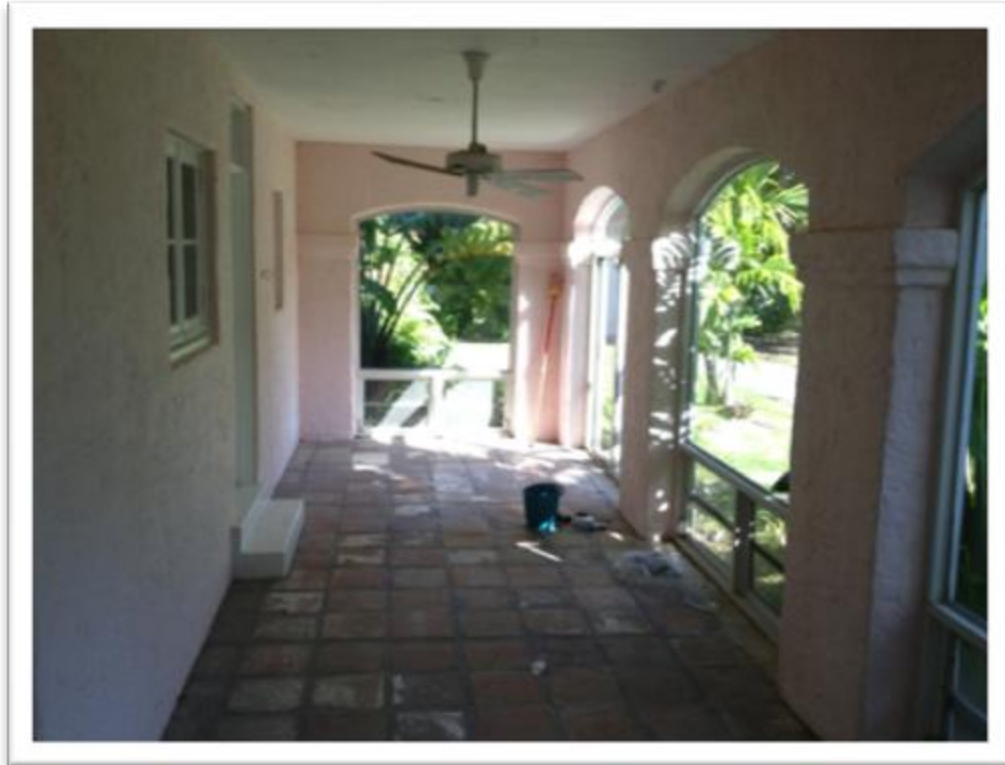


Photo Number: Image 50 (After)



Existing Enclosed Side Terrace

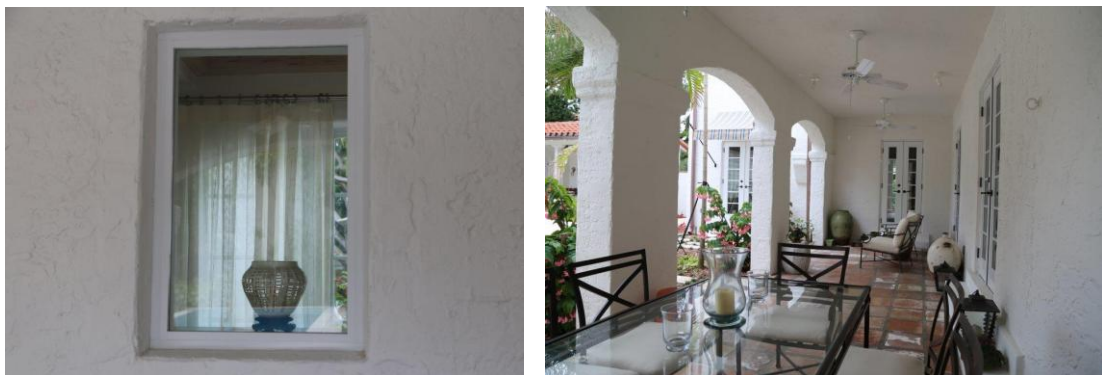
Photo Number: Image 51 & 52 (Before)

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



Photo Number: Image 51 & 52 (After)



Interior Architectural Features, Photos (Before)

Existing Bedroom #2

Photo Number: Image 53 (Before)

Plan Number:

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



Photo Number: Image 53 (After)



Existing Bedroom #3

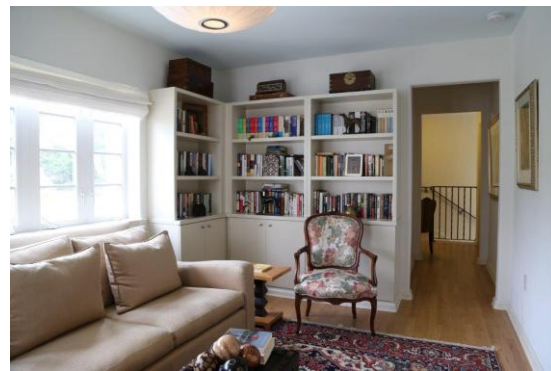
Photo Number: Image 54 (Before)

Plan Number:

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



Photo Number: Image 54 (After)



Interior Architectural Features, Photos (Before)

Door Hardware, Baseboards

Photo Number: Image 55 & 56 (Before)

Plan Number:

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



Photo Number: Image 55 & 56 (After)



Existing Door

Photo Number: Image 57 (Before)

Plan Number:

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

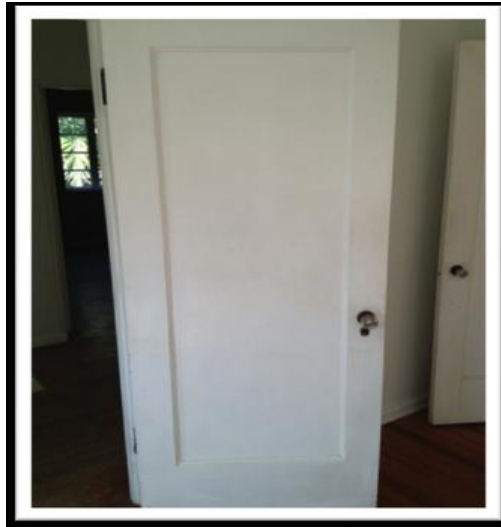


Photo Number: Image 57 (After)



Landscape Architectural Features, Photos (Before)

East Side Yard

Photo Number: Image 58 (Before)

Plan Number:

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



Photo Number: Image 58 (After)



View of Yard from Intersection

Photo Number: Image 59 (Before)

Plan Number:

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



Photo Number: Image 59 (After)



Landscape Architectural Features, Photos (Before)

Northwest Corner View

Photo Number: Image 60 (Before)

Plan Number:

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



Photo Number: Image 60 (After)

