

The City of Coral Gables

Historical Resources Department

**AV 2004-05
OCTOBER 22, 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
308 ROMANO AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Alberto Rodriguez and Ileana Varela
<u>Original Date of Construction:</u>	1925 - 1926
<u>Architect for Alterations:</u>	Alfredo Pou
<u>Estimated Cost of Project:</u>	\$ 125,200
<u>Estimate Cost of Work on Historic Section:</u>	\$ 22,128
<u>Legal Description:</u>	Lots 18, 19, 20 and West 1/2 Lot 21, Block 8, Coral Gables Coconut Grove Section 1, according to the Plat thereof, as recorded in Plat Book 14, at Page 25, of the Public Records of Miami-Dade County, Florida
<u>Folio Number:</u>	03-4117-007-0780
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	June 19, 2003

The residence at 308 Romano Avenue was constructed between 1925 and 1926. It is significant as an example of Mediterranean Revival style architecture and exemplifies the type of residential building that was constructed in Coral Gables during the 1920s. This residence was designed by H. George Fink, one of the key designers in the original development team that was largely responsible for creating the flavor of the architectural theme for early Coral Gables. The historic integrity of this home has been maintained and contributes to the character of the City.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of renovation, and changes at the property at 308 Romano Avenue, a local historic landmark, on June 17, 2004 and March 20, 2006. The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work.

The applicant is requesting Ad Valorem Tax Relief for the restoration, rehabilitation, renovation,

changes, and alterations to the historic property. 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) 2004-04. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. General restoration/renovation

- Replacement of all non-original windows with impact resistant casement units on house and auxiliary structure
- Installation of new impact resistant doors
- New window opening at front porch to match original design
- Restoration of kitchen window openings back to original shape
- Installation of wood sills and mouldings
- Installation of wrought iron railings at front porch to replicate missing
- Upgrade of electrical panel and wiring
- Replacement of air conditioning system with high-efficiency unit
- Upgraded septic tank
- Installation of exterior light fixtures
- Exterior of entire house painted
- Restoration of garage door

B. New addition

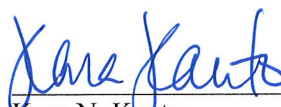
- Construction of two-story addition containing family room and master bedroom (+/- 1010 S.F.)
- New red oak flooring to match existing in house
- New balcony railing to match front porch railing
- New stucco on addition to match existing on house
- Interior plaster textured to match original plaster
- Interior wood doors with crystal knobs to match doors in house
- Wood mouldings and sills to match those found in house

C. Landscape/at-grade improvements

- Installation of extensive landscaping
- Installation of a swimming pool and fountain wall
- Installation of a trellis
- Installation of travertine pool deck
- Installation of new A/C screen wall
- Installation of rear fence

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) 2004-04.

Respectfully submitted,



Kara N. Kautz
Historic Preservation Officer