

AV 2004-01
FEBRUARY 28, 2008

**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
637 ALCAZAR AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Rafael and Margaret Reyes
<u>Original Date of Construction:</u>	c. 1921 - 1922
<u>Architect for Additions/Alterations:</u>	Locus Architecture, Incorporated – Nelson de Leon, Architect
<u>Estimated Cost of Project:</u>	\$ 375,000
<u>Estimate Cost of Work on Historic Section:</u>	\$ 175,000
<u>Legal Description:</u>	Lot 23 and 24, Block 19, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida
<u>Folio Number:</u>	03-4108-001-3470
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	January 17, 2001

The residence at 637 Alcazar Avenue is the first residential structure to be built on Alcazar Avenue. Records indicate that the home was the 25th structure to be permitted in the City of Coral Gables and was constructed between 1921 and 1922, contrary to the permit date of 1924.

The architect of the residence is H. George Fink. The structure is a prime example of the type of architecture that was constructed in the city during its early development. Although the residence is constructed on two lots that establishes a street frontage of over 65 feet, this home exhibit characteristics of a Coral Gables Cottage.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of an addition, changes and alterations at the property at 637 Alcazar Avenue, a local historic landmark, on October 17, 2002. The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work. Case file COA (SP) 2002-18 also included the request for

a variance from Section 3-1(f)(2) of the Coral Gables Zoning Code for the building setbacks on the property. The Historic Preservation Board recommended approval for the granting of the variance to the Coral Gables City Commission. On November 12, 2002, the City Commission passed and adopted Resolution No. 30383 granting a variance from the Zoning Code for the setbacks. By November 12, 2003, a building permit for the proposal had not been issued and the variance had expired. On February 19, 2004, the Historic Board reviewed the application again as case file COA (SP) 2004-02 and granted design approval for the proposed work and approval of the requested variance.

The applicant is presenting part two of the request for 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 files COA (SP) 2002-18 and COA (SP) 2004-02. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. General restoration:

- Removal of paint finish on exterior coral rock
- Refinish wood front door.
- Restoration of and repair of coral rock chimney
- Restoration of roof to true barrel tile

B. Additions:

- New 1,500 square foot addition to residence
- New patio and trellis feature at rear of residence

C. Site Improvements

- Concrete ribbon driveway and walkway
- Landscaping
- Swimming pool and deck

D. Interior Alterations

- Strip existing finishes and apply new finishes at all wood trim, windows, doors and floors.
- Kitchen remodeling including period cabinets and fixtures
- Bathroom remodeling including period tile, fixtures and finishes
- Replace and/or restore all cracked and spalling plaster at walls and ceilings.

Detailed reports of the work and its consistency with the Secretary of Interior Standards for Rehabilitation are contained in the staff reports identified as COA (SP) 2002-18 and COA (SP) 2004-02

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer